



# LOCAL DEVELOPMENT PLAN 2

## Countryside and Coast Topic Paper

### ELC 009

**Context: NPF Spatial Strategy, NPF4 Policy 8: Green Belt, Policy 10 Coastal Development Policy 29: Rural Development**

This section deals with development in the Countryside. The following policies from NPF4 are most relevant, Policy 1 Tackling the climate and nature crisis; Policy 2: Climate Mitigation and adaptation; 3 Biodiversity; 4 Natural Places **Policy 8 Green Belts, Policy 10 Coastal Development; Policy 17 Rural Homes; Policy 29 Rural Development.** Rural homes are considered in the 'Housing' section.

The SEA Landscape topic will also consider Green Belt, Countryside Around Towns areas, Special Landscape Areas and landscape in general, with some of the evidence below informing the baseline. Site assessments include landscape consideration, which will inform SEA.

### LINKS TO EVIDENCE

ELC 169	East Lothian Shoreline Management Plan <a href="#">SMP Summary Report</a>
ELC 279	<a href="#">Scotland's National Marine Plan - gov.scot (www.gov.scot)</a>
ELC 272	<a href="#">Green Belt - Scotland - Dataset - Spatial Hub Scotland</a>
ELC 108 a, b, c*	<a href="#">East Lothian Local Development Plan 1 Supplementary Planning Guidance: Special Landscape Areas</a> (includes the East Lothian Landscape Character Review)
ELC 103 *	East Lothian Council Countryside and Coast Supplementary Planning Guidance
ELC 036	<a href="#">Dynamic Coast</a> (NatureScot)
ELC 263	Musselburgh Coastal Change Assessment <a href="https://www.musselburghfloodprotection.com/dynamiccoast-musselburghcoastalchangeassessment/">https://www.musselburghfloodprotection.com/dynamiccoast-musselburghcoastalchangeassessment/</a>
ELC 264	<a href="#">Nature Scot Coastal-character-assessment</a>

ELC 265	Scottish Offshore Windfarms – East Coast: Regional Seascape Character Assessment – Aberdeen to Holy Island; Forth and Tay Offshore Wind Developers Group (FTOWDG) 2011 <a href="https://nngoffshorewind.com/files/offshore-environmental-statement/Appendix-21.3---Regional-Seascape-Character-Assessment.pdf">https://nngoffshorewind.com/files/offshore-environmental-statement/Appendix-21.3---Regional-Seascape-Character-Assessment.pdf</a>
ELC 267	<a href="#">SEPA Water Quality Assessment</a> – bathing waters Water Classification Hub
ELC 268	<a href="#">Floor Risk Management Plan Forth Estuary Local Plan District</a>
ELC 269	<a href="#">Musselburgh flood protection scheme</a>
ELC 051	East Lothian Local Economy Strategy <a href="#">Search results   East Lothian Council</a>
ELC 338a	East Lothian Local Heat and Energy Strategy
ELC 029	<a href="https://map.sepa.org.uk/floodmaps">https://map.sepa.org.uk/floodmaps</a>
ELC 319 *	Planning for the Coast – Technical Note 7 <a href="https://www.dpea.scotland.gov.uk/LibraryDocument.aspx?id=1208">https://www.dpea.scotland.gov.uk/LibraryDocument.aspx?id=1208</a>
ELC 401	Avison Young Tourism Study 2021 (uploaded)
ELC 402	<a href="#">East Lothian Visitor Statistics and Insights   East Lothian Council</a>
ELC 276	Coastal Management Plans
ELC 280	<a href="#">Scottish-government-urban-rural-classification-2020/</a>
ELC 281	<a href="#">Urban Rural Classification - Scotland (spatialdata.gov.scot)</a>
ELC 020	National Registers of Scotland Small Area Statistics <a href="https://scotland.shinyapps.io/nrs-small-area-population-estimates-map/">https://scotland.shinyapps.io/nrs-small-area-population-estimates-map/</a>
ELC 285	<a href="#">Landscape Character Assessment   NatureScot</a>
ELC 163*	<a href="#">Landscape Capacity for Wind Turbines East Lothian</a>
ELC 164*	Supplementary Landscape Capacity Study for Smaller Wind Turbines Part 1 and 2 <a href="#">Supplementary Landscape capacity for Smaller Wind turbines</a>

## SUMMARY OF EVIDENCE

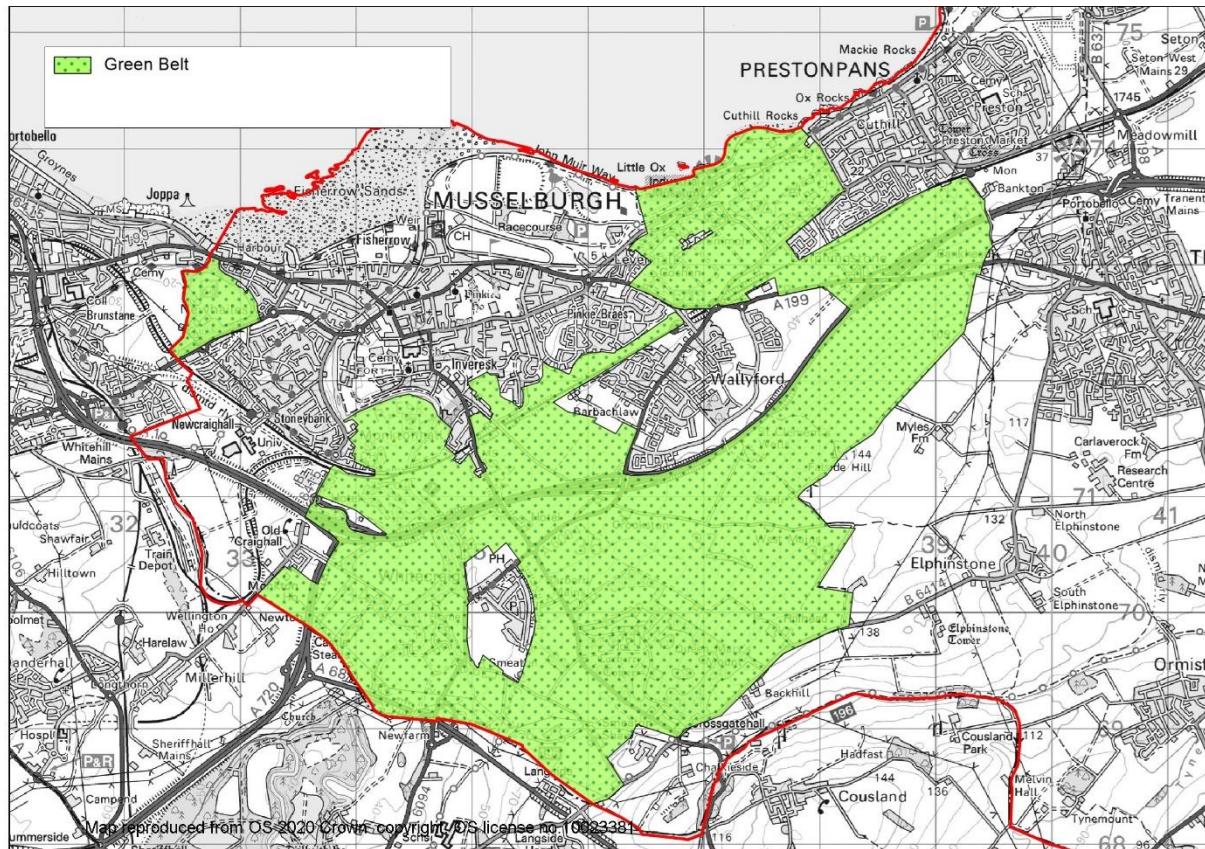
### Green Belt, NPF4 Policy 8, and Countryside Around Towns

- 9.1 NPF4 advises that LDPs should consider using green belts to support their spatial strategy as a settlement management tool to restrict development around towns and cities. NPF4 states that Green Belts are not considered necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside. Green belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as green belt. Detailed green belt boundaries should be based on evidence and should be clearly identified in plans.
- 9.2 No policy is given in NPF4 regarding the use of similar designations such as East Lothian's 'Countryside Around Towns' (CAT) areas. These areas perform a similar function to Green Belt in that they are intended to indicate long term protection of an area which is under development pressure.
- 9.3 The policy Intent of Green Belts is set out in NPF4 and is "to encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably". The desired outcomes are:
- increased urban density and prevention of unsustainable growth;
  - protection and enhancement of the character, landscape and natural setting and identity of settlements; and
  - supported nature networks with land managed to help tackle climate change.
- 9.4 This continues the longstanding policy aims of the Green Belt of avoiding urban sprawl, though it now adds in support for nature networks and management of land to help tackle climate change.
- 9.5 Policy is given in NPF4 setting out the uses that are acceptable in the Green Belt.
- 9.6 The current LDP identifies two types of designation which aim to guide development to sustainable locations by restricting the types of development that is appropriate there. The first is Green Belt. The stated purpose of the Green Belt in the LDP is to maintain the setting, character and identity of Edinburgh and its neighbouring settlements.
- 9.7 The second type of designation in the LDP is Countryside Around Town Areas. The objectives for these areas are:
- to conserve the landscape setting, character or identity of the particular settlement; and /or
  - to prevent the coalescence of settlements; and/or
  - where it can provide opportunity for green network and recreation purposes.

### Background

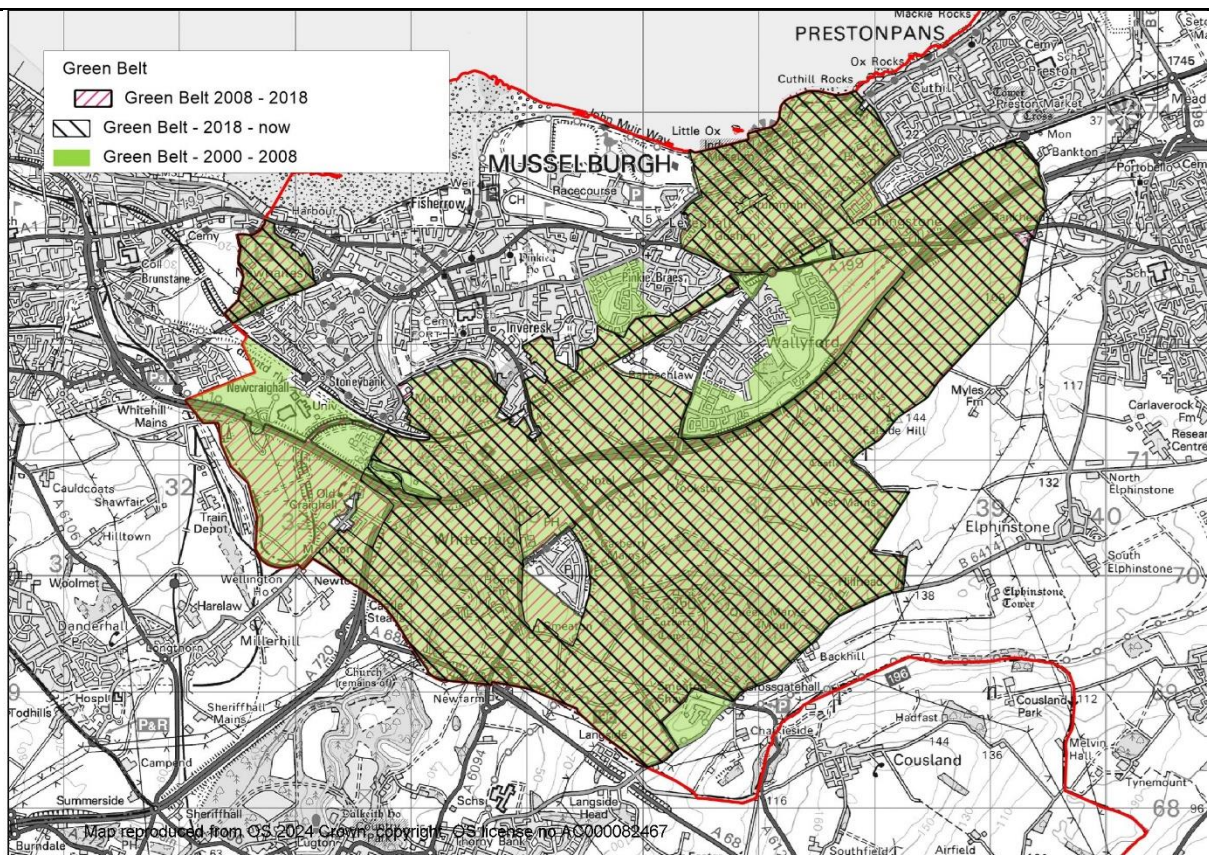
- 9.8 The Green Belt has been a strategically important planning policy in the Edinburgh City Region for more than 50 years. The policy was important in directing development towards brownfield sites, especially in the City, and towards planned growth at the edge of settlement. This has helped avoid unplanned development into the countryside. The Green Belt also helped to maintain the separate identity of Edinburgh and surrounding towns, and to maintain their landscape setting. A previous objective of Green Belt policy was to protect and give access to open space within and around towns. The policy was less successful in achieving this, as much of the land here is prime agricultural land and so highly suitable for that use. Providing land for access to open space is no longer an 'outcome' of Green Belt policy listed in NPF4.

9.9 The Green Belt is designated through the development planning process, originally at the regional level. There have been boundary changes to the Green Belt in East Lothian and elsewhere in the city region, mainly to accommodate planned growth. Most recently, changes were made through the current local development plan to accommodate planned growth at Craighall, to the east of Musselburgh and around Wallyford, and at Whitecraig. The extent of the Green Belt is shown below and in section 8 of the Spatial Strategy section of the Storymap.



9.10 The Green Belt now and in 2000 is shown below. This shows the areas, including at Craighall, around Wallyford at Pinkie, Musselburgh and west of Prestonpans, that have been removed from the Green Belt to accommodate planned growth. This was done to pursue a compact growth strategy to minimise greenhouse gas emissions while meeting the dispersed development strategy and the housing land requirements set by SESPLAN. The Council considered that the sites selected for expansion which were removed from the original Green Belt minimised the impact on the setting of the town as it retained significant parts of the green belt that provide, for example, green wedges between Wallyford and Musselburgh and around Inveresk. The Council considered this would maintain the character and identity of each settlement within the Green Belt.





9.11 A comprehensive landscape review of the Edinburgh Green Belt was undertaken in 2008 for Edinburgh and Lothians Structure Plan Joint Liaison Committee (the 'Edinburgh Green Belt Study'). This study was not repeated for the current LDP. However, the Strategic Environment Assessment of the current LDP considered and reported the impact on Green Belt of proposed policies and development allocations.

9.12 The Edinburgh Green Belt study identified Landscape Character Types and Areas and examined the role of each for Green Belt purposes. The Green Belt objectives considered by the study were:

- to protect and enhance the character, landscape setting and identity of towns and cities; and
- to protect and give access to open space within and around towns and cities as part of the wider structure of green space.

The study remains relevant. Firstly, as a baseline as the assessment will remain valid where there has been little landscape change. Secondly, one of the objectives of the time, protection and enhancement of the character, landscape setting and identity of towns and cities remains as an objective of Green Belt in NPF4 today.

9.13 The evaluation criteria used for the 'landscape' assessment in the Edinburgh Green Belt Study were:

- Integrity of landscape character;
- Distinctiveness of landscape character;
- Landscape condition;
- Potential for enhancement of landscape condition;
- Contribution to the landscape setting of settlements;

- The role of the landscape in question in contributing to the identity of Edinburgh and surrounding settlements;
- Robustness and sustainability of existing boundaries in landscape terms.

9.14 Criteria were also devised for the objective of 'Protection and enhancement of open space within and around towns and cities'. This is not now an objective for Green Belt as set out in NPF4. However, 'provision of green networks and recreation' is an objective for many of East Lothian's Countryside Around Towns areas.

9.15 The evaluation components for this second criteria in the Edinburgh Green Belt Study were:

- The existing role of the area in providing accessible open space;
- The existing role of the area within wider networks of open spaces within and around settlements;
- Connections with core paths and other access networks;
- Role as part of the Forest Habitat Network (FHN);
- The potential role of the area in providing accessible open space;
- Potential as part of the Forest Habitat Network.

9.16 Appendix 1 contains a brief review of the Landscape Character Areas as assessed in the Edinburgh Green Belt Study, where they continue to be included in current Green Belt. The review considers whether they meet the current Green Belt objectives set out in NPF4.

#### **Vacant and Derelict land within the Green Belt**

9.17 There is no land identified in the 2023 survey of vacant or derelict land within the Green Belt, though the site of the Edenhall Hospital, is adjacent.

#### **Settlement, Major educational and research uses, businesses and industrial operations within the Green Belt**

9.18 Settlements within the Green Belt is small scale, such as at Carberry, Smeaton and Smeaton Shaw, or Goshen Steading. Where development was planned for settlement. expansion, these areas were removed from the Green Belt.

9.19 There are no major educational uses within the Green Belt. The land now containing Queen Margaret University was previously within the Green Belt but was removed from it by the East Lothian Local Plan 2008. There is research interest at Clements Wells Farm, but this is related to an agricultural use and (excluding the fields) is not a major land use. There are heritage venues at Prestongrange Mining Museum and Newhailes, and also hotels at Carberry Tower, and Sweethope Lodge as well as a caravan park at Drummohr. There are two golf courses within the Green Belt also, Musselburgh and Royal Musselburgh. Other business uses are limited but include Musselburgh Service Station.

9.20 The Green Belt also contains major infrastructure links; the A1 road, City bypass, East Coast Mainline railway and high voltage pylons cross the area.

#### **Acceptable uses in the Green Belt**

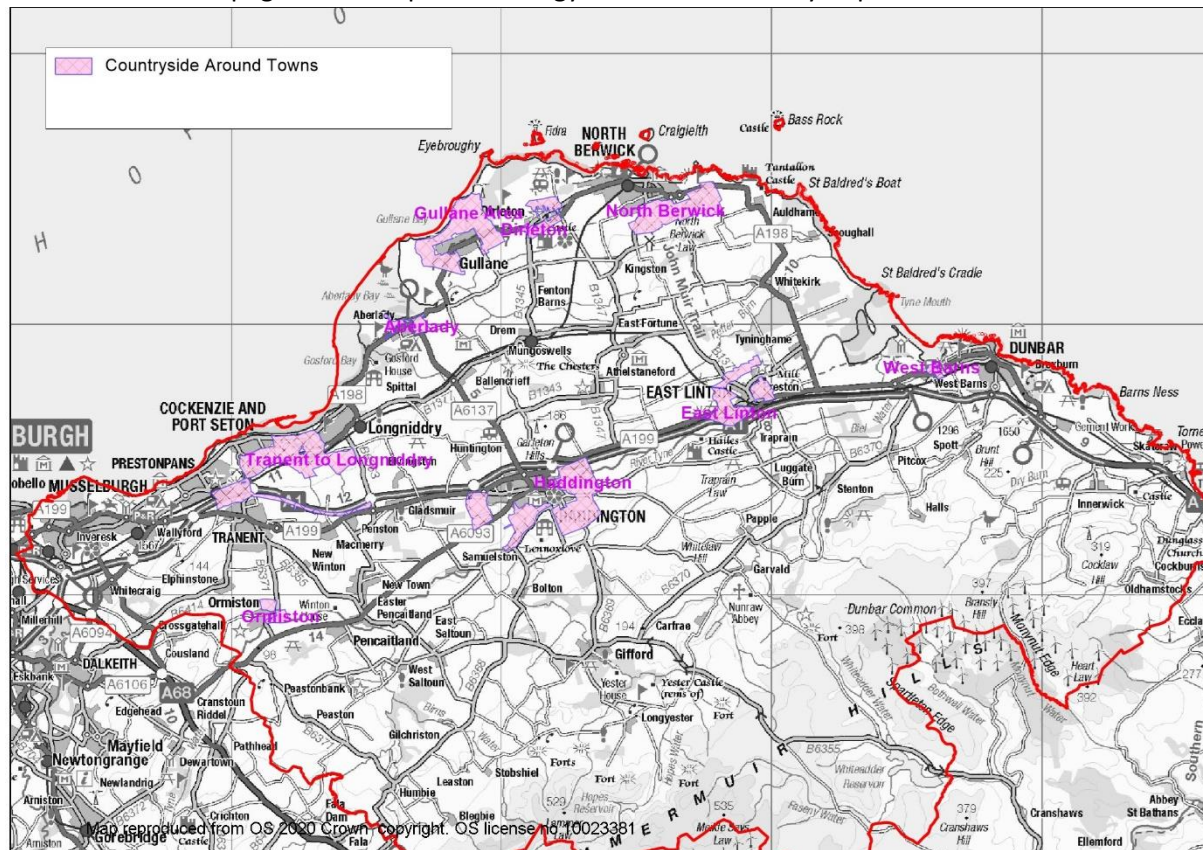
9.21 NPF4 gives criteria which development proposals must meet to be acceptable within a Green Belt area. This includes development related to agriculture or forestry, horticulture, outdoor recreation, essential infrastructure, minerals, intensification of established uses and for reuse of historic assets. In addition, development must not undermine the purpose of the Green Belt and be of an appropriate scale and design. Some of these uses are not supported by LDP1 (see Review of Current Plan Topic Paper for more details).



9.22 The current LDP also allows for uses that are a national requirement or an established need, where no other suitable site is available. Some such proposals fall into one of the other categories listed in NPF4, so would be supported by that policy. The areas where NPF4 policy allows development in the Green Belt but this has not previously been supported by the LDP are: renewable energy development; some minerals operations; outdoor recreation, sport, leisure and tourism uses; and essential key worker accommodation.

### Countryside Around Towns review

9.23 The nine Countryside Around Town Areas were first designated in the current LDP in 2018. These are also shown on page 8 of the Spatial Strategy section of the Storymap.



9.24 Countryside Around Towns is not referenced specifically in NPF4 but they perform a function very similar to Green Belt. Two options could be taken through the LDP, one of bringing in new LDP policy on Countryside Around Towns and the other would be to redesignate Countryside Around Towns areas as Green Belt. Either way the boundaries of the Countryside Around Towns areas will be reviewed in preparing the LDP.

9.25 NPF4 advises that Green Belts will not be necessary for most settlements but may be zoned around settlements where “there is significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside”. All current Countryside Around Towns areas are considered to meet this first criteria. The Countryside Around Towns areas were designated around settlements which were considered to be under development pressure at the time LDP1 was prepared. All are within the Accessible Rural area and as such likely to remain under development pressure for a variety of uses. They are all within commuting distance of Edinburgh, a successful and expanding city with high house prices. All have a countryside setting, which would be suburbanised by housing growth.

9.26 For Countryside Around Towns areas to be re-designated as Green Belt they should also support the outcomes for Green Belt set out in NPF4.

- 9.27 The first outcome is that development is directed to the right locations, urban density is increased and unsustainable growth prevented. The Countryside Around Towns areas were chosen to guide development away from areas considered unsuitable in landscape terms, or that had a role in providing recreation. Designation as Green Belt would therefore guide development to the right locations, namely towards existing urban areas, or less sensitive areas adjacent to settlements. This will help increase urban density and prevent unsustainable growth.
- 9.28 The appraisal at Appendix 2 considers whether each area could contribute to the other two NPF4 'outcomes' for Green Belt namely:
- The character, landscape, natural setting and identity of settlements is protected and enhanced.
  - Nature networks are supported and land is managed to help tackle climate change.
- 9.29 The reasons for the original inclusion of areas within a Countryside Around Towns area are set out in Technical Note 8 related to LDP1. The original objectives for Countryside Around Towns areas were:
- to conserve the landscape setting, character or identity of the particular settlement and /or
  - to prevent the coalescence of settlements and/or
  - where it can provide opportunity for green network and recreation purposes
- 9.30 The first objective was almost identical to that now applying to Green Belt areas in NPF4, and applied in all of the original Countryside Around Towns areas. Unless there has been landscape change, all existing Countryside Around Towns areas would meet the Green Belt objective for landscape. There may be other areas of land around these towns that also meet this objective. A Landscape Review was undertaken to look at the landscape setting of settlements. The results of this review for settlements which have existing Countryside Around Towns areas are included in Appendix 2.
- 9.31 Nature Networks in East Lothian have not yet been defined. However, a preliminary appraisal of the potential for each Countryside Around Towns areas to support the Green Belt objective of supporting Nature Networks and managing land to tackle climate change is also included. This appraisal considered existing habitat, potential for linkage with Central Scotland Green Network habitat networks, and providing supporting habitat for qualifying features of the Firth of Forth Special Protection Area.
- 9.32 Some Countryside Around Towns areas had an objective of providing green networks and recreation and preventing coalescence. A brief appraisal of the continuing contribution to those objectives of is given for the relevant Countryside Around Towns areas in Appendix 2.

## **Coastal development and NPF4 Policy 10**

- 9.33 NPF4 requires LDP spatial strategies to consider how to adapt coastlines to the impacts of climate change, taking a precautionary approach to flooding by inundation. Spatial strategies should reflect the diversity of coastal areas and opportunities to use nature-based solutions to improve the resilience of coastal communities and assets. Spatial Strategies should identify areas of developed and undeveloped coast and should align with national, sectoral and regional marine plans.
- 9.34 The 'Central' region section of NPF4 notes that 'the coast is an integral part of the area's identity, combining natural and cultural heritage and acting as a focus for investment and regeneration'. NPF4 notes that key sites for further investment include urban waterfronts and former industrial sites where existing infrastructure can be reused to support the transition to a low carbon economy.
- 9.35 Two national developments also have particular relevance for the coast: Strategic Renewable Electricity Generation and Transmission Infrastructure and the Central Scotland Green Network.

## **Adapting coastlines to the impacts of climate change**

- 9.36 East Lothian's coast is a dynamic and varied area. Coastal erosion is a continuous process, which has historically been addressed by both hard and soft defences. There is considerable settlement along the



coast, especially in the west of the area, but also at North Berwick and Dunbar. There are also assets including natural and cultural heritage assets, which could be affected by coastal erosion and/or flooding. East Lothian's Shoreline Management Plan set out assets existing at the time, coastal dynamics and how different areas were protected (or not). This work is now somewhat outdated, and will be replaced by the Coastal Change Adaptation Plan.

- 9.37 Rates of erosion are likely to increase with sea level rise, which will also increase coastal flood risk. Even with strong action on greenhouse gas emissions, the amount of change for the next 40 years or so is locked into the system, so is now unavoidable. Understanding of the implications is improving and in some locations, action is proposed to address the impacts of climate change. For example, a flood defence scheme is proposed here which will come forward independently of the LDP. Further information on the scheme can be found [here](#).

### **Reflecting the diversity of coastal areas**

- 9.38 The coast is a varied area, with areas valued for their scenery and recreation, biodiversity, or as the location of settlement that has arisen for different reasons.
- 9.39 The birdlife of the Firth of Forth is of international importance. This is recognised through designation of areas of the Firth of Forth, Forth Islands and Outer Firth of Forth and St Andrews Bay Complex<sup>1</sup> as Special Protection Area and/or SSSI. Some of the qualifying interest species require supporting habitat inland, outwith the designated site boundaries. Not all are in favourable condition.
- 9.40 East Lothian's coast is also thought to be the most visited Scottish coast in terms of visitors per square kilometre. Recreational disturbance (walking, dog walking) is noted as a pressure for some of the qualifying interests of the SPA. However, outdoor recreation is important for mental and physical health. The Council has management agreements with landowners covering around 80% of the coast, and seeks to balance recreational and biodiversity interests at the coast. Different areas have different priorities in terms of management, which can reinforce their character.
- 9.41 Both ELC and NatureScot have produced Landscape Character Assessment information which covers the coast and helps identify what makes different areas distinctive in landscape terms. The Council has produced Supplementary Planning Guidance on the Countryside and Coast. This divides the coast into thirteen units, each of which had a distinct character. The information on each unit includes management guidelines which indicate how this character should be enhanced. The scenic value of the coast is also recognised through the designation of most of its length as Special Landscape Area. The Statement of Importance for each of these areas also includes information on their character, which is reflected in the Countryside and Coast SPG. There may be some scope for consolidating Undeveloped Coast with the Special Landscape Areas, as there is considerable overlap between the two.
- 9.42 Although there has been some change since these documents were adopted, they form a useful base for considering the diverse character of these areas. Local Place Plans may also include information which is useful.
- 9.43 The main areas of change since the SPG was produced are:
- Increased awareness of flood risk and coastal erosion;
  - linked to this is changes to water quality arising from changed rainfall patterns
  - Offshore windfarms
  - Onshore electricity transmission and storage infrastructure in particular at Cockenzie and around Thorntonloch
  - Increased recreational pressure on the coast in particular during the Covid-19 pandemic
  - Some small-scale development related to tourism or recreation.

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<sup>1</sup> See NatureScot [SiteLink](#)

9.44 Over the plan period, further electricity transmission and storage infrastructure is expected. Torness Power Station, a significant employer and feature of the coastal landscape, is likely to start decommissioning. A flood protection scheme at Musselburgh is being investigated.

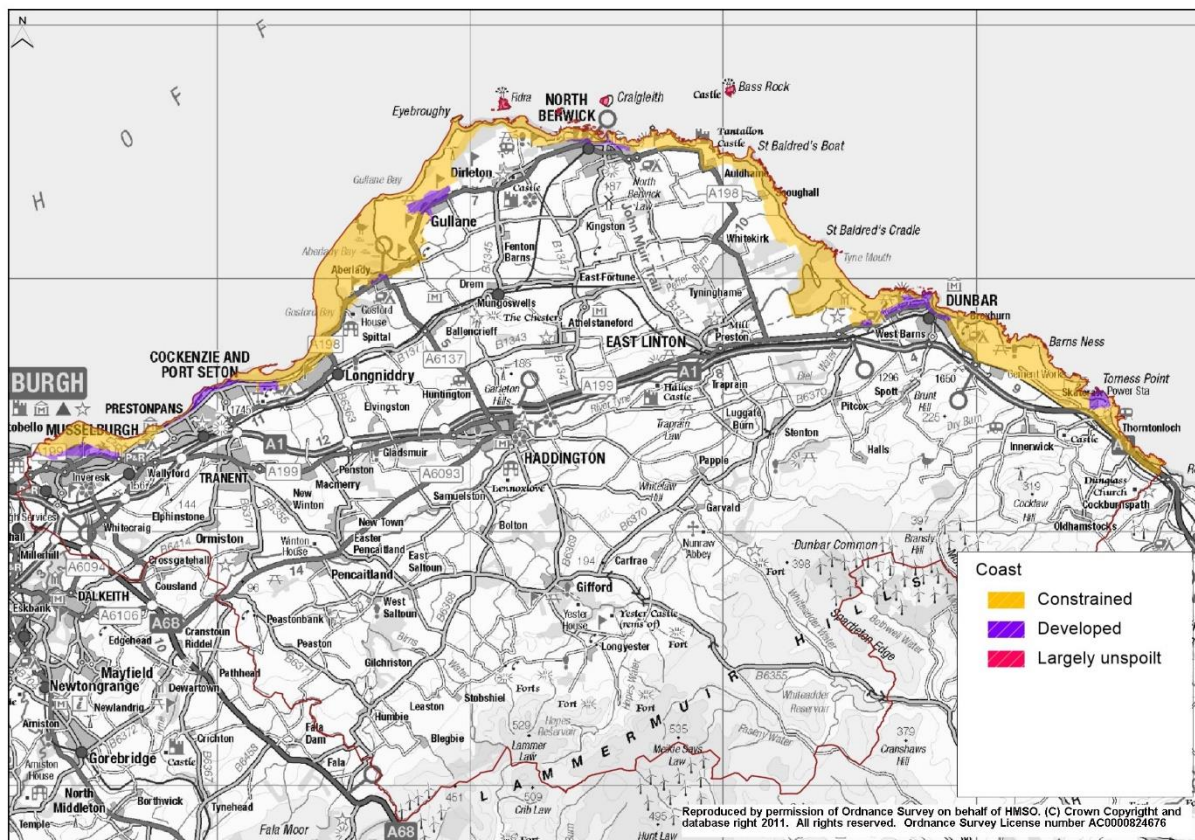
9.45 Appendix 3 summarises the main proposals since the adoption of LDP1, and any other notable matters in each area. There can be pressure in coastal for changes to housing such as the additional of balconies, or changes to windows to improve the view from the house of the coast. There is some evidence of this here, with applications for dormers and balcony/terrace, for example at 43 Sycamore Avenue, Port Seton, 13 West Harbour Road Cockenzie.

### Nature based solutions to improve the resilience of coastal communities and assets.

9.46 The Coastal Change Adaptation Plan will suggest nature-based solutions to improve the resilience of coastal communities and assets. It will also consider the approach to existing hard flood defences, some of which are nearing the end of their useful life. There may be some places where nature-based defences are not sufficient to prevent damage, and the value (either monetary or in other terms) is great enough that hard defences are justified.

### Identifying areas of developed and undeveloped coast

9.47 The current LDP identifies areas of developed, constrained and unspoilt areas of coast, the unspoiled areas being limited to the islands of the Firth of Forth. These areas could form a basis for identifying developed and undeveloped coast. The areas currently identified as 'Constrained Coast' are likely to broadly corresponding to 'Undeveloped' coast, along with the areas currently shown as 'Largely Unspoilt'.



### Alignment with Marine Plans

9.48 The National Marine Plan is currently in the process of being revised. There is no regional marine plan for this area.

### Coastal Policy

- 9.49 The Local Development Plan contains policy towards the coast, supplemented by the supplementary planning guidance. This considers the important features and issues for each coastal area, and sets out design guidance for the coastal area in general and each specific coastal area.
- 9.50 National Planning Framework 4 now sets out a policy framework for coastal areas in Policy 10. Proposals in areas of coast considered 'Developed', which will be identified in LDPs, are in principle acceptable where they are supportable in the long-term taking into account climate change, other than where they require further coastal protection measures or increase flood risk. This is similar to policy contained in the LDP. LDP policy also supports proposals in the developed coast, though including a requirement that its siting and design respected the qualities of the particular coastal location. NPF4 Policy 14 on design, which requires distinctive design to reinforce identity, seeks a similar goal to this.
- 9.51 For 'undeveloped' coastal areas, NPF4 supports more limited types of applications. In general, the types of development supported by NPF4 accord with those that are supported under the LDP/SPG. The main area of difference is related to resources, buildings or businesses which happen to be in the coastal area but are not of a coastal nature themselves. The LDP supported development related to this, such as expansion of an existing facility or erection of agricultural buildings. This was considered to require a coastal location in that the existing business or building was already there.

National Planning Framework 4 Policy 10: Coastal Development	East Lothian's Supplementary Planning Guidance on Coast and Countryside: examples of where a coastal location may be required	Local Development Plan Policy DC6: Coast
Necessary to support the blue economy (defined as "sustainable use of ocean resources for economic growth, improved livelihoods and jobs, while preserving the health of marine and coastal ecosystem").	<ul style="list-style-type: none"> <li>Facilities related to sea-going boats, including harbours and storage of equipment</li> <li>Tourism</li> </ul>	Requires a coastal location
Necessary to support net zero emissions	Proposals in the National Planning Framework which require a coastal location (including offshore windfarm cable connections)	
To contribute to the economy or wellbeing of communities whose livelihood depend on marine or coastal activities	<ul style="list-style-type: none"> <li>Conversion of rural buildings and replacement of dwellings</li> <li>Tourism</li> </ul>	
Essential infrastructure	Infrastructure	
Development proposals for coastal defence measures (subject to certain criteria)	Works related to managing coastal erosion	

	<ul style="list-style-type: none"> <li>• Agricultural buildings</li> <li>• Alterations, change of use or extensions to buildings located within the constrained coast</li> <li>• Mineral working</li> </ul>	
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## Policy 27: Rural Development

9.52 Rural Housing is considered in the 'Housing' topic.

9.53 Section 15(5cf) of the Town and Country Planning (Scotland) Act 1997 (as amended) require a Local Development Plan to set out "the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population".

9.54 NPF4: Rural development section requires that LDP's identify the characteristics of rural areas within the plan area, including the existing pattern of development, pressures, environmental assets, community priorities and economic needs of each area.

### Existing pattern of development

#### - Housing

9.55 East Lothian has a population of around 110,000. Musselburgh in the west is the largest town with around 22,000, followed by the main towns of Tranent (around 12,000), Haddington, Dunbar and Prestonpans (all around 10,500), North Berwick (around 8000) and Cockenzie/Port Seton (just over 5000). The remainder of the population is spread fairly evenly within the lowland plain within large or small villages, farm steadings, small groups or individual houses. Housing, and in fact any development other than energy or water related, is sparse in the upland south of the area.

#### - Employment

9.56 The Evidence Paper for the East Lothian Local Economy Strategy notes that "rural areas have a significant role to play in the local economy. These areas can support businesses in a number of sectors, from manufacturing to tourism to agriculture. Further, these areas can be attractive alternatives to city living for professionals—particularly given the rise of home and flexible working. However, the transport and broadband connectivity issues in East Lothian can be a major prohibitive factor in maximising this potential."

9.57 This evidence identifies issues which could particularly affect employment in rural areas, namely a skills gap in food and drink, as well as tourism sectors. Difficulties of attracting and retaining staff due to transport issues are likely to affect rural employers in particular.

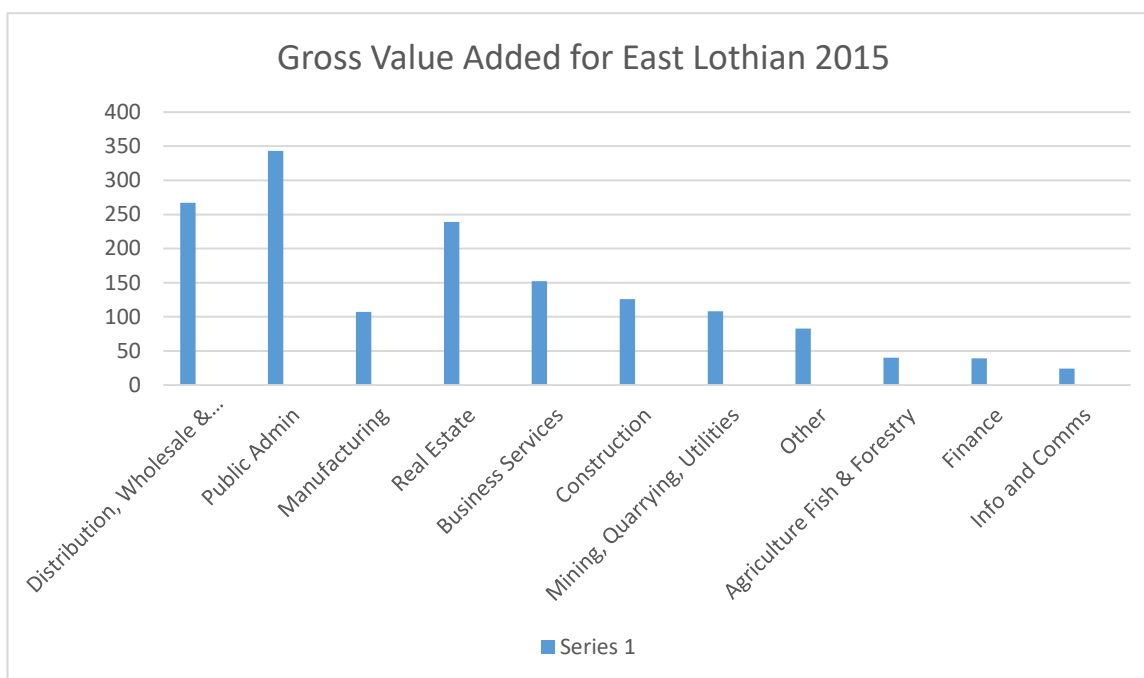
9.58 Some employment sectors are dependent on the attributes of the rural area. In addition, there are businesses that are located in the rural area which may have issues (for example transport requirements of workers) arising from their location. There are other businesses which deliver services in the rural area, which again may have particular challenges due to their location or those of customers.

9.59 Agriculture is not such a significant sector as in former times but still is an important source of income and employment in the rural area. Quarrying, which also takes place in the rural area, is another. Forestry has less



of a contribution but still does support some employment here. All of these uses have significant effect on the landscape. Renewable energy provides some jobs, especially in the construction period.

9.60 Tourism is an important sector, with the attractive scenery and natural and cultural heritage attractions of the rural are playing an important role in this. East Lothian's golf courses both attract tourists and allow for more local recreation, and are a significant land use especially around the coastal area. Attractions include the National Museum of Flight, Archerfield and Glenkinchie Distillery, which also provides jobs in making the product.



9.61 Major employment locations which are within the rural area (though not themselves covered by development in the countryside policy) are Torness Power Station, and Elphinstone Research Centre. There are sources of employment related to agriculture and processing at Fenton Barns and West Garleton, and cement manufacture at Dunbar Cement works. There is a fairly wide range of other smaller rural businesses, from tourist or leisure uses to farm diversification employment and others. There is significant energy infrastructure in the area, with large scale windfarm development in the Lammermuirs. High voltage power cables passing through the hills on the way to Edinburgh and the south, and also between Cockenzie and the Edinburgh area. Connections to offshore windfarms are planned, as well as grid strengthening in relation to this. A major underground gas pipeline runs north/south through the area.

## Water

9.62 East Lothian contains three major reservoirs, Hopes, Castle Moffat and the Whiteadder, which supply water to East Lothian and beyond. There are also a number of smaller and/or redundant reservoirs or artificial waterbodies through the area including at Pressmennan, Stobsheil, and Dunolly.

## Characteristics of the area

### - Scottish Government Urban Rural Classification 2020

9.63 The Scottish Government Urban Rural Classification provides a consistent way of defining urban and rural areas across Scotland. The classification is based on two main criteria: population and accessibility. Under the Scottish Governments Urban Rural Classification, most of the area outwith East Lothian's medium to large

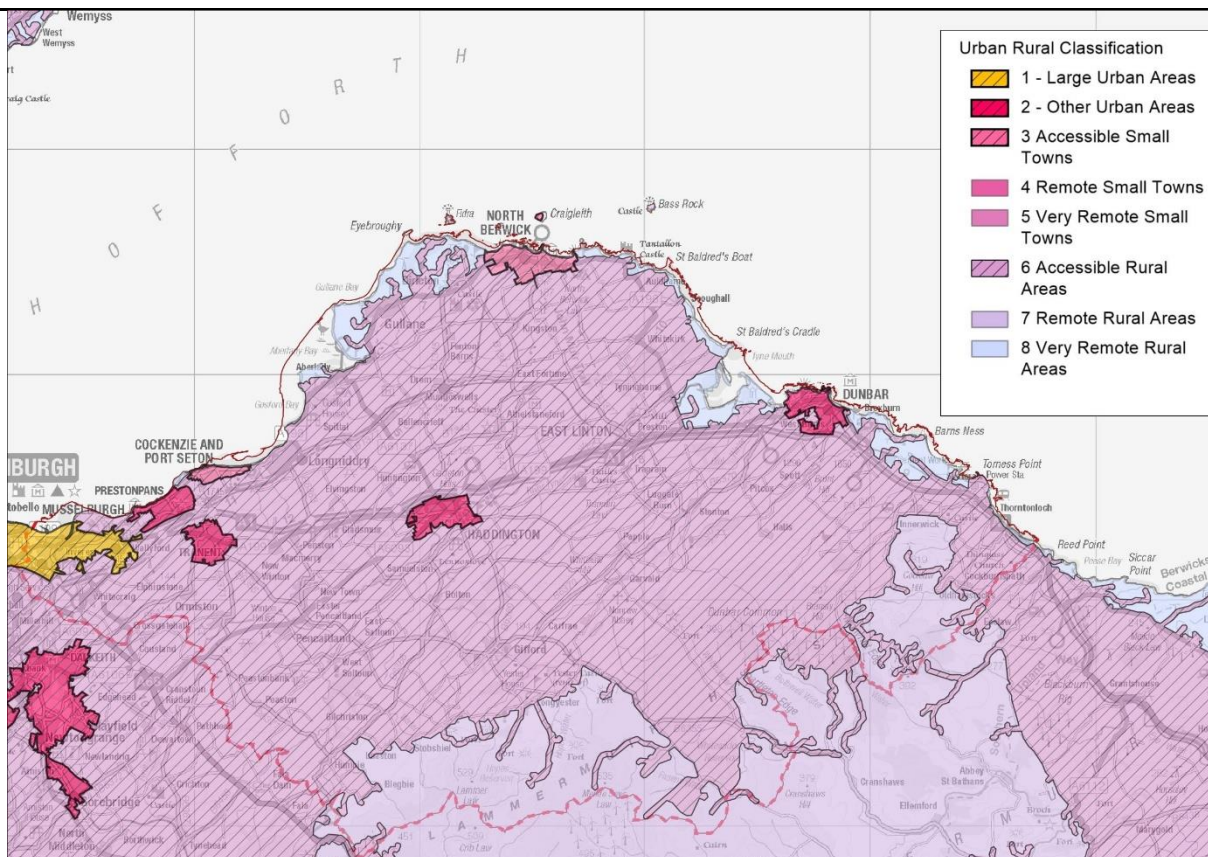
settlement is considered Accessible Rural. Some parts of the Lammermuirs are considered Remote Rural Areas, while some parts of the coast are classified as Very Remote Rural Areas. This classification of the coastal areas does not sit comfortably with the fact that some of the beaches there are among the most well used in Scotland. It is likely that as settlements expand, some areas will be considered as less remote using the methodology employed.

9.64 The following table shows the Scottish Governments Urban/Rural Classification 8-fold scheme:

Class	Class Name	Description
1	Large Urban Areas	Settlements of 125,000 people and over.
2	Other Urban Areas	Settlements of 10,000 to 124,999 people.
3	Accessible Small Towns	Settlements of 3,000 to 9,999 people, and within a 30-minute drive time of a Settlement of 10,000 or more.
4	Remote Small Towns	Settlements of 3,000 to 9,999 people, and with a drive time of over 30 minutes but less than or equal to 60 minutes to a Settlement of 10,000 or more.
5	Very Remote Small Towns	Settlements of 3,000 to 9,999 people, and with a drive time of over 60 minutes to a Settlement of 10,000 or more.
6	Accessible Rural Areas	Areas with a population of less than 3,000 people, and within a drive time of 30 minutes to a Settlement of 10,000 or more.
7	Remote Rural Areas	Areas with a population of less than 3,000 people, and with a drive time of over 30 minutes but less than or equal to 60 minutes to a Settlement of 10,000 or more.
8	Very Remote Rural Areas	Areas with a population of less than 3,000 people, and with a drive time of over 60 minutes to a Settlement of 10,000 or more.

9.65 The Scottish Government's core definition of 'rural' is areas with a population of fewer than 3000 people. Therefore, Classes 1-5 are considered 'non-rural', and classes 6-8 are considered 'rural'. Another commonly used grouping is the distinction between 'Accessible' and 'Remote'. Settlements containing fewer than 10,000 people, or areas not included in a Settlement with a drive time of over 30 minutes to a Settlement of 10,000 or more are defined to be remote areas. 'Accessible' areas are classes 1, 2, 3, and 6, while remote areas are Classes 4, 5, 7 and 8.

9.66 Most of East Lothian is classified as accessible rural areas, with some Remote Rural Areas in the Lammermuirs and Very Remote Rural Areas in some parts of the coastline. Despite this classification, the East Lothian coast, including some of the areas identified as Very Remote Rural Areas, are among the most visited beaches in Scotland. There are around 45 houses in the Very Remote Rural Area, almost all on the outskirts of Dunbar. This town has been growing and the mid-year population estimate was 10,270, which would take much of the coastal area outside the definition of Very Remote Rural Area. The expansion of both Dunbar and Haddington (mid-year 2020 population estimate, 10,360) is likely to affect the classification of parts of both the coast and the Lammermuirs.



9.67 Most of the areas outwith medium and larger settlements is classified as Accessible Rural Area. No areas are expected to become less accessible, and some areas may become more accessible, as settlements expand as a result of planned housing growth.

## Demography

### - Rural Areas with Population decline

9.68 The population of East Lothian as a whole has been substantially increasing. This is in the main associated with the substantial areas of new housing development allocated since 2000.

9.69 There is only one area of East Lothian where the population decrease is in the top 5% in Scotland. That is Tranent North 07 (Other Urban Areas), which saw a decline of -14.2%. This is not a rural area but is classified as 'Other Urban Areas'. There were a further 4 areas in the top 10% (largest decline). These were.

- Musselburgh West 02 (-13.2%, Large Urban Areas);
- Wallyford/Whitecraig 04 (-11.7, Large Urban Areas);
- Cockenzie 06 (-12.1%, Accessible Small Towns);
- North Berwick North 04 (-12.6%, Accessible Small Towns).

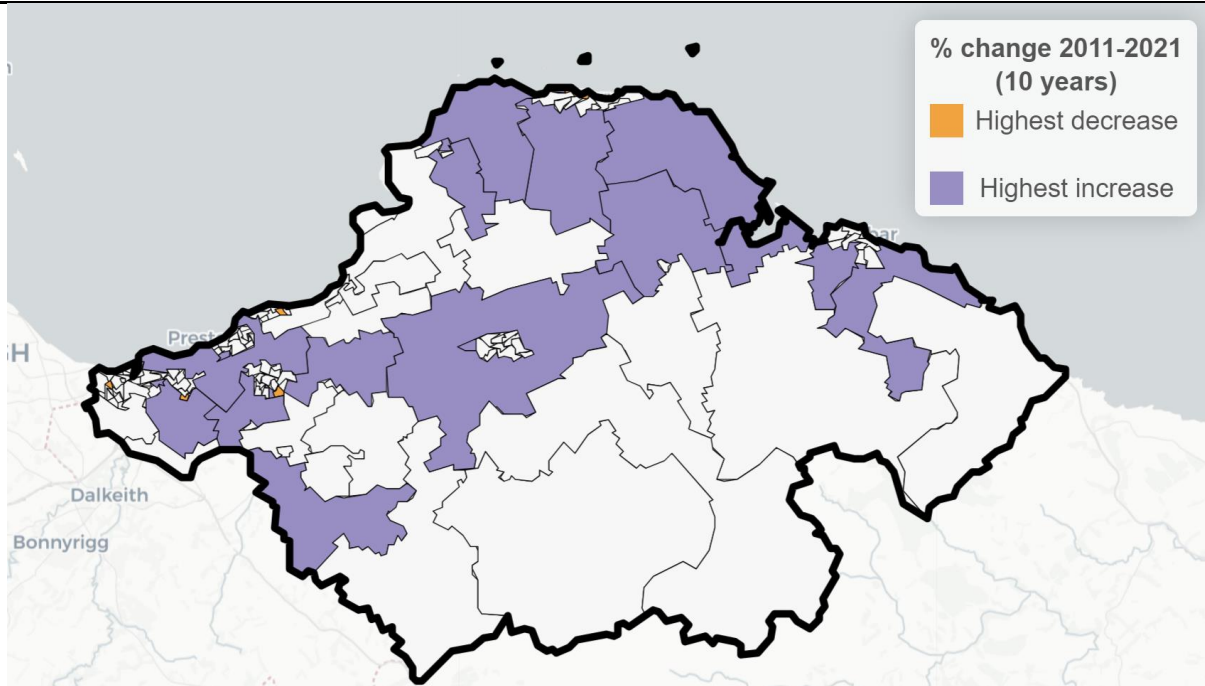


Figure 1 Percentage Population change 2011-2021 (10 years) by small areas from National Records of Scotland Base (c) [Open Street Map](#) contributors (c) [CARTO](#);

9.70 Nonetheless, there are some rural areas where a small decrease is taking place. This is not a significant issue that would merit a policy approach to encourage increased populations. The rural areas showing a decrease (areas classified as Accessible Rural only) are:

- Haddington Rural 04 (-5%) (includes part of Gifford but also countryside)
- Haddington Rural 01 (-1.9%) (includes part of Pencaitland but also countryside)
- Longniddry and Aberlady 03 (-5.8%) (includes part of Longniddry)
- East Linton and Rural 05 (-1%) (Stenton and surrounding countryside)
- East Linton and Rural 03 (- 7.7%) (northern part of East Linton village)
- Ormiston 03 (-5.6%) – (central and eastern Ormiston)
- Gullane and Drem (-6.1%) – (Muirfield area of Gullane)
- Longniddry and Aberlady 04 (-4.2%) – (Glassel Park area of Longniddry and countryside to south)
- Longniddry and Aberlady 05 (-0.3%) – (eastern Longniddry and countryside to east)
- Cockenzie 08 (-6.3%) – (part of Port Seton and Seton Sands caravan site)



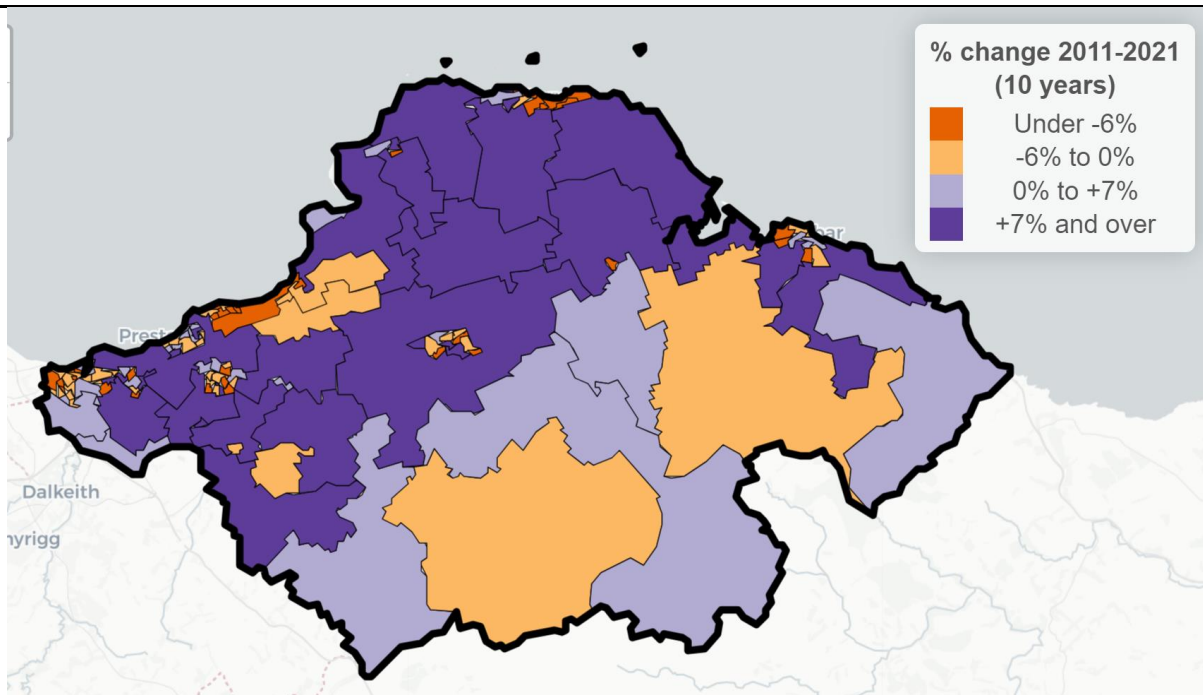


Figure 2 Extract from National Records of Scotland website, small area population estimates for Scotland, 2021, % change in population

9.71 Looking at council records for empty properties however, there does not seem to be an issue with abandonment of properties. Rather, it would appear that the cause of the decline is that the number of people in households is reducing.

9.72 There are also only a very small number of council properties in the rural area which are underoccupied.

#### Demography – age

9.73 The age distribution is shown in the charts below. These are extracts from information kept by National Records of Scotland at <https://scotland.shinyapps.io/nrs-small-area-population-estimates-map/>.

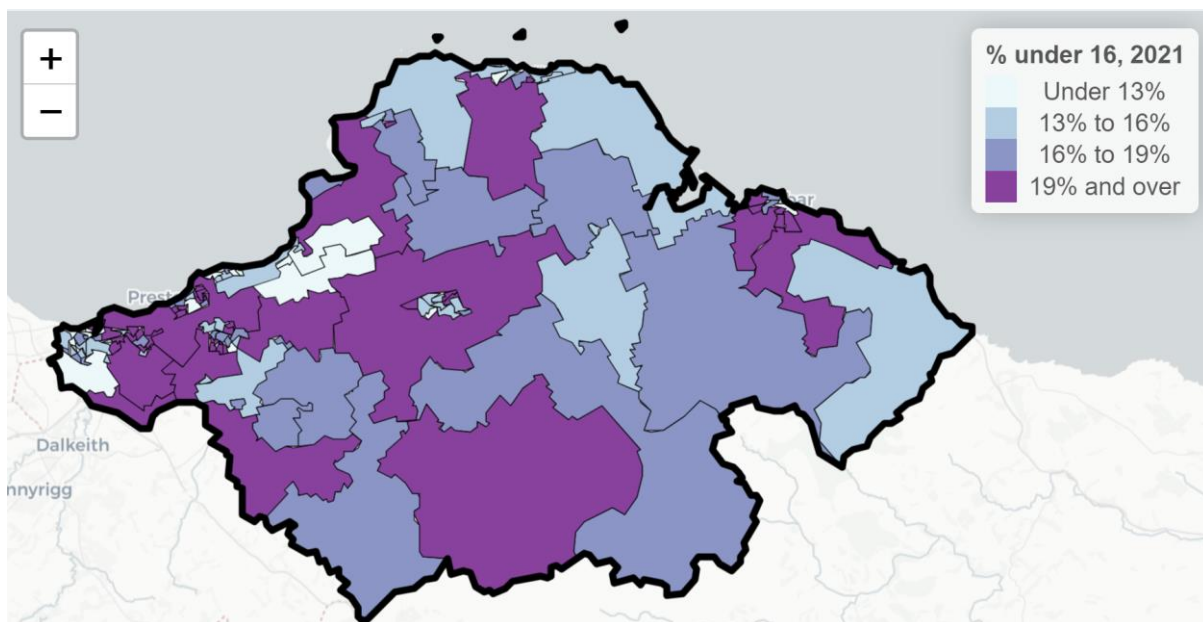
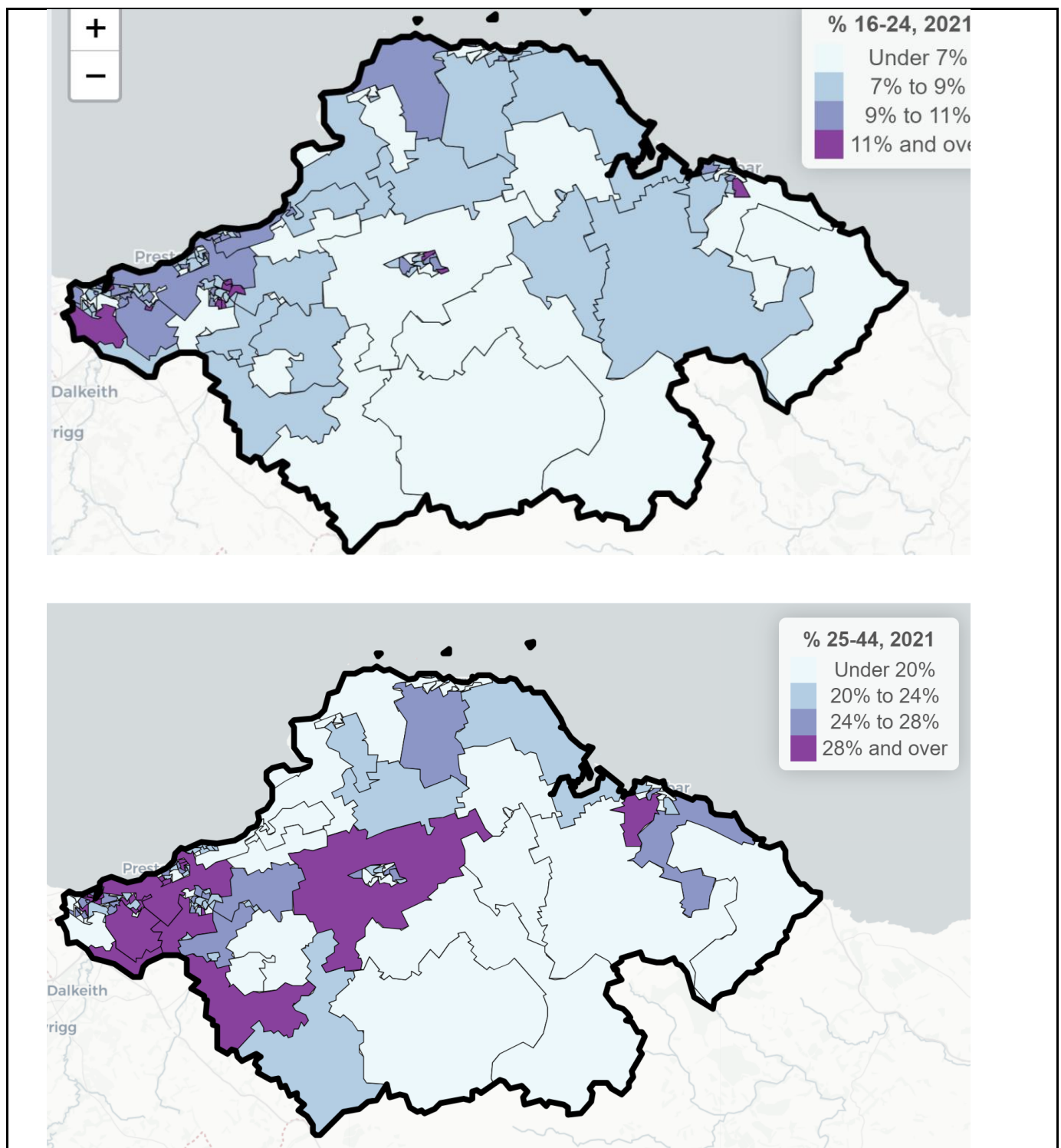
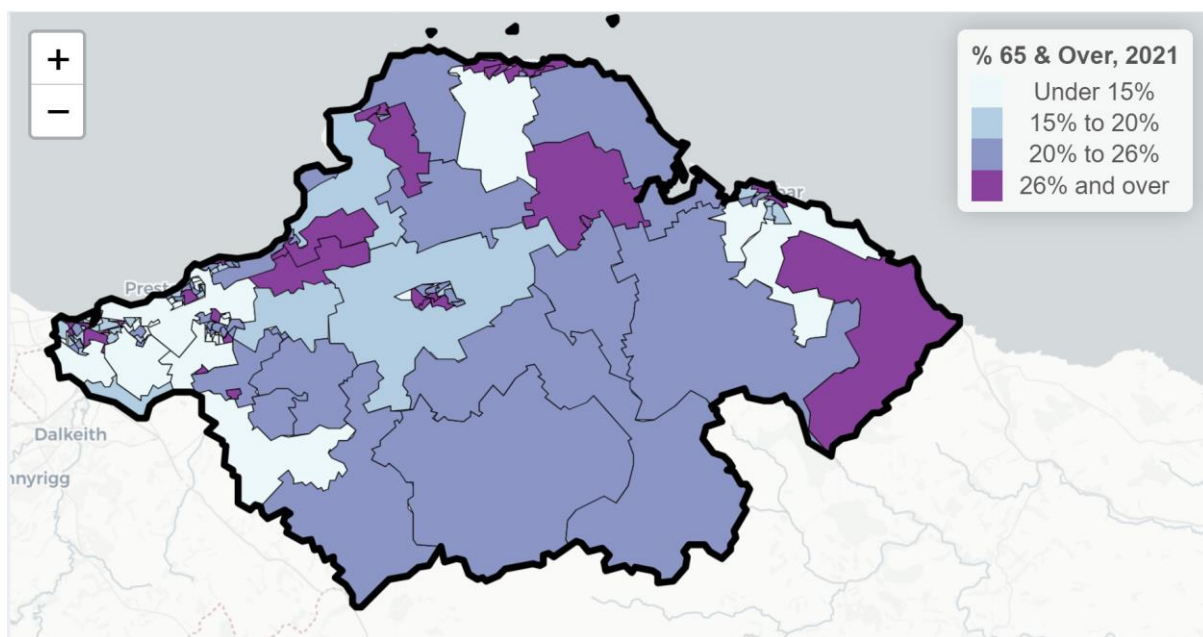
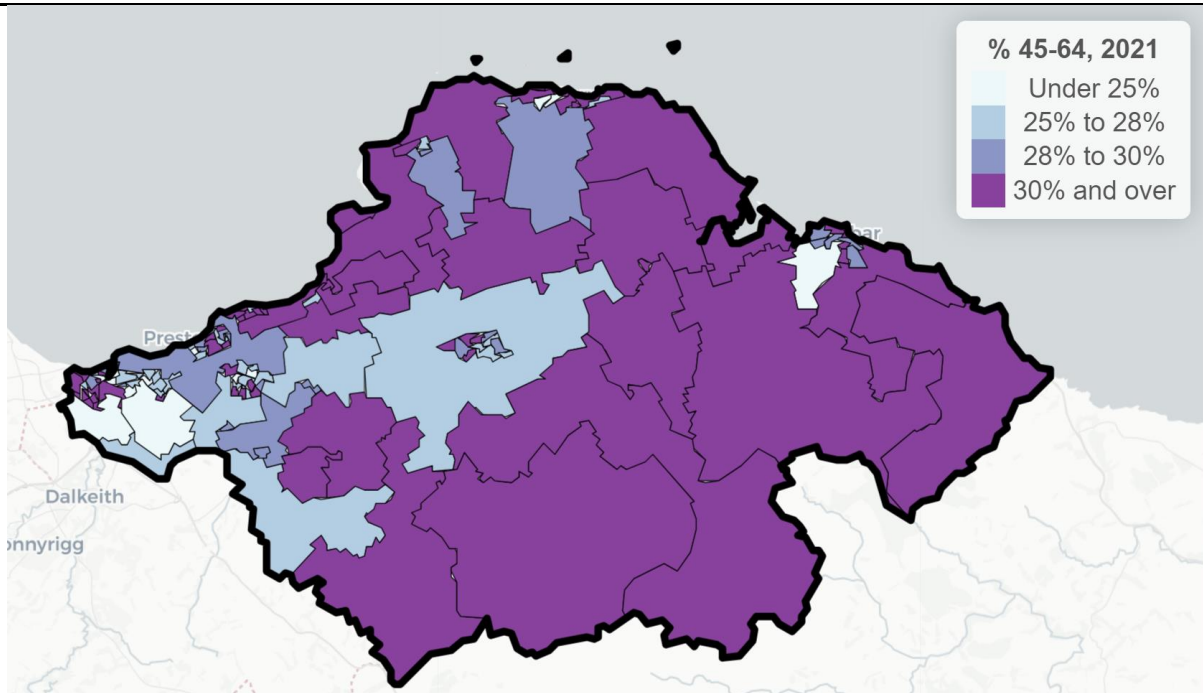


Figure 3 Percentage of Population under 16, 2021



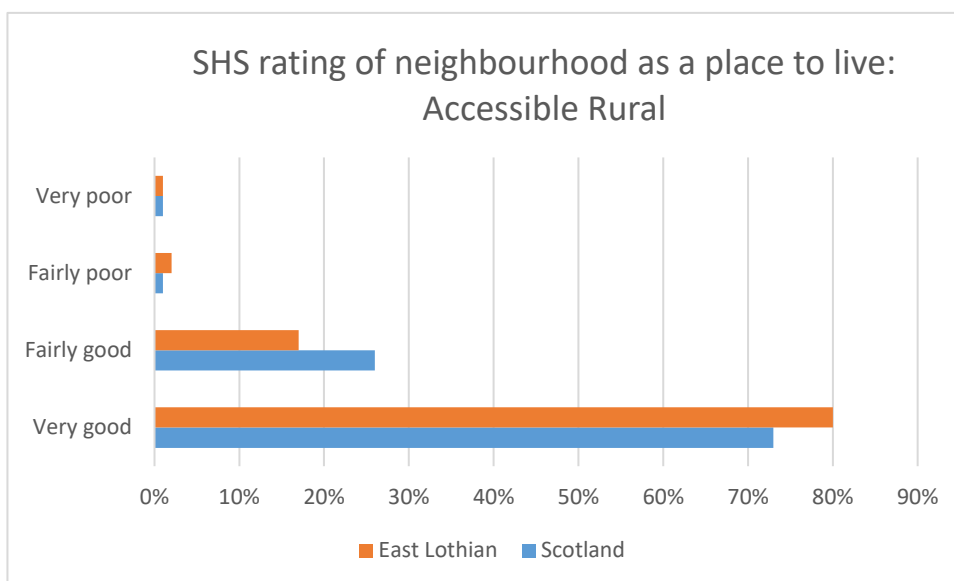


9.74 Population decline is sometimes associated with an aging population, and a loss of younger adults in particular. In East Lothian the rural areas with a declining population do also have a higher than average percentage of people over 65. This higher than average number of older people in rural areas may lead to issues with service provision and access to facilities, as people are less likely to have a driving licence as they become elderly - though people may move into places where facilities and services are more easily accessible if they can no longer drive or access a car.

#### **How good are our rural areas as a place to live?**

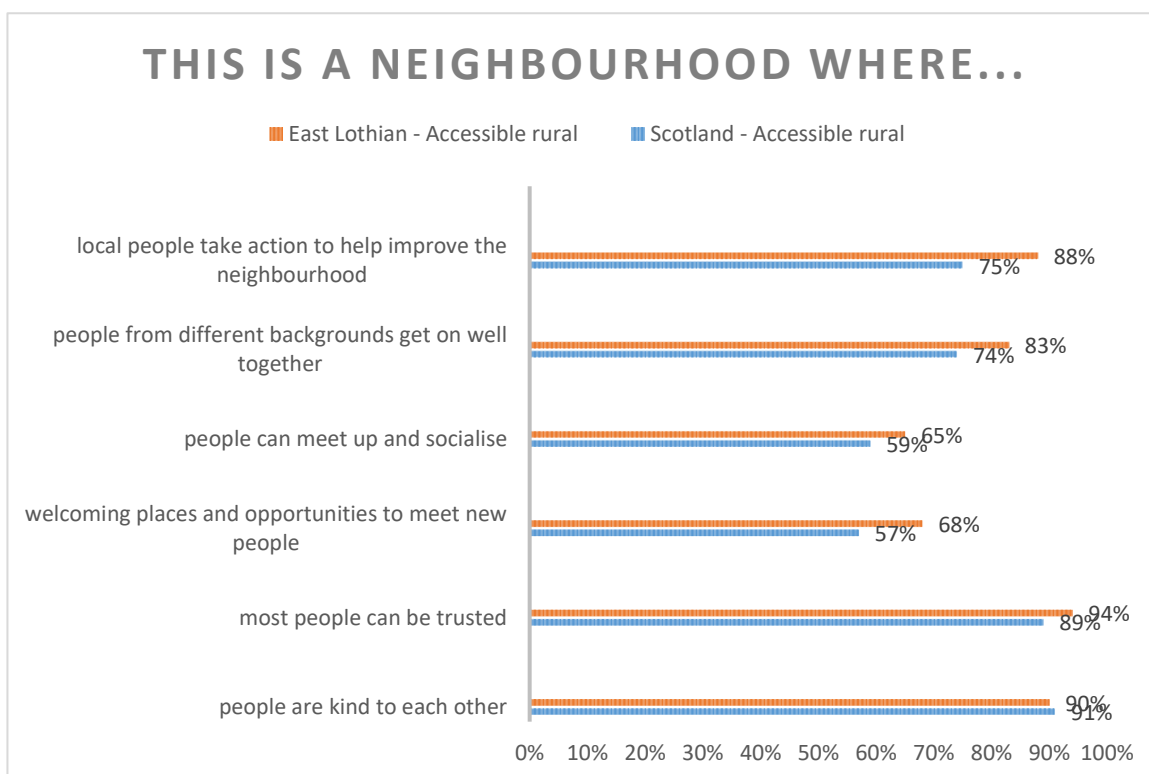
9.75 The Scottish Household Survey asks respondents to rate their neighbourhood as a place to live. More residents of East Lothian's Accessible Rural Areas rated their neighbourhood as 'Very good' compared to

Scotland as a whole. However, although the numbers were low, more also rated their neighbourhood as 'poor'. (The SHS did not give the responses for Remote Rural or Very Remote Rural, probably as the number of respondents was too low there).



### Community cohesion

9.76 In addition, East Lothian's Accessible Rural neighbourhoods scored higher on almost all measures of community cohesion (again figures were not given for remote rural areas):



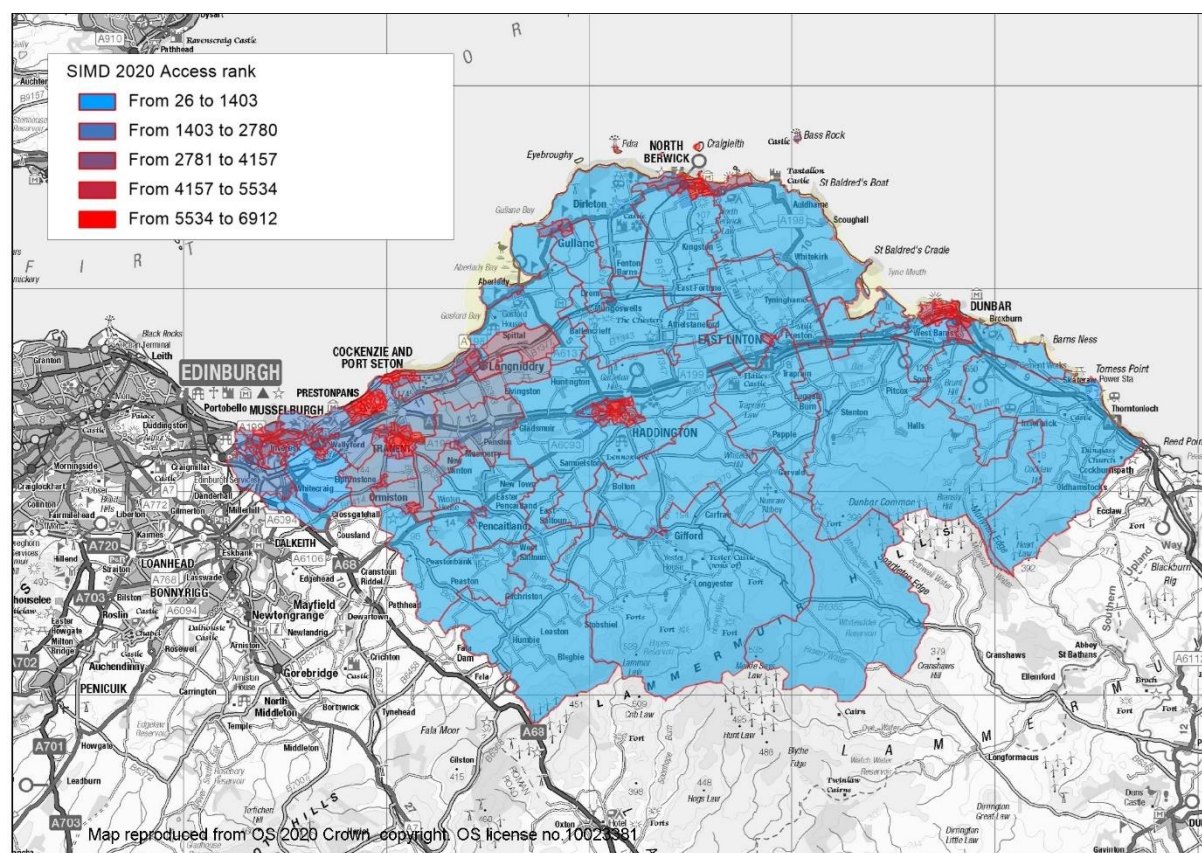
9.77 The only measure that came in lower was 'people are kind to each other' by one point; and this was the highest scoring measure for Scotland overall. All scores were higher than for East Lothian's large urban area, including by 16 percentage points, the criteria 'this is a neighbourhood where there are welcoming places and opportunities to meet new people and, by 7 percentage points, a higher score for 'this is a neighbourhood where people can meet up and socialise'. This suggests that despite the rural location, people



in East Lothian's Accessible Rural areas do not see themselves as lacking facilities for meeting and socialising. Almost everybody in the Accessible Rural area (95% and 96%) responded that if they were alone, they could rely on someone in the neighbourhood to help them, or to keep an eye on their home. Those living in Accessible Rural areas were just as likely to meet up with friends or family at least once a week or month, while the percentage of those who said they *never* did so or did so only a few times a year was higher in urban areas of East Lothian (though the total number of those who said this was low).

### Access

9.78 Access to services is generally worse in rural areas than urban ones. The following map shows Access rank by Scottish Index of Multiple Deprivation (SIMD) area. The methodology used for this is set out in [National Statistics SIMD Technical Notes](#). It includes drive time to key facilities of GP surgery, post office, retail centre, schools and petrol station; and public transport access to GP surgery, post office and retail centre.



### Broadband coverage

9.79 Broadband speeds and mobile signal strengths in some rural areas of East Lothian fall significantly below the national average. This is covered in the Spatial Strategy and Infrastructure Paper.

### Pressures

9.80 The following pressures on rural areas are identified.

#### Climate change and nature crisis

- change in species distribution, both wild and farmed; this could lead to changes in the landscape and potentially rural employment and recreation that relies on particular species
- Mitigation response: renewable energy infrastructure including small scale renewables (see 'development pressure' below)
- Adaptation: measures may be needed to adapt to water scarcity or flooding

- Increasing use of rural land for carbon sequestration and biodiversity enhancement; peatland restoration, woodland and grassland. In some areas of Scotland there have been concerns that private investment in land to meet carbon or biodiversity targets may come at the expense of communities and wider society as land prices are pushed up.

#### **Development pressure**

- *Housing:* East Lothian has an attractive countryside close to a major, expanding city. This brings considerable pressure for housing development in the countryside. Historically, East Lothian has resisted this other than where it is necessary to support a rural use such as agriculture, horticulture or a rural business.
- *Energy development:* East Lothian has a technically good wind resource, and there is also grid capacity. It is also well located for connecting offshore wind development to the national grid. This has led to pressure for wind turbine and other energy development, both large and small scale. While some wind turbine development has been successfully located within the landscape, given the intervisibility of much of the area it is difficult to accommodate larger turbines in the lower lying areas without significant landscape impact. The Council has produced two [landscape capacity documents for wind energy](#). Although carried out some time ago now, the underlying landscape analysis remains relevant.
- *Recreation* East Lothian is an attractive area close to a large population centre. There has been pressure for accommodation in the rural area, including glamping and hutting. There is also leisure development including that related to golf and keeping of horses. A new type of development is for dog exercise facilities.

#### **Land use change**

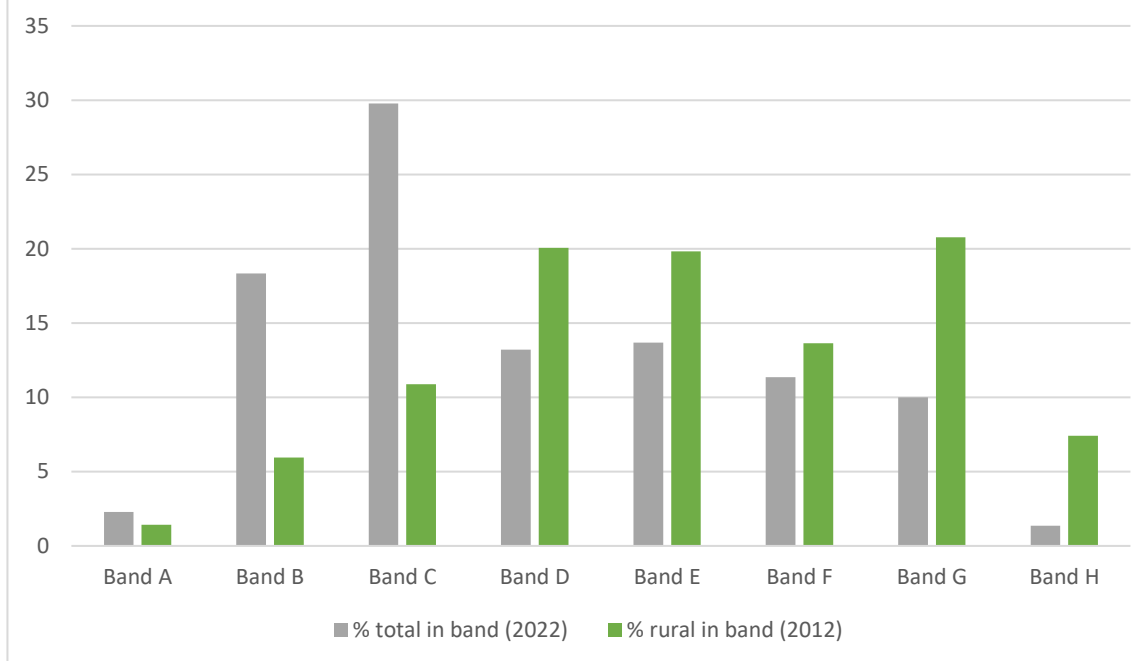
- Changes to support for agriculture could lead to land use change.
- Climatic change could also lead to differences in land cover as some plants that evolved to suit the climate may no longer be able to grow (or be grown) here.
- An increase in woodland indicated through the Tree and Woodland Strategy (draft) will also bring an element of land use change, much of which is expected to come forward in the rural area.

#### **Societal pressures**

- Societal shifts towards hybrid working could bring
  - more pressure on housing stock
  - more people present in rural areas in the daytime
  - more support for and also pressure for development of rural facilities
- Increase in second home ownership and short term let use could impact on rural communities
- Increased tourism in some areas could lead to conflict with rural residents
- Lack of broadband could lead to difficulties for rural residents and businesses as connectivity is increasingly expected.

#### **Financial pressures**

9.81 The following graph shows the percentage of properties in each council tax band in total (which includes the rural area) and in the rural area (excluding the Green Belt). This shows that there is less property in lower council tax bands in the rural area than overall. This may make it more difficult for those on lower incomes to live in rural areas.

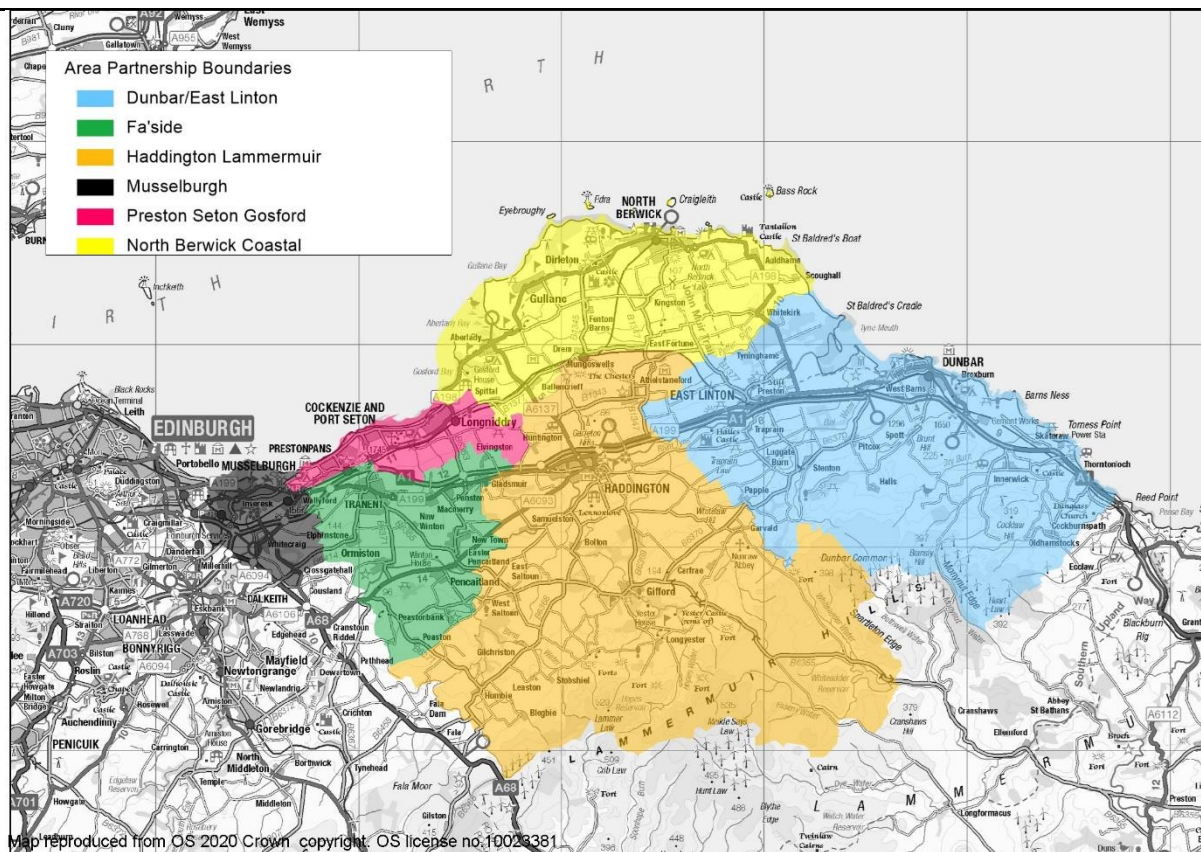


9.82 Living in rural areas also brings additional costs in relation to transport as people have to travel for work, shopping and leisure. Fuel poverty can also be higher in rural areas due to lack of access to the gas network and often harder to heat properties. Poverty in rural areas is a different experience from that in urban areas.

## Community Priorities

### Area Partnership Plans

9.83 East Lothian is divided into 6 Area Partnership Areas for Community Planning purposes. Each Area Partnership produces an Area Partnership Area Plan, which gives information about the characteristics and priorities for each area, including the rural area.



9.84 There are shared priorities of the Area Partnership Plans (other than Fa'side, which is a working document), though the means of addressing them are different. The priorities are:

- Prosperous: people are working, free from in work poverty and can develop; local businesses are thriving; people and businesses have access to digital infrastructure and skills
- Community minded: strong resilient communities, where people can live affordably and contribute to thriving community life in a high-quality environment
- Fair: tackle the causes and effects of poverty and reduce the gap between richest and poorest; people enjoy healthier lives

#### **Dunbar and East Linton Area Plan**

9.85 Characteristics noted in this plan that are or may be relevant to the rural area were:

- The area around Innerwick and Stenton are the 2<sup>nd</sup> and 3<sup>rd</sup> most access deprived in East Lothian
- Fewer school leavers from this area enter training than East Lothian or Scottish averages
- 1 in 5 residents are aged 65+
- Average broadband download speed was half the UK average

9.86 Prosperous: The plan supports the rollout of superfast broadband. It supports ways to provide flexible, affordable workspace and shared office accommodation for local enterprise and new business start ups. The plan looks for the development of more opportunities for young people to train. The plan seeks to conserve the natural environment of the coastline, and improve access to the beaches especially for those with mobility issues.

9.87 Community Minded: the work, social and recreational needs of village residents will be met locally – the plan supports village halls and improved social, sporting and recreational opportunities for the young. Green networks are promoted and community meeting places where everyone is connected to the outdoors and



nature thrives. Rural pathways are supported, specifically between Dunbar and Spott and Tynninghame Village and Binning Wood. Promote active travel and make sure roads between settlements are safe.

9.88 Fair: support for initiatives that reduce social isolation; support for enhancing bus services, and solutions to let children and young people travel into Dunbar and across the area.

#### **Fa'side Working Area Plan**

9.89 'Sustainable Economy' includes improving pathways and rights of way; goals include creating a Fa'side identity and making more of the area's history. Some of the rural parts of the ward have poor broadband access which may be limiting local business. Make the most of Fa'side's attractions (Glenkinchie, Fa'side Tower). Fa'side residents are significantly more likely to access work and other facilities by car or van. A goal is that more people are walking and cycling, and fewer driving to access school, work and others; and that public transport networks are improved. The sustainable transport options of East Lothian on the Move are supported. Various path improvements in the rural area are supported. Ways of reducing speeds on some rural roads are included. 'Resilient People'; health outcomes for people in Fa'side are lower than average for East Lothian. The plan seeks to increase opportunities for physical activity, to support families to create healthy environments for children, and to make it easier to choose healthy and locally grown food. Goals include increasing use of core paths for leisure and recreation; promoting opportunities for informal play.

#### **Haddington and Lammermuir Area Plan 2018 -22**

9.90 Characteristics of the area which may be relevant include:

- 1 in 5 residents aged 65+, expected to be 1 in 4 by 2027.
- Broadband download speed half the UK average
- Gifford North/Bolton/Garvald/Whiteadder most access deprived area in East Lothian and top 3% in Scotland
- 1 in 5 children live in poverty

9.91 The plan supports improved broadband. An action is to identify and actively promote active travel opportunities. The plan supports enabling people to live at home and access opportunities in their communities for as long as possible. It supports initiatives which seek to address access inequality; in particular encourage solutions that let children and young people travel into Haddington from rural settlements to socialise.

#### **Musselburgh Area Plan**

9.92 Most of this area is urban and there are not many actions that relate specifically to the rural area. Active travel is supported as part of the Community minded theme. The plan aims to identify local priorities for upgrading, improving and introducing cycle and walking routes across the area, and follow recommendations from the path audit. The River Esk path is to be promoted as a safe and scenic active travel route between Musselburgh station, town centre and wider community. Safe cycle and walking routes between communities are promoted.

9.93 Green spaces are protected and enhanced for community recreation. The plan aims to contribute to the development of a masterplan for Levenhall Links and Ash Lagoons area. A project at Wallyford Bing to promote biodiversity is included.

9.94 The plan aims to work collaboratively to support and coordinate services to young people within the Musselburgh Area. This includes making free and fun fitness opportunities available and making existing green spaces, including natural landscape, accessible and used by families and people. Actions to achieve this

are development walking trails. An action for resilience is that people are eating more healthily and accessing local grown food including producing their own.

#### **North Berwick Coastal Area Plan 2019 to 2024**

9.95 Characteristics of the area which may be relevant include:

- 6 data zones are within the 20% most access deprived in Scotland, 4 of which within the top 10% in both East Lothian and Scotland
- 11.6% of children lived in poverty (East Lothian average 18.9%)
- 26.5% of residents are aged 65+

9.96 Prosperous: stronger links between local tourism business and community will improve the visitor experience and benefit the local economy. Support initiatives to encourage visitors to walk, cycle or use public transport. Seek solutions for waste management in areas of high footfall including beaches. The plan notes the importance of the diverse high quality, attractive natural environment including coastal, countryside and woodland as an asset enjoyed by both locals and visitors alike. The plan wishes to support initiatives which protect and enhance these.

#### **Preston Seton Gosford Area Plan**

9.97 Characteristics of the area that may be relevant:

- 29% of residents have no formal qualifications, compared to an East Lothian average of 25%.
- 5 ward data zones among Scotland's 10% most deprived.
- 1 in 5 residents to be aged 65 + by 2027
- Life expectancy is lower on average here than in East Lothian as a whole
- Teen pregnancy double the East Lothian average, and maternal smoking rates also higher

9.98 Actions under 'Prosperous' include promoting the number of small business start ups and supporting people to improve their employability, including digital skills. The plan also seeks to establish a Heritage Network, and to encourage visitors on the John Muir Way to visit local heritage sites.

9.99 Under 'Community minded' the plan seeks to promote the sense of a village identity. The plan also seeks to protect green spaces and connect people with their natural environment within and between communities to increase health and wellbeing. The plan seeks to support families so that children can have the best start in life, recognising that parts of the area is one of the 20% most deprived in Scotland.

9.100 The plan includes under 'Fair' actions to reduce social isolation and to provide opportunities for people with lived experience of poverty to be heard in local decision making. It also seeks to improve access to places and spaces for everyone. Specifically access to the beach is mentioned. There is also an action to create a play map of the area to encourage outdoor play and recreation. This plan also aims to encourage people to walk and cycle and use the path networks within and between communities.

#### **Environmental Assets**

9.101 East Lothian has a rich natural and cultural heritage. Many of the aspects of this are covered in other topic papers. They include:

## Landscape

- 9.102 Landscapes play a large part in forming identity and distinctiveness of place. The spirit of a landscape comes from the play between its geology and topography, vegetation cover and land use. Places must evolve to balance the needs of environment, community, and economy. Nowhere stays the same forever. Good landscapes can become degraded, poor ones improved. Landscapes can change when open ground, woodlands, wetlands and other habitats are fragmented or replaced by buildings, roads, utilities, and other forms of development. Professor Brian Mark Evans puts the issue of gradual change well, warning: “Landscape change is slow and pernicious: it is cumulative, and when finally obvious to all is hard, if not impossible, to reverse<sup>2</sup>”. It is therefore important to think about landscape for small as well as large developments.
- 9.103 East Lothian has attractive, varied landscapes. The lowland plain, where most people live, consists of mainly arable land intersperse with settlement and volcanic outcrops. Three of these in particular – North Berwick Law, the Garleton Hills and Traprain – are distinct landmarks over large parts of the area. The coastal area is a major asset, with several large beaches, low cliffs and more intimate rocky areas. The Lammermuir Hills provide a backdrop to the area, being an area of uplands which still retain something of a remote feel in parts despite the energy and water development and the grouse moor management of most of that area.
- 9.104 Much of East Lothian’s countryside is designated as Special Landscape Area or other landscape designation, and this is covered in the Natural Environment topic paper. Further information on East Lothian’s landscape in general can be found at [NatureScot’s Scottish Landscape Character Types Map and Descriptions](#) and also East Lothian Councils [Special Landscape Area Supplementary Planning Guidance](#), which includes the East Lothian Landscape Review.
- 9.105 The East Lothian Landscape Review identified elements and features of regional landscapes which are important to conserve and reinforce to maintain the distinctiveness of these areas in relation to the rest of Scotland or the UK. These included for Eastern Coastal Lowland Scotland: undulating, fertile arable land, coastline features; plantation shelter belt and policy tree-planting; use of pantiles and local stone; redevelopment of steading buildings; links golf courses; closely spaced designed landscapes and dense network of rural roads. For the Central Lowlands, the southern upland boundary fault and hill ridge skyline and the associated fortified towers and hill forts was identified as characteristic, as well as the hillfoot villages constructed of local stone. The rolling plateau and heathery moorland with steep sided cleughs, peat and blanket bog and reservoirs characterised the southern uplands.
- 9.106 Pressures on landscape include:
- Climate change and response to climate change (see ‘pressures’ above)
  - Expansion of settlements for housing
  - Upgrading of transport and telecom infrastructure
  - Intensification of land use and management, including in agriculture
  - Incremental small-scale changes
  - Increase in lighting affecting the appearance of the area at dusk, dawn and at night.

## Cultural heritage

- 9.107 Cultural heritage is covered in detail in the Historic Environment Topic Paper. In the countryside area, there are 875 Listed buildings, with a further 52 within the Green Belt. All bar two of our Inventory Designed Landscapes are in the rural area (20/25) or Green Belt (3). 111 out of our 150 Local Designed landscapes are in, or partly in, the rural area, 11 of which in the Green Belt. Most of these assets are within the lowland areas. The rural area contains 254 Scheduled Monuments, with a further 14 in the Green Belt. Although these

are also predominantly in the lower lying plain and the outcrops within it, there are some in the uplands, where there is also potential for unknown archaeology. All of the designated battlefields are at least partly within the countryside area.

9.108 In addition, there are numerous historic buildings and features which although not designated contribute to the overall historic landscapes of the countryside.

9.109 Some cultural heritage assets in the rural area are also tourist attractions. These include Tantallon and Hailes Castles, Prestonpans Battlefield, Traprain and North Berwick Law which have cultural heritage as well as natural heritage value, and some scheduled monuments such as Whitecastle Fort.

9.110 Issues for the historic environment in the countryside include:

- Pressure for renewable energy solutions on older buildings that are hard to heat and off the gas grid
- Redevelopment of historic buildings such as farm steadings

## Soils

9.111 Soils are covered in the natural environment section. Soil has value in urban areas as well, but it is the soils in rural areas that have the greatest role in food production and carbon sequestration.

## SUMMARY OF STAKEHOLDER CONSULTATION

9.112 The details of responses from Key Agencies can be found in the Summary of Evidence Report Engagement Topic Paper (ELC 060). NatureScot note that climate and biodiversity crises are intertwined and, together, inform NPF4's key visions and aims for Scotland. They are supportive of the proposed aims of the plan to address Climate Emergency, Nature Crisis, Health and Infrastructure Delivery. NatureScot sought a stronger link in the evidence report and supporting information as to how the information will directly influence and implement these aims. The Council recognises the strong links between Climate and Nature crisis. The information shown in this section includes the location of areas designated for landscape value, while the Natural Environment Topic Paper shows areas of designated and non-designated biodiversity. The Climate Topic Paper gives evidence on sequestration. The evidence gathered will influence the Spatial Strategy of the plan, which will protect sensitive areas and minimise harm to nature in areas proposed for development. This will in turn benefit aims for climate mitigation and adaptation. The plan in conjunction with NPF4, will contain policies to protect these sensitive areas, and secure appropriate mitigation in areas allocated for development.

## Green Belt

9.113 Some comments were made by members of the public supporting the Green Belt in general. Reasons for this included avoiding coalescence, providing land for countryside recreation, and addressing the climate and nature crisis. Comments were also made on specific areas of Green Belt or Countryside Around Towns areas that should be protected from development. Consultation with children and young people highlighted the importance of easy and frequent access to natural areas. Places such as paths, tracks and old railway lines on the edge of towns and villages are valued for free play.

9.114 Some developers considered that a Green Belt review is required given the need to allocate a significant amount of new land for homes. A study of the Green Belt was submitted by one developer alongside their submission supporting development of a specific site at Craighall. This stated that the methodology considered

<sup>2</sup> Quoted in "Landscape for Scotland" Landscape Institute (undated)  
<https://scotland.landscapeinstitute.org/wp-content/uploads/2017/12/Landscape-for-Scotland-2017.pdf>



the current extent of the Edinburgh Green Belt to the southeast of the city against the policy requirements of NPF4 Policy 8, with reference to NatureScot's Landscape Character Assessment. The methodology for the Council's Green Belt Review is shown in Appendix 4.

## Public events

- 9.115 A number of comments at the public events were made about the need to protect the Green Belt specifically. Comments were also made supporting use of brownfield or vacant buildings over greenfield sites. General comments were made about the desirability of nature networks and need to protect green spaces and habitat. Protection of existing woodland, and new tree planting was also mentioned specifically. Concerns were raised about loss of farmland to development, mostly housing. Some members of the public opposing new housebuilding gave its effect on the character of the county as a reason to resist it. The need for land for local food growing, including in allotments was raised. Site with good quality agricultural land near settlement could potentially provide this.
- 9.116 Some members of the public identified particular places within or close to Green Belt or Countryside Around Towns areas as important to protect from development. These were:
- the Green belt between Prestonpans and Musselburgh. The commenter noted they have
  - 'Musselburgh is full'
  - Stronger protection to Levenhall Links (dog walkers mentioned in particular)
  - no development south of track adjacent to the new housing at Barbachlaw, Wallyford
  - Field to the north of Rennie Place in East Linton
  - Former nursery at Goshen (agricultural value) for a new major allotment site
  - Rewilded greenspace, wildlife corridor and coastal management at Morrison's Haven
  - comments seeking nature-based solutions for Musselburgh Flood Protection scheme, which would potentially involve some land now in the Green Belt.
- 9.117 One member of the public noted the need to consider the impact on adjacent landowners/landuse when new development is built.
- 9.118 Various possibilities for paths and active travel routes in the rural area were also suggested.

## ArcGIS survey – Green Belt/ Countryside Around Towns

- 9.119 A comment made via the Arc GIS survey was that 'any spare land is being turned over to houses, towns are starting to merge together'. The commenter continued that Green Belt land should be left for recreation. Another considers that out-of-town non-food retail would benefit the area but did not want to see Green Belt used for this.
- 9.120 One respondent said that to address the nature crisis, more trees or small woodland areas should be planted in or near urban areas.
- 9.121 One comment said they thought there is an urgent need to expand the Countryside around Towns notion to create areas around all East Lothian towns, which would create clear and identifiable priority areas for conservation, rewilding, woodland and wetland creation, while improving everyone's access to the countryside.
- 9.122 Some developers and agents commented that a Green Belt review is required given the need to allocate a significant amount of new land for homes. Some considered it is inevitable that some of this land will be required to be allocated for home building.

## Engagement with children and young people – Green Belt/ Countryside Around Towns

- 9.123 Many of the findings noted above as relevant rural development are also relevant for Green Belt/Countryside Around town areas. One of the key findings was the importance of easy and frequent access to natural areas; links between health, being active and access to green space, and children's care for natural areas. Children are less likely to be aware of policy designations of Green Belt and Countryside Around Towns. As a result, their comments are less likely to mention them specifically, although some of the issues they discussed are relevant for this topic.
- 9.124 The finding that "ease and frequency of access to natural areas such as beaches and woods, green spaces and parks is highly important to children" is relevant. The report found that children value areas such as paths, tracks and old railways lines, which are significant play spaces. These places are often on the edge of towns and villages and tend to be free from cars, close to housing but not used frequently by adults. Here, children can play freely, creating their own games using the landscape and what they can find. Walkability was also important, as was road safety.
- 9.125 Some children were against new housing due to loss of natural areas. Some had seen areas special to them built on.
- 9.126 Green Belt and Countryside Around Town areas are near settlement. In terms of location, therefore, these areas are potentially well placed to provide frequent access to natural areas.
- 9.127 One of the NPF4 purposes of the green belt is to provide for nature networks and land for climate mitigation. As noted above, children see the nature and climate crisis as closely connected and want to protect our wildlife. Their feeling that wildlife should be considered when building new houses and roads could be seen as tending towards support Green Belt and Countryside around Town type policy as this is intended to provide land for climate mitigation and nature networks.

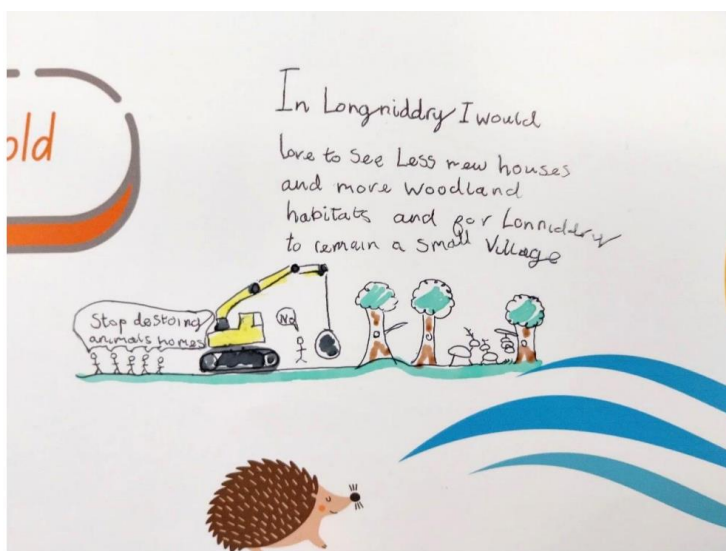


Figure 4 "Stop destroying animals' homes" by a child at Longniddry Primary School

## Coastal development and NPF4 Policy 10

### Summary of engagement

9.128 The main issues raised through the general consultation were concern over harm to the coastal areas and its wildlife. Wildlife at the coast was recognised as valuable. There was also recognition of the value of the coast for recreation, linking this to health and wellbeing. This had led to high and damaging use over the pandemic. Management issues such as dog control and litter were raised. Camper vans parking outwith camp sites in tourist destinations was also raised as an issue. More than one respondent also noted the link between the amount of development and increased pressures on the coast. However, the ability to access the coast was also seen as important.

9.129 Sea level rise and flooding were seen as an important for LDP2 to address, with nature-based solutions preferred. The Musselburgh Flood Protection Scheme, which will be determined under separate legislation, was also raised.

9.130 Children and Young People clearly valued the coast, in particular the beaches. Although neither beaches nor the coast were a separate category in the Place Standard completed by secondary aged children, overall, Nature was rated highly by participants. Beaches were mentioned as places to go.

9.131 A key finding of the primary engagement was that 'ease and frequency of access to natural areas such as beaches and woods, green spaces and parks is highly important to children. 'Beach' was the most frequent response of primary children to the question 'what is special about where you live'.

9.132 Both Secondary and Primary school children mentioned the potential of the coast for electricity generation – wind and solar. The wildlife of the coast was also seen as in need of care.

### **Online Survey - coast**

9.133 Issues raised by respondents:

#### *Adverse impacts (general)*

- present policies lead to exploitation of our coastal Areas
- wildlife and wild habitats (sea and land) can recover with the right policies.
- The amount of new housing in East Lothian and further east has led to impacts from traffic and parking, especially in tourist areas
- Creating poor development leads to increased pressure on areas such as the coast that are important for wildlife as people seek escape
- Market failure for resources that are free, such as beaches, but where the impact is felt by wildlife and local residents
- Damage caused to wildlife around Belhaven Bay and Tyne Mouth, especially since covid, was noted
- Rural nature of coastal villages is being lost.
- People are cramped into over used areas of woodland and coast

#### *Sea level rise/flooding*

- Rising sea levels and the protection of coastal communities
- there should be no development in areas threatened by rising sea levels.
- Preference for use of nature-based solutions to protect against coastal flooding

#### *Need for Protection*

- Green spaces at the coast needs to be looked after for future development and not 'trashed' by house building

- greenspace should be protected and healthier lifestyles encouraged by cherishing the Esk and the coast
- Avoid encouraging road-based tourism (e.g. Golf Coast, campervans)
- The landscape in the eastern coastal plain is not sufficiently protected.

*Potential actions suggested by respondents*

- Taking heat from the sea to heat homes
- Tidal power should be explored
- landscape intervention is needed, with a proper demonstration project. The area between Dunbar and Dunglass was suggested, though the respondents recognised coastal restorations may be complex to engineer.
- make sure countryside and coast are accessible without a car
- Easy access to green space for well being and mental health;
- Repair the degradation of the whole area, which has resulted from the A1 removing easy access to the coast and town
- Make all or more of the John Muir Way usable by cyclists.
- Encourage use of existing and new woodland trails to get people away from the coast
- Park and ride small and regular electric bus service along the coast in particular.
- Development of fishing, bird watching and children's coastal events
- The number of camper vans in popular tourist destinations (e.g. North Berwick) should be limited and they should be encouraged to stay in camp sites. Overnight camping in residential areas should be prevented. Land should be designated for additional managed campsites if necessary
- Rewilding of coastal strip from Whitesands to Skateraw parallel to the industrial strip to compensate for loss of green space on the eastern side of town due to development at East Links Golf Course

*Management issues identified by survey respondents*

- need to limit disturbance by people and especially dogs; creating 'no go' areas and restricting dogs in coastal habitat was proposed;
- More education of people on the potential threats and damage that people can do;
- Issues including commercial dog walking and littering were raised;
- Year-round events should be for residents as much as tourists, and away from the coast;
- Rubbish from short term lets ending up on the sea front.

*Musselburgh Flood Protection Scheme*

9.134 A flood protection scheme for Musselburgh is currently being considered, and several respondents commented specifically on that. This project will be decided through a separate process under the Council's responsibility as Flood Authority. Several respondents called for investment in nature-based solutions to flooding rather than building walls. Comments, which included some issues with wider relevance, included:

- Design flood defences for Musselburgh that are sympathetic to this ancient town. Instead of building walls along the coast and river use nature-based solutions and demountable barriers to reduce flood risk.
- The natural beauty of the Esk and the coastline should be preserved and enhanced rather than encircled with tarmac paths, embankments and walls.
- Chopping down mature trees that can capture carbon and reduce flood risk is madness

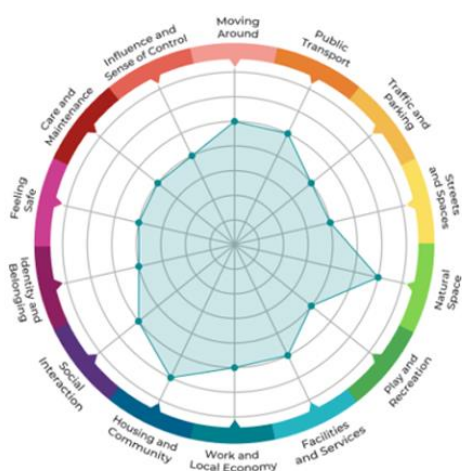


- A whole catchment approach to the risk of flooding on the Esk and beach nourishment at the coast will bring bigger nature and biodiversity gains than the current Musselburgh Flood Protection Scheme which is dominated by engineered solutions.
- Leave Fisherrow Links alone

9.135 The only specific comment relevant to the coast on what evidence is needed was “Marine and coastal nature restoration potential”. This will be considered through the Local Biodiversity Action Plan.

## Secondary School engagement - coast

### Place Standard Engagement: Young People



Walking, wheeling, cycling	5
Public Transport	5
Traffic and Parking	4
Streets, squares & buildings	4
Nature - parks, woods, hills, beaches	6
Play, hang out, games and hobbies	4
Schools, libraries, shops, services	5
Jobs and places to work	5
Homes, friends and neighbours	6
Meeting and talking with people	5
Feeling proud and part of a place	4
Feeling Safe	4
Fixed, clean and managed	4
Having our say and being listened to	4

Figure 2 Plotted Place Standard scores for East Lothian

9.136 Overall, Nature – parks, woods, hills and beaches was rate highly by participants. Young people appreciated the access to nature they had in much of East Lothian. The place standard does not specifically ask about the coast, but participants in coastal towns (Dunbar and North Berwick) scored parks, woods, hills and beaches higher on the place standard than those in inland towns. Though Rosehill (in Wallyford) also scored highly and that is inland, though closer to the coast than Tranent or Haddington.

9.137 ‘Places to Go’ in Dunbar Grammar noted a walk on the beach as a place to go. Young people in Dunbar recognised and appreciated their ready access to nature. At North Berwick, discussing play, hang out, games and hobbies, the access to natural resources was seen as an advantage of living in the area.

9.138 The young people at Rosehill were the only group that specifically discussed Nature. 91% of young people who responded on this theme were able to identify a wide range of natural environments that they could access regularly. These included North Berwick beach.

## Secondary School Questionnaire - coast

9.139 The Secondary school questionnaire did not specifically ask about the coast or beach.

In response to a question about what they would like to see being done to combat climate change, Litter picking/beach cleans were also mentioned. One comment in the secondary school questionnaire was 'to make sure the turtles and fish are OK are safe because so much rubbish is going into the ocean'; another 'my dream East Lothian would have solar power and wind power using the windy and mostly sunny coastline'.

### Primary school engagement – coast

9.140 One of the key findings was that:

- Ease and frequency of access to natural areas such as beaches and woods, green spaces and parks is highly important to children.

9.141 Children were asked 'what's special to you about where you live' and a word cloud created to show the frequency of responses, 'the beach' scoring most highly. East Lothian is fortunate to have beautiful beaches, and these are clearly appreciated by children. Woods, parks and green spaces are places children have fun with friends, family and dogs. 'I like jumping in the sea and swimming in the sea' said a child at West Barns Primary School.





Figure 5 Drawing of tidal pool at North Berwick Beach, by child at Dirleton Primary School



Figure 6 "Good chilling spot" by child at West Barns Primary School





Figure 7 Drawing of sea and bees with 'no litter; sign, by child at Longniddry Primary School



Figure 8 Annotated map from Aberlady Primary School

9.142 The children at Aberlady Primary School suggested adding a beach road.

9.143 Children made the link between health and being active and staying active as they get older.

*"Look after woods and beaches make safe ways to get there." Child at Longniddry primary School*



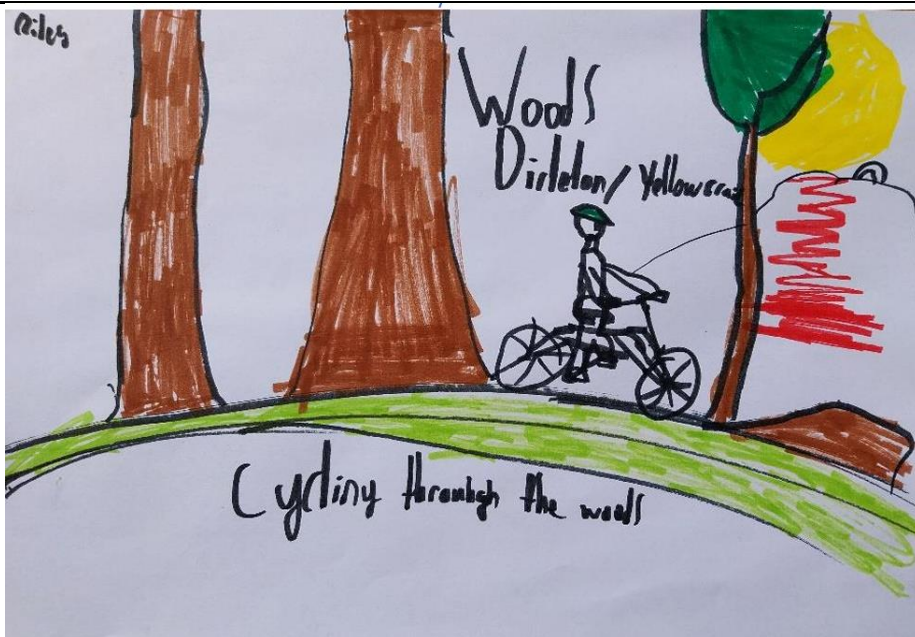


Figure 9 'Cycling through the woods' by child at Dirleton Primary School

9.144 When discussing climate change, some children mentioned wind farms at sea:

*"I think there should be a lot more wind farms and solar power. It's not good when you collect it from coal under the ground and all the pollution goes up into the world. It makes forest fires, there should definitely be more wind farms and solar panels on houses. The wind farms could be in the hills or out at sea."* Child at Cockenzie Primary School

*"Wind farms at sea and solar panels on houses. Train stations, less cars."* Child at Cockenzie Primary School

9.145 What's important for children for the next LDP included developing safe access to areas including beaches so children have frequent access to natural areas.



Figure 10 Drawing by child at Longniddry Primary School Showing houses and trees on a green planet.

## Rural Development and NPF4 Policy 29

### Summary – rural development

- 9.146 A theme from public consultation was a wish to protect farmland, green spaces and habitat. There were concerns about food resilience and a desire to provide nature networks. Lack of public transport in rural areas was raised. The need to improve mobile and broadband connections was raised, as was the need to provide cemetery space. Specific suggestions were for a new country park, and solar farms. Consultation with children showed that rural areas including fields, woods and hills are important to children. Children overall wished to protect and develop safe access to natural areas.
- 9.147 Several comments were made about the adverse effect of development on rural character, and lack of infrastructure to support it. A developer considered that the needs of sustainable rural settlements should be assessment, and growth apportioned to them to ensure their ongoing viability.

### Public Events – rural development

- 9.148 In a series of public events, commenters could discuss issues with planners, and record their views on post-it notes. Planners also recorded their views in a notebook. The following issues were discussed.

#### *Protection*

- 9.149 There was a concern to protect farmland (in particular from housing), green spaces and habitat. One respondent noted pressures on existing countryside sites and green spaces arising from additional residents. There was concern that housing development is spoiling the character of the county.
- 9.150 The existing trees and habitats at Musselburgh should be retained.

#### *What respondents thought was needed*

- 9.151 Land for allotments was considered to be needed across East Lothian. Food resilience was brought up, as well as a suggestion for local food produce areas for horticulture and market gardens. A comment was made that mobile phone and broadband connections in rural areas needs to be improved. Better facilities for surfers were called for. Alternative [to the coast] accessible green space is needed.
- 9.152 Cemetery space was also needed.
- 9.153 Nature networks were called for. Nature based solutions for flooding issues, mainly in relation to Musselburgh, but also for Haddington, were suggested.
- 9.154 Bus service for Stenton.

#### *Respondents' suggestions*

- 9.155 Some respondents made suggestions for development/land use:

- Park power or solar farms could be developed.
- New country park – possibly in the Lammermuirs/Lammermuir foothills
- Tree planting of the Climate Forest was supported.
- Car parking services for tourists in the hills
- Horticulture and market gardens

#### *Specific places mentioned by respondents*

- 9.156 Torness power station is likely to close during the lifetime of the plan. Concerns were raised about the future of the site post-decommissioning, with suggestions including a deep-water harbour or port facility. Restoration of the nearby quarry (Whitesands) for nature restoration was also raised, along with potential

for wetland creation at Barns Ness. Rewilded greenspaces were also suggested at Morrisons Haven and Cockenzie.

9.157 Various possibilities for paths and active travel routes in the rural area were also suggested.

### **Online survey – rural development**

9.158 The comments below were raised by one or more respondents.

#### *Rural character issues raised by respondents*

9.159 Several comments were made about the effect of development on aspects of rural character. For example: “We have more than enough new houses. No infrastructure is provided, countryside ruined”. A call was made to protect East Lothian villages from mass development to enable their population to enjoy a rural lifestyle. A comment was made that coastal villages were losing their rural character. Another considered the emphasis should be in protecting what we have and the encouragement of and education on protecting rural habitats.

9.160 A comment was made that in many of the rural areas, the dark skies are a huge asset. They are easily lost through inconsiderate development; this should be protected to preserve the feeling of nature that is so important for health.

#### *Rural Development issues raised by respondents*

9.161 Very few comments were made on rural development other than housing. Rural housing is considered in the ‘Housing’ section of this report. Some comments on rural housing have been included here to show the desire to retain the character of East Lothian’s rural areas. The threat to this came from both the development itself and increased traffic in the rural area.

9.162 In response to the question on housing land, a respondent asked for the housing land requirement to be set at the lowest level to preserve the character of East Lothian as a rural county. They considered East Lothian is losing its character as a “lovely rural county. Dense housing of a uniform type more suited to towns and cities is being put up in countryside and village locations”. One commenter noted that development in rural areas increases the use of cars, saying that “inevitably at least one adult will be working and one at home, requiring two vehicles”. They considered that development should be located close to existing services where use of a car is not required.

9.163 One comment was made that East Lothian are prioritising keeping rural schools open with hardly any children attending. This affected the level of support available [to pupils] in other schools, which was a major concern.

9.164 A developer (Gladman) considered however that “It is essential that the needs of the sustainable rural settlements across the authority are assessed and meaningful growth apportioned to them to ensure their ongoing vitality and viability”.

#### *Nature crisis comments*

9.165 People made comments about development in rural areas in relation to the nature crisis. One said that development should not be located in rural areas of known wildlife activity for this reason. Another that new housing developments in rural areas should be reduced or kept small, with lots of interconnecting green spaces for hedgehogs, insects &c to travel through. More trees or small woodland areas should be planted in or near urban areas.

#### *Agricultural production comments*

9.166 Several people commented on the importance of retaining agricultural land and food production. One noted the history of East Lothian as the breadbasket of Scotland. Another that once built on reverting back

to agricultural land is difficult. Another considered the importance of food production would increase with increasing population.

*Transport comments*

9.167 The availability of public transport in rural areas was raised as an issue. Supporting bus services and making sure buses in rural areas was improved was called for. Dial-a-bus for rural communities was suggested. Access to the countryside and coast were mentioned as important, in particular for health, though environmental impacts should be taken into account. Improved rural transport was seen as important for climate mitigation, so car trips are reduced. Another that we should make sure countryside and coast are accessible without a car to encourage healthy lifestyles. The connectivity of rural transport was seen as in need of improvement. Several people commented that public transport in rural areas was too expensive and not convenient.

### **Primary School engagement - rural development**

9.168 Engagement with primary school children was carried out with support from the East Lothian Play association. The key findings of the consultation noted:

- Ease and frequency of access to natural areas such as beaches and woods, green spaces and parks is highly important to children
- Health, being active and having access to green space are closely linked for children.
- Children's care for woodland, green spaces, trees and habitats shows they should be involved in decisions about their local area.
- Traffic levels and lack of safe crossing points are key concerns for children.

9.169 The report found being able to go to natural areas easily and frequently seemed to be the most important factor. Children linked natural spaces with relaxation. Many children talked about the beautiful scenery in East Lothian and that they enjoy hill walks, the views, sunsets and having space around them.

9.170 The report continues found that children value areas such as paths, tracks and old railways lines, which are significant play spaces. These places are often on the edge of towns and villages and tend to be free from cars, close to housing but not used frequently by adults. Here, children can play freely, creating their own games using the landscape and what they can find.

9.171 The report found that frequent, easy access to natural spaces and places to play is important, as is walkability. Playing outside is important. Factors supporting this include natural spaces, and spaces without cars. Some children were against new housing due to loss of natural areas. Some had seen areas special to them built on. Road safety was mentioned as a significant concern.

9.172 Children see the nature and climate crisis as closely connected. Children want to protect the wildlife we have in East Lothian and feel strongly that this should be considered when building new houses and roads.

9.173 A word cloud was created showing the overall frequency of responses to the question 'What's special to you about where you live?'. This shows that rural areas including fields, woods, river, and hills are important to children.



Figure 11 Extract from Report on consultation & engagement with children for ELC LDP, East Lothian Play Association

9.174 The most frequent responses from children related to natural areas. The report notes that some children are able to visit these places often as they live very close by, while others talked about the excitement of visits and exploring. Small pockets of nature are as important to children as the bigger more scenic places.

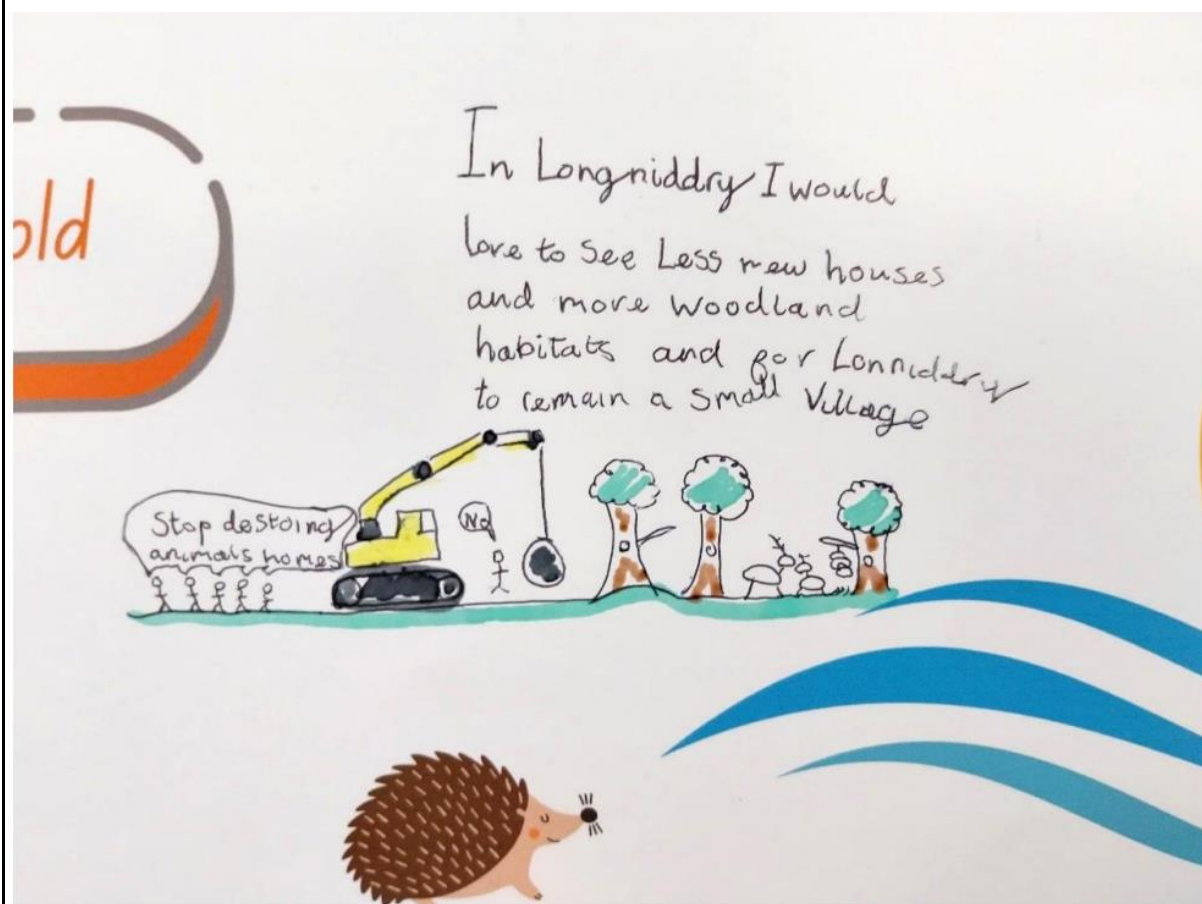


Figure 12 "Stop destroying animals' homes" by a child at Longniddry Primary School

9.175 The summary report of what is important for children in LDP2 includes:



- Protect natural areas, parks and green spaces
- Develop safe access to beaches, woods, parks and green spaces so children have frequent access to natural areas
- Neighbourhoods to play out (green space, less traffic, adequate lighting)
- Word clouds were created for each Primary School in response to the question 'what is important to you about where you live'.
- Word clouds were created for each Primary School in response to the question 'what is important to you about where you live'.

9.176 Word clouds were created for each Primary School report in answer to the question 'what is special about where you live'. In more rural areas, these word clouds had natural places as most frequently mentioned, while in urban areas artificial or managed spaces were more common. For example, Sanderson's Wynd's most frequent word was 'astro', while St Mary's in Haddington was 'park' and Stoneyhill's, Football. Children at Whitecraig identified the 'Banking', a path to the east of the village. By contrast West Barns, Dirleton, Cockenzie and Longniddry schools had 'beach' and 'woods' as most frequently mentioned.

9.177 Specifics noted in the different areas included:

*Cockenzie Primary School:*

- A more natural environment will improve our health and wellbeing
- More natural calm areas safe to cycle and walk
- Areas with more trees, flowers and wildlife also helps with climate change

*Dirleton Primary School*

- Having natural areas close by and easy to get to was mentioned frequently. Having space to walk with friends and dogs was important
- The dirt track at the edge of the village is mentioned as a special place to explore and cycle; there are no cars, so it feels safe; and there is a pond to visit

*Longniddry Primary School*

- Children at Longniddry Primary School say they enjoy living in a small place where you can walk or cycle to school, the park, and friends houses and call for safe paths to the woods around the village
- Some children in Longniddry would like more housing there, others feel the village is becoming too big and they don't like the new houses
- Children would like to protect the natural area and also plant more habitats for wildlife (Longniddry Primary)

*Sandersons Wynd Primary School (Tranent)*

- Children in Tranent appreciate natural places such as Butterdean Woods, Musselburgh Lagoons and the beaches
- Wish list included natural areas, with grass, flowers and wildlife

*St Martins Primary School (Tranent)*

- Children mention nature areas they travel to and that are near their houses, varying from woods to small green spaces
- Local natural and green areas are linked to children playing out more
- Paths near fields and green areas which needed more lighting so children felt safe were highlighted

*St Mary's Primary School (Haddington)*

- With more houses being built, nature needs to be protected.

*Stoneyhill Primary School (Musselburgh)*

- Natural places are special to children including Newhailes, paths and the beach
- Places to walk dogs - paths, parks and beaches are important as well as looking after natural habitats

*West Barns Primary School*

- Children appreciate the natural areas and scenery
- Children talked about the importance of going for walks and having space
- A reported quote from a child was 'make houses in one place so we don't hurt wildlife'

*Whitecraig Primary School*

- children are affected by the new houses. Some don't want to lose more fields, some are excited for more people to live in the village and get a better school, more children to play with



Figure 13 Word cloud in answer to 'What's special about where you live and visit in East Lothian?' in Cockenzie Primary School (top left), West Barns (top right) Dirleton Primary School (left) and Longniddry (right)

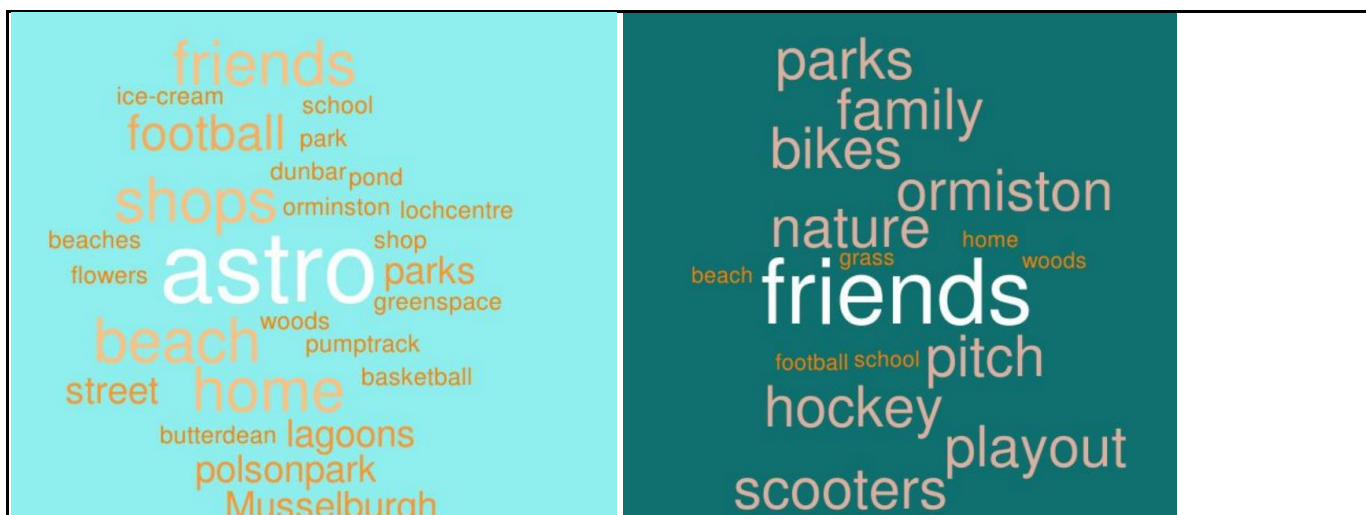


Figure 14 Word cloud in answer to 'What's special about where you live and visit in East Lothian?' in Tranent - Sanderson's Wynd Primary School (left) and St Martins (right)



Figure 15 Word cloud, St Mary's Haddington (left) and Stoneyhill (right)

## Secondary School Engagement – rural development

### Place Standard

9.178 Engagement was carried out with secondary schools using the Place Standard. The overall report on this engagement is included with the Evidence Report. Use of the place standard helps support discussion on what is good and less good about an area.

9.179 For each secondary school that took part, the Place Standard score was aggregated. There was not a specific topic for 'countryside', but 'Nature – parks, woods, hills and beaches' scored consistently highly, Knox (Haddington) and Ross (Tranent) scoring this at '5', Rosehill (Wallyford) and Dunbar Grammar scoring it at 6, and North Berwick at 7 (the highest possible). Young people appreciated the access to nature they had in much of East Lothian.

9.180 Young people at Knox, Haddington, identified a range of places to hang out, some of which were natural areas on the outskirts of town:



Figure 16 Extract from Place Standard engagement report: Places to hang out, Knox Academy, Haddington

9.181 Young people at Dunbar Grammar mentioned the beach and forest. Young People in Dunbar recognised and appreciated their ready access to nature. Those in North Berwick also saw this as an advantage of living in the area. At Rosehill, Wallyford, some young people expressed concern about the number of new houses that were getting built on what they thought were forest or green areas, where they liked to hang out. Some noted they felt unsafe at the Drift (a path between Wallyford and Musselburgh).

#### Secondary school questionnaire

9.182 Secondary school children were also engaged through a questionnaire. They were not specifically asked about rural areas. However, in response to a question about tackling climate change, planting trees and protection of nature and green areas were suggested. Limiting new building was also suggested to achieve that aim. One pupil suggested 'stop cutting down the woods and wild areas to build houses'.

## WHAT THIS MEANS FOR THE PROPOSED PLAN?

The proposed plan will address countryside matters as follows.

### Green Belt, NPF4 Policy 8, and Countryside Around Towns

9.183 A Green Belt Review will be carried out in accordance with the methodology in Appendix 4. The methodology framework has been agreed with neighbouring authorities which share the Green Belt. This review may result in amendments to Green Belt boundaries. The review will be carried out in summer/autumn 2025. Green Belt has an important function, and it is important that the land designated for that purpose is suitable and sufficient. Review should consider if further areas are required, or any changes are required to existing areas. The LDP should also consider whether the categories of development as given in NPF4 suitable or if amendment is required for local circumstances.

9.184 The planning process will also review current Countryside Around Towns boundaries and associated policy. The Countryside Around Town boundary review will take place at the same time.

9.185 The Spatial Strategy of the plan will take account of the Site Assessment process, which will include the protection of the revised area boundaries of Green Belt and Countryside Around Town areas as criteria.

## **Coastal development and NPF4 Policy 10**

9.186 Protection of and access to the coast is clearly important to the public. Pressures on the coast can arise from development directly. There are also existing recreational pressures on the biodiversity of the coast. The qualifying interest birds of the Firth of Forth Special Protection Area are of particular concern. In addition to recreational disturbance, some are also vulnerable to loss of coastal roosting and foraging habitat, whether directly through land use change or indirectly through disturbance there. Loss of habitat through coastal erosion can also lead to coastal habitat squeeze.

9.187 Issues of coastal flooding and erosion are a particular concern in Musselburgh, but local effects may also occur in other areas. Over recent years there has also been storm damage in coastal areas, in particular recently to North Berwick and Cockenzie Harbours. NatureScot Dynamic Coast mapping shows predicted areas of erosion and accretion. This will be updated as understanding of climate change and how it will affect sea level rise and wave action increases. East Lothian's Shoreline Management Plan was prepared over 20 years ago. This work will be superseded by East Lothian's Coastal Change Adaptation Plan. Development pressure on the coast includes electricity transmission infrastructure related to offshore windfarms and tourism related development.

9.188 The Council has started work on the Coastal Change Adaptation Plan (CCAP) in March 2025, which will be a strategic long-term plan to assess the condition of and then plan how we manage the assets (structural and natural) along our coastline and adapt to climate change. This will be based on the most recent guidance on CCAP's, published in 2023. The first stage will be to identify a robust evidence of the coastal condition / coastal erosion risk to the coast in Phase 1. This will be followed by an assessment of options for the coast and undertake community consultation in Phase 2. Consultants will be employed to progress the project and the Council are now progressing the early stages of the project, which is data collation. The end date of the first stage is autumn 2025.

9.189 The current Local Development Plan aims to protect the coast by steering development that does not require a coastal location to other areas. This is generally in line with NPF4 policy. The Coast and Countryside SPG provides guidance aimed at reinforcing coastal character. The LDP also contains policy specific to Operational Harbours, which gives preference to uses that relate to fishing or other industry connected with the harbour.

9.190 The key issues for LDP2 are:

- Responding to coastal erosion, sea level rise and coastal flood risk
- Protecting the biodiversity interest of the coast, in particular the birds that are the qualifying interest of the Special Protection Areas there
- The nature of the link between development, in particular housing and tourism development, and pressures on the coast
- Contribution of the coastal areas to the Central Scotland Green Network
- Retaining the diversity of our different coastal areas
- Managing development pressures for electricity and heat infrastructure, as well as tourism/recreation related development
- Managing areas of change in particular the former Cockenzie Power Station site, and looking to the future, decommissioning of Torness Power Station.
- Supporting the aims of the National Marine Plan



## Rural Development and NPF4 Policy 29

- 9.191 East Lothian's countryside is an attractive, generally Accessible Rural Area. As a result, there is significant development pressure. Within the lowland countryside, population is spread relatively evenly across the area. Population is much sparser in the Lammermuirs, and on the volcanic outcrops of North Berwick and Traprain Law, and to a less marked extent, the Garleton Hills. There is a significant proportion of Scotland's prime agricultural land here, as well as some areas of commercial forestry. The uplands are largely managed as grouse moor. As a result, there is little of East Lothian's countryside that is not in productive use. Although there are sporadic buildings in ruinous condition, in general there is little need for regeneration of the countryside here.
- 9.192 The area bounds the coast, where significant offshore wind development is taking place. Connections to the grid are sought in East Lothian as there are high voltage electricity lines with some remaining capacity. There is a good wind resource technically in East Lothian. Torness power station remains in use. As a result, the rural landscape of East Lothian, is influenced by electricity generation and infrastructure projects.
- 9.193 To address the impact of energy developments on the landscape the Council is planning to commission a capacity study, looking at the ability of the landscape to accommodate future energy development. The purpose of the study is to inform the review of Local Development Plan policies as part of the emerging LDP2, the content of supplementary planning documents and guidance notes, to provide guidance to developers and those determining applications through the planning process, and the determination of single or multiple planning applications (including consideration of cumulative effects). The study will provide the context for more detailed assessments of individual development sites. The scope of the study will include consideration of the landscape sensitivity to:
- Onshore wind energy development (including ancillary structures and consideration of visible aviation lighting) of varying height bands to be agreed at inception meeting;
  - Ground-mounted solar photovoltaic development (including ancillary structures) of varying geographic extent to be agreed at inception meeting;
  - Battery Energy Storage System (BESS) (including ancillary structures) of varying geographic extent to be agreed at inception meeting; and
  - Large-scale development(s), based on maximum parameters / envelopes, to be agreed at the inception meeting.
- 9.194 The selected consultant will be expected to advise the Council on likely trends in technology (e.g., in terms of size / scale) to – as far as possible – ensure the longevity of the study. The selected consultant will be asked to consider the landscape sensitivity to cumulative development. The selected consultant will produce outline design guidance pointers based on the characteristics of the landscape units. The Council aim for the study to be at draft stage for consultation by mid-February 2026, we anticipate the final study to be complete by end April 2026.
- 9.195 Other key issues that will need to be addressed include:
- Meeting the challenge of net zero in our rural areas with regard to heating of buildings, transport and land use
  - Landscape protection in the face of development pressure.

- Providing countryside recreation for an increasing population, in balance with agricultural production and biodiversity protection
- Managing recreation at the coast, both to maintain the visitor experience and for biodiversity protection, in particular with respect to the qualifying interests of the Special Protection Areas

1. The key issues emerging are:

- management of development pressure in the rural area
- providing and/or maintaining access to natural areas for children and young people
- addressing the needs of an ageing population in the rural area
- providing land for nature networks and carbon sequestration while retaining productive agricultural land

## **AREAS WHERE THERE IS AGREEMENT OR DISPUTE ON ISSUES AND POSSIBLE APPROACHES.**

**9.196 Green Belt, NPF4 Policy 8, and Countryside Around Towns:** There is a difference of views on the suitability and extent of the Green Belt and Countryside Around Towns, but these will be resolved at the Proposed Plan stage. A review of the Green Belt was submitted during consultation by a developer alongside their submission promoting a particular site. This information is not relevant to this stage of the LDP and will be considered at later stages. More information is in the Stakeholder Consultation section.

**Coastal development and NPF4 Policy 10** – none.

**Policy 27 – Rural Development** – none.

## APPENDIX 1: Green Belt

A1 The Landscape Character Areas as assessed in the Edinburgh Green Belt Study are shown in the map below. The areas in, or partly within, East Lothian are Areas 87 – 95. At least some land from each of these areas is still included in the current Green Belt as shown in the East Lothian Local Development Plan. The following sections review these areas with reference to the Edinburgh Green Belt and development that has occurred since it was carried out. The information provided here gives an indication on the approach to each area of Green Belt. This will be refined through discussions with neighbouring authorities and more detailed assessment as part of the development of the LDP2 spatial strategy.

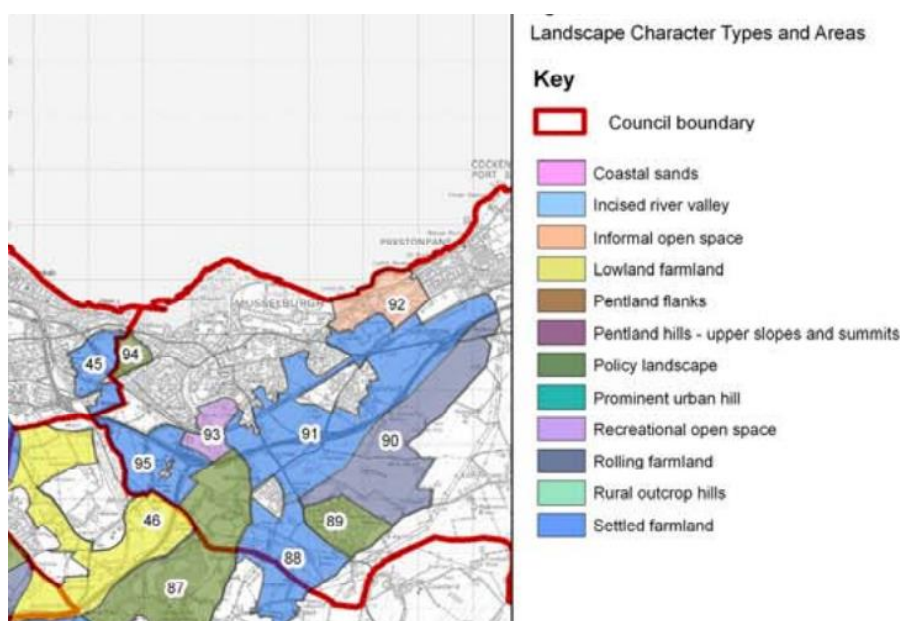


Figure 17 Excerpt from 2008 Edinburgh Green Belt Study showing Landscape Character Types and Areas

### Area 87 Dalkeith Policies

- A2 This landscape character area is mostly in Midlothian, with about a third being in East Lothian. All of this landscape character area remains designated as Green Belt.
- A3 **Landscape objectives:** The Edinburgh Green Belt study found the buildings, parkland and extensive policy woodlands of the designed landscape of Dalkeith House to be of high scenic quality particularly at their core. The policy woodlands made a strong contribution to the integrity of the whole of the estate although transmission lines and road construction has affected this to some extent to the north-east. The boundary walls, chapel and policy woodlands were distinctive components important in the context of the historic core of Dalkeith. This landscape is an Inventory listed Designed Landscape.
- A4 In terms of contribution to the landscape setting of settlements, while the landform and presence of perimeter woodlands limit visibility of the core of the designed landscape from roads, the use of the area as a Country Park increases visibility. Part of this landscape is important in views from the historic heart of Dalkeith. This

landscape contributes to the wider setting of Edinburgh as seen from the City Bypass (A720). It also provides a broad swathe of well-managed farmland and policy woodlands focussed on the Esk valley and separating Musselburgh and Dalkeith.

- A5 Other than the erection of two agricultural buildings, and works to buildings all associated with Home Farm, Dalkeith, there have been no planning applications since the study in this area. There has been little landscape change. The area continues to fulfil Green Belt objectives with regard to character.
- A6 **Nature networks/tackling climate change:** There is a strong woodland link through this area comprising ancient woodland associated with the Esk and policy woodland. This contributes to both nature networks and carbon storage.

### **Area 88- Smeaton - settled farmland:**

- A7 Some of this land was removed from the Green Belt through the current LDP to allow for planned growth south of Whitecraig.
- A8 **Landscape objectives:** The evaluation in the Edinburgh Green Belt study noted that the new Dalkeith bypass runs through this area (which extends into Midlothian) as well as pylon lines, which reduce its integrity; however, the landscape is characterised by large open arable fields and extensive views towards Edinburgh. The landscape was very unwooded, and the disused tip towards Carberry (now removed from the Green Belt) the most distinctive feature. Landscape features of hedgerows and field boundaries were not at that time considered to be highly maintained. The landscape contributed to the landscape setting of settlements by providing separation between Thornton and Whitecraig, and also had some role in the setting of Thornton and Whitecraig. The landscape was not considered to play a key role in the identity of Edinburgh or the surrounding settlements because it is physically detached from them, however it lies on the Mayfield – Tranent ridge and this contributes an edge and forms part of the experience of entering or leaving the Edinburgh area. This evaluation gave this landscape a 'score' of 67%, which was the at the cut off for being considered to strongly contribute to the objective.
- A9 The new housing development south of Whitecraig will increase the proportion of this landscape character area that is developed, and somewhat increase the presence of the village in the landscape. The SEA site assessment for this site found it had good visual containment to the east from mature trees, while a high stone wall to the west of the A6094 provided a defined boundary. There was also containment to the south from farm buildings and mature trees, so the site was a logical extension to the village.

A10 The high voltage power lines retain a significant influence on this area and views of the city from it. The area remains mainly in agricultural use. Smeaton Bing has been developed for waste management and, other than the access route, has been removed from the green belt.

Landscaping around this site should reduce impact of this site in time. Consent has been granted for additional reactor units at the electrical substation west of Smeaton Shaw. Other

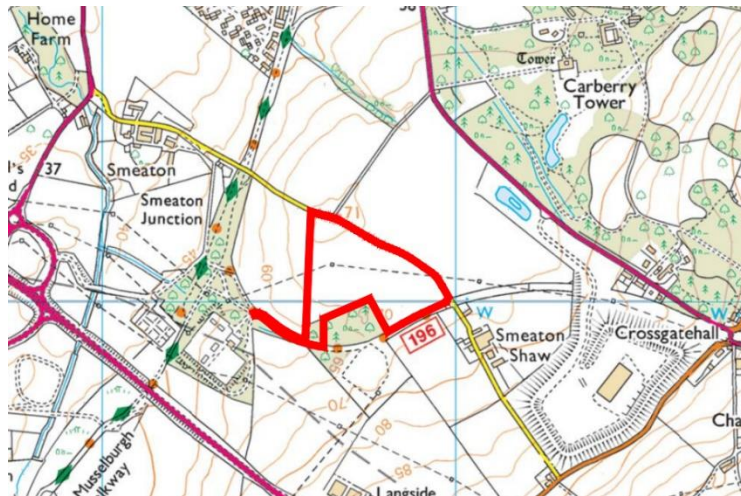


Figure 18 Site of proposed Battery Energy Storage System at Smeaton

than this there has not been a great deal of landscape change here. A recent application has been made to Scottish Ministers for battery energy storage (Energy Consent Unit referent ECU00004783) has been made for battery energy storage. This is awaiting determination at the time of writing.

A11 There has been some tree planting and restoration of hedgerow near Carberry.

A12 The location on the ridge continues to provide a containing edge, and also provides some views of Arthurs seat, though somewhat compromised by pylons and other infrastructure. There are also good views across the area to Inveresk.

A13 **Nature networks/tackling climate change:** The area has some limited areas which contain CSGN grassland habitat network, south of Smeaton Farm Cottages, and some areas of woodland network around Core Paths 349 and 73. There is some potential to expand the woodland habitat and connect it with that of Carberry. The area is mostly in arable use.

## Area 89 – policy landscape – Carberry Policies

A14 All of this landscape character area remains designated as Green Belt.

A15 **Landscape objectives:** The Edinburgh Green Belt study evaluation of this area found the landscape to have good integrity. The densely wooded policy landscape accommodated a variety of uses in the buildings located within it, however the wooded character of the area absorbs these different uses. Although not highly visible, the densely wooded character of the policies is distinctive and an uncommon feature within the farmland to the east of Edinburgh. The main policy features were intact but not well managed. There is some evidence of decline in quality of individual features such as trees and fences and the formal garden. Whitecraig is the nearest settlement however the landscape does not have a close relationship with this area due to the rising landform and lack of connectivity to this area. The evaluation found that when viewed from a distance Carberry Policies form a large woodland block but do not play a significant role in settlement identity, though forms part of the Mayfield – Tranent ridge. The area scored 76% overall which was above the cut off for strongly contributing to the objective.



A16 Since the study there has been some change here, including further small scale residential development: change of use of the former factory at Carberry Candles to form seven houses and two flats, conversion of the Friends House and Guild House for form 4 houses, conversion of the former gym at Carberry Tower, change of use of the shop at Springfield cottage, and of the Games Cottage. There were also some changes to Carberry Tower itself, and within the grounds, including permission for the erection of a banqueting pavilion marquis, toilet block &c. There have been some changes of use of woodland to domestic garden ground, and also applications for erection of fencing and gates. Since the adoption of the LDP consent was granted for erection of banqueting pavilion marquee, toilet block, fencing, gates and other works at Carberry Tower; a Certificate of Lawfulness was also obtained for use as a conference centre with accommodation (Class 8) there, and another for use for functions, weddings and receptions. Consent has also been granted for change of use to a house. Unfortunately, some trees of this area have been lost in storms, and a stone wall has also collapsed along the A6124.

A17 Taken as a whole, this could be starting to affect the character of this landscape area, including through increased recreational pressure on the woodland here. However, the overall wooded nature of the area means that there is little apparent change to the contribution of this area to the landscape setting of the city or surrounding settlement, or to effect of this landscape on other areas.

A18 **Nature networks/tackling climate change:** Much of Carberry is within the CSGN woodland network area, and is a good resource for this network, including as it does areas of ancient woodland. There is lack of connectivity with other woodland areas, however. This woodland will also have value for carbon storage so helps tackle climate change.

### **Area 90 – rolling farmland – Fa’side Hill Slopes**

A19 All of this landscape character area remains designated as Green Belt.

A20 **Landscape objectives:** The Edinburgh Green Belt study evaluation found that these farmed north-west facing hill slopes form an integral part of the long ridge of Fa’side Hills. They have a distinctly open character. Transmission lines and telecommunication masts affect integrity to some degree. The smooth elongated slopes of Fa’side Hill provide a distinct backdrop to settlement aligned against the Firth of Forth and the flat farmland which forms their immediate hinterland. The arable farmland was well managed though hedgerows were intermittent in places and there was little woodland and few field trees. These hill slopes were highly visible from the A1 and formed a distant backdrop to development along the coastal edge. They also formed a ‘pinch point’ experienced when travelling on the A1 on the approach to Edinburgh effectively funnelling views over the Firth of Forth, Arthur’s Seat and the city. In terms of its contribution to the identity of settlements, while this landscape was divorced from settlements it was considered to play some role in the definition of the coastal margins with which settlement is associated. The area scored 76% overall which was above the cut off for strongly contributing to the objective.

A21 Since the study, a sizable removal from the Green Belt has occurred to the north of this area, around Wallyford. Development which is taking place there brings the lowland ridge into closer association with that settlement, to which it provides a steeply sloping backdrop as seen from the north and east. The importance of this

area in providing containment and a setting for Edinburgh and adjacent towns has increased.

A22 Within the area, there has been little development. There has been consent for erection of an agricultural building at St Clements Wells; change of use of an agricultural building to a blacksmith's; and a kennels and fencing at Hillhead Farmhouse. A small wind turbine was also consented at Hillhead Farm in 2013, but this is not widely visible. An agricultural drier and storage containers have obtained consent there since the adoption of the current LDP. Other than this there has been a handful of consent for householder development.

A23 There has been little landscape change in this area, and it continues to achieve the green belt landscape objectives. There remain extremely fine views of Edinburgh set on the Firth of Forth estuary from the upper hill slopes.

A24 **Nature networks/tackling climate change:** This area has little woodland, grassland or wetland habitat, though there is a small amount of both grassland and woodland at Birsely Brae. Most of the land is in agricultural use.

### **Area 91 – settled farmland – Wallyford Farmland**

A25 Since the Edinburgh Green Belt study, there have been removals from the Green Belt for planned growth at Levenhall, Wallyford and Pinkie. Land was also removed from the Green Belt west of Prestonpans to reflect a planning decision (15/00473/PPM). Change of use to public burial ground was consented to the west of this area however this area was retained as Green Belt in the LDP 2018.

A26 **Landscape objectives:** The Edinburgh Green Belt study evaluation found that although this area comprised a relatively extensive area of intensive farmland, it was dissected by major communications including the A1 and East Coast Railway and has a fragmented character where it abuts settlement. These factors limit its integrity. The landscape was not considered particularly distinctive, having little intrinsic scenic quality. The arable farmland was well managed through hedgerows were intermittent in places with little woodland and few trees.

A27 The landscape did contribute to the landscape setting of settlements. It was highly visible from settlements and from major transport routes such as the A1 and East Coast Railway. It provided a simple open foreground to views of the Firth of Forth, Holyrood Park and Edinburgh and to the historic village of Inveresk and the setting to a number of settlements. This landscape contributed to the identity of Musselburgh, Wallyford, Inveresk and Prestonpans by providing (together with the West Prestonpans Recreational Area) some separation between those settlements and enforcing the association of most of them to be rather with the coast. The study noted that there are few containing features in this flat and predominantly open landscape and existing settlement and industrial development was often intrusive within this open landscape. The area scored 71% overall which was above the cut-off for strongly contributing to the objective.

A28 The land at Wallyford is being developed for housing, education and employment uses, and due to its location within a generally flat, open landscape will take some time to integrate into the landscape. The new developments at Pinkie and Levenhall is somewhat more contained by topography and existing development at Musselburgh.

A29 There are views across farmland to Edinburgh and Inveresk from the A6094 where it crosses the A1. Some views of the city remain from the A199 at Dolphinstone.

These are now somewhat compromised by the development at Wallyford, which is not yet complete. However, there will be landscaping in association with this development, and it is likely there will also be tree planting within private gardens, which will help integrate the new development into the landscape. There are views across farmland to Inveresk and Edinburgh from both the A1 and the East Coast Mainline railway.

A30 There has been limited development in the parts of this landscape character area which remain as Green Belt since the study was carried out. Two moderately sized vertical elements, a small wind turbine at Dolphinstone consented in 2010 and a telecom tower adjacent to Pinkiehill Crescent, in Musselburgh, have been introduced. Alterations were made at the garden centre at Strawberry Corner, including additional car parking, a wall, fencing and gates, and also nearby at Kinegar Waste Transfer facility, where a refuse vehicle shelter was erected. Although not extensive in themselves, changes here are noticeable as it is next to the busy A199 road. There have also been changes at the hotel at Sweetthope, as well as a small number of householder developments.

A31 This land, especially at Galt Road, Goshen, Dolphinstone and Pinkie, continues to perform a role in avoiding coalescence and maintaining the identity of settlements.

A32 **Nature networks/tackling climate change:** There is a small amount of woodland habitat associated with the landscaping of the A1, which is a strong linear feature; however, caution is needed in promoting this as a nature network due to road safety issues. The remaining Green Belt land in this landscape character area is mainly in arable use. Due to its location, there may be some use of this arable land by birds of the Special Protection Areas.

## **Area 92 – informal open space – West Prestonpans recreational area**

A33 Since the Edinburgh Green Belt study, an area of land at Drummohr Holiday Park has been removed from the Green Belt but the majority of land remains so designated.

A34 **Landscape objectives:** The Edinburgh Green Belt study evaluation found this character area contained a range of different land uses, predominantly recreational. The area is on two levels with the lower coastal edge more greatly influenced by the proximity to the Forth and with more rugged vegetation. Lying above a low coastal step is the policy influenced landscapes of Drummohr and Preston Grange which are distinguished by perimeter walls and policy woodland. The remnant colliery features, preserved on the site of the Preston Grange museum and the coastal scarp, along with the coastal influences provide a number of distinctive landscape components. The coastal edge had a rugged character and the chalets at Drummohr influence the landscape character. It was considered that some of the policy walls and trees would benefit from enhanced management.

A35 In terms of contribution to the landscape setting of settlement, the area is adjacent to Prestonpans however there is an abrupt boundary edge to the east and the perimeter woodlands of Preston Grange delineate this. New housing development to the south of Prestonpans also has a limited relationship with the landscape due to the boundary wall and perimeter woodlands of Preston Grange. The policy landscape provides a sharp change in character from rural to urban. The lower coastal edge provides a sense of approach to Prestonpans when travelling along the

- B1348. This area had a number of attributes which made it significant in the identity of the area and nearby settlements. Preston Grange and Drummohr have historical associations and the industrial structures at the Prestongrange colliery museum are distinctive and important in the history of the area. The coastal edge which has been modified by human activities also represents the historical development of the area.
- A36The area had a score of 76% overall which was above the cut-off for strongly contributing to the character objective.
- A37Since the study development has consisted of some alterations Prestongrange museum to improve it as a heritage attraction, and the siting of a snack van at Morrisons Haven. There was also change of use of a riding arena to studios and workshops at Goshen Farm Steading. The biggest landscape change is the further restoration and management for wildlife at the Musselburgh ash lagoons to the northeast of West Pans, which will enhance the area.
- A38There has also been some coastal erosion at the Preston links.
- A39The area continues to meet the Green Belt character objectives through protecting the distinct identity of settlements.
- A40**Nature networks/tackling climate change:** Parts of this area are well wooded, at Royal Musselburgh Golf Course and Prestoungrange, which is ancient woodland. These areas will also have value for carbon storage. There are also some areas at Levenhall which are being managed as coastal grassland, and to support the birds of the Firth of Forth Special Protection Area. This supports nature networks.

### **Area 93 – recreational open space – Musselburgh Golf Course**

- A41All of this area remains designated as Green Belt.
- A42**Landscape objectives:** The Edinburgh Green Belt study evaluation found this landscape had a strong integrity due to its use as a golf course. It is more scenic where it occupies the loop in the river opposite the historic village of Inveresk. The area to the south of the East Coast Railway line was seen to be influenced by major roads and junctions. Mature trees and open green space close to the River Esk and Musselburgh were identified as being of scenic value and these provided an attractive landscape setting to the historic settlement of Inveresk. The replacement of small ornamental tree species with a simplified planting with broadleaved trees of more substantial scale was seen as a potential enhancement. In terms of its contribution to landscape setting, while the core of this landscape was largely screened from view from major roads, it was seen from the railway. Tree belts on the southern periphery of the golf course were visible from the A1. This golf course was set largely within the urban area and as such there were elevated views from perimeter housing. This area is strongly associated with the River Esk valley which plays a key role in the identity of Musselburgh and Inveresk.
- A43The area had a score of 81% overall which was above the cut-off for strongly contributing to the character objective.
- A44There has been little landscape change here since the study. There may be changes associated with the mooted Musselburgh Flood Protection Scheme, however it unlikely this would affect its Green Belt function.
- A45**Nature networks/tackling climate change:** This area contains some areas of CSGN woodland network and also grassland network. Both of these will help provide carbon storage. The Esk will also contain riparian biodiversity, and is a strong linear feature through the landscape, which will help support nature networks. Some parts

of the area are kept as mown grassland as that is needed for its function as a golf course. The Musselburgh Flood Protection Scheme is considering nature-based solutions, and that may lead to change in this area.

### **Area 94 – policy landscape; Newhailes**

A46 All of this landscape character area remains designated as Green Belt.

A47 **Landscape objectives:** The Edinburgh Green Belt study evaluation noted that in terms of integrity Newhailes policies are surrounded by perimeter woodland and there are some parkland trees. Together with the main house and associated buildings this contributed an integrity to the landscape. The location adjacent to the urban edge of Musselburgh gave it a distinctive character. There had been some decline in the quality of the individual landscape features, prior to the house and grounds being acquired by the National Trust for Scotland. In terms of contribution to the landscape setting of settlement, the landform and perimeter woodlands meant that this is not a highly prominent landscape although the perimeter woodlands form part of the experience when entering and leaving Musselburgh on A6095. The location of Newhailes means that it forms part of the identity of Musselburgh and landscape experience of separation between Musselburgh and Joppa and Newcraighall, however it is not prominent and does not have a strong visual relationship with the settlement.

A48 Since study there have been works at Newhailes to improve it as a heritage attraction. This includes lime rendering the wall, formation of a community garden, curling pond and hardstanding, erection of a playpark and outdoor seating areas, fencing and gates, storage buildings and kiosks, alteration to the stables buildings, and extension of the visitor area with provision of a café. Since the adoption of the LDP, there has been formation of footpaths, erection of fencing and gates, heightening of wall, alterations to walls, installation of lighting; as well as use of a storage building as an ice-cream servery and use of a courtyard for outdoor market stalls. These works have been aimed at sympathetically managing the area, and maintaining its historic character.

A49 Further development has taken place in the City of Edinburgh area at Newcraighall. This has increased the distinctiveness of the area at Newhailes, as a treed area between Musselburgh and Edinburgh, providing visual and physical separation as seen from both the A6095 and the A199. The trees of this area are an element in views of Arthurs seat from the Promenade, where they provide a green backdrop to views of the harbour and buildings along the shore. This area does therefore have a role in protecting the character and setting of both the Edinburgh and Musselburgh.

A50 **Nature networks/tackling climate change:** There is ancient woodland here associated with the policy woodland, though this is not particularly well connected to other areas there could be opportunities to strengthen connections at the Brunstane Burn. This offers both nature network and carbon storage benefit. There is also some CSGN grassland habitat network here, though again it is not well connected; the nearby railway line may offer some potential as there is grassland associated with this linear feature to the south.

### **Area 95: settled farmland – Old Craighall**

A2 Queen Margaret University had been developed in this area prior to the Green Belt study, and this land itself was not considered for that study. It was removed from the Green Belt by



the Local Plan 2008, as was the housing area to the east. A further area at Craighall to the south was removed from the Green Belt to allow for planned growth through the current LDP. Much of the area considered in the Green Belt study has therefore now been removed. The parts that remain include Old Craighall junction on the A1 and parts of the A720 (City Bypass).

- A3 **Landscape objectives:** The Edinburgh Green Belt study found the presence of extensive areas of derelict and disturbed land and dominance of roads, railways and transmission lines resulted in a very fragmented character. No components of the landscape were identified as positively distinctive. Extensive derelict sites and poorly restored tips gave an impression of poor condition although farmland in the east of this area was generally well-managed. This applies less to those parts remaining as Green Belt, although the pylon line does cross this area.
- A4 In terms of contribution to landscape setting of settlements, this landscape was found to be highly visible from the A1 on the approach to Edinburgh and provided a narrow wedge of open farmland between Musselburgh and the proposed Millerhill/Shawfair development area. Recent development of the Queen Margaret University College adjacent to this area had diminished the integrity of this landscape and thus affected the setting of Musselburgh and approach to Edinburgh. Although the study considered the landscape had few positive features and lacked integrity due to transport corridors and recent building, it did form a wedge of open space separating Musselburgh and Edinburgh. There was a lack of clear identity to different settlements here though due to ubiquity of development on their fringes.
- A5 The area had a score of 52% overall which was below the cut-off for strongly contributing to the character objective. The conclusion of the study was that this landscape could accommodate some built development associated with Old Craighall. However, this would reduce the physical and perceptual separation between Edinburgh and Musselburgh while not relating closely to either settlement. Land has now been allocated for development there.
- A6 The eastern section of this landscape beyond the A720 (city bypass road) is arable land backed by mature woodland and high stone policy walls of Dalkeith House designed landscape. Land between Old Craighall and this road is also in arable use. A high voltage power line crosses this area, which reduces its scenic appeal and is prominent in views of the city from the west. Nonetheless the city bypass provides a strong physical and perceptual boundary. Development here would reduce the integrity of the Dalkeith House policy woodlands as these fields provide a foreground in views from the A720 and also the A1, obscured landscaping and/or the road being in cutting in places, as well as from the overpass at Old Craighall. This area (along with the Designed Landscape) also provides separation between Craighall and Whitecraig, and Craighall and Millerhill/Shawfair.
- A7 There have been few consented planning applications or landscape change in the area that remains designated as Green Belt. The Service Station at Old Craighall Junction has had consent for extension and alterations, and later for the erection of coffee shop with drive-thru extension to hotel, formation of additional car parking and a petrol station and others. As this is on an existing service station site is at a major road junction, set down and landscaped with trees and has little impact on the Green Belt objectives overall here. There has also been consent for development at Monkton House, including change of use of two houses to guest houses at Monkton House and Monkton Cottage.

**A8 Nature networks/tackling climate change:** There is a small amount of policy woodland in the area, which is ancient woodland and identified as CSGN woodland habitat network. There is also a very small amount of grassland habitat, however some of this is associated with the A1 and A720 (city bypass) which are strong linear features and so have potential for habitat connectivity within its landscaping.

**A9** Most of the area that remains in Green Belt continues to meet Green Belt objectives.

### Areas not currently with the Green Belt

**A10** Land at Levenhall Links/Musselburgh Ash lagoons has not previously been included as Green Belt, as it was an active waste site. Now that Cockenzie Power Station has ceased operation, the area is being restored, and no further pulverised fuel ash is expected to be deposited at the site. See commentary on Proposal MH16 in the Review of Current Plan for details. This area does support Nature Networks – in the current LDP it is covered by Proposal MH16 Area for Habitat Improvement. The role of this land in protecting the character, landscape setting and identity of Musselburgh is less clear. As reclaimed land, it was not part of the original setting of the town. However, it forms a large area of open and recreational land and is becoming an excellent bird watching venue. This helps give Musselburgh a character and identity which is distinct from that of neighbouring Edinburgh.

**A11** Areas currently designated as Countryside Around Town areas could be considered for designation as Green Belt as the policy aims of these designations are similar. Appendix 2 to this paper considers whether the individual Countryside Around Towns areas could meet Green Belt objectives.

## APPENDIX 2:

### Countryside Around Town Area Background information and Update

The information below provides an overview of the reason for the designation of the CAT area and an update on any change that has happened in the area since the adoption of the LDP. Further assessment and consideration of detailed boundaries will be undertaken alongside the development of the LDP2 spatial strategy.

Countryside Around Town (CAT) Area review	
Aberlady	
Current CAT Objectives	Protection of the landscape setting of settlements Provision of green networks and recreation
Recent Planning Applications	19/01153/P - Alterations, extension to house, formation of dormer with 1st floor balcony and handrails and erection of domestic outbuilding at Quarry House, east of Aberlady 20/01158/P erection of shed at Quarry House east of Aberlady 23/00324/P alterations extensions to agricultural buildings to form 16 houses and associated works at Aberlady Mains Steading, Luffness
Green networks and recreation	The Green Network Strategy Supplementary Planning Guidance identifies this area as part of the Coast priority area. The John Muir Way, a long-distance foot and cycle path, runs through the area. Core Path 100 passes around Kilspindie Castle, connecting to a single-track road towards Aberlady Point. The Bickerton Strip to the east is a pleasant woodland with a path down its eastern side and a track connecting

	<p>to the village. Some parts of the CAT area consist of agricultural fields where access can be taken around the margins under access rights.</p> <p>The nearby Firth of Forth SPA includes some species which are sensitive to disturbance from walking and dog walking as qualifying features. Therefore, providing alternatives to use of the SPA area is important.</p> <p>The area retains its value for recreation.</p>
Vacant and derelict land	None
Green Belt Objectives	<p><i>Character, landscape, natural setting and identity of settlements:</i></p> <p>Yes (see Countryside and Coast SPG). In summary, the land to the north of the village forms part of the Aberlady Bay Nature Reserve and therefore is part of its landscape character, and development here would be detrimental to its landscape character and setting. Land to the east provides a countryside edge to the village and rural setting. Development there would impact on the landscape character and setting of the east side of the historic settlement, and on views of the village from roads. To the west the avenue of trees on the approach to the village is an important gateway feature of the landscape setting of the village.</p> <p><i>Nature Networks/Climate Change mitigation potential:</i> In the north of the area is coastal grassland, and there are areas of ancient woodland to both east and west, which link with other areas of existing woodland and trees. The CAT is close to Aberlady Bay Nature Reserve and Firth of Forth SPA, and areas within it may be important for roosting/foraging for some of the birds associated with this area. There are also records of bats and otter (European Protected Species) in the area. Grassland and woodland habitat also sequester carbon and so mitigate climate change. Much of the land is in arable use however.</p>
Conclusions	<p>The original justification for designation of this area considered the coastal north side with the remains of early structure important to the understanding of Aberlady's character and identity; this was an integral part of its landscape setting and should not be developed. The extensive tree belts of the Bickerton Strip to the west, along with open farmland, was noted as providing an established countryside edge and context to the village and a rural setting for the listed farm buildings at Aberlady Mains. Development here would detrimentally impact on the landscape character and setting of the east side of this historic settlement and on views of the village from the A198 coast road and minor road to the south of Luffness. The avenue of trees on the western approach to the village forms an important gateway feature of the landscape setting of the village and should be retained.</p> <p>There has been only one significant planning application in the area, for the redevelopment of Aberlady Mains Steading, a decision on which was pending at the time of writing. Proposed and consented development is in association with existing buildings and does not compromise the function of the CAT. The CAT area continues to meet the objectives for which it was designated. The area would meet both Green Belt objectives.</p>
<b>Dirleton</b>	
Current CAT Objectives	<p>Protection of the landscape setting of settlements</p> <p>Provision of green networks and recreation</p>
Recent Planning Applications	<p>18/00624/P Erection of 1 house, 7 holiday cabins, 2 holiday lodges, store, cinema/function building (class 11) extension to spa building and associated works (not all of which in the CAT area) (under consideration)</p> <p>18/01304/NAF Prior notification of - Erection of agricultural building (status ROB)</p>

	<p>19/01240/P Widening and realignment of roadway, formation of hardstanding areas, installation of street lighting, erection of railings and siting of bench at Church Hall, Green And War Memorial Manse Road Dirleton East Lothian - partly within area</p> <p>20/00229/P Change of use of agricultural land for the erection of a stables block, arena and for the keeping of horses and associated works at Manse Road Dirleton East Lothian</p> <p>20/00731/P Change of use of agricultural land to domestic garden ground, erection of summerhouse, greenhouse, shed, fencing, raised planters and formation of hardstanding and decked area (Part Retrospective) at Fetheray, Manse Road Dirleton North Berwick East Lothian EH39 5EL</p> <p>21/00373/ADV Display of advertisements at Castlemains Farm off Station Road</p> <p>21/01402/P Formation of a maintenance vehicle layby at Castlemains Farm off Station Road – by development site – partially in area</p> <p>23/01248/P Alterations to building, erection of railings and associated works at Dirleton Church Manse – partly in area (this may be a mapping error in relation to the intended boundary)</p>
Green networks and recreation	<p>The John Muir Way, a long-distance footpath, runs through the northern part of this area. Core Path 250 crosses a small section of the CAT heading westwards from the Village Green, while Route 91 from the War Memorial to the Common Strip, leaves then re-enters the area. There is also a right of way along part of the northern boundary. The area to the south has a track crossing it, but the busy A198 road is a significant barrier; the field is in arable use so access is limited, other than around the margins. There is a cemetery in the southwest of the area, which provides for quite commemoration.</p> <p>The area does have some recreational value and Green Network value.</p>
Green Belt objectives	<p><i>Character, landscape, natural setting and identity of settlements:</i></p> <p>The original justification for CAT designation found that development on land to the north would detrimentally impact on the countryside setting and character of the village.</p> <p>Any further development to the south, east and west of the castle would detrimentally impact on its open countryside setting and interrupt views of the castle from the A198 coastal tourist route. This has been confirmed by Landscape Review.</p> <p><b>Nature Network/ Climate change mitigation potential</b></p> <p>Most of the CAT area is in arable use, with records of pink footed geese in the southern part of the area. There are further such records beyond the boundary. This species is sensitive to disturbance, and were development to come further forward, this may reduce the attractiveness of both the CAT area itself for this species, and the land beyond. Meadowland is being established at Castlemains Place as part of the biodiversity enhancement associated with new housing there. An area of ancient woodland is found in the western part of the CAT area. There are records of bats in the area.</p> <p>Grassland and woodland habitat sequester carbon and so mitigate climate change. The area has potential to support Nature Networks and climate change mitigation.</p>
Conclusions	<p>The CAT area continues to meet the objectives for which it was designated, though the recreational opportunities in the south of the area are limited.</p> <p>The area would meet both Green Belt objectives.</p>
East Linton	
Current CAT Objectives	<p>Protection of the landscape setting of settlements</p> <p>Provision of green networks and recreation</p>

Recent Planning Applications	<p>18/00978/P Change of use of agricultural building to domestic use and installation of solar panels Houston Mill East Linton</p> <p>20/00441/P Erection of cabins, pumps, kiosk, plant and associated works for a temporary period of 2 years Land To The West Of East Linton Sewage Works</p> <p>21/00621/P Change of woodland area to dog walking enclosure at Smeaton Nursery Garden</p> <p>22/01132/NAF – Prior notification of erection of agricultural building at Houston Mill</p> <p>22/01135/NAF – Prior notification of agricultural building at Linton Orchard Cottage</p> <p>22/01160/P – extension to house and formation of raised terraced area at Linton Orchard Cottage</p> <p>23/00143/P - Change of use of agricultural land/woodland for the formation of pathway, erection of gates and seating at Smeaton farm (partly in area – granted)</p> <p>23/00380/P Alterations and extension to house at Phantassie House</p>
Green networks and recreation	<p>There is a good network of Core Paths and Rights of Way in this area, including along much of the River Tyne, as well as towards Drylaw Hill, Pencraig and Smeaton. As many of these routes are on rising ground with fine views, or along the river, the recreational experience they provide is good. As with other settlements close to the coast, provision of local recreational opportunities as an alternative to the beach or areas of supporting habitat used by qualifying features of the Firth of Forth SPA is important.</p>
Vacant or derelict land	<p>There is one area of land on the 2023 survey of vacant and derelict land in this area, namely Phantassie Steading.</p>
Green Belt Objectives	<p><i>Character, landscape, natural setting and identity of settlements:</i> The original justification for the CAT for East Linton noted the low-lying and sheltered location, which is apparent in views from roads to the north, west and south. Village expansion had reached the lower slopes of higher land to the northwest, west and south, with the floodplain of the Tyne to the east. This was found to provide the village with a well-defined landscape setting and character which would be adversely affected by further encroachment onto higher land.</p> <p>The steeply rising slopes to the south and west were considered a prominent part of the landscape setting of the village while to the north is the designed landscape at Smeaton, and vernacular buildings at Drylawhill. Large areas of development on the higher ground around the village would extend out of the natural bowl containment of the landscape form. This would be detrimental to the existing setting of the village. Development on the flat land to the east, part of which is in the flood plain, were also considered detrimental to the landscape character and harmful to this setting.</p> <p>This has been confirmed through Landscape Review.</p> <p><i>Nature Network/ Climate change mitigation potential</i> The Tyne and its riparian area are very important for connectivity for both water/wetland habitat and woodland. This is designated as River Tyne Local Biodiversity Site. Markle Quarry Pond Local Biodiversity Site is also within the area. There is some ancient woodland in the area around Smeaton, and further wetland around Markle and at Pencraig. There are also records of Great Crested Newt, Otter, and several different types of bat, all European Protected Species, in the CAT area. There are some areas of neutral grassland in particular at Braehead and Drylaw Hill.</p> <p>Although much of the CAT area is in agricultural use – and parts are among the best agricultural land in Scotland – there are areas which do provide land for climate mitigation.</p>



Conclusions	The CAT area continues to meet the objectives for which it was designated, though the recreational opportunities in the south of the area are limited. The area would meet both Green Belt objectives.
<b>Gullane Area</b>	
Current CAT Objectives	Protection of the landscape setting of settlements Provision of green networks and recreation
Recent Planning Applications	<p>19/00392/ADV – Display of advertisements at the A198 - Muirfield East Of Duncur Road</p> <p>19/00505/P - Alterations, extensions to building and associated works at the Visitors Clubhouse West Links Road</p> <p>19/01102/P - Extension to building for a temporary period at the Visitors Clubhouse</p> <p>20/01027/P - Variation of condition 1 of planning permission 19/01102/P to extend the time period until September 2021</p> <p>20/01050/P – Erection of fencing at the Visitors Clubhouse</p> <p>20/01424/P - Installation of 3 chiller units and associated works as design changes to the scheme of development subject of planning permission 19/00505/P at the Visitors Clubhouse</p> <p>21/00015/ADV – Display of advertisements at the Visitors Clubhouse</p> <p>21/00056/ADV – Display of advertisements at land Adjacent To A198 (by The Old Smiddy</p> <p>21/00414/ADV – Display of advertisements at Gullane Golf Club, West Links Road</p> <p>22/00380/P - Erection of starter's building, ancillary ball dispenser building, installation of 2 ball tracking camera columns and formation of bunding - Gullane Golf Club West Links Road</p> <p>22/00538/ADV – Display of advertisement – Gullane Golf Club, West links Road</p> <p>22/00719/P - erection of wall at Greywalls Hotel Duncur Road</p>
Green networks and recreation	A large part of the CAT area in Gullane consists of golf course, which is a recreational use, and the coastal area adjacent to the beach. Large parts of the area are therefore important for recreation. The John Muir Way long distance path runs generally east-west through the area, and there is a good amount of core paths and rights of way.
Green Belt Objectives	<p><i>Character, landscape, natural setting and identity of settlements:</i> The original justification noted the approach to Gullane from the west along the A198 affords open scenic views across the links golf courses towards the historic core of Gullane set on and to the east of the lower slopes of the hillside. Development that interrupts these views and urbanises this approach to Gullane would adversely affect this setting. It goes on to note that designed landscape at Greywalls/Muirfield used topography to benefit from seascape views to the north and picturesque pastoral countryside views to the south. The vistas from these gardens should continue to be uninterrupted by built development. The area between the village and the boundary woodland at Archerfield gives a strong boundary feature and retains open views to Gullane the eastern approach along the A198.</p> <p>This has been confirmed through Landscape Review.</p> <p><i>Nature Network/ Climate change mitigation potential</i> Parts of the area are within the Firth of Forth SSSI, though not the Special Protection Area. The fields to the south are important for foraging pink footed geese. The CAT area also overlaps Gullane Bents Local Biodiversity Site. The CAT area contains a good amount of neutral grassland, mainly at Muirfield. There are records of bats in the area. The grassland is likely to have some value for carbon sequestration.</p>

Vacant or derelict land	None
Conclusions	The area and extended area would continue to meet CAT objectives. The area would meet Green Belt objectives.
<b>Haddington</b>	
Current CAT Objectives	Protection of the landscape setting of settlements Provision of green networks and recreation
Recent Planning Applications	<p>19/00406/P - Installation of biomass boiler, flue and associated works (Retrospective) at 24 Letham Mains Holdings</p> <p>19/00938/P - Erection of 2 storage containers and store for a temporary period of 10 years (Retrospective) - Amisfield Walled Garden</p> <p>20/00147/P Erection of greenhouse and formation of hardstanding area at Amisfield Walled Garden</p> <p>20/00152/P - Change of use from agricultural building and land to Class 6 (Storage) &amp; Class 4 (Light Industrial), erection of building and formation of vehicle access hardstanding in association of class 4 and 6 use - 19 Letham Mains Holdings</p> <p>20/00667/P - Change of use of agricultural land to extend the boundary of the existing business (Class 5) and associated works at Thomas Sherriff And Co Ltd Letham</p> <p>20/00895/P - Erection of studio/store to form ancillary residential accommodation at 1 Letham Mains Holdings</p> <p>20/00993/P - Change of use of agricultural land to extend the boundary of the existing business (Class 5) and associated works - Thomas Sherriff And Co Ltd, Letham</p> <p>21/00395/P - Extension to house and formation of hardstanding area at Monkkrigg Farmhouse Monkkrigg</p> <p>21/00448/P - Extension to house at 4 Monkkrigg Steading, Bearford</p> <p>21/01094/P - Extensions to house, formation of dormers and reroofing/installation of solar panels to outbuilding at 7 Letham Mains Holdings</p> <p>21/01204/ADV – display of advertisement at Whittingehame Drive Pavilion</p> <p>21/01504/EOL Erection of 11kv overhead line, East Of Haddington To Gifford Area (raised no objection)</p> <p>21/01522/P Increase in size of building as changes to the scheme of development the subject of planning permission 20/00152/P at 19 Letham Mains Holdings, Letham</p> <p>22/00065/P - Extensions to house at 9 Letham Mains Holdings Letham</p> <p>22/00900/P - Alterations and change of use of holiday let accommodation building to form ancillary residential accommodation and erection of garage at 26 Letham Mains Holdings Haddington</p> <p>23/00281/P Erection of conservatory at 2 Monkkrigg Steading Bearford</p> <p>A PAN (19/00003/PAN) was submitted for Formation of Transportation Hub, including car park, bus interchange, car/cycle electric charging points and associated landscaping at Whittingehame Drive, but this was not followed by an application</p> <p>REFUSED:</p> <p>19/01259/P Erection of 1 house for partial use as part bed and breakfast and associated works at The Barns House Letham Mains Holdings Letham Haddington East Lothian; refusal upheld at appeal</p>
Green networks	Parts of the River Tyne walkway are included in the Area. Haddington Golf course is a well-used recreational facility, while the Walled Garden at Amisfield provides for community food growing. The grassland area to the south of this provides for

and recreation	information recreation for walking and dog walking. Core Path 109 runs through Letham, and there is also a good path and cycle connection from Haddington westwards, but otherwise access routes are fairly limited.
Green Belt Objectives	<p><i>Character, landscape, natural setting and identity of settlements:</i> Haddington was originally a market town set low at a river crossing point, within fertile arable land rising to the north and south. The undeveloped character of the surrounding arable fields helps retain this character.</p> <p><i>Nature Network/ Climate change mitigation potential:</i> There are records of newts, otter, and several different types of bats. The River Tyne Local Biodiversity Site runs through the area, including a large section at Amisfield. There is an amount of Ancient Woodland at Clerkington/Grants Braes, and also at Letham. Much of the land is in arable use. The woodland and wetland habitat here has value for carbon sequestration.</p>
Vacant and Derelict land	There are two areas of land on the 2023 survey of derelict and vacant land in this area, namely Amisfield Stables and a site at Whittingehame Drive.
Conclusions	The land continues to meet CAT objectives, providing a landscape setting for the settlement of Haddington and providing for both formal and information recreation. The Green Belt objectives would be met.
<b>North Berwick</b>	
Current CAT Objectives	<p>Protection of the landscape setting of settlements</p> <p>Provision of green networks and recreation</p>
Recent Planning Applications	<p>19/00700/P Alterations to redundant water tank to form 1 house and associated works at Heugh Reservoir North Berwick</p> <p>19/00002/PAN - Erection of 60 bed Care Home; up to 150 private accommodation units for residents aged 55 and over; community health centre; community hub; outdoor recreational uses; SUD's; access arrangements; landscaping and associated uses at Land At Castleton Farm North Berwick</p> <p>20/00380/P Erection of sculpture/bench, formation of mound and associated works (Retrospective) at Land South Of 4 Lime Grove Lime Grove North Berwick East Lothian (only partially in CAT area)</p> <p>21/00311/CLD Certificate of lawfulness for erection of porch and installation of windows at 3 Heugh Steadings North Berwick</p> <p>21/01151/P Extension and conversion of existing building to form holiday let accommodation and associated works at Land South Of 4 Rhodes Holdings</p> <p>22/00957/P Extension to house at 5 Rhodes Holdings North Berwick</p> <p>23/00707/P Alterations to redundant water tank to form 1 house and associated works at Heugh Reservoir Tank</p> <p>23/01351/P Extension and conversion of existing building to form holiday let accommodation and associated works at Land South Of 4 Rhodes Holdings</p> <p>REFUSED:</p> <p>22/01425/P Erection of 1 house and associated works on Land Northeast Of 5 Rhodes Holdings</p> <p>REFUSED and dismissed at appeal:</p> <p>19/01292/PM - Erection of 152 residential accommodation and care units to people in need of care (Class 8), a community hub and associated works at Land At Castleton Farm North Berwick</p>

	22/00587/P Erection of 1 house and associated works on Land At The Heugh
Recreation and Green Network	Much of the land within the North Berwick is in arable agricultural use, so access under Land Reform Act rights is restricted while crops are growing. Core Paths 79, 241 and 331 run through the area, as does Core Path 242 which is part of the long-distance route the John Muir Way. A number of Rights of Way also give access through the countryside. North Berwick Law itself is an iconic recreational destination, giving panoramic views in all directions. Paths around the Whisky Bottle Reservoir and a community garden at the foot of the Law also provide for local recreation. Extension of the CAT area to the park area south of new development east of North Berwick High School, and to cover the caravan park and part of the golf course at Rhodes Braes would increase recreational potential of the CAT.
Green Belt objectives	<p><i>Character, landscape, natural setting and identity of settlements:</i></p> <p>The original justification for the CAT area noted that the landscape to the south of North Berwick is dominated by North Berwick Law. Built development within the town developed to the south until it met the marshy ground which forms part of this crag and tail feature. Land between the B1347 and the Heugh Road (comprising the Law) was included for its distinctive landscape setting of North Berwick. North Berwick can be viewed against the backdrop of the Law rising steeply beyond from within the town, the beach and from the sea. This is a very distinctive aspect of the setting and identity of North Berwick which development here would undermine. The original justification notes that the CAT area to the east includes agricultural land on the 'tail' feature of the Law. The tree belt here together with the landform forms a strong visual and physical boundary feature to views to North Berwick on the approach from the east. To the west of the tree belt views open out to North Berwick including towards the seafront, and the full extent of the Law can be seen. Development along the 'tail' feature would impact on North Berwick Law as a distinctive feature of the setting of the town.</p> <p>The area to the north of the A198 was noted in the justification as important for its undeveloped nature, coastal scenic qualities and open views to the Bass Rock. Development here would impact on the countryside setting of the town, which is an important part of its character.</p> <p>Dirleton has recently expanded to the SE, and North Berwick to the west. The current CAT area does not prevent coalescence between these two settlements. The CAT area does not protect the setting of the town as viewed from the A198 to the west, nor from the golf course to the east. These are attractive views.</p> <p><i>Nature Network/ Climate change mitigation potential:</i> North Berwick Law is a SSSI designated for botanical interest. The surrounding arable fields are likely to be used by qualifying interest species of the Firth of Forth SPA as supporting habitat. There are great crested newts in the general area and habitat for them could be improved.</p>
Conclusions	There remains considerable development pressure in this area, shown by applications for a care village, housing and holiday let. Development that has been consented includes a new home within a former water tank at The Heugh, an extension to form holiday let accommodation, a sculpture bench and associate works, and a few householder proposals. A care village has been refused, as was a further house in the area. There has not been any significant land use change in this area, though the introduction of ponies onto the Law has helped restore the botanical interest of the SSSI site. The Law remains a popular recreational feature, affording wide views across East Lothian and beyond, and the John Muir Way passes through the area. It therefore retains green network and recreational value.

	<p>character of the area remains much as it was at designation.</p> <p>The objectives of the CAT continue to be met.</p> <p>The objectives of Green Belt would be met.</p>
<b>Ormiston</b>	
Current CAT Objectives	<p>Protection of the landscape setting of settlements</p> <p>Provision of green networks and recreation</p>
Recent Planning Applications	None
Green Networks and Recreation	The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Countryside priority area in particular with reference to Green Network Actions on the Tyne and Recreation Routes and Active Travel. Core Path 72 (part of the Pencaitland – Whitecraig railway path) skirts the area, connecting into a good path network to the north. The area continues to offer good opportunities for recreation and active travel links.
Green Belt objectives	<p><i>Character, landscape, natural setting and identity of settlements:</i> Ormiston is a low-lying village, which as its justification at designation noted, developed as a planned town laid out in the 18<sup>th</sup> century. The distinctiveness of the oldest part of the village lies in its clarity of form, in particular the approach through countryside and arrival at the two right angled bends that turn into the historic core. Open farmland to the north of the village provides the landscape setting for the oldest parts of the village and development here would affect the landscape setting and character of the historic core of the village. Land to the east of Main Street contributes to the setting of the village due to its undeveloped nature and views to open countryside. The setting from the west (viewed from the Railway Walk, right of way and plantation around the Puddle Burn) and immediate north is within arable land, which the CAT protects. The arable setting is important for the identity of the original part of the village.</p> <p><i>Nature Network/ Climate change mitigation potential:</i> The River Tyne Local Biodiversity Site runs to the south of the CAT area while the Pencaitland Railway Walk Local Biodiversity Site runs to the east. This site contains some CSGN woodland network here. There are records of bats and otter in the area, as well as some farmland birds.</p>
Conclusions	<p>The area retains its provision for recreation, with Core Path 72 (Pencaitland railway walk) at the edge of the area, and a right of way from Hillview Road, Ormiston to Pencaitland joining this. Core Path 160 connects to a further network towards Elphinstone. There has been no development and little if any land use change in the area since designation.</p> <p>The area continues to meet CAT objectives.</p> <p>The area would meet Green Belt objectives.</p>
<b>Tranent to Longniddry</b>	
Current CAT Objectives	<p>Protection of the landscape setting of settlement</p> <p>Prevention of coalescence of settlements to retain the distinctive identities of separate communities</p> <p>Provision of green networks and recreation</p>
Recent Planning Applications	18/01224/P Change of use of woodland area to extend the plot of planning permission 08/00103/FUL, formation of hardstanding area, retaining wall and steps (Retrospective) at Woodside Cottage 5 Burnside Cottage Seton Mains Longniddry



	<p>19/00064/P - Change of use of domestic land and agricultural land for the erection of stable block and for the keeping of horses and associated works (part retrospective) at Agricultural Land And 2 Rose Bank Seton Mains Longniddry</p> <p>19/00438/P Erection of fencing and gate at Land Adjacent To Roadway To Meadowmill Sports Centre Tranent</p> <p>19/00592/P Erection greenhouse and sheds (Retrospective) 4 Chesterhall Steading Seton Mains Longniddry</p> <p>19/00809/P Alterations, extensions to building, erection of kiln building, siting of storage container and associated works at Seton Sands Holiday Village Port Seton Prestonpans</p> <p>20/00228/PCL Erection of amenity building and associated works at Land Northeast of Meadowmill Sports Centre Tranent</p> <p>20/00251/PM Variation of condition 2 (in respect of the footpath) of planning permission 17/01185/PM at Seton Sands Holiday Village Port Seton Prestonpans</p> <p>20/00360/P Siting of 9 storage containers at Seton Mains Longniddry</p> <p>20/00599/P Extension to house at Seton Mill Cottage Port Seton Longniddry</p> <p>20/00687/P Siting of mobile snack van (Retrospective) at Site At St Joseph's Cottages Road Tranent</p> <p>20/01006/P - Erection of domestic office building and formation of hardstanding area at 1 St Germain's Seton Mains Longniddry</p> <p>20/01418/P Erection of building and associated works at Seton Sands Holiday Village And Residential Caravan Site Port Seton</p> <p>21/00104/P Change of use from domestic stable block to vets' class 2 at Bankton Stables Bankton Steading Prestonpans</p> <p>21/00332/P Installation of flue vent at Bankton House North Prestonpans Tranent</p> <p>21/00526/P Extension to garage at The Coach House, Holiday Village Seton Port Seton Prestonpans</p> <p>22/00047/P Erection of shop/laundrette and associated works for a temporary period of 5 years (Retrospective) at Seton Sands Holiday Village Longniddry</p> <p>22/00151/P Erection of a jump tower/climbing wall, fencing and gate at Seton Sands Holiday Village Port Seton</p> <p>22/00273/P Change of use land and buildings from business (class 4), domestic and waste land to retail (class 1), erection of buildings, gates and associated works at Land at Meadowmill Tranent East Lothian</p> <p>22/00275/ADV Display of advertisements, Land at Meadowmill, Tranent (PCO, same site as above)</p> <p>22/00440/P Construction of new link road including the formation of two new signalised junctions and associated works Land Of Former Cockenzie Power Station Site Prestonpans East Lothian</p> <p>22/01076/P Renewal of planning permission 19/00809/P Alterations, extensions to building, erection of kiln building, siting of storage container and associated works at Seton Sands Holiday Village Port Seton Prestonpans</p> <p>22/01236/P Extension to house and formation of dormer at Atholl-Dene Seton Port Seton Longniddry</p> <p>22/01323/P Erection of agricultural buildings at Seton East Steading Longniddry</p> <p>23/00396/P Installation of solar panels at Seton Sands Holiday Village Port Seton</p> <p>23/00610/P Erection of domestic outbuilding at 5 Chesterhall Steading Longniddry</p> <p>23/00720/PNT Erection of telecommunications monopole and associated works at Seton Sands Holiday Village Port Seton</p>
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	23/01007/P Variation of Condition 1 of planning permission 20/00687/P to extend time period for the siting of a snack van for a further three years Site at St Joseph's Cottages Road Tranent
Coalescence	The CAT justification notes that with the development of Blindwells, the land between the nearby settlements increases in importance to prevent the potential coalescence of settlements. The area retains a crucial role in providing physical and visual separation between the settlements of Tranent, Prestonpans, Cockenzie/Port Seton, Blindwells and Longniddry.
Green networks and recreation	These strategic green areas offer good opportunities for recreation and active travel links between settlements and to destinations such as Meadowmill Sports Centre and Seton Chapel. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the western sector strategic network. The Council has produced a strategic Vision document, Climate Evolution, which shows how a blue green biodiversity and active travel network could be created in this area.
Vacant and Derelict land	There is one area of land on the 2023 survey of vacant and derelict land in this area, namely Meadowmill Nursery.
Green Belt objectives	<p><i>Character, landscape, natural setting and identity of settlements:</i></p> <p>The original justification for the CAT area notes that the largely open and undeveloped areas here provide a countryside landscape setting for the settlements. It noted that the majority of the land between Tranent and Prestonpans is open countryside despite the presence of main transport routes and power lines. The open and undeveloped nature of the area was important in preserving the settlements identities and providing a landscape setting. There has been little development or landscape change here and this remains the case.</p> <p>The justification noted that the narrow area of land between Cockenzie/Port Seton and Blindwells is made up of farmland, a golf course and the designed landscape of Seton House (Palace). This land marked the definitive edge of Port Seton and continues the historic visual link to the sea which was part of the setting of Seton Castle. This area of land is becoming more important in the wider landscape as Blindwells develops.</p> <p>The land between Longniddry, Seton Mains and Blindwells was noted as providing a clear landscape setting for Longniddry to the west and southwest, especially in views from the west. Longniddry was originally envisioned as a settlement within an attractive landscape such that executive talent would be attracted to East Lothian, and its countryside setting is therefore an important part of its character and identity.</p> <p>The retention of the open, rural nature of this area overall is important in maintaining the character of these settlements as within a rural area rather than part of an extension to the city of Edinburgh. This is a key element of the character of East Lothian. Maintaining this rural character also supports the character of Edinburgh as compact city with countryside in easy reach.</p> <p><i>Nature Network/ Climate change mitigation potential:</i> There is a small amount of ancient woodland at Longniddry Dean and some broadleaf and yew habitat which is reasonably well connected and which there is scope to improve. There are records of use of parts of the area by waders from the nearby Firth of Forth SPA. There is a small amount of grassland habitat, and most of the area is within the John Muir Way Buglife B-Line, which aims to improve habitat for pollinators.</p>
Conclusions	The area has become more important in meeting the CAT objectives of preventing coalescence and maintaining the identity of settlements with the development of Blindwells and ongoing re-development of the Cockenzie former Power Station site.

	With Core Paths 279, 285, 381, 426 and an expanding population, the area has value for outdoor recreation. It therefore continues to meet CAT objectives. The area would meet Green Belt objectives.
<b>West Barns</b>	
Current CAT Objectives	Protection of the landscape setting of settlements Prevention of coalescence of settlements to retain the distinctive identities of separate communities Provision of green networks and recreation
Recent Planning Applications	19/00549/P Formation of access road (Retrospective) at Belhaven Caravan Park Edinburgh Road West Barns 20/00579/P Extension to house and formation of raised terrace at Rosebank House West Barns Dunbar 22/00142/P Extension to house, erection of flagpole and gates at Battleblent House Edinburgh Road West Barns 23/00294/P Extension to house as design changes to the scheme of development the subject of planning permission 22/00142/P at Battleblent House Edinburgh Road West Barns 23/01427/P Extension and alterations to garage to form ancillary accommodation and associated works at Rosebank House, West Barns (PCO)
Prevention of coalescence	The original justification for designation as CAT noted that Belhaven and West Barns are distinct settlements separated by open land consisting of recreational facilities of the bowling green, boating pond and caravan site to the north of the A199 and the raised wooded land of Rosebank House to the south of the A199. The area of undeveloped land between Belhaven and West Barns has narrowed following construction of housing at Beveridge Row at Belhaven. The importance of the remaining land between West Barns and Belhaven has increased in avoiding the coalescence of the two villages and maintaining their different character and identity by ensuring a physical and visual separation between them.
Green Networks and Recreation	Core Path 70 and 259 run around the northeastern boundary of the site. Part of the land is in use as Belhaven Caravan and Camping Park, which is a recreational use, as is the bowling green. There is amenity grassland and woodland surrounding Seafeld Pond, which has some recreational value. The area is important for biodiversity with the open grassland, woodland and pond and provides a green link between the countryside to the south of West Barns and the coast to the north. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Coast priority area in particular with reference to Green Network Actions on Recreation Routes and Active Travel, Coastal Recreation Management of John Muir Country Park and Coastline Management, and Nature Network priority Grassland Expansion area.
Green Belt objectives	<i>Character, landscape, natural setting and identity of settlements:</i> this land is important in preventing coalescence as noted above, retaining the separate identities of Belhaven and West Barns. The undeveloped nature of the land protects the rural character of the setting of these settlements. <i>Nature Network/ Climate change mitigation potential:</i> the northern part of this site is in the Biel Water Valley Local Biodiversity Site, which also contains some CSGN woodland network and grassland network. To the south is a meadow. The area also is likely to provide supporting habitat for qualifying interest species of the Firth of Forth SPA. There are also records of otter, water vole, notable bird species including reed bunting, reed warbler, pintail and pochard and various notable plants and insects. Both woodland and grassland have a role in sequestering carbon.

Conclusions	<p>There has been little development in this area since designation, though the development at Beveridge Row immediately to the east was still being finished at the time of adoption of the LDP. The importance of this area in avoiding coalescence has increased with the completion of that development. protecting the identify of both settlements. The landscaping associated with this development, including some trees, will contribute to providing separation of settlement as it matures. There has been some loss of trees to the north of the A1087 road, probably associated with ash dieback. However, the land still fulfils its original landscape objectives.</p> <p>There are no core paths or asserted rights of way through the area (other than the A1087 road). Although there is a core path to the west, there is a stone wall preventing easy access to the CAT area from there. There is however an area down to grass to the east of the bowling club and north of the A1087 which is likely to have some recreational value, as does the bowling green/club itself. The field to the west of Beveridge Row is in agricultural use, the remaining land to the south of the A1097 being private garden ground.</p> <p>The area continues to meet CAT objectives.</p> <p>The objectives of Green Belt would be met.</p>
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### APPENDIX 3: Coastal Areas

COASTAL AREA REVIEW	
Area	Changes
<b>Area 1: Fisherrow</b>	
Application summary	<p><b>Developed Coast</b></p> <p>At Fisherrow Harbour consent was granted for the siting of a snack van for a further 5 years (19/00090/P), erection of rowing boat store/clubhouse at Fisherrow Harbour (19/00370/P). Both these uses relate to the coastal location. Installation of CCTV cameras was also granted permission there (21/00755/P).</p> <p>Installation of electric vehicle charging points with canopies, erection of a substation, and changes to jet wash bays was permitted at the existing Fisherrow Service Station (22/01194/P).</p> <p>There were also four applications for change of use to short term let, three of which were refused and one pending consideration. A Certificate of Lawful Use was also issued for a short term let.</p> <p><b>Constrained Coast</b></p> <p>None</p>
Summary/Issues	<p>Coastal erosion and flooding are of significant concern in this area. NatureScots Dynamic Coast mapping shows the potential for significant erosion in this area. A flood protection scheme for Musselburgh is being considered as noted elsewhere. In the LDP the intertidal and beach area was designated as 'Constrained Coast, with the remainder of the area as Developed. All the applications made were in the 'Developed Coast'. There is pressure for short term let use in this area.</p>
<b>Area 2 Levenhall</b>	
Applications	<b>Constrained Coast</b>

	<p>Consent was granted for restoration of ash lagoons no.6 and 8, regrading works to ash lagoon no. 7 and associated works at Levenhall Links (18/00388/PM); there was also consent for siting of a snack van in the car park at Levenhall Links (22/00331/P). See also Review of Current Plan Topic Paper comments on Proposal MH16.</p> <p><b><i>Developed Coast</i></b></p> <p>Proposals were granted consent at Musselburgh Racecourse, namely erection of marquee pavilion for a temporary period of 5 years(22/00523/P); erection of shed (23/00469/P) and raising of ground level, formation of bund, tarmac access ramp, erection of fencing and associated works(22/01059/P). Consent was granted for the change of use of Levenhall Nursing Home to two houses. Remediation works at the former gasworks at Balcarres Road (19/01319/P) was permitted.</p>
Summary/Issues	<p>The completion of the restoration of the Levenhall Links are following its use for disposal of pulverised fuel ash has been one of the most notable changes in this area In 2018 consent was granted for the last phase of the restoration: a change to the agreed scheme was needed following the closure of Cockenzie Power Station. This resulted in less material being available than anticipated. Levenhall Links Management Plan aims to manage this area for recreation and biodiversity. 10,000 trees have been planted here.</p> <p>LDP Proposal MH16 covers this area: this proposal commits the Council to manage land at Levenhall Links to improve the availability of suitable habitat for qualifying interests of the Firth of Forth SPA.</p> <p>Musselburgh Racecourse is an important asset to this area, and some further development has taken place here.</p> <p>Coastal erosion and flooding are of significant concern in the west of this area.</p>
<b>Area 3 Prestonpans- Cockenzie/Port Seton</b>	
<b>Applications</b>	<p><b><i>Developed Coast</i></b></p> <p>Two significant applications were made for onshore works to support transmission of electricity from offshore windfarms, one related to Inch Cape (18/00189/PPM and 21/01474/PPM), and one for Seagreen (21/00290/PPM), both at the former Cockenzie Power Station site. A new link road was also permitted there (22/00440/P) as was a wind turbine, welfare units and plant equipment (21/01448/P).</p> <p>Development proposals at Port Seton harbour included change of use of storage shed to a shop and framing workshop (20/00591/P), and for installation of lighting columns and associated works (20/00952/P).</p> <p>Cockenzie House remains an asset to this area, with a proposal for change of use of garden ground to an events space supported there. Other proposals consented included alterations at Chalmers Memorial Church (20/00278/P) and the forming of two flats from an office at 51 High Street, Cockenzie (20/01044/P)</p> <p>There have been three consents for change of use of flats to short term let Change of use of flat to short term holiday let, on at The Promenade and two on the High Street.</p>



	<p>A Planning Application Notice has been received for removal of the Coal store bund and infilling of void at site of former Cockenzie Power Station (23/00006/PAN).</p> <p><b>Constrained Coast</b>  Prestongrange Industrial Heritage Museum lies in the Constrained Coast, and consent was granted for erection of a storage building there, along with fencing, gates and associated works (21/00996/PCL). The siting of a snack van was permitted nearby at Morrisons Haven Prestonpans (21/01302/PL).</p>
Summary/Issues	<p>The removal in 2015 of Cockenzie Power Station led to the potential for change in the central part of this area. Application has been made for two substations as well as transmission infrastructure related to offshore wind farm development. This will connect to existing high voltage power lines to bring the electricity generated by the offshore turbines ashore and onwards to where it will be used. A masterplan is being produced for the former Cockenzie Power Station site, now in Council ownership.</p> <p>Cockenzie Harbour wall has unfortunately been damaged in storms. A number of the houses at Marshall Street, in Cockenzie Conservation Areas, have applied for repainting and other works.</p> <p>There is some pressure for short term let use in this area.</p> <p>Some parts of this coastal area are being affected by erosion, notably Cockenzie harbour wall.</p>
<b>Area 4 Seton Sands- Longniddry Bents-Gosford</b>	
	<p><b>Constrained coast</b>  Seton Sands Holiday Village is a significant land use in this area, and several proposals there were granted permission. This includes erection of building and associated works (20/01418/P), plant room (21/00574/P), solar panels (23/00396/P), temporary shop/laundrette (22/00047/P) and jump tower/climbing wall, fencing and gate (22/00151/P).</p> <p>Another tourist use consented was the siting of snack vans at Longniddry Bents (21/01125/P, 22/00299/P and 23/00208/P) at Longniddry Bents,</p> <p>A further tourist/leisure use supported was at Longniddry Golf Club, where application was made for a greenkeepers' accommodation building, on course toilets, food/drink servery with outdoor seating area and associated works (23/00259/P)</p> <p>Consent was refused for the siting of a mobile snack van however at the junction of Links Road/Fisher Road, Port Seton (21/00684/P).</p>
Summary/Issues	<p>The non-householder development that has been applied for in this area is leisure related.</p>
<b>Area 5 Aberlady</b>	
Applications	<p><b>Developed coast</b>  Repainting frontage of buildings and installation of awnings at 10A High Street, Aberlady (developed coast) (20/00256/P)  Change of use of flat to short term holiday let at The Leveret High Street Aberlady (23/01256/P)</p> <p><b>Constrained coast</b></p>

	<p>Planning permission in principle for the erection of W.C. / rest facilities, installation of septic tank and a constructed soakaway at Gullane Golf Club West Links (19/00599/PP)</p> <p>Formation of dormers at Craighielaw Golf Club, Aberlady (19/00864/P)</p> <p>Extension to building at Kilspindie Golf Club, Aberlady (18/00158/P)</p>
Summary/Issues	There has been little consented development here. Most of what has been consented is leisure related.
<b>Area 6 Gullane to Yellowcraig</b>	
Application summary	<p><b><i>Developed coast</i></b></p> <p>Erection of house and associated works at Belton Hill, Gullane (19/00031/P)</p> <p>Conversion of former stable building to form 1 house and associated at Glen Maree, Main Street, Gullane (19/00321/P) and erection of 2 houses and associated works (22/00636/P)</p> <p>Erection of 1 house and associated works at Land South Of Craigour, Broadgait Gullane 20/00361/P</p> <p>Erection of 1 house and associated works at Land North Of Seaview Goose Green Road Gullane (20/01451/P) and demolition of building there (21/00110/CAC)</p> <p>Subdivision of 1 house to form 2 flats and associated works at 6 The Hawthorns Gullane (20/01434/P)</p> <p>Change of use of ancillary residential accommodation to form 1 house and associated works at 1 Saltcoats Steading Saltcoats Road Gullane (19/01102/P)</p> <p>Change of use from a carpet shop (Class 1) to a chiropractic office (class 2) at 10 Stanley Road Gullane (developed coast) (21/00714/P)</p> <p>Works to the Visitors Clubhouse West Links Road Gullane (19/00505/P, 19/01102/P, 20/01050/P, 20/01424/P, 21/00280/P)</p> <p>Alterations to building, installation of flue, erection of glazed screens, fencing, gate and formation of hardstanding area at Mallard Hotel East Links Road Gullane (21/00029/P) and erection of porch (21/00517/P)</p> <p>Permission was granted for a house at the Hawthorns, Gullane (18/00819/P)</p> <p>Change of use of flat to short term holiday let at 2A Hopetoun Terrace Gullane (22/00024/P); 8A Hopetoun Terrace Gullane (22/01026/P), Upper Sunnybank Main Street Gullane (23/00016/P); 1 Hopetoun Terrace Gullane (23/00952/P)</p> <p>Section 42 application to delete conditions 2 and 3 of planning permission 06/00637/FUL to allow the operation of the premises as a hot food takeaway at 3 Rosebery Place Main Street Gullane (22/00105/P)</p> <p>Change of use of garden area to outdoor eating/seating area at 40 Main Street Gullane (22/00266/P) and erection of covered roof area (22/00267/P)</p> <p>Erection of a wall at Greywalls Hotel, Gullane (22/00719/P)</p> <p>Renewal of planning permission 18/00299/P for the erection of 1 house and associated works at Gateside Hill Road Gullane (22/00759/P)</p> <p>Erection of 2 cold stores at Bonnie Badger Main Street Gullane (22/00976/P)</p> <p>Alterations, change of use of house and domestic garden ground to provide staff accommodation and erection of ancillary laundry building for golf club use at The Cottage West Links Road Gullane (23/00131/P)</p> <p>Change of use of woodland area to domestic garden ground, erection of ancillary accommodation building for Muirfield Wood house and associated works at Muirfield Wood Duncur Road Gullane (23/00254/P)</p> <p>Change of use of hotel ground to domestic garden ground, repositioning of boundary wall and formation of hardstanding at Land North Of Watchman Hotel East Links Road Gullane (23/00320/P)</p>

	<p>Installation of water bottle refill station on Land Adjacent To 1 East Links Road Gullane (23/01144/P)</p> <p>Installation of air source heat pump at Gullane Parish Church East Links Road Gullane (23/01249/P)</p> <p><b>Constrained coast</b></p> <p>Siting of storage container to be used as field base shelter on land to north of Gullane sewage works (18/01174/P)</p> <p>Erection of toilet block and associated works at Gullane Golf Club West Links Road Gullane (20/01302/P)</p> <p>Extension to toilet block at Yellowcraig Plantation Ware Road Dirleton (23/00050/P) Two permissions for individual houses at Archerfield (which include the ground in the woodland strip to their north which is in this coastal area) were granted (Plot 39 Kings Cairn, 18/00108/P and Plot 28, 17/00820/PP, 27 Archerfield, 18/01202/PP, 34 Kings Cairn, 18/01353/P, 26 Kings Cairn, 19/00494/PP, 40 Kings Cairn 19/01036/P, 28 Kings Cairn 21/01550/P and 22/00585/P, 26 Kings Cairn (renewal, 22/00372/PP) as well as Erection of 2 Golf Lodges with associated access road and parking at Villa Donna And Villa Victoria Muirfield View Archerfield Dirleton (19/00089/P)</p> <p>Change of use of former nursing home/vacant building to yoga, barre, yin, Pilates, fitness class studio and well-being hub (class 11) at 32 Main Street Gullane (developed coast) (20/01092/P)</p> <p>Erection of pump house and water storage tank at Luffness New Golf Club Luffness (21/01015/P) (22/00380/P)</p> <p><i>Applications refused</i></p> <p>Changes of use of flats to short term let at 9C(23/00565/P) and 9D (23/00825/P) Stanley Road Gullane</p>
Issues	<p>Development at Archerfield continues; although the part of the plots which are built on are outwith the coastal area, the new houses exert some visual influence over the coastal path to the north. There have been a few applications for short term let use, two of which were refused. There have also been some consents for additional housing as infill within Gullane. Other than this, most development has been to support leisure uses, reflecting Gullane's attractive location.</p> <p>Most of the remaining development here has been householder development.</p>
<b>10 Area 7 North Berwick</b>	
Application	<p><b>Developed Coast</b></p> <p>Alterations to harbour store building at Victoria Harbour, North Berwick (18/00896/P)</p> <p>Installation of lighting units and hardstanding at the War Memorial Garden, East Road, North Berwick (18/00966/P)</p> <p>An application for Erection of 1 house, 7 holiday cabins, 2 holiday lodges, store, cinema/function building (class 11) extension to spa building and associated works at Archerfield (18/00624/P) is awaiting determination.</p> <p><b>Constrained coast</b></p> <p>Formation of all-weather footpath and erection of retaining wall(18/01369/P) and Erection of golf practice nets and formation of practice mats (18/01370/P) at North Berwick Golf Clubhouse Beach Road</p>

	<p>Erection of building for starters office/waiting area/ toilet and associated works at Golf Course Hamilton Road North Berwick (20/00136/P)</p> <p>Erection of storage shed and associated works at West Links Golf Course Abbotsford Road North Berwick (23/00102/P)</p> <p>Erection of steps with handrails Land Northwest Of Pointgarry Road North Berwick (this gives access to the beach from the west links) (20/00128/P)</p> <p>Installation of telescopes at Scottish Seabird Centre Victoria Road North Berwick (20/00291/P)</p> <p>Resurfacing of slipways and erection of handrail at The Harbour Victoria Road North Berwick (23/00153/P)</p> <p>Change of use of flat to holiday let accommodation at 1 Carlekemp Abbotsford Road North Berwick (21/01601/P)</p> <p>Planning permission in principle for the erection of 1 house and associated works at Land to West of Carlekemp Abbotsford Road North Berwick (23/00269/PP) was awaiting determination.</p>
Summary/Issues	Recent storms have cause erosion and damage here, notably at North Berwick Harbour.
<b>Area 8 Forth Islands</b>	
Area 8 Forth Islands	No applications have been made in this area since the adoption of the Local Development Plan.
Issues	<p>This area was the only area designated as Unspoilt Coast in the LDP.</p> <p>This area is designated as a European Site, with the Forth Islands SPA being surrounded by the marine Outer Firth of Forth and St Andrews Bay complex SPA. Previously, offshore windfarms in the area were not considered by Scottish Government to have an adverse effect on the integrity of these sites. However, the recently consented Berwick Bank windfarm is expected to have an adverse effect on site integrity of these SPAs, either alone or cumulatively, on kittiwake, guillemot, gannet, puffin and the seabird assemblage, and may also have such an effect on razorbill. A derogation case was made for this proposal. Development which could further affects these birds may therefore not be possible.</p>
<b>Area 9 St Baldred's Coast</b>	
Applications	<p>Consent was originally granted over 10 years ago for alteration and extension to a former second world war radar station to form houses at Gin Head. An application for renewal (23/00086/P) has not yet been determined.</p> <p>Holiday accommodation was consented, namely one holiday let at Chilliwick, Tantallon (22/00643/P) and three glamping cabins east of Auldham (20/01272/P)</p> <p>The temporary permission for the café at the Drift was continued until November 2025 (20/00391/P), and consent was also given for its physical extension (20/00702/P and 21/00811/P).</p> <p>At Castleton Farm, permission was given for the siting of storage containers to be used for a bakery, electric bike hire business, farm offices, formation of car parking area and associated works (21/00512/P), and also for change of use of an agricultural building to taxi office (22/00223/P).</p> <p>Prior approval of a proposed forestry building at Seacliff was refused (19/00631/NAF).</p>

Summary/Issues	All of this coastal area was designated 'Constrained Coast'. This is one of the quieter parts of the coast, though like other areas is under pressure for holiday accommodation.
<b>Area 10 John Muir Coast</b>	
Applications	<p>Holiday accommodation has been the main development activity here, with seven cabins at Lochhouses Farmhouse Tynninghame consented (18/01252/P) along with six holiday pods (20/00201/P) and five holiday cabins and a further pod (21/00222/P) at the Scripture Union Campsite, which is nearby.</p> <p>At Brownrigg Cottage, Lochhouses Farm, an application for the erection of a wedding barn was approved (23/00992/P).</p> <p>A mobile snack van at Linkfield car park within John Muir Country Park at Hedderwick (21/00955/P) was also consented.</p>
Summary/Issues	Ravensheugh Beach has been one of the quieter beaches in East Lothian, however increasing holiday accommodation here may affect that character.
<b>Area 11 Dunbar</b>	
Application summary	<p>The council promoted construction of a seawall defence project at Dunbar East Beach to promote the natural regeneration of the beach, consisting of two rock groynes, a concrete groyne and rock armour (18/01390/PCL). The sand does appear to be returning.</p> <p>At the harbours, works including a sculpture, storage building, lighting and CCTV were consented at Victoria Harbour, Dunbar (19/00065/P), as well as a snack bar (21/00166/P). Safety rails, fencing, gates and speed bumps were also applied for there (21/00254/P). Further CCTV was approved at Lamer Island (20/00420/P) and the Old Harbour (19/01156/P). A bench was also consented at Fisherman's Monument Cromwell Harbour, Dunbar (21/00744/P).</p> <p>In terms of tourist related development, a new access road at Belhaven Caravan Park (19/00549/P) and a snack van by the Shore Road carpark in Belhaven (21/01195/P) were consented in the constrained coast. In the developed coast, an extension to Bayswell Hotel was permitted (22/00393/P) and there were also seven applications (including for certificate of lawfulness) for short term lets.</p> <p>A new house was consented at Manor Gardens, Belhaven in the developed coast (18/00618/P) and at the Old Amusement Arcade site in Lamer Street (20/00112/P). Conversion of the Coastguard Station to a house was initially refused but allowed at appeal (20/00137/P). An application to turn the Assembly Rooms into four flats was refused (20/01413/P) with subsequent appeal dismissed, though a subsequent application for one flat (22/00292/P) was granted. Conversion of a nursery to a house was allowed at Duke Street (19/01111/P). An application for 27 flats south of St Andrews Centre, Bayswell Road, Dunbar (20/00939/P) was pending determination; change of use of the centre itself to four flats (22/00393/P) was consented.</p>
Issues	There is some pressure for tourist accommodation, as shown by the number of short-term let accommodation and extension to Bayswell Hotel. There has also been some new housing here.
<b>Area 12 Barns Ness Coast</b>	



Application summary	<p><b>Constrained Coast</b></p> <p>Most of the development applications here has been related to tourism. At Broxmouth House, Broxburn a tourism development of 25 holiday letting units, conversion of existing potting sheds to storage units, and a tennis court (08/00369/FUL) was granted in 2018, along with Listed Building consent for demolitions to allow these works. Permission was also granted for a marquee for a 6-month summer season each year to support the existing function and wedding facilities there (15/00343/P). Consent for alterations and extensions to buildings for use as a wedding/function venue, including halls, bar and seven holiday lets was granted in 2021 (20/00554/P). A further application for nine holiday lodges and associated works there is awaiting determination.</p> <p>At Dunbar Golf Club, East Links, Dunbar, consent was granted for a golf clubhouse and maintenance facility to replace the existing clubhouse and greenkeepers sheds, as well as a driving range, short course, and practice area. Development of 78 houses were approved as enabling development to cross subsidise these works, and these works are now underway.</p> <p>Consent was also granted for the siting of a snack van at White Sands Beach, Barns Ness (21/00905/P).</p> <p>At Catcraig, Innerwick, an application to convert a derelict building and house to form four holiday lets (21/00844/P) is awaiting determination.</p> <p>Permission was also given retrospectively for a cycle path and footpath at Dunbar Works, Innerwick (21/00895/P). The path provides a link from the A1087 to connect to the existing path to the northwest of the Cement Works, as an alternative to using the existing Cement Works access road.</p>
Issues	Quarrying for limestone and subsequent restoration is ongoing under previous planning consents, and is a significant land use in this coastal area. There is also pressure for development related to tourism.
<b>Area 13 Thorntonloch</b>	
	<p><b>Developed Coast</b></p> <p>The only application within the Developed coast (Torness Power Station area) was for storage of hazardous substances there (22/00766/HSC).</p> <p><b>Constrained coast</b></p> <p>This area has seen applications to support connection of offshore windfarms to the national grid, as well as grid reinforcements. Permission was granted for cabling to Neart Na Gaoithe offshore windfarm in the previous plan period. A bridge over the Thornton Burn was constructed on a temporary basis as part of these works. Consent has now been granted for this to remain in situ (22/00914/P). Since adoption of the LDP, permission was granted for the Eastern Link cable (22/00852/PPM), which will transmit electricity between Scotland and England via an offshore cable. Planning permission in principle was also granted for cabling and electricity transmission infrastructure related to Berwick Bank Offshore Windfarm (23/00162/PPM), and again works are mainly underground in the coastal area.</p> <p>Some residential or holiday accommodation has been consented here, with conversion of agricultural buildings to form a house (19/01167/P) and siting of a caravan (20/00138/P) permitted at Farmhouse, Thorntonloch.</p> <p>Ancillary residential accommodation and associated works was permitted at Dene Cottage, Oldhamstocks (19/00106/P).</p>

	In terms of agriculture, the erection of agricultural building on land south of Thornly was allowed by prior notification (19/00970/NAF), while there was also a change of use of agricultural sheds to storage and distribution units at Skateraw Farm, Innerwick (22/00357/P) Part-change of use of Garden Room to Massage Therapy Room (Class 2) at 25 Thorntonloch Holdings Innerwick (22/01385/P)
Issues/Summary	Torness Power Station, a significant employer and landmark of the area, is expected to start decommissioning over the plan period. Electricity infrastructure in support of offshore windfarms is making landfall here, though once developed will be underground as it passes through the coastal area.

## APPENDIX 4 – Green Belt Review Methodology

# Green Belt Review Methodology

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## 1. Introduction

1. This document sets out the methodology to be used by East Lothian Council for undertaking a review of the parts of the Edinburgh Green Belt that are in East Lothian. The methodology and approach have been informed by the purposes of green belt set out in National Planning Framework 4 (NPF4). The outcome of the Green Belt Review for East Lothian will inform production of East Lothian Local Development Plan 2.
2. The approach to review of the Edinburgh Green Belt has been developed jointly by a working group of officers from Midlothian, East Lothian and City of Edinburgh councils.
3. It provides a methodology and criteria based on the purposes of green belt set out in National Planning Framework 4 (NPF4) which are applied across each authority. Area based principles are further applied and developed by each planning authority recognising the different characteristics of each area.

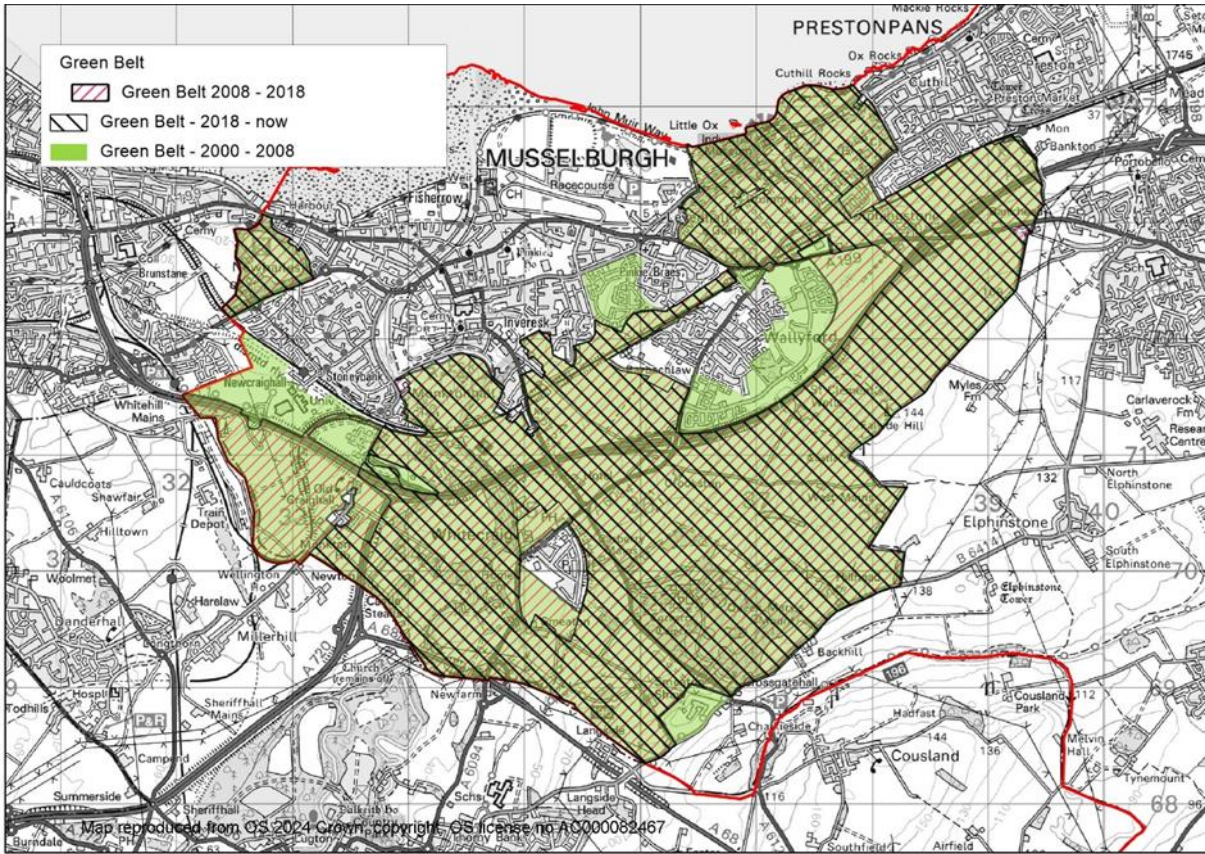
### **Purpose of Green Belt Review**

4. The purpose of the LDP2 Green Belt Review is to:
  - determine whether the existing green belt boundaries remain appropriate and accord with NPF4;
  - identify whether there are areas of the existing Green Belt that do not contribute to meeting the NPF4 green belt outcomes as set out in NPF4 Policy and should be deleted; and
  - determine if changes to current Green Belt boundaries, including inclusion of additional areas, are required; and
  - review the areas included in LDP1 under Policy DC 6 Constrained and Unspoiled Coast and consider whether these could be redesignated as Green Belt.

### **Scope**

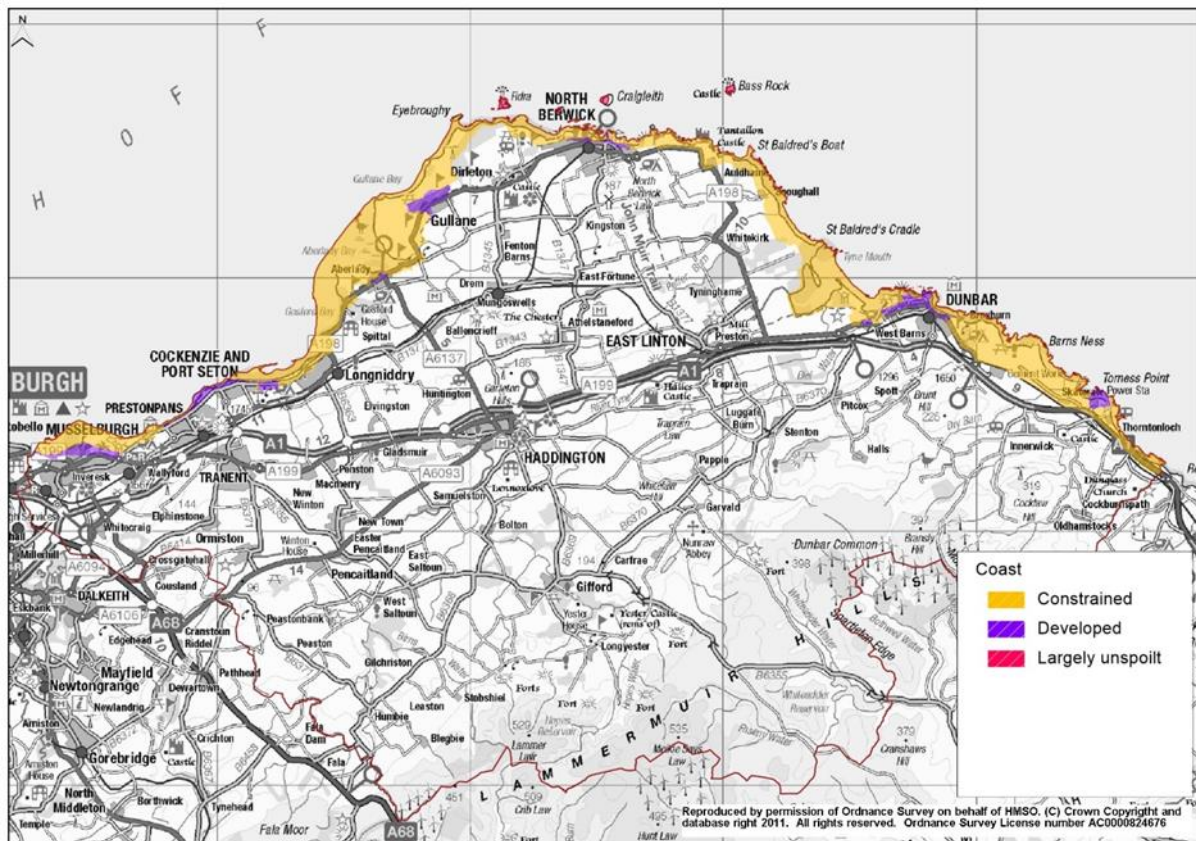
5. The methodology used in this Review is an approach and shared criteria for reviewing whether the existing Green Belt boundary remains appropriate, as directed by NPF4 and the Scottish Government LDP Guidance. The starting position of the Review is that the Green Belt continues to be a valid and valuable planning tool in principle. The focus of the Review is on whether the constituent parts help to deliver the three main green belt outcomes set out in NPF4 Policy 8.
6. The Review of the Green Belt in East Lothian will be carried out by officers in the Planning Service. The existing Green Belt in East Lothian is covered by this Review, and includes areas around the following settlements – Musselburgh, Inveresk, Wallyford, Whitecraig, Craighall, Tranent and Prestonpans. The Review also covers areas currently designated as constrained and unspoilt coast and the potential for their redesignation as Green Belt.

## MAP 1: CURRENT EAST LOTHIAN GREEN BELT





MAP 2: CONSTRAINED AND UNSPOILT COAST IN EAST LOTHIAN



## 2. Policy Context

### NPF4

1. NPF4 Policy 8: Green Belts sets out the Scottish Government's position on green belts. The intent of Policy 8 is to "*encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably*". The policy outcomes of Policy 8 are:
  - development is directed to the right locations, urban density is increased and unsustainable growth is prevented;
  - the character, landscape, natural setting and identity of settlements is protected and enhanced; and
  - nature networks are supported, and land is managed to help tackle climate change.

In addition, NPF4 states that:

- LDPs should consider using green belts to support their spatial strategy as a settlement management tool to restrict development around towns and cities.
- Green belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside.

- Green belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or alter the area covered as green belt. Detailed green belt boundaries should be based on evidence and should be clearly identified in plans.
2. NPF4 Policy 8 states that development proposals within a green belt will only be supported if:
- i. They are for:
    - Development associated with agricultural, woodland creation, forestry and existing woodland (including community woodlands);
    - Residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired worker where there is no suitable alternative accommodation available;
    - Horticulture, including market gardening and directly connected retailing, as well as community growing;
    - Outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
    - Flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
    - Essential infrastructure or new cemetery provision;
    - Minerals operations and renewable energy developments;
    - Intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
    - The reuse, rehabilitation and conversion of historic environment assets; or
    - One-for-one replacements of existing permanent homesand
  - ii. the following requirements are met:
    - Reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
    - The purpose of the green belt at that location is not undermined;
    - The proposal is compatible with the surrounding established countryside and landscape character;
    - The proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
    - There will be no significant long-term impacts on the environmental quality of the green belt.



3. Scottish Government Local Development Planning Guidance (2023) also sets out the following in relation to green belts:
- Evidence is required to inform detailed green belt boundaries, which should be set in Local Development Plans.
  - LDPs should consider using green belts to support their spatial strategy as a settlement management tool to restrict development around towns and cities.
  - Boundary changes may be made to accommodate planned growth, or to extend or alter the area covered as green belt.
  - If the plan area contains an existing green belt, planning authorities would be expected to review whether the existing boundary remains appropriate.
  - In carrying out a green belt review or study, planning authorities may wish to consider:
    - identifying any existing settlements, major educational and research uses, major businesses and industrial operations, airports and Ministry of Defence establishments, and any other significant areas of brownfield, vacant and derelict land, within the current greenbelt boundary;
    - reviewing settlement boundaries, i.e. where development has taken place;
    - undertaking a landscape character assessment;
    - identifying clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads;
    - considering the green belt's contribution to NPF4's policy outcomes.
    - This type of spatial information would provide evidence to inform any extension or review of precise green belt boundaries, or removal of land from the green belt through the Proposed Plan.

#### **East Lothian Local Development Plan 2018**

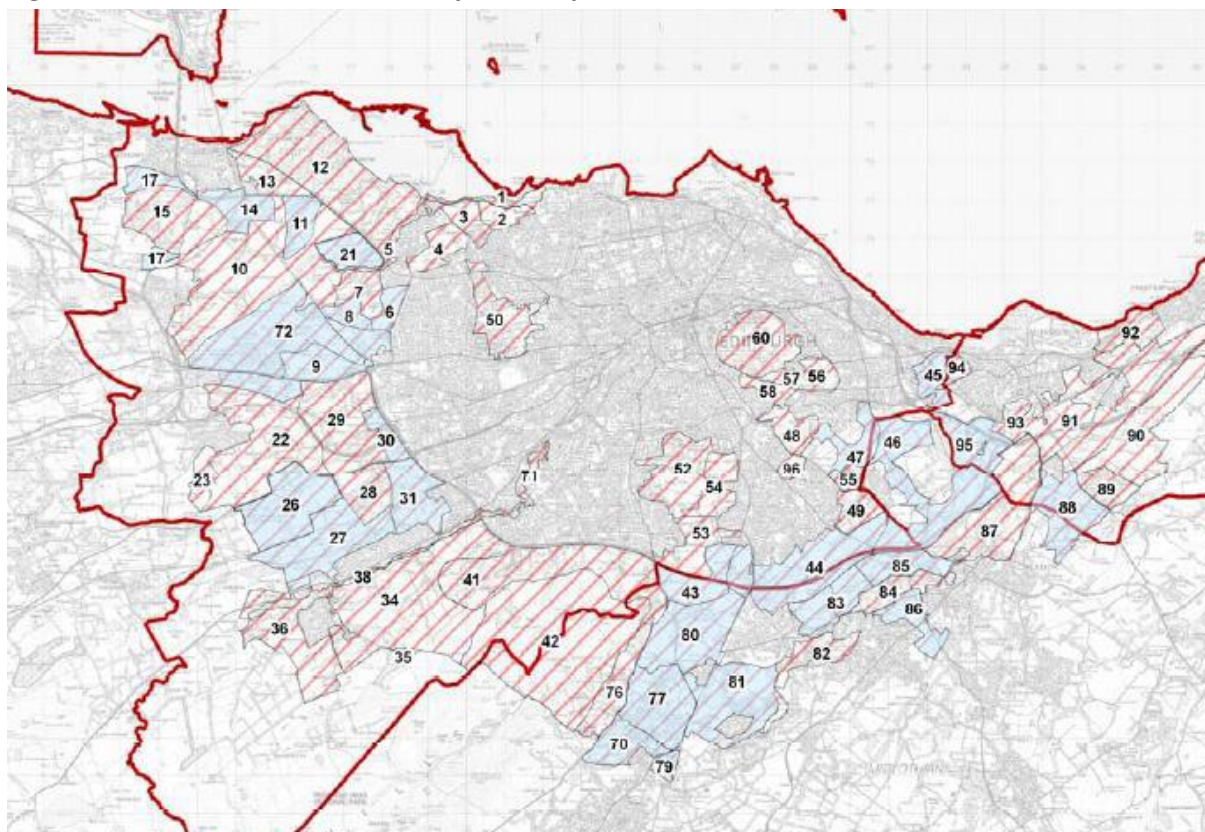
4. LDP 1 Policy DC7 Development in the Edinburgh Green Belt provided the main policy protection for green belt land. It has been superseded by NPF4 Policy 8.

### 3. Background

5. Since its establishment, the Edinburgh Green Belt has influenced the location and scale of long-term development in East Lothian. The Green Belt has encouraged development within urban areas and expansion of settlements beyond the Green Belt. There has, however, been a need in the past to allow for green belt releases to meet strategic housing and economic development requirements placed on East Lothian Council. This has resulted in adjustment to Green Belt boundaries in previous East Lothian local plans and LDP1 2018. The amendments made to the 2008 Green Belt boundary made through LDP1 are shown in Map 1 above.
6. LDP1 removed land around Whitecraig, at Craighall and at Wallyford from the green belt for residential development in sustainable locations. The changes made to the green belt were intended to ensure that the remaining green belt primarily covers the rural and countryside areas near, adjacent to and between towns.
7. The green belt continues to have an important role in protecting the landscape setting, character and identity of Edinburgh and East Lothian settlements, and preventing coalescence. By protecting the setting and identity of East Lothian settlements, the green belt has provided the additional benefit of ensuring that residents have access to the countryside and the outdoor recreation value it provides.
8. Appendix 1 of East Lothian's Evidence report (Topic Paper 008 Countryside) reviews applications determined within the green belt, changes in landscape and contribution to nature networks and tackling climate change.

#### **Edinburgh Green Belt Study 2008**

9. The last full review of the Edinburgh Green Belt was undertaken in 2008. The purpose of the 2008 study was to undertake a landscape-based review of the green belt for the Strategic Development Plan for Edinburgh and South East Scotland within the terms of the now superseded Scottish Planning Policy (SPP) 21 Green Belts.
10. In the 2008 Study the following Landscape Character Areas, which covered all of the green belt in East Lothian, were reviewed against the policy objectives of SPP21. Figure 2 shows the location of the Landscape Character Areas identified in the Lothian Green Belt Study 2008.

**Figure 2: Location of Green Belt Study Landscape Character Areas**

11. The 2008 study comprised two stages. Stage 1 identified those areas of Green Belt that, when assessed against relevant SPP21 policy objectives, best met those objectives and were considered to be of greatest importance. Stage 2 focused on those areas of Green Belt which met SPP21 policy objectives to a lesser degree and explored the potential capacity of those areas to accommodate built development. Table 1 sets out the landscape character areas that fall partly or wholly within East Lothian and whether they were considered to have Stage 1 or Stage 2 status.

**Table 1: 2008 Green Belt Review Landscape Character Areas in East Lothian**

Reference No.	Name	Stage
87	Dalkeith Palace/Policies ((Policy landscape))	Stage 1
88	Smeaton Fragmented farmland (Settled farmland)	Stage 2
89	Carberry Policies (Policy landscape)	Stage 1
90	Fa'side Slopes (Rolling farmland)	Stage 1
91	Wallyford farmland (Settled farmland)	Stage 1
92	West Prestonpans recreational area (Informal open space)	Stage 1
93	Musselburgh Golf Course (Recreational open space)	Stage 1
94	Newhailes (Policy landscape)	Stage 1
95	Old Craighall (Settled farmland)	Stage 2

12. The following criteria were used to assess against the green belt objective “to protect and enhance the character, landscape setting and identity of towns/cities”.

- Integrity of landscape character;
- Distinctiveness of landscape character;
- Landscape condition;
- Potential for enhancement of landscape condition;
- The role of the landscape in contributing to the setting of Edinburgh/surrounding settlements; and
- Robustness and sustainability of existing boundaries in landscape terms.

13. Stage 2 considered the general capacity of the identified Landscape Character Areas to accommodate built development, considering the key findings from Stage 1. The criteria for determining whether an area being assessed under Stage 2 could accommodate built development were:

- The impact of development on the local and wider landscape character and setting;
- The impact of development on existing settlement form and boundaries;
- The relative visibility and prominence of the area, both locally and in the wider landscape;
- The relationship between the area and the broader pattern of settlement, open space, access networks and land use;
- The potential role of existing or additional landscape features in integrating development within the local and wider landscape; and
- The current and potential role of the Forest Habitat Network.

**Table 2: Summary of Findings of Landscape Capacity for Development (2008 Study)**

Ref No.	Name	Summary of Findings
87	Dalkeith Palace/Policies (Policy landscape) (partly in Midlothian)	Greatest significance for 2008 landscape and open space objectives of the Green Belt (10 <sup>th</sup> of 41 areas, 41 being the lowest, included in Stage 1). The buildings, parkland and policy woodlands of the Inventory HGDL are highly scenic especially at the core. Policy woodlands strongly contribute to the integrity of the estate, though affected by pylons and road construction in the north east. Farmland and woodland is generally well managed, and restoration of buildings is taking place. Landform and perimeter woodland limit visibility of the core but form a robust boundary. The area contributes to the setting of Edinburgh as viewed from the A720 and the Esk valley provides separation between Musselburgh and Dalkeith.
88	Smeaton Fragmented farmland (Settled farmland)	There is no landscape capacity for development within this landscape. The corridor between Thornybank and Whitecraig is fragmented by the Dalkeith by-pass and electricity transmission lines and development in this area would further reduce separation between these two areas of settlement,

		and the more elevated farmed slopes are visually prominent.
89	Carberry Policies (Policy landscape)	Greatest significance for 2008 landscape and open space objectives of the Green Belt (31 <sup>st</sup> of 41 areas, 41 being the lowest, included in Stage 1). The wooded policy landscape absorbs the variety of uses within it, and was a distinctive feature within the farmland east of Edinburgh. The main policy features were intact but not well managed. Rising landform from Whitecraig, the nearest settlement, means it does not contribute greatly to its landscape setting, neither does it play a significant role in settlement identity. Boundaries, formed by perimeter woodlands, are robust.
90	Fa'side Slopes (Rolling farmland)	Greatest significance for 2008 landscape and open space objectives of the Green Belt (32 <sup>nd</sup> of 41 areas, 41 being the lowest, included in Stage 1). The smooth, elongated, open slopes form an integral part of the ridge of the Fa'side Hills. Their open character is somewhat affected by transmission lines and telecom masts. The farmland is well-managed though hedgerows are gappy in places, with few trees. The hills are highly visible from the A1. They provide a distinct backdrop to settlement along the coastal edge and help define the settled coastal margin. The hill slopes could provide a containing edge, accentuated by the A1.
91	Wallyford farmland (Settled farmland)	Greatest significance for 2008 landscape and open space objectives of the Green Belt (40 <sup>th</sup> of 41 areas, 41 being the lowest, included in Stage 1). This extensive area of well-managed farmland is fragmented by transport links and settlement, limiting its integrity. The area lacks intrinsic scenic quality, with gappy hedgerows and few trees. However it provides a setting to settlement, being highly visible from both settlement and transport routes, forming simple, open foreground to views of the Firth of Forth, Inveresk, Holyrood Park and Edinburgh. This landscape contributes to the identity of Musselburgh, Wallyford, Inveresk and Prestonpans by providing separation between them, and enforcing association of most of these settlements with the coast. There are few containing features and existing development is often intrusive.
92	West Prestonpans recreational area (Informal open space)	Greatest significance for 2008 landscape and open space objectives of the Green Belt (27 <sup>th</sup> of 41 areas, 41 being the lowest, included in Stage 1). This area has a variety of land use, mainly recreational. The area is on two levels, the lower being influenced by the Forth, with more rugged vegetation, the upper comprising more policy landscape, some of which

		could be better managed. The coast and colliery features are distinctive. There is a limited relationship between the landscape and Prestonpans due to the boundary wall and policy woodlands at Preston Grange, though the lower coastal edge provides a sense of approach. The historical associations of Preston Grange and Drummohr are significant to the identity of settlements, as is the coastal edge. Boundaries are defined by stone walls and perimeter woodland, as well as the coastal edge.
93	Musselburgh Golf Course (Recreational open space)	Greatest significance for 2008 landscape and open space objectives of the Green Belt (24 <sup>th</sup> of 41 areas, 41 being the lowest, included in Stage 1). As well-managed golf course, the landscape has strong integrity, though more scenic opposite Inveresk, the area south of the railway being influenced by transport links. The mature trees and open spaces form an attractive landscape setting to Inveresk. The core of the landscape can be seen from the railway and nearby housing, though it is largely screened from roads. It is strongly associated with the Esk, a key part of the identity of Musselburgh and Inveresk. The Esk is a robust boundary to Inveresk, while tree belts provide a screen to the A1 and recent housing development.
94	Newhailes (Policy landscape)	Greatest significance for 2008 landscape and open space objectives of the Green Belt (23 <sup>rd</sup> of 41 areas, 41 being the lowest, included in Stage 1). The landscape, an Inventory HGDL, is surrounded by perimeter policy woodland, giving it integrity and forming a robust boundary. There has been some decline in quality of landscape features, but it is now being managed to retain the original character. The landscape is not prominent but forms part of the experience of entering and leaving Musselburgh on the A6095.
95	Old Craighall (Settled farmland) (partly in Midlothian)	This area includes the Shawfair/Millerhill development area. Overall character is fragmented due to derelict and disturbed land and large linear infrastructure. There are no positive distinctive components, though farmland in the east is well managed. The landscape is highly visible from the A1, providing open farmland between Musselburgh and Shawfair. Queen Margaret University lessened landscape integrity, affecting the setting of Musselburgh and approach to Edinburgh. The area has a role in the separation of Musselburgh and Edinburgh, though development around settlement fringes limits perception of a clear separate identity of them. A rolling ridge provides a screen and containing edge against the retail park, while the



		bypass and policy woodlands of Dalkeith provide a boundary to the south.
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### 3. Methodology for LDP2 Green Belt Review

14. The key purpose of this Green Belt Review is to determine whether the existing (2017) boundary remains appropriate, based on whether there are areas of the green belt which no longer contribute to meeting the NPF4 green belt outcomes. It also assesses whether there are areas adjacent to the existing green belt and around the coast which meet green belt outcomes and could therefore be proposed for inclusion.

#### Step 1: Defining the Review Area

15. The whole green belt in East Lothian is covered by this review, along with areas around the following settlements – Musselburgh, Inveresk, Wallyford, Whitecraig, Craighall, Tranent and Prestonpans. These are the settlements in East Lothian within or adjacent to the current green belt. The review area will look at existing green belt and any appropriate boundary changes including possible additional areas.
16. The purpose of assessing each of these areas is to establish the contribution of the land within it to the role and purpose of the green belt. This analysis will allow for the identification of those parts of the green belt that have an important role in delivering the functions which the green belt is expected to fulfil. It will also indicate areas that may not be so critical in delivering green belt outcomes. There could also be possible additional areas to include in green belt.

#### Step 2: Identify Change within the Green Belt since 2017

17. Changes since 2018 within each landscape character area of the East Lothian part of the Edinburgh Green Belt were identified in Appendix 1 of the Evidence Report. These should be checked by site visits to appraise the effect of these changes.

#### Step 3: Desk Based Review

18. Evaluation of the existing green belt areas against updated assessment criteria. In addition, the review of part of the Green Belt within East Lothian and submitted to East Lothian Council in support of a proposal to develop land at Craighall should also be considered. (Geddes Consulting: South East Edinburgh Green Belt Review and Landscape Study 2023).

#### **Assessment Criteria**

19. Given that national policy has evolved since the 2008 Review, the assessment criteria have been updated to reflect current policy phrasing in NPF4.

**Table 2: Example Assessment Sheet for Review of Existing Green Belt**

	Review Area: Landscape Character Area:	Notes on Roles
<b>Does retaining the green belt in this location:</b>		
NPF4 criteria	<ul style="list-style-type: none"> <li>Direct development to the right locations and prevent unsustainable growth?</li> </ul> <p><i>Does the green belt direct development towards locations with existing services and public transport links?</i></p> <p><i>Unsustainable growth means growth in car-based commuting or suburbanisation of the countryside</i></p>	Planning Officers
	<ul style="list-style-type: none"> <li>Protect and enhance settlement character and identity?</li> </ul> <p><i>Does the Evidence Report highlight the location as an area where coalescence is an identified concern?</i></p> <p><i>Does the area provide landscape structure in relation to the settlement? [Explain reasoning]</i></p>	Landscape officers
	<ul style="list-style-type: none"> <li>Protect and enhance landscape character?</li> </ul> <p><i>[Explain reasoning]</i></p>	Landscape officers
	<ul style="list-style-type: none"> <li>Protect and enhance natural setting?</li> </ul> <p><i>To what extent does the area have a role in protecting and enhancing the natural setting of settlements</i></p>	Landscape officers
	<ul style="list-style-type: none"> <li>Support Nature Networks</li> </ul> <p><i>What nature network features are present in the area? [Explain reasoning]</i></p>	Landscape and Biodiversity officers
	<ul style="list-style-type: none"> <li>Safeguard land that is being, or has the potential to be, managed to help tackle climate change?</li> </ul> <p><i>What are the current land uses and what types of soils are present (peat/prime agricultural land/ suitability for forestry)?</i></p>	Landscape, Planning and Climate Change officers

	<i>Are there watercourses and/or flood risk?</i>	
	<b>Does Area meet NPF4's green belt policy outcomes?</b>	<p>Yes/Mainly/Partly/No</p> <p>Determined by Landscape and Planning Officers</p>

In this location, does the green belt...		
	Have appropriate boundaries that can be clearly identified? <i>Are the current green belt boundaries appropriate and robust for the long term?</i>	Landscape and Planning Officers
	Include land important to avoiding settlement coalescence?	Landscape and Planning Officers
	Review existing established uses in the Green Belt. Examples might include: <ul style="list-style-type: none"> <li>- existing settlements</li> <li>- educational and research uses</li> <li>- business, industrial and leisure uses</li> <li>- areas of brownfield, vacant or derelict land</li> </ul>	Planning Officers
	Other considerations Is there any scope for enhancement of character of landscape and natural setting and identity of settlements.	Landscape and Planning Officers
Is there landscape capacity for development in this area?		
	Impact of development on the local and wider landscape character and setting, and the broader pattern of development	Landscape and Planning Officers
	Impact of development on existing settlement form and boundaries	Planning Officers
	Relative visibility and prominence of the area in question both locally and in the wider landscape	Landscape Officers
	Relationship between the area and open space, access and land use	Landscape Officers
	Potential role of existing or additional landscape features in integrating development within the local and wider landscape including for enhancement of the green belt.	Landscape Officers
Should area be identified as green belt?		Planning Officers
Should changes be made to the green belt area?		Planning and Landscape Officers

**Step 4: Assess Potential Additions to the Green Belt**

20. Assess areas currently covered by Policy DC6 Development in Coastal Areas for potential inclusion as green belt or other relevant policy. Have regard to competing landscape designations such as Special Landscape Areas. Assess relevance of boundaries in landscape terms suggesting changes if appropriate.



#### **4. Outcome of Review**

21. The outcome of the review should conclude whether the assessment areas still contribute towards the roles and purposes of the green belt, either as a whole or in part. Additionally any new areas that meet the objectives of the green belt should be identified. Any part of the currently designated green belt area which does not contribute toward the roles or purposes of the green belt could be considered for removal and therefore a boundary change could be proposed.
22. Preliminary recommendations.

## Appendix 1

### Landscape Character Descriptions (from 2008)

#### Landscape character type: Informal Open Space

##### West Prestonpans – Area 92

- A1 This is a coastal landscape and the topography rolls gently down to the coastal edge where there is an area of reclaimed land and disused workings which is now used for recreation. The coastal edge has a long history of industrial use from coal mining, salt panning, pottery kilns and brickworks. Close by is the Prestongrange Museum on the site of the Prestongrange colliery.
- A2 Lying just above the coastal edge is the former policy landscape around Drummohr and Preston Grange. There is a high estate wall bounding the Royal Musselburgh Golf Course and perimeter policy woodlands which limit views into the landscape. Drummohr house is a striking red stone building with yellow corner stones and visible from some distance from the south. Immediately to the north of the house is a caravan park and chalets. The chalets sit immediately atop the change in slope at the coastal edge and can be viewed from the coast road, however there is some screening by coastal woodland. To the east is the Royal Musselburgh golf course which was opened in 1924 and uses Preston Grange as the clubhouse. The earliest part of Preston Grange dates from the late 16th century and is a long baronial house which was modified and extended by Playfair in the 1830s and 1850s. The grounds include perimeter woodland and parkland trees. Morrison's Haven was a former harbour lying adjacent to the Prestongrange site and was infilled with colliery waste in the 1950s. A recent community archaeology project has uncovered some of the former harbour wall and is investigating other archaeological remains across the area.
- A3 The coastal area is important for recreation and the B1348 provides views across the coast. Views from the B1361 are more limited by the estate boundary wall. The settlement edge of Prestonpans ends at the boundary wall with the Royal Musselburgh golf course, however new housing development is under construction to the south of Prestonpans.

#### Landscape Type – Policy Landscape

##### Carberry – Area 89

- A4 This is a densely wooded inventory listed policy landscape centred around Carberry Tower and lying on the slopes of the Mayfield – Tranent ridge. The landform rises from 50m AOD to 150m AOD at Queen Mary's Mount, however the slope is more gentle around Carberry Tower. The perimeter woodland comprises thick belts of woodland. There is an open area of parkland to the south east of the Tower which includes some distinct roundels.
- A5 The entrance drives are lined with avenues of trees and there is a small area of pasture at the northern edge. Beyond this is a former pit which has subsequently been filled to create a low rise to the south east of Carberry Mains, and this limits views to the Carberry policies.
- A6 The landscape is identified in the inventory listing as having outstanding value as a work of art for its historical value, and for its architecture. The area has historical associations and Queen Mary is reputed to have surrendered on Queen Mary's Mount after the battle of Pinkie in 1567.

- A7 There are numerous buildings including the 16th century A listed Carberry Tower, stables, main gate and lodge and the 1960s chapel. The buildings within the estate are used for a variety of uses including a care home, health clinic and Christian retreat. There is no evident recreational use of the landscape, although visitors to the institutions will experience the landscape and grounds and the surrounding roads give some views of the perimeter policy woodlands.
- A8 The estate is underlain by a coalfield which was mined until the 1960s. The landscape has been redesigned in the early and late 19th century. The walled garden was relocated to the north east of the house in the late 19th century and a curling pond was created to the west of the house also at this time. There are a number of specimen parkland trees along with a mixture of shrubs.

#### Dalkeith Palace – Area 87

- A9 The extensive designed landscape which provides the setting to the early 18th century Dalkeith House, lies adjacent to Dalkeith and extends north eastwards along the valley of the River Esk to the A1.
- A10 The Rivers North Esk and South Esk wind a contorted course through the parkland and wooded policies around the House, converging to the north to form the River Esk, which flows through a wooded valley to Musselburgh.
- A11 Extensive woodlands planted around the perimeter of the estate provide shelter and containment of the parkland which surrounds the house. Relict ancient oak woodland and remnant avenue plantings feature and although the celebrated original 18th and 19th century pleasure grounds have since been lost, occasional ornamental specimen trees from these gardens are evident around the house, stables and conservatory area. A narrow walkway and two man-made caves of the Tunnel align the banks of the River South Esk. Some areas of parkland now comprise arable fields and beyond the 'Meeting of the Waters', the landscape has a more agricultural character although the distinctive wooded policy plantings retain the strong association with the designed landscape. A high voltage power line crosses the valley of the North Esk in this area and the Dalkeith by-pass link to the A720, which was under construction at the time of survey, will accentuate the severance of this policy landscape.
- A12 The grounds of Dalkeith House are run as a Country Park and footpaths and a large adventure playground are well-used. While views of the core of the designed landscape from the adjacent A68 and A720 City by-pass are limited, perimeter woodlands, estate walls and estate buildings are distinctive and highly visible features. The designed landscape provides a high quality setting to the historic town centre of Dalkeith.

#### Newhailes Policies

- A13 Newhailes is a grade A listed house built in 1686 set in an area of 18th century policy parkland. Newhailes was designed by James Smith and is an example of domestic Palladian architecture. Newhailes was acquired by the National Trust for Scotland in 1995 and the house and grounds are being managed on the principles of doing as much as necessary and as little as possible in order to retain the original character. The inventory of historic gardens and designed landscapes identifies Newhailes as outstanding historical value because of its associations with James Smith and Sir David Dalrymple, Lord Hailes and Sir James Dalrymple.

A14 The house is situated on a flat area of ground which falls gently towards the coastal edge, and a small burn runs along the western boundary. Policy woodland surrounds the perimeter of the landscape and there are parkland trees to the north of the house. The house is at the centre of the landscape composition with long distance views to the north of the house. In combination with the adjacent Brunstane farmland, Newhailes forms an important green wedge between Musselburgh and Edinburgh.

A15 Other structures on the estate include the stable block which has been converted into a visitor centre and café, Shell Grotto and a classical summer house. Formal gardens were previously laid out to the east and west of the house, and the landscape is of particular archaeological interest because of the relict features which remain. Views into the landscape are limited by the perimeter woodlands however the estate is popular for recreation and the house is open to visitors during the summer months. The proximity of the urban edge is largely screened by the perimeter woodlands and estate boundary wall, and to the north the land falls away limiting the intrusion of the developed edge.

[Landscape character type: Recreational open Space](#)

[Musselburgh golf course – Area 93](#)

A16 The Musselburgh Golf Course lies within a loop of the River Esk and is overlooked by the historic village of Inveresk which is raised on a bank forming an arc around the eastern edge of the river. The golf course was established in 1938 and has a distinctive parkland setting with some semi-mature trees. Later planting of mixed tree belts between fairways close to the clubhouse and on an extension south of the railway is more municipal in character.

A17 Although close to major transport routes, the low-lying landform of this area and housing on raised ground on the perimeter of the course restricts visibility. Views from within the course are striking however and focus on the grand houses and tower of Inveresk church which nestles amongst wooded grounds sloping down to the River Esk.

[Landscape character type: Rolling Farmland](#)

[Fa'side Hill Slopes – Area 90](#)

A18 This character area comprises the north-west facing slopes of the elongated low ridge of Falside Hill which lies between Tranent and Carberry Tower.

A19 The hill slopes form a containing edge and backdrop to the low-lying farmland and settlements which border the Firth of Forth. The A1 is aligned at the foot of these hill slopes. The smooth, even hill slopes are laid out in large arable fields enclosed by hedgerows and by stone walls in more elevated areas. There are few trees and woodlands. Narrow roads cut deep into the slopes and provide access onto the open and exposed ridge. The distinctive restored tower house of Falside Castle with its associated square shelterbelt of coniferous woodland and the telecommunication mast on Falside Hill are prominent sited on the ridge top.

A20 Although the ridge of Falside Hill is relatively lowly, rising only to 144m AOD, it is a prominent feature because of its juxtaposition with the low-lying coastal farmlands. This landscape is highly visible from the A1 and from the many of the coastal settlements and roads.

## Landscape character type: Settled Farmland

### Old Craighall

A21 This character area is located between Musselburgh and Shawfair and comprises farmland straddling either side of the A1 and the marshalling yard and tip sites associated with the former Monktonhall Colliery.

A22 The landscape has a flat to gently undulating landform. It is crossed by the busy A1, which is aligned on a prominent embankment. The main East Coast railway and the A720 City by-pass form the north-east and south-eastern boundaries of this character area. Large arable fields occupy the eastern part of this area, some of these severed by the A1 and locked by roads and railway. Dismantled railways, the marshalling yard and tall lighting gantries abut farmland to the west. Pioneer scrubby woodlands of birch and alder colonise disturbed ground and restored tips around the marshalling yards. Monkton House and its walled garden at Old Craighall lends some distinction to the landscape.

A23 This landscape is highly visible from the elevated A1 on the approach to Edinburgh.

### Smeaton Fragmented Farmland – Area 88

A24 The landscape character area lies south of Whitecraig and the policies of Carberry, extending to the edge of Thornybank. The land rises from the flatter landform at the base of the slope to 95m AOD at Langside. The landscape is very open with large scale agricultural fields and only small areas of woodland cover, including the wooded burn Cowden Cleuch. However the policy woodland from Dalkeith Palace and Carberry are a feature within the landscape and contribute borrowed landscape. Properties are scattered throughout the landscape and this includes some larger farm units.

A25 There is a large disused tip at Crossgatehall which is becoming naturalised with woodland and two disused railways cross the landscape. At the base of the slope is a large area of disused quarrying, some of which is being redeveloped. Several pylon lines cross the landscape and rise up over the hill. The slopes form part of the Mayfield/Tranent ridge and are very prominent from Edinburgh and Musselburgh and provide extensive views to Edinburgh, Fife and the Pentlands.

A26 Extensive new development is taking place at Thornybank and the new Dalkeith bypass cuts across the slope. The area is of limited recreational use, however the Penicuik - Musselburgh foot and cycleway runs at the base of the slope on a former railway.

### Wallyford farmland – Area 91

A27 This character area forms a broad swathe of low-lying farmland lying to the east of the narrow wooded valley of the River Esk and bordering the coastal settlements of Musselburgh, Levenhall and Prestonpans. The steep slopes of Fa'side Hill form a containing edge against this character area to the southeast.

A28 Large arable fields are bounded by fences and intermittent hedges. There is little woodland and this landscape has an open, expansive quality. The character area is dissected by major communications including the A1 and East Coast Railway. The shape of open farmland is often irregular and fragmented where it abuts settlement and industrial warehousing and housing on the urban edge is often highly visible within this open landscape. The northern boundary of this area is marked by the stone wall and wooded policies of the former Prestongrange and Drummorie House estates which abut the coast. A council tip and dispersed industrial and commercial development is located adjacent to the A199.

A29 This area is highly visible from major roads, the railway and from settlement.



## APPENDIX 5 – Countryside Around Towns Area Methodology

### Policy DC8: Remit for Review: Countryside around Towns designated areas

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#### Introduction

- 1.1 At Examination into Local Development Plan 1, part of the Council's defence was that the areas under which Policy DC8 applied would be reviewed in the next LDP to ensure their continued relevance. The Council also undertook to prepare Supplementary Planning Guidance: Countryside and Coast in which reasoning for designation of each CAT area was made.
- 1.2 This is the remit for the review of the CAT designated areas for LDP 2.

#### Background

- 2.1 Since adoption of the East Lothian Local Development Plan 2018 policy DC8 Countryside around Towns has been referred to in only one appeal decision:

- PPA-210-2086 (Planning Permission Appeal) - Castleton Farm, North

Berwick, East Lothian, EH39 5PN

The reporter considered the policy in the following two paragraph extracts:

49. As referred to in paragraph 12 above, the site is within the North Berwick Countryside around Towns (CAT) area, as identified in the LDP. Whilst not a landscape designation in itself, the council's non-statutory SPG "Countryside and Coast" states that the CAT area to the east of North Berwick includes agricultural land on the glaciated tail feature of North Berwick Law, to the south of the A198 up to the enclosing tree belt east of Rhodes Smallholdings. This area encompasses the appeal site. The SPG states that the CAT areas form the distinctive landscape setting of the town and should be protected from visually harmful development that would detrimentally impact on these views or the countryside setting of the town. I consider that the proposed development would fail to achieve this objective, and would be harmful to the landscape setting of the east side of North Berwick. I therefore conclude that the proposal would be contrary to LDP policy **DC8** (Countryside around Towns) in this respect.

#### Conclusions on the development plan

88. Having considered the environmental implications of the proposed development, I think that it is appropriate at this stage to draw together my conclusions on the compliance of the proposal with the development plan. I have found that, in relation to many of the potential environmental impacts, the development would not conflict with the relevant LDP policies. However, I have also concluded that it would not comply with policies DC1, **DC8**, and DP1; and would also conflict to some degree with policies DC9, DP2 and T1.

- 2.2 The policy was therefore supported at appeal and the appeal dismissed in part because of policy DC8.
- 2.3 In addition the policy has been referred to in Local Review Body cases where it has also been upheld and supported.

### 3 Scope of the CAT review

- 3.1 The review will include the following:

1. All existing landscape areas where the CAT policy is applied for the purposes of protection of the landscape setting of an existing settlement to ensure its appropriateness for the next LDP and considering:
  - Whether the inner edges of existing designated CAT areas are all in areas that can be justified as part of the landscape setting of the settlement e.g. it has been suggested by a landowner that 3 hectares of land adjacent to the railway line and north of the tree belt behind houses on Dunpender Road/Rennie Place East Linton is essentially flat and therefore does not contribute to the setting of East Linton.
  - The impact of any new housing or other development that has subsequently taken place near to any designated CAT area since the preparatory work to establish the CAT areas for the LDP1. e.g. the Castlemains housing development at Dirleton
2. Review will cover those settlements, as identified in the LDP1 that did not have application of any CAT policy DC8 to confirm none is required or otherwise suggest where a CAT policy might require to be applied to meet the same objectives as stated in Policy DC8, its preamble and the relevant sections of the Supplementary Planning Guidance Countryside and Coast. Settlements to consider might include Gifford, East Saltoun, Stenton, Spott and Athelstaneford as well as the following very small settlements West Saltoun, Morham and Ballencrieff which may be identified as settlements in LDP2.
3. The review will only be carried out in respect of landscape setting of the adjacent settlement, not coalescence between settlements or any other reason. Also, it should be noted that we are not reviewing the suitability of having CATS and the starting point is the assessment carried out for the last plan and whether anything has changed to merit altering the boundaries.
4. Also, it is the intention to continue to have CAT areas in some cases being applied in addition to Special Landscape Area and Conservation Area designation i.e. they do not have to be mutually exclusive. However, if in the course of the review any areas are considered to be in conflict with any part of SLA or conservation area guidance this should be highlighted for resolution during the process.

## **4 Timescale**

- 4.1 This review will contribute to the preparation of the proposed Local Development Plan 2 and it is expected that it will be published alongside the initial outputs of the site assessment methodology in late 2025. We will engage with key groups at this point to gather their views on the methodology and its outputs.