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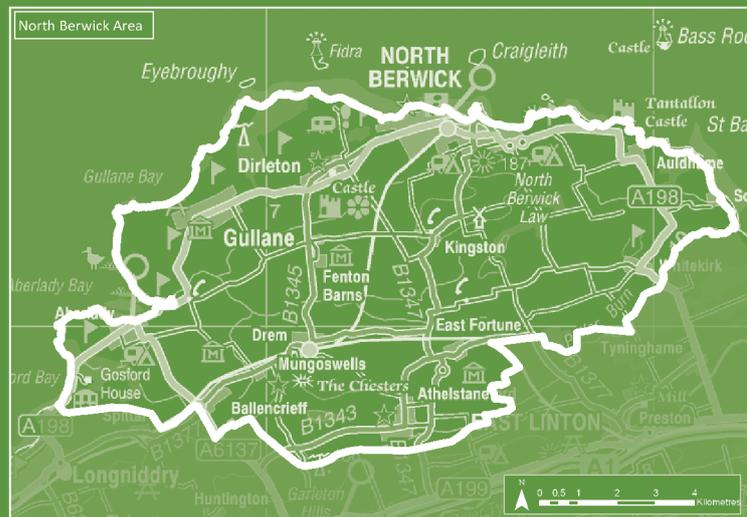
proposed local development plan

environmental report

2016 appendix 10

north berwick area

SITE AND STRATEGIC ENVIRONMENTAL ASSESSMENTS



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Introduction

Background

1. The Main Issues Report (MIR) is the first formal stage of preparing the Local Development Plan (LDP). The MIR is a consultation document, setting out the planning authority's big ideas for the future development of the area in terms of development strategy and policies and proposals. The MIR shows general proposals for development of the area including where it should and should not occur. It sets out preferred development sites and any reasonable alternatives, if they exist.
2. The Environmental Assessment (Scotland) Act 2005 requires 'Strategic Environmental Assessment' of LDPs. This means that the Main Issues Report needs to be subject to SEA, and an Interim Environmental Report is required to be published alongside the MIR. The SEA is required to predict and evaluate the likely significant effects on the environment of implementing the preferred and alternative approaches set out in the MIR. It needs to describe measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects (mitigation). The MIR is to be site specific, and so the same is true of the SEA.

Purpose of this Document

3. This document provides an objective assessment of the planning merits and strategic environmental assessment of potential development sites submitted for consideration as part of the LDP process.
4. The document provides an overview of the key environmental characteristics of the North Berwick area and highlights key sensitivities of the area and environmental features that could be affected, positively or negatively, by any future development. The site assessment methodology is fully explained below, and the result of each site assessment is included in this report.
5. The intention of this work is to show the background information considered when selecting preferred and alternative development sites for the MIR. It also allows people to take an informed view on if they agree or disagree with the preferred sites. The document also fulfils Strategic Environmental Assessment requirements by considering the potential environmental effects of all the individual sites. The cumulative impact of preferred and alternative sites is assessed through consideration of each strategy option overall as set out in the IER.

Introduction to the Site Assessment Process

6. In early 2012 East Lothian Council commenced public engagement on the preparation of its Local Development Plan. It did this with a series of community events as well as a 'call for sites' exercise. Members of the public, landowners, agents and any other interested parties

were invited to suggest potential development sites to be considered at MIR stage. Responders filled in a 'Development Options Appraisal Form' to provide information about the potential site, its proposed land use, and any potential impacts on the environment that could arise from its development.

7. Almost 100 site submissions were received in response to the initial call for sites which concluded in March 2012; however, submissions were accepted until the final deadline of 14th April 2013. In addition, a number of additional sites have been considered as part of the assessment including those put forward for the SESPlan Main Issues Report. The vast majority of site submissions promote housing development, however there are a small number of site submissions for business land, mixed use development, mineral extraction and for nature conservation/open space.
8. To help inform the MIR a comprehensive assessment of all sites has been carried out. All sites were assessed in the same way, using an assessment form that was designed to cover relevant planning and environmental consideration to assess how suitable a site may be for development. Importantly, key SEA questions were incorporated into the site assessment form. This means that sites being assessed for the purposes of the MIR were also subject to SEA at the same time.

How Sites were Assessed

9. A site assessment template was prepared to ensure that all sites could be assessed in a consistent way, and to allow the relative merits and drawbacks of different sites to be easily compared. The Strategic Environmental Assessment (SEA) was integrated into this assessment form. This was to allow a full assessment of the site including relevant planning and environmental matters.
10. To populate the assessment form, information on each site was gathered from a range of sources including site visits and desk based assessment. Information sources include Geographical Information Systems (GIS), information provided as part of site submissions by agents/landowners, consultation with specialist Council officers and site specific comments provided by the Consultation Authorities, including the Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH), and Historic Scotland.
11. The site assessment forms comprises of three main sections, which include:
 - Site information
 - Site suitability and deliverability
 - Potential impacts of the site's development (Strategic Environmental Assessment)

Site Information

12. This section of the form contains basic site information including its address, its allocated reference number, the source of the site submission (e.g. landowner, agent, house builder etc), the site size, its current and proposed land use, a summary description of the key characteristics of the site and its planning history. A map showing the boundary of the site and an aerial photograph is also included to provide context. This is to serve as an introduction for the more detailed assessment.

Suitability and Deliverability of Site

13. This section of the form considers whether the site is suitable for its proposed use, and if it can be developed - i.e. a judgement based on the likelihood of the site being developed during the lifetime of the Local Development Plan.
14. To inform this judgement the assessment form includes factors such as the location and accessibility of the site, its physical characteristics (e.g. exposure and aspect), if it conforms to higher level plans (e.g. SESplan), whether infrastructure capacity is or can be made available to service the site, and if it is effective - i.e. if no constraints exist or if they could be overcome to enable development in the LDP period. Relevant constraints are explained in the Scottish Government's *Planning Advice Note (PAN) 2/2010: Affordable Housing and Housing Land Audits* and include ownership, physical, contamination, deficit funding, marketability, infrastructure, and land use.
15. The table below shows the range of assessment topics which feature in the suitability and deliverability section of the site assessment. Each topic has associated assessment questions, which were used to help assess the planning merits of each site. Each site was rated on the basis of a good, poor or reasonable relationship with the aim of the assessment question posed for each assessment topic.
16. To ensure consistency in the assessment, a range of possible answers to the assessment questions were set to help categorise findings. A traffic light colour coding system was then used to illustrate how each site rated under each topic – i.e. if the site has a good (green), poor (red) or reasonable (amber) relationship with the aim of the assessment question. This colour coding system allows for a clear visual comparison of the relative merits of the sites across the different assessment topics.

SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment Questions	Rating
Location	<ul style="list-style-type: none">Is the site well related to an existing settlement?	<p>Outside an existing settlement boundary and not well related.</p> <p>Outside an existing settlement boundary but well related.</p> <p>Within an existing settlement boundary.</p>
Accessibility	<ul style="list-style-type: none">Is the site accessible by public transport?Are a range of facilities and services available	<p>The site does not meet any of the thresholds for accessibility listed in PAN</p>

	<p>within walking distance? (Based on thresholds in Annex B of PAN 75:</p> <ul style="list-style-type: none"> - 400m to a bus service - 800m to a rail station - Maximum threshold of 1600m to local facilities <p>(Distances based on walking routes from the centre of the site).</p>	<p>75.</p> <p>The site meets some of the accessibility thresholds in PAN 75.</p> <p>The site meets all the accessibility thresholds in PAN 75.</p>
Exposure	<ul style="list-style-type: none"> • Does the site have shelter from northerly winds through topography or vegetation? 	<p>Little shelter from northerly winds.</p> <p>Some shelter from northerly winds.</p> <p>Good shelter from northerly winds.</p>
Aspect	<ul style="list-style-type: none"> • Which direction is the site facing? 	<p>North facing.</p> <p>East or west facing.</p> <p>South-west, south or south-east facing.</p>
Suitability for Proposed Use	<ul style="list-style-type: none"> • Is the site generally suitable for the proposed use? • Are there any significant or potential conflicts with adjoining land uses, for example which may result in air quality or noise impacts for either existing or proposed use(s)? 	<p>The site is unsuitable for the proposed use and/or there would be major conflicts with surrounding land uses.</p> <p>The site is generally suitable for the proposed use and any potential conflicts could be mitigated against.</p> <p>The site is suitable for the proposed use and there would be no potential conflicts with adjoining land uses.</p>
Fit with strategic policy objectives and direction	<ul style="list-style-type: none"> • Is the site within the strategic development area as identified in the SDP? • Would the development of the site align with the strategic objective of the SDP to steer new development to the most sustainable locations? 	<p>The site is outwith the Strategic Development Area identified in the SDP <u>and</u> does not align with the strategic policy objective.</p> <p>The site is outwith the SDA, or it does not align well with the strategic policy objective.</p> <p>The site is within the Strategic Development Area identified in the Proposed SDP <u>and</u> aligns well with the strategic policy objective.</p>
Physical infrastructure capacity	<ul style="list-style-type: none"> • Does sufficient physical infrastructure capacity exist/ can it be made available to accommodate the development? Including transport, clean water, waste water, etc. 	<p>Significant constraints, which are unlikely to be able to be overcome to make the site deliverable.</p> <p>Some constraints which can be overcome to make the site deliverable.</p> <p>No constraints.</p>
Service infrastructure capacity	<ul style="list-style-type: none"> • Does sufficient service infrastructure capacity exist/ can it be made available to accommodate the development? Including education, health and emergency services (where known) etc. 	<p>Significant constraints, which are unlikely to be able to be overcome to make the site deliverable.</p> <p>Some constraints which can be overcome to make the site deliverable.</p> <p>No constraints.</p>
Deliverability/ Effectiveness	<ul style="list-style-type: none"> • When would the site be likely to come forward? • Is the site / can the site be made 'effective' – i.e. are any of the following constraints present? <ul style="list-style-type: none"> - Ownership (is the owner known? Expressed interest in developing site?), Physical, Contamination, Deficit funding; Marketability, Infrastructure, Land use 	<p>Significant constraints – site is not effective.</p> <p>Moderate constraints – site can be made effective.</p> <p>Few/no constraints – site is effective.</p>

Potential Environmental Impacts of Development: Strategic Environmental Assessment (SEA)

17. The East Lothian Local Development Plan is subject to Strategic Environmental Assessment (SEA) under the Environmental Assessment Act (Scotland) 2005. For a detailed explanation of the SEA process, and the SEA assessment of the overall spatial strategy and policy approaches set out in the MIR, please refer to the ‘Strategic Environmental Assessment: Interim Environmental Report’ which has also been published alongside the Main Issues Report.
18. The role of the SEA is also to predict (identify and describe) and to make a judgment on the significance of the environmental effects of developing sites that may be allocated by the LDP. Any potential impacts are to be identified and their significance assessed. The SEA should also outline any measures that could prevent, reduce or offset any significant harmful effects on the environment of developing a potential development site. The SEA of sites took the form of a series of assessment questions that were included in the site assessment form. These questions relate to the SEA objectives for the Local Development Plan which have been identified as follows:

SEA TOPIC	SEA OBJECTIVE
Biodiversity, Flora and Fauna	Conserve or enhance biodiversity, flora and fauna.
Population	Maintain or enhance the quality of life for East Lothian’s residents.
Human Health	Maintain, or provide opportunities to improve, human health.
Water	Maintain or enhance the water environment and reduce flood risk.
Soil	Conserve or enhance soil quality, quantity and function.
Air	Maintain or enhance air quality.
Climatic Factors	Contribute to reducing GHG emissions and energy consumption or adapting to the effects of climate change.
Material Assets	Manage, maintain or promote the efficient, effective or appropriate use of material assets.
Cultural Heritage	Preserve or, where appropriate, enhance East Lothian’s historic environment.
Landscape	Conserve or enhance the character and appearance of settlements and the landscape.

19. The SEA site assessment questions were used as prompts to predict the effects of developing each site on the relevant SEA objectives, and to evaluate if those effects would be significantly positive or negative. The SEA considers a range of effects including permanent, temporary, short, medium and long term, and cumulative effects – i.e. those that may arise from the combination of the development of a number of development sites. The SEA of sites also identifies where measures would be required to mitigate any negative impacts identified.
20. The Scottish Government’s SEA Guidance (August 2013) states that it should not be assumed that mitigation measures would be implemented if they are only discussed in broad terms in the Environmental Report. Where the need for mitigation has been

highlighted for any potential development site this is identified in the site assessments. However, it has been assumed that mitigation measures which relate to the detail of development proposals (rather than the overall principle of development on the site) would be secured once the plan is in operation – i.e. they would be secured through the suite of policies that will be included in the LDP once approved. These policies will also be subject to SEA and this will ensure that any negative environmental impacts can be managed at planning application stage.

21. For example, if development on a site is considered acceptable in principle, but there is the potential for development to affect the setting of a listed building if not sensitively designed and laid out, the SEA assumes that at planning application stage relevant listed building and design policies in the LDP will ensure that such an effect would be avoided; otherwise the proposal would be contrary to the policies of the plan and should not be permitted.
22. The table below shows the questions that were applied to each potential development site, under each of the SEA topic areas. It includes a key to the scoring and colour coding system. The environmental effects are expressed as Very Positive (++), Positive (+), Neutral (o), Negative (-), Very Negative (--) or Uncertain (?). These questions form part of the overall planning assessment of each site and the colour coding approach used in the previous section of the form is also applied.

POTENTIAL IMPACTS OF DEVELOPMENT: SEA			
Topic	Questions	Planning Assessment	SEA score
Biodiversity , Flora and Fauna	<ol style="list-style-type: none"> Is the site outwith an area designated for its: <ul style="list-style-type: none"> International National, or Local nature conservation interest? Is the site’s development for the use proposed likely to have an adverse impact on the qualifying interest of such a site? Would the proposed development provide any significant opportunity to maintain or enhance wider habitat connectivity? Would the proposed development maintain or minimise the loss of protected trees or woodland important for its type, extent or landscape significance, and where relevant offer the opportunity for replacement planting and in all circumstances opportunities for an increase of such planting? Does the site contain any notable species? 	<p>Likely loss or disturbance of significant wildlife habitat or species.</p> <p>Some loss or disturbance of wildlife habitat or species.</p> <p>No loss or disturbance of wildlife habitat or species.</p> <p>Note: Place a * in the box where there may be connectivity with a European site and the site should be screened in to the Habitats Regulations Assessment process at this stage.</p>	<p>++ Very Positive</p> <p>+ Positive</p> <p>o Neutral</p> <p>- Negative</p> <p>-- Very Negative</p> <p>? Uncertain</p>
Population	<ol style="list-style-type: none"> Would the site’s development for 	The site’s development may	++ Very Positive

	<p>the proposed use contribute to the regeneration of a disadvantaged area?</p> <p>2. In the case of housing, would the site's development promote the provision of affordable housing within an area of particular affordable housing need?</p> <p>3. Does the site have reasonable access by active travel or public transport modes to a town centre, education and community facilities, and employment?</p>	<p>result in adverse impacts for the wellbeing of the existing/future local population.</p> <p>The site's development is unlikely to result in any benefits for the existing/future local population.</p> <p>The site's development would result in benefits for the existing/future local population.</p>	<p>+ Positive o Neutral - Negative -- Very Negative ? Uncertain</p>
Human Health	<p>1. Is the site known to be contaminated and, if so, does the proposal provide the opportunity to mitigate this?</p> <p>2. In the case of a housing proposal, is the site reasonable accessible to existing open space, sports facilities or the core path network?</p> <p>3. Would the development of the site provide opportunities to contribute to active travel and recreation as part of the Central Scotland Green Network?</p> <p>4. Would development of the site maintain or enhance levels of noise?</p> <p>5. Is it likely that the development of the site will maintain or enhance levels of emissions to avoid exacerbating any existing air quality problems?</p>	<p>The site's development is likely to significantly adversely affect human health.</p> <p>The development of the site may result in some adverse effects upon human health.</p> <p>The site's development is not likely to have adverse impacts on human health and/or may have positive impacts.</p>	<p>++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain</p>
Soil	<p>1. Would the site's development ensure that prime quality agricultural land is not lost?</p> <p>2. Would the site's development ensure that rare or carbon-rich soils are not lost?</p>	<p>The site's development would result in a significant loss of prime agricultural land/rare soils/carbon rich soils.</p> <p>The site's development would result in some loss of prime agricultural land/rare soils/carbon rich soils.</p> <p>The site's development would result in no loss of prime agricultural land/rare soils/carbon rich soils.</p>	<p>++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain</p>
Water	<p>1. Is the site within a functional flood plain or is it at risk of flooding from other sources?</p> <p>2. Would the site's development be likely to increase the risk of flooding elsewhere?</p> <p>3. Would the site's development be likely to maintain or enhance the ecological status of the water</p>	<p>The site is in a functional floodplain or at high flood risk from other sources and/or would have a significant detrimental impact on the quality of the water environment.</p> <p>The site is at some risk of flooding and/or its</p>	<p>++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain</p>

	environment?	<p>development may increase the risk of flooding elsewhere and/or it may have a negative impact on the water environment.</p> <p>The site is not at risk of flooding, will not lead to an increased risk of flooding elsewhere and is likely to maintain/enhance the ecological status of the water environment.</p>	
Air	<ol style="list-style-type: none"> 1. Would development of the site be unconstrained by existing sources of air pollution and would its development ensure any effects on existing sensitive receptors are within acceptable levels? 2. Does the site have, or can it be provided with good active travel and public transport accessibility such that the need to travel by car is minimised? 3. Does the site have good access to existing facilities, services and public transport? 	<p>The site's development is likely to have significant adverse impacts for air quality.</p> <p>The site's development may have some adverse impact on air quality.</p> <p>The site's development would have no adverse impact on air quality.</p>	<p>++ Very Positive</p> <p>+ Positive</p> <p>o Neutral</p> <p>- Negative</p> <p>-- Very Negative</p> <p>? Uncertain</p>
Climatic Factors	<ol style="list-style-type: none"> 1. Would the site's development contribute to a sustainable settlement strategy? 2. Would the site's development help reduce the need to travel as well as the distance travelled? 3. Does the site lend itself to development that would be energy and resource efficient? 	<p>The site would not contribute to a sustainable settlement strategy and would increase the need to travel.</p> <p>The site would not contribute to a sustainable settlement strategy or it would not reduce the need to travel.</p> <p>The site would contribute to a sustainable settlement strategy and/or would reduce the need to travel.</p>	<p>++ Very Positive</p> <p>+ Positive</p> <p>o Neutral</p> <p>- Negative</p> <p>-- Very Negative</p> <p>? Uncertain</p>
Material Assets	<ol style="list-style-type: none"> 1. Would the site's development involve the re-use of existing buildings worthy of retention, make an efficient use of land and / or prioritise the use of brownfield land over greenfield land? 2. Would the site's development avoid the permanent sterilisation of economic mineral resources the extraction of which would otherwise be acceptable in policy terms (where known)? 	<p>The site's development would make inefficient use of land and resources.</p> <p>The site's development would make moderately efficient use of land and resources.</p> <p>The site's development would make efficient use of land and resources.</p>	<p>++ Very Positive</p> <p>+ Positive</p> <p>o Neutral</p> <p>- Negative</p> <p>-- Very Negative</p> <p>? Uncertain</p>
Cultural Heritage	<ol style="list-style-type: none"> 1. Would the development of the site directly preserve and if appropriate enhance: <ol style="list-style-type: none"> a. the character or appearance of 	<p>The site's development would be likely to result in a significant loss or disturbance to</p>	<p>++ Very Positive</p> <p>+ Positive</p> <p>o Neutral</p> <p>- Negative</p>

	<ul style="list-style-type: none"> a. a Conservation Area? b. a listed building or its setting? c. a Scheduled Ancient Monument or its setting? d. a local archaeological site? e. a Historic Garden or Designed Landscape? f. a site included in the Inventory of Historic Battlefields? 	<p>historic/cultural assets. The site's development would be likely to result in some loss or disturbance to historic/cultural assets.</p> <p>The site's development would not be likely to result in loss or disturbance to historic/cultural assets.</p>	<ul style="list-style-type: none"> -- Very Negative ? Uncertain
Landscape	<ol style="list-style-type: none"> 1. Is the site outwith a visually sensitive location or one where a built or natural landscape feature of significance might be harmed by its development? 2. Is the site outwith a visually and / or physically sensitive landscape within or outwith the Green Belt the development of which would not lead to the coalescence of settlements? 3. Would the site's development allow for the consolidation of the existing settlement pattern and structure of settlements? 4. Would development of the site conserve or enhance important areas of open / green space? 	<p>The site's development would be likely to have significant impacts on the landscape.</p> <p>The site's development would be likely to have some impact on the landscape.</p> <p>The development of the site would not be likely to result in adverse landscape impacts.</p>	<ul style="list-style-type: none"> ++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain

North Berwick Area: Environmental Characteristics

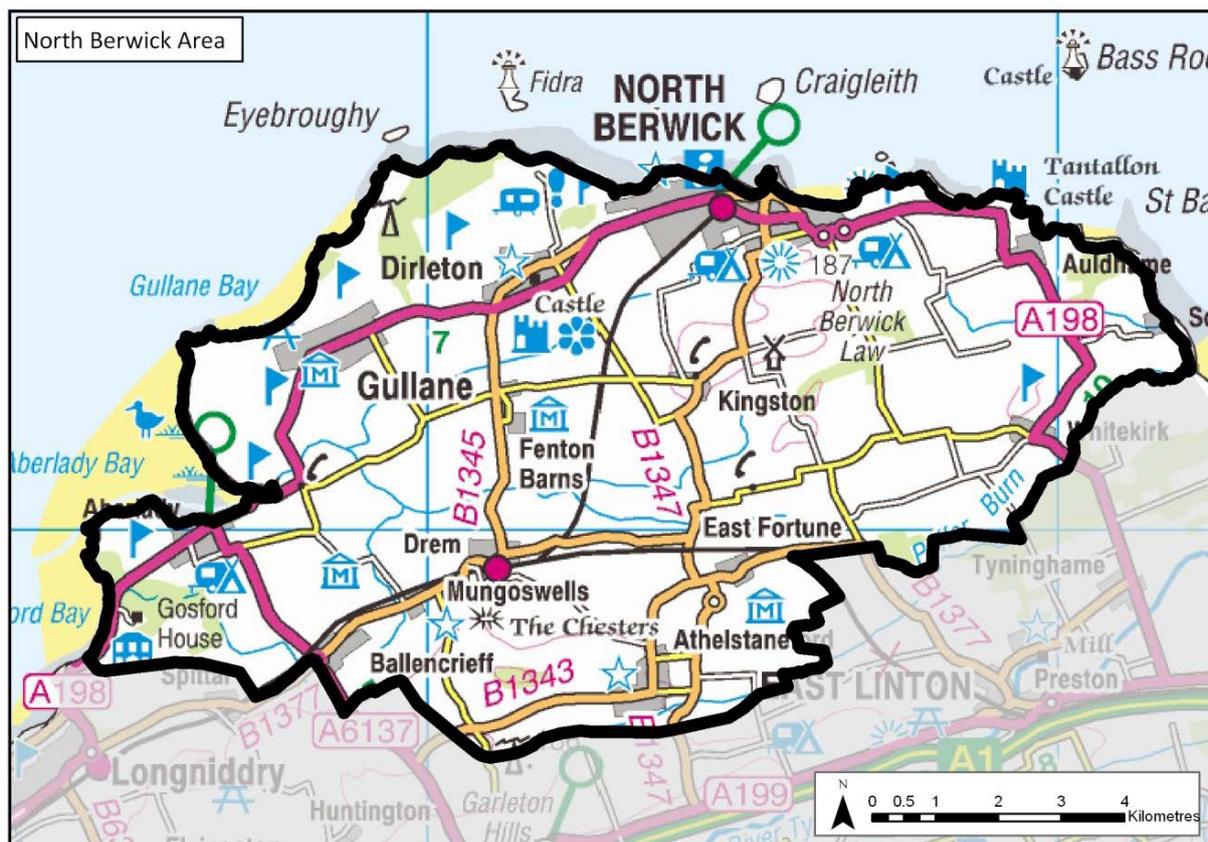
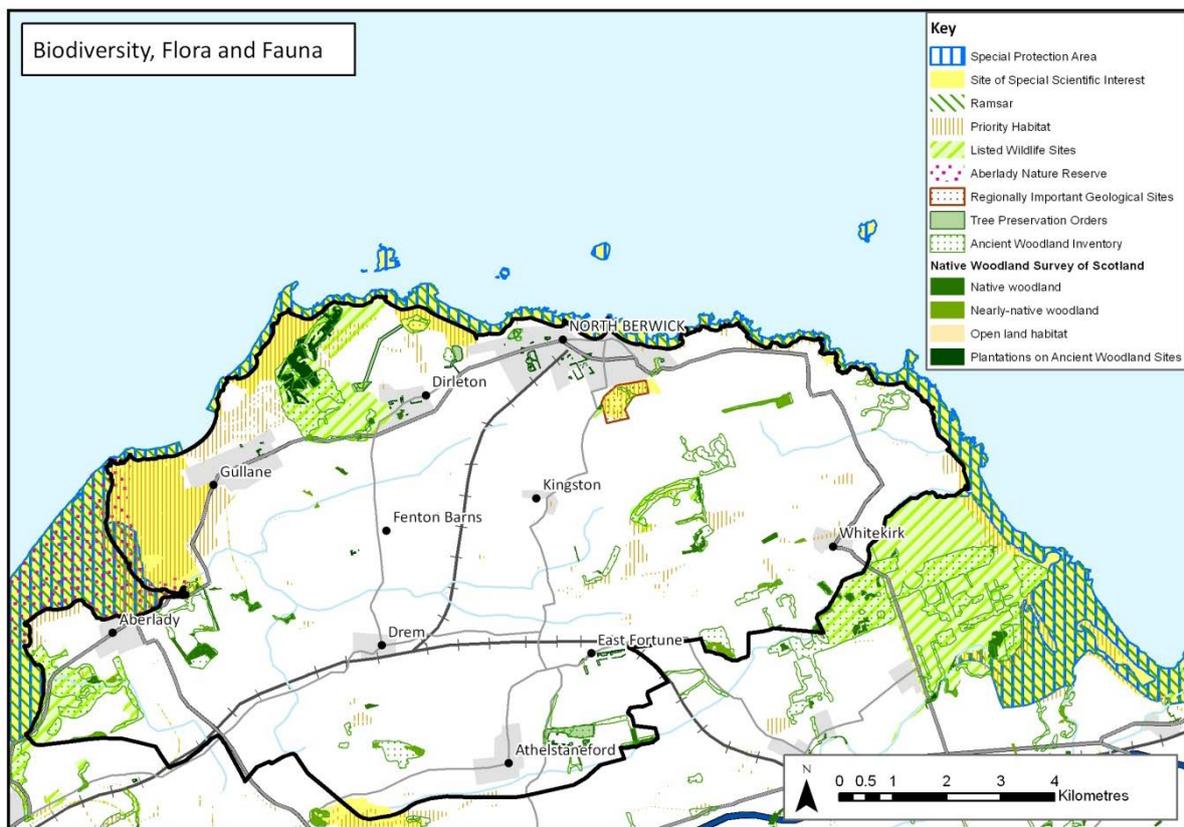


Figure 1: North Berwick Area

23. This section provides an overview of the key environmental characteristics in the North Berwick area, and is structured according to the main topic areas of the Strategic Environmental Assessment.
24. The North Berwick area includes the main town of North Berwick, the coastal villages of Dirleton, Gullane and Aberlady which are located along the A198, the principal coastal route through the area, and a number of small rural villages and settlements including Drem, Athelstaneford and Whitekirk.

Biodiversity, Flora and Fauna



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Figure 2: Biodiversity, Flora and Fauna Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> The area borders the Firth of Forth, which is of international significance, and is designated as a Special Protection Area, Ramsar site and Site of Special Scientific Interest. The area is within the main goose feeding area, and provides important sites for roosting and feeding which should not be disturbed by new development. The area is home to Aberlady Nature Reserve, particularly important for its tidal sands, mud flats and pioneer salt marsh habitat and visiting bird species. Large country estates in the area including Tynninghame, Archerfield and Gosford, are important for their biodiversity, flora and fauna value, being home to listed wildlife sites, areas of priority habitat and native and ancient woodland.

Population

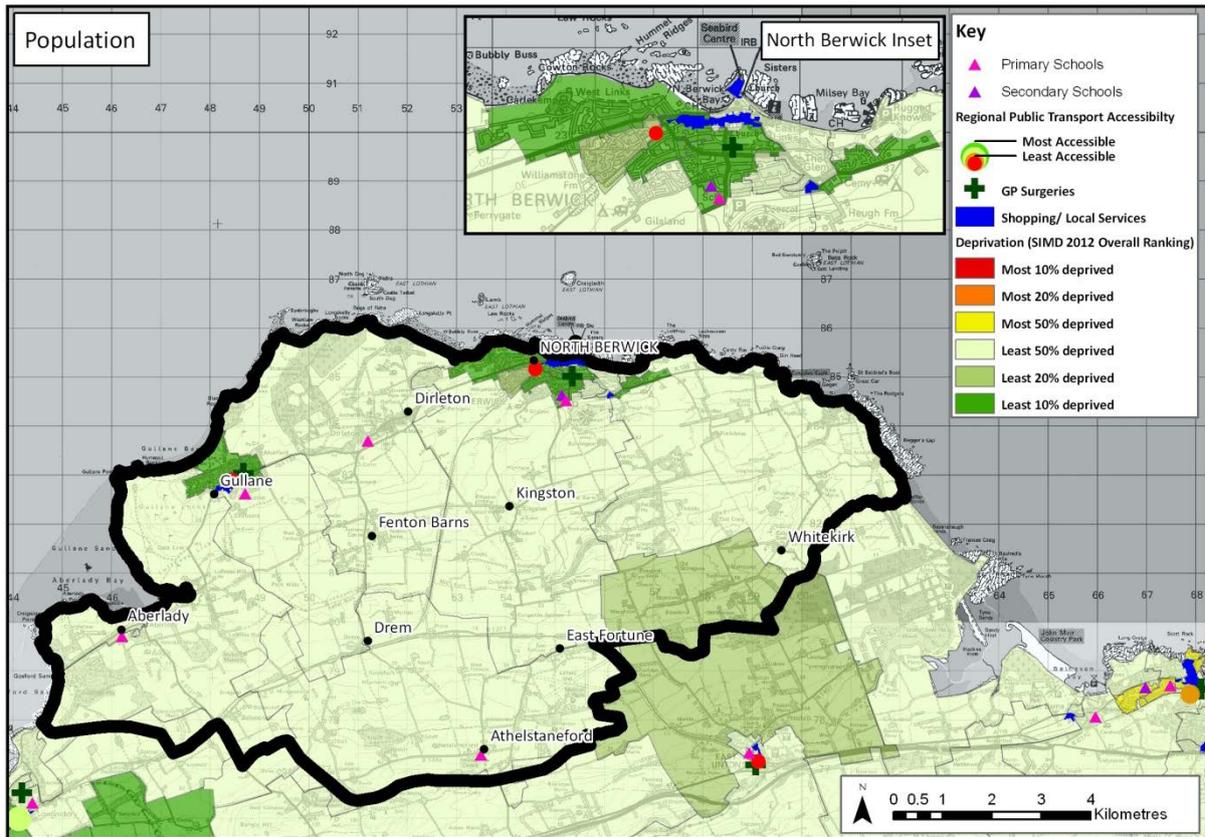


Figure 3: Population Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Population	<ul style="list-style-type: none"> Local facilities and services are concentrated in the larger settlements of North Berwick and Gullane, and outwith these settlements local access to services is limited. North Berwick provides town centre services and secondary education facilities for the area. At a regional scale, settlements in the North Berwick Cluster have poorer public transport accessibility to employment opportunities, regional health and regional retail facilities than settlements in the west of East Lothian. The area is relatively less deprived than the rest of Scotland, with some areas of North Berwick and Gullane being within the least 10% deprived.

Health

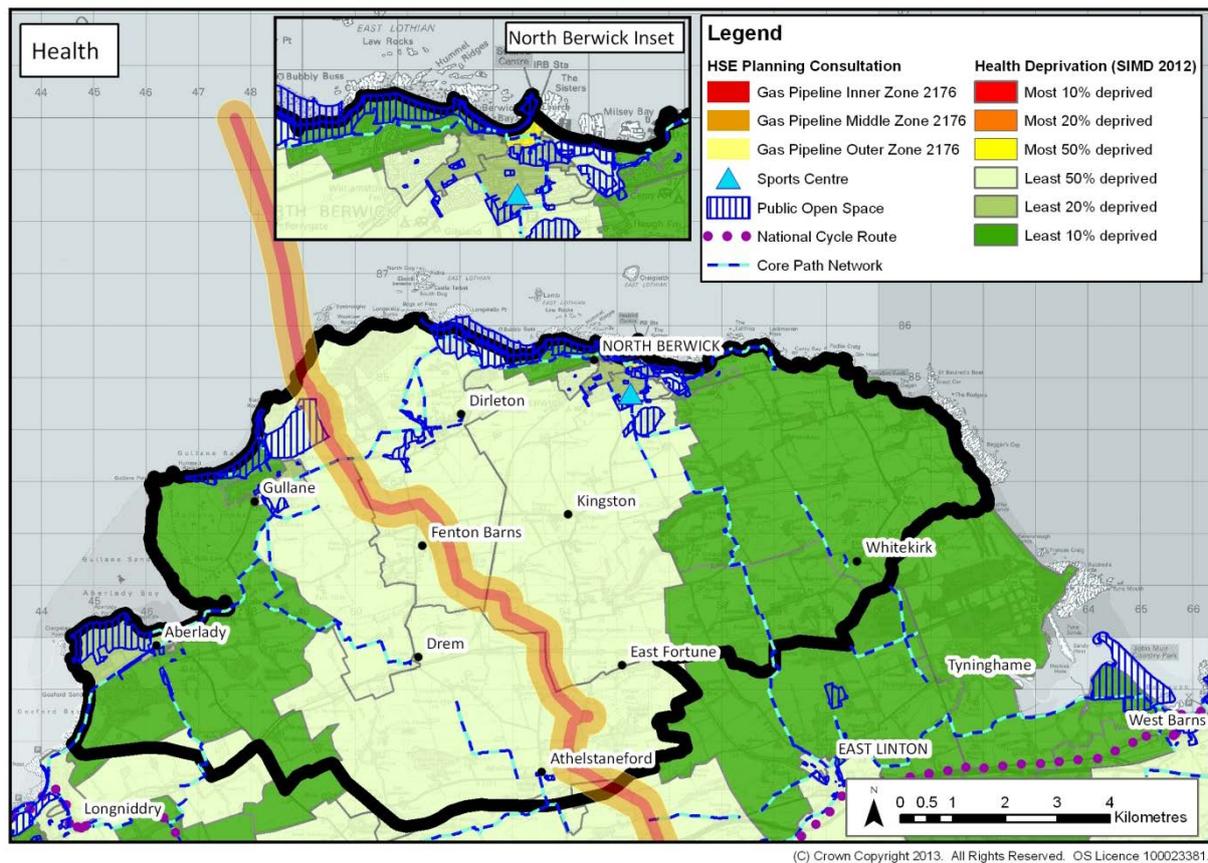


Figure 4: Health Characteristics

SEA Topic

Human Health

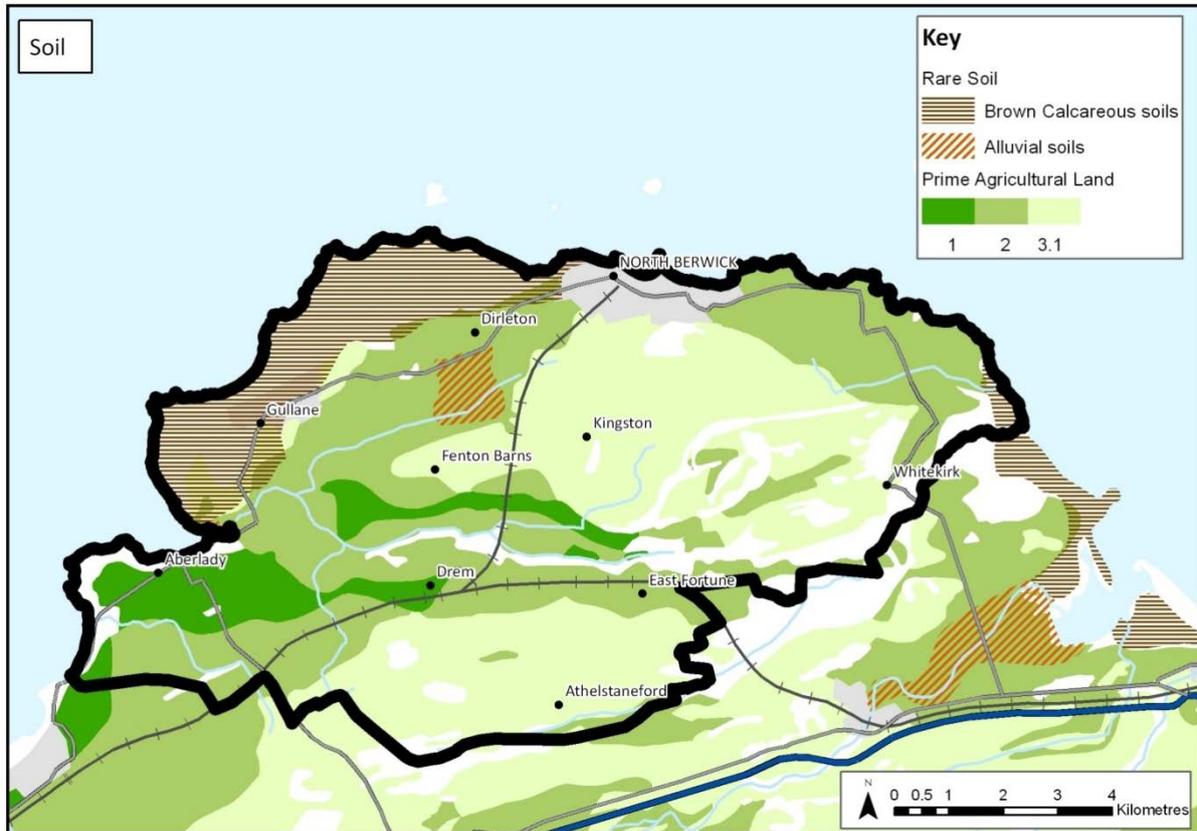
Summary of Main Issues and Key Considerations in SEA Assessment

- The North Berwick area is relatively less deprived with regards health when considered at a national level. This however conceals some variations within the area as whilst some areas are within the 10% least deprived, a small area of North Berwick town falls within the 50% most deprived.
- Life expectancy in some parts of the North Berwick area is significantly higher than other parts of East Lothian, for example the life expectancy for men in Gullane/Drem is 79.9 years compared to 72.8 in Wallyford, whilst for women, the life expectancy in Longniddry/Aberlady is 84.7 compared with 76.6 in Tranent North¹
- The North Berwick Coastal ward has the highest percentage of people of pensionable age of all the wards in East Lothian: 28% in 2010 compared with 21% across East Lothian.
- The coastline provides significant opportunities for recreation, and the John Muir Way path passes through the area.
- There are numerous stretches of Core Path through the area providing opportunities for active travel and recreation although the network is fragmented in parts.

¹ Data provided by NHS Lothian (5 year average 2003-2007).

- A major gas pipeline passes through the area and has Health and Safety Executive planning consultation zones associated with it which need to be considered if development is proposed within them.

Soil



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Figure 5: Soil Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Soil	<ul style="list-style-type: none"> • The majority of the North Berwick area is classified prime quality agricultural land, an important and finite land resource for food production due to its highly productive nature and the wide range of crops it can support. • The area contains some areas of rare soils including areas of alluvial soils and stretches of brown calcareous soils along the coast.

Water

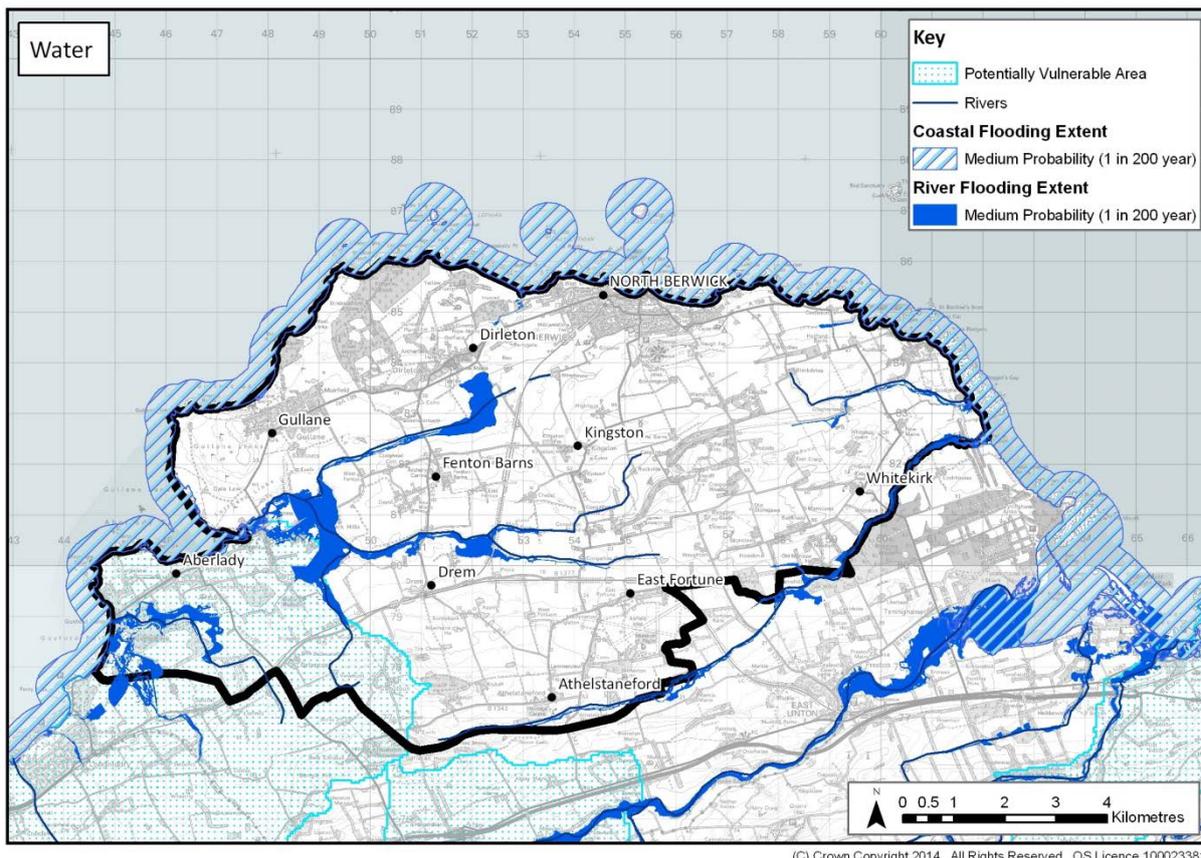


Figure 6: Water Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Water	<ul style="list-style-type: none"> • Small areas of Aberlady and North Berwick are identified as being at medium to high risk of coastal flooding, as shown on SEPA's Indicative flood map (1 in 200 year flood extent). • Part of the area, including Aberlady lies within Potentially Vulnerable Area 10/23. • The majority of the watercourses in the North Berwick are classified by SEPA as being of an overall 'bad' ecological status, including East Peffer Burn, Mill Burn North and Gosford Burn. Pilmuir Burn in the north east of the area is classified as being of moderate status. The main pressures which have contributed to the failure of watercourses to meet good ecological status or potential include farming operations including abstraction, diffuse source pollution and alterations e.g. channelization and realignment, and point source pollution relating to sewage disposal. • The coastal waters around the North Berwick coastline are classified as being of good status, and include a number of bathing waters.

Cultural Heritage

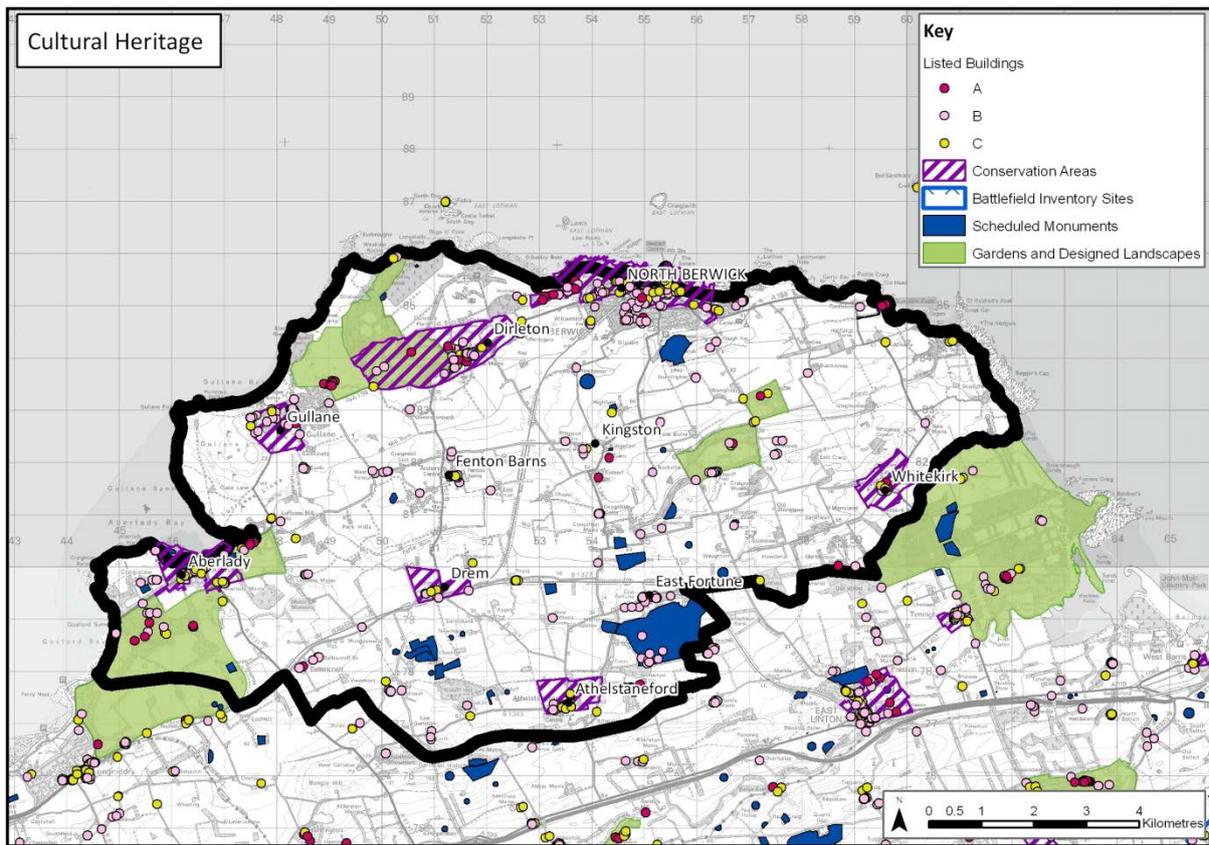


Figure 7: Cultural Heritage Characteristics

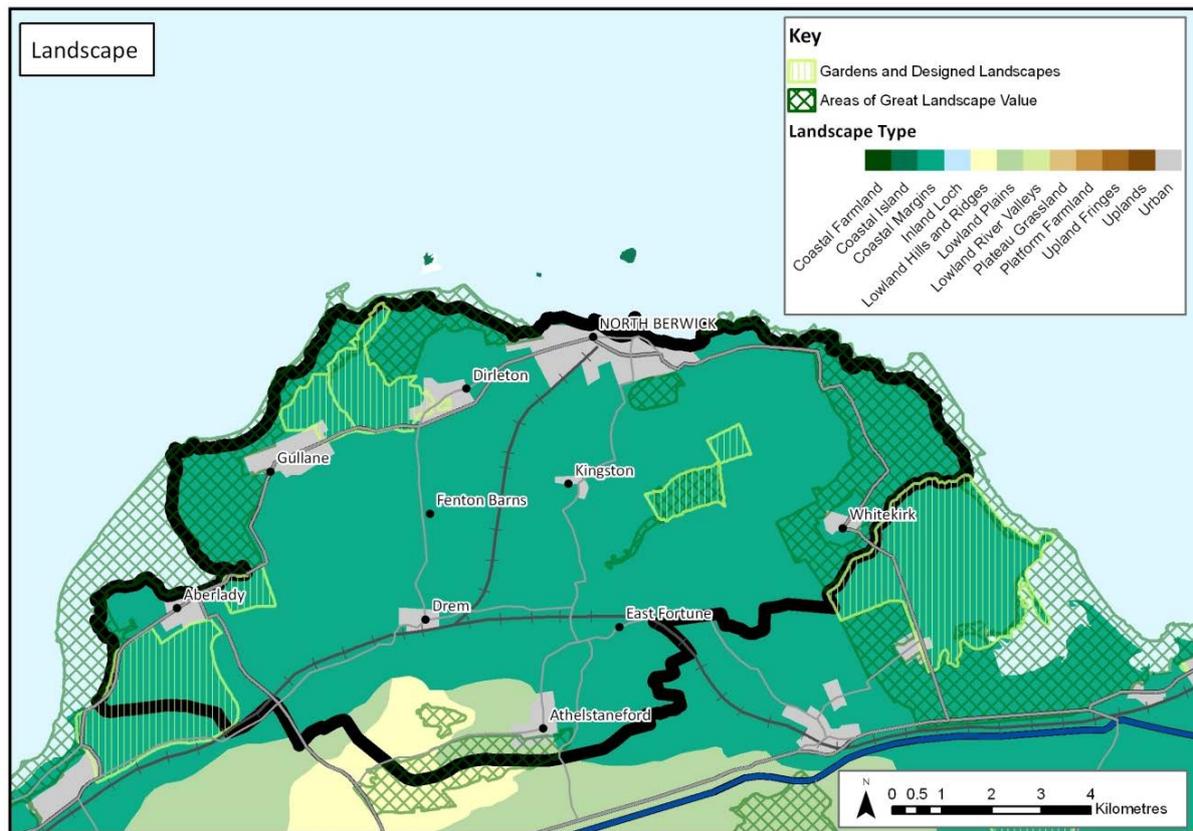
SEA Topic

Cultural Heritage

Summary of Main Issues and Key Considerations in SEA Assessment

- The area is rich in built and cultural heritage, with over 550 listed buildings which are concentrated within settlements as well as being scattered throughout the rural landscape.
- There are approximately 50 scheduled monuments dispersed throughout the area and its long and varied history of settlement means there is significant potential for unknown archaeological remains across much of the area.
- Conservation Areas have been designated in the historic core of North Berwick and surrounding villages of Drem, Gullane, Athelstaneford, Dirleton, Aberlady and Whitekirk in recognition of their special architectural and historic characters.
- There are a number of historic gardens and designed landscapes and large country estates in the North Berwick area including Archerfield estate, Leuchie, Balgone House, Luffness and Gosford House.

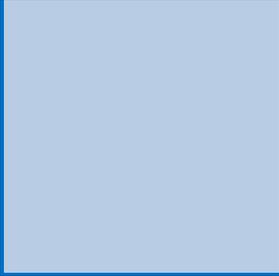
Landscape



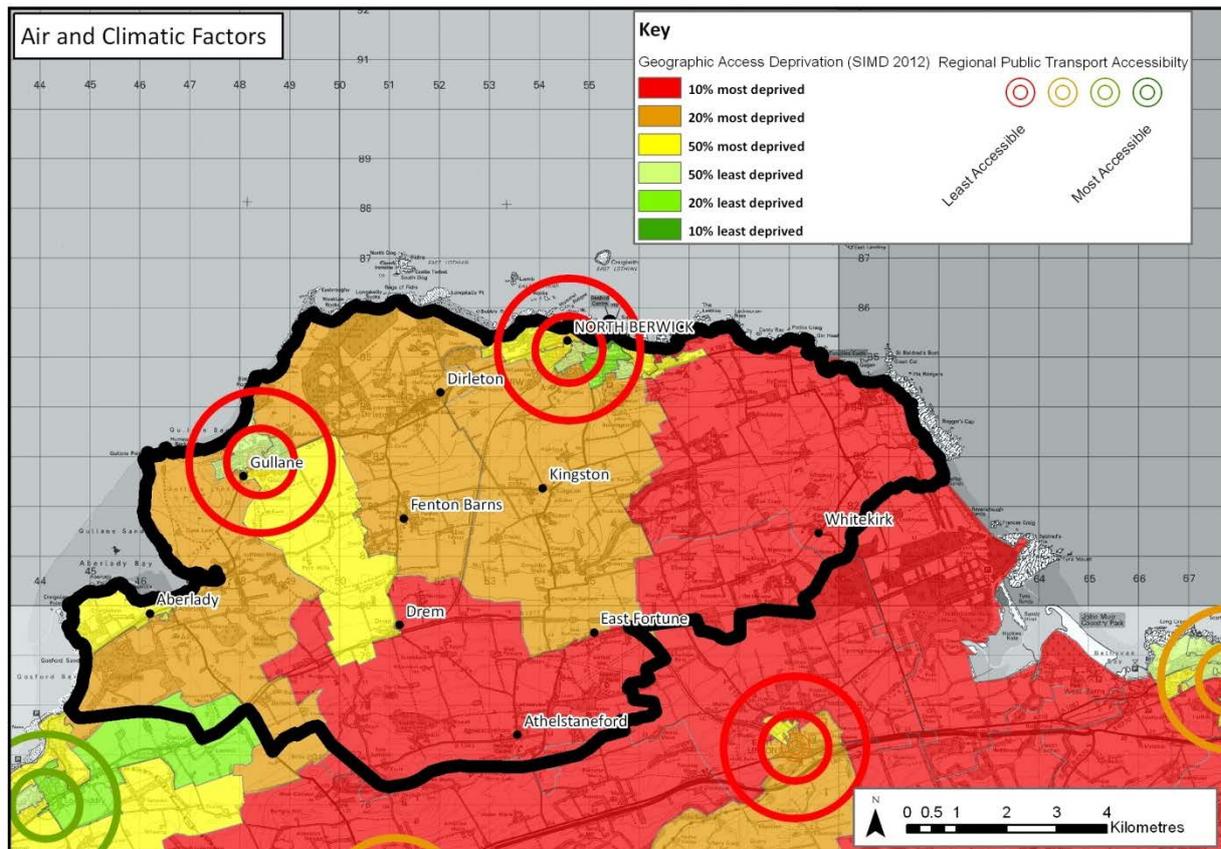
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Figure 8: Landscape Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Landscape	<ul style="list-style-type: none"> • The landscape of the area is characterised by the extensive North Berwick plain character area. Immediately inland from the coast the plain is virtually flat, consisting of raised beach deposits, and gradually gives way to gentle undulations towards the south. • The igneous outcrop of North Berwick Law is a major landscape feature and is highly visible in long distance views towards the area. • The area's landscape is dominated by extensive tracts of arable land divided into a field network defined with clipped hedgerows and occasional stone walls and fences. • The area is rich in major policy woodlands particularly within the large estates. • Golf courses have developed along the coast and form a distinctive part of the coastal landscape. • There are a number of historic designed landscapes and gardens associated with country estates in the area. • Settlement is focussed mainly along the coastal fringe along the route of the A198. • Long distance views across to the sea are common to most of the area given the open, level nature of the landscape, and these open views also increase the visual sensitivity of the area to new development.

- 
- Areas of Great Landscape Value are identified along most of the coastal area and in the Garleton Hills area.
 - The volcanic outcrop of the Garleton Hills to the west of Athelstaneford are a major distinctive landscape feature and interrupt and provide contrast to the low lying plains around. The Hopetoun monument is an important landmark and features in open views from many miles around.

Air



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Figure 9: Accessibility

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Air	<ul style="list-style-type: none"> The North Berwick area has relatively poor public transport accessibility to employment, health and retail at a regional level (with North Berwick and Gullane ranking 9th and 10th respectively out of 11 settlements in East Lothian assessed in the SESplan transport study). The geographic access to services deprivation² information shows that the rural areas surrounding North Berwick have relatively poor access to local services whilst the settlements of North Berwick and Gullane have better access due to the range of facilities and services present within them. The rural nature of much of the area result in a higher dependence on the use of the private car to access facilities, services and employment in the area, resulting in higher emissions of pollutants and greenhouses gases.

² The access domain is intended to capture the financial cost, time and inconvenience of having to travel to access basic services, by private car and public transport (e.g. Post Offices, schools, GPs).

Climatic Factors

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Climatic Factors	<ul style="list-style-type: none">• The poorer public transport accessibility to facilities, services and employment in the North Berwick area, compared with areas in the west of East Lothian results in an increased need to travel to access higher level services, and a higher reliance on private vehicle, leading to higher greenhouse gas emissions.

Material Assets

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Material Assets	<ul style="list-style-type: none">• The North Berwick area is a fertile agricultural area and its wealth of prime agricultural land is an important and finite land resource.• The former East Fortune hospital is within the North Berwick area and is East Lothian's largest area of derelict land and buildings.

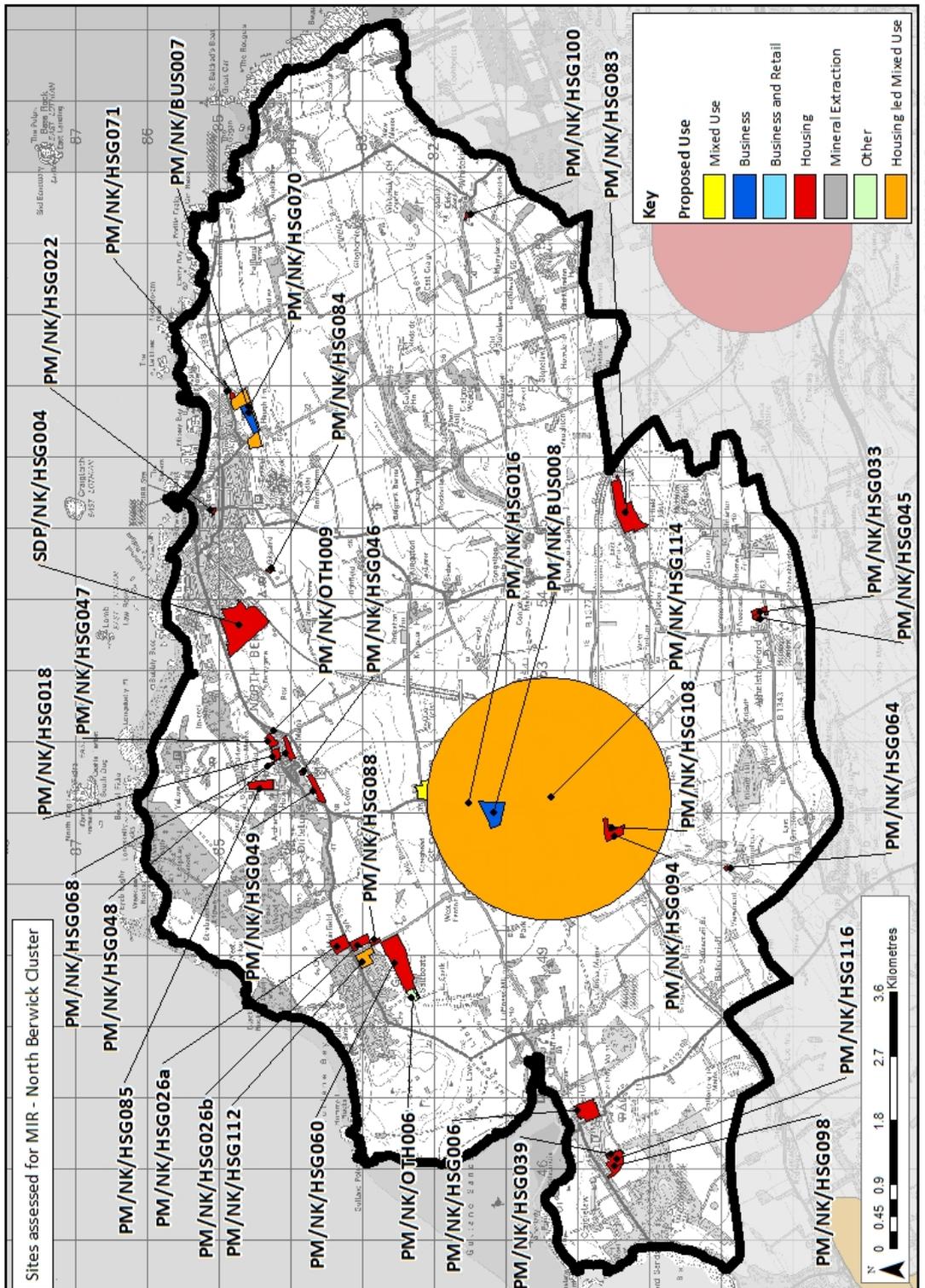
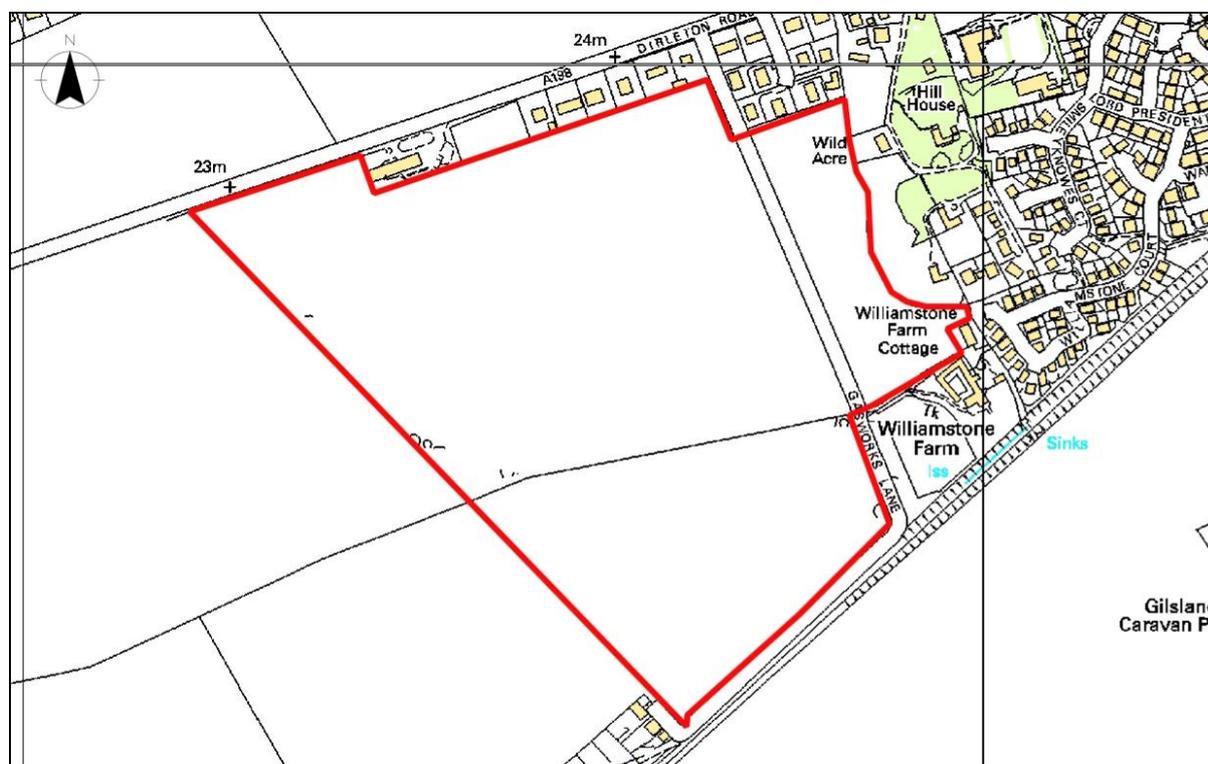


Figure 10: Sites in North Berwick cluster assessed for Main Issues Report

Detailed Site Assessments – North Berwick Catchment

SITE INFORMATION	
Topic	Comments
Site Name	Ferrygate
Site Ref	SDP/NK/HSG004
Source of Site Suggestion	Agent (Holder Planning) on behalf of developer (Miller Homes)
Site Size (ha)	28.4 ha
Current Use	Agricultural land
Proposed Use	Housing circa 500 units
Summary Description and Planning History	A large greenfield site currently in agricultural use on the western approach into North Berwick, bounded to the north by the A198 and to the south by the railway line. An appeal against the refusal of planning permission for housing on part of the site (12/00680/PPM) was dismissed. A further application for housing (14/00632/PPM) for part of the site has yet to be determined.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located on the south west edge of North Berwick. It is outside the settlement boundary but adjoins the existing town and is well related to it.	Yellow
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is not within 400m of an existing bus stop but is within 400m of the bus route which provides a regular service between Edinburgh and North Berwick and so could be made easily accessible to this service. It is not within 800m of a rail station but is within a walkable distance from North Berwick Station (1400m). The site is within walking distance (1600m) of North Berwick's town centre with its range of facilities, services and employment opportunities. A safer route to school would be required particularly as the school lies just outside the desirable walking distance.	Yellow
Exposure	The site rises from an elevation of around 23m at the north to 40m in the south and this slope results in the site becoming more exposed to northerly winds towards the southern parts as there are no natural features, existing development or topographical features to provide shelter.	Red
Aspect	The site is generally north facing.	Red
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding uses which include a service station, existing residential development and agricultural land. The railway runs along the proposed southern boundary which could result in	Yellow

	noise impacts but these could be mitigated through design.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESPlan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is adjacent to a settlement that is moderately accessible and provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Based on a consideration of the Transport Assessment submitted with the recent application for planning permission in principle (for approximately 140 dwellings), the Council was satisfied that the traffic generated from the proposed development could be accommodated within the existing road network. An acceptable safe route to school would need to be ensured as the site lies over 1600m from the school and the railway presents a significant barrier. Improvements to the route have been secured as part of a legal agreement from another housing development and the Council's transportation team is content that a safe route can be provided.	
Service infrastructure capacity	The site is within the catchment of Law primary school which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission for SESPlan stated that the site is capable of being developed in the short term. However it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



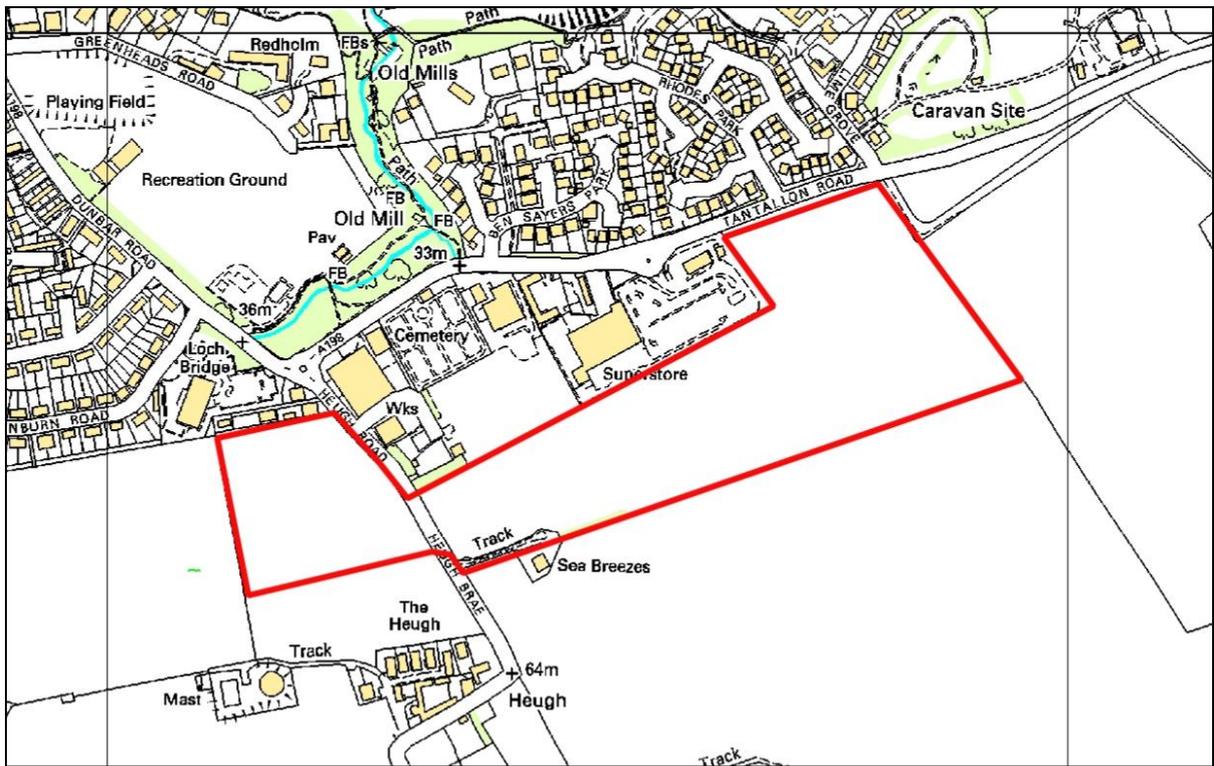


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. However it is only 800m south of the Firth of Forth SPA and SSSI, and SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage. Notable species have been recorded within 100m of the site including the Eurasian curlew, pink-footed goose, song thrush and Eurasian tree sparrow.	o/?*
Population	The site would provide an element of affordable housing to help meet local need. It has good access to North Berwick to access facilities, services and employment opportunities as well as public transport connections to other centres in the region to access higher level services.	+
Human Health	The site is not known to be contaminated. The site is not directly connected to the Core Path network but is easily accessible (<1km) to the Core Path network, John Muir Way and coastal footpaths.	o
Soil	The development of the site would result in a significant loss of class 2 prime agricultural land. It may lead to the loss of a small amount of rare Brown Calcareous soil.	--
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. A small watercourse runs adjacent to the site. SEPA has commented that the development could potentially increase the flood risk downstream if surface water runoff from the site was not properly managed. SEPA has not raised any concerns over potential impacts on the quality of the water environment.	?
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good access to existing facilities, services and employment locally. It has reasonable public transport accessibility to provide alternatives to private car travel however in reality development of the site would still lead to a significant increase in private car journeys and resultant increase in emissions and pollution.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be	-

	focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are a number of listed buildings at Williamstone farm adjacent to the SE boundary of the proposed site. The site is not within a Conservation Area and there are no Scheduled Monuments within the site boundary. There is moderate potential for unknown archaeological remains on the site. Historic Scotland has not raised any concerns with regards potential impacts on cultural heritage.	o/?
Landscape	The proposed site is arable land comprising of three defined fields. The A198 forms the northern boundary of the site and has a variety of boundary treatments including hawthorn hedge, a service station and rear gardens of residential properties. A mixed mature plantation of trees forms the western boundary of the site. Gasworks Lane, a single track dissects the eastern part of the site in a north south direction and is bordered by hawthorn hedging and sections of stone wall. The southern part of the site rises steeply to a ridge and any development on this part of the site would be highly visible from north Berwick Law and the coastal AGLV. If noise mitigation measures are required, they may have an impact upon the landscape or views from the North Berwick branch line. Any development on the rising southern part of the site may have significant impacts on the setting of North Berwick Conservation Area, North Berwick Law AGLV, the coastal AGLV and Dirleton Conservation Area. A smaller scale development confined to the lower parts of the site could be more easily integrated with the existing town without detrimental impacting upon the landscape setting of the western approach to the town. SNH has also raised concerns regarding the potential impact of development on this site on the setting of the town on the western approach.	--/-/?

SITE INFORMATION

Topic	Comments
Site Name	Tantallon Road, North Berwick
Site Ref	PM/NK/HSG070
Source of Site Suggestion	Agent (Muir Smith Evans) on behalf of landowner (Mr Tait)
Site Size (ha)	13.3 ha
Current Use	Agricultural
Proposed Use	Mixed use – housing, retail, commercial and industry.
Summary Description and Planning History	A large irregular shaped and sloping site on the southern edge of North Berwick currently in agricultural use. There have been no planning applications submitted for development on the site.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the settlement boundary of North Berwick but is well related, adjoining existing development.	Yellow
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is within 400m of a bus stop with a half hourly service running between Edinburgh and North Berwick. It is not within 800m of a railway station. It is within walking distance (1600m) of a wide range of facilities, services and employment opportunities including North Berwick town centre.	Yellow
Exposure	The northern, lower parts of the site are provided with an element of shelter from northerly wind from existing development to the north however as the elevation of the site increases to the south it becomes more exposed.	Yellow
Aspect	The site is generally north/north-west facing.	Red
Suitability for Proposed Use	There could be potential conflicts with adjoining land uses dependent upon the mix and positioning of uses on this site. The site submission proposes affordable housing adjacent to existing general industrial uses including a public recycling facility and motor garage, and this could potentially raise amenity issues in terms of noise or odours, and mitigation measures may be required.	Yellow
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is adjacent to a	Yellow

	settlement that is moderately accessible and provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access to the eastern part of the site could only be taken from Tantallon Road as the gradient on Heugh Brae is too steep. Vehicular access to the western site could be taken from Heugh Road at the northern end of the site as the gradient is too steep further south.	
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development of the site could begin in 2014 and be completed within 5-10 years. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



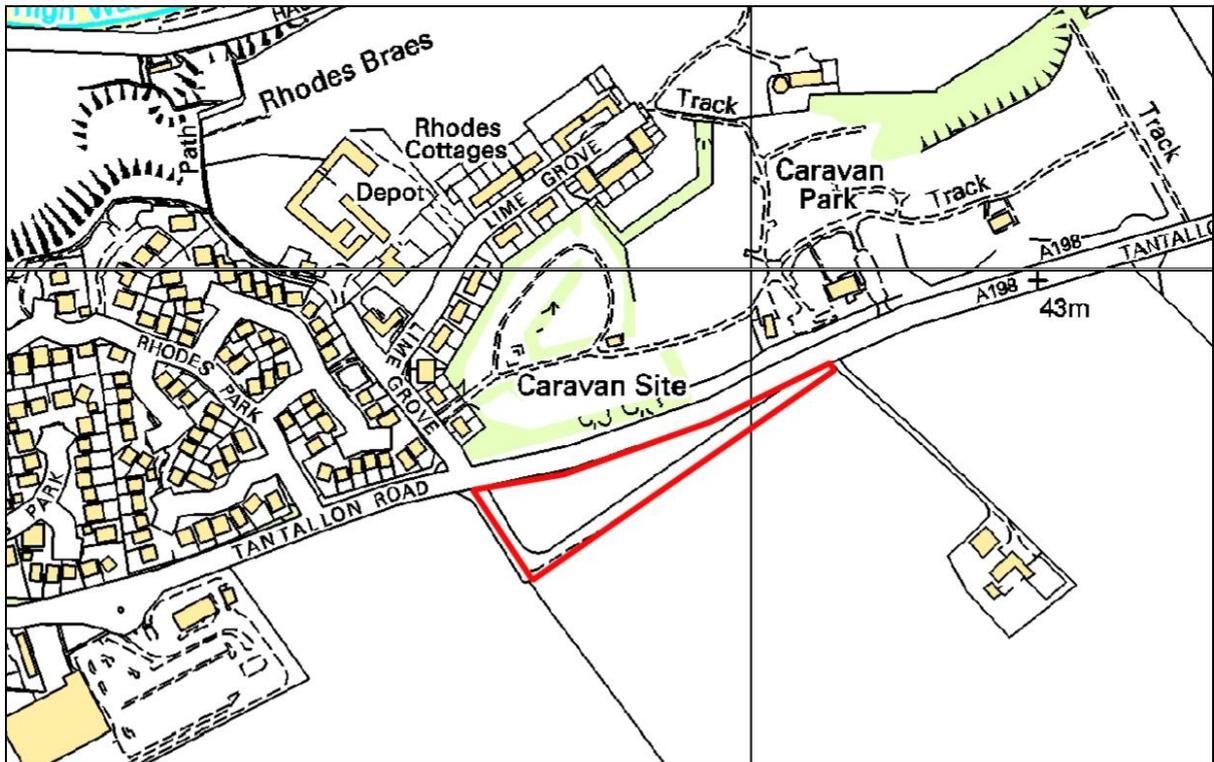
POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The land proposed to the west of Heugh Road/Heugh Brae is within the North Berwick Law SSSI (Calcareous grassland) which is in an unfavourable and declining state (assessed 2007). SNH has raised concerns with regards the site as proposed as development would intrude into this area. This impact could however be mitigated by confining development to the east of Heugh Brae outwith the SSSI designation. SNH has also recently proposed to de-notify this area of the SSSI though this has not yet been confirmed. There are no	-/?*

	Tree Preservation Areas within the proposed site. SNH advises that the site provides suitable habitat for SPA species and there are records of pink footed geese and golden plover in the tetrad. The site will therefore need to be screened into the Habitats Regulations Appraisal at this stage. Notable species have been recorded within 100m of the site including herring gull, Eurasian curlew and fern-grass.	
Population	The site submission states that the development would provide affordable housing, however from the initial plan it appears to be segregated rather than integrated with the private market housing and would therefore not contribute to encouraging mixed communities. The site submission states that the development would provide office/industrial buildings which would widen employment opportunities for the local population and also would provide a community building although the purpose of this, or its means of delivery is not stated.	o/+
Human Health	The site is not known to be contaminated. It has good access to open space, the coastline, sports facilities and the core path network to provide opportunities for active travel and recreation.	o
Soil	The development of the site would result in some loss of class 2 prime quality agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. However due to the steep slope of the southern part of the site and land to the south, consideration would need be given to ensuring that surface water run-off is dealt with without resulting in adverse impacts down slope. The site will potentially require a drainage impact assessment. There is no surface water flooding.	?
Air	The proposed development to the west of Heugh Road/ Heugh Brae could be potentially affected by air pollution (e.g. noise, odour) from adjacent industrial uses. The site has good active travel and public transport accessibility such that the need to travel by car to access local facilities and services would be minimised. At a local level the location of the proposed development site is sustainable given the good accessibility of a wide range of facilities and services in North Berwick. At a regional level, North Berwick is not considered to be as accessible as the other main towns in East Lothian.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	There are no listed buildings or scheduled monuments within or adjacent to the site and it is outwith a conservation area. However	-/?

	<p>the site is 270m NE of North Berwick Law, fort, hut circles and enclosures. Historic Scotland has concerns about the allocation as it would impact on the setting of the scheduled monument. Concerns could be mitigated by the revision of the allocation boundary to exclude the section to the west of Heugh Road and Heugh Brae. Both areas are under arable crop. Previous evaluation in the area to the west has returned nil archaeological results however it is considered that there is moderate to good potential for unknown archaeological remains.</p>	
Landscape	<p>The part of the proposal site to the west of Heugh Road/Heugh Brae is within the North Berwick Law Area of Great Landscape Value and could harmfully impact upon its setting. As a whole the site represents an encroachment beyond the existing settlement boundary into surrounding countryside and would start to extend the town southwards up the sloping land which currently contains the town. There could be some scope for a smaller scale of development than that proposed if it was confined to the flatter northern part of the site which adjoins Tantallon Road to the east of the supermarket, and the harmful landscape impacts would therefore be reduced to an acceptable level. SNH has raised concerns that development on the site would significantly change the character of this eastern part of the town, where development is presently largely contained to the north of the A198.</p>	-/-

SITE INFORMATION

Topic	Comments
Site Name	Tantallon Road
Site Ref	PM/NK/HSG071
Source of Site Suggestion	Agent (Cala) on behalf of landowner (W R Macnair)
Site Size (ha)	0.9 ha
Current Use	Agricultural
Proposed Use	Housing – 15 units
Summary Description and Planning History	A greenfield triangular shaped site on the gateway into North Berwick along Tantallon Road, previously in use for agricultural land then as a horse paddock but currently vacant.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is not within the existing settlement boundary of North Berwick but is well related, being adjacent to existing development.	Yellow
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is within 400m of a bus stop with a half hourly service between Edinburgh and North Berwick. It is not within 800m of a railway station. Some local facilities are within walking distance (1600m) such as the supermarket however the town centre and schools are over 1600m away (although under 2km).	Yellow
Exposure	Mature landscaping around the caravan park on the northern side of Tantallon Road provides an element of shelter from northerly winds.	Yellow
Aspect	The site is west facing.	Yellow
Suitability for Proposed Use	The development of the site for housing would not result in any land use conflict with adjacent uses which include agricultural land and Tantallon Caravan and Camping Park to the north.	Green
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is adjacent to a settlement that is moderately accessible and provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical	The site would be served by Castle Moffat Water Treatment Works	Yellow

infrastructure capacity	and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity .Vehicular access could be provided from Tantallon Road and full visibility splays would need to be provided as the site is close to the end of the 30mph zone. The footway and street lighting would need to be extended along Tantallon Road along the length of the site.	
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	On the information available at present there do not appear to be any major constraints which would inhibit the early delivery of this site. However it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance, however is within 500m of the Firth of Forth SPA, SSSI and Ramsar site. Notable species have been recorded within 100m of the site including herring gull, Eurasian curlew and annual pearlwort. SNH has not raised any concerns over the development of the site within regards	o/?

	to potential impacts on biodiversity, flora and fauna.	
Population	The site could provide a proportion of affordable housing to help meet local need. The site has reasonable access by active and public transport modes to the town centre, education and community facilities, and employment opportunities.	+
Human Health	The site is not known to be contaminated. The site is easily accessible on foot to existing open space, the coastline, sports facilities and the core path network.	+
Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-/?
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. Its development would not increase flood risk elsewhere. SEPA has no concerns that its development would adversely impact upon the water environment.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good active travel and public transport accessibility such that the need to travel by car to access facilities and services would be minimised. At a local level the location of the proposed development site is sustainable given the good accessibility of a wide range of facilities and services in North Berwick. At a regional level, North Berwick is not considered to be as accessible as the other main towns in East Lothian.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	There are no listed buildings or scheduled monuments within or adjacent to the site and it is outwith a Conservation Area. Previous archaeological evaluation to the north returned nil results, however it is still considered that there is good potential for unknown archaeological remains on the site.	o/?
Landscape	The site is on the eastern edge of North Berwick. Unless land to the west was also developed, development on this site would appear as an isolated development on the south side of the A198, encroaching beyond the settlement boundary, and would not be particularly logical in landscape terms, although located opposite a caravan park. This is the entrance to North Berwick from the east, and would be fairly prominent on arrival to the town from this direction. However, the site does have fairly well established landscape boundaries. SNH has raised some concerns about the landscape impact of future development spreading to the south of Tantallon Road and the change in character that would result.	-

SITE INFORMATION	
Topic	Comments
Site Name	Glebe House
Site Ref	PM/NK/HSG022
Source of Site Suggestion	Agent (Ristol) on behalf of landowner (Mr J Scott)
Site Size (ha)	0.46ha
Current Use	Private open space
Proposed Use	Housing
Summary Description and Planning History	A small grassed site containing a number of mature trees within the town of North Berwick currently designated as protected open space, and forming a landscaped setting for the listed Glebe House. The site has an extensive planning history and a previous application for housing on the site was refused and dismissed at appeal.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is within the town of North Berwick.	
Accessibility	There are a range of bus stops within 400m of the site. The site is within 800m of North Berwick railway station which provides rail services to Edinburgh. The site is less than 400m from North Berwick High Street and within walking distance (1600m) of a wide range of town centre facilities and services.	
Exposure	Existing trees and built development to the north provide the site with shelter from northerly winds.	
Aspect	The site is north facing.	
Suitability for Proposed Use	The development of the site for residential use would not result in land use conflicts with surrounding land uses which are primarily residential.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is within a settlement that is moderately accessible and provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site has connections to electricity, gas, water and sewerage infrastructure. The site would be served by Castle Moffat Water Treatment Works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be taken from St Margaret's Road.	
Service	The site is within the catchment of Law Primary School which has no	

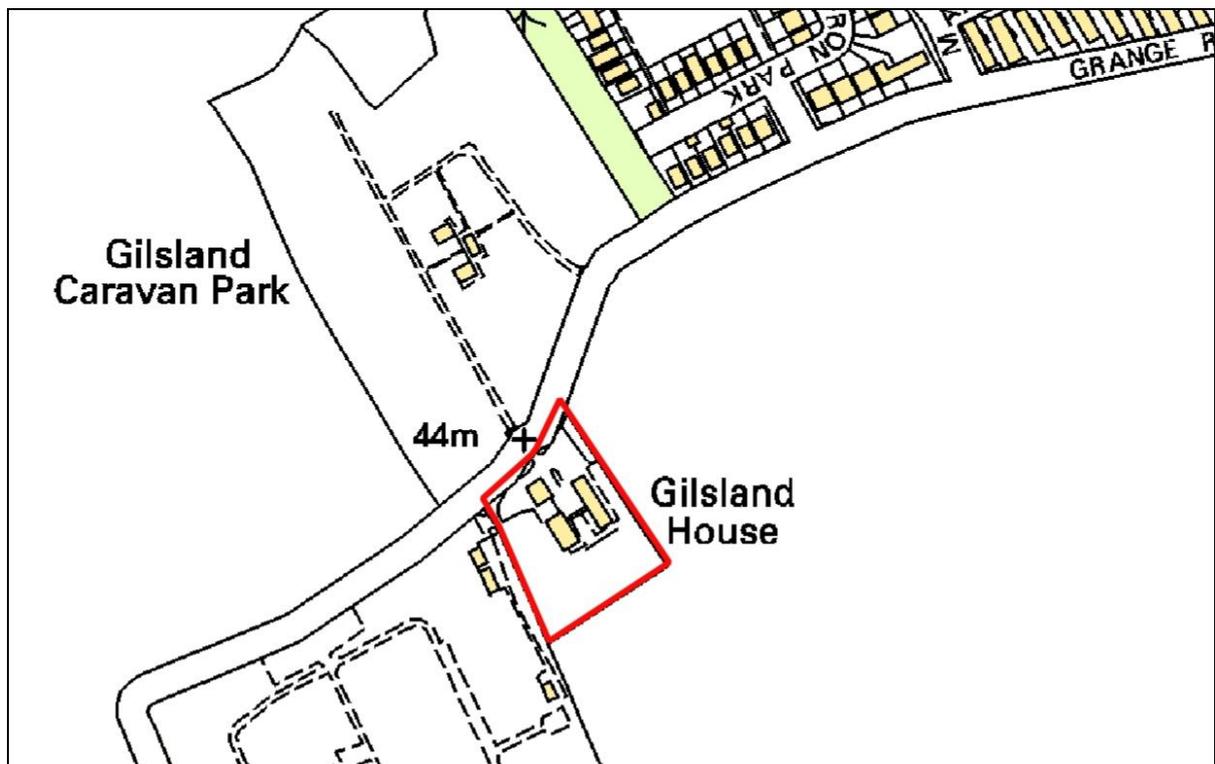
infrastructure capacity	capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states the site could be developed within the LDP period and it would take 1 year to develop the site. However it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. The site's development would not result in the loss of protected trees or woodland. SNH has not raised any concerns. A number of notable species have been recorded within 100m of (but not within) the site including pipistrelle bat, redwing, wheat mud beetle, great crested newt and common swift.	o/?
Population	Depending upon the number of houses proposed, the site could provide an element of affordable housing to help meet local need. The site has good access to North Berwick town centre, education and community facilities and employment opportunities.	+
Human Health	The site is not known to be contaminated. The site has good access to open space, sports facilities and the core path network to promote active recreation.	+
Soil	The development of the site would not result in the loss of prime agricultural land and rare of carbon rich soils.	o
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding	o

	elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	
Air	The site is not affected by existing sources of air pollution. The site has good active travel opportunities and public transport accessibility which will minimise the need to travel by car.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site is greenfield protected open space therefore its development would not make the most efficient use of land resources.	o
Cultural Heritage	The site is within North Berwick Conservation Area. The field forms the setting for category B listed Glebe House 60m and any development in it will adversely impact upon its setting and the historical association of the Glebe field with Glebe House. Historic Scotland has commented that the development could change the character of the Conservation Area and a design strategy would be needed which should be based upon a conservation area appraisal in order to allow for a full assessment of any potential impact and change. There is moderate to good potential for unknown archaeological remains on the site. A previous planning application for residential development on the site was refused in 2003, with one of the reasons being the detrimental impact upon the setting of the Glebe House.	-/?
Landscape	The development of the site would impact on the setting of Glebe House. The site is currently designated as protected open space and its development for housing would result in a loss of visual amenity. There are currently views south from St Margaret's Road towards the sea and rocky outcrops and these views would be obscured by development on the site. There are also a number of trees in and bordering the site.	-

SITE INFORMATION	
Topic	Comments
Site Name	Gilsland Housing Group within Former Hospital Compound at Newhouse Road
Site Ref	PM/NK/HSG084
Source of Site Suggestion	Agent (Forbes R-S Marr on behalf of Owner (William Macnair)
Site Size (ha)	0.6ha
Current Use	Residential dwellings with common garden ground.
Proposed Use	Redevelopment of site for new residential units – 5/6 units.
Summary Description and Planning History	Former isolation/fever hospital which has been converted into residential dwellings. The site is bounded by mature trees and bordered to the north, south and east by allocated housing sites and to the west by Gilsland Holiday Home Park.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is currently outwith the settlement boundary of North Berwick however is well related to it and is bordered by a site under construction for housing	Yellow
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is not within 400m of a bus stop. It is not within 800m of a railway station. The site is within walking distance (1600m) of a range of facilities and services including a primary school, high school, leisure centre and also within walking distance of North Berwick town centre and its range of shops, facilities and services.	Yellow
Exposure	Mature trees around the site provide some shelter from northerly winds.	Yellow
Aspect	The site is generally north west facing.	Red
Suitability for Proposed Use	The site is in residential use at present and its proposed redevelopment for new residential units would therefore be appropriate in land use terms and compatible with adjacent land uses which include a holiday home park and planned residential development (with the Gilsland Caravan site to the north currently under construction).	Green
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is outwith a main settlement that is moderately accessible and provides a wide range	Red

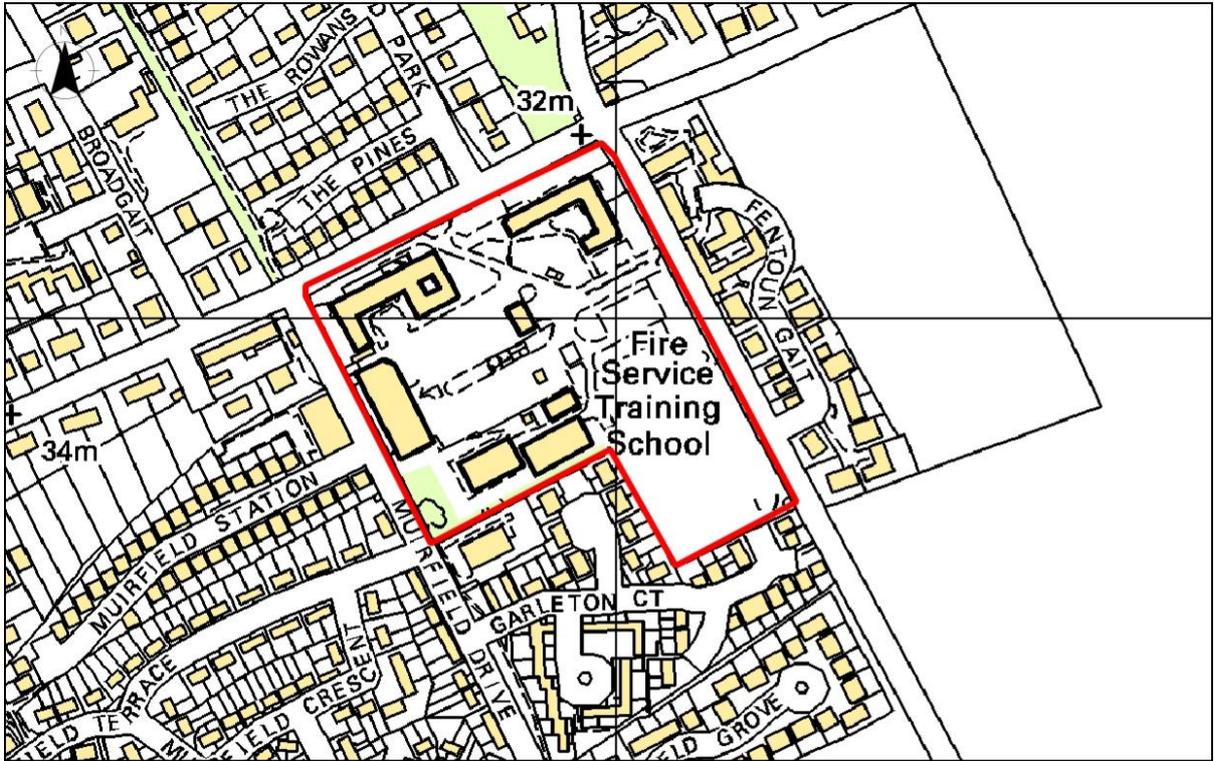
	of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. The local road network could accommodate additional traffic generated from this proposal, and Grange Road has recently been upgraded to accommodate the Gilsland Caravan site housing development to the north.	
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the owner would be seeking to redevelop the site in the short term. It is not know whether potential contamination would pose any constraints to development. The number of mature trees on the site may constrain the redevelopment of the site to some extent as they should be retained. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's redevelopment would not result in the loss of protected trees or woodland, although may require the removal of some of the unprotected trees within the site. SNH advises that the site does not provide any suitable habitat for SPA species and can be screened out of the Habitats Regulations Appraisal.	o/?
Population	The site's redevelopment would not offer any particular benefits for the local population, although would be required to deliver an element of affordable housing should 5 or more units be brought forward. The site has reasonable access by active travel to the town centre and a range of facilities, services and employment opportunities.	+
Human Health	The site is identified as potentially being contaminated due to its past use as a hospital. Development may present opportunities to mitigate this. The site is accessible to sports facilities, open space and the Core Path Network.	+
Soil	The redevelopment of the site may result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	o
Air	The site is unconstrained by existing sources of air, odour or noise pollution. The site will benefit from improvements to public transport accessibility and active travel routes that will be provided as part of the Gilsland and Mains Farm housing developments and should help minimise the need to travel by car.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north-west facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The redevelopment of the site would prioritise the use of brownfield land over greenfield land. It would not however involve the re-use of the existing buildings on site as it is proposed to demolish them and replace with new build.	o
Cultural Heritage	The site does not contain any listed buildings and is not within a Conservation Area. There are no scheduled monuments, gardens and designed landscapes or local archaeological sites in the vicinity that would be affected by the redevelopment of the site.	o
Landscape	The site is outwith any particularly visually sensitive locations and	o/?

	<p>additionally is well screened by mature trees. These trees have significant visual amenity and would need to be retained should the site be redeveloped, and preferably should remain outside of private gardens to prevent encroachment into root protection areas. A detailed tree survey would be required.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Gullane Fire Service College
Site Ref	PM/NK/HSG112
Source of Site Suggestion	Identified by Council officers due to closure of Fire Service College
Site Size (ha)	4.2ha
Current Use	Scottish Fire Service College (due for closure)
Proposed Use	Housing
Summary Description and Planning History	A brownfield site currently in use as a fire service training school. The site contains the 'Marine hotel' dating back to the early 20 th century and subsequent modern buildings. The land is relatively flat, has strong boundaries and is surrounded by predominantly residential development.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	Gullane Fire Services College is located towards the Eastern most extremity of Gullane, a town that is situated in close proximity to the coastline, between Aberlady and Dirleton. It is within the current settlement of Gullane, making it well related to existing development.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is within 400m of a bus stop, the nearest being directly on the perimeter of the site, with numbers 124, 126, 129, x24 and x25 that include half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station, with the nearest station being Drem, 5.95Km away. The site is within 1600m of a range of local services including Gullane primary school and local shop, community centre, GP and supermarket. The site is within walkable distance (1600m) of Gullane town centre with a limited range of facilities, services and employment opportunities. Perhaps more important is the close proximity to Muirfield Golf Course, offering a suitable location for tourism uses.	
Exposure	The site has little shelter from Northern winds by virtue of topography or vegetation/ woodland. However, existing development North East of the site may provide a small amount of	

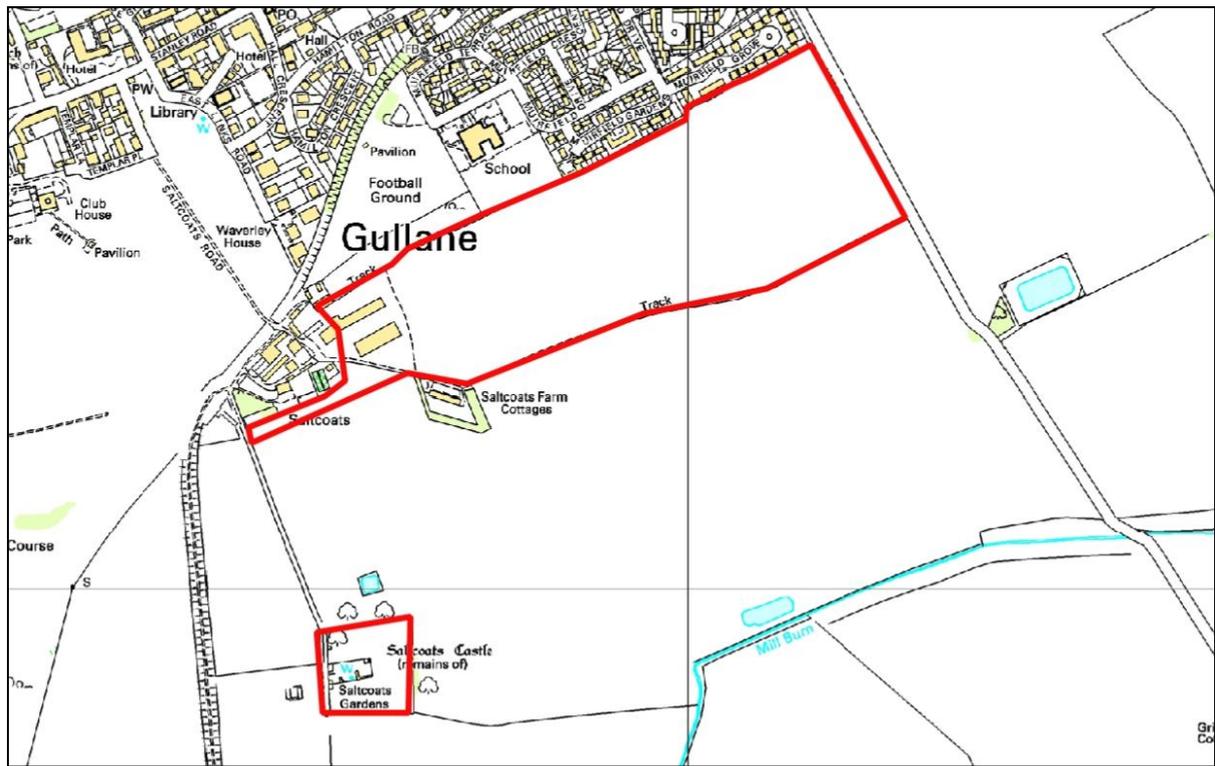
	shelter.	
Aspect	The site is relatively flat with the exception of several landscaped areas containing trees. The site is however generally North East facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. The predominant surrounding and adjacent use is residential, so there should be no amenity conflicts caused by development on this site. The site is designated under Local Plan policy ENV1, which seeks to safeguard their residential character and amenity, so any new development, be it housing, tourism or employment would need to take this into account. In the case of tourism and employment, amenity conflict is more likely to occur.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is within Gullane settlement, which provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	There are existing accesses from N, E and W sides of the site (A198 Main Street, the C111, and Muirfield Drive). These appear suitable in principle for a new use on the site. No constraints on type of use are foreseen in transportation terms other than for heavy industry (large HGVs). The site is served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity	
Service infrastructure capacity	The site is within the catchment of Gullane Primary School, which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site, but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	There are no known constraints to the development of this land, however, a bat survey should be carried out to determine whether European protected bat species are present in the buildings. Dependent on the findings, there could be implications for the design of new development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	o
Population	The site could provide housing, including affordable housing to help meet local need. The site has reasonable access by public transport to facilities, services and employment opportunities.	+
Human Health	The site is not known to be contaminated. It is well connected to the core path network which gives access to Dirleton and Gullane and there are various public open spaces in the area.	o
Soil	The development of the site would not result in the loss of prime agricultural land and rare or rich carbon soils.	o
Water	The site is not within a Potentially Vulnerable Area. It is not within an area at risk of river, coastal or surface water flooding based on SEPA's flood map. There is potential for the site to increase surface run off and therefore increase the risk of surface floodwater elsewhere in Gullane, however this could be mitigated through careful design and inclusion of SUDS where necessary. SEPA states that an FRA (Flood Risk Assessment) is not required, however a review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. May require further investigation.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site has good active travel accessibility to local services and facilities and reasonable public transport accessibility to access town centres and higher level services, however due to the limited range of facilities and employment opportunities locally it is likely that development on the site would still increase the need to travel by private car and result in an increase in emissions.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The development of this site would not result in the loss of greenfield land as redevelopment would make use of brownfield land.	o
Cultural Heritage	There are no listed buildings within the site boundary, however, there is one category B listed building (Muirfield lodge) within 22m of the site. The original 'Marine Hotel' building in the NW corner of the site dates from the early 20 th century. Although it is not listed, it is of some architectural and historic interest and makes a positive contribution to the streetscape. It would therefore be worthy of retention. There are no scheduled ancient monuments nearby to the site.	o/?

Landscape	<p>The site is a previously developed site within the village of Gullane and its redevelopment would represent consolidation of the existing settlement pattern. The former Marine Hotel building is visible in long distance views of the village, and if removed this would represent the loss of a landmark. If it is retained, the impact of development on the site on the wider landscape would be minimal, subject to design and building heights of any new development. Impacts on the streetscape of the village would be dependent on detailed design and landscaping. The northern and western boundaries of the site are prominent from adjacent roads, while the eastern boundary is quite well-screened by vegetation, and the southern boundary is generally hidden from public view by other development.</p>	o/?
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SITE INFORMATION	
Topic	Comments
Site Name	Saltcoats Field
Site Ref	PM/NK/HSG060
Source of Site Suggestion	Agent (Wardell Armstrong) on behalf of landowner (Luffness Estate)
Site Size (ha)	17 ha total, 9 ha proposed development area
Current Use	Agricultural field
Proposed Use	Housing – 250 units
Summary Description and Planning History	A large site in arable use bordering the southern edge of Gullane.



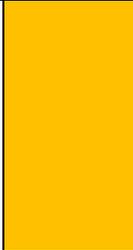
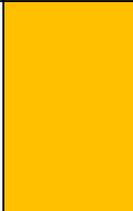
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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Gullane but is well related to the village.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is not within 400m of a bus stop (approx 600m to nearest stop with half hourly services between Edinburgh and North Berwick). The site is not within 800m of a railway station. The site is within walking distance (1600m) of all the local facilities in Gullane including GP surgery, primary school, shops, post office, sports facilities.	
Exposure	Existing development to the north and a tree belt along part of the northern site boundary provide some shelter from northerly winds.	
Aspect	The site is generally south/south west facing.	
Suitability for Proposed Use	The proposed land use would not result in land use conflicts with existing surrounding land uses which include residential and agricultural.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is adjacent to a main town that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical	The site would be served by Castle Moffat Water Treatment Works	

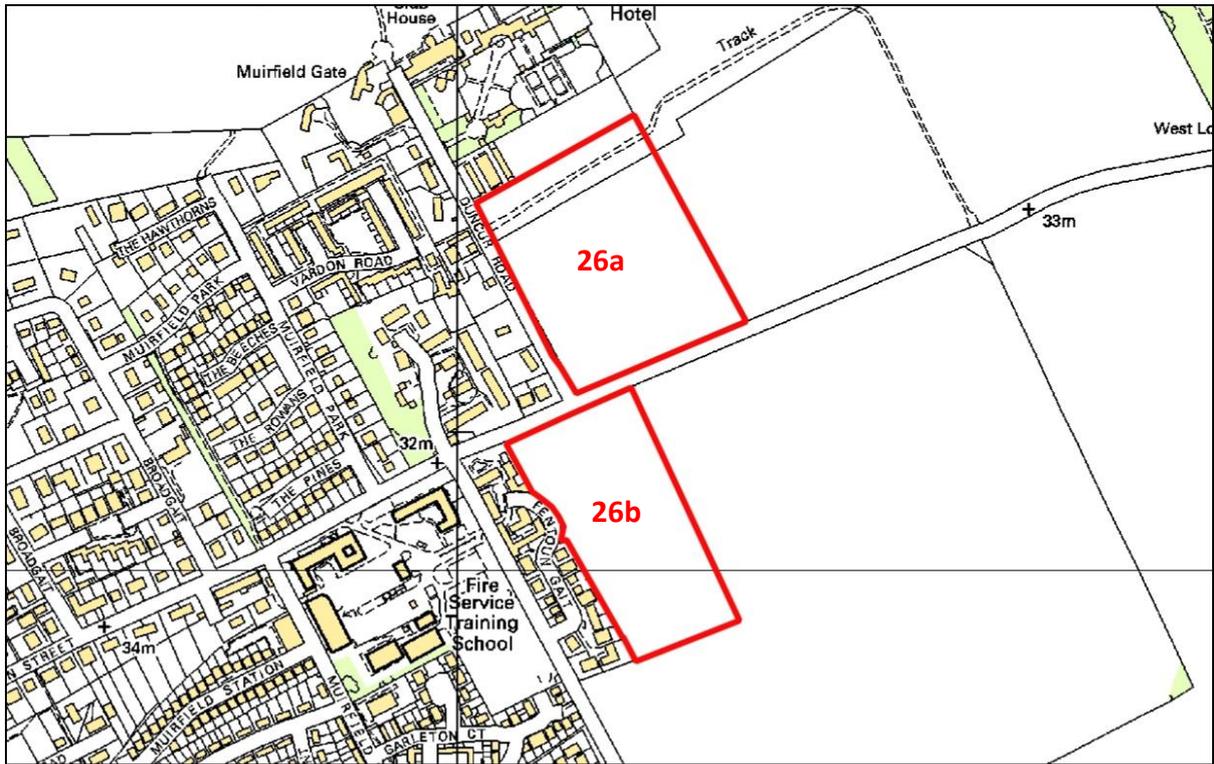
<p>infrastructure capacity</p>	<p>and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Significant improvement to the C111 (West Road) would be required in order to provide a safe vehicular access for the site including a footway along the whole frontage of the site continuing northwards to the junction with the A198. Additionally there are existing drainage problems on the C111. Providing access along Saltcoats Road would be problematic as it is a private access.</p>	
<p>Service infrastructure capacity</p>	<p>The site is within the catchment of Gullane primary school which has limited capacity, with the potential for further modest expansion on the site may be possible but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.</p>	
<p>Deliverability/ Effectiveness</p>	<p>The site submission states that the development could be implemented in 2014 assuming the LDP is adopted then. The proposer suggests that 90 houses could be built per year. However it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.</p>	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. The site is however within 1km of the Firth of Forth SSSI and within 2km of the Firth of Forth SPA. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage. Notable species have been recorded within 100m of the site including the skylark.	o/?*
Population	The site submission states that the site could provide an additional 5% affordable housing in addition to the 25% required by current planning policy in order to help meet housing need in the local area. The draft masterplan submitted states that the development would include playing fields and a large area of open space for the local community. It has reasonable access to local facilities and services by active travel.	+
Human Health	The site is not known to be contaminated. The site is well connected to the core path network and John Muir way, as well as the coast to provide opportunities for active travel and recreation. The draft masterplan indicates that pedestrian linkages would be provided to the existing network, and additional playing fields and open space would be provided to provide opportunities for sport and recreation.	+
Soil	The development of the site would result in some loss of prime agricultural land, mainly class 2. The development of this site may also result in a small loss of rare Brown Calcareous soil.	--
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment. Mill Burn is classified as being of 'bad' ecological status by SEPA, and a surface water sewer which crosses the north east of the site discharges into it. The site submission states that further work would be required to ascertain whether the proposed development could discharge into the existing sewer.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good active travel accessibility to local facilities and services and reasonable public transport to Edinburgh and North Berwick. However it is still likely that development on the site would lead to an increase in the need to travel by car to access higher level and regional level services.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations.	-/--

	<p>However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).</p>	
Material Assets	<p>The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality and with rare/rich carbon soils.</p>	--
Cultural Heritage	<p>The western boundary of the site borders Gullane Conservation Area. Four listed buildings lie approximately 400m to the south of the proposed housing site, one of which is the ruins of Saltcoats Castle which is also a Scheduled Ancient Monument. The proposed housing development would reduce the separation between Gullane and the scheduled monument and Historic Scotland has raised some concerns that the development could impact upon its setting. The site submission proposes that enabling housing development in the large site could be used to fund consolidation work to Saltcoats Castle or potential conversion back into a residential property. The potential impact of the proposed development on heritage assets is therefore at this stage uncertain. Previous evaluation has uncovered remains to the north of the proposed housing site and there are undesignated cropmarks in adjacent fields. There is good potential for unknown archaeological remains in the proposed housing site, and very high potential for unknown remains around the Castle. Pre determination work would be required.</p>	-/?
Landscape	<p>Development of the site would result in the southwards expansion of Gullane into the surrounding open rural landscape, which is within the agricultural plain landscape character area. From the site there are panoramic views to the south which take in the Garleton Hills AGLV, and to the east there is a view of North Berwick Law. To the west glimpses of Gullane Conservation Area can be seen through mature trees. Gullane Millenium woodland forms part of the northern boundary of the site and provides natural screening and enclosure for this part of the site and provides a footpath link into Gullane. The indicative masterplan does not show any landscaping to the south of the proposed housing development, presumably to retain open views, however it is considered that the development would need to be softened with significant mixed species tree and shrub planting.</p>	o/-

SITE INFORMATION	
Topic	Comments
Site Name	Muirfield, Gullane
Site Ref	PM/NK/HSG026a
Source of Site Suggestion	Agent (Derek Scott Planning) on behalf of Cruden Homes
Site Size (ha)	4.5 ha
Current Use	Agricultural Land
Proposed Use	Housing
Summary Description and Planning History	A greenfield site in agricultural use on the eastern edge of Gullane to the south of Greywalls Hotel.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary but well related to the existing settlement of Gullane.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is within 400m of a bus stop with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station, but is within 1600m of facilities and services in Gullane which include a village hall, post office, sports clubs and local shops.	
Exposure	The site has good shelter from northerly winds through its topography and existing development to the north.	
Aspect	The site is generally south facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding land uses which include agricultural land, residential development and a hotel.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is adjacent to a main town that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see	

	'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Whilst vehicular access could physically be gained from Duncur Road, in reality this would be problematic as it is a private road. Access directly from the A198 would not be permitted as the junction would be too close to Duncur Road. Footways would need to be provided.	
Service infrastructure capacity	The site is within the catchment of Gullane primary school which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that site is effective and capable of immediate development. However, it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

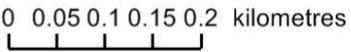
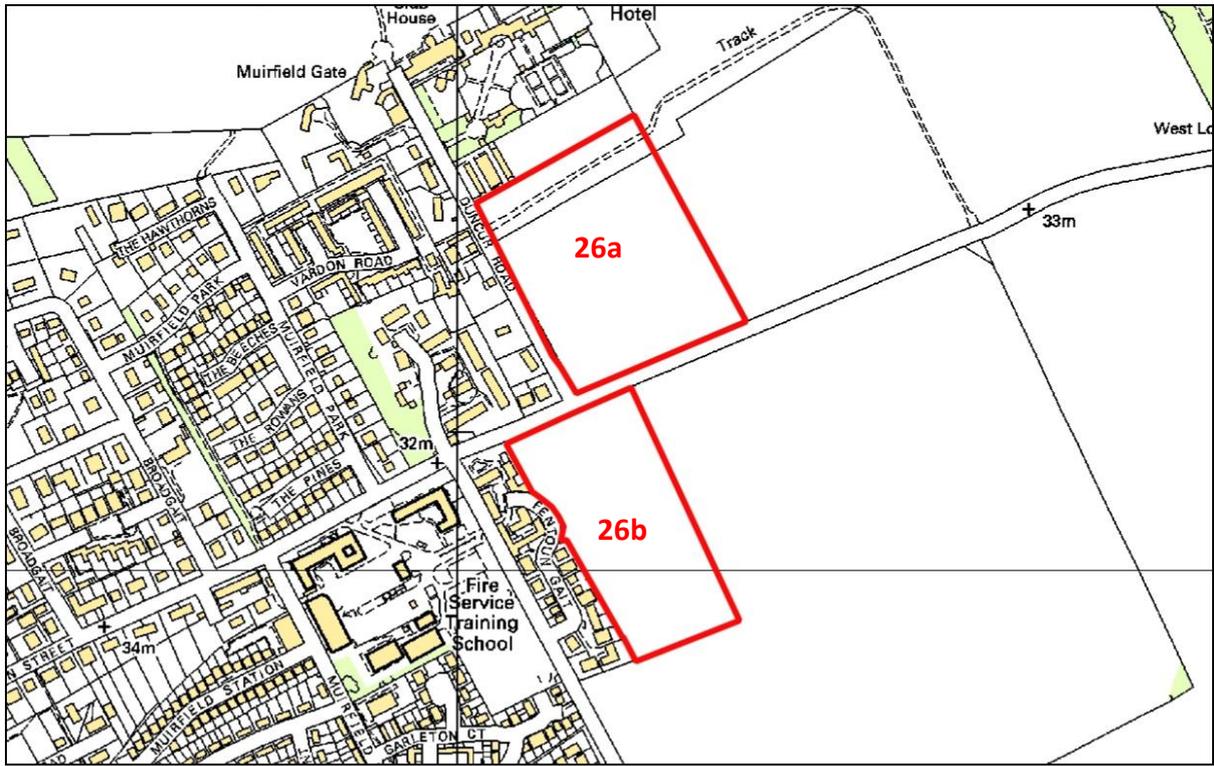


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest but is within the main goose feeding area as identified in East Lothian's wind turbine guidance. The site is approximately 1.5km from the Firth of Forth SSSI and SPA and is screened in to the HRA process at this stage. The site's development would not result in the loss of protected trees or woodland. SNH has not raised any specific concerns with regards impacts on biodiversity, flora and fauna.	o/?*
Population	The site could provide affordable housing to help meet local need. The site has reasonable access by public transport and active travel to facilities, services and employment opportunities.	+
Human Health	The site is not known to be contaminated. The site has good access to open space and the core path network and the John Muir Way pass along the southern boundary, providing opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land and some loss of rare Brown Calcareous soils.	--
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site has good active travel accessibility to local services and facilities and reasonable public transport accessibility to access town centres and higher level services, however due to the limited range of facilities and employment opportunities locally it is likely that development on the site would still increase the need to travel by private car and result in an increase in emissions.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality and with rare/rich carbon soils.	--
Cultural Heritage	The site is immediately to the south of Greywalls (High Walls) Garden/Designed Landscape and a number of listed buildings are in close proximity to the north including the category A listed Greywalls hotel, lodges, gates and walls, and the category A listed Muirfield Gate and Gatehouse/garage 150m north of the site. The Inventory of Gardens and Designed Landscapes in Scotland explains	-

	<p>that open views south from the gardens across to the Garleton Hills and Lammermuirs were intentionally framed and form the principal vistas from the gardens. Development of housing on this site would adversely impact upon views from Greywalls southwards and resultantly harm the setting of the listed building and garden and designed landscape. The land is currently under cultivation and there is moderate to good potential for unknown archaeological remains.</p>	
Landscape	<p>The site is within the North Berwick Plain landscape character area as identified in the Lothians Landscape Character Assessment. The site is exposed arable farmland to the south of Greywalls Hotel and designed garden. Duncur Road is a private access road and forms the west boundary of the site and there is a metal post and wire fence defining the boundary. The busy A198 defines the south boundary of the site. There are no natural boundary features on the site apart from a short section of mature managed beech hedge at the northwest corner of the site. This hedge screens a sheltered parking area associated with Muirfield Golf links. Development on the site would harm the setting of the Greywalls Garden and Designed Landscape, by impacting upon key views outwards to the surrounding countryside to the south. Development of the site would also result in intrusion into the rural landscape and would disregard the existing well defined settlement boundary of Gullane, SNH has raised concerns with regards this.</p>	--

SITE INFORMATION

Topic	Comments
Site Name	Muirfield, Gullane
Site Ref	PM/NK/HSG026b
Source of Site Suggestion	Agent (Derek Scott Planning) on behalf of Cruden Homes
Site Size (ha)	3.5 ha
Current Use	Agricultural Land
Proposed Use	Housing
Summary Description and Planning History	A greenfield site in agricultural use on the eastern edge of Gullane adjacent to existing residential development at Fentoun Gait to the south of the A198.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary but well related to the existing settlement of Gullane.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is within 400m of a bus stop with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within 1600m of facilities and services in Gullane which include a village hall, post office, sports clubs and local shops.	
Exposure	The site has good shelter from northerly winds through its topography and existing development to the north.	
Aspect	The site is generally south facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding land uses which include agricultural land, residential development and a hotel.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is adjacent to a main town that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see	

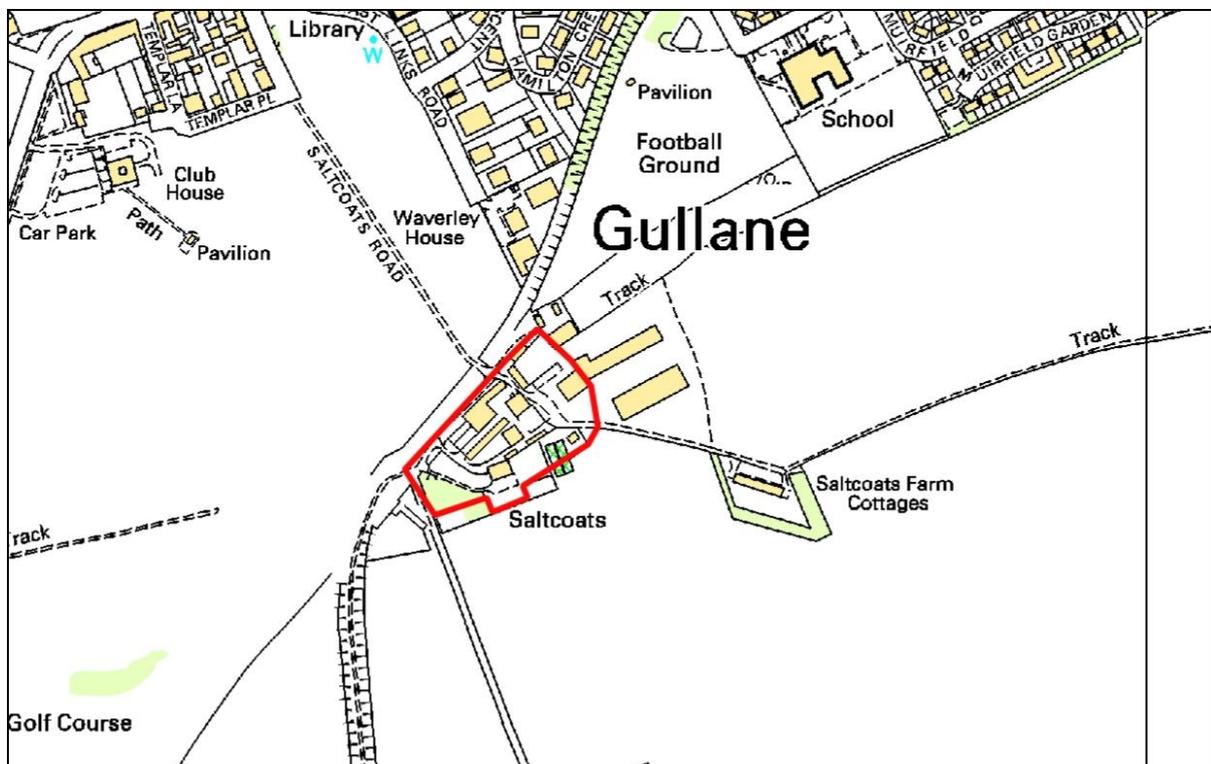
	'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Vehicular access could only be taken from Fentoun Gait, which is currently a quiet cul-de-sac with a footway on only the west side, so access through this development may not be desirable.	
Service infrastructure capacity	The site is within the catchment of Gullane Primary School which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that site is effective and capable of immediate development, however it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest but is within the main goose feeding area as identified in East Lothian's wind turbine guidance. It is approximately 1.5km from the Firth of Forth SSSI and SPA and is screened in to the HRA process at this stage. The site's development would not result in the loss of protected trees or woodland. SNH has not raised any specific concerns with regards impacts on biodiversity, flora and fauna.	o/?*
Population	The site could provide an element affordable housing to help meet	+

	local need. The site has reasonable access by public transport and active travel to facilities, services and employment opportunities.	
Human Health	The site is not known to be contaminated. The site has good access to open space and the core path network and the John Muir Way pass along the northern boundary, providing opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site has good active travel accessibility to local services and facilities and reasonable public transport accessibility to access town centres and higher level services, however due to the limited range of facilities and employment opportunities locally it is likely that development on the site would still increase the need to travel by private car and result in an increase in emissions.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is not within a Conservation Area. Category B listed Muirfield Lodge is located 50m to the north west of the site. The site is in close proximity to the Grey Walls Garden and Designed Landscape and there could be impacts on key views from this area.	o/-/?
Landscape	The site is within the North Berwick Plain landscape character area as identified in the Lothians Landscape Character Assessment. It is arable land with a southern aspect and is set lower down than the A198 from which it is separated by stone wall and mature trees. A property known as The Old Farm House (at the corner of Duncur Road and the A198) overlooks the site. A double row of mid-aged pine trees forms the eastern boundary of the site and a mature mixed shelter belt forms the south boundary of the site. Houses in Fentoun Gait and Muirfield Steading back onto the western boundary of the site and are higher in elevation than the site. In order to mitigate landscape impacts arising from encroachment of built development onto farmland, native species hedgerow and trees would be required to soften the edges of the development.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Land at Morin Builders yard, Gullane
Site Ref	PM/NK/OTH006
Source of Site Suggestion	Agent (PPCA) on behalf on landowner (Morin Builders Yard, Gullane)
Site Size (ha)	0.1ha
Current Use	Described as a builders' yard but the submitted boundary relates largely to Saltcoats farm steading
Proposed Use	Inclusion within the settlement boundary of Gullane.
Summary Description and Planning History	An area on the southern edge of Gullane comprising a builder's yard with storage building, a derelict farm steading, converted agricultural buildings to form residential dwellings, two detached residential properties and a number of storage buildings and sheds.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located adjacent to Gullane but is outside the settlement boundary	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is accessed along a single lane track. It is not within 400m of a bus stop (only just over the threshold at 430m) or 800m of a railway station. It is within walking distance (1600m) of the facilities and services in Gullane.	
Exposure	Existing development provides the site with a degree of shelter from northerly winds but would be dependable on the maintenance of these buildings. The site is relatively exposed to the north due to lack the lack of vegetation and natural boundaries.	
Aspect	The site is generally south east facing.	
Suitability for Proposed Use	A specific use has not been proposed for the site, as the proposal is for an alteration to the settlement boundary to include the site. Presumably the intention may be to promote residential development within the site. The site itself currently has a mix of uses and is bordered by agricultural uses and a golf course.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also adjacent to a main town that provides a wide range of facilities and services. For	

	assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site is accessed by a narrow road from the north through Gullane Links golf course, or a rutted farm track to the south, therefore if the site became part of the settlement and subject to further built development, upgrades would likely be necessary. The site is served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Improvements to Saltcoats Road and its junction with Templar Place would be required to enable development on the site. However there are currently issues with the Golf Club with regards improvements which are required as a condition of the planning permission for the steading conversion	
Service infrastructure capacity	Should housing be proposed on the site at a later date, the site is within the catchment of Gullane Primary School which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The proposal is for a boundary change and is not proposing built development at this stage, however it has not yet been established whether there is sufficient infrastructure capacity to serve the boundary change and what the timescales would be for achieving this. Current issues with regards to upgrades to Saltcoats Road would need to be resolved before any development could take place in future.	





POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any international, national or local areas designated for their nature conservation importance. Priority habitat borders the north western site of the site (comprising of neutral grassland and dune grassland). There are no protected trees or woodland within the site. Notable species have been recorded within 100m of the site including the skylark.	o/?
Population	The potential benefits of future development on the site for the local population are unknown as no specific use has been proposed at this stage. However the site has reasonable access to local facilities and services through active travel.	?/+
Human Health	The site is not known to be contaminated. The site has good access to open space and the core path network passes through the site presenting opportunities for active travel and recreation.	+
Soil	The development of the site may result in some loss of class 3.1 prime agricultural land and rare Brown Calcareous soil. However the sites inclusion within the settlement boundary and possible resultant redevelopment may not contribute to this loss as the site is previously developed.	-/?
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	The site is unconstrained by existing sources of air pollution. The site has good active travel accessibility to local services and facilities and reasonable public transport accessibility to access town centres and higher level services, however due to the limited range of facilities and employment opportunities locally it is likely that development on the site would still increase the need to travel by private car and result in an increase in emissions.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The	-/-

	site's aspect lends itself well to development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The site is previously developed land and therefore any future development on the site would be making an efficient use of land. However the current DC1 designation of the site would still allow for the re-use of the existing buildings, and retaining the current designation offers more protection for the retention and re-use of the buildings on site than if it became part of the established settlement. However an area of prime agricultural land and rare/carbon rich soils would be lost.	--
Cultural Heritage	The site is within Gullane Conservation Area. Historic Scotland has commented that further development of the site could affect the character of the Conservation Area and an assessment would be needed to properly assess such impacts. The redundant steading buildings, whilst not listed, are still of architectural merit and contribute to the character of the Conservation Area and should be retained. The site has previously been recorded by a historic building survey. There is good potential for unknown archaeological remains.	-/?
Landscape	The site is surrounded by agricultural land and the golf course to the north west. The northern boundary is bound by a Core Path (which is also the John Muir Way) and the site is highly visible from the core paths which approach from surrounding countryside and from Gullane itself. On the approach into Gullane along the A198 there are extensive views across the town and surrounding countryside to the south. Within these views the site is clearly visible and is perceived to be a farm settlement that is separate to the built extent of Gullane and is not read in the landscape as being part of Gullane itself. Redefining the settlement boundary to incorporate the site would therefore not be logical in landscape terms. The inclusion of the site within the settlement boundary could result in development being proposed that changes the character of the site from its present rural character into a more urban form and this would impact upon the views towards the site from the surrounding landscape, and change the way the site is currently read as part of the rural landscape. There are mature trees within the steading complex, as well as along and adjacent to the southern boundary of the site and these have significant visual amenity and are an integral part of the setting and landscape character of the area. Natural stone walls are also an important feature of the site and would need to be retained.	-/?

SITE INFORMATION

Topic	Comments
Site Name	Gullane Rural Affordable Housing Option
Site Ref	PM/NK/HSG088
Source of Site Suggestion	Rural affordable housing site option selected for consideration by the Council.
Site Size (ha)	0.88ha
Current Use	Agricultural land
Proposed Use	Affordable housing
Summary Description and Planning History	A small greenfield site on the south eastern edge of Gullane to be considered as a potential affordable housing site for the local population.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary of Gullane but is well related to the village, being adjacent to existing housing on its northern and western sides.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is within 400m of a bus stop which provides a half hourly service between Edinburgh and North Berwick. The site is not within 800 m of a railway station. The site is within walking distance (1600m) of a range of local facilities and services including shops, post office, GP surgery, library and primary school.	
Exposure	Existing development to the north of the site offers some protection from northerly winds.	
Aspect	The site is gently undulating, the northern part of the site is generally north/north east facing and the southern half is east/south east facing.	
Suitability for Proposed Use	The site is generally suitable for housing and would not result in conflict with adjacent land uses which are residential and arable agricultural land.	
Fit with strategic policy objectives and	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most	

direction	sustainable locations within the city region. It is also adjacent to a main town that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. There are constraints in providing acceptable vehicular access to the site without significant upgrades to the C111. A footpath would be needed over the full frontage of the site to continue northwards to the A198.	
Service infrastructure capacity	The site is within the catchment of Gullane primary school which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

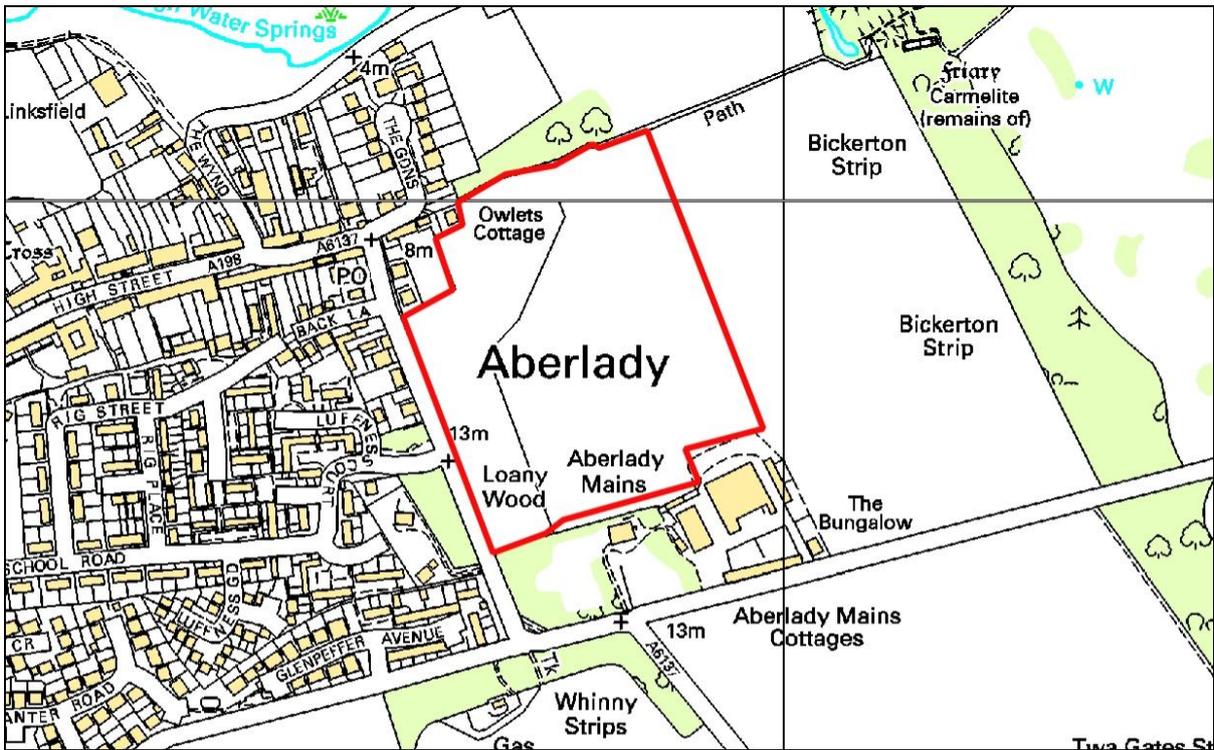


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The development of the site would not result in the loss of any protected trees or woodland. The site is within 2km of the First of Forth SPA, Ramsar and SSSI. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage.	o/?*
Population	The site would provide affordable housing to help meet local need.	+

	The site has reasonable access by public transport and active travel to a town centre, education and community facilities and employment opportunities.	
Human Health	The site is not known to be contaminated. The site has good access to existing open space and facilities including a football ground, bowling green, tennis courts and golf courses. It is also within 400m of the Core Path network which provides opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or impact on the water environment.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good active travel accessibility to local facilities and services and reasonable public transport to Edinburgh and North Berwick. However it is still likely that development on the site would lead to an increase in the need to travel by car to access regional level services.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is not within a Conservation Area and there are no listed buildings or scheduled monuments on the site or in close proximity.	o
Landscape	The development of the site would result in the extension of the built extent of Gullane into surrounding countryside. The surrounding landscape character is flat arable land and there are long distance views from the site eastwards towards North Berwick Law. The site has a post and wire fence with a mid-aged tree lined boundary (consisting of birch, beech Oak and lime) that runs parallel to the road along the west of the site. These trees screen views to and from the site and should be retained as they provide a well established landscape feature that would help integrate the housing into the adjacent rural landscape. This boundary treatment would need to be extended around the proposed boundary of the site to the south and east as there are currently no boundaries to the proposed site.	o/-

SITE INFORMATION

Topic	Comments
Site Name	Bickerton Field, Aberlady
Site Ref	PM/NK/HSG006
Source of Site Suggestion	Agent (Wardell Armstrong) on behalf of landowner (Luffness Estate)
Site Size (ha)	6.7 ha
Current Use	Agricultural land
Proposed Use	Housing – up to 60 units
Summary Description and Planning History	A mostly flat, greenfield site currently in agricultural use on the eastern edge of Aberlady.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is well related to Aberlady, but is outside the current settlement boundary.	Yellow
Accessibility	The site is within 400m of the nearest bus stop but the service from that stop is less than hourly. The frequent half hourly bus service between North Berwick and Edinburgh serves a bus stop approximately 500m from the site. The site is not within 800m of a rail station. The site is within walking distance (1600m) of Aberlady's local facilities and services including the primary school, post office and local shops.	Yellow
Exposure	The tree belt along the northern boundary provides an element of shelter for part of the site from northerly winds.	Yellow
Aspect	The site is generally north/north west facing.	Red
Suitability for Proposed Use	The site is generally suitable for housing and would not result in conflicts with surrounding uses which include arable agricultural land and residential.	Green
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also adjacent to a settlement that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity.	Yellow

	Highways access could be provided from Haddington Road and there would be sufficient capacity on the local highways to accommodate traffic generated from the site. Upgraded footpaths would be required along Haddington Road and pedestrian refuge islands would be beneficial to enable a safer route to the primary school.	
Service infrastructure capacity	The site is within the catchment of Aberlady Primary School which has limited capacity. There may be potential for further modest expansion on the site. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the site could be developed in 2014/15, within 6 months of planning permission being granted, and would take 1 year to complete. The submission indicates that there are no physical infrastructure constraints however it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this. It would be necessary to re-route the BT infrastructure at the northern end of the site however this would not inhibit development. The indicative masterplan has been designed to take account of the location of gas, water and electricity services and the open space has been designed in areas above foul and surface water sewer pipes.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance but is within 200m of the Firth of Forth SSSI, Ramsar and SPA and Aberlady Bay nature reserve. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage. The site's development would not result in the loss of protected trees or woodland, although a TPO tree belt runs along part of the northern boundary of the site. Notable species have been recorded within 100m of the site including the Kentish snail. The indicative masterplan suggests that the biodiversity of the site could be enhanced by extending existing hedgerows and including areas of tree and shrub planting and species rich grassland.	o/?*
Population	The site would provide a proportion of affordable housing to help meet need in the local area. The site has good active travel accessibility to local community facilities, and reasonable public transport accessibility to town centres and employment opportunities in North Berwick and Edinburgh.	+
Human Health	The site is not known to be contaminated. The site is reasonably accessible to the core paths network, and close to the coast which provides recreation opportunities. The indicative masterplan also indicates that the development could provide a village green space and a large area of amenity open space with footpath links to provide opportunities for recreation.	+
Soil	The development of the site would result in some loss of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map, but is close to an area at medium risk of coastal flooding. The site will potentially require a flood risk assessment. SEPA has stated that it is likely that the height difference between the flood zone and site will reduce the flood risk. The site is within Potentially Vulnerable Area 10/23. SEPA has no concerns about the impact on the water environment.	?
Air	The site is unconstrained by existing sources of air pollution. Notwithstanding the fact that the site has reasonable public transport accessibility it is still likely that development of housing on the site would increase the need to travel by car to access higher level services and employment opportunities.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to	-/--

	development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is within Aberlady Conservation Area and is in close proximity to numerous listed buildings. It is also within the vicinity of Luffness & Gosford House Garden and Designed Landscapes. The development of the site could impact upon the character of the Conservation Area although any negative impacts could be mitigated through high quality and responsive design. The land is currently under arable cultivation and within 400m of Luffness Friary Scheduled monument and it is considered there is good to high potential for unknown archaeological remains.	-/?
Landscape	The site is within the North Berwick Plain landscape character area as identified in the Lothians Landscape Character Assessment. The development of the site would encroach into the currently open rural landscape. There are views from the site towards Aberlady Bay Nature Reserve and Gullane Bents (both are within an AGLV). It is likely that a housing development on this site would negatively affect the landscape setting of these sensitive sites and therefore if development took place, a minimum of a 20 metre wide strip of large scale native trees shrubs and hedgerows should be planted parallel to the northern boundary (from Owlets cottage to Bickerton strip), so as to prevent any views of potential future housing on the site from Aberlady Bay and Gullane Bents. From the unclassified road (between Aberlady Mains Cottages and Bickerton Strip) to the south there is an open view onto the site. Hopetoun Monument and the Garleton Hills are also visible from the east end of the site. Housing in this site when viewed from the formerly mentioned AGLV, unless sensitively landscaped would impact on views towards the coastal AGLV. Significant landscape planting would be required to lessen the landscape impacts of development on this site and would likely need to comprise of mixed native hedgerow and substantial mixed species tree strips being planted around the perimeters of the site.	-/--/?

SITE INFORMATION

Topic	Comments
Site Name	Aberlady – Elcho Terrace
Site Ref	PM/NK/HSG098
Source of Site Suggestion	East Lothian Council
Site Size (ha)	1.2ha
Current Use	Agricultural land
Proposed Use	Affordable housing – approximately 24 houses
Summary Description and Planning History	A small greenfield site on the south western edge of Aberlady in agricultural use.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary but is well related to the village with existing housing bordering the northern and eastern site boundaries.	Yellow
Accessibility	The site is within 400m of a bus stop which provides services at least every half an hour between Edinburgh and North Berwick. It is not within 800m of a train station. It is within walking distance (1600m) of a range of local facilities and services in Aberlady including a primary school and local shops.	Yellow
Exposure	Existing development and a tree belt to the north provide good shelter from northerly winds.	Green
Aspect	The site is south facing.	Green
Suitability for Proposed Use	The site is generally suitable for housing and would not result in any land use conflicts with surrounding uses which include residential and arable agricultural land.	Green
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Elcho Terrace is too narrow to provide vehicular access on to the site and	Yellow

	instead access would need to be taken either from The Pleasance or Kirk Road.	
Service infrastructure capacity	The site is within the catchment of Aberlady Primary School which has limited capacity. There may be potential for further modest expansion on the site. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	There are no known constraints that would prevent the site being delivered within the LDP period however it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

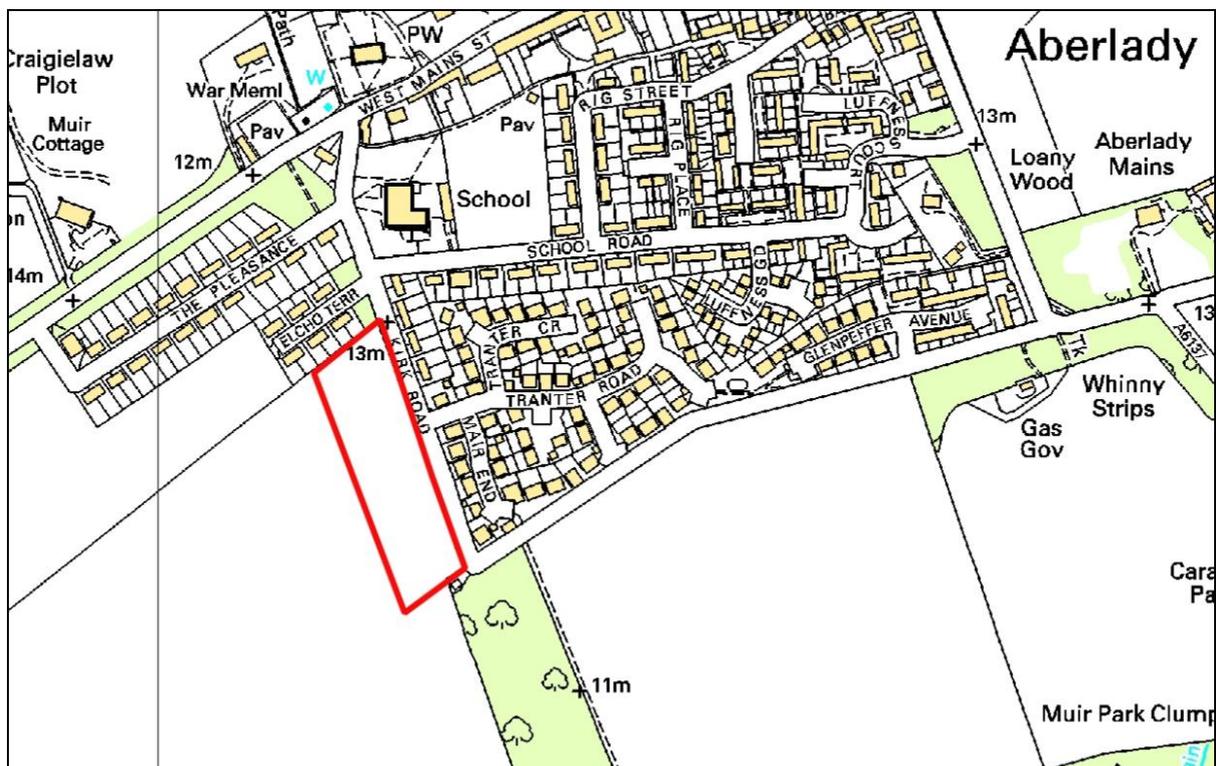


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site is however within 600m of the Firth of Forth SSSI, Ramsar, and SPA and within the main feeding area for pink footed geese as identified in the Council's lowland wind turbine guidance. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through	o/?*

	the Habitats Regulations Appraisal (HRA) process at this stage. The site's development would not result in the loss of any protected trees. Notable species including the Eurasian curlew and Kentish snail have been recorded within 100m of the site.	
Population	The site would provide affordable housing to help meet local need. The site has reasonable access by active travel and public transport to a town centre, education, community facilities and employment.	+
Human Health	The site is not known to be contaminated. The site is within 200m of the Core Path network which provides opportunities for active travel and recreation. It is also within easy reach of open space and play facilities in Aberlady as well as within easy walking distance of the coast and recreational opportunities it provides.	+
Soil	The development of the site would result in some loss of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. Aberlady is however within Potentially Vulnerable Area 10/23 although Aberlady is not listed as one of the towns with properties at risk of flooding.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has reasonable active and public transport accessibility and good access to local facilities in walking distance, however it is still likely that development on the site would result in additional car travel to access higher level services e.g. higher level shopping, healthcare, employment opportunities.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south facing aspect would lend itself to development that is resource efficient through siting (i.e. solar gain).	-/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site lies adjacent to Aberlady Conservation Area and 200m north of Gosford House Garden and Designed Landscape. Careful consideration would need to be given to the design of the development to ensure it does not harm the architectural or historic character of the village.	o/?
Landscape	The landscape character of the site is predominantly flat arable land enclosed with mature hawthorn hedging on the eastern and southern boundaries, and the rear boundaries of properties along the Pleasance forming the northern boundary. There are views out of the site to the south west of the Gosford estate mature woodlands. There is an existing mature shelterbelt of mixed trees (TPO 33) that screen views to and from the sites that runs parallel to the road A198 to the Northwest of the site. The development of the site would result in the encroachment of built development into the open rural landscape however mitigation could be provided in the	o/-/?

	<p>form of mixed native hedgerow around the perimeters of the field infilling all gaps in the existing hedging, and along the western boundary, a ten metre wide strip of mixed native trees in order to screen and shelter any housing on the site when viewed from the west.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Land at Kirk Road, Aberlady
Site Ref	PM/NK/HSG039
Source of Site Suggestion	Agent (KCC Consulting) on behalf of landowner (Lord Wemyss Trust)
Site Size (ha)	1.46 ha
Current Use	Agricultural land (previous precast concrete housing units (10 no.) were in place in the northern section of the site and demolished in the late 1960s)
Proposed Use	Housing – 20 affordable homes for rent.
Summary Description and Planning History	A small greenfield site on the south western edge of Aberlady in agricultural use, to be considered as a potential affordable housing site for the local population.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the settlement boundary but is well related to the existing settlement of Aberlady.	
Accessibility	The site is within 400m of a bus stop from which a half hourly service operates between North Berwick and Edinburgh. The site is not within 800m of a railway station. The site is within easy walking distance (1600m) of Aberlady's high street and community facilities including a primary school and local convenience shop.	
Exposure	Existing built development to the north provides some shelter from northerly winds.	
Aspect	The northern half of the site is generally south facing, and the southern half is generally north facing.	
Suitability for Proposed Use	There would not be land use conflict issues with surrounding uses (residential and agriculture) should the site be developed for housing.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Highways access would be achievable from Kirk Road. There are	

	concerns over road safety and 'rat running' in the area – 4 accidents have been recorded in the past 7 years at the junction of the A198 with West Main Street.	
Service infrastructure capacity	The site is within the catchment of Aberlady Primary School which has limited capacity. There may be potential for further modest expansion on the site. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that subject to planning permission and necessary approvals work on site could begin immediately and would expect to complete 10 no. units per year. However it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

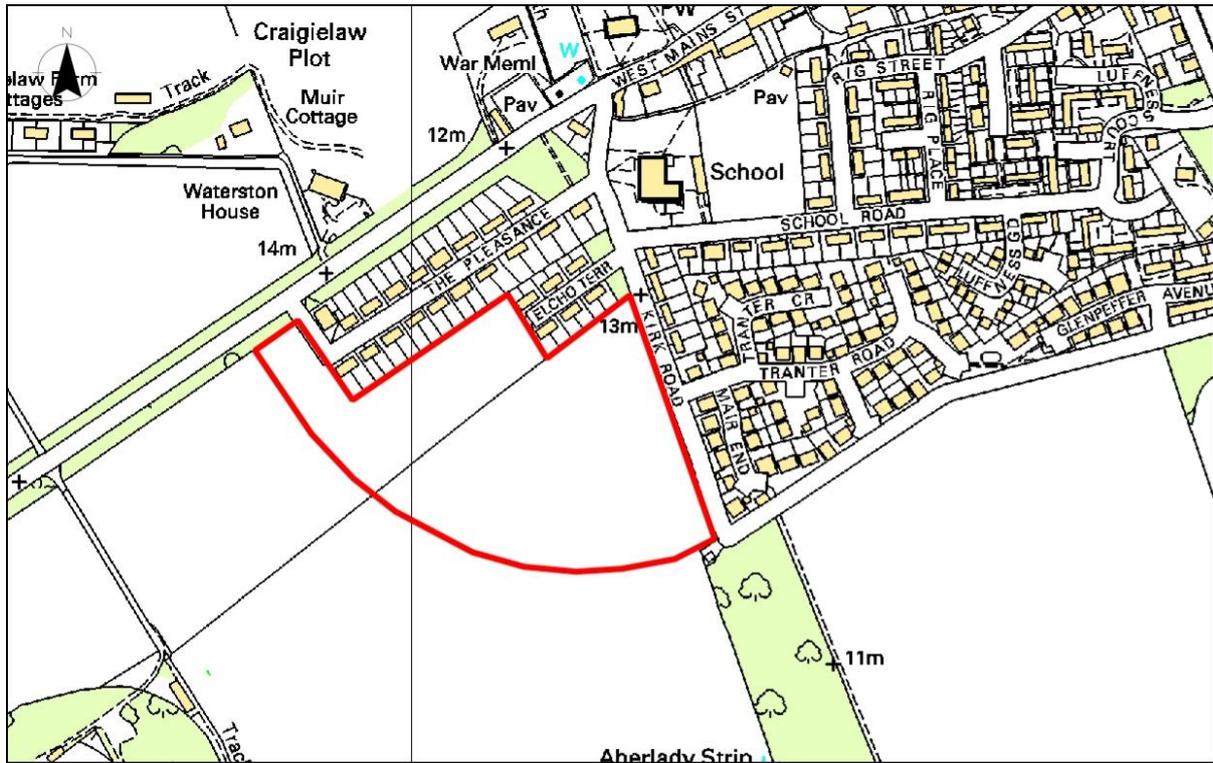


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. However the site is close (600m) to the Firth of Forth SPA and within the main geese feeding area as identified in the Council's wind turbine guidance. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage. Notable species including the Kentish snail have been recorded within 100m of the site. The southern boundary of the site also borders the Gosford Estate locally listed wildlife site.	o/?*
Population	The development would provide affordable housing to help meet local need. The site has reasonable access to facilities and services through public transport and active travel.	+

Human Health	The site is not known to be contaminated. The site is well connected to the Core Path network and John Muir way to provide opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. Aberlady is however within Potentially Vulnerable Area 10/23 although Aberlady is not listed as one of the towns with properties at risk of flooding. Development of the site would not be likely to increase flood risk elsewhere or have harmful impacts on the ecological status of the water environment. The rivers in the vicinity of Aberlady have been classified as 'bad' ecological status by SEPA.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site has reasonable public transport accessibility however it is likely that the development of the site for housing would increase travel by car to access facilities and employment.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The development of the site would result in the loss of greenfield land albeit that the northern part of the site has been subject to housing development historically.	o/-
Cultural Heritage	Adjacent to Gosford House Garden/ Designed Landscape, and adjacent to Aberlady Conservation Area. Historic Scotland have commented that development on the site could affect the character of the conservation area and a design strategy would need to be developed based on a completed conservation area appraisal in order to allow for a full assessment of any potential impact and change. The land is currently under arable crop and there is moderate to good potential for undesignated archaeological remains.	-/?
Landscape	The landscape character is predominantly flat arable land enclosed with hawthorn hedging on the north and east with views out of the site to the south west of the Gosford estate (designated as a designed landscape) mature woodlands. A footpath with street lights and a managed mature defunct hawthorn hedge separates Kirk Road from the site. The back of the houses on Tranter Road dominates the view from the site to the east. Existing mature trees that are owned and managed by East Lothian Council are located to the north of the site, and have significant visual amenity and help to provide a landscape setting and provide a gate way into Elcho Terrace and Kirk Road. Development of the site would result in an	o/-/?

	<p>encroachment of built development into open rural land but mitigation could be provided in the form of mixed native hedgerow around the perimeters of the field infilling all gaps in the existing hedging and inside the hedge on the west side a minimum of a ten metre wide strip of mixed native trees to screen and shelter housing on the site.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	West Aberlady
Site Ref	PM/NK/HSG116
Source of Site Suggestion	Selected for consideration by Council officers. Part of site (PM/NK/HSG039) was submitted by Agent (KCC Consulting) on behalf of landowner (Lord Wemyss Trust).
Site Size (ha)	5.8ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description and Planning History	A greenfield site on the south western edge of Aberlady in agricultural use.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the settlement boundary but is well related to the existing settlement of Aberlady.	
Accessibility	The site is within 400m of a bus stop from which a half hourly service operates between North Berwick and Edinburgh. The site is not within 800m of a railway station. The site is within easy walking distance (1600m) of Aberlady's high street and community facilities including primary school and local convenience shop.	
Exposure	Existing development and a tree belt to the north of the site provide good shelter from northerly winds.	
Aspect	The site is generally south west facing.	
Suitability for Proposed Use	There would not be land use conflict issues with surrounding uses (residential and agriculture) should the site be developed for housing.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also adjacent to a settlement that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Highways access would be achievable from Kirk Road and the site's	

	development also presents an opportunity to create a new road link between Kirk Road and the A198, utilising the existing priority junction at the Pleasance, minimising and alleviating pressure on the road by the primary school, which is the subject of road safety concerns.	
Service infrastructure capacity	The site is within the catchment of Aberlady Primary School, which has limited capacity. There may be potential for further modest expansion on the site. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site, but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	There are no known constraints that would prevent the site being delivered within the LDP period however it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. It is however only 700m from the Firth of Forth SSSI, SPA and Ramsar site and within the main feeding area for pink footed geese as identified in the Council's lowland wind turbine guidance. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage. The site's development would not result in the loss of any protected trees. Notable species including the Eurasian curlew and Kentish snail have been recorded within 100m of the site. The south east of the site borders the Gosford Estate Listed Wildlife site 2008 and an area of designated Ancient Woodland.	o/?*
Population	The site would provide housing, including an element of affordable	+

	housing to help meet need. Aberlady High Street is within close proximity of the site and can be accessed via active travel.	
Human Health	The site is not known to be contaminated. The site is well connected to the Core Path network and John Muir way to provide opportunities for active travel and recreation. It is also within easy reach of open space and play facilities in Aberlady as well as within easy walking distance of the coast and the recreational opportunities it provides.	+
Soil	The development of the site would result in some loss of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. Aberlady is within Potentially Vulnerable Area 10/23 although Aberlady is not listed as one of the towns with properties at risk of flooding. SEPA's flood maps indicate there may be flooding issues adjacent to the site. The site might require a flood risk assessment. SEPA advises there could be additional pressure on the local Sewage Treatment Works and pumping station. The Gosford Burn located to the south of the site has been classified as 'bad' ecological status by SEPA.	-/?
Air	Development of the site would not be affected by existing sources of air pollution. The site has good access to the core path network and relatively good public transport links however it is likely that development of the site would generate the need for an increase in car use to access facilities and higher level services.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is moderately well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's South facing aspect lends itself to development that is resource efficient through siting (i.e. solar gain).	-/-
Material Assets	The sites development would not make efficient use of the land as it is an area of Greenfield prime agricultural land. The north east of the site has however historically been subject to housing development.	o/-
Cultural Heritage	The site is not within but is on the south-western edge of the Aberlady Conservation Area. Historic Scotland considers that development on the site has the potential to fundamentally change the character of the Conservation Area and advises that a design strategy should be developed and used in conjunction with a conservation area appraisal. This will allow for a full assessment of any potential impact and change. Historic Scotland also advises that the site's proximity to Gosford House should be taken in to account through the design and density of any proposed development. A clear buffer should be maintained between the edge of the development and the designed landscape to the south. If the entire allocation were to be developed, this would result in a curved boundary, which may have an impact on the appearance of the	-/?

	settlement form. This could be considered in the zoning of the allocation area. There is moderate potential for as yet unknown archaeological remains on the site.	
Landscape	<p>The landscape character of the site is predominantly flat arable land with an existing mature shelterbelt of mixed trees (TPO 33) to the north west of the site that screen views to and from the site and runs parallel to the road A198. The rear boundaries of properties along the Pleasance also form the northern boundary. There are views out of the site to the south west of the Gosford estate mature woodlands (designated as a designed landscape). To the east of the site a footpath with street lights and a managed mature defunct hawthorn hedge separates Kirk road from the site. The back of the houses on Tranter road dominates the view from the site to the east. Existing mature trees that are owned and managed by East Lothian Council are located to the north east of the site, and have significant visual amenity and help to provide a landscape setting and provide a gate way into Elcho Terrace and Kirk Road.</p> <p>Development of the site would result in an encroachment of built development into open rural land but mitigation could be provided in the form of mixed native hedgerow around the perimeters of the field infilling all gaps in the existing hedging and inside the hedge on the west side a minimum of a ten metre wide strip of mixed native trees to screen and shelter housing on the site.</p>	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Land off Castle Park, Dirleton
Site Ref	PM/NK/HSG046
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son)
Site Size (ha)	0.35ha
Current Use	Partly agricultural and woodland; part of the site was previously developed for a community hall which has now fallen into a state of disrepair.
Proposed Use	Housing – 4-5 units
Summary Description and Planning History	A greenfield site directly to the south of Dirleton Castle, the northern half of which is covered with planted conifer trees and contains two small buildings along its northern edge.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Dirleton but is adjacent to the village.	Yellow
Accessibility	The site is within 400m of a bus stop, with regular half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of local facilities in Dirleton including a primary school, open space, convenience store and post office.	Yellow
Exposure	The tall conifer trees in the northern half of the site currently provide good shelter from northerly winds for the southern part of the site.	Green
Aspect	The site is north east facing.	Red
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding land use which include agriculture, residential and Dirleton Castle.	Green
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Access to the site is via a private road which is in poor condition, and the junction with Manse Road has limited	Yellow

	capacity for additional traffic.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the scheme could be developed in 2015. Vehicular access to the site is along a single width road and could be a constraint to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

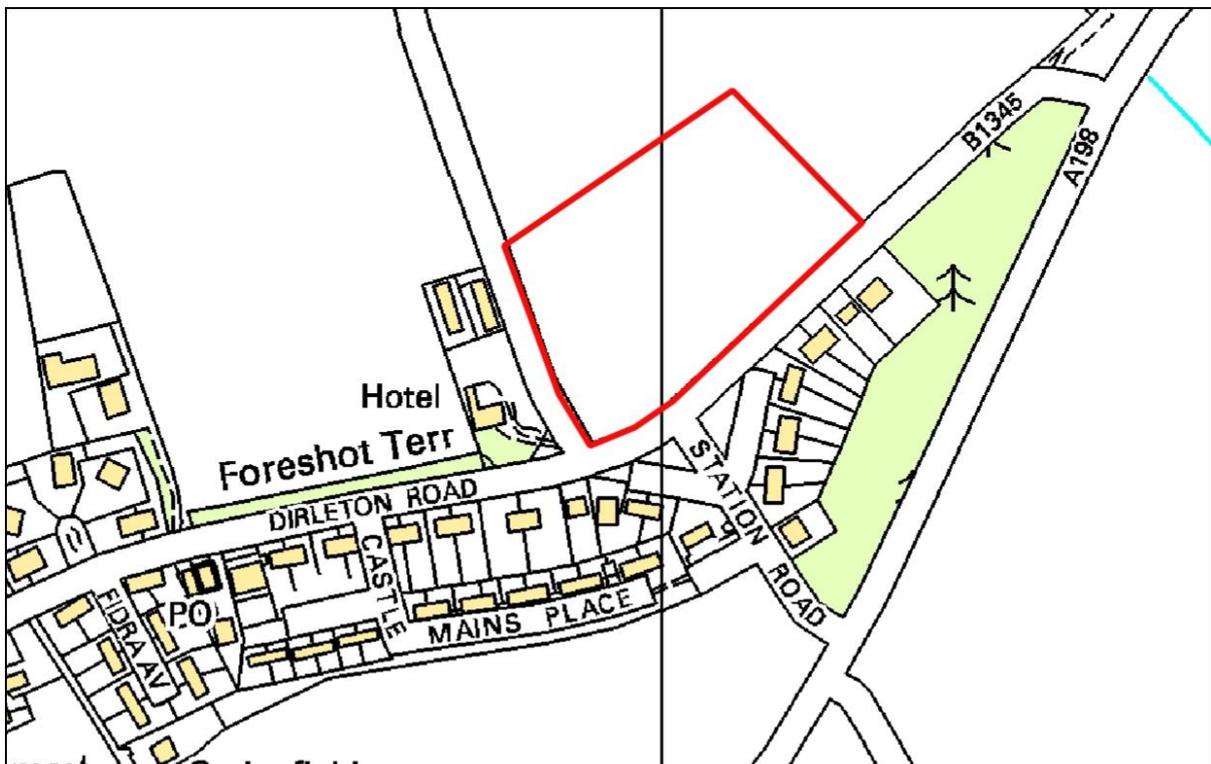


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. There are some trees (although not subject to TPO) in the northern part of the site which could be affected if the site is developed. SNH has not raised any concerns with regards potential impacts on biodiversity, flora and fauna.	o/?
Population	The site submission states that a high proportion of affordable housing for local people would be provided on the site. The site has	+

	good access to local village facilities and reasonable access by public transport to town centre facilities and employment.	
Human Health	The site is not known to be contaminated. The site is not affected by existing sources of pollution. The core path network and John Muir Way are in close proximity to the site (500m) to provide opportunities for active travel and recreation.	+
Soil	Development of the site would result in some loss of class 2 prime agricultural land and some loss of rare Alluvial soils.	--
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities/services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	Part of the site has been previously developed but the majority is Greenfield and would result in the loss of prime agricultural land and rare/carbon rich soils.	--
Cultural Heritage	The site is within Dirleton Conservation Area and adjacent to Dirleton castle which is category A listed and a scheduled monument and garden and designed landscape. Historic Scotland have strong concerns about the potential impact on the setting of the Castle and consider that it would raise issues of national significance. There is high potential for unknown archaeological remains although the area may have already been subject to ground disturbance.	-/?
Landscape	Due to the sloping nature of the site any development on this site will be highly visible from the Castle and the A198 and surrounding areas to the south. Development within this site will negatively impact on the landscape setting of the Castle. The site consists of an area of grazing to the south and an area of mature conifers adjacent to the northern boundary. A mature row of mature leylandii trees form the western boundary of the site, there is an existing informal path that runs parallel to the boundary and cuts through to the castle to the north.	-

SITE INFORMATION

Topic	Comments
Site Name	Land to the East of Ware Road, Dirleton.
Site Ref	PM/NK/HSG047
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son)
Site Size (ha)	1.69 ha
Current Use	Agriculture
Proposed Use	Housing – 15-20 units
Summary Description and Planning History	A generally flat greenfield site in agricultural use on the north eastern edge of Dirleton.



0 0.025 0.05 0.075 0.1 kilometres

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0 0.0250.050.075 0.1 kilometres

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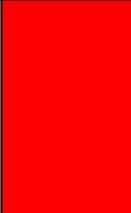
SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Dirleton but adjoins the existing village.	Yellow
Accessibility	The site is within 400m of a bus stop with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of Dirleton's local village facilities including local shop and post office, primary school, and open space facilities.	Yellow
Exposure	There are no existing boundary features to the north of the site to provide shelter from northerly winds and the site's aspect results in it being exposed.	Red
Aspect	Generally north west facing.	Red
Suitability for Proposed Use	The proposed use would not conflict with existing surrounding uses (residential and countryside).	Green
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be gained from Dirleton Road or from Ware Road to the west (which would require	Yellow

	upgrading along the length of the site and a footway would need to be provided.)	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	Site submission states that the proposed scheme could be implemented in 2015. However it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. However it is in close proximity to the Firth of Forth SSSI (approx 1000m) and the Firth of Forth SPA (approx 1500m). It is also within the main feeding area for pink footed geese as identified in the Council's lowland wind turbine guidance document. SNH has advised that the site should be screened in to the HRA process at this stage. Notable species have been recorded within 100m of the site, including the 'Good King Henry' flowering plant.	o/?*

Population	The site submission states that the site would provide affordable housing to meet local need. The site has good access to local village facilities and reasonable access by public transport to town centre facilities and employment.	+
Human Health	The site is not known to be contaminated. The site is well connected to public open space and the core path network and the John Muir Way to provide opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north westerly facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is within Dirleton Conservation Area. Historic Scotland have commented that the development of the site could affect the character of the conservation area and a design strategy should be prepared based on a completed conservation area appraisal to allow for a full assessment of any potential impact and change. The site is currently under cultivation and there are known undesignated cropmarks within its boundary. There is good potential for unknown archaeological remains.	-/?
Landscape	The site has a north west aspect with a panoramic view northwards which takes in Yellowcraig Wood and Fidra lighthouse which are within an AGLV. There are no natural boundaries around the site's perimeter and it forms part of an expansive area of flat arable land. The site is on the edge of the village and its development would	-/--/?

	<p>result in intrusion into the rural landscape although the site submission states that a significant amount of woodland would be planted around the site to integrate it into its rural setting and create a new settlement boundary. SNH has raised concerns over the landscape impacts of this proposal which would erode the existing clear settlement boundary of Dirleton.</p>	
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