

Pencaitland & District Local Place Plan 2025 – 2035

Prepared by Pencaitland and District Community Council
Approved by P&DCC 16 Aug 2024
Submitted for Registration to East Lothian Council 19 August 2024

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Foreword

In 2023 members of Pencaitland & District Community Council (P&DCC) and local volunteers embarked on a journey to create this Local Place Plan (LPP). I want to thank them for their commitment, working tirelessly to deliver this report.

The experience has unquestionably been worthwhile, focussing on gathering contemporary views of both local people and local businesses. Without their enthusiastic support and participation in our surveys and at in-person events we would not have been able to bring this to fruition. We thank everyone who has been a part of that process. The development of the LPP has afforded P&DCC a much wider and deeper insight into local people's priorities. We believe the learning gained from this process will form the basis of any future community information gathering we embark upon.

The LPP sets out the aspirations of the community for Pencaitland and the wider area. These aspirations touch on many aspects of life in the community and reflect our desire to make Pencaitland and District a better place to live and to improve the quality of life for local residents. P&DCC and members of the local community are ready to work with East Lothian Council (ELC) and other delivery partners to make these hopes and aspirations a reality.

I hope that the learning captured in the LPP will have a direct impact on the considerations being given to the wider Local Development Plan (LDP2) currently being produced by ELC and, where appropriate, be more generally adopted. I commend this LPP to East Lothian Council.

Ralph Averbuch

Acting Chair

Pencaitland and District Community Council

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1. INTRODUCTION

This Local Place Plan (LPP) for Pencaitland & District Community Council (P&DCC) represents the vision and aspirations of our community for the 10-year period from 2025 - 2035. It contains proposals which we believe will help us realise that vision and sets out an indicative action plan for its delivery. This plan covers all areas within the boundary of the P&DCC area.

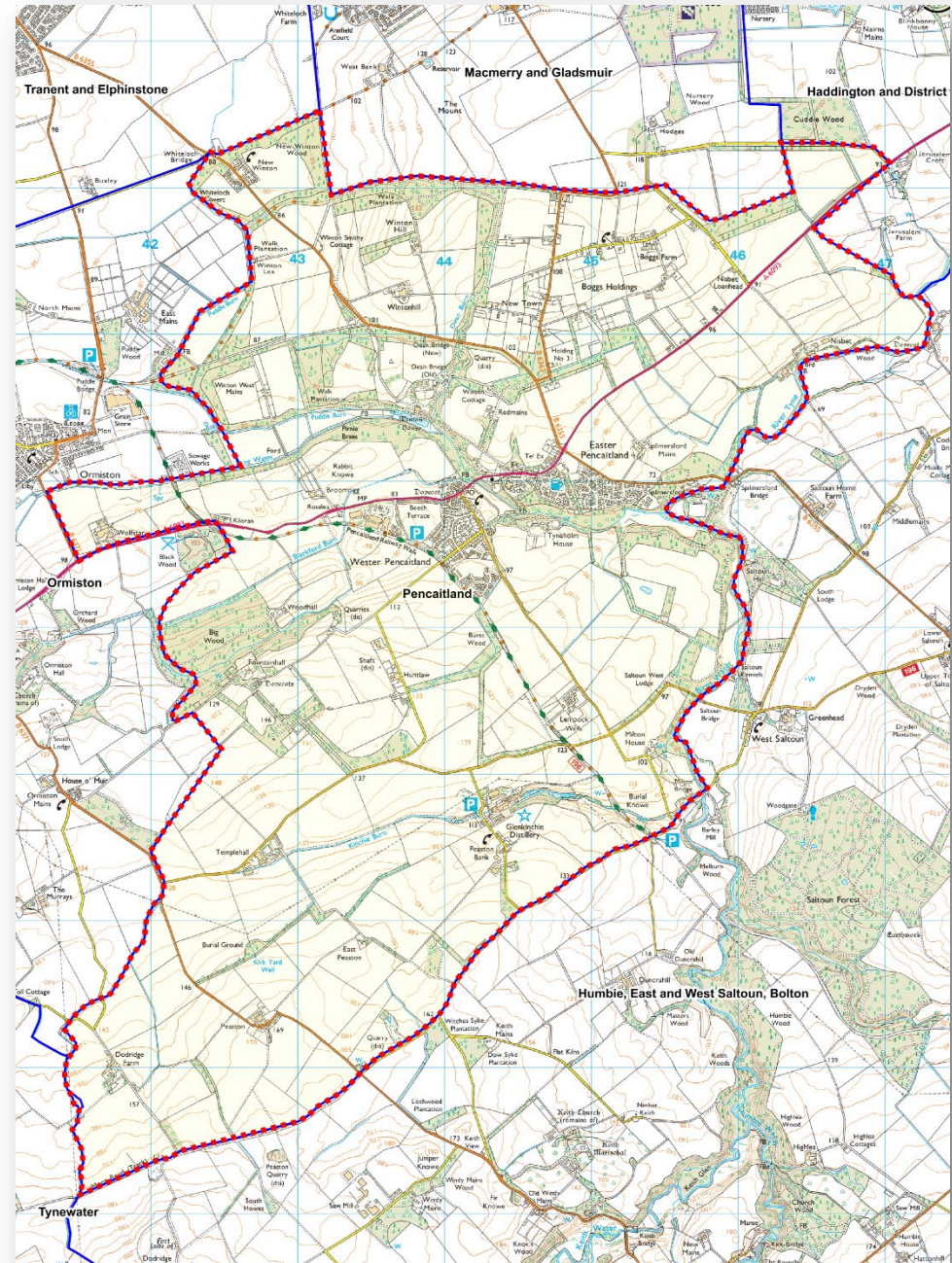
The impetus for the preparation of the LPP follows the Scottish Government's publication of National Planning Framework 4 (NPF4) in February 2023. NPF4 empowers local communities to develop their own ideas and proposals and to submit these to their local authority to influence LDP2; the relevant Planning Circular is 1/2022. P&DCC considered this to be a significant opportunity to effect change and allow the community's voice to be heard.

The development of the LPP has been led by a subgroup of P&DCC and the wider community. Engagement with residents and businesses has been at the heart of the process, and following publication of the draft plan in May 2024, a six-week consultation period allowed additional comments and suggestions from the residents of the community to be heard. This final revision of the LPP incorporates the issues raised after the draft plan was consulted on. It was approved 16 August 2024 by P&DCC.

In June 2023 ELC opened a consultation and engagement exercise with communities in East Lothian as part of the preliminary work for the next East Lothian LDP2, setting out a spring 2024 deadline for communities to submit a LPP for inclusion within LDP2.

In submitting our draft LPP to ELC in May 2024 (acknowledged by ELC in their email 13 June 2024 as a 'really good example of an LPP') we consider that this deadline has been met.

Our LPP sets out the diverse aspirations across our local community and it is submitted for Registration to be taken into account by ELC during the preparation of the next iteration of their development plan, LDP2.



2. PENCAITLAND – OUR PLACE

Historically, Pencaitland & District has been a predominantly rural place, as reference to the first, second¹ and third² *Statistical Accounts of Scotland* (dating from the late eighteenth, early nineteenth and mid twentieth centuries) testifies. Together with the continuing online updates being produced by East Lothian’s *Fourth Statistical Account Society* (a Millennium project), a complete picture of Pencaitland & District area’s development over the years can be assembled.

Pencaitland village straddles the River Tyne, which runs from west to east through the northern part of the area. It is a partly rural, partly commuter belt residential area with a prevalence of³ higher income and private housing.

The built environment is distinctive and reflects the village’s evolution over the centuries. From the Grade A listed church dating from 1242, the 16th century bridge over the Tyne, the Mercat Cross and the 17th century Winton Castle, there are many attractive buildings from all periods up to the present day. Pencaitland was designated as a Conservation Area in the 1960s. New Winton village is also a designated Conservation Area.

Agriculture and mining were the mainstays of the economy in the nineteenth and the first half of the twentieth century. With the decline in coal mining, the increasing mechanisation of farming and the improvements in travel in the latter half of last century, most people’s employment is now away from the immediate area. These trends away from reliance on an entirely rural economy to a commuter village looking principally to Edinburgh as its economic focus began in the post-war era, continue to the present day, and encompass a much more recent trend towards greater home working as a product of increasing digital connectivity. Possibly a by-product of this process, we anticipate a renewed focus on locally based facilities and activities becoming more important and more relevant to people’s needs over the next decade.

Within the P&DCC area, there is an estimated population of 2,660 adults (2022 Scotland Census Data⁵). This population figure covers the Pencaitland Civil Parish area which is largely congruent with the current P&DCC boundary. It encompasses New Winton and Boggs Holdings in addition to the main village of Pencaitland; the bulk of the population resides in these three areas in the northern part of the CC. To the south and west, several other clusters of population are spread at Wolfstar, Fountainhall, Woodhall, Glenkinchie and Peaston in a largely rural setting.

<i>Dwellings by Area⁴</i>	<i>No. of Dwellings</i>
Easter Pencaitland, incl. Winton Estate	329
Wester Pencaitland, incl. Broomrigg and Lempockwells	432
New Winton	45
Boggs Holdings	75
Glenkinchie and Peaston Bank	32
Wolfstar, Woodhall, Fountainhall, Huntlaw, Templehall, Peaston	52
Total	963

¹ [The Statistical Accounts of Scotland 1791 - 1845](#)

² [The Third Statistical Account of Scotland 1951 - 1992](#)

³ [Fourth Statistical Account of East Lothian 1945 - 2000](#)

⁴ Data abstracted from UK post code database.

⁵ [Scotland Census - Pencaitland](#)

New Winton was built in the 19th century to replace workers cottages within the grounds of Winton House. The original houses form three sides of the village green, set to the northeast of the B6355 road; the local authority housing to the southwest was constructed immediately after WW2. The village and its surroundings were made a conservation Area in 1991.

Boggs Holdings is the best surviving example of smallholdings created in Scotland in the 1920s and 1930s to alleviate unemployment in the post-WW1 period of economic depression. It was part of a bold scheme initiated by Government, to provide homes and land to rent, sufficient to support families and create an agricultural community with mutual cooperation. It is cited as the premier example of 20th Century Holdings in the *Historic Land-Use Assessment* published jointly by the Royal Commission on the Ancient and Historical Monuments of Scotland/Historic Scotland 2012.

Glenkinchie distillery lies a mile south of Pencaitland, adjacent to Peaston Bank farm. Distilling here dates back to 1837, but the current buildings and associated workers housing was constructed in the final years of the nineteenth century.

A wide range of Community Facilities is available across the area summarised in the table below.

<i>Venue</i>	<i>Facilities</i>
Carriage House	Church owned and administered, relatively modern conversion of existing buildings; a well-used, versatile meeting facility providing four meeting rooms, it also has catering capacity. A regular Friday café – Connections Café – run by Church volunteers is a popular community meeting place, providing morning coffee and cakes as well as light lunches.
Trevelyan Hall	ELC owned and administered, Victorian structure at the centre of the village; a hall with stage, and one small meeting room with kitchen catering facilities. In regular use for several groups. Lack of adequate parking, and an uncompetitive Council policy on charging inhibits its use. Reductions in Council maintenance funding prevent refurbishment or remodelling and expansion.
Pencaitland Park	Football pitch and children’s play park (recently upgraded using housing developer contributions); despite grossly inadequate ‘pavilion’ facilities, the park is well used for Youth Football, Pencaitland Football Club, and many one-off events such as the PTA annual fundraiser.
Woodhall Road Park	ELC owned and administered, grassed open space and children’s play park. Play equipment refurbished within the past decade.
Lamberton Court	ELC owned and administered, grassed open space and children’s play park. Additional play equipment secured from recent developer’s contributions as part of the planning permission for the adjacent 120 homes development.
Glenkinchie Park	Small park with older play equipment, ELC owned and administered.
Trevelyan Crescent	Small park, ELC owned and administered

<i>Venue</i>	<i>Facilities</i>
New Winton Playpark	ELC owned and maintained play park with a range of play equipment. As a result of feedback to the ELC Play Sufficiency Assessment the play park has recently been refurbished and the playpark fully fenced.
Boggs Community Hall	Owned and administered by Boggs Community Association. Hall with a small stage, limited kitchen facilities, but well used for regular meetings and one-off events.
New Winton Village Hall	Owned by Winton Estate and administered by New Winton Community Association. The hall has a small stage and kitchen facilities and is in regular use for meetings and events. It also hosts a weekly Cuppa and Chat group and a light exercise class which is funded by Scottish Government Mental Health Fund.
Bowling Club	Adjacent to the Park, as well as the Council maintained bowling green, the Bowling Club pavilion provides accommodation for meetings and gatherings of all types.
Glenkinchie Distillery Visitor Centre	Commercial Distillery Visitor centre, recently refurbished with much improved facilities including a café; it hosts a variety of events and is expanding the scope of its activities.

Healthcare

There is neither a doctor's surgery nor pharmacy in Pencaitland; nearest surgeries are at Ormiston Medical Practice (3 mi), Tranent Medical Practice (4 mi), Pathhead Medical Centre (6 mi) and Haddington (6 mi) and typically require private transport to access. A care home at Tyneholm Stables provides residential care facilities. The closest hospital is the East Lothian Community Hospital, also in Haddington (7 mi).

Education

Pre-school education is provided through The Pencaitland Playgroup and the Local Authority Nursery attached to the Primary School.

Pencaitland Primary School is the only school in the P&DCC area. It is one of the feeder primaries for Ross High School in Tranent, although a proportion of its pupils transition by out of catchment application to Knox Academy in Haddington, to other schools in East Lothian, or to private schools.

- Full and part-time staff number 36
- Current roll 165
- The school was built in the early 1970s to replace the Victorian school.
- With eight classrooms, its capacity is comfortably in excess of 200 pupils.

The East Lothian school catchment area boundaries differ from the P&DCC boundary; as a result, our area also includes parts of other school catchment areas; New Winton is part of the Windygoul PS catchment. To the south and west of the area Wolfstar, Fountainhall, Woodhall, Glenkinchie and Peaston all fall within the Ormiston PS catchment, and a small pocket of houses to the west are in the Saltoun PS catchment. These primary schools are also feeder primaries for Ross High.

Business and Commerce

More than 66 businesses operate within the P&DCC area. These range from large employers such as Sanctuary Care’s *Tyneholm Stables Care Home*, Diageo at Glenkinchie Distillery, Bairds Maltings and East Coast Organics to the local shops, farmers, and many other locally based enterprises large and small, including Q Electrical, Spar, Rosearista, Castlesound Studios, Macplants, The Granny Shop, and the many other businesses and sole traders working from home. The major employers are summarised in this table.

Agriculture

Within the P&DCC area, several farms continue the presence of a traditional agricultural economy. Alongside Boggs Holdings, the farms of Winton Estate, Spilmersford, Nisbet and Jerusalem occupy the greater part of the area north of the River Tyne. Wolfstar, Templehall, Huntlaw, Peaston and Milton farms are south of the River Tyne. Agriculture is primarily arable.

Transport

Public transport connections are to Edinburgh (Lothian Buses East Coast service 113) and Haddington/Gifford (Eve Coaches service 123). There is also a demand-responsive bus service through New Winton to Tranent.

The A6093 main road runs NE – SW through the Pencaitland village, connecting Haddington with the A68 trunk road. At the crossroads at the eastern edge of the village this intersects with the B6355 running NW – SE from Tranent and New Winton and onwards to East Saltoun and Gifford.

The nearest Railway stations are all on the East Coast main line to Edinburgh, at Longniddry (5.5 mi), Prestonpans (5.7 mi) or Wallyford (6.2 mi).

<i>Employer*</i>	<i>Employees (full- and part-time)</i>
Bairds Malt, Pencaitland	25 + 8 seasonal
Diageo, Glenkinchie Distillery	14
Diageo, Glenkinchie Visitor Centre	8 + 14 part time
East Coast Organics	30
Primary School (E L Education Authority)	36
Sanctuary Care, Tyneholm Stables Care Home	65
The Winton Restaurant	10 + 5 part time
Winton Estate	30 + up to 50 part time
TOTALS	218 + 77 part time or seasonal
<i>* only major employers listed.</i>	

3. COMMUNITY ENGAGEMENT

The P&DCC recognised that the LPP must be informed by local views. Accordingly, a period of community engagement was undertaken starting in Autumn 2023 with a detailed survey followed by a series of three public meetings from November 2023 – January 2024.

To reach as many people as possible a multi-faceted approach was used. This comprised:

- An online survey.
- An accompanying hard copy survey for those unable to complete the online version.
- Two public meetings both of which incorporated facilitated workshop sessions.
- A further public meeting specifically for local businesses which followed the same format as the public meetings.

The survey dealt with a range of topics and those which were generating most interest then formed the basis of the workshop discussions at all the public meetings.

The development of the LPP was based on the public engagement activities which were widely publicised in the local area.

- A hard copy leaflet advertising the community engagement activities was prepared and individually posted to every household in the P&DCC area using the Royal Mail's *Door Drop* service; this was delivered to 2554 addresses in the EH33, EH34 and EH35 post code areas.
- Hard copy advertising of both the survey and the Public Meetings was undertaken at local shops, community buildings, the primary school, church, and local cafes.
- The community engagement activities (survey and public meetings) were also widely publicised on multiple occasions through several different Pencaitland channels on Facebook and the other social media platforms.

A total of 168 survey responses were received. The public meetings and business meeting were attended by 49 people in total. During the Draft Plan consultation stage, in May – June 2024, an additional 63 people made contributions to the plan.

Pencaitland & District Community Council

FEED IN TO YOUR COMMUNITY'S FUTURE

DO YOU LIVE IN; PENCAITLAND, BOGGS HOLDINGS, NEW WINTON, GLENKINCHIE OR PEASTON BANK AREA?

We are developing a Local Place Plan. The plan will inform our work as a community council and help ensure planning decisions made in the area are community-led.

Tell us your aspirations for:

- Housing
- Amenities
- Greenspaces
- Travel
- Energy
- And anything else!

PUBLIC MEETING

- Learn about Local Place Plans
- Share your thoughts
- Get support with your survey

3PM - 4.30PM
OR
7PM - 8.30PM
29
NOVEMBER

PENCAITLAND BOWLING CLUB
EH34 5HE



COMPLETE THE SURVEY

BY 11TH DEC BY VISITING:
[TINYURL.COM/PADCCCLPP](https://tinyurl.com/padccclpp)
OR SCAN THE QR CODE WITH YOUR PHONE CAMERA AND FOLLOW THE LINK



Or, collect a paper copy of the survey from:

- The Granny Shop
- Spar
- New Winton Hall
- Boggs Hall
- Glenkinchie Distillery

Both quantitative and qualitative analysis of the responses to the survey and the workshop sessions have been undertaken. More detail about the community engagement and the analysis of the responses can be found in the [Appendix 1 - Report on Community Engagement](#).

Following publication of the Draft LPP in May 2024, a further extensive round of community engagement occurred during the consultation phase of the plan's preparation. This was most useful and highlighted a number of important issues. Many of the comments received came from people who had not previously participated in the initial community engagement activities in 2023, and their contributions now enhance the plan. This feedback on the draft LPP has resulted in various changes being made to the LPP.

The comprehensive analysis of the Consultation Period public engagement exercise forms [Appendix 2 – Consultation Report](#), which provides full detail of all comments received, and the consequent changes in the LPP.

This LPP has been shaped by the thorough analysis of the views and comments received at all stages during its preparation – survey, public meetings, business meeting and draft plan consultation phase. While it is not possible to incorporate every comment received, there were clear themes which emerged from the analysis of the engagement responses, and these are reflected in our proposals here.

4. OUR VISION

Following analysis of the views expressed through the survey, at the workshops and during the public consultation, four clear themes have emerged which show what is important to the community in Pencaitland & District. These four themes set out our aspirations for the next decade, and together they represent our vision of the place we wish Pencaitland and District to become. The LPP and its proposals are shaped according to these four themes.

A Community Place

We aspire to be a place which enables our community to flourish, which helps us to care for all in the community and which enables us all to engage with and support our neighbours.

A Connected Place

We aspire to improve connectivity at all levels. Connectivity is both physical and virtual as nowhere exists in isolation. Local residents need to connect locally, nationally and internationally for family, work and leisure.

A Safe Place

We aspire to be a safe place for everyone in the community. We all have the right to be and to feel safe within our communities. Pencaitland & District is already a safe place to live, but we aspire to improve that even further.

A Green Place

We aspire to be a place where the environment is central to our lives. This can take many forms and we plan to grow our community engagement with active travel, biodiversity, climate change issues and the transition to net zero.

The public engagement workshops were particularly helpful in enabling people to explore what sort of positive changes they would like to see happen in their community. Enabling people to consider both spatial and non-spatial ideas helped to develop a set of key actions. These are set out below in relation to each theme. The comments and input received during the Consultation period were also invaluable and have allowed additional suggestions to be included.

A Community Place

Key actions which support this aspiration are:

- Ensuring that we support and provide for residents' diverse needs, whether that is in terms of housing, care facilities, recreation, or transport.
- Ensuring that the locality has a good mix of housing in terms of size and tenure to enable people to stay in the local area throughout all stages of their lives.
- Provision of a new community hub which can support business and retail aspirations as well as facilities for leisure and recreation.
- Provision of small commercial or light industrial units in the area.
- Enhanced healthcare provision within the community.
- More retail choice for food and basic provisions.

A Safe Place

Key actions which support this aspiration are:

- Improved traffic management throughout the area, but particularly in Pencaitland village. This will include measures to slow traffic, improve key junctions and ensure that pedestrians and non-motorised traffic are safe and have priority.
- Improved active travel routes through the further development of off-road walking and cycling routes. This will enable residents to travel safely within their communities and within the wider area for work, shopping, and leisure.

A Green Place

Key actions which support this aspiration are:

- Enhancement of existing greenspaces for people and for biodiversity.
- Increasing the provision of public and community greenspace for all ages, including play spaces for children.
- The creation of more woodland.

- The development of community allotments.
- Wildflower planting on verges and other public greenspaces to encourage pollinators.
- Exploring the potential for community energy provision.

A Connected Place

Key actions which support this aspiration are:

- Improved internet connectivity and mobile phone signal to benefit businesses and individuals.
- Improved active travel routes through improvement and further development of off-road walking and cycling routes. This will enable local people to leave the car at home for travel and provide wider choice for those without regular access to a car.
- Improved public transport linkages within the local area and into Edinburgh. This will give residents a choice in terms of where and how they travel and will assist in reducing the use of cars.
- Provision of a new community hub which can support business and retail aspirations as well as facilities for leisure and recreation. This will provide a space where local residents of all ages can connect socially and interact through business or leisure facilities.

The key actions for each theme represent aspirations for positive change and have been directly suggested by the community. Some of the actions flow through into specific proposals later in this LPP. Other actions, such as the desire for improved bus services or the enhancement of greenspace, are more generic and we hope will guide the decision making of others, such as public bodies and local service providers.

Planning Context

The preparation of the LPP has taken into account the [National Planning Framework 4](#) which is the most recently published component of the Development Plan, the [Interim Regional Spatial Strategy for South East Scotland](#) (IRSS) and the adopted [East Lothian Development Plan 2018](#). We have also had full regard to ELC's [Local Development Plan 2 – Public Engagement](#) published in June 2023. This sets out the context for the next LDP for East Lothian and highlights the key themes which ELC will be working with as it prepares LDP2.

We consider that each of the four LPP themes set out above support the delivery of NPF4, align well with the identified regional challenges and strategy set out in the IRSS, reflect the strategic aims and objectives of current Development Plan and correspond closely with the key themes already identified by ELC as part of the early stages of LDP2 preparation.

NPF4

Our LPP themes sit well with the **key themes of the NPF4** in terms of alignment with the six overarching spatial principles, and in particular:

Just Transition	Local Living	Compact Urban Growth	Rural Revitalisation
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We also believe that our LPP will support the application of these **NPF4 principles** set out by the Scottish Government in terms of delivering:

Sustainable places	Liveable places	Productive places
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IRSS for Southeast Scotland

The Planning (Scotland) Act 2019 introduced the concept of Regional Spatial Strategies and removed the need for the preparation of Strategic Development Plans. Regional Spatial Strategies are non-statutory documents and provide a spatial representation of the key regional land use issues requiring to be addressed across the region, in this case Southeast Scotland. The IRSS for Southeast Scotland has been submitted to the Scottish Government. It sets out three regional challenges and identifies strategies to tackle those challenges. While it can be difficult to translate regional strategy and action to a local community scale, the themes and actions in this LPP support the overall strategic direction, most notably the identified IRSS topics of:

- Environmental improvement
- Tackling climate change
- Conservation
- Connectivity
- Infrastructure delivery
- Digital access
- Sustainable housing sites

LDP2

In June 2023 East Lothian Council published the Local Development Plan 2 – Public Engagement. This sets out three themes which East Lothian Council will work towards in the preparation of LDP2. It is our view that the LPP reflects very clearly the **three key themes for the new LDP** set out in June 2023, namely:

Climate Emergency	Nature Crisis	Health
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Development Plan 2018

The East Lothian Development Plan 2018 is the currently adopted plan for the County. While work to review and replace the Development Plan 2018 with the LDP2 is underway, it is useful to outline how this LPP aligns with the key strategic objectives of the 2018 Plan. The Development Plan 2018 was aligned with the approved

Strategic Development Plan 2013 which set an overall strategic objective for the wider Edinburgh city region to be “a healthier, more prosperous and sustainable place which continues to be internationally recognised as an outstanding area in which to live, work and do business.” This is the strategic thread which runs through the Development Plan 2018 and drives the key objectives set out in the Plan. We consider that this LPP aligns with these objectives, and that the four LPP themes particularly reflect the desire to

- Promote sustainable development
- Reduce inequalities
- Protect and enhance the area’s high quality environment and its special identity
- Ensure adequate infrastructure capacity and an appropriate use of resource.

In terms of the latter point we would include green infrastructure.

Relationship between Local Place Plan themes, NPF4 Spatial Principles and ELC LDP themes

	NPF4 spatial principles which are supported	ELC LDP themes which are supported
A Community Place	Just Transition Local Living Compact Urban Growth	Health
A Safe place	Local Living	Climate Emergency Health
A Green Place	Just Transition Local Living Compact Urban Growth Rural Revitalisation	Climate Emergency Nature Crisis Health
A Connected Place	Local Living Rural Revitalisation	Climate Emergency Health

5. OUR PROPOSALS

This section contains our aspirations for the sort of place we wish Pencaitland & District to become by 2035. There is a series of short **topic summaries** which draw on what people told us during the community engagement and consultation, and which outline the principles we wish to follow as Pencaitland & District develops over the next decade. We recommend these to ELC for consideration during the preparation of LDP2. We also recommend these summaries to all decision makers who are charged with the determination of matters which will affect our local community.

The summary statements are followed by a set of **proposals for action**. Some of these proposals we recommend to ELC for inclusion in the next LDP, others are for local delivery by the P&DCC, either in partnership with other public bodies, or by other interested groups within the local area. Proposals in white are included in this LPP for completeness but P&DCC does not expect ELC to have regard to those specific proposals in developing their LDP2.

The proposals recommended to ELC for inclusion in LDP2 are highlighted in pink in the tables below.

A Community Place

This theme is about creating a place which provides for the everyday needs of our community, recognising that those needs may be diverse, and that people will have changing needs at different stages of their lives.

Housing

The local community is supportive of new housing which better meets our needs, simultaneously recognising that too much development would irretrievably alter the existing character of Pencaitland village. There is a desire for more affordable housing to be developed, either for sale or for rent, with an emphasis on smaller units. This will enable young people and those currently wishing to move to the area to find accommodation which is more suited to their needs and income. The community is supportive of the development of sheltered housing and care facilities to enable our older residents and those requiring more supported living to remain in the locality amongst family and friends. There is also support for a limited number of self-build plots to be made available and actively encouraged. The Conservation Area status of Pencaitland and New Winton is noted, and although this does not preclude all development, it is recognised that small scale, sympathetic development can be compatible.

Where new housing is developed the community is clear that it wishes to see low density housing on small sites, and that particular attention should be given to ensuring that there is provision of greenspace within the development, some of which should be managed for biodiversity benefit.

Community facilities

The local population would like enhanced community facilities in Pencaitland village. The wide range of ideas and suggestions has coalesced into a bold proposal for a new community hub located at Pencaitland Park to replace the existing pavilion which has not been fit for purpose for many years.

The new hub would incorporate improved sports changing facilities, a large community hall space for meetings, concerts, badminton courts, etc, and provision for some small-scale retail space, either as permanent units or use of the space for a local producers' market. The provision of a café would provide a new social space within the village, and we are keen to explore the possibility of small hot-desk type business spaces, although the latter may be better located at the BT telephone

exchange building if this were to become available. It is worth highlighting that several members of the community suggested the Trevelyan Hall as a potential location for improved community facilities, such as social spaces, retail and even healthcare. These suggestions have been considered. However, the Trevelyan Hall is an old building in need of significant repair. Remodelling to accommodate new uses would be costly, and the lack of any parking nearby means that it would never be able to function as well as a new facility. Consequently, a new community hub is proposed which would meet the needs mentioned above as well as the needs of sports clubs at Pencaitland Park.

The development of a new community hub at Pencaitland Park may limit the space available for pitches and further development of the sports facilities at the park. The sports facilities are already well used and with a new community hub it is likely that usage will increase. To ensure that we do not limit our ambition it is also proposed to relocate some of the pitches across the road to the NE of B6355. This will allow for the creation of all-weather pitches at the existing park. An extension to the cemetery could also be located on the NE side of the B6355.

The provision of health care facilities in Pencaitland village is a topic which has been discussed repeatedly in recent years. The survey responses showed support for a GP surgery and a pharmacy, with more limited support for a dental surgery. There is also potential for such facilities to be located within the new community hub, and we would like to open a conversation with NHS Lothian and other stakeholders about what might be possible.

Proposal No.		Supporting theme	Key Map No.
1	Development of land in Pencaitland fronting Woodhall Road and south of Beech Terrace (Site TT12 on the LDP 2018) for small-scale development of starter homes/ affordable housing/ sheltered housing/ family housing/ self-build plots. Not for large scale development or for large houses.	Connected	Maps 2 & 3
2	Provision of more activities for older children and teens at Lambertton Court/Castle Garden open space in Pencaitland.	Green + Safe	Maps 2 & 3
3	Provision of outdoor gym at Woodhall Road Park in Pencaitland.	Green + Safe	Maps 2 & 3
4	Provision of improved exercise facilities at Pencaitland Park for adults and older children, for example, pitches, running track, tennis courts, zip wire.	Green + Safe	Maps 2 & 4
5	Provision of improved play park at Glenkinchie.	Green + Safe	Map 7
6	Redevelopment of current buildings in Pencaitland park to create a new community hub providing community spaces, changing rooms, café, and small retail area. Potential co-location of GP surgery, dental surgery, and pharmacy.	Connected + Green	Maps 2 & 4

Proposal No.		Supporting theme	Key Map No.
7	Relocation of some pitches and development of new pitches to NE of B6355 to enable proposal 6 to utilise additional land in Pencaitland Park.	Connected + Green	Maps 2 & 4
8	Provision for a possible Cemetery extension to be located to northeast of B6355.	Connected + Green	Maps 2 & 4
9	Dialogue with ELC, Winton Estate and residents about car park provision for New Winton Village Hall, also incorporating car charging points for visitors.	Connected + Green	Map 5
10	Dialogue with NHS Lothian, ELC and others about the provision of increased healthcare facilities in Pencaitland village	Connected	Maps 2 & 4

A Safe Place

This theme is about creating a place which is safe for local residents as they go about their daily lives. In many respects Pencaitland & District is already a safe place to live. Issues which surfaced strongly in relation to this theme relate to traffic and the management of traffic within Pencaitland village and the desire for safe active travel routes for local journeys.

Traffic management

The matter of safe management of traffic in and around Pencaitland generated a significant response from the community. Recent extensive housing development in East Lothian, together with the increased use of the A6093 as an A68-East Lothian link has resulted in significant increases in traffic volumes. While not everyone feels that the overall speed of traffic is an issue, there is a strong desire for speed reduction in some parts of Pencaitland, and for improved traffic management throughout the village. This is a matter which has long been at the forefront of the P&DCC's agenda, and we will continue to press ELC for improved traffic management measures both at the entrances to the village, and throughout the local area. Such measures might include physical infrastructure to slow traffic, improving key junctions, widening pavements to allow safer areas for pedestrians and off-road walking and cycling routes. Although a road painting initiative in August 2023 has yet to be formally assessed by ELC, anecdotal evidence from the community indicates that it has not been successful in reducing the speed of traffic. We have included some specific proposals but feel that it would also be beneficial to consider traffic management across Pencaitland village as a whole to ensure a co-ordinated approach to traffic management throughout the area.

Active travel

Many people expressed a desire for improved off-road routes for walking and cycling, either for recreation and leisure, or for necessary journeys to work or for shopping. The proposals below include those which were specifically referred to by local people. However, there was also a more general desire for improved walking and cycling routes in and around Pencaitland & District. We feel it would be useful to have better promotion of the routes currently in place and then to consider

whether there are key links which are missing and could be developed further. It is hoped that ELC, Sustrans and East Lothian Countryside Volunteers will be willing to work with us to improve information and to extend the current path network.

Play facilities

There is a need to provide improved and increased play facilities for older children in the area and to cater for the needs of teenagers. The latter can be dealt with in part by the provision of facilities at the new community hub. The need for play facilities is best dealt with by increasing the range of play equipment available at existing play sites in the area.

Proposal No.		Supporting theme	Key Map No.
11	Improve the pedestrian crossing point where the A6093 intersects the railway walk.	Green + Connected	Map 9
12	Develop and promote an offroad walking and cycling route from Pencaitland to the Boggs Community Hall.	Green + Connected	Maps 6 & 8
13	Develop a paved walking and cycling path from Broomrigg to Wolfstar.	Green + Connected	Map 8
14	Develop and promote an offroad walking and cycling route from Pencaitland to Tranent.	Green + Connected	Maps 5 & 8
15	Footpath alongside B6363 from B6355 junction to Boggs Holding no. 12, and a speed limit reduction to 20 mph on the East West U120 through the Holdings to improve road safety for all road users.	Green + Connected	Maps 6 & 8
16	Measures to improve safety at A6093/B6355 junction, such as traffic lights, raised tables or roundabout.	Connected	Map 4
17	Development of a walking and cycling route alongside the River Tyne from Pencaitland to Haddington.	Green + Connected	Map 8
18	Extension of footpath along B6355 southeast from Limekilns to Spilmersford Bridge.	Green + Connected	Maps 4 & 8
19	Improved signage and surfacing of off-road walking and cycling routes in the area.	Green + Connected	Map 8
20	Extend railway path beyond West Saltoun to Gifford.	Green + Connected	Map 8
21	Introduction of traffic calming measures at Beech Terrace, Pencaitland such as speed tables, chicanes, planting, lane narrowing, etc.	Green + Connected	Maps 2 & 3

Proposal No.		Supporting theme	Key Map No.
22	Review of traffic management requirements across Pencaitland village and the surrounding settlements with particular attention to physical infrastructure to slow traffic, including improving key junctions, pedestrian crossing at Pencaitland Park, 20 mph limit in New Winton, widening footpaths, dedicated cycle lanes.	Connected + Green	Maps 2, 3 & 4
23	Improved promotion and information on existing off-road walking and cycling routes in Pencaitland and wider area.	Connected + Green	Map 8
24	Review of off-road cycling and walking network to increase provision and address any missing links.	Connected + Green	Map 8

A Green Place

This theme is about creating a place which is environmentally sustainable and supports individuals to make choices which help them to reduce their carbon impact. Local residents are fully aware of the need for us all to limit our environmental impact and are keen to adopt measures which help us to live more environmentally sustainable lives. Issues highlighted under other themes, such as active travel, and improved community facilities will also contribute to delivery of this theme.

Greenspaces, biodiversity and woodland

The local community would like to see Pencaitland and the wider area becoming a greener place for all. This can be delivered through more and better greenspace, which has the added benefit of contributing to mental health and wellbeing. There is a desire for some of the public greenspace to be better managed for biodiversity, whilst also improving the environmental management of road verges throughout the area, incorporating wildflower planting where possible. The creation of more woodland and wildlife corridors is also supported, coordinating with all the existing farmers and landowners both in our area and adjacent areas, with Winton Estate being mentioned specifically as one of the major landowners in the area.

Community allotments

There is strong support for the creation of community allotments. The local community would like to see the land adjacent to the BT telephone exchange, currently designated for housing (TT14), being developed for allotments, and not for housing. It is understood that this land is in the ownership of ELC and the P&DCC would be interested in exploring the implications of a community asset transfer for this site to enable community allotments to be developed.

Renewable energy

Energy is a topic of concern to many residents and businesses, whether that be the cost of their energy bills, or the need to decarbonise our energy production. There is considerable support for renewable energy generation to be located within the wider Pencaitland area, with a slight preference for solar as opposed to wind power. It is clear that people are keen to explore this with a view to community ownership rather than as commercial development. Also, on the topic of decarbonisation, there is an identified need for more electric vehicle (EV) charging points locally. While a number of potential locations were highlighted during the community engagement, a wider assessment of the area and the likely need and most suitable locations would be beneficial.

Flooding

Several locations across the area are prone to flooding because of rainwater run-off (in Pencaitland at: Huntlaw Road/Lempockwells Road; fields south of Beech Terrace; A6093/B6355 cross-roads at the war memorial). The frequency of flooding events is likely to increase because of climate change trends. P&DCC are keen to have discussions with the Council, SEPA and Scottish Water to assess risks and develop an area-wide strategy that will allow a prioritised action plan to be put in place.

Proposal No.		Supporting theme	Key Map No.
25	All new housing development to include greenspace	Community/Connected	
26	Increase number of road verges managed for wildflowers, particularly along Huntlaw Road, west of the railway walk footbridge.	Community	Map 2
27	Repurpose the Manse Garden as the David Torrance Memorial Community Garden.	Community	Maps 2 & 3
28	Development of community allotments/ orchard/ garden on land adjacent to BT telephone exchange (existing LDP allocation TT14).	Community	Map 4
29	Create a biodiversity corridor and path network to SE of Pencaitland village connecting to the railway path.	Community/Connected	Maps 2 & 6
30	Increased woodland planting on Winton Estate land.	Community/Connected	
31	Creation of a biodiversity pond in the corner of the field north of the A6093 /B6355 junction to reduce flooding and improve safety at the junction.	Community	Map 4
32	Renewable energy development at Easter Pencaitland, preferably with an element of community ownership.	Community/Connected	Maps 2 & 4
33	Area wide assessment of the location and need for more EV charging points	Community/Connected	
34	Small-scale renewables development at Boggs Holdings, sympathetic with the rural area, including installation of PV panels and battery storage at the Boggs Community Hall.	Community	

A Connected Place

This theme is about how as a community we connect to the wider region, particularly with local urban centres such as Tranent, Haddington and Edinburgh. It is also about how we connect virtually. Both physical and virtual connections are vital for those in employment and for local businesses. As the population continues to age virtual tele-presence will be a vital tool for maintaining independence. Connectivity is also vitally important for recreation and leisure and for the many social interactions which make up our daily lives.

Public transport

There is currently a clear frustration in the community about infrequent and uncoordinated public transport services. Many rely on the local bus service for work, leisure and other commitments, such as medical appointments. The 113 bus serves Pencaitland village, but other settlements such Boggs Holdings, Glenkinchie and New Winton have a very poor or non-existent bus provision. The lack of services in the late evenings and the fact that the bus service does not connect with train services at Wallyford is a source of great irritation. This leads to many making car trips because there is no viable alternative. A number of suggestions have been made about how bus services might be improved. The P&DCC would like to engage in an open discussion with ELC and local service providers to establish how we might collectively improve public transport provision for the local area with a particular emphasis on joined-up road/rail timetables and low or no-cost improvements to destinations.

Internet and mobile connectivity

Internet connectivity and mobile phone signal is an issue in some parts of the area. The rollout of fibre broadband is helping to address this issue, but some still experience poor internet connectivity. Many have highlighted poor phone signal as an on-going issue. This is a particular concern for those running businesses or those working from home within Pencaitland & District area.

Disabled parking spaces

The online survey asked a specific question about the location of disabled parking places. This generated a significant number of suggestions for locations. The P&DCC will review the suggestions made and approach ELC with a list of to the areas where increased provision has been requested.

Proposal No.		Supporting theme	Key Map No.
35	Redevelopment of the BT exchange building as a business hub, if and when it becomes vacant	Community	Map 4
36	P&DCC to convene discussions with ELC and bus service providers with a view to improving bus service provision generally throughout the area as well as to New Winton and improving (introducing) connectivity with train services.	Community	
37	Improve internet and mobile phone connectivity.	Community	
38	Review of disabled parking provision across the P&DCC area.	Community	

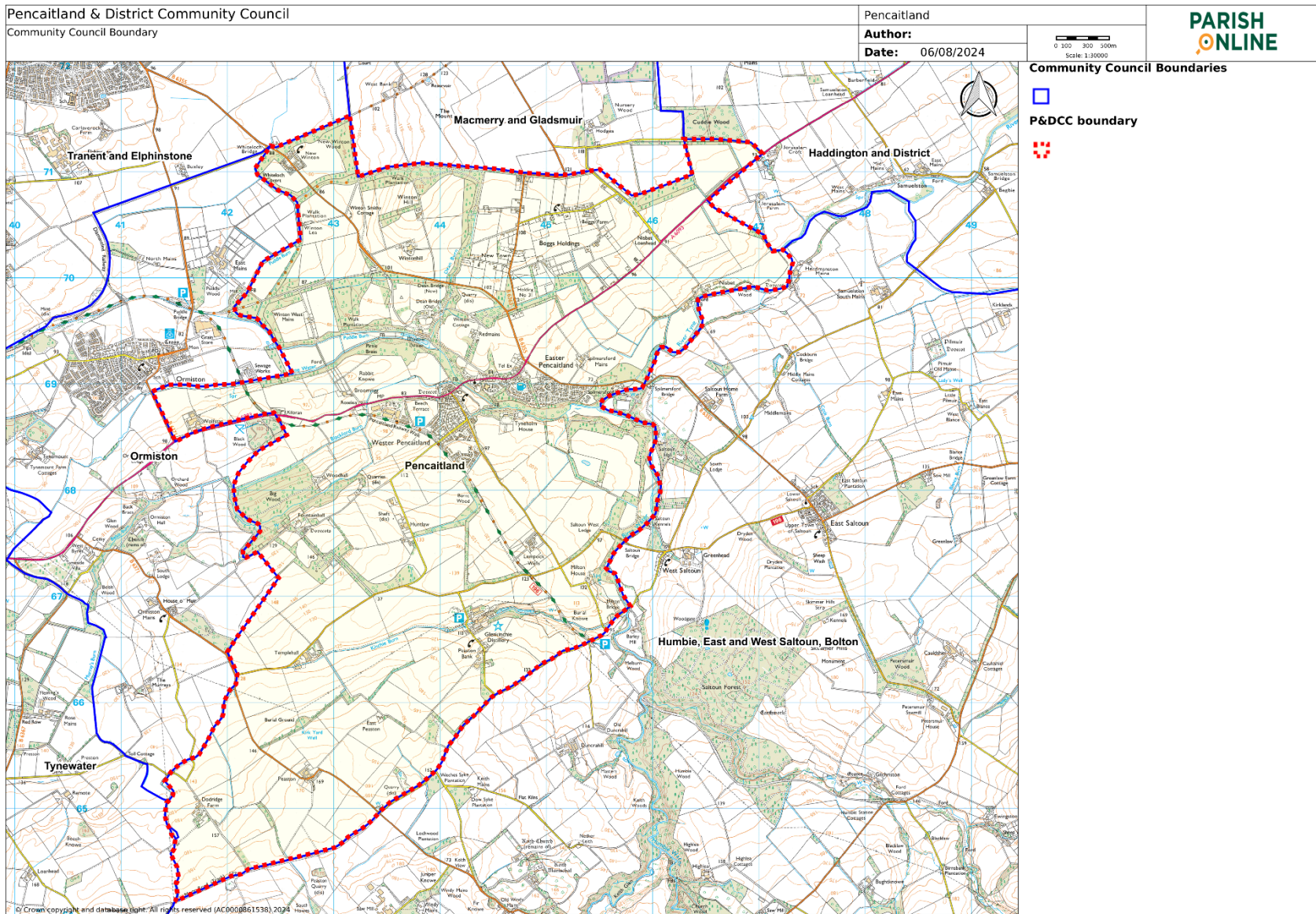
6. MAPS

The Proposals outlined in the foregoing section are presented on the following maps.

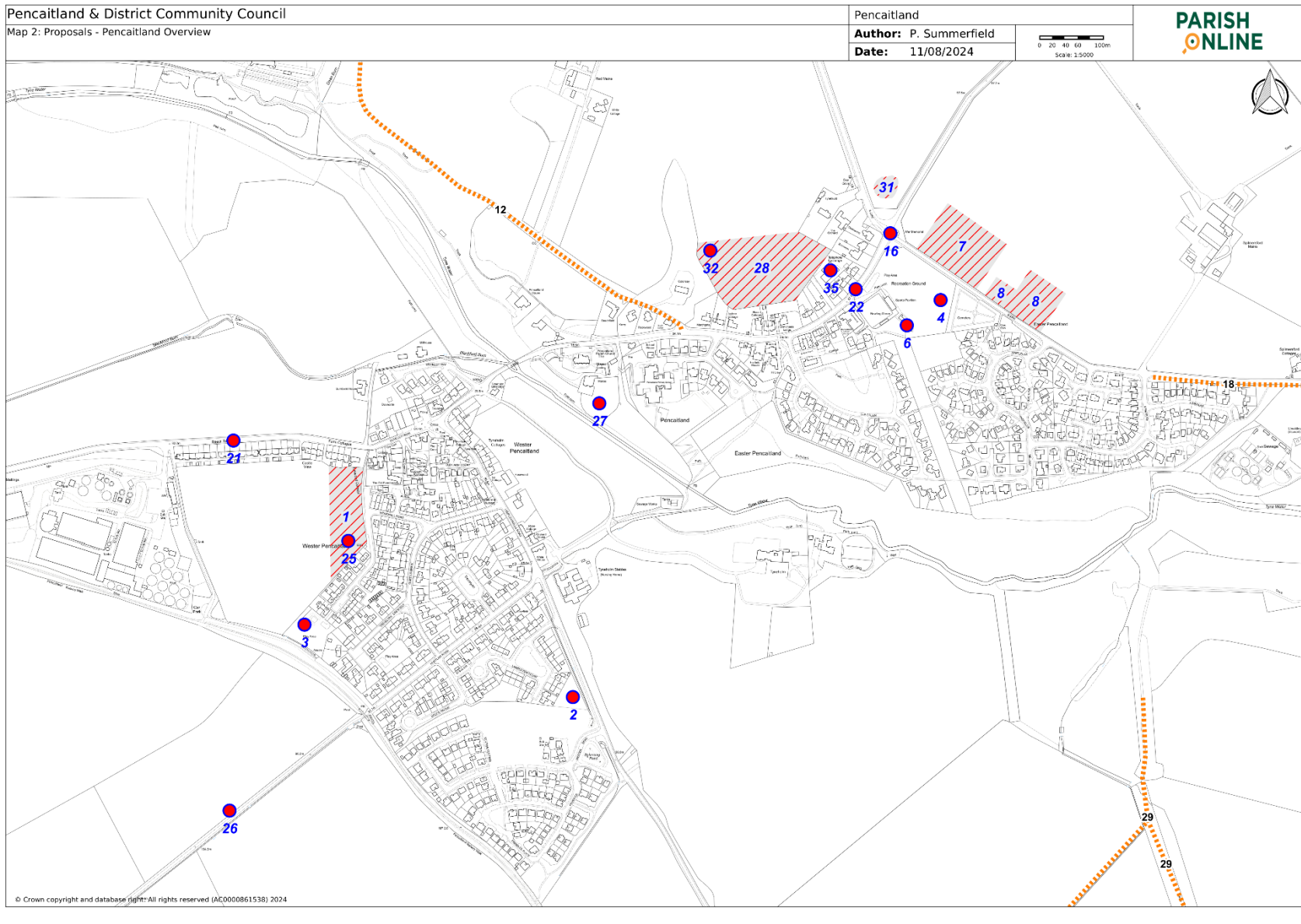
Numbering on the maps refers to the proposal numbers in the LPP.

Map 1	Pencaitland and District Area
Map 2	Proposals – Overview of Pencaitland Village
Map 3	Proposals – Wester Pencaitland
Map 4	Proposals – Easter Pencaitland
Map 5	Proposals – New Winton
Map 6	Proposals – Boggs Holdings
Map 7	Proposals – Glenkinchie
Map 8	Proposals – Cycle and Foot Paths
Map 9	Proposals – Railway Walk Crossing

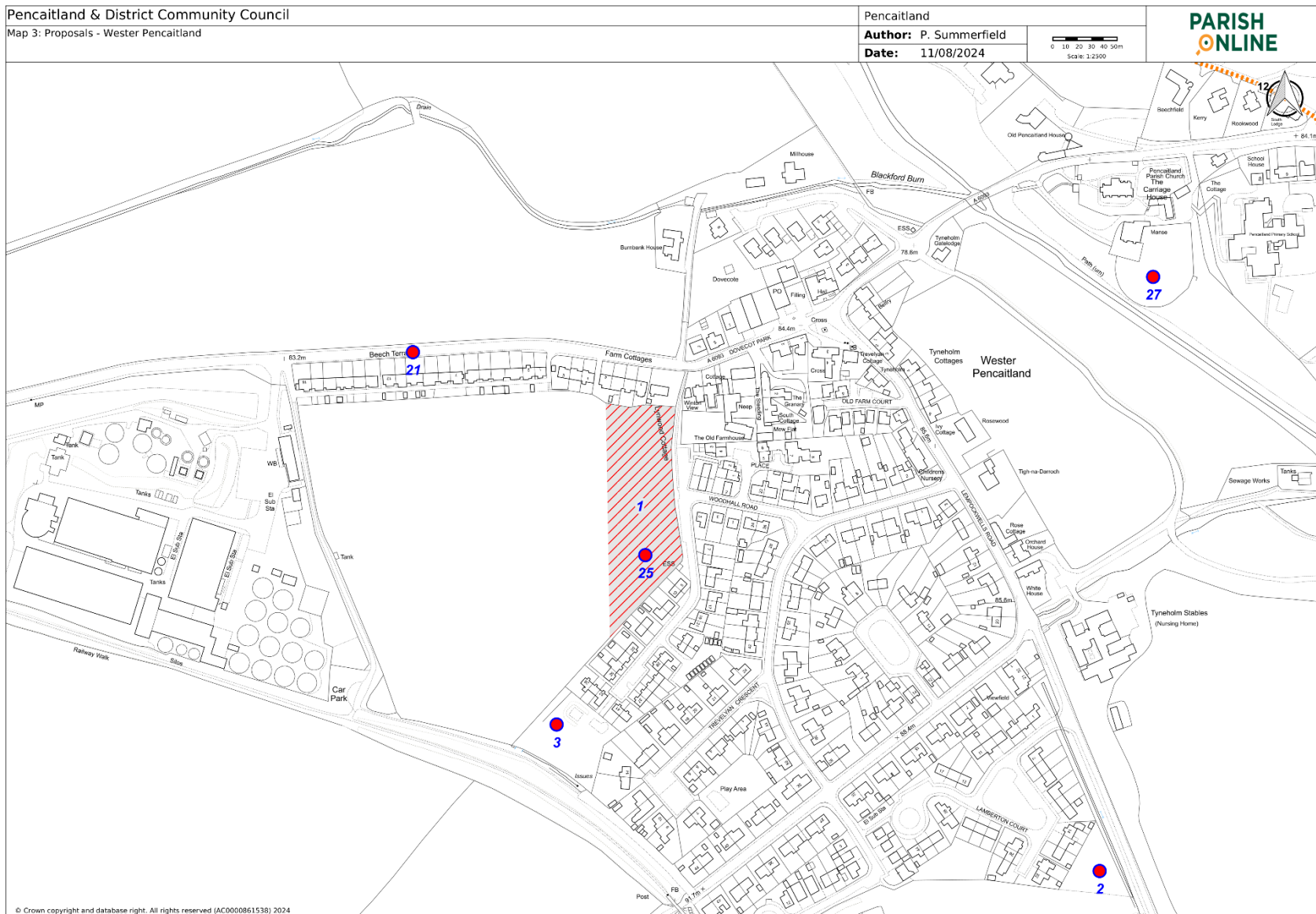
MAP 1: Pencaitland & District Community Council Area



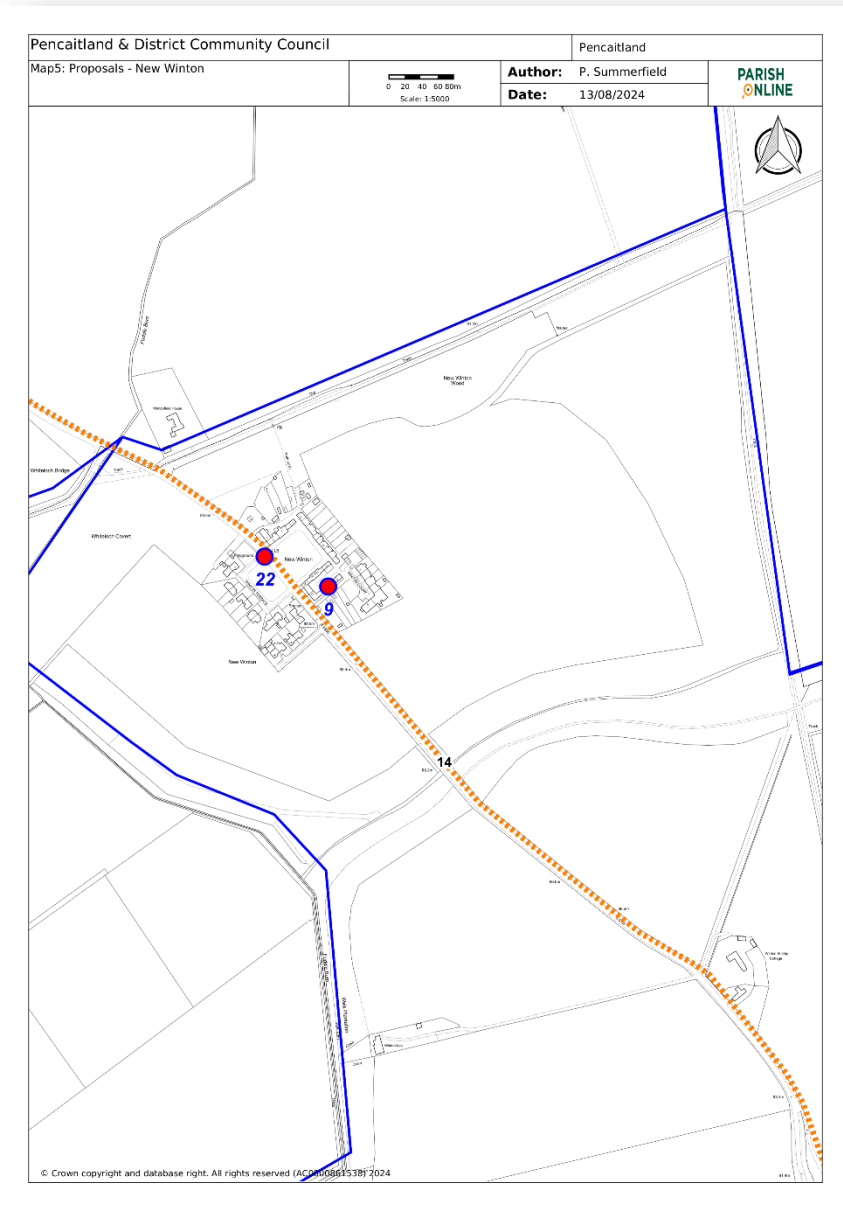
MAP 2: Proposals – Pencaitland Village



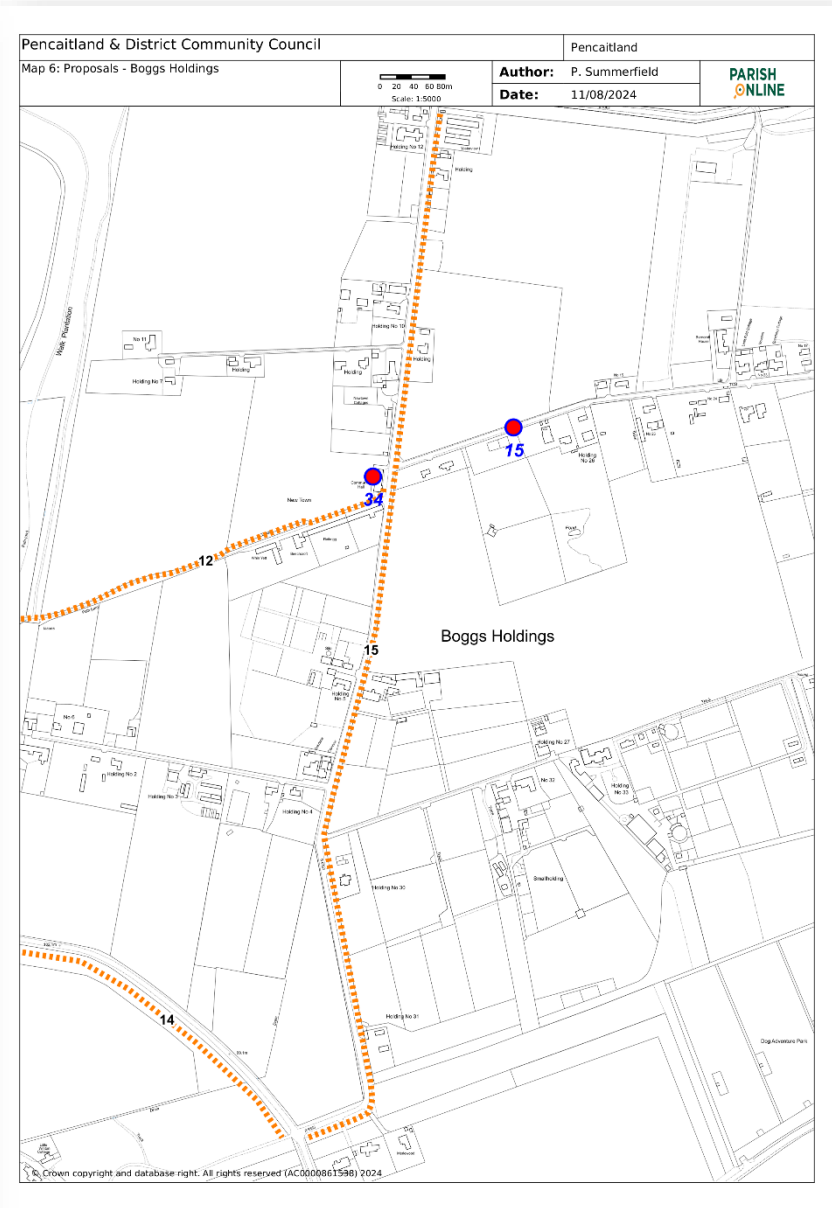
MAP 3: Proposals – Wester Pencaitland



MAP 5: Proposals – New Winton



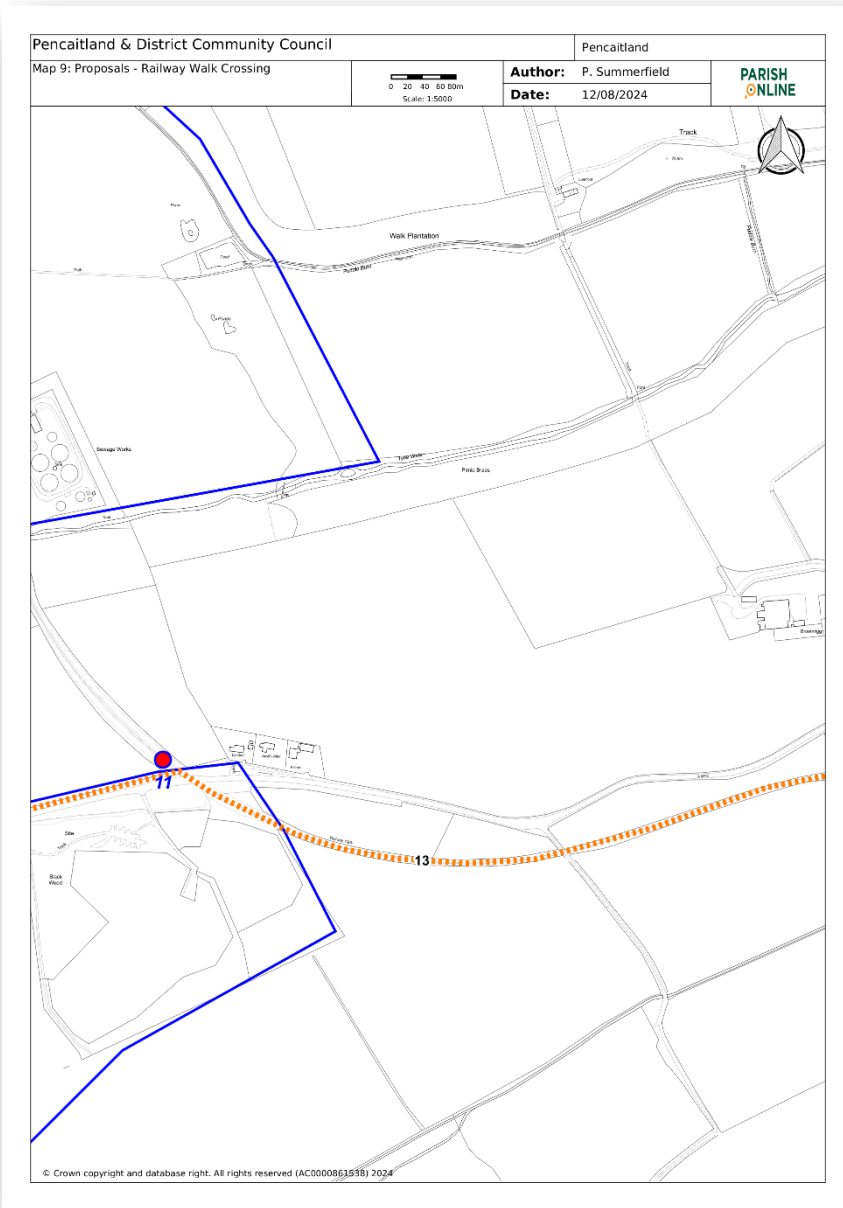
MAP 6: Proposals – Boggs Holdings



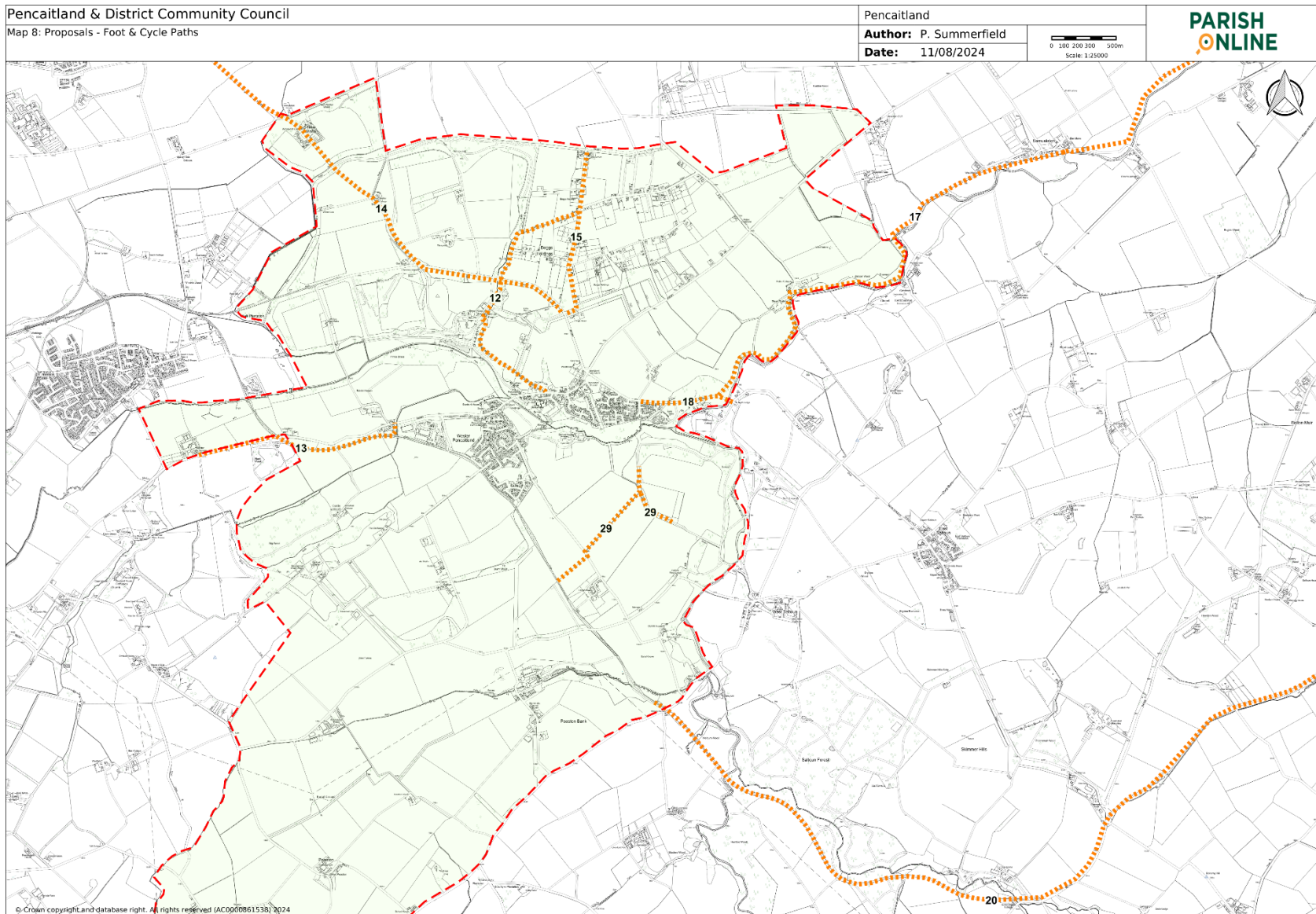
MAP 7: Proposals – Glenkinchie



MAP 9: Proposals – Railway Walk Crossing



MAP 8: Proposals – Pencaitland Paths



7. ACTION PLAN

This LPP sets out a range of proposals which we believe can help to improve our community for everyone during the course of the next 10 years. Some of the proposals set out above can be taken forward relatively quickly over the next couple of years, others are more complex and will take longer to achieve. Critical to effective delivery is a partnership approach, whether that is between the P&DCC and other bodies such as Sustrans and local landowners, or between ELC, private house builders and local housing associations. Everyone needs to be willing to play a part to ensure that delivery progresses.

The Action Plan below sets out our suggested timescale for the delivery of each proposal. We have set this out as short term (1-2 years), medium term (3-5 years), longer term (6-10 years). However, it is clear that such timescales are indicative only and where an opportunity arises, we hope that all delivery partners will be prepared to move more quickly if this enables actions to be taken forward.

For each proposal we have also provided an indication of the key delivery partners. Some, but not all, of the proposals will require input from ELC. There is also a key role for P&DCC. The establishment of a community development trust or community development company could be the most effective means of delivery and the P&DCC is keen to explore these options further with interested people in the community.

Abbreviations used in the following table:

- P&DCC – Pencaitland and District Community Council
- ELC – East Lothian Council
- NWCA – New Winton Community Association
- FoPP – Friends of Pencaitland Park
- BCA – Boggs Community Association
- Indicative Timescale: S = short term, 1 – 2 years; M = medium term, 3 – 5 years; L = long term, 6 – 10 years.

Proposal No.		Indicative timescale	Key delivery partners
A Community Place			
1	Development of land in Pencaitland fronting Woodhall Road and south of Beech Terrace (Site TT12 on the LDP 2018) for small-scale development of starter homes/ affordable housing/ sheltered housing/ family housing/ self-build plots. Not for large scale development or for large houses.	M	ELC, housing associations, private developers, landowner
2	Provision of more activities for older children and teens at Lamberton Court/Castle Garden open space in Pencaitland.	M	ELC, housing associations, private developers

Proposal No.		Indicative timescale	Key delivery partners
3	Provision of outdoor gym at Woodhall Road Park in Pencaitland.	S	P&DCC, ELC
4	Provision of improved exercise facilities at Pencaitland Park for adults and older children, for example, pitches, running track, tennis courts, zip wire.	S	P&DCC, ELC
5	Provision of improved play park at Glenkinchie.	M	P&DCC, ELC
6	Redevelopment of current buildings in Pencaitland park to create a new community hub providing community spaces, changing rooms, café, and small retail area. Potential co-location of GP surgery, dental surgery, and pharmacy.	M	P&DCC, ELC
7	Relocation of some pitches and development of new pitches to NE of B6355 to enable proposal 6 to utilise additional land in Pencaitland Park.	L	P&DCC, ELC, FoPP
8	Provision for a possible Cemetery extension to be located to northeast of B6355.	M	ELC, Winton Estate
9	Dialogue with ELC, Winton Estate and residents about car park provision for New Winton Village Hall, also incorporating car charging points for visitors.	M	ELC, NWCA, Winton Estate
10	Dialogue with NHS Lothian, ELC and others about the provision of increased healthcare facilities in Pencaitland village.	L	NHS Lothian, ELC
A Safe Place			
11	Improve the pedestrian crossing point where the A6093 intersects the railway walk.	S	ELC, Sustrans
12	Develop and promote an offroad walking and cycling route from Pencaitland to the Boggs Community Hall.	S	ELC, Winton Estate
13	Develop a paved walking and cycling path from Broomrigg to Wolfstar.	M	ELC

Proposal No.		Indicative timescale	Key delivery partners
14	Develop and promote an offroad walking and cycling route from Pencaitland to Tranent.	M	ELC
15	Footpath alongside B6363 from B6355 junction to Boggs Holding no. 12, and a speed limit reduction to 20 mph on the East West U120 through the Holdings to improve road safety for all road users.	M	ELC
16	Measures to improve the safety of the A6093/B6355 junction, such as traffic lights, raised tables, or a roundabout.	M	ELC, Sustrans, P&DCC
17	Development of a walking and cycling route alongside the River Tyne from Pencaitland to Haddington.	M	ELC, Sustrans
18	Extension of footpath along B6355 southeast from Limekilns to Spilmersford Bridge.	S	ELC, P&DCC, Sustrans
19	Improved signage and surfacing of off-road walking and cycling routes in the area.	L	P&DCC, ELC, Sustrans
20	Extend railway path beyond West Saltoun to Gifford.	S	P&DCC, Sustrans, ELC
21	Introduction of traffic calming measures at Beech Terrace, Pencaitland such as speed tables, chicanes, planting, lane narrowing, etc.	S	P&DCC, Sustrans, ELC
22	Review of traffic management requirements across Pencaitland village and the surrounding settlements with particular attention to physical infrastructure to slow traffic, including improving key junctions, pedestrian crossing at Pencaitland Park, 20 mph limit in New Winton, widening footpaths, dedicated cycle lanes.	S	P&DCC, Sustrans, ELC
23	Improved promotion and information on existing off-road walking and cycling routes in Pencaitland and wider area.	S	P&DCC, Sustrans, ELC

Proposal No.		Indicative timescale	Key delivery partners
24	Review of off-road cycling and walking network to increase provision and address any missing links.	M	P&DCC, Sustrans, ELC
A Green Place			
25	All new housing development to include greenspace	S, M, L	ELC, housing associations, private developers
26	Increase number of road verges managed for wildflowers, particularly along Huntlaw Road, west of the railway walk footbridge.	S	ELC, P&DCC
27	Repurpose the Manse Garden as the David Torrance Memorial Community Garden.	S	P&DCC
28	Development of community allotments/ orchard/ garden on land adjacent to BT telephone exchange (existing LDP allocation TT14).	M	P&DCC, (ELC)
29	Create a biodiversity corridor and path network to SE of Pencaitland village connecting to the railway path.	M	ELC, P&DCC, Sustrans
30	Increased woodland planting on Winton Estate land.	M	Winton Estate
31	Creation of a biodiversity pond in the corner of the field north of the A6093 /B6355 junction to reduce flooding and improve safety at the junction.	M	ELC, Winton Estate
32	Renewable energy development to SE of Pencaitland village. Preferably with an element of community ownership.	M	P&DCC, private developer
33	Area wide assessment of the location and need for more EV charging points	S	ELC, P&DCC

Proposal No.		Indicative timescale	Key delivery partners
34	Small-scale renewables development at Boggs Holdings, sympathetic with the rural area, including installation of PV panels and battery storage at the Boggs Community Hall.	M	ELC, BCA, P&DCC
A Connected Place			
35	Redevelopment of the BT exchange building as a business hub, if and when it becomes vacant	L	P&DCC, BT, ELC
36	P&DCC to convene discussions with ELC and bus service providers with a view to improving bus service provision generally throughout the area as well as to New Winton and improving (introducing) connectivity with train services.	S	P&DCC, ELC, bus service providers
37	Improve internet and mobile phone connectivity.	S	P&DCC, ELC, BT Openreach, broadband providers, mobile phone providers
38	Review of disabled parking provision across the P&DCC area.	S	ELC, P&DCC

8. CONCLUSION

This LPP was discussed and formally approved by P&DCC on 16 August 2024.

The submission of the LPP and its accompanying Appendices 1 & 2 to ELC for Registration was made by email on 19 August 2024.

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

We will assess the need to review our LPP 5 years from the date of Registration to ensure that P&DCC is able to add to and update the LPP (or create a new LPP if required), to feed into the next iteration of the Council's Local Development Plan.