

Spatial Strategy and Infrastructure Background Paper

Issue No 006

Context:

NPF4 Policies: Policy 5 (Soils), Policy 13 (Sustainable Transport), Policy 18 (Infrastructure First), Policy 20 (Blue and Green Infrastructure), Policy 22 (Flood Risk and Water Management), Policy 23 (Health and Safety), Policy 24 (Digital Infrastructure), NPF4 Spatial Strategy, Regional Spatial Strategy

This section deals with the spatial strategy of LDP2 and all aspects of infrastructure that feed into the development of a spatial strategy for the proposed plan. It is key to how the future of East Lothian will be spatially managed in future. Infrastructure is defined here as the key aspects of spatial planning that require longer term modelling, forecasting and investment in order to ensure provision for future growth and change can be made. Section 15(e) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires the Evidence Report to provide information on the *infrastructure of the district*. Issues included under this definition of infrastructure are: Transport (see separate Transport chapter), Education, Health, Agricultural Land, Flood Risk and Water Management, Broadband, Gas and Electricity, Cultural Venues, Disused Railway Lines, Public Toilets and Water Dispensers.

Most of the subjects covered in this paper will form criteria in the assessment of sites, which will become the basis for which decisions can be made on the allocation of sites for different uses within the next LDP.

The site selection criteria are included within the Evidence Report.

Other subjects that will be used in the development of the LDP Spatial Strategy, including landscape, biodiversity and historic environment designations are covered in the Evidence Report and other Background Papers.

LINKS TO EVIDENCE

ELC 024	NPF4 National Spatial Strategy – Regional Spatial Priorities (Central and South)
ELC 025	Interim Regional Spatial Strategy for Edinburgh and South East Scotland City Region
ELC 186a	A National Mission With Local Impact: Infrastructure Investment Plan for Scotland 2021-22 to 2025-26 (Scottish Government)

ELC 186b	<p>Infrastructure Investment Plan for Scotland A Guide to Property Asset Strategy in the Scottish Public Sector (Scottish Government/Scottish Futures Trust)</p> <p>Prime Agricultural Land and Soils</p>
ELC 186c	<p>Land Capability for Agriculture in Scotland (John Hutton Institute)</p>
ELC 349	<p>Topsoil organic carbon concentration and Carbon and Peatland 2016 mapping Scotland's Soils (Scotland's Environment)</p>
ELC 349	<p>Soil map for Scotland https://soils.environment.gov.scot/maps/soil-maps/national-soil-map-of-scotland/</p>
ELC 186d	<p>The Scottish Soil Framework</p> <p>Education</p> <p>This information addresses the following parts of subsection 5 of Section 15 of the 1997 Planning Act- 'the education needs of the population of the district and the likely effects of development and use of land on those education needs'. And 'the infrastructure of the district.....and education facilities' and 'how that infrastructure is used'</p> <p>Flood Risk</p>
ELC 027	<p>Strategic Flood Risk Assessment for Evidence Report (August 2024)</p>
ELC 093	<p>Strategic Flood Risk Assessment for Local Development Plan 2018</p>
ELC 109	<p>Sustainable Drainage Systems (SuDS) Supplementary Planning Guidance for Local Development Plan 2018</p>
ELC 095	<p>East Lothian Local Flood Risk Management Plan</p>
ELC 096	<p>East Lothian Surface Water Management Plan</p>
ELC 266	<p>Flood Risk Mapping (Scottish Environment Protection Agency)</p>
ELC 098	<p>Flood Risk and Land Use Vulnerability Guidance (Scottish Environment Protection Agency – (current consultation on Potentially Vulnerable Areas)</p>
ELC 099	<p>River Basin Management Plan for Scotland 2021-27 (Scottish Environment Protection Agency)</p>
ELC 165	<p>Water Classification Hubs (sepa.org.uk)</p>
ELC 166	<p>Sewers for Scotland 4th Edition (Scottish Water)</p>
ELC 167	<p>Construction Industry Research and Information Association (CIRIA) The SuDS Manual C753 (2015)</p>
ELC 168	<p>Dynamic Coast – Coastal Erosion in Scotland (CREW – Centre of Expertise for Waters)</p>
ELC 169	<p>Shoreline Management Plan for East Lothian (2002)</p>
ELC 170	<p>Scotland's National Marine Plan (Scottish Government)</p> <p>Water Supply and Wastewater</p> <p>This information addresses the following parts of subsection 5 of Section 15 of the 1997 Planning Act 'the infrastructure of the district.....systems for the supply of water...'Strategic water supply capacity and areas where investment may be required (Scottish Water)</p>

ELC 171	<p>Strategic and local capacity data on Wastewater Treatment Works and areas where investment may be required (Scottish Water) (shown in Evidence Report)</p> <p>Health Facilities</p> <p>This information addresses the following part of subsection 5 of Section 15 of the 1997 Planning Act- ‘the infrastructure of the district</p>
ELC 172	<p>East Lothian Health & Social Care Partnership: Primary Care Premises Strategy 2021 and Appendices 2024</p>
ELC 173	<p>East Lothian Health & Social Care Partnership: Integration Joint Board Strategic Plan 2022-25</p>
ELC 174	<p>East Lothian Health & Social Care Partnership: Commissioning Strategy 2022-25</p>
ELC 328	<p>LDP 2018 Technical Note 14 (Developer Contributions Framework)</p> <p>Vacant and Derelict Land</p>
ELC 176	<p>East Lothian Council Scottish Vacant and Derelict Land Survey Data 2023</p> <p>Gas and Electricity</p> <p>This information addresses the following part of subsection 5 of Section 15 of the 1997 Planning Act ‘the infrastructure of the district</p>
ELC 177	<p>Delivering Net Zero for Scotland's Buildings – A Consultation on Proposals for a Heat in Buildings Bill</p>
ELC 178	<p>Scottish Government New Build Heat Standard: Factsheet (New Build Heat Standard: factsheet - gov.scot (www.gov.scot))</p>
ELC 179	<p>Housing to 2040 (Scottish Government)</p>
ELC 180	<p>Our Changing Electricity Network - SP Energy Networks</p> <p>Broadband and Mobile</p>
ELC 181	<p>Proposed East Lothian Council Local Economy Strategy (Report to East Lothian Council 23.04.24)</p> <p>Cultural Venues</p>
ELC 182	<p>East Lothian Council record of venues within the county (in background paper)</p> <p>Disused Railway Lines</p>
ELC 183	<p>Historic Environment Record (East Lothian Council Archaeology Service – John Gray Centre)</p>
ELC 184	<p>Local History Society – East Lothian Heritage</p> <p>Public Toilets and Water Dispensers</p> <p>East Lothian Council record of public toilet facilities</p> <p>Scottish Water installed water dispenser locations</p> <p>Other</p> <p>Other datasets that will be used in the spatial strategy and the identification of sites, which are covered in other background papers and the Evidence Report, are as follows:</p> <p>Landscape designations</p>

Historic Environment: Designated areas and settings including Scheduled Monuments, Conservation Areas, Listed Buildings, Gardens and Designed Landscapes and Battlefields

Natural Environment: Designated Areas including SPAs, SSSI's, Biodiversity Sites, Geological Sites, Nature Conservation sites; Special landscape Areas, Green Belt, Countryside around Towns

The use of the datasets covers the requirement of Section 15(e) of the Planning (Scotland) Act 1997 (as amended)

Neighbouring Council's Spatial Strategies

General

Population trends (ONS 2023)

SUMMARY OF EVIDENCE

The Spatial Strategy for the new Local Development Plan must be developed in accordance with National Planning Framework 4. The NPF4 provides a national spatial strategy for Scotland with six spatial principles:

- Just Transition
- Conserving and recycling assets
- Local living
- Compact urban growth
- Rebalanced development
- Rural revitalisation

Through applying these principles, the national spatial strategy will support the planning and delivery in three key areas:

- Sustainable Places
- Liveable Places
- Productive Places.

Across thirty-three topic specific policies, NPF4 aims to enable planning to address the climate crisis, nature crisis, and health/inequality. The importance of an infrastructure first approach is key to delivery, however this must be in line with the infrastructure investment hierarchy. The hierarchy states that existing infrastructure and service capacity must be used first before any new infrastructure is provided. Specifically related to transport, NPF4 highlights the need to use Transport Scotland's sustainable travel hierarchy, which promotes walking, cycling, wheeling, public transport and shared transport above private car use.

The NPF4 sets out eighteen National Developments throughout Scotland, with East Lothian falling within both the Central and South areas. National Developments within these areas must be taken into account when developing the spatial strategy for the next Local Development Plan. National Development no.5 Urban Sustainable, Blue and Green Surface Water Management Solutions, although on the border between the City of Edinburgh and East Lothian regions, has cross-boundary implications for the overall water management and blue/green infrastructure within the area. Continued work within the Edinburgh and Lothians Strategic Drainage Partnership (ELSDP), as well as localised water management solutions, will assist with the delivery of the objectives of this National Development.

National Development no.18 High Speed rail is indicated as a route through East Lothian, with an indicative strategic connection also shown roughly indicative of the A1 trunk road. Although the following National Developments fall outside of East Lothian specifically, due to their proximity, there is scope to take advantage of

close links with neighbouring authorities, and to collaborate on large projects that benefit multiple areas. These include no.6 (Urban Mass/Rapid Transit Networks) and no.7 (Central Scotland Green Network).

The next LDP will also be informed by the Interim Regional Spatial Strategy for South East Scotland. This plan was developed in response to the Planning (Scotland) Act 2019 requirement, with six local authorities collaborating towards its preparation. Key priorities for East Lothian highlighted in the iRSS are the strategic sites in the west of the county including Blindwells, as well as the former Cockenzie Power Station site. It is also highlighted that there is a large amount of prime agricultural land in East Lothian, with brownfield sites to be prioritised. Any new housing development would likely be within the west, although there may be issues with infrastructure capacity due to the new housing and changes to settlement patterns from the LDP 2018.

Prime Agricultural Land and Soils

Large parts of East Lothian are within the top three categories for prime agricultural land (Classes 1, 2 and 3.1). NPF4 policy 5 requires that such land is protected with only a few exceptions to the development types allowed. Detailed mapping for Classes 1, 2 and 3.1 prime agricultural land is available in the Evidence Report. Its protection will be factored into the site assessment process.

Education

Education capacity is a key issue particularly for determining whether any future housing land allocations can be made, and where they may be able to be accommodated. The Education Service works to provide educational establishments with the help of government grant funding, together with developer contributions. This can either be in the form of new premises or extensions to existing schools. Not all educational improvements that are part of LDP 2018 have been built and/or are operational.

Capacity information is provided in this Evidence Report but it should be recognised that this may change due to the impact of issues like capacity for Additional Support Needs.

Flood Risk

Managing flood risk from all sources (coastal, river and surface) is becoming even more of a challenge due to the effects of climate change. SEPA's revised modelling puts some parts of East Lothian within an 'at risk' category where they were not previously. Continuing to avoid development in areas at risk from flooding remains a key principle, however looking longer term at the whole life cycle of developments (using up to date predictions for climate change) can help to ensure flood risk measures are not overlooked, even in areas not currently at risk.

Designing buildings with better resilience in the form of ensuring better consideration and engineering solutions for ground floor levels can help to avoid the worst effects of flooding.

Looking for opportunities within the wider strategic areas for water management improvement projects can also help to alleviate flooding. Delivering on key blue and green network priorities is also part of overall infrastructure, but is dealt with in the Natural Environment chapter of the Evidence Report in more detail.

Water Supply and Wastewater

East Lothian generally has a plentiful supply of fresh water, however this issue can be monitored for future change. Wastewater network capacity can be a constraint to development, but there is an onus on Scottish Water as the responsible key agency to provide capacity. Looking for creative solutions to manage wastewater at source can help to reduce pressure on the network. Large scale housing developments in particular need to be aligned with Scottish Water's asset planning and upgrades. Proposals for a new treatment works for the North Berwick

area are in development, however, there are no overriding issues with water supply and waste water treatment over the lifetime of the LDP.

Health Facilities

Physical health infrastructure consists of General Practice Surgeries and hospitals. East Lothian has many easily accessible practices serving often wide catchment areas. Some GP surgeries have seen significant increases in patient numbers. Data obtained for the period 2012-23 shows some GP surgeries grew by as much as 33% (Ormiston).

Increases in GP capacity are managed by NHS Lothian who have to make decisions on where to allocate funding from the Scottish Government. However, there is currently no additional funding to be made available for the next 2 years, which will be a significant constraint to any new development. Existing services are also under considerable pressure to deliver primary care.

East Lothian Health and Social Care Partnership (ELHSCP) is responsible for the provision of a wide range of health and social services within the area, including the provision of acute and therapy services in hospital and community facilities, a wide range of community delivered health and social care services and Primary Care services. The latest information and data is set out within the ELHSCP Primary Care Premises Strategy 2021.

Developer contributions towards health care provision have not generally been sought to date in respect of new development. However, as set out above, some health facilities have experienced significant increased in patient numbers and capacity pressure. The availability of health infrastructure will therefore be an important consideration for LDP2.

As not all the sites from LDP 2018 have planning consent/are not all built out, there may be a lag on planned health care capacity increases in some areas. This needs to be factored into any new potential housing developments within the next Local Development Plan as any new proposals cannot prejudice health infrastructure capacity for allocated sites.

Vacant and Derelict Land

Land designated as vacant or derelict can provide an important contribution towards sustainable development. They are typically located near to existing services and potential labour force. The challenge is to find ways in which the constraints to their development, typically remediation works and the abnormal costs that will be incurred, can be overcome to make development proposals viable. Such sites together with empty buildings, represent opportunities to make use of existing resources and embodied energy, whilst also reducing pressure on greenfield and prime agricultural land.

Gas and Electricity

The gas network within East Lothian is generally very extensive and accessible for homes. Some parts of the rural south/south east of the county are not currently on the main gas network and rely on less sustainable sources. There is a national drive to decarbonise the network and there will be a phasing out of gas boilers within newly built homes. This will require innovation and finding alternative energy sources.

The electricity network is also extensive and serves almost all parts of East Lothian. There has been a shift in the methods of generation of electricity and how it is distributed across the network. The emergence of “prosumers” i.e., producers and consumers of electricity is changing the dynamic. There are several renewable energy projects underway within East Lothian, in particular offshore wind energy, which will contribute significantly towards net zero and reducing reliance on fossil fuels. Network operators are involved in numerous projects as they seek to adapt to the changing energy climate.

Broadband and Mobile

Broadband provision and mobile networks (phone signal and 4G/5G) are key components of the digital telecommunications network, allowing people to stay connected whether at home or out and about, and for businesses to be competitive. East Lothian's super-fast broadband network is approaching 100% coverage, however ultra-fast is now in demand and further investment into infrastructure is necessary to achieve rollout of these much higher speeds. Mobile network coverage is also relatively highly ranked however there remain areas of poor or no coverage.

East Lothian is already part of government projects such as R100 and Scottish 4G infill (in relation to mobile coverage) which involves the four big telecommunications network providers. Coverage is continually improving and this issue is likely to form part of the upcoming East Lothian Local Economy Strategy.

Cultural Venues

Cultural venues must now be mapped as part of the Planning (Scotland) Act 2019. This is already underway with the location, type and typical function of such venues also to be included as part of the information. Cultural venues represent important community assets and also contribute towards the tourist economy. Many of these assets have been factored into the work on 20 minute neighbourhoods.

Disused Railway Lines

Disused railway lines must be mapped as required by the Planning (Scotland) Act 2019. Work is ongoing to establish the location of all former lines. It is recognised that there is potential for reopening of some of these routes, albeit the reuse as active railway lines will be challenging due to lines having all but been removed, and routes used frequently as part of the green sustainable travel network.

Public Toilets and Water Dispensers

These facilities must also be mapped due to a new requirement within the Planning (Scotland) Act 2019. The Council holds records of all public toilet facilities, and this includes a good distribution both within urban areas (typically town centres) and at coastal parking locations. New requirements for development management within the 2019 Act for toilets and changing facilities within public buildings needs to be factored into decision making. Water dispensers are less common but there is scope to provide additional facilities. Reducing barriers to social inclusion is a key benefit of such service provision, as well as reducing waste through single use plastics.

SUMMARY OF STAKEHOLDER CONSULTATION

The Council carried out extensive consultation with the local community and other stakeholders. Engagement activities ran for 14 weeks, between June and September 2023. Specific meetings were held with NHS Lothian and East Lothian Economic Development colleagues. As well as public wide consultation and general consultation information was also gathered from surveys with young people (of various ages), individuals with particular needs including accessible housing needs, gypsy travellers and general consultation with key agencies, the development industry and the public.

A Summary of Evidence Report Engagement Report (Document 027) has been completed for all the consultation undertaken in the development of the Evidence Report. A summary of the engagement carried out can be found in that report.

Respondents were asked to vote on the following key issues for the next spatial strategy

- Addressing Climate Change
- Encouraging Sustainable Travel and Living

- Cumulative Impacts of Energy Development
- Managing the Impact of Tourism
- Delivery of Employment Land
- Levels of New Housing Developments
- Protection of High Quality Soils
- Woodland Planting and Restoration of Habitats
- Protecting Buildings and Places
- Using Existing Infrastructure Capacity
- Other

The top three priorities from respondents were:

- Encouraging Sustainable Travel and Living
- Levels of New Housing Developments
- Woodland Planting and Restoration of Habitats

These were closely followed by addressing climate change.

Consultation was also undertaken with children and young people with 424 pupils aged between 4-12 participating.

Meetings were also held with Key Agencies to discuss East Lothian's future and how the next Local Development Plan can address the main issues and achieve targets. Within these discussions, it was highlighted that there is a need to ensure mapping of assets/constraints including blue/green infrastructure and heritage.

Recommendations were also made for referencing specific studies/research/guidance such as Dynamic Coast. SEPA highlighted that there is a new tool available looking at greenhouse gas emissions. Transport Scotland confirmed that the focus for the Evidence Report should be on baseline data rather than looking at sites or growth in general. Following this there was ongoing discussion with Transport Scotland on the level of data required as Evidence and a need for a commitment from the Council to carry out comprehensive modelling alongside the development of the LDP spatial strategy. Engagement also took place with the Regional Transport Authority.

Poor public transport accessibility within rural areas was highlighted as an issue. There was also recognition of the disconnect between an infrastructure first approach and the lack of funding for transport provided by housing developers.

WHAT THIS MEANS FOR THE PROPOSED PLAN? WHAT ARE THE KEY ISSUES FOR THE LDP TO ADDRESS, FROM POLICY ANALYSIS?

The key issue for the next Local Development Plan in relation Spatial Strategy and Infrastructure is the infrastructure first approach. This means that the spatial strategy must focus on directing any development to areas where there is existing infrastructure capacity, before any new infrastructure is delivered to facilitate development. There are financial challenges associated with this approach, however NPF4 also allows for opportunities to be realised through national policy to deliver multiple benefits that address the climate emergency, nature emergency and health inequalities. Priorities for specific aspects of infrastructure within the next LDP are set out below in more detail.

Infrastructure Delivery

The delivery of many types of infrastructure will be challenging due to financial pressures on the Council budget and the rising costs of materials. The methodology for gathering developer contributions will need to be revisited

to look again at the scope of the infrastructure it can help deliver. This will be combined with the possible introduction of an infrastructure levy to help deliver land uses such as green infrastructure or sports facilities.

Prime Agricultural Land and Soils

Due to the presence of large areas of class 1, 2 and 3.1 prime agricultural land, this limits the type of development that could occur in these areas. NPF4 policy 5 only allows a few exceptions to development on prime agricultural land, these being essential infrastructure (with no other suitable location), small-scale development directly linked to a rural business, production and processing facilities associated with the land produce where no other local site is suitable, or for the generation of renewable energy or mineral extraction and where there is secure provision for restoration.

Current protective policy in the LDP 2018 includes policy DC7: Development in Edinburgh Green Belt, policy DC1: Rural Diversification, and policy DC8: Countryside Around Towns. Together these policies provide a clear framework for the locations and types of development that can in principle be accommodated. In line with NPF4 there will be a need to develop a new/updated policy to ensure sufficient protection of prime agricultural land in the next LDP. It will be necessary to obtain the most up to date information on classification of agricultural land so that decisions on allocation or protection of land can be made.

Education

East Lothian's education estate is currently being reviewed. Available capacity is a key issue that influences the allocation of land for future housing development. Ongoing work with East Lothian Council Education Service will be necessary to align any housing growth with educational capacity, both in relation to new facilities and upgrades to existing establishments.

Due to the changing manner in which education facilities are being provided, i.e. more of a focus on campus type facilities, there may be a need to consider more carefully how to make the best use of such spaces. One aspect of this is the co-location of services i.e. education, health care etc. Additionally, there is a link with 20-minute neighbourhoods in that pupils should be able to easily access their educational establishment, ideally by walking, cycling and wheeling.

Flood Risk

Flood risk arises from three potential sources, these being coastal, river and surface water. Revised flood mapping and climate change predictions meant that there are some parts of East Lothian that are now at risk from flooding that were not previously. There is also a new requirement to consider more closely the whole life cycle of developments due to the long-term changes that will occur as a result of climate change.

NPF4 policy 22 (Flood Risk and Water Management) provides clear guidance on ensuring development avoids areas at risk from flooding, and the types of development that may, if essential, be allowed on these areas.

Currently there are specific flood risk policies within the LDP 2018 (policy NH9, NH10 and NH11) together with references within related and relevant policies (e.g. Design). These policies are based on out of date modelling and guidance from SEPA and therefore need to be revised. Specific design policies may need to be revised due to the need to ensure greater protection for the ground floor levels of buildings.

LDP2 must ensure development does not occur on areas at risk from flooding through land allocations that take into account up to date flood mapping. Decisions on other types of development (such as essential infrastructure) require careful consideration as to whether they will be necessary and compliant with NPF4 policy 22.

Work with SEPA will be required to ensure areas are correctly designated, and that policies and/or guidance for LDP2 meet the up to date flood risk requirements of this key agency. Other plans that need to be taken into account include SEPA Local Plan (Forth Estuary District) and River Basin Management Plan (RBMP). Also of relevance will be the Dynamic Coast on coastal erosion and the National Marine Plan. These will all assist decision making for flood risk and water management, land allocations, policy formation, and development management decisions. Any policies must reflect updated climate change allowances from SEPA. Work is ongoing with consenting of the Musselburgh Flood Prevention Scheme and this must be factored into any future decisions within the Musselburgh area as part of the next LDP.

The spatial strategy for LDP2 will be developed for the Proposed Plan but will be able to take account of the Strategic Flood Risk Assessment (SFRA) that has been carried out as part of the Evidence Report stage. This work is provided as part of this Evidence Report. It will help to inform the spatial strategy for the Proposed Plan by identifying all known at risk areas and developing further information to address the identified gap analysis as part of the SFRA. A key aspect of this will be future flood risk predictions in terms of both site selection and any mitigation measures that could be used to manage change in the longer term. Wider water management solutions, including cross-boundary collaboration with neighbouring authorities as part of the Edinburgh and Lothians Strategic Drainage Partnership, will look at how wider benefits to water management can address multiple issues identified within NPF4 policy for the next LDP to address. More details on blue/green infrastructure are contained within the Natural Environment chapter of the Evidence Report.

Water Supply and Wastewater

NPF4 policy 22 covers both flood risk and water management. There are no policies related to water supply in the LDP 2018. However, evidence shows that fresh water supply is not an insurmountable significant issue in East Lothian. Managing water quality is however an issue that must be addressed in the next LDP, and this will be done in collaboration with SEPA and Scottish Water. Relevant to this topic is the River Basin Management Plan for Scotland 2021-27, with East Lothian falling within the Forth Estuary area. There may be strategic projects, including cross-boundary working with adjoining Local Authorities, that can help to achieve better water management. These will be fully explored as the next LDP is prepared.

For wastewater, capacity at treatment works which is managed by Scottish Water can be a constraint to development. However, there is a requirement for this Key Agency to provide services for new housing development. This will require close joint working to ensure that any timescales for housing development sites coming forward can align with Scottish Water's asset planning for upgrades. There will be a need to ensure continued alignment of development (particularly larger scale projects) with Scottish Water upgrades and asset planning to minimise delays related to wastewater capacity. This includes the North Berwick area where a new treatment works is required.

Current LDP 2018 policies relating to wastewater contains a reference within Design policies DP4 (Major Development Sites) to SuDS, however there are no other specific wastewater references. Policy NH9 (Water Environment) has an accompanying advice box prior to the policy itself with details of the preference being for development to connect to the public sewerage network rather than a private supply.

Work will be carried out to determine whether these policies need to be revised in line with up to date modelling and data from Key Agencies, and in general the approach set out in the NPF4. The existing Sustainable Drainage Systems (SuDS) SPG for the LDP 2018 will also be reviewed. Where possible, in line with national policy, this document will help to inform local policy development in LDP2.

Health Facilities

There is a need to ensure sufficient access to health care for all demographics. Challenges will arise due to a lack of available funding within the NHS Lothian area of the next couple of years. The availability of health infrastructure will be an important consideration for LDP2.

Some health facilities that had planned expansion to accommodate growth from LDP 2018 will now be at capacity. This could limit further housing land allocations without intervention. There is currently no specific remaining capacity data for all GP surgeries in East Lothian. Continued liaison with the NHS on this will inform decisions on land allocations, specific policy requirements, and developer contributions (where applicable).

Another issue that could form part of considerations for the next LDP is potential for co-location of health facilities with educational facilities. Although this may not be appropriate or achievable in all areas, some parts of East Lothian could benefit from such an approach. This would help to address a number of other key issues such as local living and 20-minute neighbourhoods, reducing car usage etc. This issue will be explored during the plan preparation process.

Work with NHS Lothian and East Lothian Health and Social Care Partnership will assist with the formation of a spatial strategy, policy formation and potential site selection.

The issue of green infrastructure and associated benefits for health and reducing pressures on health services is detailed within the Health chapter of the Evidence Report.

Vacant and Derelict Land

East Lothian has approximately 80ha of vacant or derelict land across 31 sites as shown on the 2023 SVDLS. The next LDP will look to unlock the development potential of these sites and removing barriers to their development. Some of this land has potential to offer sustainable development due to location, with existing infrastructure already in place nearby e.g. transport links. This can also reduce pressure on greenfield land and in particular for East Lothian, prime agricultural land. Options will be explored for the best mechanisms to do this and the most efficient use of these sites for employment or housing, if it is concluded that in principle they are suitable for development.

Gas and Electricity

Both the gas and electricity networks are extensive in East Lothian, but rural areas are often dependent upon LPG deliveries or alternative fuel sources. The electricity network is already seeing change due to the development of offshore wind farms. Torness nuclear power station is another source of energy, although this facility is approaching the end of its operational life. Although most parts of East Lothian can be connected to the national grid and SGN supply lines, there are some locations where it has not yet been possible to provide a gas supply. These tend to be in the more rural southern and southeastern parts of the county. Often these properties rely on bottled gas or solid fuels.

NPF4 places significant importance on adapting to the effects of climate change, decarbonisation, clean air etc. These are all linked to the generation and use of energy, primarily gas and electricity. Changes at the national level, e.g. targets for achieving net zero and the shift away from fossil fuel reliance, will require decarbonisation of the electricity and gas networks. The next LDP will be prepared in close collaboration with the infrastructure providers to enable East Lothian to be at the forefront of decarbonisation through key projects that overlap with the next LDP timeframe (and beyond).

An area that is seeing increasing expansion and awareness is the use of heat as an energy source. This issue is explored more fully within the Low Carbon section of the Evidence Report. However, it is important to recognise it within the infrastructure and spatial strategy section. The next LDP, in particular the overall spatial strategy, will

consider the use of heat as a renewable energy resource as it can contribute towards climate change mitigation and emissions reduction targets.

Broadband and Mobile

Broadband provision in East Lothian is in general good, although this is based upon the super-fast network rather than the ultra-fast network. Mobile network including 4G is also good however there remain some 'black' spots where connection is not yet available. Coverage of 5G networks is improving and is already available within many part of East Lothian.

In order for East Lothian to continue to be competitive, achieving ultra-fast broadband and 5G rollout are essential. The Scottish Government have a number of ongoing projects aiming to help to deliver improvements to the digital network. These include Reaching 100% (R100), Scottish 4G infill etc. These projects have already achieved improvements in East Lothian.

The next LDP will be prepared in consultation with the Council's Economic Development and Strategic Investment Service, with the Local Economy Strategy likely to include new targets for improving telecommunications access throughout East Lothian. The next LDP will also ensure that work continues with the Scottish Government on national projects seeking to improve digital inclusivity, and any new policies will need to have achievable and deliverable outcomes.

Cultural Venues

There is a requirement for Local Planning Authorities to prepare a list of cultural venues. There is a need to have a clear definition on what constitutes a cultural venue in order to determine what can and cannot be included. However, a list of venues has been prepared, and further work to determine the accuracy of this information will be carried out to ensure the next LDP meets these statutory requirement.

Disused Railway Lines

Disused railway lines must be correctly shown on a map as part of new LDPs. Detailed information has not yet been obtained on this, however work will be carried out to ensure this is complete for the next LDP. There are currently no policies within the LDP 2018 that deal with this as it is a new requirement. Any potential projects that could look at reopening of the lines, most likely as part of the path network rather than an active railway route, will be explored for the next LDP. There may be scope to amend policies or the approach to the green network depending on whether any specific projects to use old railway lines for shared use paths can be identified and brought forward as a realistic proposal.

Public Toilets and Water Dispensers

Public toilets and water dispensers must be identified as part of the next LDP. East Lothian has a number of urban public toilets within settlements, as well as at coastal parking locations. Opportunities to provide greater or enhanced provision of these facilities will be explored, although it needs to be recognised that the current financial challenges facing the Council will make further provision by the local authority very difficult. Water dispensers will also be shown on a map and clearly identified.

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

The majority of the Key Agencies are content with the information contained within the Evidence Report. Evidence to this effect will be provided alongside the Position Statement that will be provided to the DPEA. Discussions are ongoing with SEPA on the SFRA and a revised version has been sent for their consideration. There are also ongoing discussions with Transport Scotland on the level of data that should be included in the Evidence Report and the Council is looking to resolve this issue before submission of the Evidence Report. A final position on engagement with these two key agencies will be provided in the Position Statement.

Other parties have not raised any disputes on the information to be considered as part of the development of the LDP Spatial Strategy.

Spatial Strategy and Infrastructure Background Paper

This background paper covers Spatial Strategy and Infrastructure.

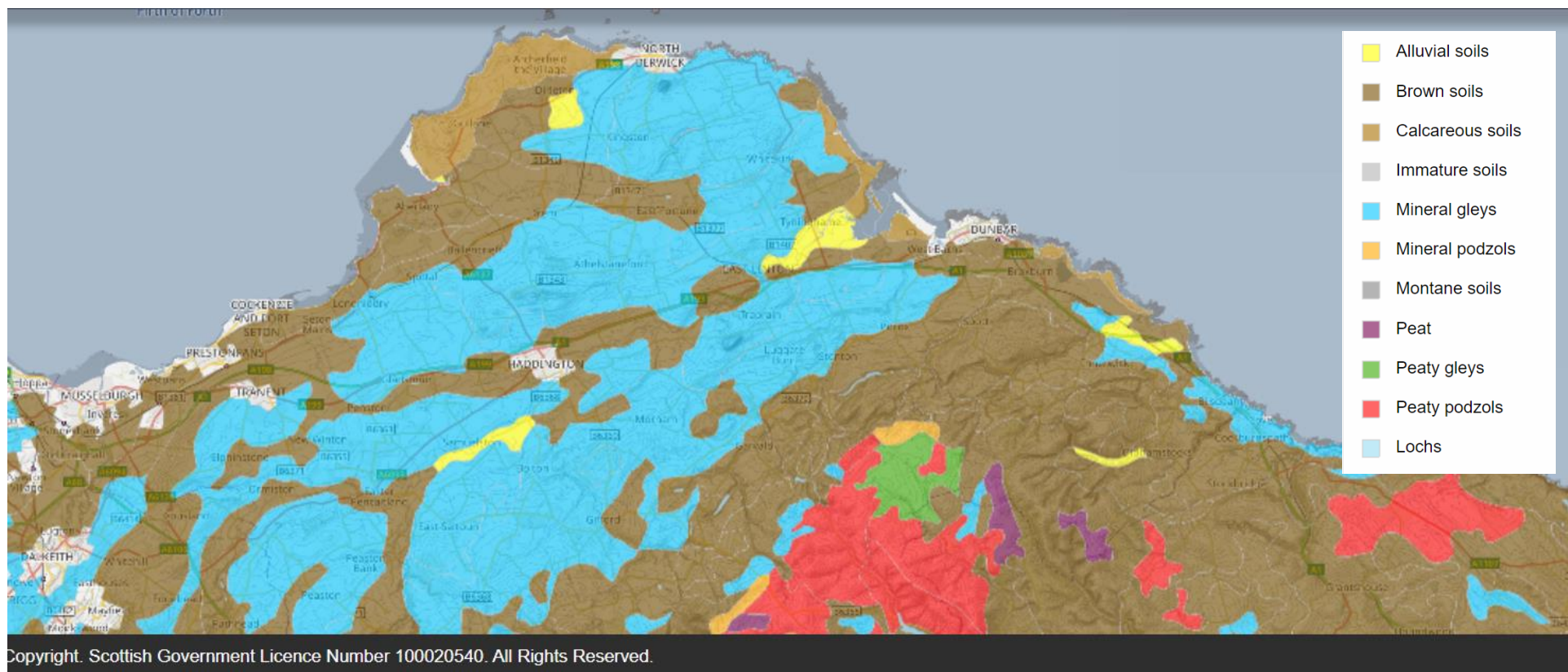
Summary of Evidence

Prime Agricultural Land and Soils

East Lothian is one of only a few parts remaining in Scotland that has an extensive area of particularly high quality prime agricultural land. Such land is classified into grades depending on quality. Much of East Lothian's agricultural land is located within the top three grades (these being Class 1, 2 or 3.1), with large areas being within the highest Class 1 designation. Prime agricultural land is considered the best growing land in Scotland because it is, in general, capable of being used to produce a wide range of crops, and the climate, slopes, soil depth and drainage conditions are all favourable.

NPF4 policy 5 (Soils) states that development located on prime agricultural land will only be supported where it is for (i) essential infrastructure with no other suitable location, (ii) small-scale development directly linked to a rural business, (iii) production and processing facilities associated with the land produce where no other local site is suitable, or for the generation of renewable energy or mineral extraction and where there is secure provision for restoration. The intention of policy 5 is to *“protect carbon rich soils, restore peatlands, and minimise disturbance to soils from development.”* The map below taken from Scotland's Soils online mapping tool shows the location of various soil types in East Lothian.

This geographical characteristic of East Lothian means there is a limitation on the areas that can be considered for possible future housing and/or employment growth in the county. The map in the Evidence Report shows the location and extent of prime agricultural land across East Lothian. The intention of NPF4 policy is for LDPs to ensure that prime agricultural land is safeguarded to minimise disturbance from development.



Scotland's Soils (https://map.environment.gov.scot/Soil_maps/?layer=1)

Education Capacity

Many educational facilities in East Lothian tend to operate close to or at full capacity. This means, in general, there is very little room to accommodate any substantial increases in new pupils without intervention.

As part of the LDP 2018, sites were allocated for residential development in a number of settlements where the education provision would need to be expanded to accommodate this growth. To do this, a combination of new educational facilities or the expansion of existing establishments was required, on the basis of school roll projections undertaken by East Lothian Council Education authority with contributions sought from developers towards this. New schools have subsequently been provided in locations including Letham Mains (Haddington) and Ravensheugh (Wallyford). Others including Whitecraig and Craighall are due to start construction shortly.

The Education Service has prepared new school roll projections for all schools taking into account operating capacity, which has been reviewed to ensure accuracy. The most up to date figures available are from November 2023 and are included as part of this Evidence Report.

This will provide a clearer understanding of the capacity for any growth. In addition to roll projections and school capacities related to existing allocated development sites, some of East Lothian's existing educational facilities are coming to the end of their operational life and will shortly need to be replaced. Others may need upgrading rather than total replacement. These, as well as brand new facilities, take time to deliver and there is a time lag due to the time taken to grant consent for development, construction, resultant occupation of houses and eventual operation of educational facilities.

Significant constraints related to educational capacity could impact upon the ability to designate new residential development sites in East Lothian. We continue to work closely with the Councils Education Service to align growth with this infrastructure need.

The Council is currently undertaking a review of the Education Estate which will consider the most appropriate manner to meet the education requirements of the county, while factoring in the cost of maintaining necessary capacity and ensuring that the finances available for school estate investment are most efficiently used. The end of Public Private Partnership contracts in several schools, which will come about towards the end of the LDP2 plan period will require to be taken into account in the spatial strategy. The table below provides details of the capacity and roll projections for each educational establishment in East Lothian

Additional Support Needs

The last 10 years has seen a large increase in the number of East Lothian pupils that require additional support needs. Around 40% of pupils require some sort of additional support. Often this will be accommodated in the existing teaching space but in some instances separate space will be required. Currently ASN support is not distributed evenly across East Lothian. During the development of the LDP this will begin to be addressed and will have an impact on the availability of spare education capacity across the estate, see Evidence Report for more details.

Schools	Overall School Condition in 2023*	Suitability of school in 2023*	% Capacity in 2023 excluding planned extensions	Individual School capacity in 2023* including LPD1 planned extensions	2023 School Roll.	Projected school rolls in 2030 based on Nov 2023 projections	Project Peak Roll Year	Peak Roll	Working capacity (@ 90%)	Projected ability of school to sustain further development using Traffic Light system @ 2030	Narrative
Dunbar Cluster											
Dunbar Grammar	B	B	93.4%	1199	1120	909	2024	1142	1079		
Dunbar PS John Muir Campus	C	B	74.4%	500	372	350	2029	400	450		ASN and Early Years additional provision to increase campus size.
Dunbar PS Lochend Campus	A	A	86.4%	669	578	506	2024	578	602		
East Linton	C	C	100.6%	175	176	162	2027	197	158		Capacity under review by ELC after unsuccessful Scottish Future Trust bid in 2023
Innerwick	B	B	61.3%	75	46	51	2031	51	68		
Stenton	B	C	36.0%	50	18	24	2028	26	45		
West Barns	B	C	76.0%	125	95	106	2026	112	113		
Overall Primary Capacity in Cluster				1594				1364	1435		
Haddington Cluster											
Knox Academy* (999 capacity prior to extension)	B	A	90.3%	1250	902	1025	2038	1158	1125		Extension to Knox Academy required by 2029 to increase capacity for 1250 pupils. There maybe a design opportunity to extend this capacity further through the extension. Peak after 2030
Haddington PS Infants	A	B	78%	390	306	289	2023	306	351		
Haddington PS Upper	B	C	87%	504	438	376	2023	438	454		Require additional sanitary appliances to allow capacity to increase to 504 pupils.
Letham Mains* (current capacity 411)	A	A	34%	461	156	446	2032	454	415		Peak after 2030
Yester	B	C	76%	175	133	96	2023	133	158		
ST Mary's RC PS	A	B	83%	125	104	122	2033	127	113		Peak after 2030
Overall Primary Capacity in Cluster				1655	1137	1329		1458	1490		
Musselburgh Cluster											
Musselburgh Grammar School	B	C	71.2%	1399	996	726	2023	996	1259		
Rosehill High School* (current capacity 950)	Opened 2023 therefore not rated in 2023.		33.2%	1250	315	873	2041	1128	1125		Peak reached after 2030 as housing development on going within catchment which will take up the remaining capacity in the school.
Campie	C	B	81.5%	444	362	305	2023	362	400		
Musselburgh Burgh	C	C	77.2%	334	258	231	2023	258	301		
Pinkie ST. Peters	B	B	66.7%	661	441	428	2025	458	595		
Stoneyhill	B	B	59.9%	309	185	145	2023	185	278		
Craighall*	Under Construction - In two phases.		0.0%	630	14	260	2040	547	567		Peak reached after 2030.
Wallyford* (815 current capacity)	A	A	56.0%	1158	456	728	2037	1030	1042		Peak reached after 2030.
Whitecraig* (125 current capacity)	C	C	83.2%	285	104	201	2035	261	257		Peak reached after 2030. Development permitted or allocated within this catchment will take up the remaining capacity. New school under development and will be opened 2025.
Loretto RC PS	B	C	80.0%	205	164	201	2036	216	185		Peak reached after 2030.
Overall Primary Capacity in Cluster				4026	1984	2499		3317	3623		
North Berwick Cluster											
North Berwick High	B	B	83.8%	1249	1047	1010	2024	1059	1124		Additional sports facilities required to potentially extend school capacity.
Aberlady*	B	C	84.0%	175	147	153	2026	159	158		Extension due to commence 2024-25
Athelstaneford	B	B	70.7%	75	53	49	2032	55	68		Requires additional sanitary appliances.
Dirleton	B	B	91.7%	100	55	45	2023	55	90		Requires additional sanitary appliances to have school capacity up to 100
Gullane	B	B	67.8%	354	240	247	2027	264	319		
Law PS	B	B	73.1%	891	651	654	2023	651	802		
Overall Primary Capacity in Cluster				1595	1146	1148		1184	1436		

Prestonpans Cluster										
Preston Lodge HS*(current capacity 1099)	B	B	96.6%	1300	1062	1104	2037	1240	1170	Peak reached after 2030.
Blindwells*	Under Construction - In two phases.		0%	529	10	371	2035	503	476	Peak reached after 2030.
Cockenzie	B	C	71.1%	460	327	280	2023	327	414	
Longniddry* (current capacity 271)	B	B	50.1%	343	172	306	2032	335	309	Peak reached after 2030.
Preston Tower Lower Campus (West Loans)	C	B	72.2%	385	278	247	2026	291	347	
Preston Tower Upper Campus	B	B	84.9%	504	428	367	2024	435	454	
St Gabriel's RCPS	B	A	71.9%	217	156	155	2034	160	195	
Overall Primary Capacity in Cluster				2438					2194	
Tranent Cluster										
Ross High School	B	B	77.5%	1599	1240	1191	2023	1240	1439	
Elphinstone* (current capacity 60)	C	C	71.7%	100	43	60	2034	79	90	Peak reached after 2030. Current capacity is 60 prior to additional sanitary appliances which will allow school to have capacity for 75 pupils. As part of LDP1 it was proposed to extend by one classroom and associated ancillary space increasing capacity to 100 with the additional sanitary upgrades. Further residential application pending decision which would require additional classroom (5 classrooms) and ancillary accommodation. Under review currently and awaiting decision.
Humbie	B	B	20.0%	50	10	13	2038	15	45	Require additional sanitary appliances to allow school to accommodate up to 50 pupils. Currently building mothballed from August 20245 and pupils being hosted at Pentcaitland PS
Macmerry* (current capacity 175)	C	C	55.4%	200	97	187	2029	200	180	LDP Supplementary Guidance: Developer Contributions Framework, Technical Note 14- one additional classroom (25 additional pupil spaces), 1 GP space and additional dining and ancillary space.
Ormiston	C	B	105.7%	330	222	197	2024	230	297	Capacity reduced to 210 until additional sanitary appliances added then school roll increases to 330 pupils.
Pencaitland*(current capacity 205)	B	B	71.7%	230	147	186	2035	202	207	Peak reached after 2030. Proposals to extend by one classroom under consideration.
Saultoun	B	C	30.7%	75	23	36	2032	39	68	Additional sanitary appliances required
Sandersons Wynd	B	B	75.8%	425	322	319	2035	361	383	
Windygoul* (current capacity 758)	A	B	69.7%	To be determined.	528	660	2037	718		LDP Supplementary Guidance: Developer Contributions Framework, Technical Note 14 highlighted accommodation requirements based on projected school rolls at that time. Overall additional nursery and primary requirement under review.
St Martins RC PS	B	B	65.9%	205	135	144	2030	144	185	
Overall Primary Capacity in Cluster				1615						

* beside school name are schools with LDP1 planned extension estimated capacity. It should be noted these estimated additional school capacities will be reviewed and extension plans refined or changed based on updated educational data, Council strategies and policies, which may change the overall capacity of the school.

Traffic Lights System		Position in 2030
		Over 20% capacity
		Between 10-20% capacity
		0-10% or none available as projected peak not reached until after 2030 therefore no spare capacity/ or

* Condition rating, suitability and current capacity information published by Scottish Government in Table 8: School Estates 2023- full school level dataset, noting that the school's capacity, condition and suitability may have changed in the intervening period.

	Require additional sanitary appliances to meet regulations.
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Flood Risk

As our climate continues to change, flood risk is becoming greater in many parts of Scotland. This is an issue that affects East Lothian, with many miles of coastline and inland watercourses as potential sources of flooding. Managing flood risk requires both avoidance and adaptation. Flood risk can be related to coastal, river, or surface water.

NPF4 policy 22 states that LDPs should strengthen community resilience to the current and future impacts of climate change by avoiding development in areas at risk from flooding as a first principle. Development in areas at risk of flooding will only be supported by NPF4 in very limited circumstances, such as essential infrastructure. There is also a new requirement through NPF4 policy to ensure that where development utilises measures to manage flood risk rather than avoid it, additional protection for ground floors is required. Another important aspect of managing flood risk is ensuring that development does not increase flood risk elsewhere.

Whilst the avoidance principle and other ways to manage flood risk are not new planning requirements, there is a greater emphasis on LDPs to ensure that decisions on development take into account future flood risk using the most up to date information and predictions. There is also an increased need to ensure that developments are designed in such a way that ensures resilience to the effects of flooding, thereby reducing the likelihood of damage to buildings and allowing people time to escape in the event of a flooding issue.

Climate change, flooding and sea level rise predictions mean that certain areas that currently do not experience significant problems may also not be appropriate for development in the years ahead. The NPF4 requires LDPs to take into account future flood risk. SEPA's revised flood mapping shows that there are now some areas at greater risk from flooding than they were previously. This includes both in the short term but also in the longer term beyond the lifetime of the next LDP.

SEPA has provided updated guidance for developments with regards to climate change allowances and both assessing and designing for greater future flood risk resilience. This means that developers are now required to assess a 1 in 200-year flood event plus climate change annual exceedance probability (AEP). Depending on the sensitivity of the land use being proposed, there may be a requirement to do a higher level of assessment e.g. for schools or hospitals.

East Lothian has already begun work to address the flood risk in Musselburgh, which is one of the biggest potential sources and at-risk locations for flooding in the county. The Musselburgh Flood Protection Scheme (MFPS) is in the outline design stage and was formally notified in March 2024. It aims to provide protection from river and coastal flooding. The current outline design includes measures such as direct defences in the form of embankments and walls, bridge replacements, reservoir modifications, a debris trap, erosion protection and drainage works, amongst others.

As part of the LDP 2018 and the development of Blindwells (BW1) allocation, East Lothian Council developed draft Climate Evolution Supplementary Planning Guidance (SPG). The aim of this was to look at achieving benefits to the green and blue infrastructure environment within the Blindwells, Tranent and Port Seton areas, and associated regenerative benefits for these communities. At this point the SPG has not been formally approved and remains draft guidance, but its principles could potentially be factored into the development of the spatial strategy.

The next LDP will be prepared in close collaboration with Scottish Environment Protection Agency (SEPA) who have already been involved in the preparation of the Strategic Flood Risk Assessment as part of this Evidence Report. It will also be necessary to prepare a further Strategic Flood Risk

Assessment (SFRA) for the plan, again in collaboration with SEPA and the Council's Flood Protection team.

Coastal Change

Dynamic Coast has provided information on the potential coastal erosion through its coastal analysis report for Scotland, Our Dynamic Coast, which can be seen in the Evidence Report.

East Lothian Council is proposing to update their Shoreline Management Plan (SMP), developed in 2002, with a Coastal Change Adaptation Plan (CCAP) in the near future. This will assess the risk from the coast, including coastal erosion, and provide a strategy in adapting to this risk.

Water Supply and Wastewater

Water supply and wastewater treatment capacity are key infrastructure requirements for any new development. Development must be managed to allow for network upgrades (where necessary) to be delivered to facilitate development. Existing communities may also benefit from upgrades as part of new development. New development must not create or exacerbate existing problems with the sewerage network or wider water environment, including taking into consideration future climate change predictions. Data available from SEPA in their Flood Maps and Water Classification Hubs will be used to inform future decisions on development location and interventions required.

Some parts of East Lothian, typically more rural locations, have limited capacity at the sewage treatment works. This is often due to the small scale of the treatment works serving only a small number of properties. The North Berwick catchment has experienced growth as part of the LDP 2018 and is now at capacity. For further growth to occur in this catchment, a new wastewater treatment works is required rather than an extension to the existing works due to site constraints. Options for a new works are being considered by Scottish Water in discussion with East Lothian Council. This is in advance of a planning application submission.

At other locations where treatment capacity may be limited, investment by Scottish Water would allow for building in additional capacity at existing treatment works. Regardless of any solution chosen at any location, there is a time lag meaning these facilities require time to be built. Scottish Water will work with the developer to understand their plans so that new connections can be managed or phased whilst extra capacity is delivered. New houses must be connected to a wastewater treatment works, and this can make new residential development, particularly in more rural parts of East Lothian where only small treatment works exist to serve a small number of residential properties, more difficult to provide for. Whilst a septic tank can be a solution for single houses, the preference is always to connect to the main sewerage network where possible. Where a wastewater treatment works (WWTW) does not have capacity Scottish Water is funded for growth to increase capacity. There may be a period of time before strategic capacity can be fully delivered at a works. This should not delay a development if the developer engages early with Scottish Water.

Water supply is in general not a concern for the East Lothian area although larger development areas in the West, such as the innovation park at QMU, development at Cockenzie and potential development at Blindwells may be more challenging to accommodate in the short term. However, data will be monitored on an ongoing basis to ensure that, should any issues arise, we can work with Scottish Water to address them in relation to the development of land. It is advisable to check existing Scottish Water network assets before entering into land purchase. Any such assets could if large enough, such as strategic water or wastewater mains, pumping stations etc, prove financially restrictive to divert or remain in situ due to wayleaves or stand-off distances. Any restrictions regarding the location of water mains requiring a way leave will be checked in collaboration with Scottish Water. This is at both development planning stage and development management stage.

The next LDP will be prepared in collaboration with Scottish Water to ensure any matters relating to the capacity of the wastewater network can be addressed through specific policy, or within the design of future development sites.

Health Facilities

Health facilities comprise of hospitals, general practitioners and dental care, and they are an essential part of infrastructure for all communities. East Lothian has 10 premises providing accommodation for 15 GP Practices. These comprise NHS owned primary care centres, NHS owned individual practice premises, practice owned medical centres and premises leased from private landlords. There are 18 premises providing General Dental Services and 2 locations providing Public Dental Service (East Lothian Community Hospital and Musselburgh Primary Care Centre). There are currently no General Dental Services in buildings which house other primary care services, in East Lothian.

A range of services are delegated to the East Lothian Health and Social Care Partnership (ELHSCP), which integrates health services delivered by NHS Lothian and social care services delivered by East Lothian Council. The ELHSCP have prepared the *Primary Care Premises Strategy 2021* which contains information on how care services are delivered in East Lothian. Updates in the form of appendices for 2024 have been provided by NHS Lothian. The 2021 strategy remains largely up to date with the exception of the Cockenzie Health Centre (Harbours Medical Practice) which has had an extension built and completed in 2022.

The East Lothian Integration Joint Board (IJB) governs the ELHSCP, and the most up to date information on overall service responsibility and future planning is contained within the IJB Strategic Plan 2022-25. The ELHSCP Commissioning Strategy 2022-25 sets out the approach to Strategic Commissioning, which is the assessment and forecast of current and future needs and the linking of investment to services to meet these needs.

The ELHSCP provides a range of services that were part of Primary Medical Services previously. These services are provided in two main hubs: East Lothian Community Hospital (Haddington) and Musselburgh Primary Care Centre, with some provided within GP practices.

The map below shows the dispersal of East Lothian's hospital and GP services. At a number of these locations, more than one GP surgery is located within the same building (e.g. Musselburgh Primary Care Centre, Newton Port Surgery Haddington etc.). The majority of services are provided within the northern part of East Lothian (north of the A1/East Coast Main Line) with the rural southern areas less well served. Access from these areas tends to require access to a private car rather than public transport.

There are currently 16 operational general practices. Over the last 10-year period, there have been some significant changes in the number of patients registered at practices, with some seeing a 30% increase. Others have only had minor increases. The table below shows the percentage change at each practice between 2012 and 2023.

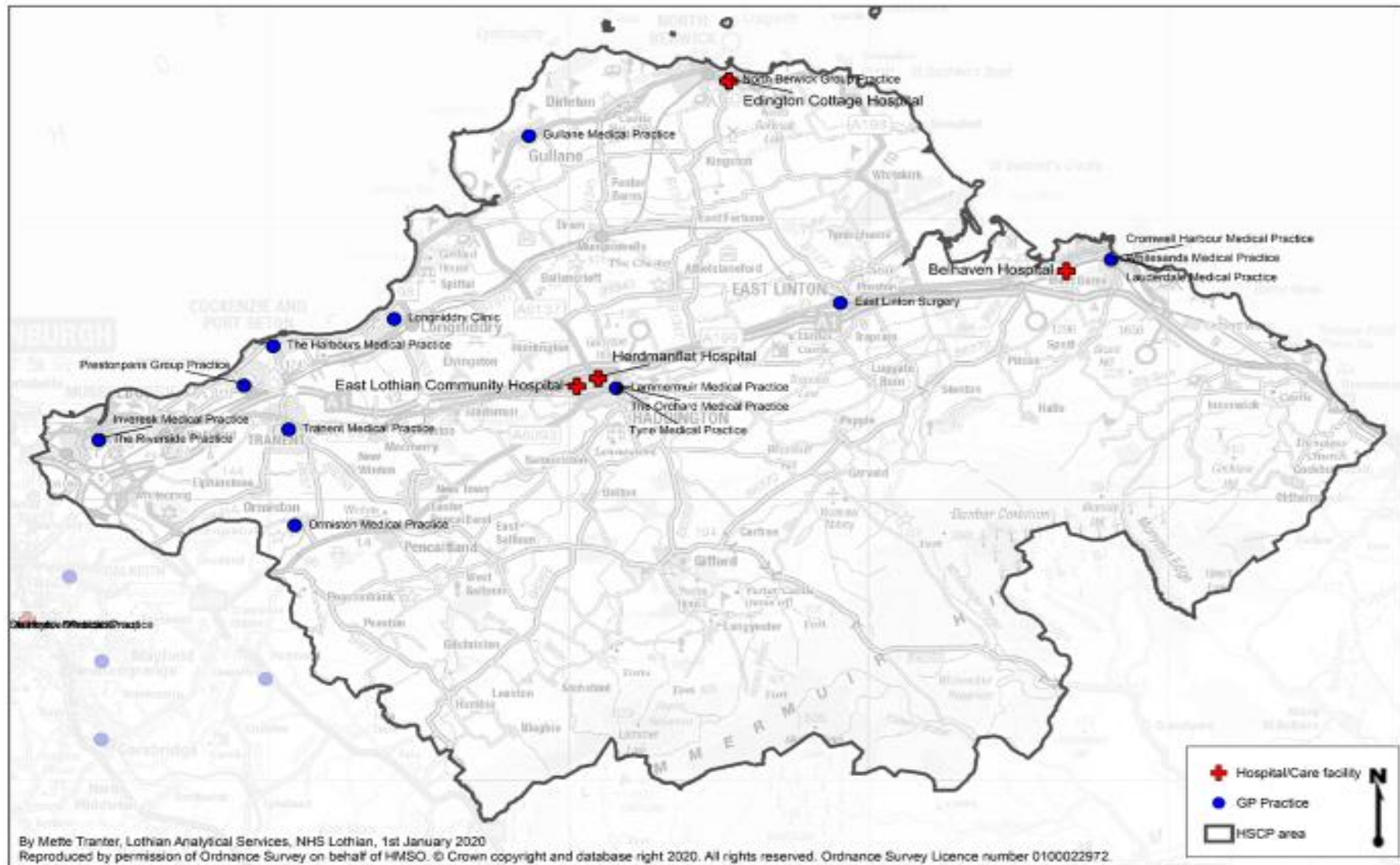
The capacity of GP surgeries can relate to the physical size of the facility itself in terms of floorspace, but also by the number of GPs that work at each surgery and therefore the number of patients that can be managed. The map below shows the boundaries for the GP surgeries in East Lothian

The map below also shows four hospital sites in East Lothian. East Lothian Community Hospital in Haddington is the newest hospital development in the county having opened in 2020. It is a modern development comprising various non-emergency services. The central location in Haddington means that it is in general easily accessible including by public transport. It provides care for all parts of East Lothian.

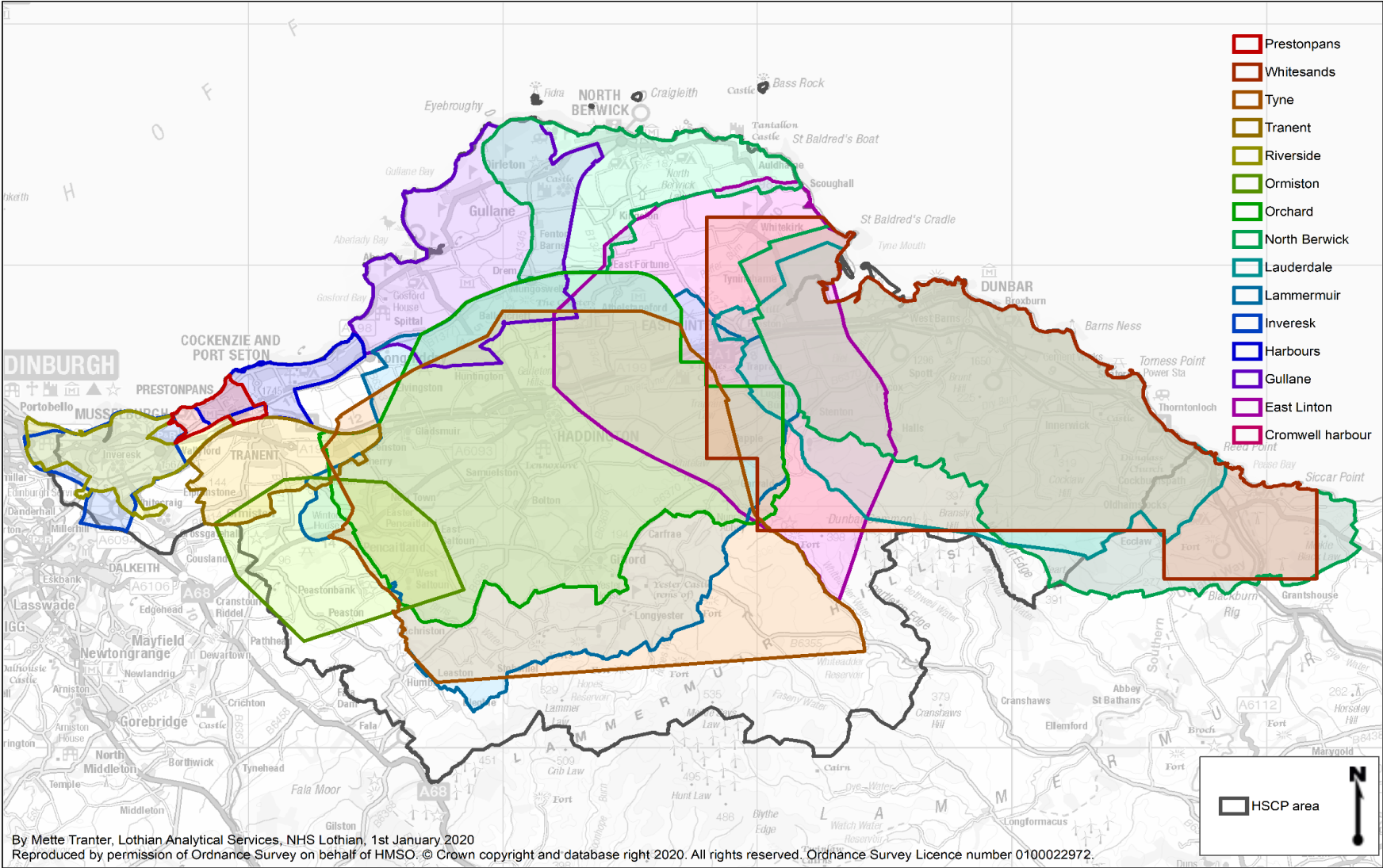
NHS Lothian have overall responsibility for planning for growth and ensuring services meet the needs of the population within East Lothian. Following the Scottish Government Budget on 19 December 2023, NHS Lothian was instructed to stand down the planning on the major capital projects, as well as stopping business case development for projects including the 27 Primary Care facilities. This included the East Lothian priorities.

Consultation with NHS Lothian and the ELHSCP will continue with regards to how to manage any growth that may come forward as part of LDP2, and the potential impacts on existing GP services and hospitals. NPF4 requires an infrastructure first approach, however certain health care services are already under pressure. One of the key issues will be how to align health care service provision with growth demand for new housing development. A joint approach is important between NHS Lothian, the ELHSCP and Property Asset Strategy and Management Plan. A review of service delivery is currently underway as part of the Place-making project (see also Design & Place-making chapter of the Evidence Report). Where lack of capacity is identified, this will be taken into consideration during the plan-making process in relation to site allocations and access to services. NHS Lothian also continue to provide advice on a case by case basis for planning applications at Development Management level.

Map showing Hospitals and GP Practices in East Lothian



Map showing GP Practice boundaries in East Lothian



East Lothian Health & Social Care Partnership
GP Practice List Sizes at 01 January Each Year – 2012 to 2024

Practice name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	% Change 2012-2024
Tyne MP	5,614	5,703	5,684	5,772	5,879	5,986	6,138	6,280	6,385	6,423	6,606	6,677	6,841	21.9%
Gullane MP	4,982	4,974	5,009	5,101	5,184	5,224	5,178	5,197	5,332	5,549	5,795	5,920	6,016	20.8%
Riverside MP	9,170	9,330	9,479	9,604	9,805	10,073	10,302	19,456	19,740	19,832	19,661	19,761	19,969	11.4%
Eskbridge MP	8,759	8,797	8,702	8,683	8,764	8,862	8,738	*						
The Harbours MP	9,835	9,771	9,412	9,514	9,910	9,988	9,948	9,845	9,767	9,723	9,790	9,759	9,861	0.3%
Lammermuir MP	4,817	4,777	4,747	4,690	4,592	4,628	4,624	4,712	4,847	5,012	5,277	5,503	5,642	17.1%
Whitesands MP	4,413	4,396	4,384	4,406	4,456	4,572	4,721	4,783	4,866	4,964	4,991	4,972	4,981	12.9%
The Orchard MP	4,680	4,623	4,675	4,679	4,676	4,694	4,785	4,950	5,135	5,269	5,383	5,527	5,578	19.2%
Prestonpans MP	8,402	8,590	8,828	8,771	8,638	8,678	8,794	9,004	9,207	9,311	9,374	9,450	9,769	16.3%
North Berwick MP	7,831	7,858	7,907	8,021	8,154	8,266	8,504	8,832	9,069	9,361	9,611	9,674	9,724	24.2%
Inveresk MP	8,436	8,503	8,637	8,702	8,727	8,712	8,758	8,970	8,959	8,980	9,412	9,940	10,502	24.5%
Lauderdale MP	3,373	3,433	3,471	3,528	3,619	3,689	3,769	3,957	4,046	4,143	4,220	4,288	4,376	29.7%
Cromwell Harbour MP	3,742	3,740	3,781	3,809	3,893	3,991	4,105	4,280	4,475	4,687	4,883	4,942	4,942	32.1%
East Linton MP	2,488	2,511	2,513	2,564	2,677	2,726	2,717	2,747	2,776	2,828	2,897	3,003	3,079	23.8%
Ormiston MP	3,177	3,145	3,179	3,190	3,168	3,201	3,202	3,325	3,426	3,645	4,049	4,204	4,280	34.7%
Tranent MP	13,136	13,478	13,854	14,005	14,079	14,191	14,355	14,258	14,270	14,190	14,044	14,099	14,171	7.9%

East Lothian Total	102,855	103,629	104,262	105,039	106,221	107,481	108,638	110,596	112,300	113,917	115,993	117,719	119,731	16.4%
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* Eskbridge Medical Practice merged with Riverside Medical Practice in January 2018.

Source: Public Health Scotland publication (19 April 2024)

<https://publichealthscotland.scot/media/26740/historicdataapr2024.csv>

Vacant and Derelict Land

Within East Lothian, there are a number of sites within our urban areas that are part of the vacant and derelict land classification. These can be considered part of the infrastructure of East Lothian as they may have potential, at some point, to be useable development land. Some of the sites have certain constraints that need to be overcome, with cost for remediation works typically the main constraint.

East Lothian participates in the annual Scottish Vacant and Derelict Land Survey (SVDLS) with the most recent data being provided to the Scottish Government in November 2023. Currently, there are 32 sites on the register totalling just over 83ha. The full list of sites provided to the Scottish Government as part of the Scottish Vacant and Derelict Land Survey 2023 is included below.

NPF4 contains various policies to which vacant and derelict land has links with. Policy 9 is specifically intended to encourage the use of brownfield land, vacant and derelict land, and empty buildings. However, the principle of reusing vacant and derelict land and empty buildings can more broadly relate to sustainable development targets, climate change, conserving resources, and an overall reduction in waste through the circular economy.

As the sites included on the vacant and derelict land register are generally located within urban environments, they typically have good transportation links, are relatively close to other existing services, and importantly for employment use, they are often near potential workforce.

The development of at least some of these sites could therefore contribute towards overall targets within NPF4 regarding sustainable development, reuse of resources, protection of greenfield land, and potentially the 20-minute neighbourhood principle.

The next LDP will be prepared with the aim of finding ways to facilitate the reuse of vacant and derelict land and buildings in sustainable locations, and will be prioritised over any greenfield development.

GASWORKS SITE	BALCARRES ROAD MUSSELBURGH EAST LOTHIAN
TRANENT INFANT SCHOOL	SANDERSON'S WYND TRANENT EAST LOTHIAN
FORMER COCKENZIE POWER STATION COAL STORE	LAND WEST OF B6371 COCKENZIE EAST LOTHIAN
FORMER EDENHALL HOSPITAL	EDENHALL ROAD MUSSELBURGH EAST LOTHIAN
FORMER COCKENZIE POWER STATION	EDINBURGH ROAD COCKENZIE EAST LOTHIAN
FORMER COCKENZIE ELECTRICITY DISTRIBUTION SITE	EDINBURGH ROAD COCKENZIE EAST LOTHIAN
EAST FORTUNE STEADING	LAND SOUTH OF B1377 EAST FORTUNE EAST LOTHIAN
FORMER WALLYFORD PRIMARY SCHOOL	ALBERT PLACE WALLYFORD EAST LOTHIAN
FA'SIDE LODGE	22A CHURCH STREET TRANENT EAST LOTHIAN
TYNINGHAME LINKS STEADING	LIMETREE WALK TYNINGHAME EAST LOTHIAN
DIRLETON NEW MAINS	EH39 5EN DIRLETON EAST LOTHIAN
HARLOW HILL HOUSE	HARLOW HILL ROAD PRESTONPANS EAST LOTHIAN
PINKIEHILL FARM	CARBERRY ROAD INVERESK EAST LOTHIAN
PAPPLE STEADING	PAPPLE STEADING MORHAM GIFFORD EAST LOTHIAN
31-33	SALTERS ROAD WALLYFORD EAST LOTHIAN
PHANTASSIE STEADING	DUNBAR ROAD EAST LINTON EAST LOTHIAN
FORMER HADDINGTON NURSERY SCHOOL	MEADOWPARK HADDINGTON EAST LOTHIAN
HOPETOUN MEWS COTTAGES	HOPETOUN MEWS HADDINGTON EAST LOTHIAN
MEADOWMILL NURSERY	MEADOWMILL PRESTONPANS EAST LOTHIAN
MACMERRY AIRFIELD	PENSTON TRANENT EAST LOTHIAN
TYNEMOUNT BING	TYNEMOUNT ORMISTON EAST LOTHIAN
PEASTON FARM COTTAGES & SMITHY	WEST PEASTON ORMISTON EAST LOTHIAN
HARELAW LIMEKILN	MID ROAD LONGNIDDRY EAST LOTHIAN
OLD SCHOOLHOUSE & OUTBUILDINGS	ABBEYMILL FARM HADDINGTON EAST LOTHIAN
AMISFIELD STABLES	AMISFIELD PARK HADDINGTON EAST LOTHIAN
INDUSTRIAL SITE	WHITTINGHAME DRIVE HADDINGTON EAST LOTHIAN
GIN HEAD RADAR STATION	TANTALLON NORTH BERWICK EAST LOTHIAN
SITE AT	EAST FORTUNE HOSPITAL EAST FORTUNE EAST LOTHIAN
WEST SITE	EAST BARNS DUNBAR AREA EAST LOTHIAN
EAST SITE	EAST BARNS DUNBAR AREA EAST LOTHIAN
TEMPLEDEAN HALL NURSING HOME	TEMPLEDEAN PARK HADDINGTON EAST LOTHIAN
SITE AT BERMALINE MILLS	WHITTINGHAME DRIVE HADDINGTON EAST LOTHIAN

East Lothian Council Scottish Vacant & Derelict Land Survey 2023

Electricity and Gas

The Scottish Government has committed to Scotland becoming a 'net zero' country by 2045. National priorities are set out within the publication "*Securing a green recovery on a path to net zero: climate change plan 2018–2032*". To meet the climate change targets, and due to the decreasing supply of fossil fuels, decarbonisation of the energy network is a key priority. Another key aspect of the plan is the sustainable security of electricity supply, which will be achieved in part through energy storage and smart grid technologies.

Part of the transition to net zero involves significant change to the energy network in Scotland to allow decarbonisation. This will mean long term change to make the shift away from gas as an energy source and more reliance on electricity, with this energy largely coming from renewable sources. In 2022, 87.9% of electricity generation came from zero or low carbon sources. There are however some challenges with this shift away from gas to electricity usage. The first is the cost of electricity compared to gas, which is around four times the price at present. Another key issue is providing the necessary infrastructure to allow for this shift, with existing systems not able to manage the increased demand that will come from such a shift away from gas. Increased demand from sources such as industry, transport and residential (including the expansion of the electric vehicle charging network), all present challenges for the future. Further information is available within the Renewable Energy chapter and the Climate Change chapter of the Evidence Report.

Gas network

National Gas Transmission (formerly National Grid Gas) owns and operates the high-pressure gas transmission system across the UK. This consists of around 4,300 miles of pipelines and 26 compressor stations connecting to the distribution networks. In the UK, gas leaves the transmission system and enters the distribution networks (SGN in East Lothian) at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to sites and premises. National Gas Transmission owns the gas pipeline that runs from the St Fergus terminal near Peterhead to the north of England crossing north to south through East Lothian.

The location of these underground pipelines can be a constraint to development of land due to the need for minimum stand-off corridors with buildings for safety purposes.

The gas network in East Lothian is extensive, however due to the rural nature of some of the landscape, there are parts of the county that are not able to be served by the network. These properties tend to rely on bottled gas deliveries, with others utilising other fuel sources e.g. solid fuels.

Scottish Gas Networks, who control the distribution of gas within settlements, continue to invest in gas main renewal allowing for future changes in the type of gas households may use in the future. Scotland's first households to use hydrogen gas are expected to be connected in a pilot in Fife in 2024. Most settlements in East Lothian are connected to the gas network but some rural areas rely on liquid petroleum gas deliveries.

From April 2024, changes to building regulations will mean new homes and buildings will not be allowed to use direct emission (or polluting) heating systems like oil and gas boilers, and bioenergy. Instead, they will need to use climate-friendly alternatives like heat pumps and heat networks (also referred to as clean heating systems). Heat networks can be used regardless of their fuel source, including ones using direct emissions heat. This will impact upon new developments as the standard

applies to all new buildings (and some conversions) where a building warrant is applied for from 1 April 2024.

Existing buildings will need to be retrofitted which is a less straightforward process. However, there are no requirements set out within law yet. The Scottish Government have been carrying out consultation on their proposed *Delivering net zero for Scotland's buildings - Heat in Buildings Bill*.

As part of LDP preparation, further information will be sought from Scottish Gas Networks in relation to decarbonisation projects and any scope for change in East Lothian as part of the climate emergency and transition to net zero. Where possible, the next LDP will look to intervene, for example, through specific design policies or through detailed site briefs, to help achieve wider targets for net zero and reduced reliance on fossil fuels.

Electricity network

East Lothian currently exports electricity to the national grid generated from nuclear at Torness, which is due to be phased out within the next ten years and renewable electricity generation from windfarms in East Lothian and in future from out at sea. New connections to the national grid are planned at Cockenzie and south of Dunbar to deliver the electricity generated by offshore wind farms to the grid. A relatively new development type coming forward is for battery storage facilities.

Scottish Power Energy Networks (SPEN) are the distribution and network transmission operator in Scotland. This is provided through a series of overhead lines and underground cables which they own and maintain. SPEN have made significant investment into innovative solutions for the changing energy network across Scotland to facilitate the transition to a low carbon economy.

Priorities and challenges

NPF4 policy 11 (Energy) requires Local Development Plans to seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.

Key challenges for the next LDP will be to find ways to facilitate the transition towards net zero in line with national targets and priorities, as well as meeting the aims of East Lothian Council's Climate Change Strategy. At the county level, there are significant challenges ahead for infrastructure including an overall shift away from gas, particularly problematic for large scale industrial sites which East Lothian has, as well as the retrofitting of thousands of existing buildings. Finding innovative ways to make best use of heat networks and decarbonised methods for cooling buildings will also contribute towards achieving net zero. There will need to be a balance between providing essential infrastructure in the form of interconnectors, battery energy storage etc. which allows renewable energy to be harnessed, stored and distributed, whilst ensuring the protection of the character of the area. At a more local level, infrastructure needs to be in place to cope with forthcoming increases in demand for electricity, such as households, electric vehicle charging network etc. Where possible, interventions through policy approach will help to deliver on these key challenges, but it also relies upon future funding given the high cost of transitioning to net zero. To deliver on these national targets, only a joint approach will achieve such ambitious aims. As well as the next LDP contributing to these, there will also need to be an overall shift in approach from key stakeholders such as developers, landowners, network operators etc.

Broadband and Mobile

Broadband and mobile connectivity are essential infrastructure providing people with the ability to communicate effectively, and helps businesses to function and be competitive. As Scotland's economy grows and diversifies, there is an increased need for effective digital communications infrastructure.

Digital communications infrastructure in Scotland is generally owned by Openreach Ltd, a subsidiary of BT Group. The numerous broadband providers utilise the copper wires and cables which Openreach manage to provide broadband and telephone services to homes and businesses.

In general, broadband coverage within East Lothian is very good. However, there are some areas that experience a lack of service or poor quality broadband connection resulting in slow speeds. These tend to be the more rural areas where providing the necessary infrastructure is more complex.

Currently, East Lothian has more than 95% coverage for superfast broadband (see Economic Development Strategy). This provides speeds of between 30-300Mbps. However, coverage for ultrafast broadband is lagging behind and requires work to achieve the necessary speeds of over 300Mbps.

Ensuring all parts of Scotland have access to full fibre broadband is a key target for the Scottish Government. They are also committed to reducing the costs of broadband, making it more accessible to a larger proportion of the population. It is necessary to install new infrastructure rather than being able to rely on existing. To achieve these targets, the Scottish Government have a number of initiatives.

The Council will liaise with Scottish Government and relevant organisations to ensure that further broadband improvement in East Lothian is facilitated to reduce barriers to digital inclusivity.

Scotland's Full Fibre Charter

The Scottish Government launched its Full Fibre Charter in 2020 with a series of pledges to

1. Relieve rates – remove non-domestic rates on newly laid and “lit” infrastructure allowing reinvestment into fibre building. Originally this was to be for a 10-year period but has now been extended up to 2034.
2. Identify priorities – work with signatories to identify areas in greatest need for mobile and broadband connectivity, and how to accelerate investment into digital infrastructure.
3. Identify opportunities – work with public sector partners to encourage anchor tenancy and other use of fibre infrastructure. Promote the Scottish Wide Area Network (SWAN).
4. Overcome barriers – work with signatories to develop solutions and implement means to investigate barriers to the efficient deployment of fibre infrastructure, working closely with the UK Government.
5. Come together/collaborate - promote a regular open and inclusive forum for industry, facilitated by Ministers with input as appropriate from key bodies such as regulators, trade unions etc.

Reaching 100% (R100)

The Scottish Government introduced the R100 project which is a commitment to provide access to superfast broadband to every home and business. This is done through the Scottish Broadband

Voucher Scheme (SBVS) and will provide funding to help homes and businesses not in scope of either Reaching 100% (R100) contracts or planned commercial investment to obtain superfast broadband where providers may not ordinarily go. East Lothian has been working with the Scottish Government on this programme and we have identified 899 homes and businesses within the county that would qualify for the SBVS. Work on achieving the targets of the programme is ongoing.

Scottish 4G infill programme

The Scottish Government's Scottish 4G Infill Programme (S4GI) is a £28.75 million initiative delivering 4G infrastructure and services in 55 mobile "not spots" in rural and island parts of Scotland. WHP Telecoms are the Scottish Government's infrastructure provider and has begun site acquisition to achieve three fundamental consents:

- agreed terms with a landowner
- achievement of planning permission from the local planning authority
- commitment from at least one mobile network operator (EE, VMO2, Three, Vodafone) to providing 4G mobile services from that site.

Within East Lothian, a new mast has been provided within the Garvald area allowing 4G coverage through Vodafone and Virgin Media O2. There are currently no other sites within East Lothian that have been selected for inclusion within the programme.

Shared Rural Network

The Shared Rural Network (SRN) will deliver reliable mobile broadband to 95% of the UK, addressing the digital divide by improving 4G coverage in the areas that need it most. The UK's four mobile network operators (EE, Three, VMO2 and Vodafone) are investing in upgrading their existing networks and working together on shared infrastructure and new sites. This will allow each operator to reach 90% geographic coverage, which will result in 84% of the UK having 4G coverage from all four operators, increasing choice and boosting productivity in rural areas. In addition, the UK Government will provide funding for new masts in order to eliminate "partial not spots" where there is coverage from one but not all operators.

Project Gigabit

This is the UK government's programme for enabling hard to reach communities to get fast broadband connections. It targets homes and businesses that are not included in broadband suppliers' plans, reaching parts of the UK that might otherwise miss out on getting the digital connectivity they need. This is done through the Gigabit Broadband Voucher Scheme where eligible homes and businesses can obtain funding for installing gigabit broadband. This is achieved through broadband service providers who have registered to provide connections through the scheme.

Cultural Venues

The Planning (Scotland) Act 2019 introduced a new requirement for LDPs to include a list of all cultural venues.

NPF4 policy 31 (Culture and creativity) provides more clarity on how these venues are to be managed through development planning and the development management process.

The following table contains a list of all cultural venues for theatre, the arts, and music in East Lothian. These are divided into venues that are main arts venues (permanent installations), regular arts venues (regularly used but with changing installations and events) and occasional arts venues (typically used during annual events or for occasional live music).

MAIN ARTS VENUES	REGULAR ARTS VENUES	OCCASIONAL ARTS VENUES
The Brunton, Musselburgh: Permanent Theatre, Cinema, Events	The Corn Exchange, Haddington: Live music venue, exhibitions, events	Lodge Grounds North Berwick: Annual Fringe-by-the-Sea venue during the Edinburgh festival for theatre and live music performances
National Museum of Flight, East Fortune: Permanent museum plus occasional events venue e.g. for Aero Auto displays	Old Town Hall, Prestonpans: Battle of Prestonpans Museum and visitor attraction	Rugby Club, Musselburgh: Occasional live music
Prestongrange Industrial Heritage Museum, Prestonpans: Permanent Museum	North Esk Church, Bridge Street, Musselburgh: Lammermuir Festival venue Exhibitions	Racecourse, Musselburgh Occasional live music
Papple, Whittingehame: Agricultural Heritage Museum (under construction)	Tynninghame Hall, Tynninghame: Cinema, Events	Ravelston House Hotel, Musselburgh, Occasional live music
The Coastal Communities Museum, North Berwick: Permanent Museum	East Linton Hall, East Linton: Exhibitions, Cinema, Events; Live Music	The Gothenburg, Prestonpans Live music, exhibitions and events
John Gray Centre, Haddington: Permanent Museum	Poldrate Mill, Haddington: Exhibitions	Community Centre, Preston Road Prestonpans Occasional live music, theatre, events
Myreton Motor Museum, Aberlady: Permanent Museum		Prestoungrange Parish Church, Kirk Street Prestonpans: Lammermuir Festival venue

Town House, Dunbar: Permanent Museum		Drummohr House, Musselburgh: (Midsummer Festival 2019; Dragons virtual reality event 2017, Winter lights show)
John Muir Birthplace, High Street Dunbar: Permanent Museum		Gosford House: Winter wonderland 2021; Gosford Games, other events
Preston Mill, East Linton: Permanent Museum		Lennoxlove House, Haddington: Lammermuir festival venue
		Alastair Grant Hall/Bridge Centre Poldrate Haddington: Live music, Events
		Cockenzie House, Cockenzie: Events, Exhibitions
		Stenton Parish Church Lammermoor Festival venue
		Innerwick Parish Church (Lammermuir Festival)
		St Mary's Parish Church Haddington: Lammermuir Festival venue
		Holy Trinity Church Haddington: Lammermuir Festival venue
		Dunbar Parish Church: Lammermuir Festival venue
		Blackadder Church, North Berwick: Exhibitions, events
		The Hope Rooms, North Berwick: Exhibitions
		Garvald Village Hall, Garvald: Lammermuir Festival venue
		Gladsmuir Church, Gladsmuir: Lammermuir Festival venue

		Dirleton Kirk, Dirleton: Lammermuir Festival venue
		Aberlady Parish Church, Aberlady: Lammermuir Festival venue

Disused Railway Lines

The Planning (Scotland) Act 2019 introduced a new requirement for LDPs to include a map of disused railway lines, with the possibility of, at some point, there being scope to reopen them as functioning rail lines.

East Lothian has a number of disused railway lines, some of which are now in use as part of the walking, cycling and wheeling network. In these locations, the railway lines themselves have largely been removed, together with any other infrastructure. There are some parts of the old railway infrastructure that still remain in places e.g. in Pencaitland where there are still crossing gates and signal towers along the route, albeit limited.

Whilst preparing a map of disused railway lines is a new requirement, at this point it appears that none of the old routes represent a feasible option for reinstatement and reopening as an active railway line. However, any opportunities for realistic proposals will be explored in preparing the next LDP.

Potentially more feasible is the use of old railway routes for sustainable transport where they are not already in use. This has potential, depending on their location, to help connect settlements and help targets towards reducing car usage and improving walking, cycling and wheeling. Links with health and 20-minute neighbourhoods will need to be explored should any opportunities be identified through the route mapping exercise.

Public Toilets and Water Dispensers

The Planning (Scotland) Act 2019 introduced a new requirement for LDPs to provide details of public toilet facilities and water dispensers within each county. The Council's Transformation Team hold information relating to these facilities.

Public toilets within settlements

There are a total of 9 operational public toilet facilities across our urban areas. These are as follows:

Dunbar	Haddington	North Berwick	Port Seton	Prestonpans	Gullane	Musselburgh	Tranent
Bayswell Road	Neilson Park	Quality Street	Links Road	Ayres Wynd	Goose Green	Shorthope Street	Lindores Drive
						Fisherrow Harbour	

Public toilets at coastal parking locations

East Lothian has 13 sites designated as coastal car parks, with a number of these containing public toilet facilities at or close to the car parks. Some of these are recently built and include showers as well as toilet facilities.

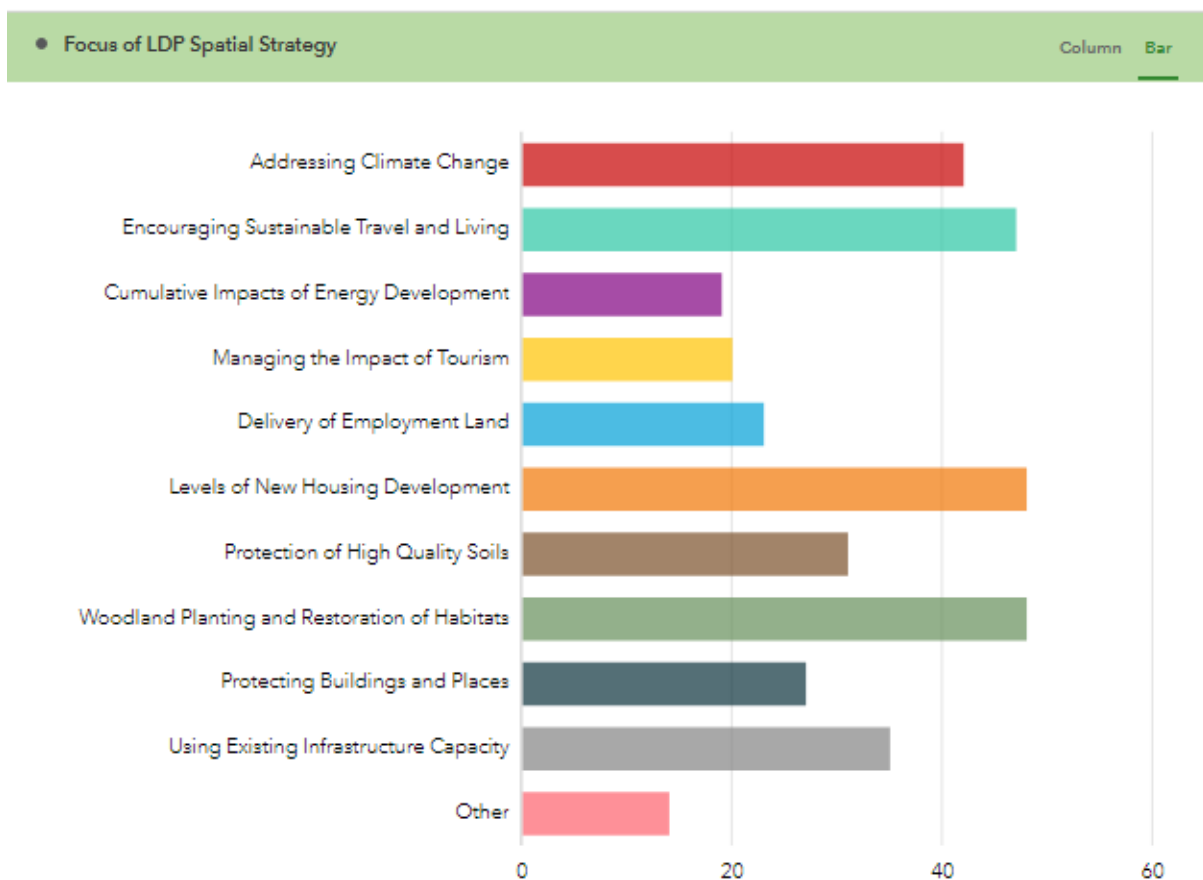
Coastal parking location	Facilities
Longniddry Bents no.1	Toilets
Longniddry Bents no.2	Toilets and shower (outdoor)
Longniddry Bents no.3	Toilets
Aberlady	Toilets
Gullane Bents	Toilets
Yellowcraig	Toilets and shower (outdoor)
John Muir Country Park	Toilets and shower (outdoor)
Shore Road, Belhaven	Toilets
Whitesands	Toilets
Skateraw	Toilets

STAKEHOLDER INVOLVEMENT

Consultation and engagement exercises have been carried out extensively prior to the submission of the Evidence Report. This has been in the form of:

- Public consultation (online and in person drop-in events) to gather information on current planning issues and whether the information for the Evidence Report is sufficient;
- Meetings with Key Agencies
- Children and young people with events taking place in schools across East Lothian
- Hard to reach groups (as defined under the Planning (Scotland) Act 2019)

Within the online questionnaire, respondents were asked to vote on which issue/s they believed were important for the spatial strategy of the next Local Development Plan. The results were as follows:



Responses from the general public consultation can be summarised as follows:

- Infrastructure first approach
- Protection of countryside instead of house building
- Level of commuting to Edinburgh along the A1
- Need for more employment land
- Public transport/mass transit improvements
- Protection of habitats
- Retention of trees and woodland
- Addressing health inequalities

- Existing infrastructure is at capacity
- Increase housing density and affordable housing provision
- Nature based solutions to managing climate change
- Sustrans proposed cycle path (Musselburgh) means more concrete and is not necessary
- Address climate change impacts as a priority over other topic areas
- Lack of green space in new housing developments
- Need for new woodland for recreation
- Disturbance to species and habitats through construction
- Protect agricultural land and green space from house building
- Large scale housing is impacting upon infrastructure and quality of our towns
- Encourage local living
- Exploitation of coastal areas through current policies
- Nature needs time to recover
- Population in other areas e.g. West Lothian is declining, so why is there so much house building in East Lothian?
- Effects of climate change on food production with farmers protecting their land
- Turn coastal areas into wetlands e.g. increase size of, and create new, lagoons
- Planting specific grasses to reduce sand depletion
- Review green belt policy
- Concern over projected population increase and ageing demographic
- Focus on 20-minute neighbourhoods with Longniddry South being a good example as it is near to existing public transport. It can also be expanded in future with built heritage restoration and biodiversity enhancement plans
- Need for sustainable energy and building strategy
- Need to reassess all existing sites (within the LDP 2018)
- Focus on community wealth building and wellbeing economy
- Focus on place principle and place-making
- Ageing population requires better mix of housing
- Protection of rural villages and way of life
- Redesign the Musselburgh Flood Protection Scheme to mitigate a lower level of risk to reduce the proposed walls

Children and Young People

Engagement exercises were carried out by East Lothian Play Association. A report was provided to the Planning Service in November 2023 detailing the findings. A total of 424 pupils aged 4-12 participated from primary schools and community settings.

The following table shows the participants from the summer engagement exercises:

Location	Area	Number of participants
Lewisvale Park, Musselburgh	Musselburgh	22
Fisherrow Links Playpark, Musselburgh	Musselburgh	24
Wallyford Playpark	Musselburgh	7
Winton Place/Lindores Drive green space, Tranent	Fa'side	12

Memorial Park, Haddington	Haddington and Lammermuir	10
Cockenzie House, Cockenzie	Preston, Seton, Gosford	10
Total: 85		

The table below shows the number of pupils from the Primary Schools involved in term-time engagement activities:

Stoneyhill Primary School, Musselburgh	Musselburgh	45
Dirleton Primary School	North Berwick, Coastal	42
West Barns Primary School	Dunbar	22
St Martin's Primary School, Tranent	Fa'side	29
St Mary's Primary School, Haddington	Haddington and Lammermuir	25
Longniddry Primary School	Preston, Seton, Gosford	33
Aberlady Primary School	North Berwick, Coastal	32
Whitecraig primary School	Musselburgh	39
Cockenzie Primary School	Preston, Seton, Gosford	39
Sanderson's Wynd Primary School, Tranent	Fa'side	33
Total: 339		

Key Agencies

Discussions of the main issues that will form part of the next LDP were held with a group of Key Agencies. Those involved were as follows:

- Historic Environment Scotland
- Nature Scot
- NHS
- NHS Lothian
- Scottish Enterprise
- Scottish Environment Protection Agency
- Scottish Water
- Sport Scotland
- Scottish Forestry (through development of Tree and Woodland Strategy)

A separate meeting was held with Transport Scotland to discuss issues for the next LDP. Through this the baseline modelling was discussed which had been prepared for progressing STAG analysis for transport options in the west of the County. It was agreed that this could provide sufficient information to meet the requirements of the Evidence Report. Subsequent to these, discussions are ongoing with Transport Scotland to finalise the details of the data required to be referenced in the Evidence Report. There is no dispute on the need to undertake modelling as part of the development of the LDP2 spatial strategy and develop a policy approach to reduce car usage.

Separate meetings also took place over the two years prior to the production of the Evidence Report with SEPA, NatureScot, Scottish Water, SEStran and HES. Discussions with SEPA have focussed on the production of an SFRA alongside the Evidence Report.

WHAT THIS MEANS FOR THE PROPOSED PLAN? WHAT ARE THE KEY ISSUES FOR THE LDP TO ADDRESS, FROM POLICY ANALYSIS?

Future growth in East Lothian can only be delivered if there is sufficient infrastructure to support it, either now or with planned investment. Before future growth can be assumed it also requires careful consideration of the characteristics of East Lothian as well as a balanced approach to infrastructure provision.

Above all considerations in the spatial strategy will be the financial pressures the Council is facing and the ability for it to provide and maintain additional infrastructure will be severely limited in the absence of additional financial support.

Also, there are a number of constraints to growth and development which must be considered when making decisions on the next Local Development Plan. Constraints can be related to physical or environmental factors such as location, ground conditions, former land uses, etc. but are also related to the available infrastructure capacity to serve new development. They can also relate to protective designations or policies at either national or more local level. A careful balance will be necessary in order to be able to support any growth whilst at the same time achieving the targets for net zero.

Agricultural Land and Soils

Due to the presence of large areas of class 1, 2 and 3.1 prime agricultural land, this limits the type of development that could occur in these areas. NPF4 policy 5 only allows a few exceptions to development on prime agricultural land, these being essential infrastructure (with no other suitable location), small-scale development directly linked to a rural business, production and processing facilities associated with the land produce where no other local site is suitable, or for the generation of renewable energy or mineral extraction and where there is secure provision for restoration.

Current policy in the LDP 2018 includes green belt designation/protection as well as DC1 and DC8 countryside policies. There may be a need to develop a new/updated policy to ensure sufficient protection of prime agricultural land in the next LDP, with more specific development types that can be exceptions.

In terms of developing an overall spatial strategy, there is a direct link between the restrictions on development type allowed on agricultural land, and the ability to designate any sites in the next LDP for residential/mixed-use or employment use. To meet the requirements of NPF the reuse of brownfield land will generally be given priority over any greenfield land for new land allocations.

Education

The education estate in East Lothian is currently under review by Education Services. There are also ongoing changes in relation to the building of new facilities consented on sites allocated within the LDP 2018. There are also other priorities for the renovation of existing facilities. It will be necessary to work closely with Education Service to develop the overall spatial strategy to ensure education needs can be met. There is a link between the programme for the education estate (new facilities and upgrades) with the potential allocation of sites in the next LDP for housing. It will also be important to consider how to manage schools in rural locations where pupil numbers are low.

There will be continued expansion of the Education estate to meet the requirements of LDP1. This will put severe strain on the Council's finances due to the increase in build costs and the inability of the Section 75 regime to factor in inflationary changes.

There is also a shift in the approach to providing educational facilities i.e. more of a focus on campus type facilities. Several schools will come to the end of their PPP contracts during the lifetime of the LDP and any changes to the estate as a result will need to be factored into the spatial strategy. Due to this, there may be a need to consider more carefully how to make the best use of such sites and spaces. One aspect of this is the co-location of services i.e. education, health care etc. This is likely to be a more efficient use of land and other resources, but the suitability of this approach will depend on the particular location and circumstances e.g. budgets, projects being developed by other Council Services and external bodies etc.

Additionally, there is a link between educational capacity and the 20-minute neighbourhood principle. School children should ideally be able to be educated as close to home as possible. They should also be able to easily access their educational establishment, ideally by walking, cycling and wheeling.

These two approaches could bring conflicting aims and the ability to provide services in the ideal manner will have to be factored against the financial challenges that the Council is facing.

The infrastructure first approach will encourage future strategy to make use of existing capacity first. Financial challenges will also make this a priority as the ability of the Council to maintain additional education facilities will be severely limited if not unmanageable.

Flood Risk

NPF4 has placed more importance on avoiding development in areas at risk from flooding, but also on community resilience. Policy 22 (Flood Risk and Water Management) sets out the limited types of development that can occur on areas at risk from flooding. It also states that there is a need for LDPs to take into account probability of flooding from all sources (coastal, river and surface) and use the most up to date information on flood risk and climate change. Policy 22 also requires LDPs to ensure there is greater resilience to the effects of climate change. SEPA have prepared maps showing longer term climate change predictions which must be taken into account, particularly when considering the whole life-cycle of developments.

A Strategic Flood Risk Assessment has been prepared which will be a factor in developing the spatial strategy for the Proposed Plan. It identifies all known areas of flood risk but also highlights some gaps in knowledge that will be addressed in the preparation of the Proposed Plan.

Linked to policy 22 on flood risk are other NPF4 policies and general principles including policy 2 (Climate Mitigation and Adaptation), policy 10 (Coastal Development), and policy 20 (Blue and Green Infrastructure). Opportunities for addressing multiple issues or achieving multiple benefits across different (but connected) issues will need to be explored as the next LDP is developed.

Within the existing LDP 2018, there are specific flood risk and related policies (NH9: Water Environment, NH10: Sustainable Urban Drainage Systems, and NH11: Flood Risk), together with references within related and relevant policies (e.g., Design policies DP3 & DP4). A specific SuDS SPG was also approved as part of the current LDP 2018. Any policies within the next LDP will need to include the most up to date guidance from SEPA as well as research and best practice on issues such

as SuDS as well as the Strategic Flood Risk Assessment. There will be a need to revisit flood risk and determine whether there has been any significant change affecting existing sites.

The next LDP must ensure development does not occur on areas at risk from flooding. Work with SEPA will be required to ensure areas are correctly designated based upon any new or updated flood mapping and climate change predictions. New policies and/or guidance on flood risk within the next LDP must meet the up to date flood risk requirements set out by SEPA. This will assist decision making for both land allocation and development management decisions. Any policies must reflect updated climate change allowances from SEPA.

SEPA have prepared Flood Risk Management Plans, with local authorities also publishing Local Flood Risk Management Plans (LFRMPs), most recently covering 2022-28; East Lothian falls within the Forth Estuary LFRMP.

In addition to managing flood risk, the water management aspect will also need to be considered within the next LDP. This relates to issues such as water quality and seeking improvements within the wider water environment. Scope for strategic projects and collaboration on proposals that may overlap into other Local Authority areas will also be explored through joint working with neighbouring Councils.

Water Supply and Wastewater

There are no policies specifically related to water supply in the LDP 2018. However, evidence shows that fresh water supply is not a significant issue in East Lothian. This will continue to be monitored as progress with the next LDP is made.

For wastewater, whilst there are no existing policies specifically on wastewater, there are references to this subject in particular within Design policies (DP1 – DP7). These are intended to assist with decision-making particularly at development management level.

There will be a need to ensure continued alignment of development (particularly larger scale projects) with Scottish Water upgrades and asset planning to minimise delays related to wastewater capacity. This includes the North Berwick area where a new treatment works is required to accommodate future growth. There may be constraints on areas where, if any sites are proposed for allocation in the next LDP, upgrades are required within the wastewater network. Collaboration with Scottish Water will allow this to be managed effectively.

Wastewater capacity can also be impacted by climate change where, particularly during storms, the network can become overwhelmed. This is exacerbated by a general increase in the use of hard and/or non-porous surfaces. Opportunities will be explored within the next LDP for maximising green and blue infrastructure which will generate multiple benefits including on the wastewater network, biodiversity, and climate change mitigation and adaptation. This needs a multi-disciplinary approach between East Lothian Council and Key Agencies such as Scottish Water, SEPA, Nature Scot etc. Collaboration with the Key Agency group will be ongoing as the next LDP progresses to ensure alignment of Council related plans and strategies with Key Agency advice.

Health Facilities

Health is a significant part of the NPF4 and, together with the nature crisis and climate emergency, is one of the three main issues that LDPs will need to address.

Within the infrastructure section, the focus is on the physical health assets on the ground (GP surgeries and hospitals). The health of the population is dealt with separately in the Health Background Paper.

Although based on the mapping of locations and catchments it would appear there is a good spread of healthcare facilities, this can hide issues with actual capacity. NHS Lothian is responsible for ensuring the population has access to primary health care and that people can register with a GP. This needs to be the case for all population demographics.

Existing LDP policy HSC1 provided protection for operational health care sites as well as supporting new or expanded facilities where planning permission had already been granted. PROP HSC2 set out the proposals from NHS Lothian as part of their modernisation agenda.

NPF4 contains policy 23 (Health and Safety) which states that LDPs should tackle health inequalities, and identify health and social care infrastructure needs in the area.

As health care is a key aspect of the infrastructure needs of the population, there is an important link with the development of an overall spatial strategy for the next LDP.

Some health facilities that had planned expansion to accommodate growth from LDP 2018 will now be at capacity. This could limit further housing land allocations without intervention. Should there be any proposed allocations for new housing developments, it will be necessary to work closely with NHS Lothian regarding capacity of GP surgeries and hospitals. Any growth must not have a corresponding negative impact on new or existing communities i.e. people being unable to register with a GP due to capacity limitations, being located in an area where travel time is unreasonable, or where there are no options for public transport or sustainable travel modes. The next LDP will be formed through continued liaison with NHS Lothian to inform decisions on land allocations, specific policy requirements and developer contributions (where applicable).

These issues will be assessed as the next LDP is developed in collaboration with NHS Lothian and key stakeholders. Furthermore, opportunities to create benefits through co-location of facilities will be explored, with a view to achieving multiple benefits that address health inequalities, 20-minute neighbourhood principles, and climate mitigation/adaptation.

Vacant and Derelict Land

Sites that are designated as vacant or derelict may have potential to provide sustainable development locations as they are typically within or close to urban centres. It is broadly accepted that the reuse of an existing (brownfield) site or existing building can contribute towards sustainable development objectives. This is through factors such as access to existing transport infrastructure, access to existing walking and cycling opportunities, reducing resources/waste, reducing development pressure on greenfield land, and the embodied energy of existing buildings. It is therefore important that priority is given to such sites in sustainable development locations given their multi-faceted nature.

NPF4 policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) is the key policy related to this aspect of infrastructure. It requires LDPs to set out opportunities for reuse of brownfield land and vacant buildings. There are also more broad links between the reuse of such sites with policy 1 (tackling the climate and nature crisis), policy 12 (Zero Waste), policy 14 (Design, Quality and Place), policy 15 (Local Living and 20-minute Neighbourhoods), policy 25 (Community Wealth Building), and policy 27 (City, Town, Local and Commercial Centres).

The LDP 2018 contains non-specific but relevant policies such as TC1 (Town Centres First Principle) which encourages use of land within urban centres to be prioritised for use rather than greenfield sites and those that are far less accessible.

The next LDP will be climate change focussed and therefore key priorities will be ensuring development contributes towards achieving net zero, waste reduction, and protection of greenfield land. For vacant and derelict land and buildings in sustainable development locations, opportunities for removing barriers to their development and unlocking development potential will be explored.

Gas and Electricity

The key issues with gas and electricity are ensuring adequate supply to the population of East Lothian, as well as the resultant effects and/or innovation required to decarbonise the networks, thereby reducing our reliance on non-sustainable sources. Improving resilience to change i.e. power outages during storms, changing ways in which energy is produced and distributed, and continued reduction in availability of fossil fuels, all needs to be tackled as part of the climate crisis. These are nationally important issues however it is recognised that there is a need for all areas of Scotland to contribute towards these ambitious goals.

Developments are already underway with regards to offshore wind farms, work at Cockenzie to ensure this energy can be connected to the national grid, and other such as the High Voltage Distribution Link (Torness to Durham). This raises the possibility of further development pressure for sites to accommodate wind energy or other renewable technology, with potential pressure on highly sensitive landscapes in East Lothian. The key issue will be to balance the need to generate renewable energy with the protection of valued landscapes.

The intent of policy 11 (Energy) of NPF4 is to *“encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).”*

The policy states that LDPs *“should seek to realise their area’s full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.”*

The existing LDP 2018 contains specific wind energy development policies (WD1-WD6) as well as policies EGT1-EGT4 regarding Energy Generation and Transmission at specific locations such as Torness Nuclear Power Station and the former Cockenzie Power Station site. These policies require updating and/or removal due to changing circumstances, and this will be explored as part of the next LDP preparation.

Whilst the landscape of East Lothian is highly sensitive, and the next LDP will need to explore whether constraints should be placed on certain types of energy development in certain parts of East Lothian. Another aspect is nuclear energy with Torness power station estimated to have 11 operational years left before decommissioning would begin. This site provides a significant contribution towards energy generation.

It will also be important to look at ways in which policy can facilitate the retrofitting of existing buildings to accommodate renewable technologies such as solar, wind, water and heat, with the aim to be able to transition away from a reliance on energy from the national grid.

These issues will need to be explored in depth during LDP preparation, with potential for both general (broad) policies and more specific policies.

Broadband

Broadband provision is important for ensuring connectivity for homes and businesses in both urban and rural locations. East Lothian has very good coverage in terms of superfast broadband at over 95% (as per Economic Strategy up to 2022). However, technology has moved on to the point that ultrafast broadband is now in much greater demand. This is in particular from businesses who require greater speeds and bandwidth in order to operate successfully.

NPF4 policy 24 (Digital Infrastructure) recognises the importance of digital communications for Scotland's places and economy. It also states that *"LDPs should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access."*

The LDP 2018 contains policies DCN1 (Digital Communications Networks) and DCN2 (Provision for Broadband Connectivity in New Developments). These policies are currently very under-utilised therefore it will be necessary to address the reasons for this and potentially amend the wording.

The Scottish Government's Reaching 100% (R100) project is ongoing and work is underway within East Lothian to determine the locations where broadband provision needs to be improved. Other projects such as the *Shared Rural Network* the *Scottish 4G infill programme* may also allow East Lothian to address issues within the area where broadband provision and/or mobile coverage (including 4G) is limited or not available. Work will continue with the Scottish Government and infrastructure providers to determine scope for improving digital communications in East Lothian as part of the next LDP. For the overall spatial strategy, it will be important to evaluate the link between the availability of digital communications and decisions on issues such as housing or employment land allocations.

Cultural Venues

The new legislative requirement to prepare a list of cultural venues for the county will be complete for the next LDP. To date, a draft list has been prepared indicating the venue's typical function and frequency of events.

NPF4 policy 31 (Culture and Creativity) has been developed by the Scottish Government to *"encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries."*

It is also stated that *"LDPs should recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts."*

Policy TC3 (Protection of Local Facilities) is relevant within smaller settlements and exists to protect against changes of use of the last shop or public house.

For the next LDP, there is a need to identify these venues on the mapping.

Disused Railway Lines

The new legislative requirement to prepare a list of disused railway lines within the county will be complete for the next LDP. To date, it has not been possible to obtain an accurate map (or series of maps). As this is a new topic introduced by the Planning (Scotland) Act 2019, there are no existing

policies within the LDP 2018 that cover the issue. However, as per NPF4 policy 13 (Sustainable Transport), the next LDP will be accompanied by a detailed Transport Appraisal. It is unclear at this point whether the appraisal will look specifically at the potential for re-opening disused railway lines within East Lothian. However, as the next LDP progresses, any realistic opportunities for doing so will be fully explored.

One of the main constraints to the re-opening of old railway lines will be the lack of infrastructure in place, with virtually all lines having been removed. Many of the routes are also now in use as shared walking, cycling and wheeling routes and therefore it would be a significant challenge to reinstate these lines. This is from both a cost perspective but also from the impact on the large number of people who use the footpaths. Furthermore, some of the old lines have since seen development near to them. Any proposal would require a detailed feasibility study to be carried out, together with environmental appraisal.

Public Toilets and Water Dispensers

The new legislative requirement to prepare a map showing the location of public toilets and water dispensers within East Lothian will be complete for the next LDP. Although it is not a specific policy within the NPF4, key aims such as reducing inequality and improving social inclusion particularly for disabled people are relevant for this topic.

East Lothian's public toilet facilities are fairly well dispersed across the county, with the majority of main settlements containing at least one public toilet within or close to the town centre. There are also public toilet facilities at most of the Council's costal parking locations. Some of these facilities are only recently constructed and provide not only toilets but also showers (outdoor) and changing facilities. There are also a number of toilets located within certain buildings that are publicly accessible, for example within retail stores, libraries- or medical facilities. These facilities are not proposed to be included on the final map of public toilet facilities.

Within the current LDP 2018, there are no policies specifically covering public toilets. Within the next LDP, it is not likely going to be necessary to have a dedicated policy on public toilet facilities. However, the Planning (Scotland) Act 2019 also introduced new requirements for certain public buildings to include provision for public toilets, showers and changing. This included specific requirements for disabled facilities. It may be necessary to create a policy to ensure this legislative requirement is met, however this needs to be more fully explored at the next LDP is prepared.

Water dispensers are limited in East Lothian. However their importance is recognised in relation to providing an important basic need for communities, particularly as the climate changes and there are increased days of above average temperatures. Better provision of water dispensers also contributes to reducing waste through single use plastics, linking with NPF4 policy 12 (Zero Waste). Opportunities for adding in new water dispensing facilities as part of new or retrofitting of development will be explored. Scottish Water have also been involved in the provision of water drinking facilities within urban environments. There is potential for dispensers to be located at Journey Hubs, and this will be explored through working with the Council's Transport Service as well as Scottish Water. The next LDP will be prepared with extensive consultation and collaboration with Scottish Water.

AREAS WHERE THERE IS AGREEMENT OR DISPUTE

Currently there are no disputes on the evidence as part of the Spatial Strategy and Infrastructure chapter of the Evidence Report. Through consultation, the following Key Agencies have confirmed they support the evidence provided or have not raised any disputes:

HES

NatureScot

Scottish Water

SEStran

Scottish Enterprise

Lothian Health Board

Scottish Forestry (Through development of Tree and Woodland Strategy)

Discussions are ongoing with SEPA and Transport Scotland to resolve points of detail in the Evidence Report and Background Papers.