

Evidence Report Background Paper

Issue No 014 - Employment

Context:

- NPF4 Spatial Strategy
- NPF4 Policies: 26. Business and industry; 9. Brownfield, vacant and derelict land and empty buildings; 13. Sustainable transport; 15. Local Living and 20 Minute Neighbourhoods; 18. Infrastructure first; 19. Heat and cooling
- LDP 2018 Policies: EMP1 Business and Employment Locations; EMP2 Operational Harbours; TC1 Town Centre First Principle; TC2 Town and Local Centre; DC1 Rural Diversification.

This section deals with all matters concerning Employment in a general sense. All area or site specific discussions on employment are dealt with under the spatial strategy or area partnership sections of the Evidence Report

LINKS TO EVIDENCE

	Data to be used and those responsible for its production.
ELC 096	<ul style="list-style-type: none"> • Ryden East Lothian Commercial Needs Study (April 2021)
ELC 051	<ul style="list-style-type: none"> • East Lothian Local Economy Strategy (Vision Paper and Evidence Paper), Search results East Lothian Council
ELC 386	<ul style="list-style-type: none"> • ELC Business and Industry Land Audit
ELC 387	<ul style="list-style-type: none"> • East Lothian Vacant and Derelict Land Survey 2023
ELC 091	<ul style="list-style-type: none"> • Local Housing Strategy 2024-2029 Approved Local Housing Strategy (LHS) 2024-2029 East Lothian Council
ELC 087	<ul style="list-style-type: none"> • East Lothian Council Poverty Plan 2021 -2023 (Revised Poverty Plan forthcoming) (accessible East Lothian Council Poverty plan 2021-2023 East Lothian Council)
ELC 050	<ul style="list-style-type: none"> • Regional Prosperity Framework available at Regional Prosperity Framework — The Edinburgh and South East Scotland City Region Deal (esescityregiondeal.org.uk)
ELC 391	<ul style="list-style-type: none"> • Edinburgh and South East Scotland City Region Deal
ELC 392	<ul style="list-style-type: none"> - City Region Deal Annual Report 2022-23 City Region Deal AnnualReport 202223 A4 08.pdf (squarespace.com)
ELC 393	<ul style="list-style-type: none"> - City Region Deal Progress Report 5.1+Appendix+ESESCR+Deal+Progress+Report+-+24+August.pdf (squarespace.com)

ELC 047	<ul style="list-style-type: none"> • Population trends (ONS 2023) Home - Office for National Statistics (ons.gov.uk)
ELC 395	<ul style="list-style-type: none"> • Scotland’s National Strategy for Economic Transformation Evidence Paper (March 2022) - NSET evidence-paper.pdf (www.gov.scot)
ELC 049	<ul style="list-style-type: none"> • Data on future allocated housing land capacity (ELC 2023 Housing Land Audit) East Lothian Housing Land Audit 2023 East Lothian Council
ELC 435	<ul style="list-style-type: none"> • Energy System and Just Transition – Independent Analysis (part of supporting documents of Draft Energy Strategy and Just Transition Plan) (available at Energy system and Just Transition: independent analysis - gov.scot (www.gov.scot))

SUMMARY OF EVIDENCE

East Lothian has a strong and diverse economy that is performing well despite the Covid-19 pandemic and increasing costs of living. The evidence provided includes an analysis of the employment sectors including how they are performing and future opportunities, as well as the tourist economy, and how East Lothian’s current and changing demographic will influence future decisions on the location and type of employment land. To inform the preparation of the next Local Development Plan, there are a number of studies and resources that will be used. These are summarised below.

East Lothian Local Economy Strategy (LES)

- East Lothian’s labour market is performing strongly;
- East Lothian has a higher employment rate than Scotland as a whole, a significantly higher rate of self-employment and a comparable economic activity rate (both areas 77.4%)
- East Lothian has a disproportionately lower number of people that are of working age compared to the City Region and Scottish averages (61% East Lothian, 64.7% City Region & 63.8% Scotland)
- A large number of East Lothian’s employed residents commute out of the local authority area for work (ONS job density data shows that there are 0.62 jobs in East Lothian per resident of working age which is lower than the City of Edinburgh figure of 1.08, Midlothian figure of 0.64 and Scottish Borders figure of 0.78)
- East Lothian’s workforce is in many respects better qualified than the Scotland and City Region averages, but the proportion of the population educated to SVQ level 4 (undergraduate degree equivalent) or above (48.5%) is below the Scotland and City Region averages (50.0% and 56.7% respectively).
- In 2021, average Gross Value Added per worker (a common measure of labour productivity) across the East Lothian economy stood at £38,405, a figure significantly below the Scotland average of £53,357.
- The majority of East Lothian’s business sector (98.4%) comprises either micro businesses (87.5% - up to 9 employees) or small businesses (10.9% - 10 to 49 employees).
- There are proportionately fewer areas of severe multiple deprivation in East Lothian than across Scotland as a whole (Scottish Index of Multiple Deprivation 2020 dataset)
- There is a need to identify effective employment land in East Lothian, in particular for office space. The draft LES reports a low vacancy rate of 2.6% and a general decline in the availability of office space in East Lothian over the past ten years.
- Compared to office space, industrial properties have a higher vacancy rate. However, 59% of the East Lothian’s total employment land is currently undeveloped.

SIMD 2020 data shows a significant east-west divide across the East Lothian Council area, with the three ward areas to the west of East Lothian all experiencing a higher proportion of areas in the most deprived 40% of datazones than the Scotland average, and the three ward areas to the east of East Lothian all experiencing a lower proportion.

Employment land – vacancy rates & market rates (source *EL Local Economy Strategy Evidence Paper*)

	All Use	Office	Retail	Industry
East Lothian				
Vacancy Rate 1-Year Average	2.84%	2.29%	3.22%	2.83%
Vacancy Rate 10-Year Average	2.53%	2.37%	2.72%	2.48%
Market Rent per sqft 1-Year Average	£12.13	£17.47	£14.15	£8.14
Market Rent per sqft 10-Year Average	£10.76	£15.25	£13.78	£6.45
Scotland				
Vacancy Rate 1-Year Average	5.69%	6.36%	3.71%	4.98%
Market Rent per sqft 1-Year Average	£13.72	£11.24	£17.32	£5.10

East Lothian Business Survey (conducted as part of the Local Economy Strategy)

- Businesses reported skill shortages in the manufacturing and engineering, construction, hospitality, health, care, childcare and early years sectors. Businesses also find it difficult to recruit people with strong maths and English skills
- Small businesses report issues around funding and providing staff cover for on-the job training. Participation in training and engagement with apprenticeships is also low.
- Businesses reported a significant shortage of serviced office and light industrial space and of available employment land in East Lothian
- Businesses report that they can find public services disjointed, and feel ‘bounced from person to person’, they find the form filling and ‘red tape’ associated with accessing public sector services and support a deterrent. Public sector finances are under severe pressure impacting the scope and availability of services, the opportunity to simplify and rationalise services should be explored.

Ryden East Lothian Commercial Needs Study (April 2021)

- Employment in Education; Professional, Scientific and Technical Activities (10%) and Accommodation and Food Services are the sectors of East Lothian’s economy that perform above the Scottish average in terms of job numbers;
- The largest employers in East Lothian include East Lothian Council (4,500 employees) Charles River Laboratories (Pharmaceutical Research – 1,000 employees), EDF (Torness Power Station – 730 employees), QMU (Higher Education – 309 Academic and 254 Professional Services Staff) and ZOT Engineering (Engineering – 220 employees).

- Large businesses (greater than 250 employees) only account for a small proportion (0.3%) of East Lothian's companies, with micro to small businesses (0 to 49 employees) making up 98.3% of companies in the area;
- Demand for industrial property (annual average number of transactions and size of properties);
- Demand for offices (annual average number of transactions and size of properties);
- Employment land supply (overall quantity, size, and distribution);
- Employment market scenarios

The Ryden Study also summarises recent demand for industrial property and offices, and assesses employment land supply and employment market scenarios.

ONS data (various datasets are available and are relatively easy to compare by using ONS tools eg Subnational indicators explorer [Subnational indicators explorer - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/subnational-indicators-explorer) also [statistics.gov.scot | East Lothian](https://statistics.gov.scot/east-lothian))

- Gross median weekly pay – East Lothian £516.4 (City of Edinburgh £560.8; Midlothian £530.3; Scottish Borders £477.4).
- Gross disposable household income per head - East Lothian £23,372 (City of Edinburgh £23,001; Midlothian £20,228; Scottish Borders £20,289).
- Gigabit capable broadband – East Lothian 67.2 % coverage (City of Edinburgh 89.1%, Midlothian 77.6%, Scottish Borders 26.9%).
- The 2022 Census shows that East Lothian from 2001 to 2022 has had the biggest rise in population of any local authority area in Scotland – 24.6% compared with the % increase in Scottish population of 7.4%.

East Lothian Employment Land Supply (Business and Industrial Land Audit)

An audit of all employment sites within the LDP 2018 has been carried out in Q1 of 2023. There is a total of nearly 237 hectares of employment land across the local authority area, of which, 55% is currently undeveloped. The largest proportion (34.4%) of employment land (80.4 hectares) is in the wider Musselburgh area, followed by the Tranent cluster (73.6 hectares or 31.5% of the entire employment land). Both areas account for almost 66% of East Lothian's total employment land. The wider Musselburgh cluster also has the largest overall area of undeveloped employment land (51.7 hectares) in East Lothian. However, the largest proportion of undeveloped land on a settlement basis is in Dunbar (68.4% remains as undeveloped employment land or 21.6ha out of 31.6ha) and in Macmerry (51.3% remains as undeveloped employment land or 21.2ha out of 41.4ha).

CLUSTER AREA	SITE	Developed (ha)	Undeveloped (ha)	% of developed land	% of undeveloped land
MUSSELBURGH	CRAIGHALL North West Of QMU		21.5		
	CRAIGHALL South West Of QMU		20		
	Old Craighall Junction South West		5		
	Old Craighall Junction North		5		
	Newhails Industrial Estate	6.3	0.2		
	Fisherrow Industrial Estate	1.7			
	Inveresk Industrial Estate	9			
	Wallyford Industrial Estate	3.3			
	Wallyford Salters Rd	0.9			
	Olivebank	4.4			
	Kirk Park Inveresk	4			
Total Area		29.6ha	51.7ha	36.8%	64.3%
PRESTONPANS	Mid Rd Industrial Estate	4.1			
	Mid Rd Industrial Estate West	1			
	Whin Park/Cockenzie Business Centre	1.4	-		
Total Area		6.5ha	-	100%	
BLINDWELLS		-	10ha		100%
TRANENT	Windygoul South West		8.6		
	Elphinstone Rd	2.1	-		
	Kingslaw	0.9	4.8		
	Macmerry Business Park East		15		
	Macmerry Business Park	20.2	0.4		
	Macmerry Business Park - Greendykes	-	5.8		
	Fleets & Charles Rivers	15.8	-		
Total Area		39ha	44.6ha	53%	47%
HADDINGTON	Gateside East	1			
	Gateside West	5.3			
	Peppercraig East		7		
	Hospital Rd	2.7	1.5		
	Pure Malt Whittinghame Drive	1.9			
	Peppercraig Quarry	0.6			
	Alderston	1.8	1.5		
	Tyne Close	0.2			
Station Yard	1.8				
Total Area		15.3ha	10ha	43.3%	28.3%
NORTH BERWICK	Tantallon Rd/Mill Walk	2			
	Tantallon Rd South		1		
	Mains Farm		1		
Total Area		2ha	2ha	50%	50%
DUNBAR	Spott Rd	8			
	Spott Rd		21.6		
	Belhaven Brewery	2			
	Beltonford West Barns	1.7			
	Dunbar Rd East Linton	1.1			
	Industrial Estate East Linton	0.6			
	Auction Mart East Linton		1		
Total Area		13.4ha	22.6ha	39.4%	66.5%
Total Area (all clusters)		105.8ha	130.9ha	44.7%	55.3%
GRAND TOTAL		236.7ha			

Employment Land by Area Partnership

There are six Area Partnerships within East Lothian, each with distinctive characteristics and employment functions.

Also, the Scottish Vacant and Derelict Land Survey 2023 showed that there is currently approximately 80ha of land within this classification. This is across 31 different sites with the distribution relatively even across the county.

Musselburgh

The most westerly AP within East Lothian containing its largest settlement of Musselburgh. This area benefits from close proximity to the adjoining City of Edinburgh Council, with frequent railway and bus services to/from the centre and suburbs. It also adjoins Midlothian Council area, providing further links westward. The Musselburgh AP contains Queen Margaret University to the north of the A1, where most of the urban development is contained. To the south is more dispersed and rural with small settlements such as Whitecraig.

Musselburgh town centre is vibrant with the High Street providing a range of employment in the form of retail, hospitality, financial services etc.

The Musselburgh AP has the strategic mixed-use site of Old Craighall within it, which is the largest allocated site of the LDP 2018. The area has become known as the Edinburgh Innovation Park, with the Innovation Hub to be located adjacent to QMU. The Innovation Hub will allow a cluster of commercial innovation and tech-based enterprises to co-locate, providing research and other benefits. The site will provide serviced and fitted commercial laboratory and office space for food & drink and high growth tech and innovation-based businesses. With hundreds of new homes to be built beside the Innovation Park, significant employment opportunities will exist for the new residents.

Another allocated site in the Musselburgh AP is the PROP MH10/MH11 Wallyford expansion. This will provide hundreds of new homes as well as new educational establishment, and a new centre for the settlement of Wallyford.

Using the SIMD data, areas exist within the Musselburgh AP that are within the 20% most deprived in Scotland. These are located in the north of Musselburgh and the centre of Wallyford. The level of deprivation has worsened since the 2016 dataset was completed as these areas were not previously within the 20% most deprived decile.

Preston, Seton, Gosford

This AP contains a number of East Lothian's medium sized settlements, with excellent transport links to and from both the North Berwick Coastal and Musselburgh APs. The area has a strong sense of community and local identity which has allowed the area to retain much of its heritage and culture.

The AP contains the allocated Blindwells PROP BW1 mixed-use site which is currently being developed, with an approved masterplan. This site will provide new areas of employment primarily to the north adjacent to the railway line.

It also contains the former Cockenzie power station site which was acquired by East Lothian Council. A masterplan is currently being developed for the site. Some development has already been consented in the form of energy related activity to allow offshore wind energy to be brought onshore to the national grid.

The Preston, Seton, Gosford AP is shown in the SIMD data with an area in the 10% most deprived in Scotland. This area has declined since the 2016 SID date was produced. Other areas are within the 20% most deprived, however these were already within the 20% decile in 2016 data.

Fa'side

This AP's largest settlement is Tranent, with some smaller but accessible settlements further south. Although there is no railway service through the AP, the A1 trunk road is easily accessible, with the settlements of Pencaitland, Ormiston and Macmerry all within a relatively short drive. The area is also served by a number of bus routes connecting to other parts of East Lothian and into the City of Edinburgh.

One of the main employment sites within the Fa'side AP is the Elphinstone Research Centre containing Charles River Laboratories. Allocated sites exist to the east of Tranent (PROP TT6: Kingslaw), south (PROP TT3: Windygoul), and Macmerry (PROP TT8 Macmerry Industrial Estate).

The Fa'side AP contains areas within both the 10% and 20% most deprived in Scotland, located within Tranent. The 2016 data showed no areas within the 10% most deprived, representing a decline in the situation.

North Berwick Coastal

With a large area of coastline and the highest proportion of prime agricultural land, this AP is the second largest in East Lothian geographically. It contains the heritage assets of Tantallon Castle and Dirleton Castle, and the settlement of North Berwick with the Law to the south as an important geographical feature and tourist attraction. This AP is responsible for a large tourist draw into East Lothian, facilitated by the centrally positioned railway station and frequent services to/from Edinburgh. This makes both commuting and leisure trips very easy.

North Berwick has a prosperous food and drink industry, with many people employed in its various cafes and restaurants. Settlements such as Gullane and Aberlady are smaller in scale, but also have good food and drink offers and small retail outlets.

Allocated mixed-use sites with some employment provision include PROP NK1: Mains Farm and PROP NK4: Tantallon Road. The North Berwick AP mostly contains areas that are within the least deprived percentiles.

Haddington & Lammermuir

The largest and most central of East Lothian's APs, Haddington and Lammermuir contains the administrative and market settlement of Haddington, together with a large number of small villages and hamlets. It also contains the largest rural parts of East Lothian, with the Lammermuir Hills dominating the backdrop.

Haddington itself has the head office for East Lothian Council, the county's largest employer. Other large employers include East Lothian Community Hospital, Pure Malt Products Ltd, and Tesco. It also has a range of other operational employment sites with a mix of industrial land uses such as the Hospital Road site, and Whittingehame Drive (Screwfix) site.

The more rural areas to the south of Haddington are predominantly farms and small-holdings, with some micro businesses in settlements such as Gifford and Humbie.

Allocated sites include HN5: Gateside East, HN6: Gateside West and HN8: Peppercraig East. Development has already begun or has been completed on the HN5/HN6 sites.

Haddington has some areas of deprivation mostly on the north east and south east of the town, although not within the 10% or 20% most deprived of the SIMD 2020 data.

Dunbar & East Linton

As the most easterly AP, Dunbar & East Linton contains a large area of coastline and also adjoins the neighbouring Scottish Borders Council. The settlements of Dunbar and East Linton are now connected by the railway line, with East Linton station opening in late 2023. Dunbar has a strong link with the fishing industry with

its operational harbour. East Linton has a rich cultural heritage and a number of long-standing independent businesses on its high street.

A number of smaller villages and hamlets are dispersed around the area and include Tynninghame, Whitekirk and Innerwick, with a range of agricultural operations and small-holdings.

Dunbar and East Linton AP has some medium scale employers such as Asda and Belhaven Hospital. The high street provides a range of independent retail and food outlets catering for both local residents and tourists, with easy access from Dunbar train station and direct bus services to Edinburgh. Existing operational employment sites include a mix of industry at the Spott Road Industrial Estate, Belhaven Brewery, and storage facility at West Barns (Need Space).

The largest employment site is currently PROP DR2 which is to the east of Spott Road behind the existing Asda and Dunbar Garden Centre.

Recently developed employment units

Whilst some of the allocated employment sites are yet to be developed, some recent examples of consented (see full table of consented development proposals at the end of the document), under construction or completed developments include:

Mid Road Prestonpans ([18/01344/P](#) Part of the site has planning permission for retail (now completed) and other part granted consent at appeal to LAR housing for affordable housing now under construction.)

Haddington Gateside East and Gateside Commerce Park ([20/01428/P](#) Erection of a 60 bed care home building, children's nursery building and associated works | Land West of Gateside Road Haddington East Lothian; and [19/01217/PCL](#) Erection of 9 industrial units (class 4) and associated works | Land West of Arthurs Way West Road Haddington East Lothian)

Barbachlaw in Wallyford

[22/00803/PP](#) - Land North Of Victory Lane Barbachlaw Wallyford East Lothian - proposed industrial development comprising of class 1, 4, 5 and 6 class uses (site area 1.32ha)

[23/01515/PP](#) – Approved planning permission in principle for business development (Class 4) with associated landscape, engineering infrastructure including drainage along with electricity substations (site area 1.4ha)

SUMMARY OF STAKEHOLDER CONSULTATION

Delivery of employment sites?

- Role of QMU in attracting new businesses and offering premises
- ELC could incentivise the take up of employment sites by allowing some residential development on those sites
- There's the problem of hope value, whereby even the most unappealing sites are perceived to be potentially important. The benefits of land ownership are skewed towards building expensive houses and that is part of the problem.
- Lack of Public Transport also restricts access
- Better to use existing space and to look at maximising utilisation of these spaces and multi purpose uses
- We should support conversion of old farm buildings into small business spaces (IT businesses or craft workshops)? Or give un-used land for the development of small work spaces for their local communities
- Use part of the housing sites for employment

Brownfield sites for employment?

- Former Cockenzie Power Station site
- Macmerry industrial estate could be expanded greatly.
- East fortune hospital site
- Old Council depot in Lime Grove, North Berwick
- There are still spare areas in and around Fenton Barns
- Torness could be converted into a sustainable tech centre, with a strong nature recovery based focus.
- Look first at underutilised existing Council owned, leased sites rather than expanding into new sites.
- Be more creative on change of uses rather than expanding onto new (greenfield) sites

Level of employment?

- No background info available to answer this
- Employment in East Lothian is poor and often its jobs are low paid, meaning that many people commute to Edinburgh
- 1000 acres
- Modern hub-like office spaces should be available in Blindwells
- Use empty shops
- Use an algorithm to predict this which will be a function of distance from the city (and competing areas, which are better served by transport and potential employee pool), population and a variety of other factors including rent.
- What jobs are the government trying to attract to East Lothian? Only then can you determine the land requirements

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

The current LDP seeks to protect existing employment land allocations and seek opportunities for new employment in sustainable locations. There are some large new employment sites in the western parts of East Lothian which are either under construction or consented, with parcels yet to be developed. These sites will provide significant employment growth, however other medium sized sites can also make an important contribution.

Developing the approach to employment land requires a balance between ensuring the next LDP complies with a range of NPF4 requirements with the need to ensure East Lothian's ability to attract and retain a variety of businesses across different sectors. This will require a multi-dimensional approach, with key links to the Spatial Strategy and General Infrastructure section and the Housing section. Key issues to address are:

- Ensuring a wide distribution of employment land within our main settlements and across East Lothian's Area Partnerships, with sites accessible by sustainable transport modes;
- Contribution of all employment sites to the mitigation of, and adaptation to, the effects of climate change;
- Contribution of all employment sites to mitigation of effects and enhancement of biodiversity to address the nature crisis;
- Infrastructure first approach to deliverability of employment land. Greenfield sites with limited or no infrastructure are not brought forward;
- Ensuring strategic sites are developed in the most effective way possible to maximise job creation and co-location benefits;
- Recognition of the character of East Lothian's business sector which is primarily small and micro businesses, and ensure a strong focus on supporting their growth;

- Recognition of East Lothian's rural employment sector and consider how to support these through local employment opportunities, training, and skills development, as well as re-purposing unused buildings for economic functions;
- Employment sites must support local living and reducing private car usage;
- Allowing sufficient flexibility within policy for a range of employment uses and job creating tourist development whilst also retaining East Lothian's attractive built and natural landscape;
- Flexibility of employment units and community hubs to accommodate and support the needs of a range of small businesses and start-ups;
- Recognition of the changing functionality of East Lothian's population through home-working etc;
- Equality and fairness, and reducing barriers in relation to accessibility of jobs, training and further education;
- Focus on how to maximise opportunities for young people (East Lothian has relatively fewer young working adults than Scotland as a whole, with only 38.6% of its residents aged between 16 and 49, compared to 42.8% across Scotland)
- Supporting employment and training as a mechanism for change and the regeneration of areas, in particular those within the most deprived percentiles;
- Supporting and growing East Lothian's high quality tourism offer whilst protecting existing communities from negative effects.

In addition to the above, future employment policies will need to put more emphasis on how we utilise existing buildings, including vacant properties and buildings at risk which can be repurposed or reused in line with circular economy principles.

Strategic Employment Sites

Blindwells

The site at Blindwells (PROP BW1) is allocated for circa.1600 homes and 10ha of employment land. This represents a major opportunity to support new businesses locating in East Lothian and job creation without the need to travel outside of the county.

The site was granted planning permission in principle under 14/00768/PPM for remediation works on the site and the creation of a new settlement comprising residential, employment, education and commercial uses with park and ride and rail halt facilities and associated works. This application included a masterplan showing each parcel of land in terms of use and phasing for development.

Following on from this, application 19/00620/AMM was submitted and approved for the approval of matters specified in conditions 1d, 1h, 1l and 1n (details of road, drainage and landscape infrastructure for Phase 1) of the planning permission in principle.

A new consent (Ref: 21/01580/PM), with a revised masterplan for the mixed use settlement, was granted in June 2022.

The most recent planning consent is 23/01155/AMC which is for the approval of matters specified in conditions 1(a) to (m) and (o), 5, 6, 9, 11, 12, 18, 19, 22, 23, and 27 of planning permission in principle 21/01580/PM - Erection of local centre including 74 residential units (including 48 affordable homes), 37 employment units (Classes 4 and 6), 12 retail units (Class 1A), gym (Class 11), nursery (Class 10); wellbeing facility (Class 1A) and local supermarket (Class 1A), together with associated public realm, landscaping, access and infrastructure.

Construction is underway with a large number of homes already occupied, however, the employment land has not yet been developed

Cockenzie

The Cockenzie site comprises land formerly in use as a coal fired power station, and includes the power station building footprint itself and surrounding land. It has an area of approximately 98ha and was acquired by East Lothian Council from Scottish Power in 2018. Since then, progress has been made on the redevelopment of the site. Planning permission has been granted for an interconnector to allow offshore wind farm energy to be brought onshore to the national grid. Permission has also been granted for an electricity substation on another part of the site. These energy related developments were subject to applications to the Scottish Government as part of the energy consenting process.

The site was also subject to a Levelling Up bid which was successful, providing an injection of funding towards remediation works on the site. The earlier 2017 Cockenzie Masterplan provided high level community aspirations and potential development options for the site. A technical assessment of the former Cockenzie Power Station Site is underway and will inform how the development options for the site can be brought forward.

Craighall – Edinburgh Innovation Park

The Craighall site is the largest allocated site within the LDP 2018. It is proposed for mixed-use including circa. 1500 dwellings across different parcels of land, together with 41ha of employment land, a new local centre, community uses, and other associated infrastructure, including a new primary school, and a new junction off the A1 trunk road. The site is of regional importance representing a significant economic opportunity due to its location and transport links.

ELC delivered a grade separated junction in 2023. The junction provides critical infrastructure to improve accessibility and connectivity to QMU which, in partnership with East Lothian Council, is working to deliver the Edinburgh Innovation Hub adjacent to the university – phase one of a wider Edinburgh Innovation Park. The Edinburgh Innovation Hub commenced construction in January 2023 and is due for completion in September 2025. The Hub will support and grow businesses driven by innovation, knowledge exchange and technology, bringing together research, industry and academia under one roof, creating opportunities for synergies and knowledge-sharing. Tenants will be able to rent accommodation packages, for move-in ready space, that fits their size and needs. The design of the Hub will enable tenants to take up more space as and when they need to.

The venture is supported by £28.6 million from the UK Government, £1.4 million from the Scottish Government and £10 million from East Lothian Council as part of the Edinburgh and South East Scotland City Region Deal (ESES City Region Deal). The wider Edinburgh Innovation Park adjacent to the Edinburgh Innovation Hub will transform a strategic economic development site, owned by East Lothian Council, into a nationally significant cluster of knowledge exchange, innovation and high value business growth. This being delivered through a joint venture between ELC and QMU

Other key employment issues in Area Partnerships

There are a number of other sites within East Lothian that, although their scale is not close to the Blindwells, Cockenzie or Craighall developments, remain very important for East Lothian's economic prosperity. They will also help to support and sustain existing communities in the main settlements and beyond. More information about these sites is included in Appendix 1 below.

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

There is general agreement that the current allocations are not delivering the required employment land. Equally the market is not functioning effectively to bring employment sites forward. Both these elements can only be addressed at the next stage of the LDP. Scottish Enterprise did not raise any disputes on the evidence.

Appendix 1

Settlement Cluster	Policy	Name	Area (ha)	Undeveloped	Latest Planning Consent/s
			Developed		
Musselburgh	MH1	Craighall North West of QMU		21.5	18/00485/PPM Planning permission in principle for proposed Mixed Use Development comprising residential development, education, business, industry, storage and distribution, innovation hub (including class 2,3,4,5 and 6), employment uses, community facilities, residential neighbourhood centre (including class 1,2,3 and 10), playing fields, changing facilities, public park(s) and associated works Land At Old Craighall Village Musselburgh East Lothian 23/00297/AMC Approval of matters specified in conditions of planning permission in principle 18/00485/PPM - Erection of an innovation hub building and associated works
	MH1	Craighall South West of QMU		20	18/00485/PPM
	MH3	Old Craighall Junction South West		5	21/00528/PM Erection of crematorium building and associated works
	MH4	Old Craighall Junction North		5	No planning applications since the adoption of the current LDP Hoarding on site advertising the availability of the employment site
		Newhailes Industrial Estate	6.3	some limited scope ca 0.2ha see app 21/00940/P	21/00940/P Erection of industrial building for storage or distribution (class 6) and associated works Unit 3A And Adjacent Land Newhailes Industrial Estate Newhailes Road Musselburgh East Lothian EH21 6SY
		Fisherrow Industrial Estate	1.7		No planning applications since the adoption of the current LDP
		Inveresk Industrial Estate/Eskmills	9		19/01236/P Alterations, extensions to building, erection of walls, gate and bicycle storage and formation of car parking Building 4 / 1 Inveresk

					<p>Mills Industrial Park Station Road Musselburgh East Lothian EH21 7UQ</p> <p>20/01455/P Alterations, extension to building Unit 12 Inveresk Mills Industrial Park Station Road Musselburgh East Lothian</p> <p>22/00626/P Alterations and change of use of building from business use (Class 4) to non- residential institutions (Class 10) Suite 2 Hercules House Eskmills Park Station Road Musselburgh East Lothian EH21 7PQ</p> <p>23/00635/P Alterations to building Unit 6, Inveresk Industrial Estate Eskmills Road Musselburgh EH21 7UL</p> <p>23/00741/P Alterations and part change of use of Industrial Building (Class 5) to Shop (Class 1A) and Cafe (Class 3) Riverside Works Station Road Musselburgh East Lothian EH21 7PE</p>
		Olivebank	4.4		<p>22/01017/P Alterations and change of use of industrial unit (Class 4, 5 and 6) to day centre (Class 10) Unit 9 Newhailes Business Park Newhailes Road Musselburgh East Lothian EH21 6RH</p>
		Kirk Park, Inveresk	4		<p>20/00108/PM Erection of care village, comprising 59 care bedrooms and 171 residential accommodation and care units (47 Care Suites and 124 Care Apartments) for people in need of care (Class 8), with communal facilities and associated works Site At Kirk Park Eskmills Road Inveresk Musselburgh East Lothian</p>
		Wallyford Industrial Estate	3.3	limited scope (see app 21/00148/P)	<p>19/00921/P Change the use of building (class 5) to fitness centre (class 11) (retrospective) Block E Unit 1, 2, 3</p>

					<p>Wallyford Industrial Estate Wallyford Musselburgh East Lothian EH21 8QJ</p> <p>21/00148/P Erection of industrial buildings with office and ancillary accommodation (Class 4, 5 and 6), change of use of grassed area to form hardstanding area and associated works Unit 6G Wallyford East Lothian EH21 8QJ</p> <p>21/00800/P Subdivision of commercial units and associated works Unit 6,11-13 Wallyford Industrial Estate Wallyford EH21 8QJ</p> <p>20/00723/P Alterations and change of use of garage, workshop and showroom to shop (class 1), cafe/restaurant (class 3), storage unit (class 6) and associated works Wallyford Showrooms 1 - 5 Salters Road Wallyford Musselburgh East Lothian EH21 8JX</p>
		Salters Road (Car Showroom)			
		Wallyford/Kinwegar Waste Recycling Centre	3		Waste & recycling site
		Wallyford MH12 (Mixed use) Barbachlaw			<p>22/00033/P Erection of building for (class 4) food processing facility and (class 1A) retail unit and associated works Barbachlaw Wallyford Musselburgh East Lothian EH21 8QH</p>
Prestonpans		Mid Road Industrial Estate	4.1		<p>18/01344/P Part of the site has planning permission for retail (now completed) and other part granted consent at appeal to LAR housing for affordable housing now under construction.</p>
		Whin Park/Cockenzie Business Centre	1.4		No planning applications since the adoption of the current LDP
		Mid Road Industrial Estate West	1		<p>18/01404/P Erection of 10 industrial units (class 4) and associated works Mid Road</p>

					Industrial Estate Prestonpans East Lothian
Blindwells	BW1	Blindwells Employment Allocation		10	<p>20/0008/PAN Planning permission in principle for mixed use town centre development, including retail, commercial, employment, healthcare, leisure, community facilities and residential uses, together with associated public realm, access, landscaping and infrastructure Blindwells Tranent East Lothian</p> <p>21/01580/PM Section 42 application variation to conditions 1, 13, 30 and delete condition 31 of planning permission 20/01030/PM Blindwells Tranent East Lothian</p>
Tranent	TT3	Windygoul South West		8.6	<p>18/00109/PM (refused)</p> <p>Planning appeal case reference PPA-210-2095 Scottish Government - DPEA - Case Details (scotland.gov.uk)</p>
		Tranent Elphinstone Road	2.1		<p>20/01335/P Alterations and heightening of roof of industrial unit 19 Elphinstone Road Tranent EH33 2LG (eastlothian.gov.uk)</p>
		Kingslaw (existing employment)	0.9		<p>21/00263/P Change of use from vehicle sales area and car valeting to coach parking (sui-generis) and erection of fence and gates (Part retrospective) Tranmere Service Station Tranent East Lothian EH33 1DZ 20/00577/P Part change of use of car wash facility for the siting of mobile snack bar, formation of decking, associated seating area and erection of fencing (Part Retrospective) Land Adjacent To Tranmere Service Station Tranent East Lothian EH33 1DZ</p>
	TT6	Kingslaw		4.4	16/00671/PPM (refused)
	TT8	Macmerry Business Park East			15

		Macmerry Business Park	20.6		<p>18/00693/P Alterations and change of use of part of existing office building (class 4) to cafe (class 3), alterations and change of use of building unit 1 (class 5 and 6) to sui generis (dog training), alterations to existing buildings (4,5 and 6), erection of storage units (class 6) and associated works Former Hart Builders Office And Yard Macmerry Industrial Estate Macmerry Tranent East Lothian EH33 1ET</p> <p>19/00068/P Use of unit 8 of building approved by planning permission 18/00693/P for use as a fitness centre (class 11) Unit 8 Macmerry Industrial Estate Macmerry East Lothian EH33 1RD</p> <p>19/00626/P Change of use of general industry/storage building (class 5 and 6) to mixed martial arts facility (class 11) and installation of cycle rack Unit 2 Macmerry Industrial Estate Macmerry Tranent East Lothian EH33 1RD</p> <p>20/01025/P Extension to building, formation of hardstanding area, erection of fencing and gates Unit 24A Macmerry Industrial Estate Macmerry EH33 1RD (eastlothian.gov.uk)</p> <p>21/01222/P Erection of building to form 3 commercial units Macmerry Industrial Estate Macmerry East Lothian</p> <p>22/00788/P Erection of industrial buildings (class 5 and 6) and associated works Site At Macmerry Industrial Estate Macmerry East Lothian</p> <p>22/00788/P Erection of industrial buildings (class 5 and 6) and associated works Site At Macmerry Industrial Estate Macmerry East Lothian</p>
--	--	------------------------	------	--	--

					<p>23/00052/P Erection of storage building (class 6) Land To The Rear Of Unit 10 Macmerry Industrial Estate Macmerry East Lothian</p> <p>23/00112/P Erection of office building (Class 4) and associated works Land West Of Recycling Centre Macmerry Industrial Estate Macmerry East Lothian</p> <p>23/00413/P Siting of container for the installation of biomass boiler with hopper and flue Macmerry Industrial Estate Macmerry East Lothian</p> <p>23/00852/P Erection of 2 wind turbines and associated works Site At Macmerry Industrial Estate Macmerry East Lothian</p>
		Macmerry Business Park - Greendykes		5.8	<p>19/00507/P Extension to building and associated works E4 Data Centre Macmerry Tranent East Lothian EH33 1RD</p> <p>22/01209/P Extension to building and associated works E4 Data Centre Macmerry Tranent EH33 1RD (eastlothian.gov.uk)</p>
		Fleets & Charles Rivers	15.8		<p>21/01572/P Extensions to buildings and associated works (Part Retrospective) Elphinstone Research Centre Elphinstone Tranent EH33 2NE</p> <p>19/00412/P Extension to building and associated works Elphinstone Research Centre Elphinstone Tranent East Lothian EH33 2NE</p>
Haddington	HN4	Gateside East		1	<p>20/01428/P Erection of a 60 bed care home building, children's nursery building and associated works Land West</p>

					of Gateside Road Haddington East Lothian
	HN5	Gateside West		5.3	<p>19/01217/PCL Erection of 9 industrial units (class 4) and associated works Land West of Arthurs Way West Road Haddington East Lothian</p> <p>19/00145/PM Erection of 3 retail units (class 1), 2 restaurant/cafe (class 3) with external seating areas and 1 with associated drive-thru/takeaway and associated works Gateside West Haddington East Lothian</p> <p>19/00352/P Erection of a petrol filling station with ancillary retail unit (class 1) and associated works Gateside West Haddington East Lothian</p>
	HN8	Peppercraig East		7	No planning applications since the adoption of the current LDP
		Hospital Road	2.7	1.5	<p>23/01043/P Part change of use of garage to provide 2 Offices (Class 4) or Nursery (Class 10) and Nursery (Class 10) and associated works (Part retrospective) Somnerfield Works Hospital Road Haddington EH41 3PA</p>
		Pure Malt, Whittingehame Drive	1.9		<p>18/01318/P Erection of brew house, silos and associated works Pure Malt Products Whittingehame Drive Haddington East Lothian EH41 4BD</p> <p>20/00054/P Changes to the existing Brewhouse and repositioning of silos as changes to the approved scheme of development the subject of planning permission 18/01318/P Pure Malt Products Whittingehame Drive Haddington East Lothian EH41 4BD</p>
					<p>21/00918/P Alterations, change of use of shop (class 1) to 3 storage and distribution buildings (class 6) (each</p>

					with ancillary trade counter for trade and retail sales) and associated works Aldi Foodstore Limited Whittingehame Drive Haddington EH41 4AG
		PepperCraig Quarry	0.6		No planning applications since the adoption of the current LDP
		Alderston	1.8	1.5	No planning applications since the adoption of the current LDP
		Tyne Close	0.2		20/00352/P Erection of 7 industrial units (class 4 and 6) and associated works Tyne Close Industrial Estate Tyne Close Haddington East Lothian
		Station Yard Roodlands Bussiness Park	0.7???		No planning applications since the adoption of the current LDP
Dunbar		Spott Road	8		23/01044/P Site East Of Howden's Joinery Spott Road Industrial Estate Dunbar Erection of storage container (class 6), change of use of site (class 4) to bus storage depot, siting of ancillary buildings, fencing and gates 20/00641/P Change of use of coach parking and storage area to park and ride facility with security cabin and toilet cabin for a temporary period of 30 months, (part retrospective) 8 Spott Road Dunbar East Lothian 23/00276/P Change of use of storage unit (class 6) to builders merchants and associated works The Ark 8 Spott Road Dunbar East Lothian 19/00800/P Alterations and change of use of storage/distribution (Class 6) to , assembly and leisure (Class 11), car valeting (Sui Generis) and formation

					<p>of hardstanding area Spott Road Industrial Estate Spott Road Dunbar East Lothian</p> <p>19/00831/P Alterations, change of use of warehouse storage/office building (class 6) to form childrens soft play area with cafe, change of use of open space to form pedestrian access and associated works Dunbar Business Centre Spott Road Industrial Estate Dunbar East Lothian EH42 1RS</p> <p>22/01332/P Erection of 5 industrial units (class 5) and associated works Land To The East Of ITEC Workshops Spott Road Dunbar East Lothian</p> <p>21/00072/P Erection of storage building (class 6) Spott Road Industrial Estate Dunbar East Lothian</p> <p>20/00207/P Change of use of warehouse storage/office building (class 6) to form music school/recording studio, installation of bicycle racks Dunbar Business Centre Spott Road Industrial Estate Dunbar East Lothian EH42 1RS</p>
	DR7	Spott Road		21.6	<p>20/00003/PAN Planning Permission in Principle for a Major Mixed-use Development comprising Business Park (Class IV, V and VI), Retail & Leisure (Class I, III & VII, Key Workers and Elderly Amenity Housing and Nursery Class (VIII, IX and XI), Visitor Centre and Renewable Energy Centre) Dunbear Park Spott Road/Kellie Road Dunbar East Lothian</p> <p>20/00916/P Formation of roads, footpaths, installation of street lighting and associated works Land To The East Of Kellie Road Roundabout Dunbar East Lothian</p>

					22/00021/P Erection of coffee shop (class 3), with outdoor seating area, drive thru facilities (sui generis) and associated works Land East Of McDonalds Spott Road Dunbar East Lothian
		Beltonford, West Barns	1.7		No planning applications since the adoption of the current LDP
		West Barns Steadings	0.5		21/00382/P Alterations and change of use of building to form brewery and associated works The Works Implement Road West Barns Dunbar East Lothian EH42 1WN
		Belhaven Brewery Dunbar	2		22/00282/P Alterations to building Belhaven Brewery Brewery Lane Belhaven Dunbar EH42 1PE
		Dunbar Road, East Linton	1.1		20/01043/P Part change of use of building and land from light Industrial (Class 4), storage and distribution (Class 6) to cafe use with outside seating area (Class 3), siting of 2 storage containers and associated works Bostock Bakery Dunbar Road East Linton East Lothian EH40 3DE 21/00803/P Siting of containers (Part retrospective) Yard C1 Dunbar Road East Linton EH40 3DE (eastlothian.gov.uk)
		Industrial Estate, East Linton	0.6		18/00309/P Change of use of business (class 4) land to mixed use in the form of business use (class 4), storage and distribution use (class 6) and recycling use (sui generis) and erection of porta cabin, storage containers, fencing and gates (part retrospective) Site 1 & 4 Station Yard Station Road East Linton East Lothian EH40 3DP 18/00647/P Change of use of vacant land to builders yard for storage purposes including siting of 5 storage containers, erection of fencing and gates (Retrospective) Station Yard Station Road East Linton East Lothian

	DR9	Auction Mart, East Linton		1	<p>21/01081/P Erection of toilet building, fencing, gate, planters and seating, buildings for use as shop (class1), business (class 4), storage and distribution (class 6), assembly and leisure (class 11), change of use of buildings to business (class 4) and assembly and leisure (class 11) (Retrospective) Old Auction Mart Haddington Road East Linton EH40 3DN</p> <p>22/01424/P Change of use of industrial unit (class 4) to tattoo studio (class 2) (part retrospective) Unit 14A Old Auction Mart Haddington Road East Linton East Lothian EH40 3DN</p> <p>18/00585/P Old Auction Mart Haddington Road East Linton EH40 3DN Erection of building for virtual reality business use (class 11)</p> <p>19/01088/P Change of use of horticulture/plant nursery and erection of buildings for Class 1, 2, 4 and 6 and associated works (Part Retrospective) Old Auction Mart Haddington Road East Linton East Lothian EH40 3DN</p> <p>21/00151/P Section 42 application to remove condition 1 to permit full class 11 use and variation of condition 2 to extend the operation hours from 0700 - 2300 on any day to 0700-2400 on any day as changes to the scheme of development the subject of planning permission 18/00093/P Old Auction Mart Haddington Road East Linton East Lothian EH40 3DN</p>
North Berwick		Tantallon Road/Mill Walk	2		<p>18/00764/PM Erection of care home building (Class 8), hotel building (Class 7) and associated works 7 Tantallon Road North Berwick East Lothian EH39 5NF</p>

	NK4	Tantallon Road South		1	20/01288/P Formation of vehicular access and associated works Tantallon Road North Berwick East Lothian [associated with planning permission in principle (Ref: 15/00670/PPM) was granted for a mixed use development to include some 125 homes, and business units for use within Class 4 (business/light industry)]
	NK1	Mains Farm		1	No detailed planning applications for employment use since the adoption of the current LDP Employment area approved in principle by: 13/00227/PPM Planning permission in principle for residential development of 420 houses, community facilities, open space, employment uses and associated infrastructure Land At Mains Farm North Berwick East Lothian