

NORTH BERWICK LOCAL PLACE PLAN



Document issue: 03

Document title: North Berwick Local Place Plan

Report Produced by PAS & Iglu Studio Ltd with and for the North Berwick Community

January 2025





IMAGE: View from North Berwick beach

North Berwick

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- 1. Statement of Community Support for the Plan
- 2. Copy of Information Notice and records of when and to whom the Information Notice was sent
- 3. North Berwick Context - Desktop Research Report

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Local Place Plan - Acknowledgements & Endorsements

Funding support from North Berwick Trust, North Berwick Community Council and North Berwick Coastal Area Partnership has enabled this Local Place Plan to be produced. The following endorsements are from members of the Local Place Plan Steering Group. For more information, please see the Executive Summary on page 7.

North Berwick Community Council

“We are pleased to have worked with the Community to create this document to represent a shared vision for the future of our town. We look forward to delivery of the proposals and to East Lothian Council reflecting them in the forthcoming Local Development Plan.”

North Berwick Trust

“As a major grant giver and land owner, North Berwick Trust has helped facilitate the creation of this community-led Local Place Plan for North Berwick. This project has enabled individuals and groups within our community to share their views on a vision for the town and we look forward to its delivery.”

North Berwick Harbour Trust

“The harbour is a major attraction and asset for North Berwick and we wanted to work with the community on the Local Place Plan to share our vision to conserve and protect the harbour for future generations.”

North Berwick Environment and Heritage Trust

“North Berwick is a beautiful historic town with a rich cultural heritage, as recognised in the Local Place Plan. We believe that delivery of the Plan will help us to conserve, enhance and celebrate our heritage and townscape. We hope that the proposals in the Local Place Plan will inform the next East Lothian Local Development Plan and help to guide planning decisions by the Council.”

North Berwick Youth project

“We have been pleased to help actively involve our young people in preparing the Local Place Plan. They are vital to the future of the town and we will work with others to ensure they benefit from delivery of the proposals.”

Thanks

We would like to extend our gratitude and thanks to the North Berwick community and the Local Place Plan Steering Group for their time and efforts in developing and guiding the preparation of this plan.

North Berwick

Local Place Plan - Compliance with Validation criteria

The following table (provided as a template by East Lothian Council) lays out how this document meets the criteria of validity for registration of a Local Place Plan.

	REGISTRATION REQUIREMENT		WHERE FOUND	ADDITIONAL INFORMATION
1	A copy of the finalised Local Place Plan.	✓	This document	
2	Confirmation of the Community Body's status.	✓	01 - Introduction	The Community Body submitting this LPP is North Berwick Community Council.
3	Contact details for your organisation.	✓	Here	c/o North Berwick Community Council secretary@northberwickcommunitycouncil.org.uk
4	A map of the boundary of the Local Place Plan.	✓	01 - Introduction	The boundary of the plan aligns with the boundaries of North Berwick Community Council.
5	A statement explaining how the Local Place Plan has regard to National Planning Framework, Local Development Plan and Locality Plan (referred to in East Lothian as "Area Plans").	✓	05 - Statements	Each of the 19 proposals has a separate statement laid out in this regard.
6	Statement of your proposals as to the development or use of land or building.	✓	04 - Proposals	19 proposals are laid out.
7	A map showing proposals for development or use of land or building.	✓	04 - Proposals	6 overview maps, one for each section of chapter 4, lay out in the context of North Berwick the location of each proposal. Where relevant, location-specific maps are also offered on each proposal page
8	A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals in the plans (in 5 above), and why it considers that the Local Development Plan should be amended in light of this	✓	05 - Statements	Each of the 19 proposals has a separate statement laid out in this regard
Evidence of compliance with the requirements of regulation 4.				
9	Before submission of your plan, make sure you have sent an Information Notice and copy of the proposed Local Place Plan to all relevant Councillors and Community Councils (The period for comments on the plan should be no less than 28 days after the date of the notice)	✓	Completed	The Information Notice period ran from Tuesday 13th August 2024 to Tuesday 10th September 2024
10	Records of when and to whom the Information Notice was sent (required local councilors and Community Councils).	✓	Additional document 2	
11	Evidence of level of community support for the Local Place Plan and how the Community Body reached that view.	✓	Additional document 1	During the Information Notice period the steering group went beyond the statutory requirements and surveyed the entire community to secure representations from individuals and community groups. Responses received are laid out in full.
12	Copies of additional relevant documents as appropriate.	✓	Appendix 2 and Additional doc 3	Consultation responses suitable for future development into a Community Action Plan and North Berwick Context - Desktop Research Report

N.B. The draft plan was submitted to East Lothian Council on 9 August 2024. The Council shared comments on 18 September 2024, in which they indicated that no validation issues were anticipated at that time.

North Berwick

Local Place Plan - List of proposals and acronyms

No.	List of proposals	Page number
1	Anticipating need for Coastal Resilience	22
2	Community renewable energy project (s) <i>(no specific site as yet identified for this proposal)</i>	23
3	Develop a comprehensive network of walking, wheeling and cycling routes across town and out into surrounding countryside	26
4	Priority for pedestrians on High Street from Church Road to Quality Street	27
5	Complete the Coastal Trail to Tantallon Castle as a circular route	28
6	Develop a sustainable strategy for parking and traffic management	29
7	North Berwick Harbour	32
8	Retain allocation of land to west of school playing fields for educational and community use	34
9	Develop a modern, multi-purpose, flexible community and arts venue	35
10	Install network of accessible public toilets	36
11	Incentivise bringing brownfield and vacant land and empty & underused buildings into meaningful use	37
12	Expansion of North Berwick Health Practice onto property of Edington Cottage Hospital	38
13	Housing Development in North Berwick	39
14	Preserve, protect and promote green spaces, biodiversity and trees in and around North Berwick	48
15	Recreational area with pump-track and path - North Berwick Trust land to south of school campus playing fields	49
16	North Berwick Trust Park - resist any future commercial or employment allocation	50
17	Development of allotments	51
18	Installation of public shelters across North Berwick	52
19	Short Term Let Control Area around settlement boundary of North Berwick	54

List of Acronyms

Acronym	Description
CAP	Community Action Plan
CC	Community Council
LDP	Local Development Plan
LPP	Local Place Plan
NBCC	North Berwick Community Council
NBEHT	North Berwick Environment and Heritage Trust
NBHT	North Berwick Harbour Trust
NHS	National Health Service
NPF4	National Planning Framework 4
NTS2	National Transport Strategy 2
OTM	On The Move - a subgroup of the Area Partnership focusing on enabling active travel opportunities

North Berwick

Local Place Plan - Executive Summary

This Local Place Plan charts the community-driven vision for North Berwick's development over the next decade. As a strategic guide for future land use, development, and other initiatives, the Local Place Plan has been prepared by local residents and community leaders to reflect the collective aspirations of North Berwick. This document aims to influence the upcoming East Lothian Local Development Plan ensuring that the voice of the community is integrated into key decision-making processes.

The Steering Group, comprising members of the North Berwick Community Council, the North Berwick Trust, North Berwick Harbour Trust, North Berwick Environment and Heritage Trust, and the North Berwick Youth Project, led this inclusive Local Place Plan process, supported by Planning Aid Scotland.

Prepared between December 2023 and November 2024, the plan emerged from extensive community participation, generating over 2,300 comments from community members and incorporating feedback from a wide range of engagement events, school outreach, and public surveys. The process of preparing the Local Place Plan has been a collective effort, considering the community's aspirations and needs for the future and addressing key challenges such as housing affordability, sustainable tourism, climate adaptation, and public spaces.

The community vision for North Berwick:

North Berwick will flourish as a resilient, sustainable, and inclusive community, balancing its rich heritage with forward-thinking innovation. By prioritising climate adaptation, sustainable transport, accessible community and green spaces, affordable housing and a sustainable approach to tourism, North Berwick will strive to remain a thriving, welcoming coastal town. Our collective efforts will make North Berwick the best place to be, ensuring future generations can enjoy its unique character and quality of life.

Key themes

The Local Place Plan is structured around six main themes, each addressing key aspects of the town's future:

1. Climate Adaptation and Mitigation
2. Movement and Sustainable Transport
3. Community Buildings and Services
4. Housing
5. Public Spaces
6. Sustainable Tourism

19 proposals

These six themes frame the 19 proposals set out in this document (Chapter 4) - ranging from enhancing walking and cycling networks, affordable housing, developing a modern community arts venue, promoting renewable energy projects, to implementing measures that regulate short-term lets. Together, these proposals aim to protect North Berwick's unique heritage, support community well-being, and create a sustainable, resilient, and inclusive environment for future generations.

The vision and proposals outlined in this Local Place Plan aim to provide a strong foundation for securing North Berwick's future as a vibrant coastal town.



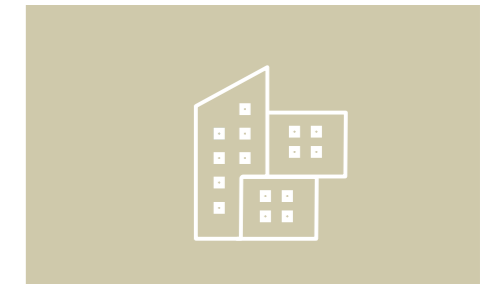
1. CLIMATE ADAPTATION AND MITIGATION



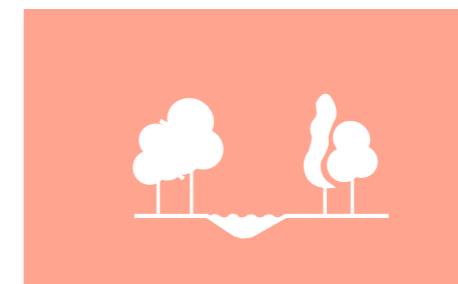
2. MOVEMENT AND SUSTAINABLE TRANSPORT



3. COMMUNITY BUILDINGS AND SERVICES



4. HOUSING



5. PUBLIC SPACES



6. SUSTAINABLE TOURISM

01 INTRODUCTION



North Berwick

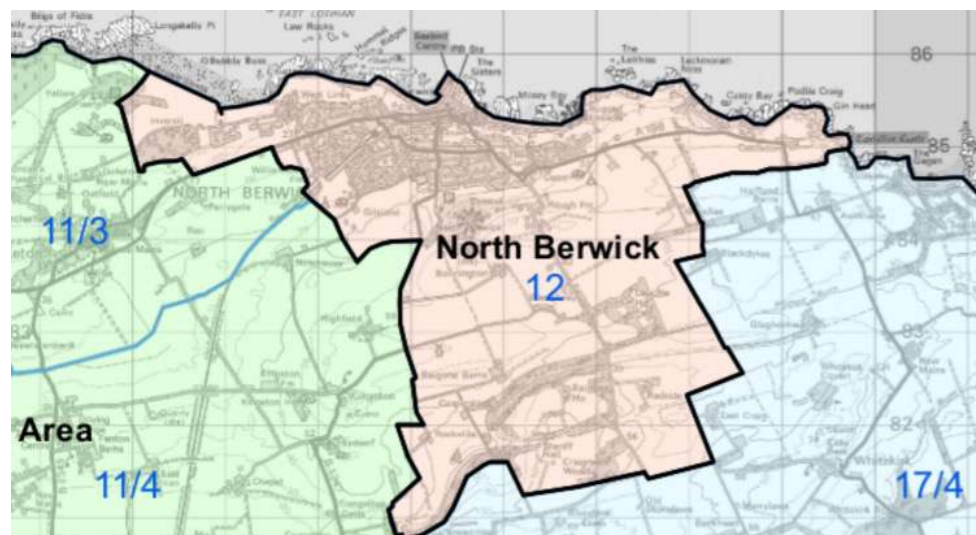
Local Place Plan - Introduction

Welcome and Introduction

This document sets out the Local Place Plan for North Berwick, outlining the community's vision for the next decade. A Local Place Plan is a community-led strategy that shapes the future of a specific area. It establishes our spatial vision for North Berwick and includes proposals for land use, building projects, and development that feed into East Lothian Council's next Local Development Plan. This approach enables communities to play a more significant role in influencing local development.

Prepared by local residents with input from across the community, this plan represents a shared vision for North Berwick. It articulates the community's stance on guiding future development, including how land and buildings should be utilised or managed. The aim is to propose practical solutions that enhance the functionality of the North Berwick Community Council area, improve the well-being of local people, and further enrich the quality of life in the area. The plan was developed between December 2023 and November 2024.

The Local Place Plan addresses issues within the boundaries of the North Berwick Community Council, represented by the orange-shaded area in the graphic below.



Why have we developed a Local Place Plan?

The primary purpose of the Local Place Plan is to influence the statutory document that governs development and the use of land and buildings in our area—the Local Development Plan. The next Local Development Plan for East Lothian is currently being prepared, and once finalised and adopted, it will guide and regulate development in our area until the mid-2030s. This document sets out our ideas and vision to help shape that plan.

Creating the LPP has been a complex process, involving the challenge of understanding diverse perspectives and designing solutions that balance the needs of all in the community. While no solution can perfectly meet everyone's expectations, there are choices that are better than others. We believe that the proposals in this document strike a reasonable balance, utilising existing policies and resources in practical and innovative ways to move forward – especially where maintaining the status quo could be the least beneficial option.

Structure of the Plan

We have developed 19 proposals covering a range of topics and locations. They are laid out in the rest of this document. There are six overview maps, one for each of the key themes, which are located at the start of each theme in Chapter 4: Proposals.

Each proposal consists of three main elements. In Chapter 4, for each proposal, you will find:

1) text about the proposal itself and **2)** a map showing the location of the proposal (if applicable). In Chapter 5: Statements **3)** further information is also laid out.

This report includes the following:

- a full checklist for validation and all information required for the document to be accepted by the local authority
- a context chapter
- a chapter featuring the proposals themselves
- a chapter entitled 'statements' which is a required element of the final submission and provides expanded explanations and reasoning for the proposals
- a bibliography
- appendices
- additional documents including all comments from the community received during the Information Notice period, with those comments also being detailed in full for assessment of the local authority and a list of non-spatial comments as ideas for a Community Action Plan

For the sake of clarity and readability, additional information about each proposal has been included in Chapter 5: Statements. This includes technical planning information, justification in terms of planning policy, and further reasoning for why each proposal should be accepted. There is also a statement on the LPP Steering Group's own position and thought process in relation to each proposal.

Please note that ideas generated that were non-spatial in nature have been consolidated in Additional Document 3, which contains consultation responses that could be further developed into a Community Action Plan.

North Berwick

Local Place Plan - Introduction

How the themes and proposals relate to the key themes of the Place Standard Tool

The Place Standard Tool, originally created by the Scottish Government, NHS Health Scotland and Architecture & Design Scotland, was developed to help assess and improve the quality of places where people live, work, and play. It provides a structured approach to evaluate a place's strengths and areas for improvement by considering 14 themes such as public transport, housing, social interaction, safety, and green spaces. Participants rate these themes using a simple scoring system, often resulting in a visual diagram that identifies priorities for action.

The tool is designed for use by communities, planners, and policymakers to support inclusive and sustainable development. It fosters dialogue among stakeholders and aligns with Scotland's focus on well-being, equality, and environmental goals.

Section	Local Place Plan Theme	Relevant Place Standard Themes
1	Climate and Renewables	Climate Adaptation
2	Movement	Moving Around; Traffic and Parking
3	Community Buildings and Services	Facilities and Services
4	Housing	Housing and Community
5	Public Spaces	Streets and Spaces; Play and Recreation
6	Sustainable Tourism	Work and Local Economy (Tourism)

Who prepared the plan

A Local Place Plan must be endorsed and submitted by a qualifying Community Body. The Community Body submitting this plan is North Berwick Community Council.

Funding from the North Berwick Trust, North Berwick Community Council and the North Berwick Coastal Area Partnership has enabled this community-led Local Place Plan for North Berwick. The project has allowed individuals and groups in the town to share their views and work together as a community on a vision for North Berwick.

The project has been managed by a Steering Group with representatives of North Berwick Community Council (NBCC), the North Berwick Trust (NBT), North Berwick Harbour Trust (NBHT), North Berwick Environment and Heritage Trust (NBEHT), and the North Berwick Youth Project (NBYP).

The NBLPP Steering Group are: Don Nicholass-McKee, Kenny Miller, Jacq Cottrell (NBCC); Cath Coombs & Libby Morris (NBT); Kirsty Towler & Ruth Wolstenholme (NBEHT); Jane McMinn (NBHT); and Lauren Cowie (NBYP). The Steering Group engaged Planning Aid Scotland, who have done similar work with communities across Scotland, to help with the process and production of the final Local Place Plan.

The Steering Group has been keen from the outset for all to have a say and has done its best to reflect this in the final North Berwick Local Place Plan.

Although a collaborative project, it is North Berwick Community Council as a designated Community Body that has formally submitted the plan to East Lothian Council for registration.

North Berwick

Local Place Plan - Introduction

How the plan was prepared

The graphic (right) outlines how we have put this plan together, and where we hope to go next.

- Our online consultation, school outreach and four community workshop events generated around 1200 comments.
- The [Place Standard](#) tool was used to thematise all responses into 14 different themes and subthemes.
- Responses were then assessed as to whether they had to do with use of land and buildings or future development (and come under the control of the planning system). Other responses were collected together to inform a separate appendix with proposed initiatives for a Community Action Plan.
- Responses and ideas that could be developed into spatial proposals were then focused on.
- Over 3 sessions, the Steering Group collaborated to assess and develop what became the proposals in the draft plan. This process included assessments of wider evidence, for example Local Housing Strategy of East Lothian Council and data received about housing need directly from East Lothian's Housing team. Significant consideration was given to all consultation responses during these discussions, and balanced solutions sought.
- As the draft emerged, the Steering Group were able to shape and hone the wording of the draft.
- A Local Place Plan must go through an Information Notice period, whereby key stakeholders (and the wider community) may comment on the draft plan. Our Information Notice period took place in August 2024. The Steering Group then reviewed the comments received and made adjustments to the plan before finalising it for submission.

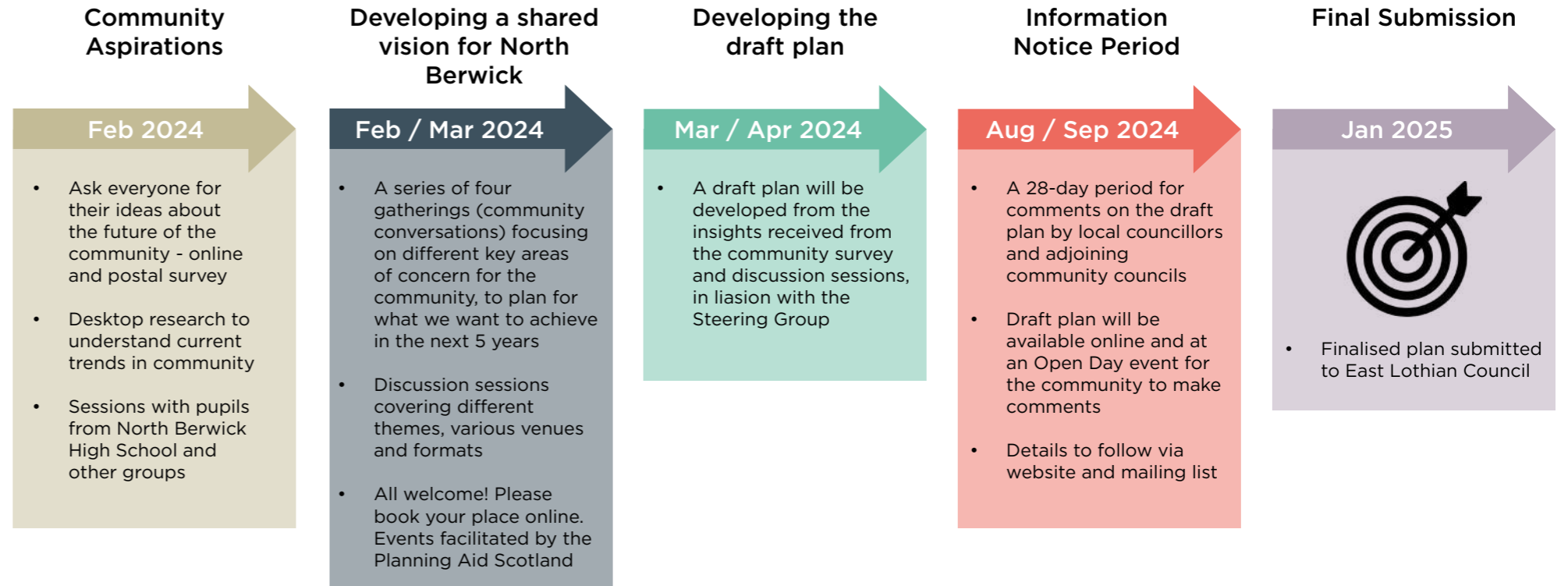


IMAGE: North Berwick engagement



IMAGE: North Berwick engagement

North Berwick

Local Place Plan - Introduction

Representing everyone's views - The Information Period

The Information Notice period was a statutory requirement lasting a minimum of 28 days, during which local councillors and community councils adjacent to the boundary of the Local Place Plan were given the opportunity to provide feedback on the draft plan. The Steering Group chose to go beyond this requirement, using the period to consult the wider community on the proposed plans.

The Information Notice period ran from Tuesday, 13th August 2024, to Tuesday, 10th September 2024. On 13 August, the notice was sent to local councillors and neighbouring community councils, while being simultaneously opened to the public for input. Further information can be found in Additional Document 2.

All comments submitted, whether by councillors, individual citizens, or community groups, were reviewed and considered by the Steering Group. The group then decided on any necessary modifications to the draft proposals before the final submission.

Regardless of the changes made to the draft, all feedback received during the statutory Information Notice period - including comments expressing disagreement or objections - has been included with the Local Place Plan for East Lothian Council's comprehensive review. You can find these responses in Additional Document 1.



Image: © Mr Smith Aerial

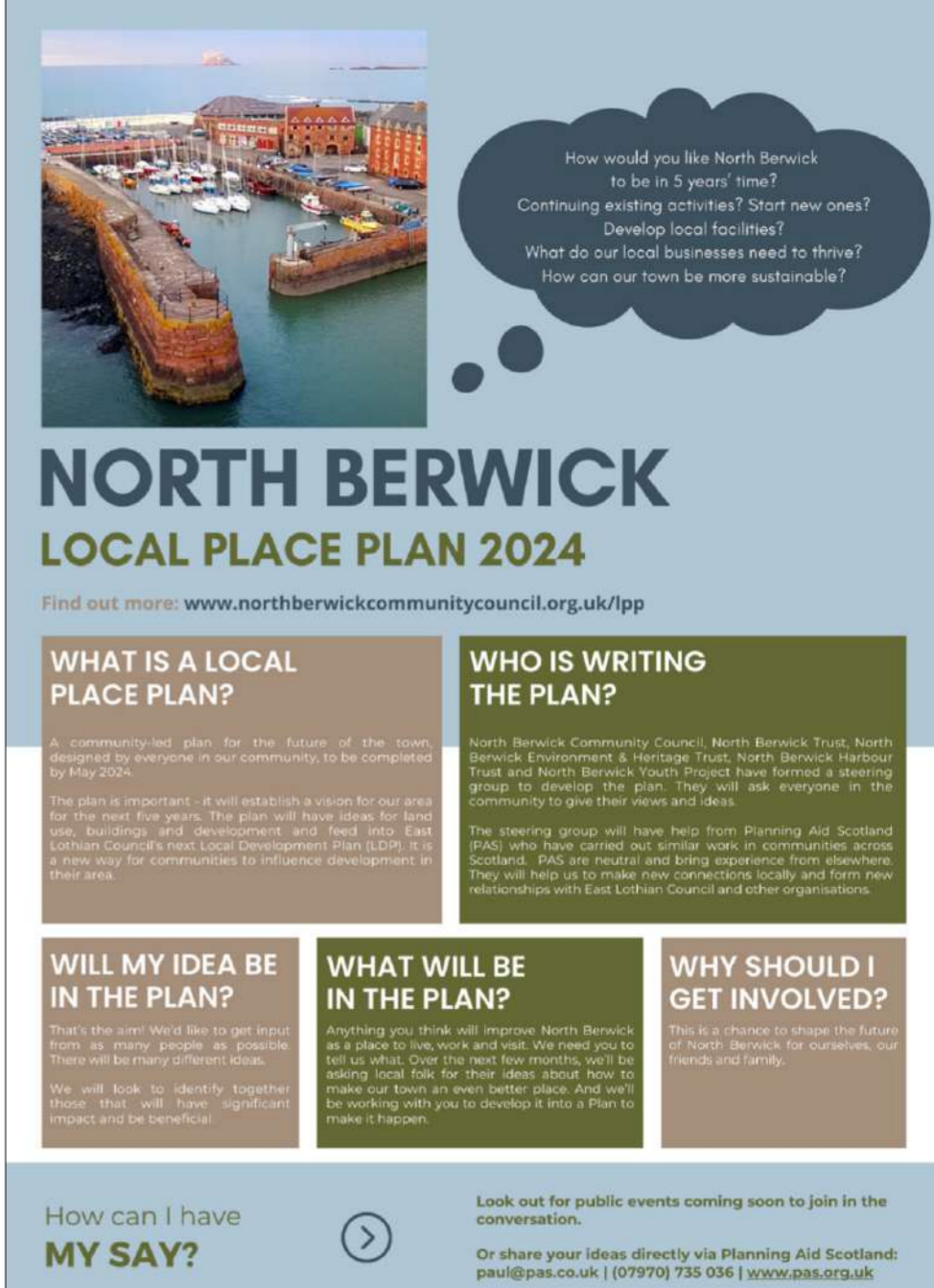
**TOGETHER LETS MAKE
NORTH BERWICK
THE BEST PLACE TO BE!
HAVE YOUR SAY - LOCAL PLACE PLAN 2024**

- ✓ A 5 year plan for the future of our town
- ✓ Designed by everyone in our community
- ✓ To be completed by May 2024

The following community-led groups have formed a steering committee to gather your views and develop the plan:



IMAGE: Promotional material for the North Berwick Local Place Plan



How would you like North Berwick to be in 5 years' time?
Continuing existing activities? Start new ones?
Develop local facilities?
What do our local businesses need to thrive?
How can our town be more sustainable?

**NORTH BERWICK
LOCAL PLACE PLAN 2024**

Find out more: www.northberwickcommunitycouncil.org.uk/lpp

WHAT IS A LOCAL PLACE PLAN?
A community-led plan for the future of the town, designed by everyone in our community, to be completed by May 2024.
The plan is important - it will establish a vision for our area for the next five years. The plan will have ideas for land use, buildings and development and feed into East Lothian Council's next Local Development Plan (LDP). It is a new way for communities to influence development in their area.

WHO IS WRITING THE PLAN?
North Berwick Community Council, North Berwick Trust, North Berwick Environment & Heritage Trust, North Berwick Harbour Trust and North Berwick Youth Project have formed a steering group to develop the plan. They will ask everyone in the community to give their views and ideas.
The steering group will have help from Planning Aid Scotland (PAS) who have carried out similar work in communities across Scotland. PAS are neutral and bring experience from elsewhere. They will help us to make new connections locally and form new relationships with East Lothian Council and other organisations.

WILL MY IDEA BE IN THE PLAN?
That's the aim! We'd like to get input from as many people as possible. There will be many different ideas.
We will look to identify together those that will have significant impact and be beneficial.

WHAT WILL BE IN THE PLAN?
Anything you think will improve North Berwick as a place to live, work and visit. We need you to tell us what. Over the next few months, we'll be asking local folk for their ideas about how to make our town an even better place. And we'll be working with you to develop it into a Plan to make it happen.

WHY SHOULD I GET INVOLVED?
This is a chance to shape the future of North Berwick for ourselves, our friends and family.

How can I have **MY SAY?**

Look out for public events coming soon to join in the conversation.
Or share your ideas directly via Planning Aid Scotland: paul@pas.co.uk | (07970) 735 036 | www.pas.org.uk

IMAGE: Promotional material for the North Berwick Local Place Plan

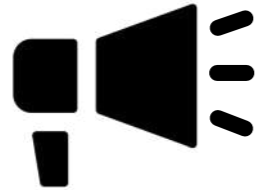
North Berwick

Local Place Plan - Introduction

IMAGE: North Berwick engagement

The Community Action Plan in numbers

Spreading the word



5200 promo flyers delivered across North Berwick

185 people signed up to LPP newsletter

Having conversations



62 people attended engagement sessions

115 children / young people attended engagement sessions

75 young people from North Berwick High School attended 3 sessions

40 children from Law Primary School attended 3 sessions

Gathering data



2346 total number of comments submitted, all coded and tagged

367 people responded to our survey

264 unique user accounts who added map pins online (Placecheck)

100 paper forms returned

3 direct email responses

31 people attended Information Notice review drop-in session

19 proposals generated for the plan



Next Steps

Once this Local Place Plan is validated by East Lothian Council, the final submission will be placed on a public register which everyone can access.

The final decision whether to include Local Place Plan proposals in the Proposed Local Development Plan are for the local planning authority to decide. This will be done as part of the process of forming the next Local Development Plan.

Ultimately, it is for the local authority to decide what weight to place on the representations and comments made by the community during the Information Notice period. However, given the high level of community engagement in this project, there is a strong expectation amongst the North Berwick community that the proposals included in this Local Place Plan will be given serious consideration and will both inform and be reflected in the forthcoming Local Development Plan.

For More information on Local Place Plans

More questions and answers about the Local Place Plan process can be found on the [North Berwick Local Place Plan website](#) or in on the [Planning Aid Scotland website](#).

How to get involved

If you would like to get involved with any of the proposed initiatives in this plan, or if you have any queries about this document, please contact [North Berwick Community Council](#).

02 CONTEXT



North Berwick

Local Place Plan - Context

North Berwick context

North Berwick is located on the southern shore of the Firth of Forth in East Lothian, approximately 20 miles northeast of Edinburgh. Classified by the Scottish Government as an “Accessible Small Town,” North Berwick serves as a significant residential and commuter community, with many inhabitants either retired or employed in professional sectors. Recognised for its attractive blend of natural beauty and historical significance, the town boasts a high concentration of local assets relative to its size, including a vibrant mix of shops, cultural sites, and recreational areas.

The town’s history spans over 2,000 years, with archaeological evidence including Iron Age artifacts and ancient burial sites. Its growth was shaped by its strategic location on pilgrimage routes and a harbour that supported a thriving fishing economy by the 17th century. The arrival of the railway in the 19th century transformed North Berwick into a popular holiday destination, earning it the nickname “Biarritz of the North.” This period of prosperity drew both tourists and new residents, solidifying its status as a cherished community in East Lothian.

North Berwick’s origins date back to the early Christian period, marked by a pilgrim ferry and an initial settlement on Anchor Green. The town flourished during the medieval era, becoming a significant centre with landmarks such as Anchor Green, the Abbey, mills in the Glen, Castle Hill, the High Street, and traditional burgage plots.

Despite its small size, North Berwick boasts four scheduled monuments, reflecting its historical importance. Following a period of decline after the Reformation, the town experienced a revival in the mid-19th century with the arrival of the railway, leading to the construction of grand homes and notable architecture, now preserved within the Conservation Area. This rich history presents opportunities for heritage initiatives, for example, the installation of an historic town trail supported by a comprehensive information and interpretation scheme.

Today, the local economy is supported by tourism, with attractions such as the Scottish Seabird Centre and the surrounding natural sites drawing visitors year-round.

IMAGE: North Berwick beach © Lewis James Houghton



Demographically, North Berwick has a higher proportion of residents over the age of 65 compared to national figures, and it is distinguished by high life expectancy rates. The population grew by 3% from 2001 to 2011 and increased by over 25% between 2011 and 2022, to 8,310 residents. These dynamics, along with the area’s affluence and access to services, support North Berwick’s status as an independent town with significant regional draw.

The town faces notable challenges, particularly in housing affordability, with property prices nearly double the Scottish average. This contributes to a shortage of affordable homes and an increase in second-home ownership and short-term lets. Although the town is known for its strong community identity, supported by active local organisations and its reputation as a desirable place to live, these issues persist.

Tourism, while economically beneficial, places pressure on infrastructure and causes congestion. Access to essential services and satisfaction with public transport is mixed, and the town’s demographic imbalance, marked by a high proportion of retired people, strains community services and is an added challenge to retain younger residents.

Climate change presents serious risks, including coastal erosion and rising sea levels, already evident in damage to the harbour and beaches. Additionally, older buildings with poor energy efficiency contribute to fuel poverty and are a challenge to the town’s sustainability efforts.

You can read more about the local context in Additional Document 3: North Berwick Context Desktop Research Report.

03 OUR VISION



North Berwick

Local Place Plan - The Community Vision

The community vision for North Berwick

North Berwick will flourish as a resilient, sustainable, and inclusive community, balancing its rich heritage with forward-thinking innovation.

By prioritising climate adaptation, sustainable transport, accessible community and green spaces, affordable housing and a sustainable approach to tourism, North Berwick will strive to remain a thriving, welcoming coastal town.

Our collective efforts will make North Berwick the best place to be, ensuring future generations can enjoy its unique character and quality of life.

This vision is built upon six key themes:



1. CLIMATE ADAPTATION AND MITIGATION

North Berwick plans to address climate change impacts, focusing on coastal and surface water flooding, by collaborating with authorities and using nature-based solutions like native vegetation and sustainable drainage. The town will also diversify energy sources and support community renewable projects to mitigate climate change.



2. MOVEMENT AND SUSTAINABLE TRANSPORT

The plan aims to enhance walking, wheeling and cycling infrastructure with dedicated bike paths, better signage, and e-bike support. A comprehensive parking and transport strategy will prioritise resident parking, promote electric vehicle use, and integrate public transport with active travel to reduce congestion and environmental impact.



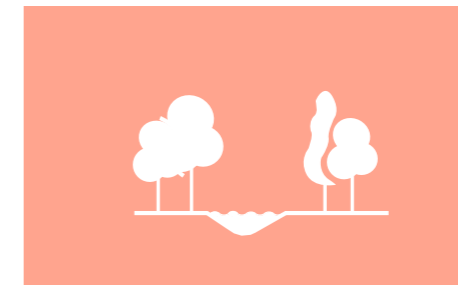
3. COMMUNITY BUILDINGS AND SERVICES

The goal is to ensure vibrant, accessible community spaces that serve diverse resident needs, from fitness to educational workshops. The strategy includes repurposing vacant buildings for communal and commercial use, incentivising adaptive reuse, and supporting resident-led initiatives for the use of community spaces.



4. HOUSING

The plan supports increasing affordable and social housing, particularly 1-2-bedroom units and bungalows, to cater to all ages. Innovative models like intergenerational living and sustainable design are encouraged to cater to young families and key workers, balancing heritage preservation with energy-efficient development.



5. PUBLIC SPACES

Protecting and enhancing North Berwick's green spaces is key for community recreation and biodiversity. Plans include creating vibrant civic spaces for community interaction, incorporating pedestrian-friendly designs, and supporting creative local involvement in developing public areas.



6. SUSTAINABLE TOURISM

To maintain a balance between the needs of residents and tourists, proposals include regulating short-term lets to prioritise primary residences and addressing issues like traffic and campervan parking. This approach aims to sustain economic benefits from tourism while preserving the town's residential character and accessibility.

04 THE PROPOSALS



North Berwick

Local Place Plan - Proposals

Introduction

Through community engagement, we developed 19 proposals for North Berwick, covering various town locations and key themes. During the Information Notice period, the community provided feedback on the initial proposals. We refined these based on the input received, and this Local Place Plan now presents the updated proposals.

Further details on the proposals can be found in Chapter 5: Statements.

Policy type	Code	Description
Development Policy	DEV	Development proposal for already planned development on a specific site(s), where that development is controlled by planning regulations and policy
Regulatory Policy	REG	Proposal to allocate, regulate or shape potential future development by site, area or theme

Status of development proposal	Description
In process	This development has already started
Planned	This development is in its planning stages
Initial discussion stage	Initial discussions are taking place
Concept	This development remains an idea at this stage

List of proposals

No.	Proposal	Relevant Place Standard Theme
1	Anticipating need for Coastal Resilience	Climate Adaptation
2	Community renewable energy project (s)	Climate Adaptation
3	Develop a comprehensive network of walking, wheeling and cycling routes across town and out into surrounding countryside	Moving Around; Traffic and Parking
4	Priority for pedestrians on High Street from Church Road to Quality Street	Moving Around; Traffic and Parking
5	Complete the Coastal Trail to Tantallon Castle as a circular route	Moving Around; Traffic and Parking
6	Develop a sustainable strategy for parking and traffic management	Moving Around; Traffic and Parking
7	North Berwick Harbour	Facilities and Services
8	Retain allocation of land to west of school playing fields for educational and community use	Facilities and Services
9	Develop a modern, multi-purpose, flexible community and arts venue	Facilities and Services
10	Install network of accessible public toilets	Facilities and Services
11	Incentivise bringing brownfield and vacant land and empty & underused buildings into meaningful use	Facilities and Services
12	Expansion of North Berwick Health Practice onto property of Eddington Cottage Hospital	Facilities and Services
13	Housing Development in North Berwick	Housing and Community
14	Preserve, protect and promote green spaces, biodiversity and trees in and around North Berwick	Streets and Spaces; Play and Recreation
15	Recreational area with pump-track and path - North Berwick Trust land to south of school campus playing fields	Streets and Spaces; Play and Recreation
16	North Berwick Trust Park - resist any future commercial or employment allocation	Streets and Spaces; Play and Recreation
17	Development of allotments	Streets and Spaces; Play and Recreation
18	Installation of public shelters across North Berwick	Streets and Spaces; Play and Recreation
19	Short Term Let Control Area around settlement boundary of North Berwick	Work and Local Economy (Tourism)

Theme
Climate Adaptation + Mitigation

North Berwick
Local Place Plan - Proposals

- 1 Anticipating need for coastal resilience
- 2 Community renewables shared ownership (location yet to be identified)



North Berwick

Local Place Plan - Proposals



Climate Adaptation and Mitigation Overview

We want to develop a comprehensive plan to enable North Berwick to anticipate and prepare for the consequences of climate change (called adaptation), but also support ways our community can address the causes of climate change in the first place (called mitigation).

Adapting to emerging flood risks and erosion

- Flooding of various types is one of the main risks our community faces, demonstrated by the recent damage to the Harbour wall.
- We will therefore work closely with statutory authorities in line with the best current Government guidance to improve resilience against coastal flooding and surface water flooding from excess rainfall.
- We recognise that there is an ongoing national policy debate about the best way to approach these issues, especially coastal flooding. We acknowledge the benefits of a holistic approach to developing a coastal climate resilience plan.

Coastal flooding

We support:

- exploring options to adapt to erosion caused by rising sea levels.
- exploring appropriate nature-based solutions to guard against coastal flooding.

Options include enhancing coastal resilience and ecological health by planting native vegetation such as erosion-resistant native plants and sustainable landscaping techniques to stabilise coastlines and create natural buffers.

Surface water flooding (excess rainfall):

We support:

- upgrading and maintaining existing legacy drainage systems to handle increased water volume.
- addressing surface water flooding of sports pitches/recreational facilities
- exploring appropriate nature-based solutions to guard against surface flooding.

With the aim of reducing pressure on legacy drainage systems, options include:

- wetlands or bioswales to absorb excess rainwater and reduce runoff; Sustainable Drainage Systems (SuDS); Green roofs to absorb and retain rainwater; permeable pavements; and rain gardens (vegetated feature designed to hold back and slow down rainfall).

Community responses to address the causes of climate change.

We want to do our bit to diversify the energy supply, increase energy resilience, and support the transition to a low-carbon economy in ways that also bring direct benefit to the community.

Community Renewables

We want to explore possible locations and feasibility for a renewables project within the boundaries of the community council. This could be full or shared-ownership or involve connecting with a wind developer that would offer regular community benefits.

Theme Climate Adaptation + Mitigation

1 Anticipating the need for Coastal Resilience

PROPOSAL

Proactively manage resilience against future coastal damage caused by climate change.

PROPOSAL TYPE

REG

VISION FOR PROPOSAL

To ensure that a robust action plan based on Dynamic Coast Assessment is developed for the North Berwick coastline, integrated regionally, and linked to national best practice.

DETAIL

Work collaboratively with all relevant stakeholders including East Lothian Council Nature Scot and Scottish Government on the action plan.

Engage with Scottish Water about securing and adapting existing sewage infrastructure at risk from coastal storm damage. Make connections with the [Climate Ready South-East Scotland](#) project which will provide a detailed assessment of the climate risks and opportunities facing the Edinburgh and South East Scotland City Region.

STATUS

Concept

LEAD ORGANISATION

East Lothian Council, North Berwick Community Council



COASTAL RESILIENCE SITE



NORTH BERWICK BEACH (EAST BAY)
IMAGE: North Berwick beach © Lewis James Houghton

Theme
Climate Adaptation + Mitigation

2 Community renewable energy project(s)

PROPOSAL

Undertake feasibility study and options appraisal for community renewables

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

We want to explore locations with the potential for small wind, solar or other renewable technologies within the community council boundaries. This could be full or shared-ownership or involve connecting with a renewables developer that would offer regular community benefits.

DETAIL

Connect with Local Energy Scotland for support.

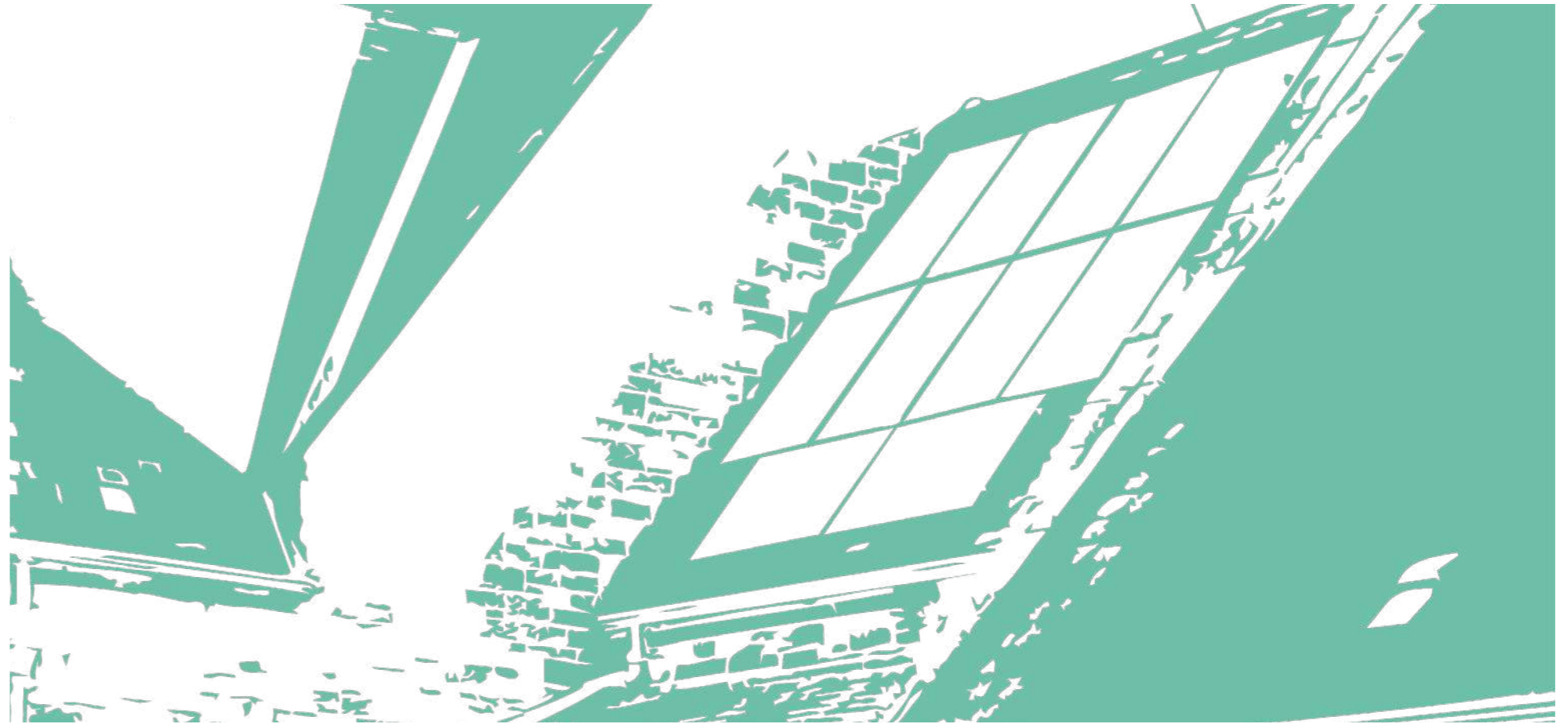
Design implementation to ensure generation of income for future community fund either through shared ownership or community benefits.
No specific site(s) as yet identified for this proposal.

STATUS

Concept

PRE-DEVELOPMENT STEPS REQUIRED

Source or develop a vehicle/organisation.
Conduct audit/feasibility study of sites.



SOLAR PANELS ON ST ANDREW BLACKADDER CHURCH



WIND TURBINE

Original photo by Leonhard Lenz, CC BY-SA 4.0 (<https://creativecommons.org/licenses/by-sa/4.0/>), via Wikimedia Commons

- 3 Active travel routes (see proposal 3 page 26 for detail)
- 4 Priority for pedestrians on the High Street
- 5 Complete the Coastal Trail to Tantallon Castle (full map on page 22)
- 6 Sustainable Transport Strategy



North Berwick

Local Place Plan - Proposals



Movement Overview

As part of developing a plan for sustainable transport solutions for our town, we want to significantly enhance North Berwick's walking, wheeling and cycling infrastructure and invest in out-of-town park-and-ride solutions.

Enhanced Walking and Cycling Infrastructure

We want to create a more walkable, bikeable, and connected North Berwick for all capabilities and ages by implementing a strategy that prioritises the safety and accessibility of pedestrians and cyclists.

Options include:

- delivering an improved network of dedicated bike paths and walking routes for residents and visitors of all ages and abilities, within and outwith the town.
- ensuring better walking, wheeling and cycling connections to key destinations.
- upgrading signage and lighting.
- encouraging the use of e-bikes.

Developing a sustainable parking and transport strategy

We want to address parking challenges and support sustainable public transport options in and around North Berwick, making it less congested, reducing our environmental impact, and ensuring an attractive place for residents and visitors alike.

Options include:

- optimising out-of-town parking arrangements for visitors.
- prioritising resident parking.
- promoting electric vehicle charging.
- integrating parking management with sustainable public transport and links to the emerging active travel network.
- creating a vibrant town centre that is more accessible and convenient for pedestrians, cyclists, and public transport users while retaining access for delivery vehicles and car-users, especially those with mobility issues. This will include traffic calming initiatives and pedestrian priority on certain streets to create a more pedestrian-friendly and vibrant environment.

Theme Movement

3 Develop a comprehensive network of walking, wheeling and cycling routes across town and out into surrounding countryside

PROPOSAL

Develop a comprehensive network of walking, wheeling and cycling routes across town and out into surrounding countryside linking with existing and proposed routes in the Duppender and Gullane (including Dirleton) community council areas.

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

We want to create a more walkable, wheelable, bikeable, and connected North Berwick for all capabilities and ages by implementing a strategy that prioritises the safety and accessibility of pedestrians and cyclists.

DETAIL

Led by the On The Move group (a subgroup of the Area Partnership focusing on enabling active travel opportunities) a map is being developed that will detail routes that we would like to see developed for walking, wheeling, cycling or multi-use across town.

This will involve linking existing core and other paths, having an awareness of SSSIs and other sensitive areas, and creating a joined-up network that makes it safe and easy to walk and cycle.

All comments submitted to the Local Place Plan consultation will be taken into account as this map is developed.

This proposal would require more detailed planning and implementation in collaboration with the relevant departments of ELC and e.g. Sustrans.

Existing proposals for the following are supported:

1. a safe route to school from the Heugh to Haddington Road (see drawing above, precise detail and alignment to be determined)
2. a safe route to school from Mains Farm housing as set out in Planning Consent 23/00911/P and LPP proposal 15
3. Path from St Andrew's Kirk Ports' graveyard to the Lodge Grounds (see image right)

STATUS

Concept



LAW PATH - POTENTIAL UPGRADE MAP



Proposed path connection from St Andrew's Kirk Ports' graveyard to the Lodge Grounds

Theme Movement

4 Priority for pedestrians on High Street

PROPOSAL

Priority for pedestrians, with controlled vehicle access of High Street from Church Road to Quality Street

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

To create a vibrant, safe, walkable public space at the heart of North Berwick

- Operating 24/7, 365 days a year
- High quality design fitting for historic conservation area
- Flexible area and space to enable events and seating to make the zone attractive to linger and support the local economy through tourist and resident spend.

DETAIL

Provision to meet needs of all stakeholders:

- Access for delivery vehicles, at the minimum beginning and end of day (but details to be worked out in close liaison with local businesses)
- Review provision for Blue Badge holders
- Review upgrade requirements for accessibility to shops
- Ensure appropriate active travel routes (walking, wheeling and cycling) enabled throughout

In addition:

- Exploration of 'last mile delivery' provision using electric vehicles for deliveries to shops and also from shops to local customers.
- Option of trial period to ascertain impact before assessment of whether to move to full implementation.
- All in context of proposals for new park and ride and shuttle bus provision (see proposal 6)

All Engagement and Survey responses were assessed and taken into account to develop this proposal.

STATUS

Concept



PEDESTRIANISATION OF HIGH STREET SITE



HIGH STREET PEDESTRIAN PRIORITY/SHARED SPACE
NORTH BERWICK HIGH STREET - ORIGINAL IMAGE Sally Anderson / Alamy Stock Photo

Theme Movement

5 Complete the Coastal Trail to Tantallon Castle as a circular route

PROPOSAL

Complete the Coastal Trail from Tantallon Castle to provide a round trip back to the Law

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

We want to promote connectivity between North Berwick and the surrounding countryside, particularly one of its premier tourist destinations. Such an option would not only add an excellent option for locals and residents to the east of North Berwick to travel to Tantallon or to North Berwick safely in ways that will improve health and mental wellbeing, but also offer a practical option to reduce local and tourist vehicular traffic on countryside roads.

DETAIL

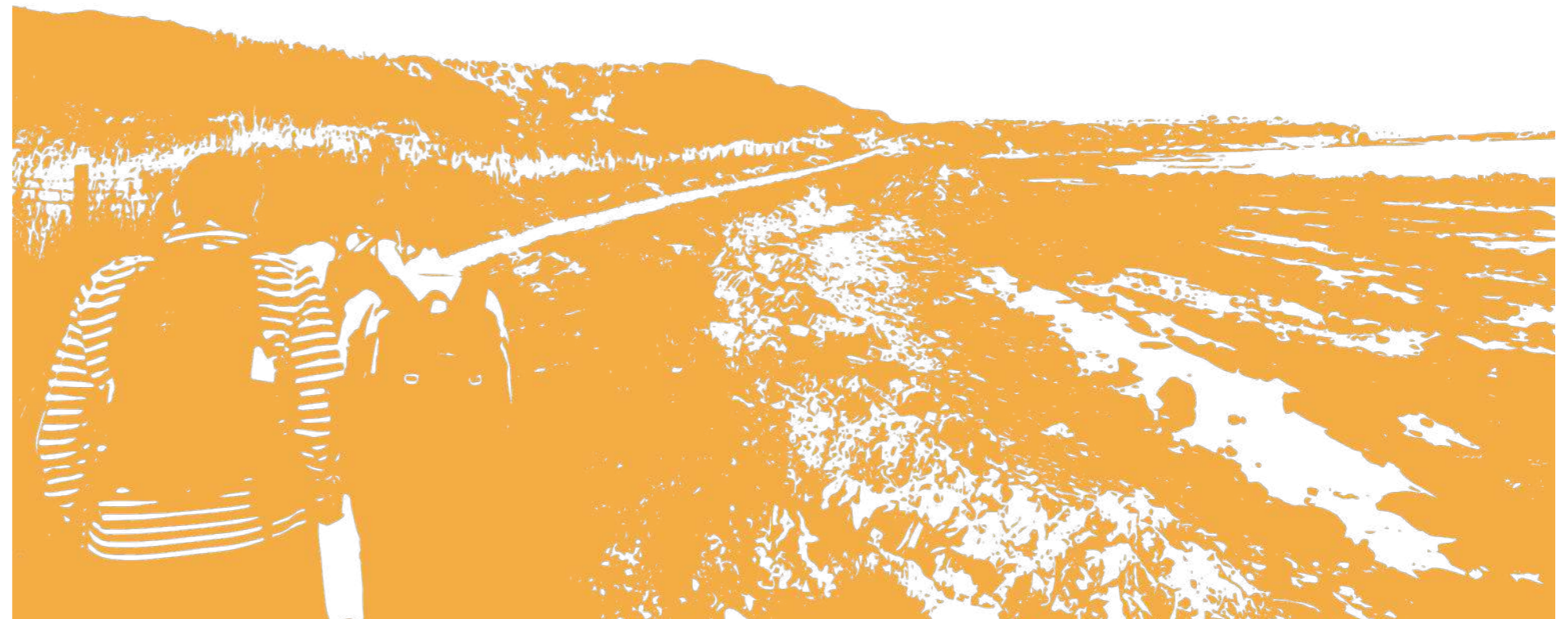
This proposal would require more detailed planning and implementation in collaboration with the relevant departments of ELC and e.g. Sustrans

STATUS

Concept



MAP OF EXISTING CORE PATHS AND COASTAL TRAIL



COASTAL TRAIL IMAGE

Theme Movement

6 Develop a sustainable strategy for parking and traffic management

PROPOSAL

Develop a strategic, long-term approach to parking

PROPOSAL TYPE

DEV + REG

VISION FOR PROPOSAL

Manage in-flow of vehicular traffic, especially during summer season with park and ride facility linked to circular electric shuttle bus route.

Reduce pressure of vehicular traffic in town centre to ensure integration with proposal 4: High Street pedestrian priority.

Support transition to increased public transport use. Facilitate cross-town movements by residents via a circular shuttle bus route. Control, restriction and enforcement to ensure parking in designated areas only. Secure integrity of the SPA and Ramsar designated sites by the introduction of parking schemes to reduce disruption along the shoreline. Provide campervan parking facilities in addition to Rhodes Caravan Park. Locations at town periphery to be linked to electric shuttle-bus service.

DETAIL

To encourage sustainable transport usage when visiting North Berwick, develop two out-of-town parking sites to West (site A) and South (site B) to serve incoming vehicular traffic.

Sites for park and ride and campervan stop-overs to be sympathetic, well-landscaped and screened, and biodiverse. Suitable amenities to serve campervan visitors to be available.

Research and implement best practice from other coastal towns that have implemented a similar system. Regular circular shuttle bus routes both clockwise and anti-clockwise serving outer estates, proposed P&R and campervan sites, proposed allotment site (proposal 17),

PUBLIC TRANSPORT STRATEGY

Park & Ride site option (permanent) A B

Shuttle bus depot site C



PUBLIC TRANSPORT STRATEGY MAP

town centre and other key locations.

Develop business case for economically sustainable service. Shuttle-bus to be accessible for all users.

Clear signage across town to direct traffic.

Control and enforcement of campervan parking in non-designated areas.

Potential use of site C (otherwise too constrained for parking) as depot/stopover for shuttle bus service with electric charging facilities.

Promotion and marketing to encourage visitors to use shuttle bus service.

STATUS

Concept

LANDOWNERS

Site B is under ownership of East Lothian Council



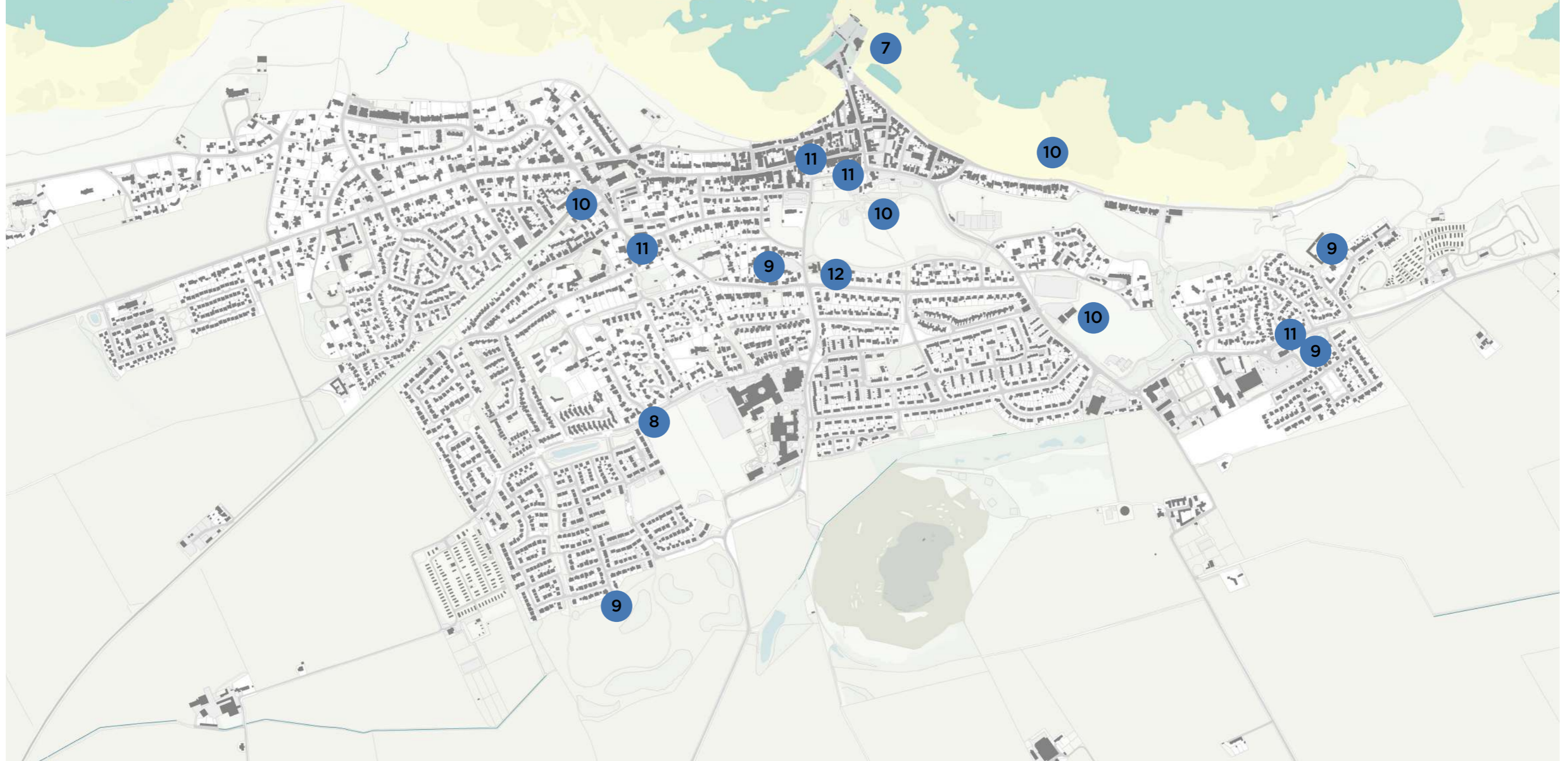
BUS IMAGE

Original photo by Alina Nichepurensko on Unsplash

Theme Community Buildings + Services

North Berwick Local Place Plan - Proposals

- 7 Harbour regeneration
- 8 Retain land for educational/community use
- 9 Multi-purpose community / arts venue potential sites
- 10 Public toilets
- 11 Addressing vacant + derelict land
- 12 Provision of health facilities



North Berwick

Local Place Plan - Proposals



Community Buildings and Services Overview

North Berwick and its surrounds need vibrant and accessible community buildings and services that cater to the diverse needs of residents. Such places enable residents to connect, build relationships, and participate in the civic life of the community. A strategy to bring vacant buildings and land into productive use goes hand-in-hand with this aim.

Fit for Purpose Community Spaces

We want to ensure that North Berwick has sufficient fit-for-purpose community spaces to serve all the needs of our whole community. Such places will serve as platforms for residents to participate in local activities and decision-making processes. They will offer access to fitness facilities and social activities can contribute to a healthier and happier population. And they will offer educational programs and workshops catering to various interests and age groups.

Options include:

- repurposing existing community and sports centres.
- developing a modern community centre(s) to offer a range of programs, services, and amenities.

Vacant Building Strategy

We also want to ensure that existing unused buildings and land in North Berwick are brought back into meaningful use.

Options include:

- Undertaking a comprehensive audit to identify the location and size of vacant properties; their potential for repurposing as community spaces (arts venues, community centres, shared workspaces), and their suitability for commercial revitalisation initiatives.
- Developing a program of financial incentives to encourage adaptive reuse projects.
- Supporting resident-driven proposals for repurposing vacant spaces.
- Partnering with local businesses to utilise vacant buildings and land for new commercial activities or expand existing ones.

Theme Community Buildings + Services

7 North Berwick Harbour

SITE DESCRIPTION AND HISTORY

The 'harbour complex' consists of both natural rock and manmade structures. The resulting promontory is a location for:

- North Berwick Harbour
- Residential buildings, including the converted harbour building and a terrace along Victoria Road
- Other buildings including the Harbour Master's Office, North Berwick Harbour Trust and Yacht Club
- The Rocketeer restaurant
- The Lobster Shack
- The Scottish Seabird Centre
- The site of St Andrew's Old Kirk
- Areas of hardstanding currently used for boat storage and circulation
- Green space to the south of the 'harbour complex' which includes a memorial
- East Lothian Yacht Club
- The Firth of Forth Lobster Hatchery
- Beach Huts small businesses
- Sea Beyond
- Dinghy, boat, kayak and canoe storage
- Fishermen's stores

LANDOWNERS

Landowner: East Lothian Council.

Tenant: North Berwick Harbour Trust (NBHT)

Other landowners - Granary: multiple owners;

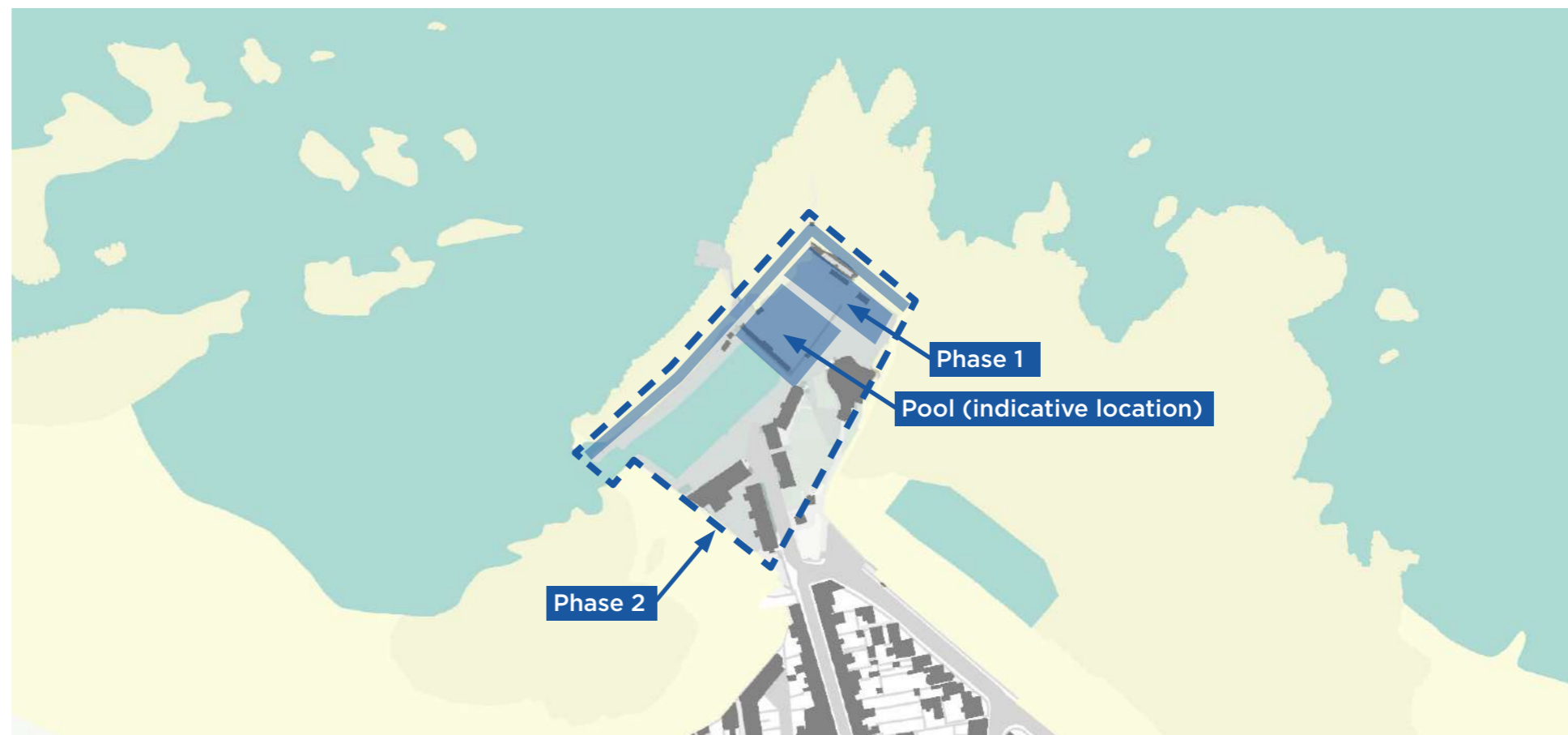
Dalrymple family.

VISION FOR PROPOSAL

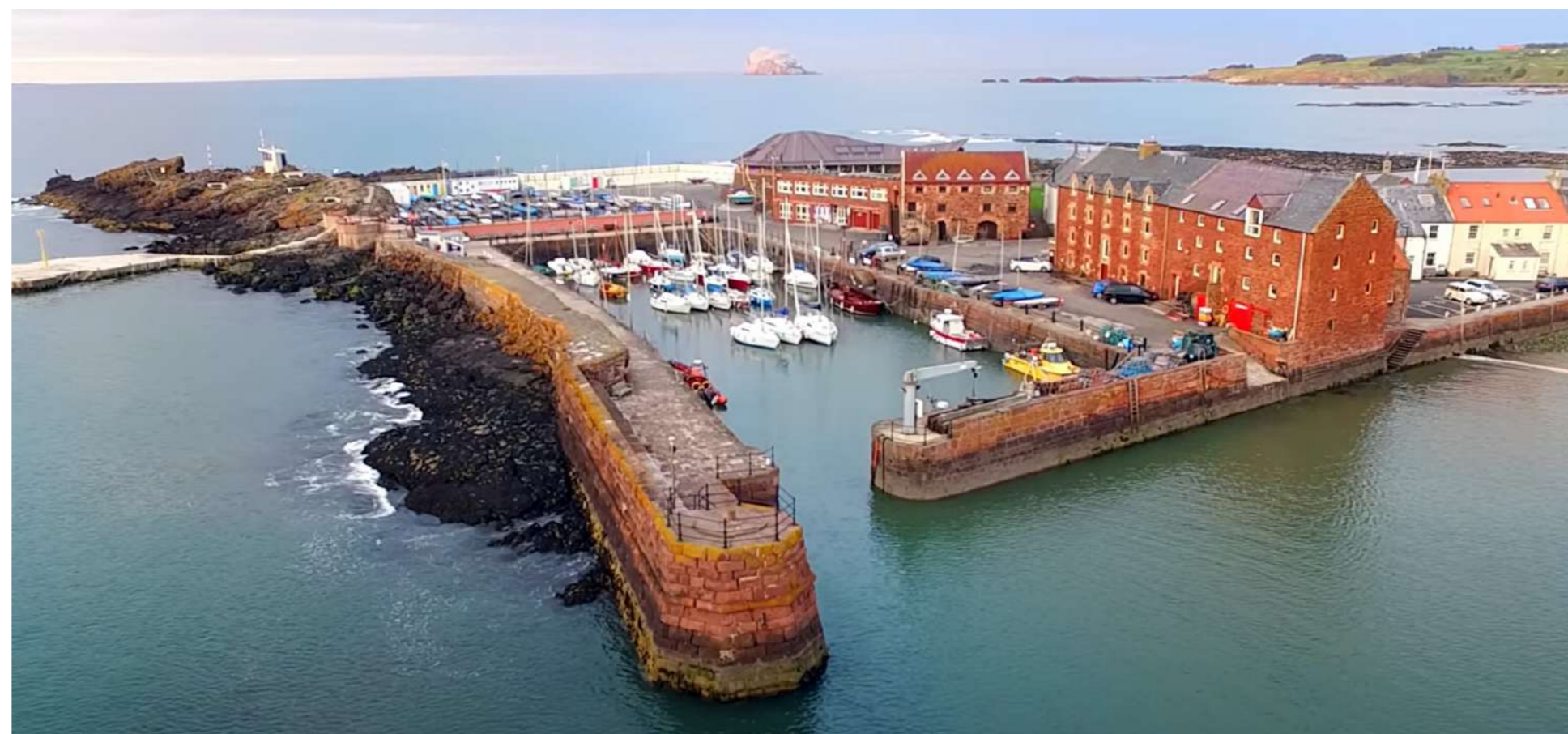
North Berwick Harbour Trust have extensive plans for harbour regeneration and consolidation of ownership to protect the harbour as a community asset for future generations to come.

The planning considerations indicated by the projects are detailed below.

For more information regarding the details of these works, please go to the [North Berwick Harbour Trust website](#).



HARBOUR REGENERATION SITE



NORTH BERWICK HARBOUR

Phase 1 Repair and stabilise wall + provide new community facilities

PROPOSAL TYPE

DEV

DETAIL

- Community Hub and Heritage Trail project
- Repair and strengthen the damaged wall
- Provide accessible toilets, changing and showering facilities (see proposal below right)
- Provide accommodation for some of the local charities and groups currently active in the area including the Firth of Forth Hatchery, North Berwick Rowing Club, Beach Wheelchairs
- Provide beach-hut like units to support local artists, crafts and small local businesses
- Provide community meeting and event rooms and area for all local groups to use, and storage or activity-driven sessions
- Provide storage to support local businesses and potential monthly market
- Provide outside shower and make upper viewing platform accessible
- Provide Heritage Trail portraying the history and heritage of the area including commemoration of the “Witches” trials, the Catherine Watson memorial and other significant moments, events and the people involved

LEAD ORGANISATION

North Berwick Harbour Trust

STATUS

Planning applications 24/00491/CAC and 24/00280/P awaiting decision

Phase 2 Secure and protect harbour

PROPOSAL TYPE

DEV

DETAIL

- Crane wall repair and stabilise
- Continued development of the Heritage trail
- Slipway and West Beach accessibility
- On going collaboration with Scottish Seabird Centre
- Sun Lounge building assessment and future use

For more information please go to the [North Berwick Harbour Trust website](#) where you can read the latest storm repair update (click for the February 2024 update)

LEAD ORGANISATION

North Berwick Harbour Trust

STATUS

On going discussions and meetings

BBOP Additional proposal

Outdoor pool possibly as part of an integrated masterplan for the Harbour Area

PROPOSAL TYPE

DEV

DETAIL

Outdoor, heated swimming facility possibly on site of legacy pool. Community outreach by BBOP and a campaign for the pool is ongoing. A masterplan-led approach could explore whether the pool’s historic dimensions could be retained while also delivering the other objectives in Phase 1. If this process concludes that the pool cannot or should not be located in its original position, alternative options could include a reduced pool footprint.

LEAD ORGANISATION

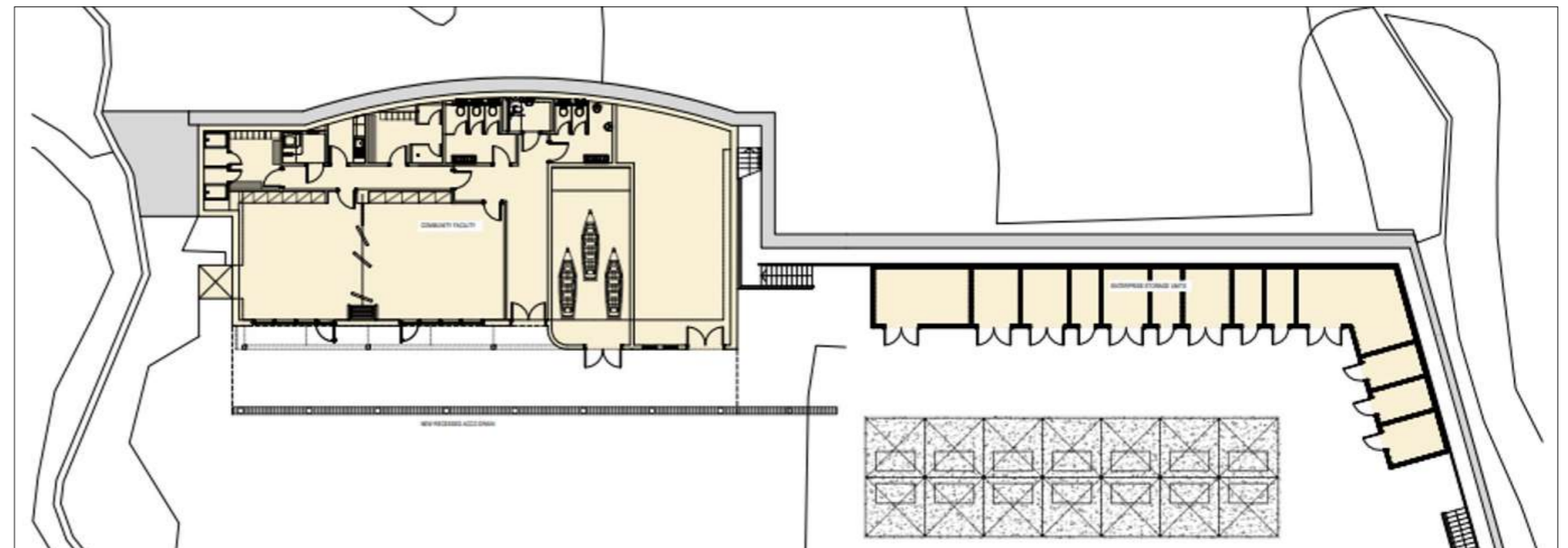
Bring Back the Open-air Pool Group (BBOP)

SITE DESCRIPTION AND HISTORY

Constructed around 1900 the pool was a community focal point in North Berwick for nearly 100 years until the Council took the decision to close it in the 1990s. Several elements of the iconic architectural design remain.

STATUS

Concept stage



PLAN OF PROPOSED ACCESSIBLE TOILETS, CHANGING AND SHOWERING FACILITIES

Theme

Community Buildings + Services

- 8** Retain allocation of land to west of school playing fields for educational and/or community use

PROPOSAL

Retain allocation of land to west of school playing fields for educational and/or community use.

PROPOSAL TYPE

REG

VISION FOR PROPOSAL

Potential future uses:

- Outdoor and indoor sports facilities for school campus, all weather and floodlit
- Potential for complementary future provision of:
 - Community hub site or
 - Health facilities
- Allotments (as a meanwhile or temporary use).

SITE DESCRIPTION AND HISTORY

Community-owned vacant land on prime site for future development serving community and educational purposes, being accessible by recent housing developments and located adjacent to the school campus

LANDOWNER

North Berwick Trust



POTENTIAL EDUCATIONAL / COMMUNITY FACILITY SITE



NORTH BERWICK SPORTS CENTRE IMAGE

Theme

Community Buildings + Services

9 Develop a multi-purpose, flexible community and arts venue

PROPOSAL

Develop a multi-purpose, flexible community and arts venue

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

- A multi-purpose community and arts venue (purpose built or renovation of existing site).
 - similar to other towns of its size.
 - opportunity for community buyout or asset transfer with council or lottery help.

Examples

- [Fraser Centre, Tranent](#)
- [Cockenzie House and Gardens, Cockenzie](#)

DETAIL

Service options:

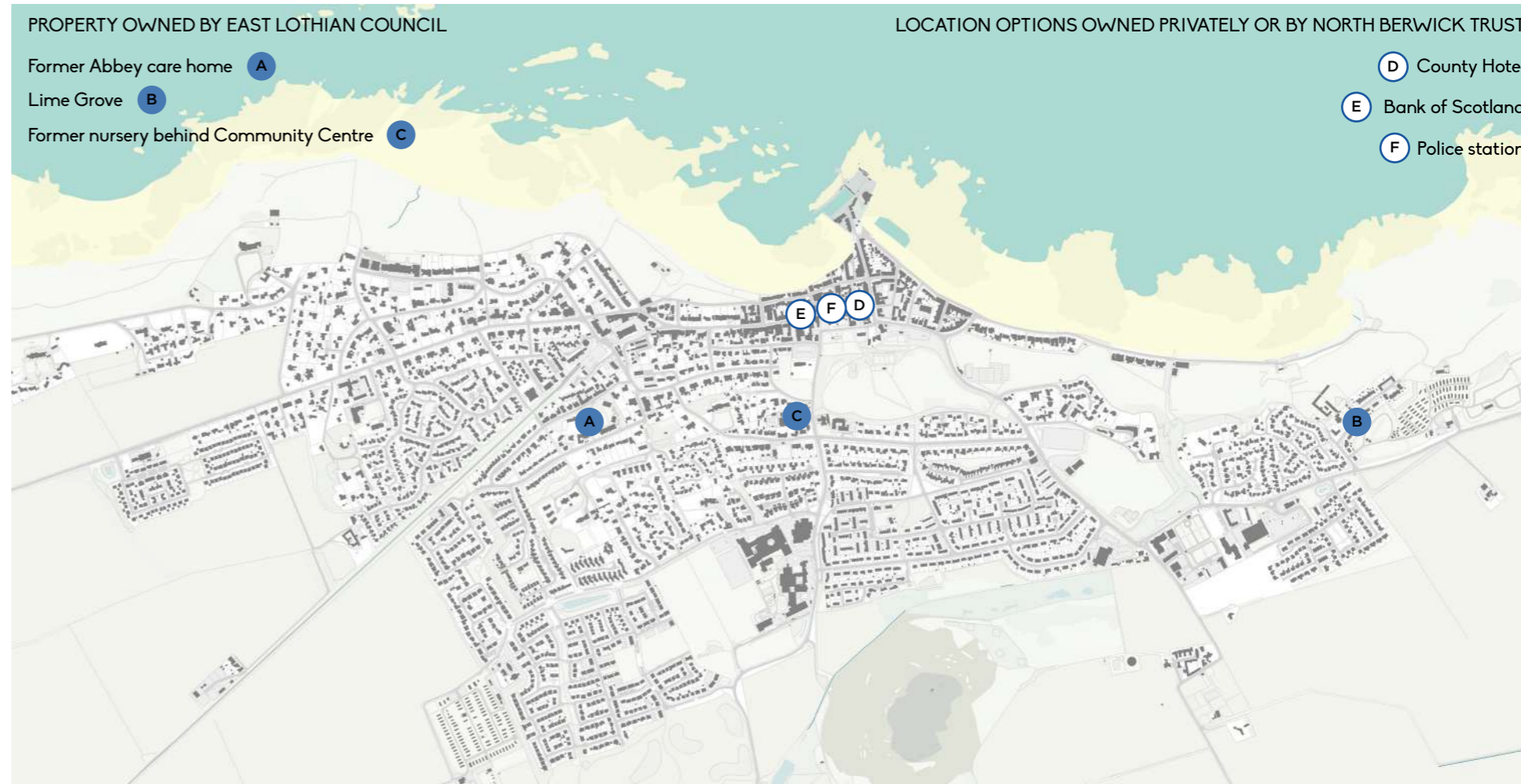
- Single-screen cinema, music performance and rehearsal space, creative hub for teens, community education classes, exhibitions or creative space for artists, a home for North Berwick Youth Project, food bank, purpose-built dance studio.
- Consideration for health centre facilities.

LOCATION OPTIONS

See map above right

STATUS

Concept



MULTI-PURPOSE COMMUNITY AND ARTS VENUE SITE OPTIONS



COMMUNITY ARTS VENUE

Original photo: Calistemon, CC BY-SA 4.0 (<https://creativecommons.org/licenses/by-sa/4.0/>), via Wikimedia Commons

Theme Community Buildings + Services

10 Install network of accessible public toilets

PROPOSAL

Install a network of accessible public toilets across North Berwick

- A. At the railway station
- B. Lodge grounds
- C. Recreation Park ('The Rec')
- D. East Bay
- E. Harbour proposals (proposal 7 Phase 1) include accessible toilet provision

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

Walkable access for tourists and residents to public toilets across town

DETAIL

We support the Changing Places Toilets initiative of the Scottish Government and look for all proposed toilet locations to follow this model.

Provision of public toilets at the railway station could be linked to goals expressed in the list of community action plan options to bring the existing kiosk back into use by a local business or social enterprise

LEAD ORGANISATION

East Lothian Council and local community groups

STATUS

Concept



PUBLIC TOILETS SITE OPTIONS



QUALITY STREET, NORTH BERWICK PUBLIC TOILET IMAGE

Theme Community Buildings + Services

11 Incentivise bringing brownfield, vacant & derelict land and empty & underused buildings back into meaningful use

PROPOSAL

Vacant Property – Request for ELC to implement (and if necessary design and enforce) policies to incentivise bringing public and privately owned brownfield, vacant & derelict land and empty & underused buildings back into meaningful use.

Facilitate all such council-owned or controlled sites for creative, temporary ‘meanwhile use’ in the interim.

PROPOSAL TYPE

REG + DEV

VISION FOR PROPOSAL

For reasons of appearance, sustainability, conservation of heritage assets and the economy, investment of time and resources are required to maximise the value of brownfield, vacant & derelict land and empty & underused sites in North Berwick and its surrounds.

DETAIL

Such sites include:

- A. Land to the east of Tesco petrol station
- B. Former County Hotel on the High Street
- C. Lime Grove
- D. Former Golf Hotel
- E. Abbeyfield House
- F. Bank of Scotland
- G. Former Royal Bank of Scotland
- H. Former Abbey Care Home
- I. Former Nursery to rear of Community Centre
- J. St Andrew’s Kirk Ports

STATUS

Concept



VACANT SITES / BUILDINGS



SITE NEXT TO TANTALLON CARE HOME ON DUNBAR ROAD IMAGE

Theme Community Buildings + Services

12 Expansion of North Berwick Health Practice onto property currently occupied by Edington Cottage Hospital.

PROPOSAL

Expansion of North Berwick Health Practice onto property of Edington Cottage Hospital

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

Capacity and space at North Berwick Health Practice is an ongoing issue. With the partial closure of NHS asset Edington Cottage Hospital immediately next door, the preferred first option for an expansion of space should be refurbishment of that property and the creation of expanded facilities for the Medical Centre.

DETAIL

First choice for expansion of health centre should be property immediately adjacent already in use as medical facility. Alternative locations will continue to be investigated in tandem with the Edington as more information becomes available regarding community needs, funding, availability and suitability of the current site.”

SITE DESCRIPTION AND HISTORY

Reduction of services at Edington Cottage Hospital imminent meaning the building will be underutilised. Need for expanded services for Health Centre

LANDOWNER

NHS Lothian

STATUS

Concept



PROVISION OF HEALTH FACILITIES SITE

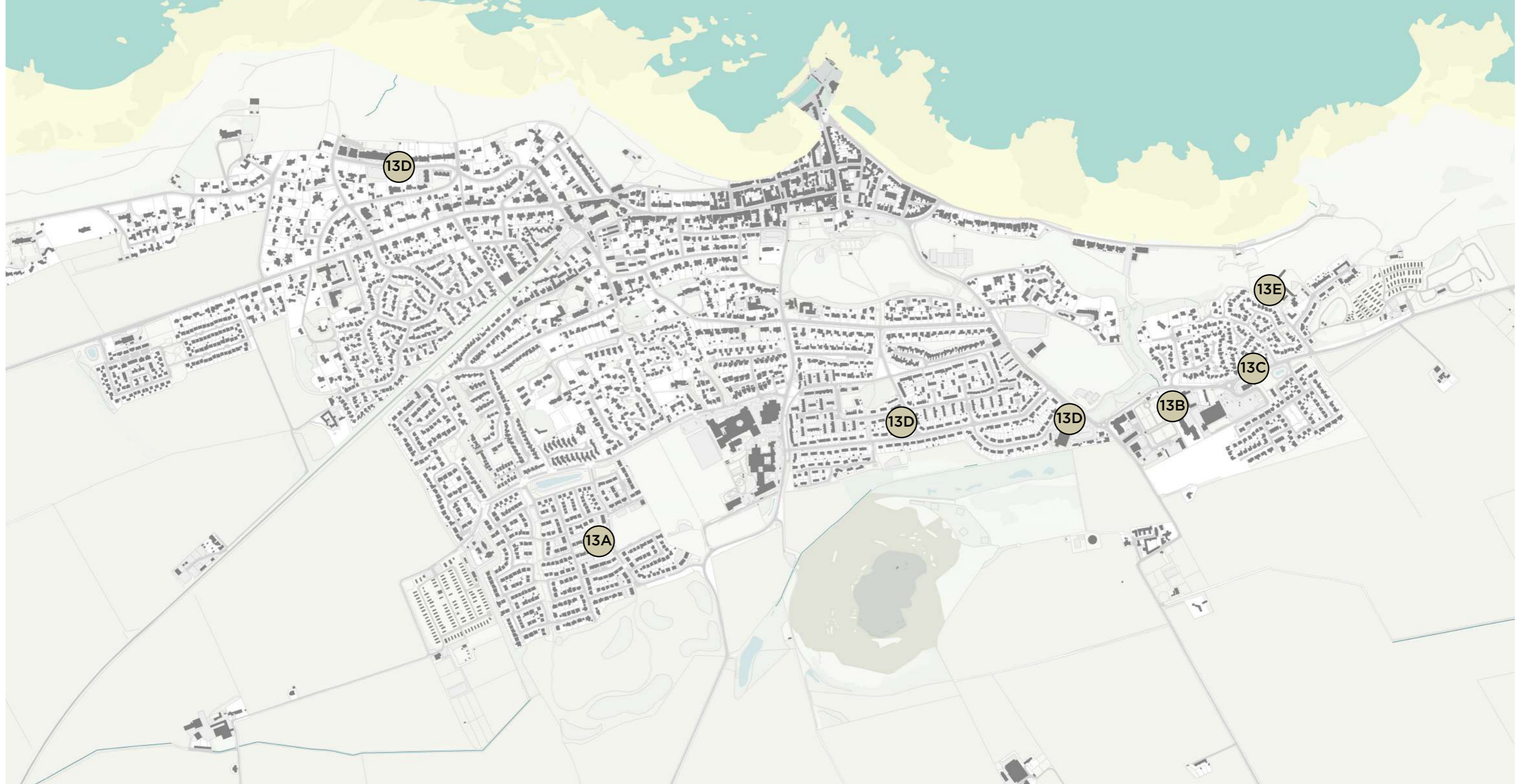


EDINGTON HOSPITAL IMAGE

Theme Housing

North Berwick Local Place Plan - Proposals

- 13A Pilgrim's Way site (NB Trust Land)
- 13B Vacant site East of North Berwick Cemetery
- 13C Land to East of Tesco Petrol Station
- 13D Garage courts (multiple options)
- 13E Lime Grove East Lothian Council Buildings & Land



North Berwick

Local Place Plan - Proposals



Housing Overview

The housing market in North Berwick is constrained and under pressure. Consultation responses indicate that key workers and young local residents are often not able to secure housing in the area. Other property has been secured for short-term let for the tourism industry, reducing market supply. Older residents who may be open to downsizing, freeing up larger homes, are not able to do so because of a lack of suitable smaller properties.

North Berwick has had a substantial amount of new housing development over the period of the last Local Development Plan. This has undoubtedly helped to sustain local businesses, but numbers and rate of development have not been accompanied by commensurate enhancement of essential infrastructure including waste water treatment, traffic management, GP surgery, sports/leisure and other community facilities. Critically, the majority of the new housing has brought new people in, but has not met the needs of many who already live in and/or are needed to provide key services for the community and local economy e.g. carers, workers in retail & hospitality etc. This Local Place Plan seeks to address this situation by prioritising these needs before consideration is given to more open market housing and East Lothian Council is requested to do likewise in the next Local Development Plan.

Both new developments and older dwellings need to be made ready for a low-carbon future to minimise energy bills and protect the environment. Addressing the housing situation is an urgent issue, in the context of a national housing emergency being declared.

Provision of Affordable and Social Housing

We want to see an increase of affordable and social housing units becoming available by:

- Supporting the development of affordable and social housing, especially 1-2 bedroom housing, bungalows and flats.
- Supporting shared ownership schemes.
- Increasing the availability of specialised housing with on-site support services for individuals with disabilities or specific needs.

Exploring innovative housing models

We want to encourage innovative solutions in housing provision. Options include:

- Alternative housing models such as intergenerational living and co-housing.
- Expanding the housing stock with a variety more affordable options to cater for young families, single people, and downsizing seniors, such as apartments, bungalows, and smaller family homes.
- Ensuring accessible design principles are incorporated to ensure usability for all ages.

Requiring sustainable, energy efficient housing

We want to ensure housing development is adapted to future climate change and maximises rehabilitation of existing land and property. Options include:

- Prioritising the use of existing vacant, brownfield or underdeveloped sites.
- Promoting the use of sustainable building materials and insulation (recycled materials, low-emission products, and renewables) in both new build and renovation projects, to enhance energy efficiency, reduce waste, and minimise environmental impacts.
- Balancing conservation area restrictions with the need to make homes energy efficient, allowing for energy-efficiency technologies, materials, and design that respect the historic character of buildings but enable energy affordability.

PROPOSAL

Rebalanced housing provision

PROPOSAL TYPE

REG

VISION FOR PROPOSAL

A rebalanced housing market in North Berwick that matches local need for affordable and principally social 1-2 bed housing (family housing, bungalows and flats)

DETAIL

Housing tenures required:

- Affordable housing provision to meet demand.
- Social housing provision to meet demand.

Housing types required:

- Principally 1-2 bed housing/flats although we affirm that a diverse range of house sizes will continue to be required.
- Supported living accommodation for elders and people with disabilities.
- Bungalows for elderly and those with accessibility needs.

Production of quality, sustainable housing:

- All new housing to be built as standard with solar panels and inverters/batteries to support heat pumps (ground or air-source), along with a high-specification of insulation and consideration of heat recovery systems (or as affordable 'add-ons' when purchasing).
- Installation of wildlife boxes (e.g swift bricks or similar) in all new housing and extensions to follow best-practice guidance such as BS 42021 & CIEEM. Example species to be supported: swifts, other small birds, bats.

Theme
Housing

13A Housing Development Site:
Pilgrim's Way

PROPOSAL

Allocate as housing development site: Provision of low affordable rent housing for residents local to North Berwick, including small retail unit

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

A site for homes for low affordable rent with a mixture of house types and the option for a small retail unit

DETAIL

Development should take into account the existing building line and massing in area.

LEAD ORGANISATION

North Berwick Trust

STATUS

Initial discussion stage

LANDOWNER

North Berwick Trust



13A HOUSING SITE



PILGRIM'S WAY SITE PHOTO

Theme
Housing

13B Housing Development Site:
Vacant land to east of North Berwick Cemetery

PROPOSAL

Allocate as housing development site: for low affordable rent for key workers, especially connected to serving nearby care homes and others in North Berwick area

PROPOSAL TYPE

DEV

STATUS

Concept

LANDOWNER

Not known



13B HOUSING SITE



VACANT SITE EAST OF NORTH BERWICK CEMETERY

Theme
Housing

13C Housing Development Site:
Land to east of Tesco petrol station

PROPOSAL

Allocate as housing development site: Land to East of Tesco petrol station

PROPOSAL TYPE

REG

VISION FOR PROPOSAL

To bring this land back into productive use (see proposal 11), assessment of suitability for housing to be prioritised

STATUS

Concept



13C HOUSING SITE



LAND TO EAST OF TESCO PETROL STATION

Theme Housing

13D Housing development site: Garage Courts

PROPOSAL

Allocate as housing development sites: Garage Courts and vacant land in various locations within the settlement boundary

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

To maximise value of council and privately owned land as part of an overall strategy to meet housing need across North Berwick.

DETAIL

1. Site off Glenburn Road – ELC site
2. Site off Gilbert Avenue – ELC site
3. Site off Cromwell Road – private site

STATUS

Concept

LANDOWNER

Various. Sites 1 and 2 are under the ownership of East Lothian Council



GARAGE COURTS SITE 1 - GLENBURN ROAD



GARAGE COURTS SITE 2 - GILBERT AVENUE



GARAGE COURTS SITE 3 - CROMWELL ROAD

GARAGE COURTS

Theme Housing

13E Mixed use development site: Lime Grove East Lothian Council Buildings & Land.

PROPOSAL

Allocate as a mixed-use development site for community facilities/housing

Please note: this proposal should be read in conjunction with other proposals for future use of this site, not solely as a standalone housing site proposal. Other options for this site are included under **Proposal 9 Community Venue** and **Proposal 11 Vacant and under-used land**

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

This substantial site could be developed to provide a mixed-use development including much needed affordable housing.

DETAIL

Housing and/or as a location for a community facility (see proposal 9)

SITE DESCRIPTION AND HISTORY

A site with complex constraints and a history of attempts to secure asset transfer to community ownership. Significant period of time in a derelict state. No development has been forthcoming meanwhile. The Council has not publicly disclosed options/plans for this site.

STATUS

Concept

LANDOWNER

East Lothian Council



LIME GROVE EAST SITE



LIME GROVE EAST SITE

- 14 Preserve greenspaces (refer to proposal 14 on page 48)
- 15 Site to south of school playing fields
- 16 North Berwick Trust Park
- 17 Land north of North Berwick Law Car Park
- 18 Community shelters on greenspace sites



North Berwick

Local Place Plan - Proposals



Public Spaces Overview

The various publicly accessible green spaces boasted by North Berwick and its various beaches are beloved and treasured natural and recreational resources. They also hold the potential to significantly increase the biodiversity of our town. We want to ensure that these spaces are retained and protected in the next LDP, to enable the council and local groups to invest resources to the benefit of all.

Similarly, enabling and creating attractive streets and civic spaces is essential for enhancing the aesthetic appeal of the town centre.

Protect and Enhance Green Spaces

We want to ensure our green spaces flourish by:

- providing opportunities for recreation, relaxation, and social interaction, to enhance the overall quality of the built environment and promote community well-being.
- support the development of a network of biodiversity corridors, linked to proposals for new active travel routes across the town (proposal 3)

Developing attractive civic spaces:

- encouraging creativity of local residents and groups to continue to shaping our civic spaces and celebrate our rich local history
- enabling a section of our town centre to become a usable multi-purpose civic space (see proposal 4: Priority for pedestrians on High Street)

Theme Public spaces

14 Preserve, protect and promote green spaces, biodiversity and trees in and around North Berwick

PROPOSAL

Preserve, protect and promote green spaces, biodiversity and trees in and around North Berwick

PROPOSAL TYPE

REG

VISION FOR PROPOSAL

Ensure all existing publicly accessible greenspaces are assigned protected Open Space status.

Implement a progressive and ambitious strategy to strengthen existing biodiversity across the town and develop a network of biodiversity corridors, linked in part to an expansion of active travel routes.

Vision is also for any future active travel network for North Berwick (see proposal 3) to be landscaped to encourage biodiversity

DETAIL

Assigning specific Open Space designation and boundaries to the sites indicated in the overview map as well as including all publicly accessible green spaces whether they are in public or private ownership.

A request to expand the [Open Space Strategy 2018](#) to assess, design and commit to implement a green networks strategy for North Berwick and its community council area, enhancing capacity and connectivity, offering a high quality natural environment for people, wildlife and biodiversity, with access to the countryside via the core path network.

STATUS

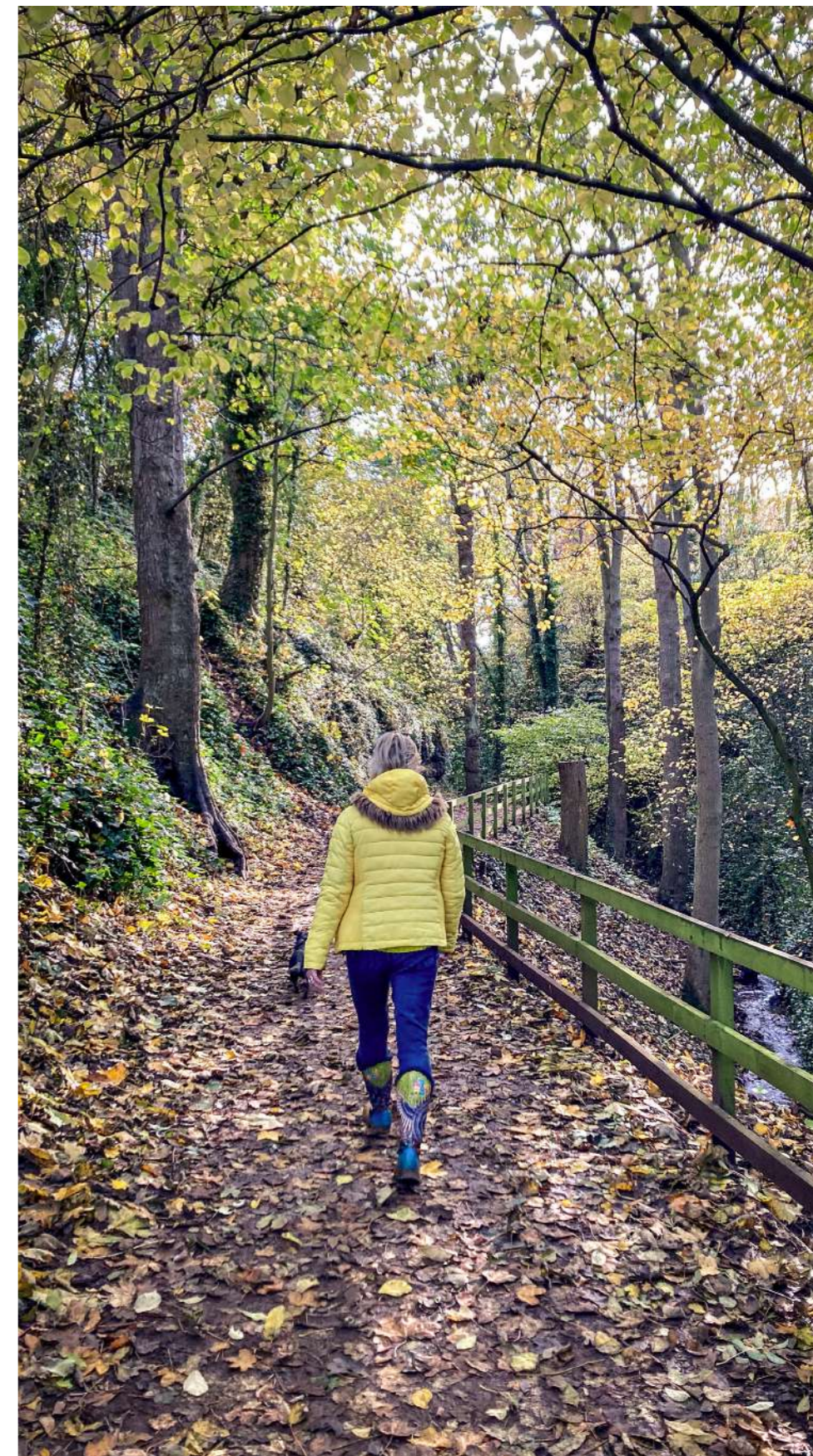
Concept



1



2



3

IMAGES

1 North Berwick In Bloom - Original photo by Lewis James Houghton

2 Fringe by the Sea - Original photo by Lewis James Houghton

3 Woodland walk - Original photo by Lewis James Houghton

Theme Public spaces

15 Recreational area with pump-track and path - North Berwick Trust land to south of school campus playing fields

PROPOSAL

Recreational area with pump-track and path - Land to south of school campus playing fields

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

Recreational area with pump-track and biodiversity improvements, including waymarked path between school campus areas and housing estate to the west

DETAIL

Initial detailed drawings show that plans include: Pump track; proposed safe route to school to the north of the site; a small community growing space; learning and activity space for children; wildflower and tree planting; open grassy area; and an orchard.

SITE DESCRIPTION AND HISTORY

An area of vacant land with a desire line between the housing estate and school indicating need for offroad path for children accessing school campus facilities. Site identified after feasibility studies as preferred option for construction of a pump track for the benefit of the community.

STATUS

Landscaping elements underway, pump track at design stage prior to submission for planning assessment.

LANDOWNER

North Berwick Trust



SITE TO SOUTH OF SCHOOL PLAYING FIELDS



MASTERPLAN

For more info and drawings on this proposal refer to Appendix

Theme
Public spaces

16 North Berwick Trust Park – resist future commercial or employment allocation

PROPOSAL

North Berwick Trust Park – resist any future commercial or employment allocation for this site

PROPOSAL TYPE

REG

VISION FOR PROPOSAL

A natural space retained for the enjoyment and recreation of the people of North Berwick

DETAIL

Both North Berwick Trust and the LPP Steering Group are aware that there is an extant employment land designation from 2013 masterplan within the site boundary of North Berwick Trust Park.

SITE DESCRIPTION AND HISTORY

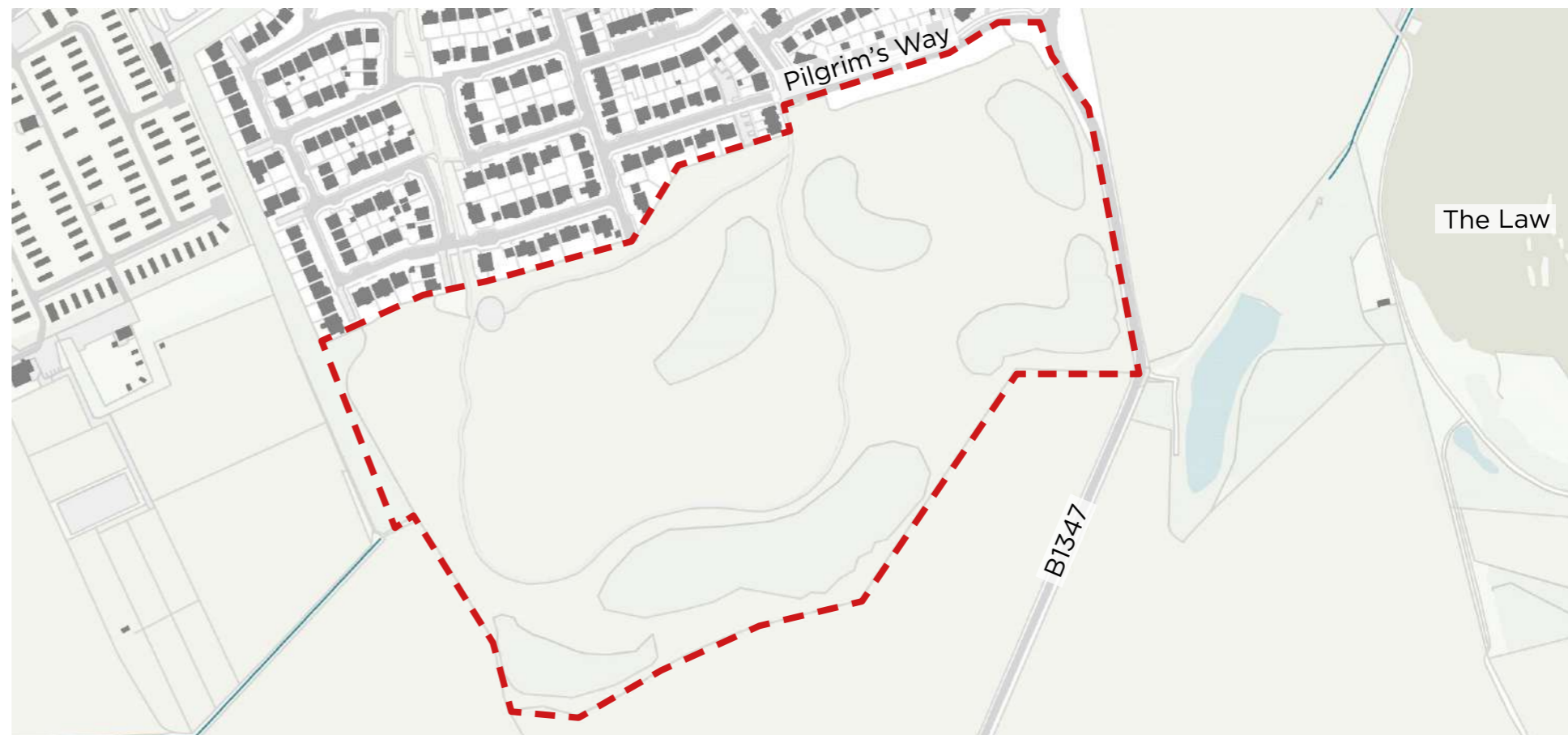
The development of the Mains Farm site has now been substantially completed and the Masterplan allocation from 2013 for an employment site not brought forward. Walker Homes (now Springfield) have an option expiring in 2025 to build more housing on part of the park. This land has become a much-loved public greenspace for residents in the Main Farm housing development and wider North Berwick area. Substantial planting and biodiversity enhancements have taken place.

LEAD ORGANISATION

North Berwick Trust

LANDOWNER

North Berwick Trust



NORTH BERWICK TRUST PARK SITE



NORTH BERWICK TRUST PARK EXISTING SITE PHOTO

Theme
Public spaces

17 Development of allotments

PROPOSAL
Development of allotments

PROPOSAL TYPE
DEV

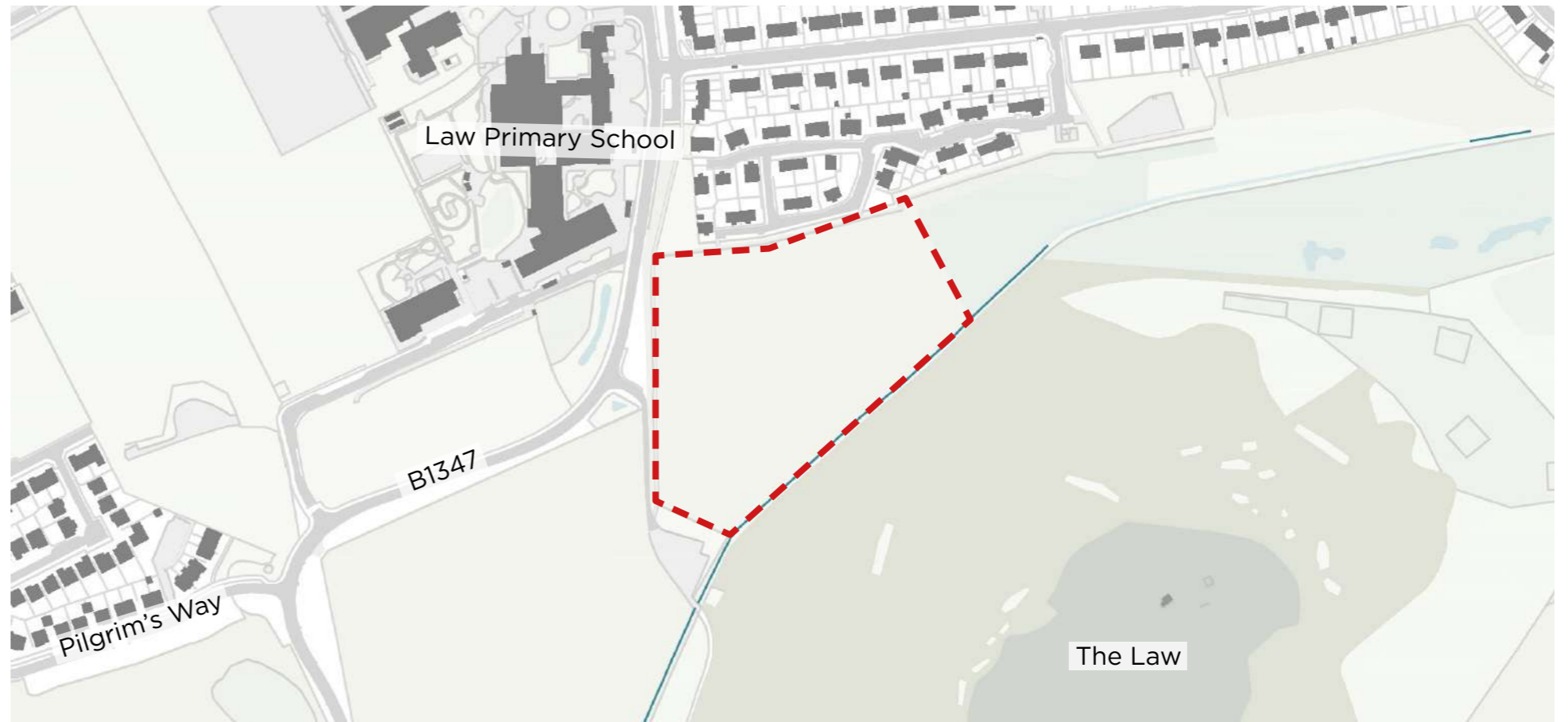
VISION FOR PROPOSAL
Provision of sufficient allotment space within the community council boundary to meet demand from inhabitants of the area.

DETAIL
Site selected for its sympathetic land use in the vicinity of the Law, existing (and expandable) parking facilities, and existing ownership of land by East Lothian Council

LEAD ORGANISATION
East Lothian Council

STATUS
Concept

LANDOWNER
East Lothian Council



LAND NORTH OF NORTH BERWICK CAR PARK



ALLOTMENTS IMAGE

Original photo by EliCarrera, CC BY-SA 4.0 <https://creativecommons.org/licenses/by-sa/4.0/>, via Wikimedia Commons

Theme Public spaces

18 Installation of public shelters across North Berwick

PROPOSAL

Construct new community shelters across the town's recreational spaces.

1. Next to public toilets on Quality Street
2. Lodge Grounds
3. Recreation Grounds
4. West Bay

PROPOSAL TYPE

DEV

VISION FOR PROPOSAL

Provide public rain-shelters and spots for congregating across existing key amenity spaces. An expansion to this provision would be of benefit to visitors and members of the community of all ages and stages (including young people, people with mobility issues, and people who want to stay dry). Such provision would be a meaningful next step to build on existing linked plans to restore legacy shelters at Glascune Gardens (Veterans Group) and Castlehill (Rotary).

DETAIL

Suggested sites are the most frequented gathering spots for locals and tourists alike. Where possible, integration with public toilet provision would be welcomed (policy 10).

STATUS

Concept

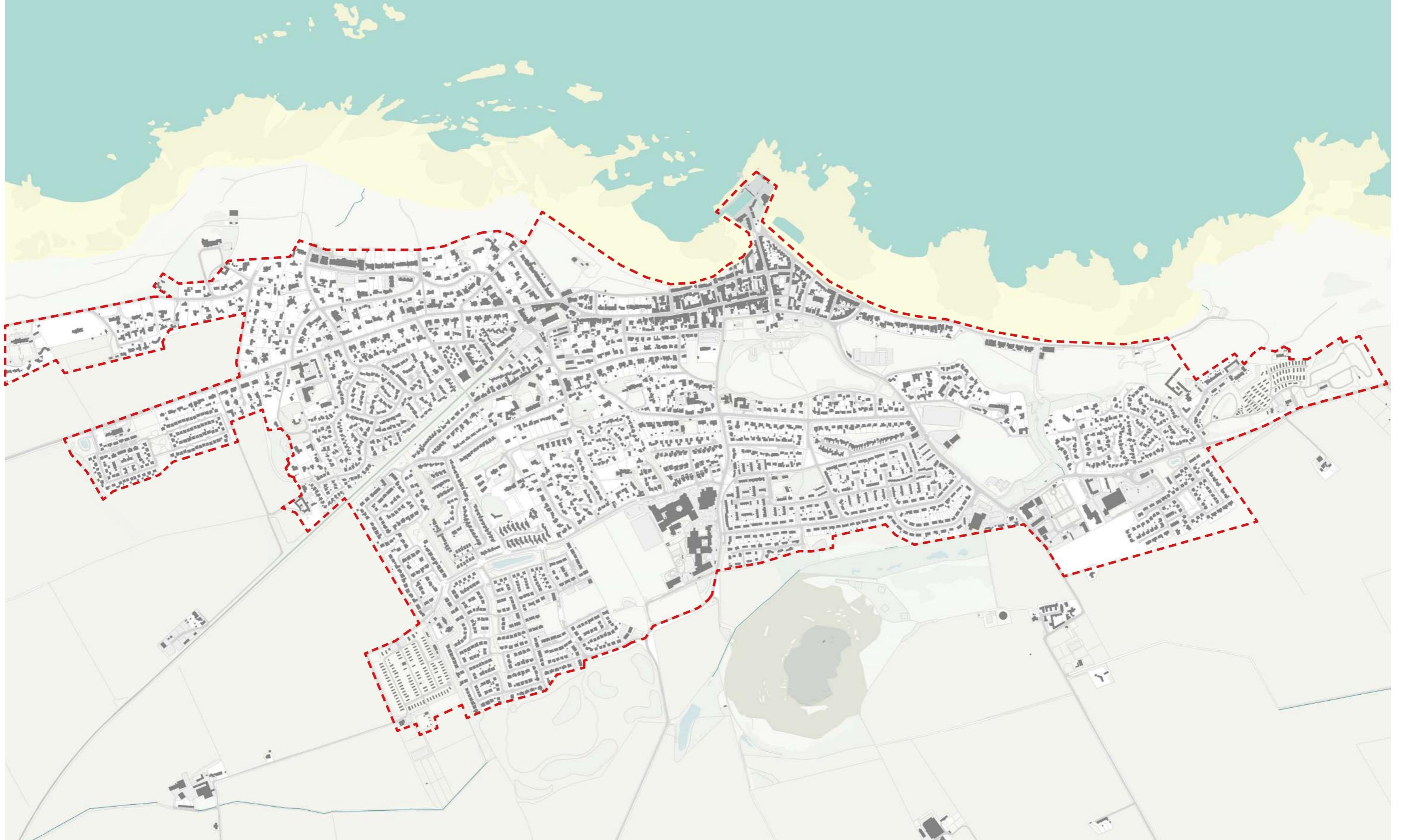


EXISTING GREENSPACES TO PRESERVE, PROTECT AND PROMOTE



SHELTER IMAGE

19 Short Term Let Control Area 



North Berwick

Local Place Plan - Proposals



Sustainable Tourism Overview

North Berwick has a beautiful seaside location, easy access by train and a rich history, a gem of East Lothian and a popular tourist destination, of which its residents are rightly proud. Tourism is also a significant driver of the local economy which helps sustain a vibrant town centre and much local business. By the same token North Berwick urgently needs to meet the demand for homes (as laid out in Theme 4 Housing). One approach to addressing this situation is by seeking to achieve a better balance between housing used as primary residential dwellings and housing used for short-term lets.

Other impacts on the town generated by its popularity as a tourist destination also need to be addressed, including traffic, parking and provision for visiting campervans.

Controlling short-term lets to achieve a better balance between the needs of tourists and local residents

Based on the conclusions of recent research, we propose the following as one route to address the housing needs of our community:

- Implement powers now available to East Lothian Council to establish a short-term let control zone within the settlement boundary of North Berwick. This will enable the local authority to require planning permission for changes of use from housing as primary residence to housing used for short-term lets.

Provision of additional overnight parking provision for campervans on edge of town sites.

- There is an urgent need for additional overnight parking provision for campervans to reduce the pressure and impacts caused by the existing scattered parking of such vehicles across various unsuitable sites across town. See proposal 6 for more information.

Theme

Sustainable tourism

19

Short Term Let Control Area around settlement boundary of North Berwick

PROPOSAL

Establish a short term let control area within settlement boundary of North Berwick, and develop clear planning guidance detailing the criteria and evidence base that officers should use to determine future planning applications for short-term lets within that boundary.

PROPOSAL TYPE

REG

VISION FOR PROPOSAL

Supporting a rebalanced local housing market to enable increased retention of local homes for use as primary dwellings.

DETAIL

For East Lothian Council to implement a short-term let control area around the settlement boundary of North Berwick (and any expanded boundary should any land currently on the periphery be allocated for housing in the next LDP).

For a description of what a Short Term Let Control Area is, [click here](#).

For more information on how a Short Term Let Control Area would affect a short term let use that commenced prior to the designation, [click here](#).

Evidence as justification:

- Report by MKA entitled the Economic Impact of Residential and Short-Term Let Properties in North Berwick (June 2024) commissioned by NBEHT
- Report by Arneil Johnston entitled Research into the Private Rented Sector in East Lothian (November 2022), commissioned by East Lothian Council
- The Local Housing Strategy (LHS) for East Lothian (2024-29)

05 STATEMENTS



North Berwick

Local Place Plan - Statements

Statement of regard to the Local Development Plan and National Planning Framework 4 (including extent of non-alignment if relevant)

Includes planning commentary, statement of LPP steering group position and further reasoning as needed on a proposal-by-proposal basis

1	Anticipating the need for Coastal Resilience
Proposal	Proactively manage resilience against future coastal damage caused by climate change.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 1 Tackling the climate and nature crises - LDPs must promote nature recovery and restoration in the area.</p> <p>Policy 2 Climate mitigation and adaptation - LDPs should support adaptation to the current and future impacts of climate change by taking into account climate risks, guiding development away from vulnerable areas, and enabling places to adapt to those risks.</p> <p>Policy 3 Biodiversity - Development proposals will where relevant, restore degraded habitats.</p> <p>Policy 10 Coastal development - LDP spatial strategies should consider how to adapt coastlines to the impacts of climate change, should reflect the diversity of coastal areas and take opportunities to use nature-based solutions to improve the resilience of coastal communities and assets.</p> <p>Policy 22 Flood risk & water management - LDPs should strengthen community resilience to the current and future impacts of climate change [flooding] by planning for adaptation measures. Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported. Development proposals will manage all rain and surface water through sustainable urban drainage systems (SUDS) and seek to minimise the area of impermeable surface.</p>
LPP Steering Group Position	Support.

2	Community renewable energy project(s)
Proposal	Undertake feasibility study and options appraisal for community renewables
Constraints	It is recognised that the LDP (2018) details the countryside around North Berwick as an Area of Significant Protection regarding windfarms, but also designates certain areas of this land as potentially acceptable for smaller scale wind proposals.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 11 Energy - 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.</p> <p>Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported.</p> <p>Policy 25 Community wealth building - Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. Development proposals linked to community ownership and management of land will be supported.</p>
LPP Steering Group Position	<p>Support. This proposal is concept level only and covers all renewable options. It is intended to underpin general support for development that could deliver both energy and community wealth benefits. We continue to also support the full assessment of all potential amenity impacts as laid out in NPF4 policy 11.</p> <p>Separately, we are also aware of the potential for income in the near future derived from a share of community benefits from a proposed large windfarm in the Lammermuir Hills. Discussions about this are in process.</p>
Further Reasoning	<p>To align with the global consensus and declared Scottish national climate emergency.</p> <p>To realise long-term benefits from a regular source of income to benefit the community.</p>

North Berwick

Local Place Plan - Statements

3	Develop an active travel network throughout the community council area
Proposal	Develop a comprehensive network of walking, wheeling and cycling routes across town and out into surrounding countryside
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 13 Sustainable Transport - LDPs should promote a place-based approach to consider how to reduce car-dominance. The policy states that this could involve a variety of potential measures including but not limited to low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation or minimising space dedicated to car parking.</p> <p>Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported.</p> <p>Policy 15 Local Living - Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods, including local access to: sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.</p>
Planning commentary	It is recognised that constraints and feasibility studies and further dedicated consultation with the community would need to be undertaken for all the proposed routes.
LPP Steering Group Position	General support for increased opportunities for active travel across the CC area. We support efforts to meet the goals of NTS2 and see them implemented at settlement scale.
Further Reasoning	<p>NTS2 states the following as policy goals relevant to this proposal (selection only)</p> <ul style="list-style-type: none"> • Ensure sustainable, public and active travel access to employment, education and training. • Reduce emissions generated by the transport system to mitigate climate change; Reduce emissions generated by the transport system to improve air quality. • Support management of demand to encourage more sustainable transport choices. • Facilitate a shift to more sustainable and space-efficient modes of transport for people and goods. • Provide a transport system that promotes and facilitates active travel choices which help to improve people's health and wellbeing.

4	Priority for pedestrians on High Street from Church Road to Quality Street
Proposal	Priority for pedestrians, with controlled vehicle access of High Street from Church Road to Quality Street
Pre-development steps proposed	Piloting this scheme for a designated period in order to assess impacts and gather an evidence base, with option to revert.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 13 Sustainable Transport - LDPs should promote a place-based approach to consider how to reduce car-dominance. This could include low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, and minimising space dedicated to car parking.</p> <p>Policy 15 Local Living - Development proposals will contribute to local living, including local access to: sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks; shopping.</p>
LPP Steering Group Position	<p>The Steering Group recognises that there is diverse and strong opinion about this proposal. It is also convinced that the current status quo cannot be sustained. In offering the approach laid out here, we are seeking to explore community opinion about a proposal that is distinct from previous solutions put forward. It was influenced by the balance of responses in the survey.</p> <p>In particular, this proposal stresses that vehicular access would be allowed to the pedestrianised areas for shop deliveries and Blue Badge holders. We would also seek the implementation of a temporary pilot scheme to gather further evidence.</p>
Further Reasoning	The following research demonstrates the potential for such a scheme to benefit retail business in areas in which this type of scheme is implemented: The Pedestrian Pound - The business case for better streets and places



[click here](#)

North Berwick

Local Place Plan - Statements

5	Complete the Coastal Trail to Tantallon Castle as a circular route.
Proposal	Complete the Coastal Trail to Tantallon Castle to provide a round trip back to the Law
Constraints	Land ownership and permissions. Maintenance responsibility.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies: Policy 30 Tourism - LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment.</p> <p>Relevant NTS2 policy goals:</p> <ul style="list-style-type: none"> • Support management of demand to encourage more sustainable transport choices. • Provide a transport system that promotes and facilitates active travel choices which help to improve people's health and wellbeing. • Provide a transport system which enables businesses to be competitive domestically, within the UK and internationally.
Planning commentary	No suggested connecting routes are indicated in recognition that feasibility studies, consultation and stakeholder liaison would all need to be undertaken to deliver this proposal.
LPP Steering Group Position	Work with the On the Move group to produce an active travel map drawing on initial consultation responses. We support efforts to meet the goals of NTS2 and see them implemented. This proposal offers significant health and access benefits to locals and tourists alike. We recognise that specific planning consent may not be required. Nevertheless, we consider it relevant to lay out a vision of the active travel connections that will benefit the NBCC area, to inform the spatial strategy of the LDP at this scale.

North Berwick

Local Place Plan - Statements

6	Develop a sustainable strategy for parking and traffic management
Proposal	Develop a strategic, long-term approach to parking
Constraints	Private land ownership of sites A and C. Developing a sustainable business model for the shuttle-bus service.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 13 Sustainable Transport - LDPs should promote a place-based approach to consider how to reduce car-dominance. This could include low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, and minimising space dedicated to car parking.</p> <p>Policy 30 Tourism - Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.</p> <p>Policy 4 Natural Places - Development proposals that will affect a European Protected Site will only be supported where any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.</p> <p>Policy 10 Coastal Development - Coastal areas develop sustainably and adapt to climate change.</p> <p>EU Birds Directive: protection of sites for the conservation of important bird populations at a European scale – Covers SPAs and Ramsar sites.</p>
LPP Steering Group Position	Support. An integrated, ambitious vision for a long-term issue facing our community which now has greater urgency in light of the climate crisis and increased vehicular traffic. We are aware of the prominent location of all three sites in this proposal, the sensitivities of potential amenity impacts at site A and C, and the landscape sensitivities of site B (the Law). For this reason, we support only development in these locations that are of the highest quality and design.
Further Reasoning	<p>NTS2 states the following as policy goals relevant to this proposal (selection only)</p> <ul style="list-style-type: none"> • Ensure sustainable, public and active travel access to employment, education and training. • Reduce emissions generated by the transport system to mitigate climate change; Reduce emissions generated by the transport system to improve air quality. • Support management of demand to encourage more sustainable transport choices. • Facilitate a shift to more sustainable and space-efficient modes of transport for people and goods. • Improve the quality and availability of information to enable all to make more sustainable transport choices. <p>Importance of enabling access for local people to shops, health provision and other services.</p>

North Berwick

Local Place Plan - Statements

7	North Berwick Harbour
A. NBHT Phase 1	Repair and stabilise wall and provide new community facilities
Planning commentary	Planning application submitted and validated. Under consideration as of June 2024. 24/00280/P Erection of community building (Class10), storage or distribution buildings (Class 6), heightening of breakwater wall and associated works Land Adjacent To The Harbour Victoria Road North Berwick East Lothian.
LPP Steering Group Position	Supportive in a general way of additional facilities at the harbour undertaken in a way that is part of stabilisation of harbour wall. We also note the intention for community benefit.
Further Reasoning	We encourage plans that safeguard the future of the harbour and create a welcoming environment for all
B. NBHT Phase 2	Secure and protect harbour
LPP Steering Group Position	Support
Further Reasoning	Delivers significant repairs and upgrades to ensure future operation of harbour
C. BBOP Additional Proposal	Outdoor pool possibly as part of an integrated masterplan for the Harbour Area
Planning constraints	Access; Harbour as a listed structure
Pre-development steps required	Scoping; feasibility; securing landowner consent (ELC) and consent of NBHT; funding; securing detailed planning consent (taking into account any development progressed in the interim); Listed Building Consent; full consultation with community on detailed proposals; contingency planning and negotiations with existing and neighbouring site users; development of management and maintenance plans; explore potential alternative site for dinghy storage <i>(NB, these steps are indicative not exhaustive)</i>
Planning commentary	Pool access would be within walking distance of the town centre and options promoting active travel connections and sustainable transport options (connected to proposal 5 for out-of-town parking and shuttle bus) would be preferred.
Links to NPF4 and existing LDP	Relevant NPF4 policies:

North Berwick

Local Place Plan - Statements

including extent of alignment and justification where not aligned.	Policy 21 Play, recreation and sport - seeks to encourage, promote and facilitate spaces and opportunities for play, recreation and sport. Criterion d) of this policy states that: development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.
LPP Steering Group Position	Support in principle.
Further Reasoning	<p>Proposals in this LPP seek planning status for potential developments that could happen between adoption of the next Local Development Plan (c.2026/7) through to adoption of next LDP (c 2036/37). Such status does not guarantee development and is contingent on all pre-development steps being satisfactorily fulfilled (see above). Much can change over the proposed 10-year lifespan of East Lothian LDP2. There is evidence of significant community support for the project but also a requirement for significant further groundwork to be undertaken.</p> <p>Given this context, the steering group supports inclusion of this planning proposal in the North Berwick Local Place Plan (2024). The steering group position at this stage does not define how individual members or the groups they represent would necessarily respond regarding input at future stages.</p>
Alternative options and locations	Should the proposal site for the pool prove undeliverable, the steering group supports further site assessment and feasibility studies on alternate locations (perhaps adjacent to the harbour to the north or east).

North Berwick

Local Place Plan - Statements

8	Retain allocation of land to west of school playing fields for educational and community use
Proposal	Retain allocation of land to west of school playing fields for educational and community use.
Planning commentary	Site already allocated in existing LDP
Links to LDP, NPF4 and justification where not aligned.	Relevant NPF4 policies: Policy 15 Local Living - Development proposals will contribute to local living, including local access to: community gardens, opportunities for food growth and allotments, sport and recreation facilities. Policy 18 Infrastructure First – LDPs should set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered.
LPP Steering Group Position	Support. The steering group’s firm position is to resist any future use of this site for residential or commercial development and request that any allocation of this land in the LDP articulates this. If the land is not to be used for educational purposes, then consideration should be given to access from Grange Road.
Further reasoning	North Berwick High School Parent Council, with support of school leadership, have prepared a High School Indoor Sports Facilities Assessment which highlights the deficiencies and requirements for indoor sports facilities at the school.
Description of support from community	Initial consultation indicated very strong community support to retain land for potential future use as indoor and outdoor sports facilities to serve pupils from the school campus. This is seen as helping alleviate pressure on existing leisure centre (allowing more diverse range of options and users for the existing facility), and meeting with a high-quality facility the existing and future demand from the campus.

[click here](#)

North Berwick

Local Place Plan - Statements

9	Develop a modern, multi-purpose, flexible community and arts venue
Proposal	Develop a multi-purpose, flexible community and arts venue
Pre-development steps required	<ul style="list-style-type: none"> • Advocate for East Lothian Council assets department to be transparent and open about plans for all relevant public sites across North Berwick that could be subject to sale or asset transfer to enable strategic planning by the community. • Feasibility study and options appraisal of multiple sites across North Berwick. • Business case development.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 9 Brownfield, vacant and derelict land and empty buildings - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.</p> <p>Policy 25 Community wealth building - LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.</p> <p>Accords with relevant current policies in LDP (2018):</p> <p>Policy on Community Facilities states that to meet the demand generated by the new development proposed by this Plan, best use will be made of existing assets, including shared use of facilities wherever possible and appropriate. This will help deliver and maximise the affordability, efficiencies and benefits of the strategy.</p>
LPP Steering Group Position	Support.
Further Information	Business plan for Asset Transfer for Lime Grove site provides insight into previous attempts to develop a similar project.

[click here](#)

North Berwick

Local Place Plan - Statements

10	Install network of accessible public toilets
Proposal	Install a network of accessible public toilets across North Berwick <ol style="list-style-type: none"> 1. At the railway station 2. Lodge grounds 3. Recreation Park ('The Rec') 4. East Bay 5. Also note –Harbour proposals (proposal 7B) include accessible toilet provision
Constraints	Connections to sewer
Links to LDP, NPF4 and justification where not aligned.	Relevant NPF4 policies: NPF4 Policy 15 Local Living - Development proposals will contribute to local living, including local access to publicly accessible toilets.
LPP Steering Group Position	Support.
Further Reasoning	Existing provision of only one set of accessible public toilets in North Berwick Note that existing toilets in lodge grounds are regularly not open to the public. Further reading on Planning for Changing Places Toilets → click here A recent freedom of information request revealed that the number of public toilets nationally had gone down by 21 per cent between 2007 and 2023.

11	Incentivise bringing brownfield, vacant & derelict land and empty & underused buildings back into meaningful use
Proposal	Vacant Property – Request for ELC to implement (and, if necessary, design and enforce) policies to incentivise bringing public and privately owned brownfield, vacant & derelict land and empty & underused buildings back into meaningful use. Facilitate all such council-owned or controlled sites for creative, temporary 'meanwhile use' in the interim.
Constraints	Sites <i>may</i> potentially be impacted by one or more of the following constraints (list not exhaustive) <ul style="list-style-type: none"> • Location in Conservation Area • Listed Building status • Contaminated Land • Access issues
Links to LDP, NPF4 and justification where not aligned.	Relevant NPF4 policies: Policy 9 Brownfield, vacant and derelict land and empty buildings - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option. Policy 21 Play, Recreation and Sport - Development proposals for temporary or informal play space on unused or underused land will be supported Policy 22 Flood risk and water management - Resilience should also be supported by managing the need to bring previously used sites in built up areas into positive use
LPP Steering Group Position	Support the use of vacant or underused land and the reuse of empty buildings.
Further Reasoning	The County Hotel and Lime Grove sites and Land east of Tesco petrol station have been vacant or disused/underused for a significant period of time with attendant visual impacts and lost opportunity for meaningful contribution to the town. Other suitable uses such as housing and community facilities should be actively encouraged and pursued and, where appropriate, opportunities for Asset Transfer or Community Right-to-Buy facilitated and realised.

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Local Place Plan - Statements

12	Expansion of North Berwick Health Practice onto property currently occupied by Edington Cottage Hospital.
Proposal	Expansion of North Berwick Health Practice onto property of Edington Cottage Hospital.
Constraints	Age and design of property, requirement for additional parking spaces.
Pre-development steps required	Feasibility study, landowner permission, property transfer, building and site redesign as required.
Planning commentary	In planning terms the existing lawful use of the Edington as a health asset means that no change of use would be required for such a development.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies: NPF4 Policy 9 - Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. Accords with relevant current policies in LDP (2018): LDP (2018) states that "East Lothian Council supports the wider provision of locally accessible health care facilities through the retention of adequate land for health care use. Where land was last used for public health care, alternative uses will not be considered unless the Council is satisfied the land is no longer needed." Policy HSC1: Health Care Sites The continued use of land currently occupied by public health care facilities is supported. This policy will also apply where planning permission has been approved for the expansion of existing or provision of new health care facilities. PROP HSC2: Health Care Facilities Proposals Acknowledges in principle the expansion or reprovision of the existing GP premises at North Berwick, potentially within the Edington hospital.</p>
LPP Steering Group Position	Support.
Further Reasoning	Potential to benefit from sustainable renovation and reuse of an existing asset rather than new build. The site is a prime town centre location for medical facilities able to be accessed by the whole community and the potential of this site should be maximised.

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Local Place Plan - Statements

13	Housing Development in North Berwick
Proposal	Rebalanced housing provision
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 9 Brownfield - Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.</p> <p>Policy 16 Quality Homes - Deliverable land should be allocated to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live.</p> <p>Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p> <p>click here ← The recent Chief Planner's Letter on Planning for Housing (June 2024) clarifies the following elements of NPF4 Policy 16 in relation to Housing, which are particularly relevant to the proposals in this LPP:</p> <p><u>Statements of Community Benefit:</u> "NPF4 provides at policy 16 part b) for proposals to explain how they will contribute positively to meeting local housing requirements, to local infrastructure services and facilities, and to residential amenity, using new Statements of Community Benefit." <i>We support this directive to ensure ease of assessment of community benefit from all new housing in our area.</i></p> <p><u>Improving affordability and choice:</u> "Policy 16 part c) supports proposals that improve affordability and choice, and address identified gaps in provision. A list of examples of the types of proposals this policy could support is provided. In relation to 'identified gaps in provision', decision makers may wish to consider the extent to which a proposed development of new homes will contribute to addressing recognised priorities of an area. This can be evidenced by a range of information available on local housing matters, such as Local Housing Strategies, local authority housing emergency action plans or planned actions to support emerging economic opportunities." <i>We encourage the local authority to lay out expectations for affordability and choice in our area and provide developers with clear guidance as to how submissions can gain increased support by meeting recognised community needs, not just provision of stock designed to maximise profit.</i></p> <p><u>Beyond minimum affordable housing provision.</u> "Policy 16 part e) supports proposals for new homes where they make provision for affordable homes to meet an identified need. Policy 16 strengthened contributions to affordable housing from market sites to 'at least 25%, with flexibility to local circumstances'." <i>We encourage the local authority to utilise the available flexibility to take a strong stance (with clear guidance and justification) to maximise the provision of affordable housing expected with any future housing development proposed for North Berwick, because of the significant market pressures and affordability issues associated with this location.</i></p>
LPP Steering Group Position	Support.
Further Reasoning	<p>It is recognised that all housing land currently allocated in the 2018 LDP has been built out.</p> <p>The Arneil Johnston report Research into the Private Rented Sector in East Lothian (November 2022), commissioned by East Lothian Council states that:</p> <p>"The property profile of the private rented sector is a 50:50 split of houses and flats, with a dominance for 2-bedroom homes (49%). There are limited options for larger households in the PRS and too few one bedroom homes for the proportion of single people seeking housing."</p>
	<p>Recent housing demand data for social housing supplied by the Housing Strategy team from ELC indicates a strong trend of demand for 1 bedroom 4-in-1 flatted dwellings, bungalows and tenement flats.</p> <p>The NBEHT commissioned a report on the economic impact of housing as a primary dwelling vs housing used for short-term lets (see Proposal 20). It can be downloaded from the NBCC website here. → click here</p>

→ [click here](#)

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13A	Housing Development Site: Pilgrim's Way
Proposal	Allocate as housing development site: Provision of low affordable rent housing for residents local to North Berwick, including small retail unit.
Planning commentary	Land is suitable for residential development
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 16 Quality Homes - Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people.</p>
LPP Steering Group Position	Support. Housing is required for local people at low affordable rent.
13B	Housing Development Site: Vacant land to east of North Berwick Cemetery
Proposal	Allocate as housing development site: for low affordable rent for key workers, especially connected to serving nearby care homes and others in North Berwick area
Planning commentary	Currently allocated for hotel.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 9 Brownfield, vacant and derelict land and empty buildings - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.</p> <p>Policy 16 Quality Homes - Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p>
LPP Steering Group Position	Support

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Local Place Plan - Statements

13C	Housing Development Site: Land to East of Tesco Petrol Station
Proposal	Allocate as housing development site: Land to East of Tesco Petrol Station
Constraints	Adjacent petrol station
Planning commentary	Hazard constraint may be in operation for certain land uses as a result of the adjacent petrol station.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 9 Brownfield, vacant and derelict land and empty buildings - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.</p>
LPP Steering Group Position	Support alternative uses, of which housing could be one. This space is becoming unsightly and opportunities should be sought to make it a further asset.

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13D	Housing development sites - Garage Courts
Proposal	Allocate as housing development sites: Garage Courts and vacant land in various locations within the settlement boundary
Planning commentary	A change of use to residential in all these locations likely acceptable in principle given surrounding built environment context.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 9 Brownfield, vacant and derelict land and empty buildings - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land.</p> <p>Policy 16 Quality Homes - Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p>
LPP Steering Group Position	Support. While we are very mindful of the existing use of all these sites by local residents, we are also aware that all these sites are not fully utilised and also represent opportunities as sites for housing development. Other storage locations are available in North Berwick. In consultation, we envisage that ELC could explore alternative options for existing users in order to open up these sites for housing.
13E	Mixed use development site - Lime Grove East Lothian Council Buildings & Land
Proposal	Allocate as a mixed-use development site for community facilities/housing
Constraints	Existing derelict buildings – council depot
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 9 Brownfield, vacant and derelict land and empty buildings - To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land.</p> <p>Policy 16 Quality Homes - Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p>
LPP Steering Group Position	This is a long-term opportunity site that has not been brought forward for development.

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14	Preserve, protect and promote green spaces, biodiversity and trees in and around North Berwick
Proposal	Preserve, protect and promote green spaces, biodiversity and trees in and around North Berwick
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies: Policy 3 Biodiversity - LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They should also promote nature recovery and nature restoration across the development plan area, including by: facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.</p> <p>Accords with relevant current policies in LDP (2018): LDP (2018) Policy OS1 Protection of Open Space – Recreational, leisure and amenity open space and facilities, including outdoor sports facilities, will be safeguarded to meet the recreational needs of the community.</p>
LPP Steering Group Position	Support – enhancing biodiversity across the town and protecting existing trees and open space is a high priority for local residents.

15	Recreational area with pump-track and path – North Berwick Trust Land to south of school campus playing fields
Proposal	Recreational area with pump-track and path - North Berwick Trust Land to south of school campus playing fields
Planning commentary	The Safer Route to School laid out to the north of this drawing has already been approved in Planning Consent 23/00911/P
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies: Policy 15 Local Living - Development proposals will contribute to local living, including local access to: playgrounds and informal play opportunities, parks, green streets and spaces.</p>
LPP Steering Group Position	Support. After a series of feasibility studies undertaken for the location of a pump track, for different reasons only this site has been assessed as acceptable and feasible The Safe Route to School is essential infrastructure to connect new housing with the new school campus.

16	North Berwick Trust Park – resist future commercial or employment allocation
Proposal	North Berwick Trust Park – resist any future commercial or employment allocation for this site
Planning commentary	Ensure that previously approved site for Employment Area (outlined in purple above as approved in the 2013 masterplan) is not considered material in any future planning application and that any commercial development proposed within the blue line boundary of the site is resisted. Relevant application is 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
LPP Steering Group Position	Support - Responses to our consultation to employment land here were both positive and negative. Positive responses were considered but on balance it was considered that other more suitable sites could be allocated for employment land in the next LDP and that commercial units located at the end of Lauder Rambling and jutting incongruously into the now established park were not desirable at this location.

North Berwick

Local Place Plan - Statements

17	Development of allotments
Proposal	Development of allotments
Constraints	Size of existing parking, access to site by public transport (see Proposal 6)
Planning commentary	Allotments in this location would have minimal visual impact on the setting of the Law and would be complementary to the local landscape designation of the surrounds.
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 23 Health and safety - LDPs should create healthier places for example through opportunities for exercise, healthier lifestyles, land for community food growing and allotments</p> <p>Accords with relevant current policies in LDP (2018):</p> <p>LDP (2018) "ELC is obliged to create, maintain, report on and address the needs of waiting lists and will be required to ensure that no individual will sit on a waiting list for more than 5 years without offer of a fit for purpose plot. As provision of allotment space is a statutory duty, the Council must plan for future provision."</p>
LPP Steering Group Position	Support – a site able to meet demand from North Berwick area, integrate with existing designations and land use. and allow for ELC to fulfil its statutory duties. Support for this site does not preclude future potential support for other private or public sites that come forward for allotment provision in the town.

18	Installation of public shelters across North Berwick
Proposal	<p>Construct new Community Shelters across the town's recreational spaces.</p> <ol style="list-style-type: none"> 1. Next to public toilets on Quality Street 2. Lodge Grounds 3. Recreation Grounds 4. North Berwick Trust Park 5. West Bay
Landowner	Various
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 15 Local Living stresses that LDPs should support local living, including 20-minute neighbourhoods within settlements, through the spatial strategy, including promotion of sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.</p>
LPP Steering Group Position	Support – provision of expanded shelter facilities for public use is a basic infrastructure requirement to facilitate recreation and walking as a mode of transport, as well as public gathering, contributing to overall health and wellbeing outcomes for our area.

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19	Short Term Let Control Zone around settlement boundary of North Berwick
Proposal	Control short term tourism lets within settlement boundary of North Berwick, and develop clear planning guidance detailing the criteria and evidence base that officers should use to determine future planning applications for short-term lets within the control zone.
Planning commentary	<p>Implementing a short-term let control zone would ensure that using a residential property for the purposes of short-term letting would require planning permission from the local planning authority. Instigating these powers does not in and of itself define how the local authority will assess and determine such applications.</p> <p>The MKA report recommends that a STL control zone could/should be implemented to ensure that all future proposals are examined fully in the context of the actual effect upon the housing market and their true local economic impact. In addition, future housing planning permissions could/should adopt a standard condition that all properties should be occupied as a principal residence.</p>
Links to LDP, NPF4 and justification where not aligned.	<p>Relevant NPF4 policies:</p> <p>Policy 30 Tourism - impacts on communities, for example by hindering the provision of homes and services for local people, should be taken into account. LDPs take full account of the needs of communities, visitors, the industry and the environment when addressing tourism development.</p>
LPP Steering Group Position	<p>Support. North Berwick urgently needs to achieve a better balance between housing used for primary residential and housing used for short-term lets. We are very mindful of the importance of the tourist economy to North Berwick, and want to ensure that it continues to thrive (see proposals 7 and 9).</p> <p>On balance, however, more focus needs to be placed on retaining North Berwick's capacity to provide appropriate affordable options of tenure and type for all (including the elderly, lower income individuals and families, key workers and young people who have grown up in the area and want to remain). While we acknowledge that accurate data is in process of emerging through the new landlord licensing scheme, all available current evidence (see below) and responses to our consultation suggest the need to propose and implement an STL control zone around the settlement boundary of North Berwick. Introducing a planning mechanism that gives a tool for the local authority to influence and shape the local housing market is prudent in anticipation of the time period covered by the next local development plan.</p>
Further Reasoning	<p>The Arneil Johnston report Research into the Private Rented Sector in East Lothian - November 2022, commissioned by East Lothian Council states that:</p> <p>"A snapshot sample of short term lets in East Lothian identified up to 400 STLs available for letting, with just under 60% located in the North Berwick Coastal area. It is estimated that short-term lets account for 7% of the total lettings market in East Lothian, with the exception of North Berwick where short-term letting accounts for over 20% of the lettings sector. This could perhaps indicate a movement of residential rental homes</p>

→ [click here](#)

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Local Place Plan - Statements

from the PRS to become short term lets in the North Berwick area. That said, there is no evidence to suggest that short-termlets are driving demand for affordable housing, even in the North Berwick area.”

It concludes with the following recommendation: “Consideration of a short term let control area in the North Berwick Coast locality (following the full implementation of the STL licencing scheme across East Lothian).”

[Local Housing Strategy \(LHS\) for East Lothian \(2024-29\)](#) → [click here](#)

“The Council will work in partnership with local communities and the tourism sector to achieve a balance which meets the needs of distinctive communities across East Lothian. This involves taking into account the tourism sector, short term accommodation for seasonal workers and the need for long term residential housing.” p69

The July 2024 report by MKA Economics [Economic Impact of Residential and Short Term Let Properties in North Berwick](#) sets out the scale and effect of the STL sector in North Berwick. The study was based on local data derived in May 2024. It compares the economic effect of STLs and residential letting. Residential letting makes a greater contribution to the local economy. Also notable is the lack of any financial benefit to the local authority as a result of STLs which are generally not liable for Council tax and are zero rated for business purposes.

→ [click here](#)

05 APPENDICES



North Berwick

Local Place Plan - Appendix 1 and 2

Appendix 1 - Schedule of land in ownership of North Berwick Trust

		Developed?	Area	Site no.
	North Berwick Trust Park	Developed	39.87 acres	
	Pilgrim's Way site	Undeveloped	1.28 acres	
	School playing field expansion site	Developed	TBC *	
	Site to South of School Playing fields	Undeveloped	2.36 acres	
	Site to North west of School playing fields	Undeveloped	TBC *	

* These two sites together (in yellow and dark blue) are 5.73 acres: the yellow site (to north west of school playing fields) is approximately 3.16 acres and the dark blue site (school playing field expansion site) is approximately 2.57 acres.



Appendix 2 - Consultation Responses Suitable for Future Development into a Community Action Plan

Ideas and initiatives submitted during the consultation process that are otherwise suitable for inclusion in a Community Action Plan but not related to development, land or buildings (or otherwise not controlled by the planning system) have been gathered in this appendix.

Examples might include starting a youth group, addressing litter issues, or implementing measures to control speeding, none of which are controlled by the planning system.

To access the list of nearly 400 non-spatial ideas, suitable for inclusion in a Community Action Plan, [please click here](#).

To read more about the difference between a Local Place Plan and a Community Action Plan, please read the Overview section of the [Planning Aid Scotland Guide to Local Place Plans](#).

North Berwick

Local Place Plan - Appendix 3

Appendix 3 - Evaluation of the North Berwick Local Place Plan Process

The Local Place Plan process followed Planning Aid Scotland's SP=EED® engagement principles and criteria, and was facilitated by a qualified SP=EED practitioner.

[SP=EED](#) is Planning Aid Scotland's practical guide to undertaking effective community engagement in planning which is referenced by the Scottish Government in its Planning Advice Note 3/2010: community engagement. SP=EED is also an useful framework for Community Action Plans. The SP=EED approach provides a clear and practical framework for carrying out engagement projects. It sets out 3 levels of engagement (Informing, Consulting and Partnership) and 8 criteria by which engagement processes can be designed, carried out and assessed.

SP=EED Criteria	Aim	How delivered during the North Berwick LPP Process
1. Transparency & Integrity	Trust is at the heart of all effective community engagement. Earn trust with communities and stakeholders by communicating clearly and openly about the purpose of the engagement and explaining the limits of what can be achieved.	Developed trusted relationships with Steering Group and nominated lead, Don McKee. "Soft launch" focused on key community leaders. Hand-delivered mail-drops to every home in North Berwick: Timeline and dates provided for both online survey and face-to-face gatherings, distributed via social media and dedicated website page.
2. Co-ordination	Process isn't the opposite of people, it offers the necessary support for relationships to thrive. Committing ourselves to a well co-ordinated process challenges us to plan the detail thoughtfully, deliver in a timely way and consistently do the little things well.	Project support and design via Planning Aid Scotland Social Enterprise Manager. Regular rhythm of planning and co-ordination meetings with Steering Group.
3. Information	There is an art to sharing complex ideas in simple ways. Language and media give us the power to share, listen, and understand, rather than impose our message, or uncaringly frustrate others.	Colourful, bright and simple A3 Presentation boards developed to display draft proposal document during Information Notice period Dedicated website landing page, eNewsletter and social media.
4. Creativity	Connection, understanding and insight are all deepened when our imaginations and emotions are stirred. Fun and celebration help us see the potential beyond the everyday. Engagement should be engaging.	Use of 3m/2.4m aerial map of North Berwick to enable community engagement, left as a future resource for the community. Use of Placecheck as a survey tool.
5. Responsiveness	Being flexible and kind as engagement processes emerge allows us to adapt to meet the needs of ever-changing places and people. Responsiveness is a responsibility.	Flexibility offered around end-date of project to accommodate local needs and volunteer availability.
6. Inclusiveness	Making sure people can be involved ... and feel involved ... in a way that works for them is not primarily a problem to be solved or a technique to be employed, but a relationship to be bridged. This requires humility, time and effort.	Every home in North Berwick received physical communication during the process Accessible venues (Community Centre, Abbey Church) used for all gatherings. Dedicated young people sessions undertaken at High School and Primary school.
7. Monitoring and Evaluation	Growing in skill and confidence and working to make a difference means having processes in place to track the effects of our work. Then making the time to sit down with others and allow them to show us what has been valuable and what has not.	End of process survey to be shared with Steering Group members.
8. Learning & Sharing	A commitment to personal and organisational reflection means we can continually improve our processes and share our learning with others.	This review page.

North Berwick

Local Place Plan - Appendix 4

Appendix 4 - Bibliography

Spatial Planning

[National Planning Framework 4](#)

[Planning \(Scotland\) Act 2019](#)

[Planning circular 1/2022: Local Place Plans](#)

[East Lothian Council Local Development Plan 1](#)

[Evidence Report Documents for LDP 2](#)

[East Lothian Council Local Development Plan 2](#)

[Tourism Factsheet for Evidence Report](#)

[National Transport Strategy 2](#)

[North Berwick Charrette 2017](#)

Other references

[Scotland's National Performance Framework](#)

[East Lothian Community Planning Partnership](#)

[The East Lothian Plan 2017-27](#)

[Local Housing Strategy \(LHS\) for East Lothian \(2024-29\)](#)

[East Lothian Open Space Strategy \(2018\)](#)

[Planning Aid Scotland Guide to Local Place Plan](#)

Research

[Research into the Private Rented Sector in East Lothian - November 2022](#)

[Economic Impact of Residential and Short Term Let Properties in North Berwick](#)



IMAGE: Berwick Law © Lewis James Houghton