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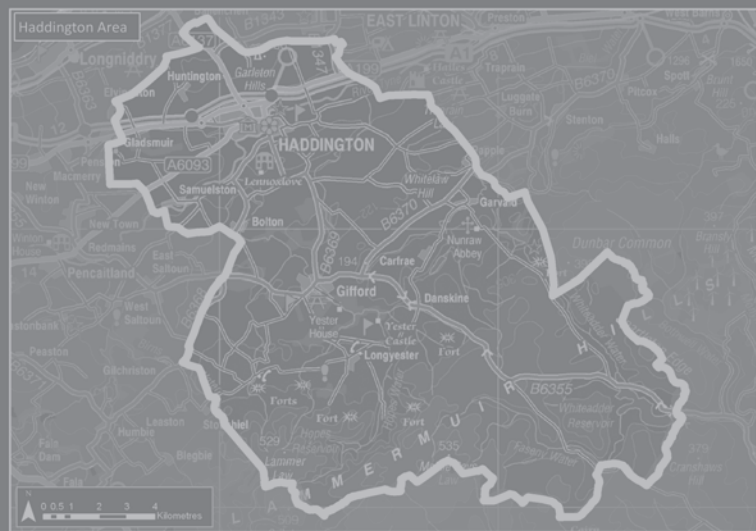
INTERIM ENVIRONMENTAL REPORT APPX 7 - HADDINGTON
. The attached document should be read in conjunction with the report to ELC on 28 October 2014 entitled East Lothian Local Development Plan Main Issues Report and Consultation Arrangement

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Designation	Depute Chief Executive, Partnership
Date	16/10/14

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local development plan main issues report
**interim environmental
report**²⁰¹⁴
appendix 7

HADDINGTON AREA SITE AND STRATEGIC ENVIRONMENTAL ASSESSMENTS



DRAFT FOR COUNCIL
28/10/14

The Main Issues Report sets out the options for the Local Development Plan



The Interim Environmental Report assesses the options identified in the Main Issues Report

Appendices 4-9 assess potential development sites in each part of East Lothian



The Monitoring Statement provides an evidence base for the Main Issues Report



The Transport Appraisal assesses transport implications of the Main Issues Report

Access all the Main Issues Report documents and other information at www.eastlothian.gov.uk/ldp

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Introduction

Background

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

Purpose of this Document

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

Introduction to the Site Assessment Process

6. In early 2012 East Lothian Council commenced public engagement on the preparation of its Local Development Plan. It did this with a series of community events as well as a 'call for sites' exercise. Members of the public, landowners, agents and any other interested parties were invited to suggest potential development sites to be considered at MIR stage.

Responders filled in a 'Development Options Appraisal Form' to provide information about the potential site, its proposed land use, and any potential impacts on the environment that could arise from its development.

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

How Sites were Assessed

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

Site Information

12. This section of the form contains basic site information including its address, its allocated reference number, the source of the site submission (e.g. landowner, agent, house builder

etc), the site size, its current and proposed land use, a summary description of the key characteristics of the site and its planning history. A map showing the boundary of the site and an aerial photograph is also included to provide context. This is to serve as an introduction for the more detailed assessment.

Suitability and Deliverability of Site

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

SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment Questions	Rating
Location	<ul style="list-style-type: none"> • Is the site well related to an existing settlement? 	<p>Outside an existing settlement boundary and not well related.</p> <p>Outside an existing settlement boundary but well related.</p> <p>Within an existing settlement boundary.</p>
Accessibility	<ul style="list-style-type: none"> • Is the site accessible by public transport? • Are a range of facilities and services available within walking distance? (Based on thresholds in Annex B of PAN 75: <ul style="list-style-type: none"> - 400m to a bus service - 800m to a rail station 	<p>The site does not meet any of the thresholds for accessibility listed in PAN 75.</p> <p>The site meets some of the accessibility thresholds in PAN 75.</p> <p>The site meets all the accessibility</p>

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

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

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

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

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

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

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

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

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

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

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

Haddington Area: Environmental Characteristics

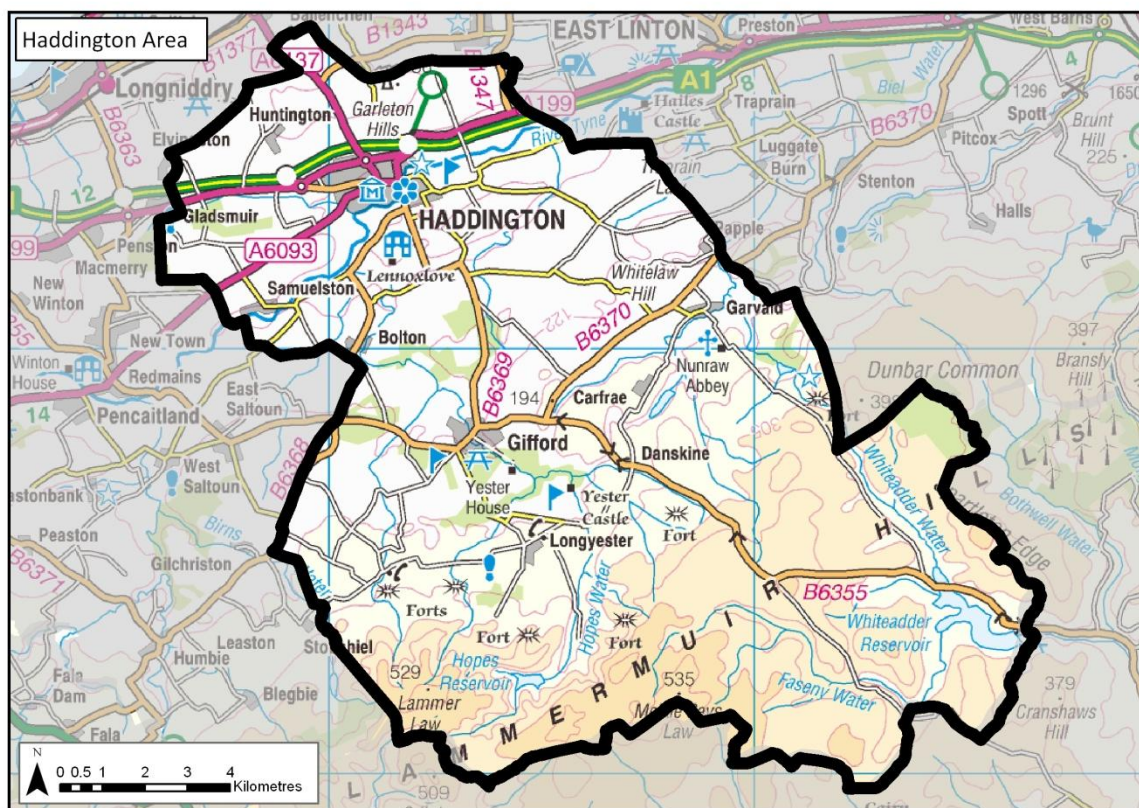
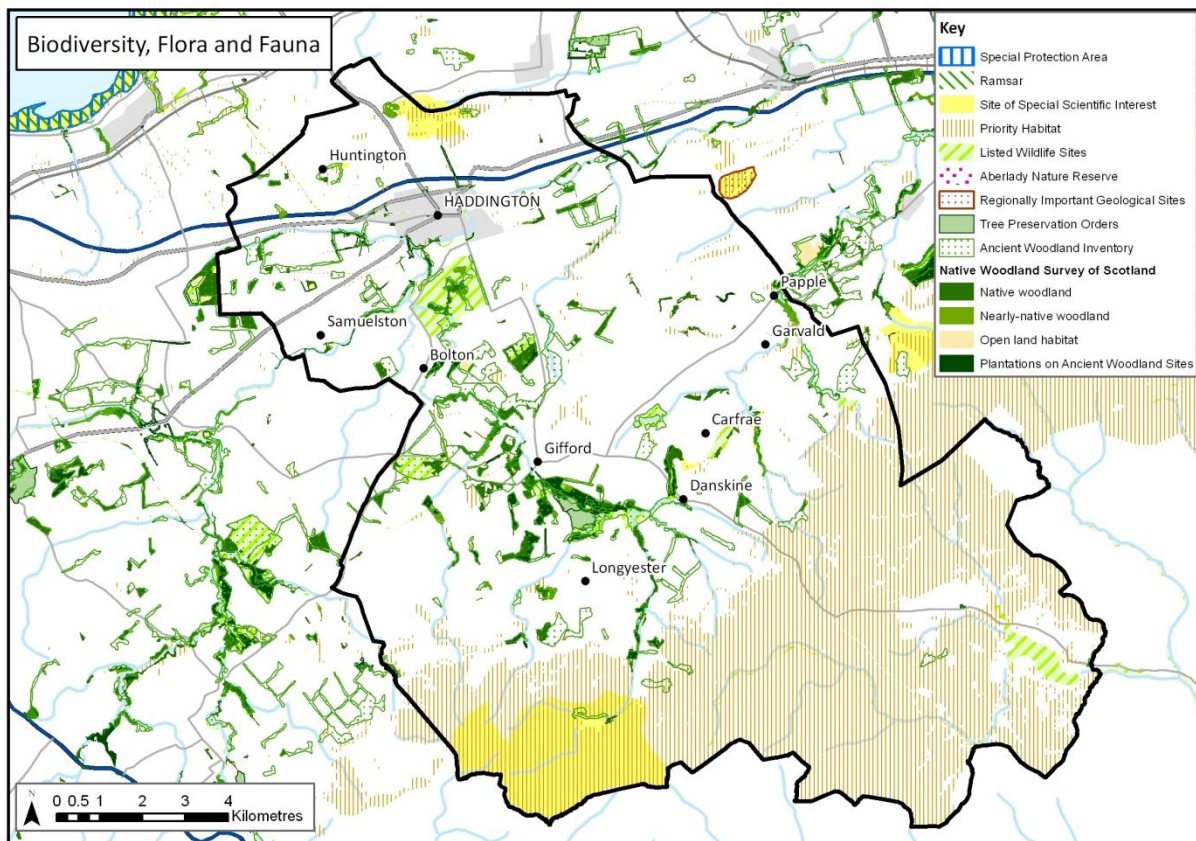


Figure 1: Haddington Area

14. This section provides an overview of the key environmental characteristics in the Haddington area, and is structured according to the main topic areas of the Strategic Environmental Assessment.
15. The Haddington area includes the main town of Haddington, the administrative centre for East Lothian, and a large rural area stretching south to the Lammermuir Hills, which includes the villages and small settlements of Gifford, Garvald and Bolton.

Biodiversity, Flora and Fauna



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Figure 2: Biodiversity, Flora and Fauna Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> • There are five SSSIs (Sites of Special Scientific Interest) in the Haddington area which have been designated for their biological or geological interest. • The Lammermuir hills landscape in the south of the area is important for the various habitats it provides including upland heath, blanket bog and acid grassland amongst others. Lammer Law is of such significance for its habitat that it is also designated as a Site of Special Scientific Interest and therefore protected by law. • The rivers and watercourses that flow through the area provide important habitats for wildlife and some are designated as locally listed wildlife sites including the River Tyne, Colstoun Water, Fasey Water • Country estates in the area including Lennoxlove, and Yester are important for their biodiversity, flora and fauna value, being home to listed wildlife sites, and areas of native and ancient woodland. • A number of old railway routes which are now walkways and cycle routes are also home to wide range of flora and fauna and are locally listed wildlife sites, including the Haddington to Longniddry and Ormiston to Gifford routes.

Population

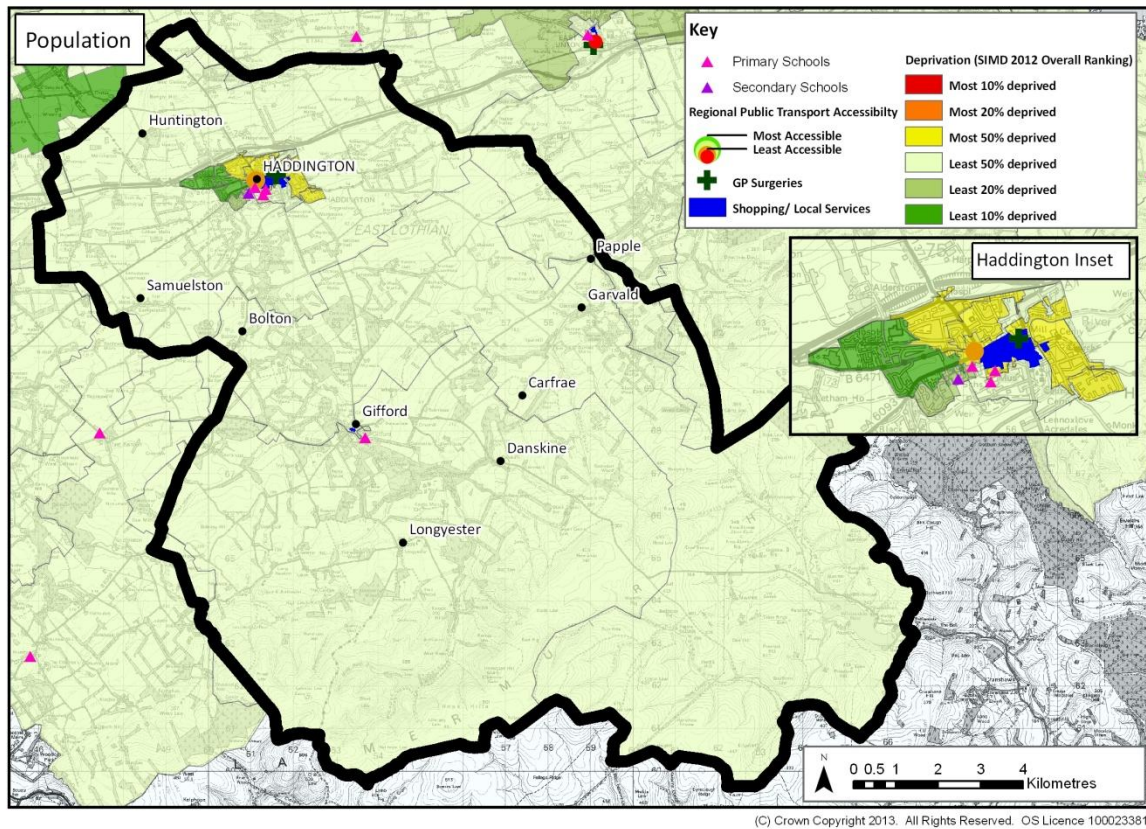
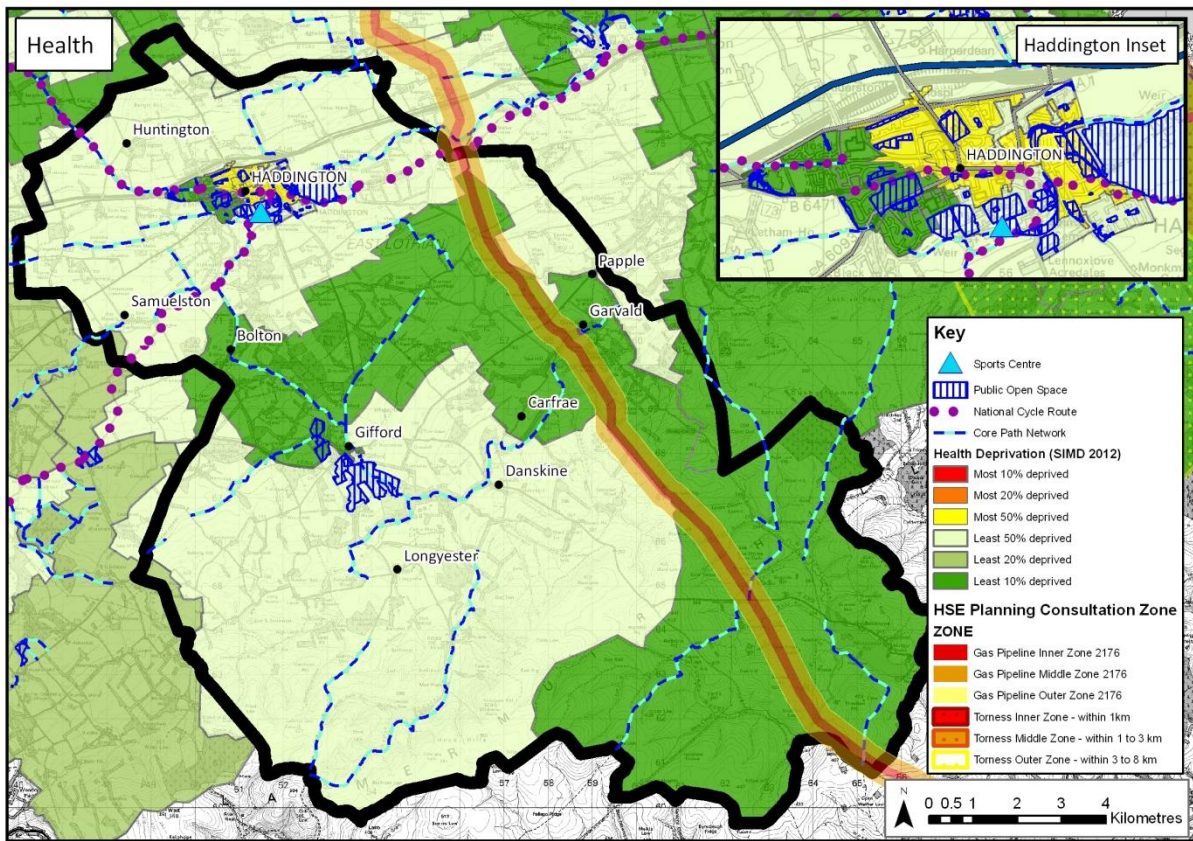


Figure 3: Population Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Population	<ul style="list-style-type: none"> The town of Haddington is the main service centre for the area providing town centre services, primary and secondary education, community and health facilities, and employment opportunities. Whist most of the area is within the 50% least deprived areas in Scotland according to the Scottish Index of Multiple Deprivation, parts of north and east Haddington fall within the 50% most deprived areas At a regional scale, settlements in the Haddington area have poorer public transport accessibility to employment opportunities, regional health and regional retail facilities than settlements in the west of East Lothian.

Health

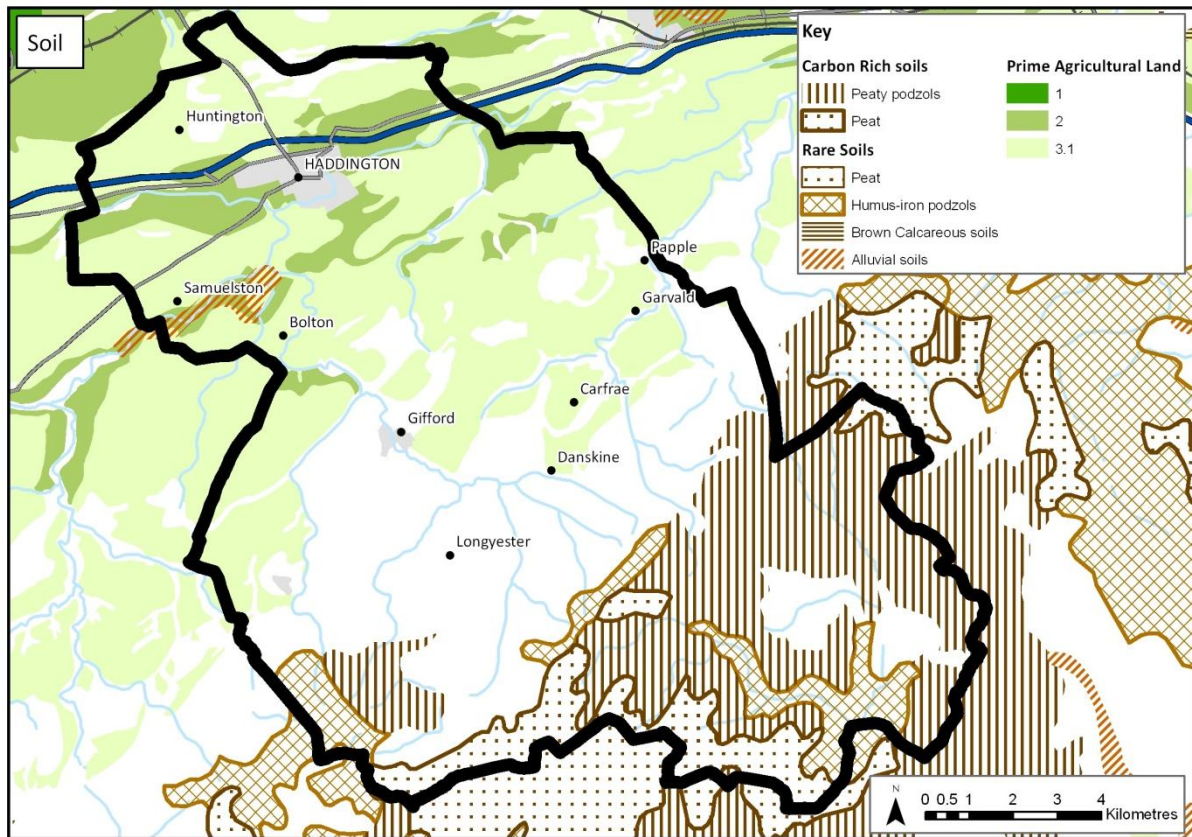


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Figure 4: Health Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Human Health	<ul style="list-style-type: none"> Health in the Haddington area is generally better than the Scottish average with some areas being within the 10% least deprived in Scotland in terms of health deprivation. However parts of north and east Haddington fall within the 50% most deprived areas in terms of health deprivation and information provided by the NHS in 2012 showed that life expectancy for males in Haddington North was actually below the Scotland average. A national cycle route passes through Haddington providing a long distance route for active travel and recreation through the area. There is a network of Core Paths providing active travel and recreational routes through the area although this network is fragmented in parts. A major gas pipeline passes through the eastern part of the area, and development proposals within its consultation zone would require consultation with the Health and Safety Executive.

Soil

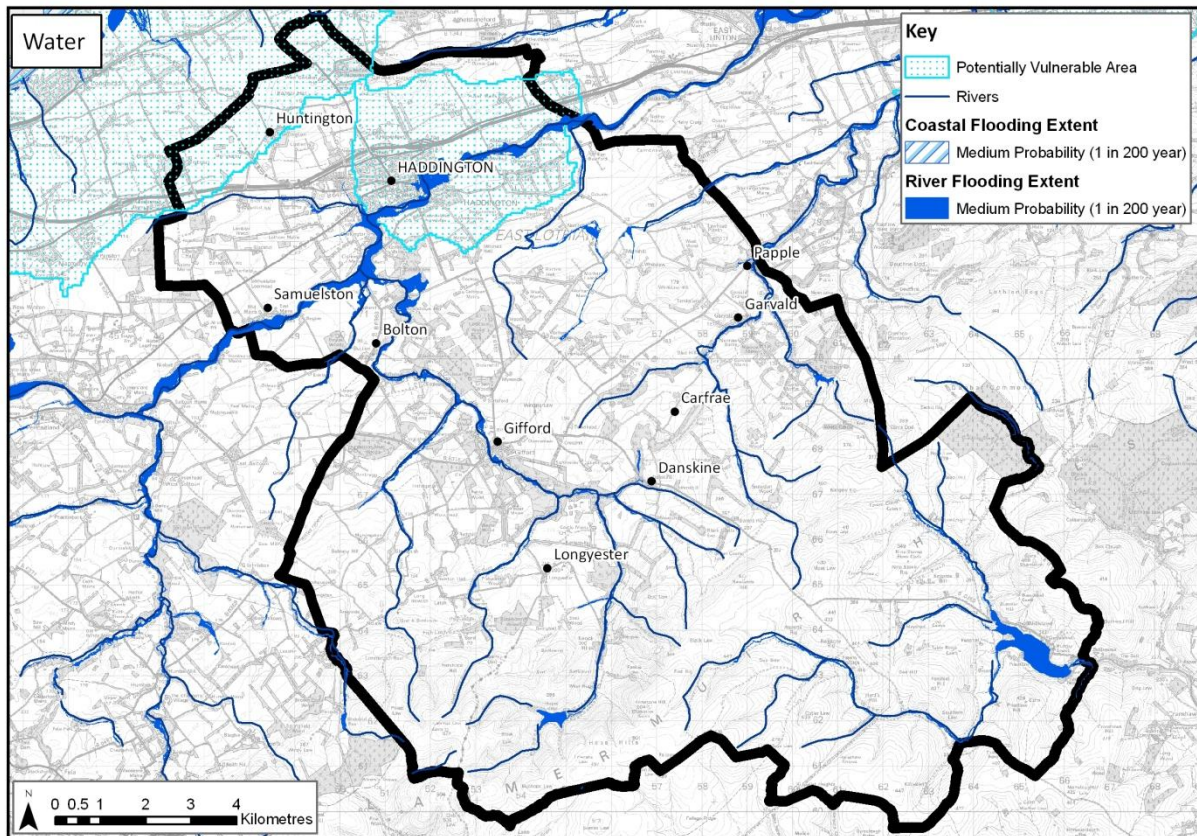


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Figure 5: Soil Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Soil	<ul style="list-style-type: none"> • The northern part of the Haddington area largely comprises of arable farming land and the majority is classified as prime agricultural land due to the wide range of crops it can support. Prime agricultural land is a nationally important land resource for food production and its loss should be minimised. • The upland areas in the south contain important soil resources in the form of peat which is both classed as rare and carbon rich. Peaty podzols soil types cover much of the upland area and are carbon rich and important for carbon storage. • Other rare soil types in the Haddington area include alluvial soils in the River Tyne valley around Samuelston and humus-iron podzols in the uplands of the Lammermuir Hills.

Water



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Figure 6: Water Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Water	<ul style="list-style-type: none"> The rivers in the area were generally classified as 'poor' or 'bad' ecological status in 2008 by SEPA in its preparation of the Scotland River Basin Management plan. Pressures on the rivers include sewage disposal and arable farming. Haddington's position on the Tyne subjects some areas of the town and surrounding land to the risk of river flooding. The town has been subject to numerous flood events historically including severe events in 1931, 1948, 1956 and 1984. Part of Haddington and its surrounding area has been identified by SEPA as a 'Potentially Vulnerable Area' (10/24), with the River Tyne posing a potential risk to a large number of residential and commercial properties.

Cultural Heritage

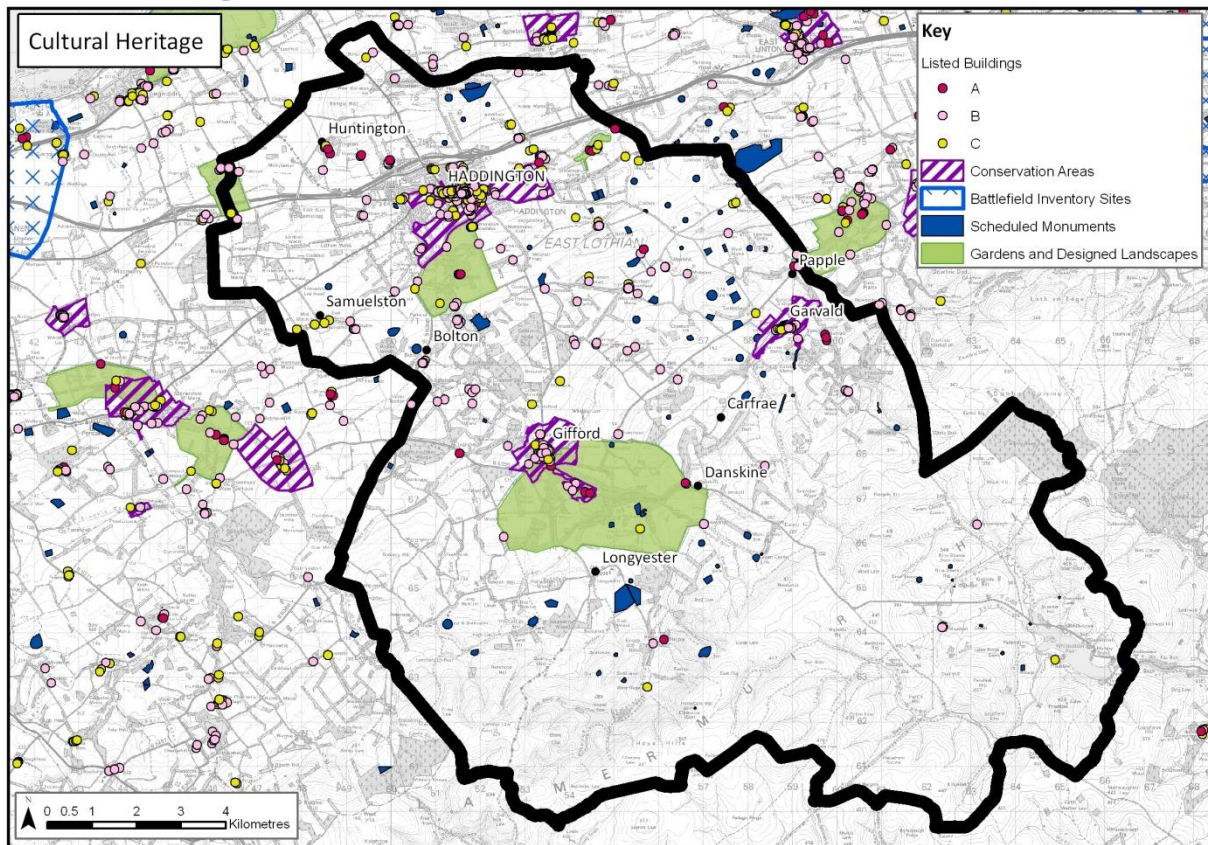
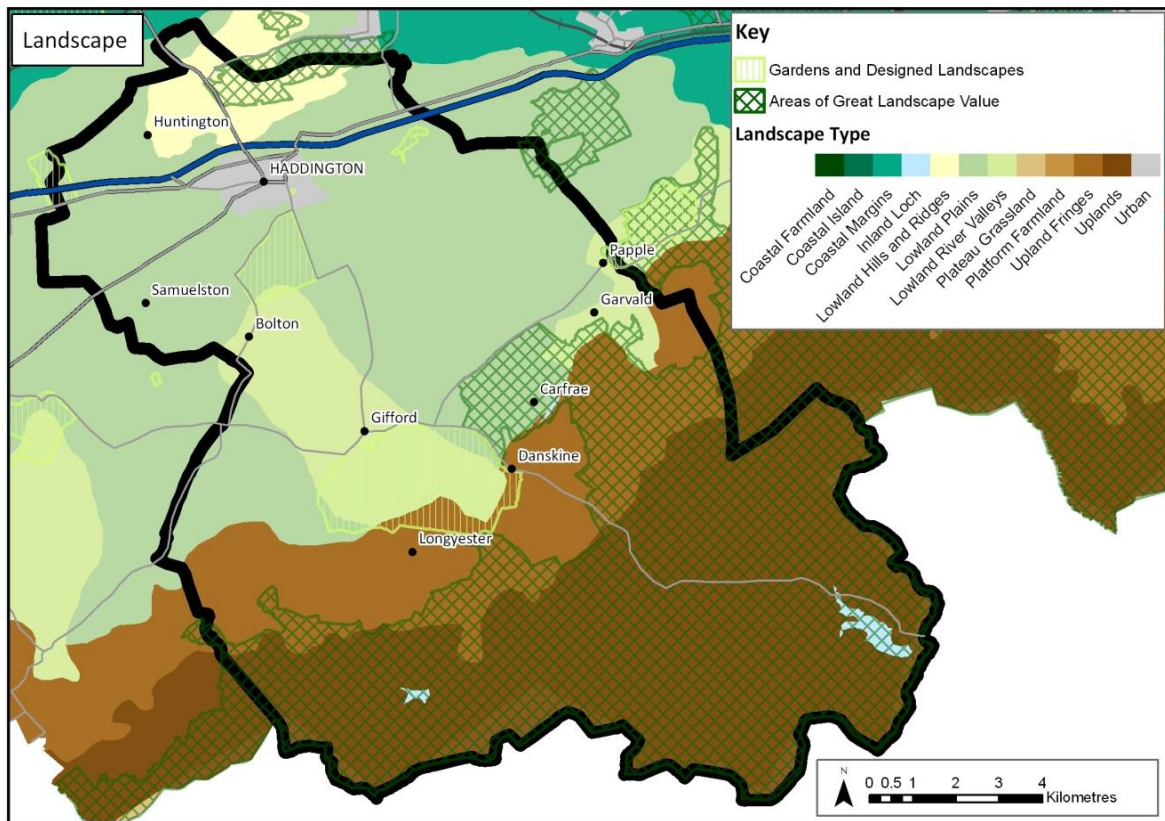


Figure 7: Cultural Heritage Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Cultural Heritage	<ul style="list-style-type: none"> • There are over 550 listed buildings in the area, which are clustered within settlements and also dispersed throughout the rural landscape. • There are a range of country estates with historic gardens and designed landscapes in the area and Lennoxlove, Stevenson House, Elvingston, Yester House are included in Historic Scotland’s national inventory of historic Gardens and Designed Landscapes. • There are over 90 scheduled monuments in the area including forts, enclosures, medieval kilns, cairns and standing stones • The historic centres of Haddington, Gifford and Garvald are designated as Conservation Areas in recognition of their special architectural and historic character.

Landscape

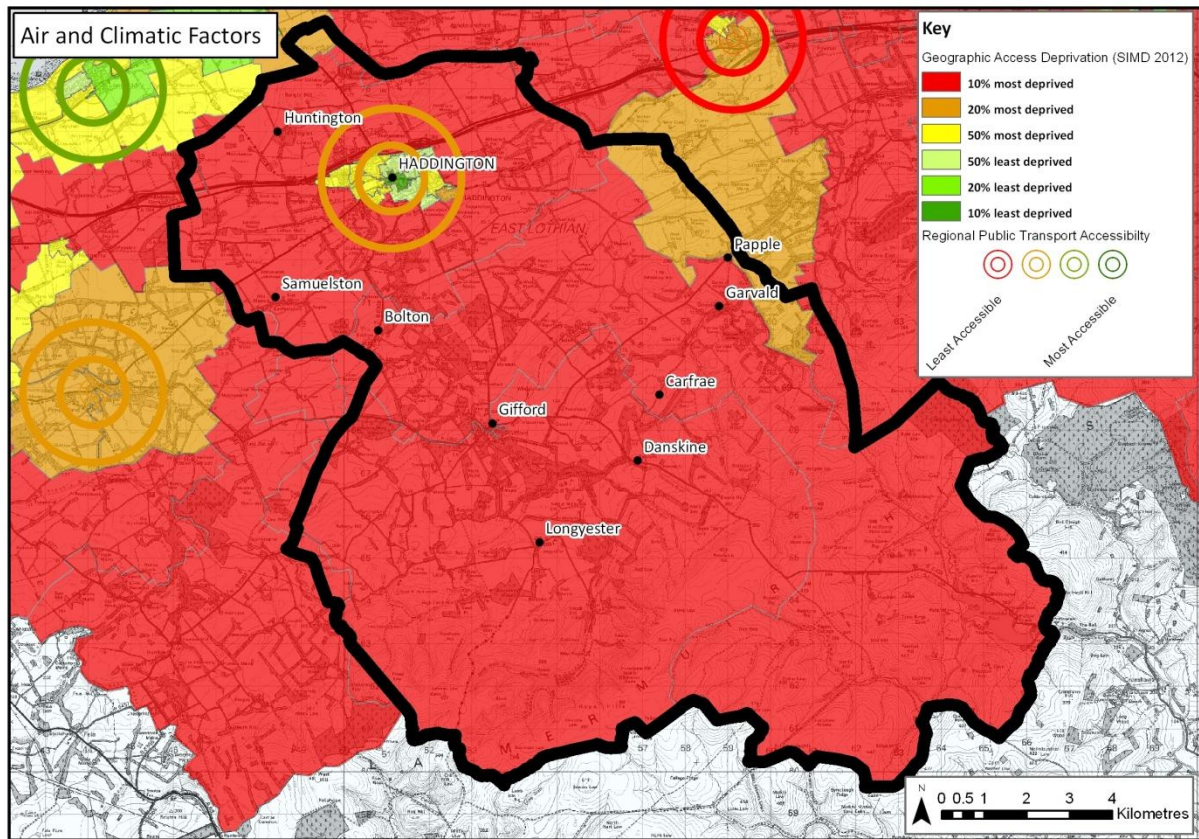


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Figure 8: Landscape Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Landscape	<ul style="list-style-type: none"> • The landscape of the area transitions from an agricultural lowland area in the north, through to upland fringes and the uplands of the Lammermuirs in the south, resulting in a varied landscape character in the Haddington area. • The lowland plain is interrupted by the Garleton Hills, which are designated an Area of Great Landscape Value, and long distance panoramic views across the area are possible from the Hopetoun Monument which sits on Byres Hill. • Other landscape character areas in the lowland area include the lowland river valleys of Gifford Water and Whittingehame Water, and these are characterised by strong topographical definition and enclosed valley floors, and substantial woodland cover. • The majority of the upland areas are designated as an Area of Great Landscape Value and parts have a 'wild land' quality. The high degree of perceived 'naturalness' of this landscape area has recently been threatened to an extent by wind turbine development and associated development such as tracks.

Air



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Figure 9: Accessibility

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Air	<ul style="list-style-type: none"> The majority of the area is rural in nature with very limited access to local services and limited opportunities for public transport to reach services meaning residents are highly reliant on private car usage, leading to higher greenhouse gas emissions. The rural areas around Haddington are considered amongst the 10% most deprived in Scotland in their geographic access to services¹ (Scottish Index of Multiple Deprivation) Within the settlement of Haddington geographic access to services is improved due to the provision of a range of facilities and services being within easy access for people living in the town. However the outer parts of the town still fall within the 50% most deprived areas in Scotland with regards their access to services. Haddington has relatively poor public transport accessibility to regional level services such as health, retail and employment when compared with other settlements in East Lothian and more widely across the South East Scotland area. It is ranked the 7th most accessible settlement in East Lothian, out of 11 settlements assessed in the SESplan Transport study and 55th most accessible out of the 71 settlements across the SESplan area. This relatively poor public transport accessibility increases the need to travel by car to access services.

¹ The 'Geographic Access to Services' domain of the Scottish Index of Multiple Deprivation (SIMD) assesses accessibility by looking at the time it takes to drive to reach services and also the time it takes to reach services by public transport. The services assessed include GP surgeries, fuel stations, post offices, retail centres, and primary and secondary schools.

Climatic Factors

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Climatic Factors	<ul style="list-style-type: none">• The poorer public transport accessibility to facilities, services and employment in the Haddington area, compared with areas in the west of East Lothian results in an increased need to travel to access higher level services, and a higher reliance on private vehicle, leading to higher greenhouse gas emissions.• Haddington could become more vulnerable to flooding in future if climate change results in an increase in rainfall as predicted.

Material Assets

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Material Assets	<ul style="list-style-type: none">• The northern part of the area is generally classified as prime quality agricultural land, an important land resource for crop production.• The Haddington area has few areas of previously developed land to offer brownfield development opportunities, therefore the majority of development in the area in future will have to take place on greenfield land.

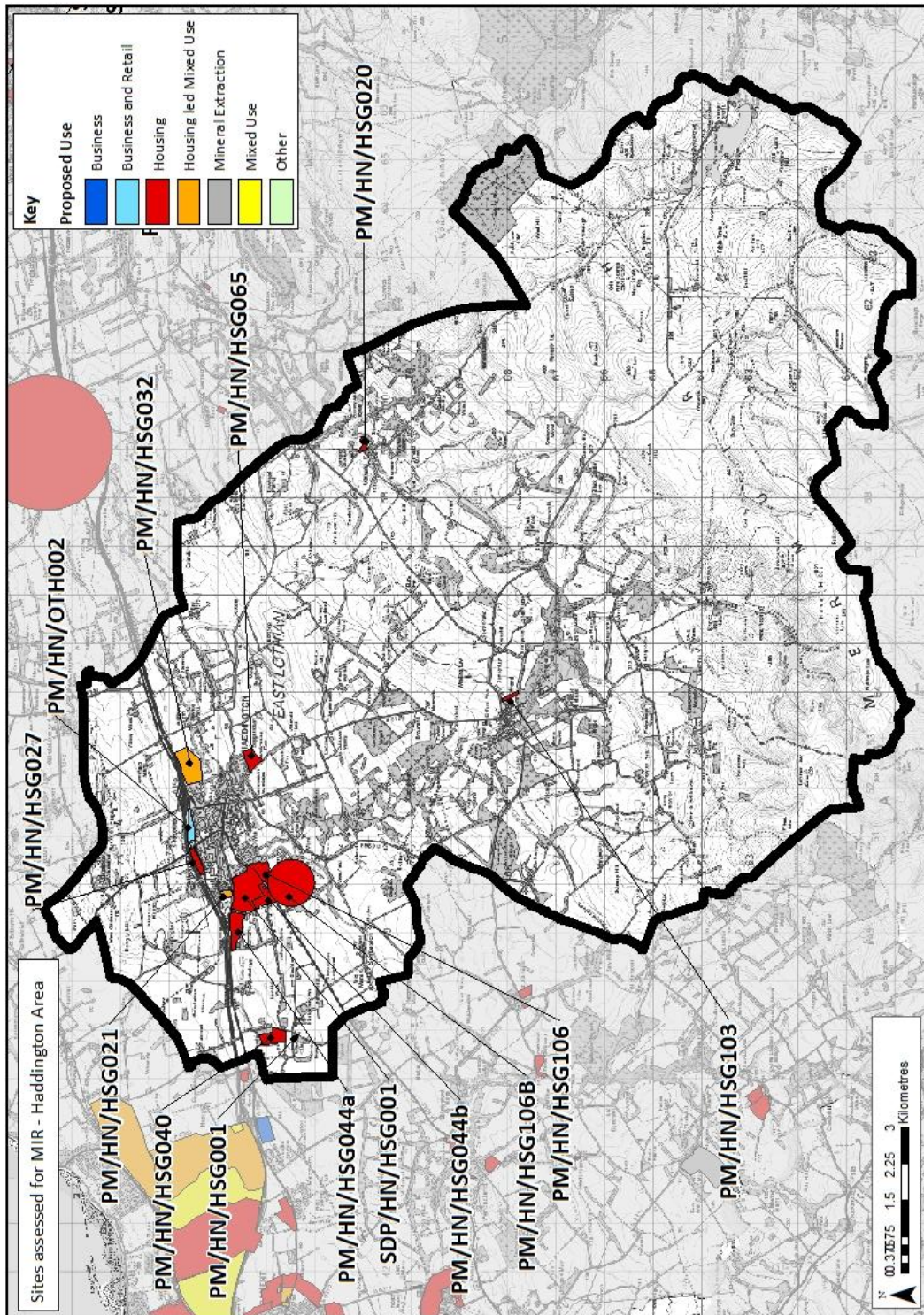
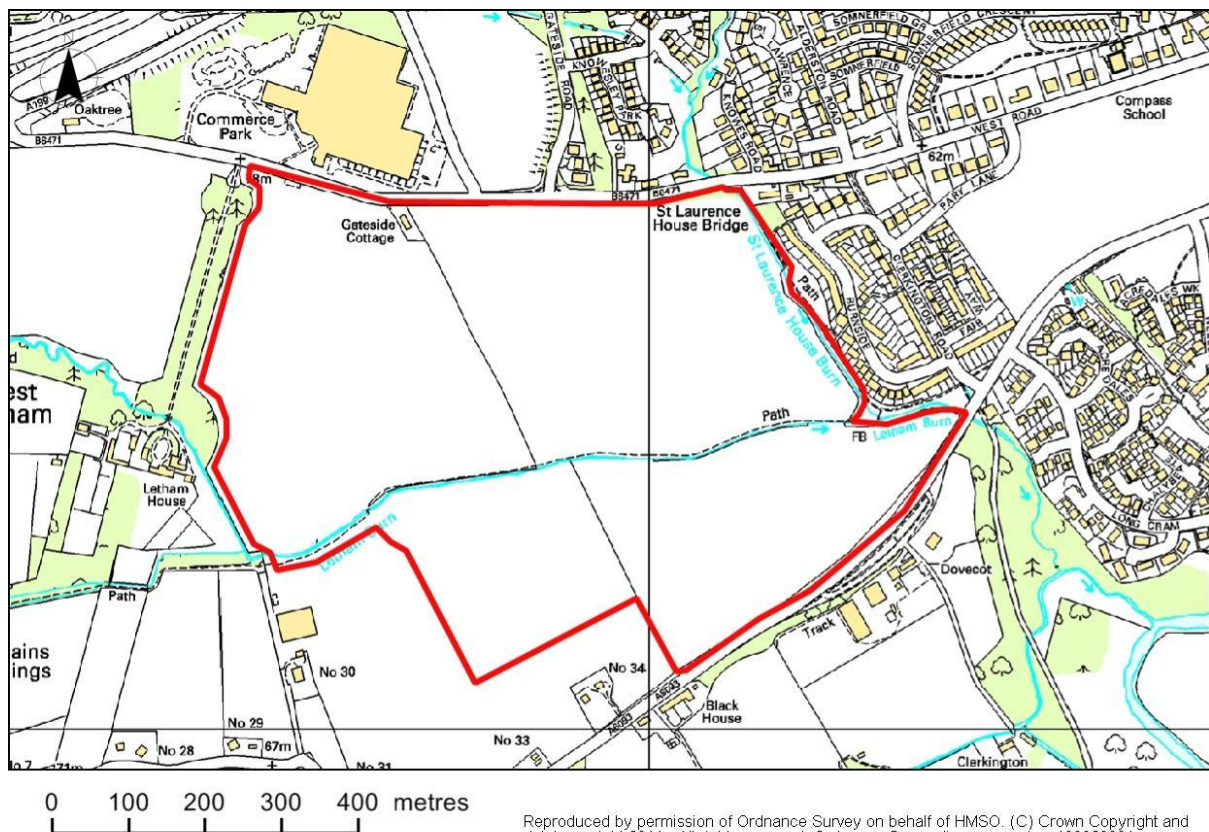


Figure 10: Sites in Haddington area assessed for Main Issues Report

Detailed Site Assessments – Haddington Catchment

SITE INFORMATION	
Topic	Comments
Site Name	Letham Mains
Site Ref	SDP/HN/HSG001
Source of Site Suggestion	Agent (Holder Planning) on behalf of developer (CALA Homes) submitted in response to SESplan Main Issues Report.
Site Size (ha)	43.9ha
Current Use	Agricultural
Proposed Use	Housing – increased capacity from 750 to approximately 900 houses.
Summary Description and Planning History	A large greenfield site to the west of Haddington, currently allocated as a strategic housing site in the current Local Plan, with planning applications submitted and under consideration for it (Ref: 13/00519PM, 14/00089/PM and 14/00534/PCL).





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is not within the existing settlement of Haddington but is well related to the existing town and is currently allocated as a strategic housing site in the current Local Plan, therefore the principle of the expansion of the town onto this site is already accepted.	Yellow
Accessibility	The site is within 400m of a bus stop with regular bus services running between Edinburgh and Dunbar serving the main settlements along the route in East Lothian. It is not within 800m of a railway station. The site is within walking distance (1600m) of Haddington town centre and its range of facilities and services.	Yellow
Exposure	The site falls in height southwards from West Road and existing development and trees to the north offer good protection from northerly winds.	Green
Aspect	The site is predominantly south east facing, with a small section of north facing land to the south of Letham Burn.	Yellow
Suitability for Proposed Use	The site is generally suitable for housing and would not result in conflicts with surrounding land uses which include existing residential areas, agricultural land and the commerce park to the north. The principle of housing on the site is already established given its current allocation in the Local Plan.	Green
Fit with strategic policy objectives and direction	The site is within the SDA as identified in SESplan, is adjacent to a main settlement and forms one of the Council's current strategic housing allocations, identified to meet the housing requirement of the now superseded Edinburgh and the Lothians Structure Plan. SESplan provides continued support to existing Local Plan allocations.	Green

Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment Works which has very limited capacity. A Transport Assessment has been prepared to assess the impacts and requirements of the indicative masterplan for the site. The site would be accessed by three junctions along West Road, and a roundabout junction on Pencaitland Road. The TA demonstrates that the level of development traffic generated from the site could be accommodated on the local highways network satisfactorily, and a number of specific improvements to junctions and routes are suggested in the report.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand. However, the scale of development proposed will generate the need for a new primary school on site, with temporary primary school provision to be provided in Haddington until the new school is constructed. The proposed new Letham Primary School may have limited ability to expand subject to any emerging solution.	
Deliverability/ Effectiveness	Planning applications have been submitted for the site which is under the control of Mactaggart & Mickell, Taylor Wimpey and CALA. A joint masterplan has been prepared for the whole site. There are therefore no ownership constraints. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this. Effective cooperation will be required between all parties to ensure the required infrastructure requirements are delivered in a timely manner to support the development.	

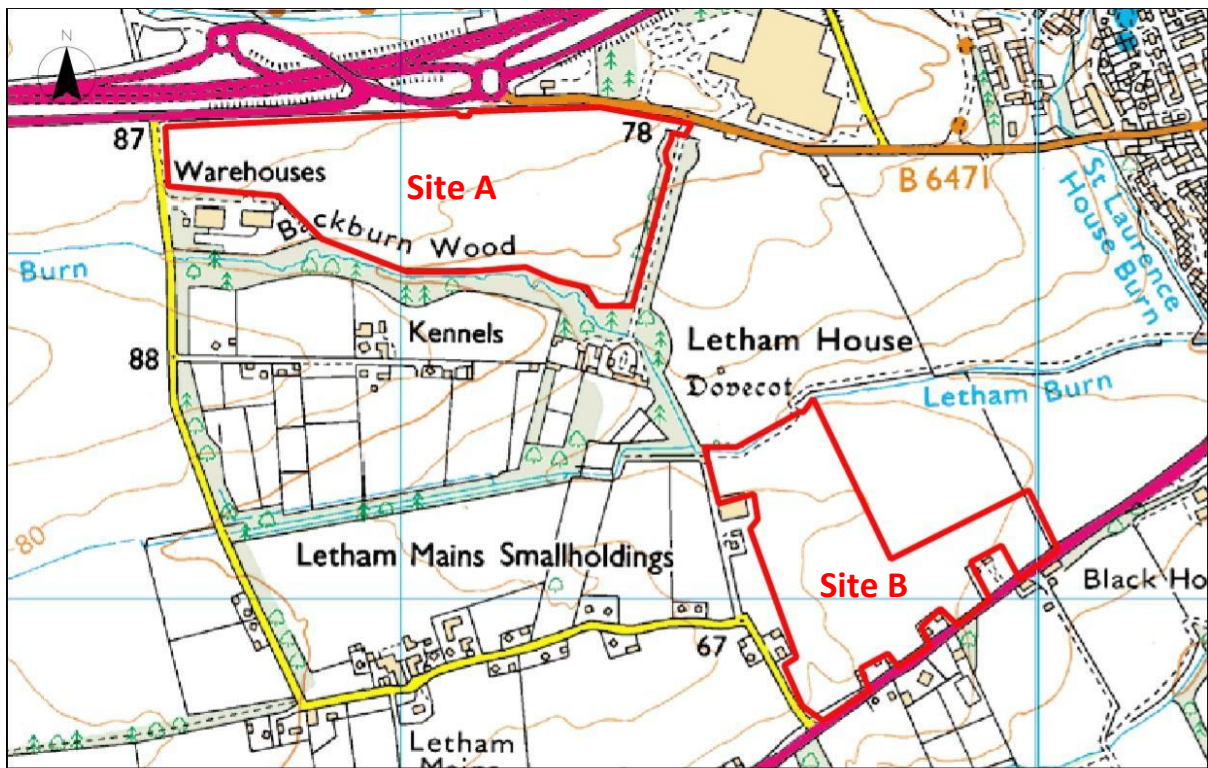


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international or national nature conservation importance. Areas of marshy grassland priority habitat run through the site along Letham Burn, and to the west around Letham House and its driveway, comprising of oak and mixed woodland. There are mature trees covered by Tree Preservation Orders at the north eastern and south eastern corners of the site (TPO 107). A number of notable species have been recorded on the site historically including great crested newt, European water vole, and pipstrelle bat. The ecology report submitted in support of the current application found water voles on the site along Letham Burn. The Council's Biodiversity Officer is	0

	satisfied that the proposed development adequately protects and enhances their important habitat.	
Population	The site would provide a proportion of affordable housing and new community facilities including a new primary school, community sports pitch, civic space and local centre, as indicated on the masterplan. Future residents would also have reasonable access by public and active travel to facilities, services and employment opportunities in Haddington and other main towns and the city of Edinburgh. Existing residents of Haddington could also benefit from the areas of open space and enhanced path network in the area.	+
Human Health	The site is not known to be contaminated. The masterplan shows that significant areas of open space will be integrated into the development and the core path network will be enhanced, providing opportunities for active travel and recreation. The site provides opportunities to enhance the Central Scotland Green Network through enhancing the path network and creating new areas of usable open space and habitat.	+
Soil	The development of the site would result in a significant loss of class 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is at risk of flooding from the two burns that flow through the centre and along its eastern boundary. The site is not within a Potentially Vulnerable Area as identified by SEPA. A flood risk assessment has already been prepared for the site to assess the flood risk from the burns and the masterplan safeguards areas from vulnerable development as appropriate and floor levels have been raised where necessary.	o
Air	The site is unconstrained by existing sources of air pollution. The site will have good active travel and public transport accessibility so as to reduce the need to travel by car at a local level. However given the proximity to the A1 it is still likely that development on the site would lead to an increase in car travel in the area to access higher order services and wider employment opportunities.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements, and therefore development of this site would be focusing development towards the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site is greenfield land and its development would not therefore priorities the use of brownfield land.	--
Cultural Heritage	The site is not within a Conservation Area. Letham House, its gatepiers, west pavilion, east pavilion and glasshouse, all category B listed, lie to the west of the site, and are well screened by mature woodland. A scheduled ancient monument (enclosure 145m SSW of Spottiswoode) is situated in the north east of the site and there is high potential for unknown archaeological remains on the site. A Programme of Archaeological Works (evaluation) is required as part	o/?

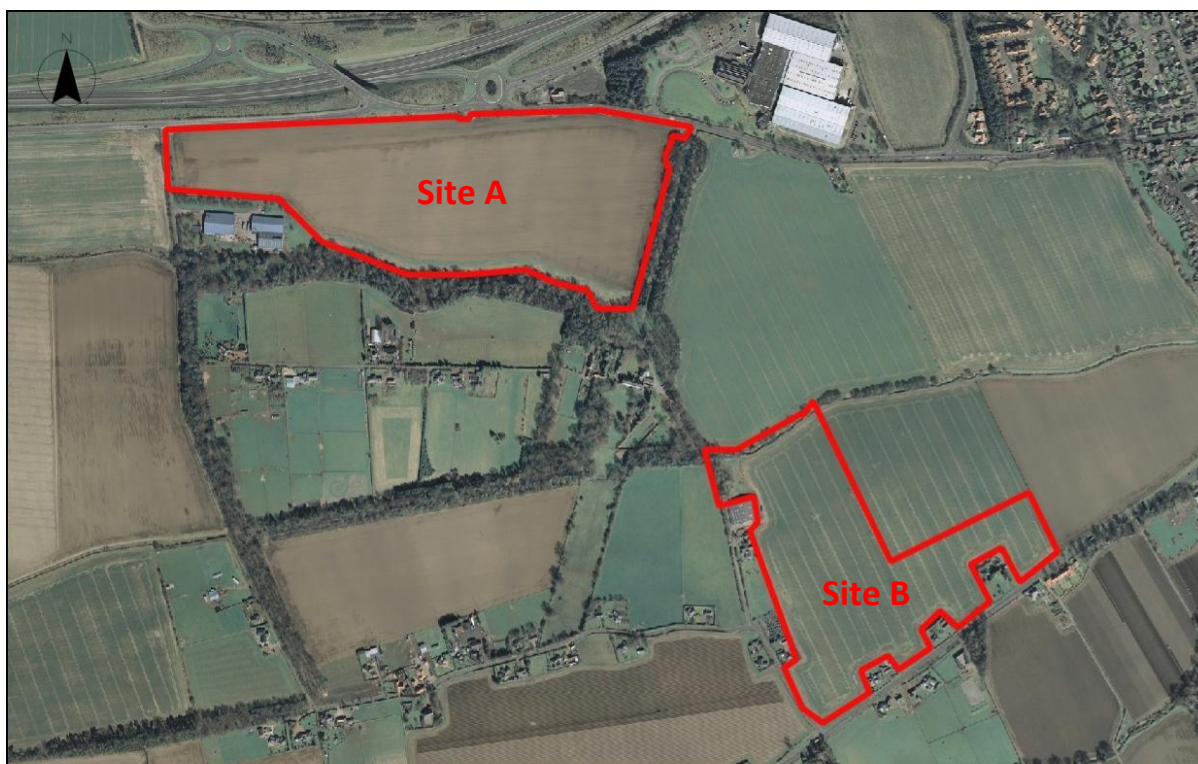
	of the current planning application and at least 10% of the site area should be investigated. The existing development framework and current masterplan layout safeguard the setting of the scheduled monument and addresses the concern raised by Historic Scotland with regards the scheduled monument and its setting.	
Landscape	The site is within the Haddington Plain landscape character area as identified in the Lothians Landscape Character Assessment. The site, stretching from St Laurence House Burn and the existing Haddington town boundary to the east to Letham House to the west is a physically well contained site with existing landscape features including tree belts to east and west, roads to north and south and dipping landform to the central feature of the Letham Burn which runs west-east through the site. There are extensive views south towards the Lammermuirs from within the site and from the B6471 which forms the northern boundary. The development of the site will represent an urban extension of Haddington beyond its current western edge and will inevitably change the landscape character of this principal approach into the town. However with an effective landscaping scheme the development has the potential to create a new high quality gateway into the town.	o/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Land at West Letham
Site Ref	PM/HN/HSG044 Site A
Source of Site Suggestion	Agent (Colliers International PLC) on behalf of developer (Taylor Wimpey/Mactaggart and Mickell)
Site Size (ha)	14.1 ha
Current Use	Agriculture
Proposed Use	Residential – medium to lower density, mixed form and tenure. Approximately 350 dwellings.
Summary Description and Planning History	A large greenfield site on the western edge of Haddington in agricultural use. A planning application was submitted for Class 5 use on the western edge in 2002 but was not determined. A planning application for an agricultural machinery showroom and workshop was recently approved on the western edge to the north of the seed merchants (13/00663/P).



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located within the countryside on the outskirts of Haddington and is outside the defined settlement boundary. It is directly to the west of the existing housing allocation at Letham Mains (H3) however as yet development has not commenced and the allocation remains an agricultural field. The ancient woodland tree belt on the eastern site boundary would still prevent the site from being well related to the existing settlement in the event of the adjacent Letham Mains site being developed.	
Accessibility	A bus service runs along the B6471 to the northeast of the site and connects with the A199 to the northwest of the site. Both bus stops are within 50m of the site boundary and there are regular services to Edinburgh, Haddington, Dunbar and Berwick-upon-Tweed. The site is not within 800m of a railway station. The site is not within walking distance (1600m) of a range of facilities and services but is 2km from Haddington town centre where there is a school, shops and a sports centre.	
Exposure	The site has some shelter from northerly winds as it is lower in elevation than land to the north.	
Aspect	The site generally has a south eastern aspect.	
Suitability for Proposed Use	Land use conflicts would not arise from the development of the sites for housing with the surrounding agricultural land. There may be noise impacts which arise from the proximity of the A1 to the north of the site. Mitigation measures may be required. The site to the north of the eastern part of the site (incorporating part of Gateside Commerce Park) has detailed permission for a supermarket.	

Fit with strategic policy objectives and direction	The site is adjacent to a main settlement within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site does not currently have access to the public sewerage system – existing properties in the area have septic tanks. The site submission states that if the adjacent allocated housing site is developed, the proposed sites could link into the new utilities connections which would be provided for the Letham Mains site. The site would be served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment Works which has very limited capacity. Providing satisfactory vehicular access to the site would likely require two junctions, one of which could potentially be in the form of a crossroads at the proposed Sainsbury's site access on the northern side of the B6471. An additional access would be needed along the A199 to the west which would need to be upgraded with extended street lighting and footways.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand. The site could potentially be brought within the catchment area for the new primary school that is due to be provided as part of the Letham Mains development. This would have limited ability to expand, subject to an emerging solution.	
Deliverability/ Effectiveness	The site submission considers that development on the site could commence in 2016-2018 and be completed within 2-3 years. However if it is to rely on the development of Letham Mains for its infrastructure provision, particularly in terms of sewage and education provision, its delivery will be reliant upon the development of Letham Mains and the suggested timescale will not be feasible as it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

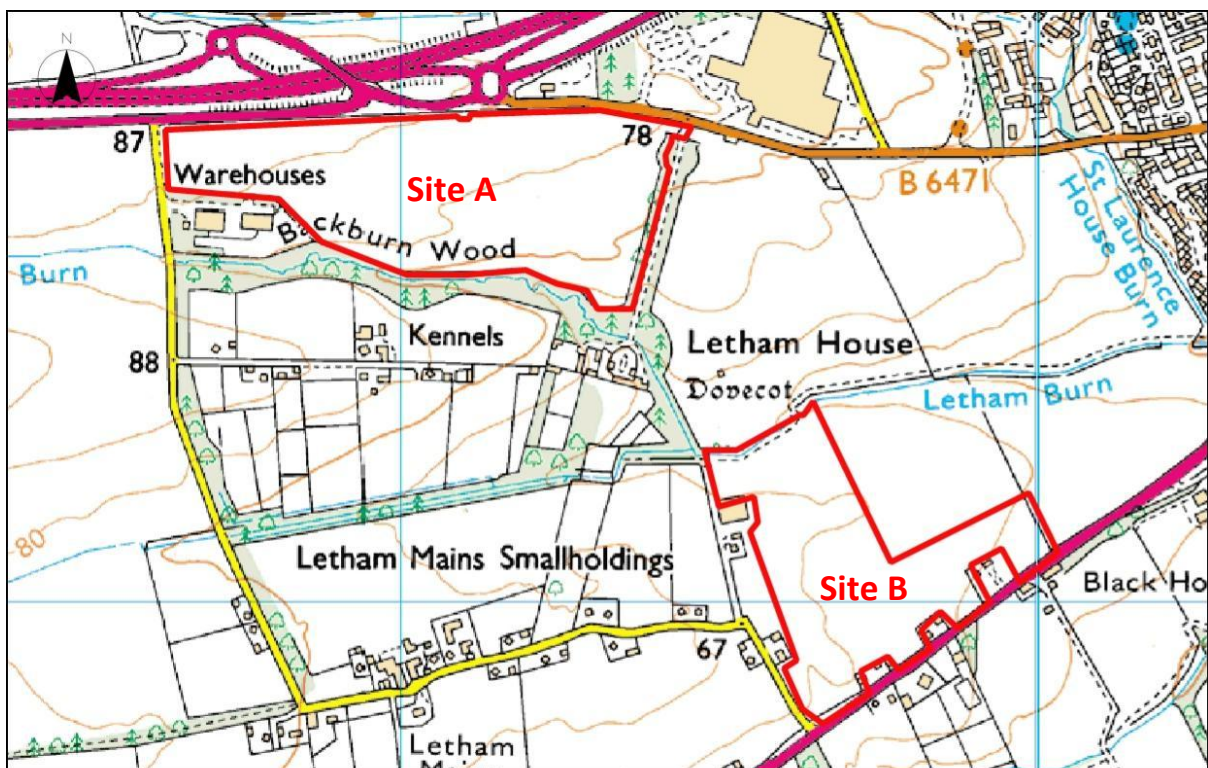




POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international or national nature conservation importance. Ancient woodland borders the southern and eastern boundaries and is also designated as a priority habitat. There is also a strip of priority habitat (lowland meadow) along the verge in the central part of the northern boundary.	o/?
Population	The development of the site would provide an element of affordable housing to help meet local need. There is reasonable access by public and active travel to facilities, services and employment opportunities in Haddington and other main towns and the city of Edinburgh. The site could also potentially benefit from facilities within the Letham Mains development.	+
Human Health	The site is not known to be contaminated. The site is reasonably connected to the core path network, but the woodland along the eastern boundary which forms the driveway to Letham House would prevent convenient links between this site and the Letham Mains site (which has a core path running through it) other than along the B6471. Haddington's main open spaces and sports facilities are approximately 2km from the site, although the development of the Letham Mains site would result in the provision of additional open space facilities which could be utilised by residents of this site.	o/+
Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	SEPA's flood map shows that the site lies adjacent to an area at risk of flooding from Back Burn which flows through the woodland along the southern boundary of the site. As a result of this SEPA has advised that a Flood Risk Assessment would be required. A 6-12m buffer strip from the burn would also be required. The site is not shown as being at risk from surface water flooding on SEPA's flood map.	?
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has reasonable access by active travel to facilities and services locally but the development would likely result in an increase in car travel to access regional services and a wider range of employment opportunities, as whilst the site lies on a key bus route it is also adjacent the A1 junction making private car a convenient transport mode.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements, and therefore development of this	-

	<p>site would be focusing development towards the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).</p>	
Material Assets	<p>The development of the site would result in a loss in greenfield land that is of prime agricultural quality.</p>	-
Cultural Heritage	<p>Letham House, its gatepiers, west pavilion, east pavilion and glasshouse, all category B listed, lie to the south east of the site, screened by Blackburn Wood. Development of the site would not therefore impact on views to or from Letham House, but would impact on the current open rural setting of the woodland and driveway as viewed on the western approach into Haddington. The site is not within a Conservation Area. There is moderate potential for unknown archaeological remains to be present on the site.</p>	-/?
Landscape	<p>The site is within the Haddington Plain landscape character area, within the Lowland Plains landscape character type in the Lothians Landscape Character Assessment (SNH, 1998). This area is characterised by a gently undulating extensive agricultural plain with a strong field pattern reinforced with abundant shelterbelts. The proposed site has strong boundaries to the south and east, with ancient woodland shelterbelts. The western boundary is defined by a road with a grass verge with spaced mid aged deciduous trees and the northern boundary is defined by the A199, the Oaktree A1 junction and the B6471 with sections of grass verge, defunct hedgerow and some small trees. The open rural landscape of the site gives rise to long distance views, eastwards towards Traprain Law and south to the Lammermuirs. The development of the site would represent a western expansion of Haddington into its rural setting and SNH has raised concerns over the potential landscape impacts of such development, contending that it bears little relationship to the existing settlement and would represent a substantial change in character in the area. Development of the site would significantly change the character of the western approach into Haddington from the Oaktree junction, from open rural countryside with extensive views southwards, to a large scale urban housing development. If noise mitigation measures are required, they may have an impact upon the landscape and/or surrounding views from the A1.</p>	-/--/?

SITE INFORMATION	
Topic	Comments
Site Name	Land at West Letham
Site Ref	PM/HN/HSG044 Site B
Source of Site Suggestion	Agent (Colliers International PLC) on behalf of developer (Taylor Wimpey/Mactaggart and Mickell)
Site Size (ha)	10.9ha
Current Use	Agriculture
Proposed Use	Residential – medium to lower density mixed form and tenure. Approximately 275 dwellings.
Summary Description and Planning History	A greenfield site in agricultural use directly to the south east of the currently allocated Letham Mains housing site.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located within the countryside on the outskirts of Haddington. It is at present surrounded by agricultural land but does adjoin the Letham Mains existing housing allocation (H3 in the Local Plan), and would be well related to the proposed development there.	
Accessibility	The site is not within 400m of a bus stop at present, however it could be if the adjacent Letham Mains site is served by a bus route. The nearest bus route is situated on the B6471 approximately 550m from the north boundary of the site where there are regular services to Edinburgh, Haddington, Dunbar and Berwick-upon-Tweed. The site is not within 800m of a railway station. The site is not currently within walking distance (1600m) of a range of facilities and services, however it would be within walking distance of new facilities to be provided on the Letham Mains site. It is 2km from Haddington town centre.	
Exposure	The site has little shelter from northerly winds through topography or vegetation, although with the development of the Letham Mains site to the north and east, it becomes sheltered by built development.	
Aspect	The site generally has a south eastern aspect.	
Suitability for Proposed Use	The development of the site for housing would not result in conflicts with surrounding land uses which include agricultural fields and smallholdings, with the fields to the north east being allocated for housing in the current Local Plan.	
Fit with	The site is adjacent to a main settlement within the East Lothian SDA	

strategic policy objectives and direction	as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site does not currently have access to the public sewerage system – existing properties in the area have septic tanks. The site submission states that if the adjacent allocated housing site is developed, the proposed sites could link into the new utilities connections which would be provided for the Letham Mains site. Vehicular access could be provided through the adjacent allocated housing site, the indicative layout for which allows for this. The site would be served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment Works which has very limited capacity.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand. The site could potentially be brought within the catchment area for the new primary school that is due to be provided as part of the Letham Mains development. This would have limited ability to expand, subject to an emerging solution.	
Deliverability/ Effectiveness	The site submission considers that development on the sites could commence in 2016-2018 and be completed within 2-3 years. The site is in control of a house builder. Given that the submission states that the site would utilise infrastructure provided as part of the Letham Mains development, its development will therefore be dependent upon the programming of development on the adjacent site where it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

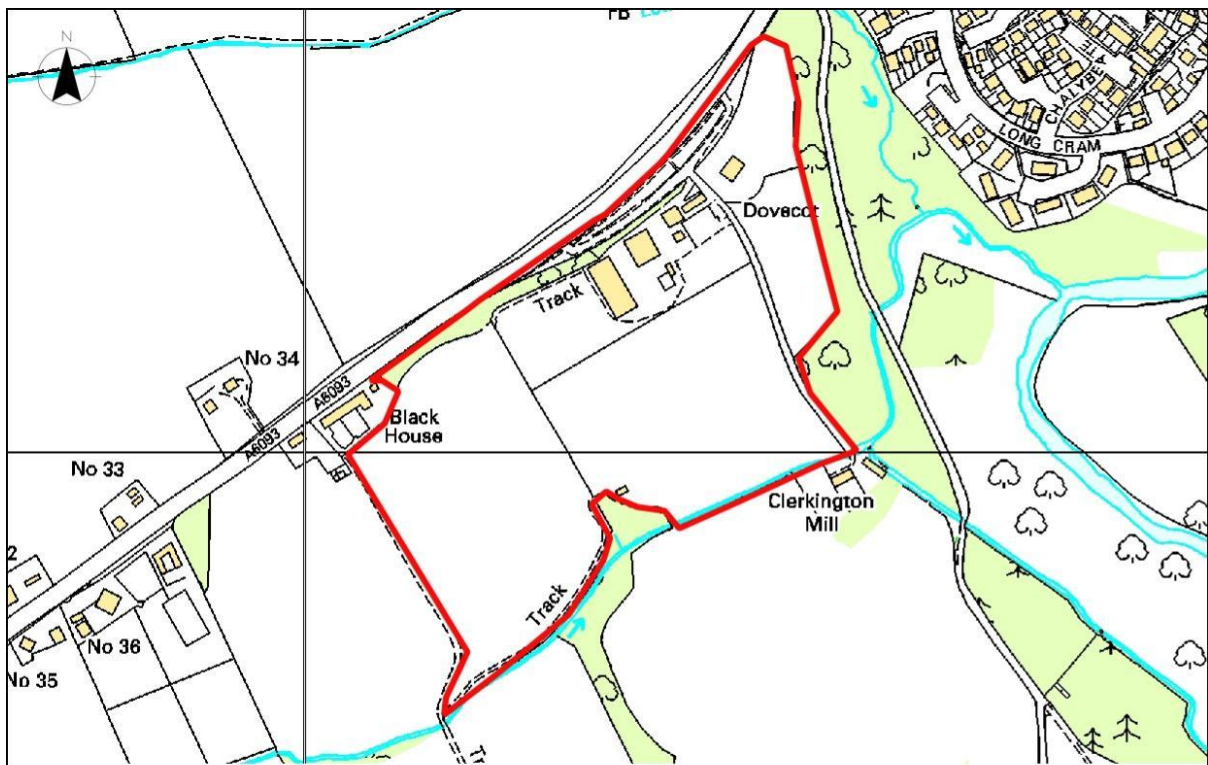


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity,	The site is not within any areas designated for their international or	o/+

Flora and Fauna	national nature conservation importance. Priority habitat along the Letham Burn and ancient woodland borders the site to the north and a small strip of lowland meadow priority habitat borders the site to the south along the A6093. There are no protected trees on the site. The site's development provides the opportunity to enhance the Central Scotland Green Network through enhanced habitat and recreational route along Letham Burn.	
Population	The development of the site would provide an element of affordable housing to help meet local need. There is reasonable access by public and active travel to facilities, services and employment opportunities in Haddington and other main towns and the city of Edinburgh. The site could also potentially benefit from facilities within the Letham Mains development.	+
Human Health	The site is not known to be contaminated. The site is reasonably accessible to existing open spaces and the core path network runs along the northern boundary of the site and is due to be enhanced as part of the Letham Mains development adjacent, which will also provide an additional sports pitch which would be within a short distance from this site.	+
Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The northern edge of the site is shown on SEPA's flood map to be at risk of flooding from Letham Burn. SEPA has advised that a Flood Risk Assessment would therefore be required to assess the risk from this source as well as the potential for development on the site to increase flood risk elsewhere. A 6-12 buffer strip from the burn would be needed if the site was to be developed. New development would need to be connected to the public sewer and SEPA advises that it would be beneficial for existing development currently using septic tanks to be connected to the public sewer. Back Burn/Letham Burn is classified as being of poor ecological status by SEPA. Very small areas of the site are shown to at risk of surface water flooding on SEPA's flood map.	?
Air	The site is unconstrained by existing sources of air pollution. The site would have good active travel accessibility and public transport accessibility if the adjacent Letham Mains site is served by a bus route so as to reduce the need to travel by car at a local level. However given the proximity to the A1 junction it is still likely that development on the site would lead to an increase in car travel in the area to access higher order services and wider employment opportunities.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements, and therefore development of this site would be focusing development towards the more accessible and sustainable locations. The site is not very well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The development of the site would result in the loss of greenfield	-

	prime agricultural land.	
Cultural Heritage	The site is not within a Conservation Area. There are no listed buildings or scheduled monuments within or adjacent to the site. Letham House, its gatepiers, west pavilion, east pavilion and glasshouse, all category B listed buildings, lie to the north west of the site, and are well screened by mature woodland. There is moderate potential for unknown archaeological remains to be present on the site.	o/?
Landscape	The site is within the Haddington Plain landscape character area, within the Lowland Plains landscape character type in the Lothians Landscape Character Assessment (SNH, 1998). This area is characterised by a gently undulating extensive agricultural plain with a strong field pattern reinforced with abundant shelterbelts. The site is flat arable land, bordered to the south by the A6093, and three private dwellings and their garden grounds. A single track road lined with hedgerows, and further north the property at 30 Letham Mains Holdings and a large agricultural shed, form the western boundary. The proposed site forms an L shape within an open field, the north eastern part of which forms part of the Letham Mains housing allocation. There are currently open views to the north east towards the Garleton Hills AGLV which forms the backdrop to Haddington, although these views are likely to be impacted by the proposed development at Letham Mains. The development of the site at present would be an isolated development surrounded by countryside and would only be acceptable in landscape terms combined with adjacent Letham Mains proposed development. Landscaped boundaries of native hedgerows and trees would be required to integrate any new development into the landscape and with the adjacent proposed housing at Letham Mains.	o/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Dovecot
Site Ref	PM/HN/HSG106
Source of Site Suggestion	Agent (Geddes) on behalf of landowner (Ritchie Brothers)
Site Size (ha)	10.63ha
Current Use	Mostly Agricultural use. A light industrial yard occupies a small area in the north of the site.
Proposed Use	Residential – up to 200 houses
Summary Description and Planning History	A greenfield site in agricultural use on the south western edge of Haddington. A planning application (13/00071/PPM) for planning permission in principle for residential development (113 dwellings) was submitted in January 2013, and was ultimately allowed on appeal (PPA-210-2037).



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the current settlement boundary of Haddington but is on the edge and well related particularly given the allocated Letham Mains housing site to the north of Pencaitland Road.	Yellow
Accessibility	The site is not within 400m of a bus stop. It is not within 800m of a railway station. The site is within 1600m of a range of facilities and services including schools, shops and a sports centre in Haddington town centre.	Yellow
Exposure	Existing development and planting along the northern boundary, combined with the land gently sloping southwards results in the site having good shelter from northerly winds.	Green
Aspect	The site is generally south east facing.	Green
Suitability for Proposed Use	The site is generally suitable for the proposed use and housing on the site would not conflict with neighbouring uses which include agriculture, woodland, and allocated housing development to the north.	Green
Fit with strategic policy objectives and direction	The site is adjacent to a main settlement within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Green
Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment Works which has very limited capacity. The Transportation	Yellow

	Assessment submitted with the recent planning application demonstrates to the satisfaction of the Council that the traffic generated from the proposal could be accommodated on the road network without unacceptable impacts providing required improvements are implemented, including improvements to the signalisation at the Railway Crossroads (Know Place/Court Street/Station Road/Aberlady Road junction). A traffic regulation order would be required to alter the speed limit on the A6093 and additional street lighting would be required.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and King's Meadow Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this. There are no major constraints to the delivery of housing on this site, subject to sufficient education capacity being secured.	

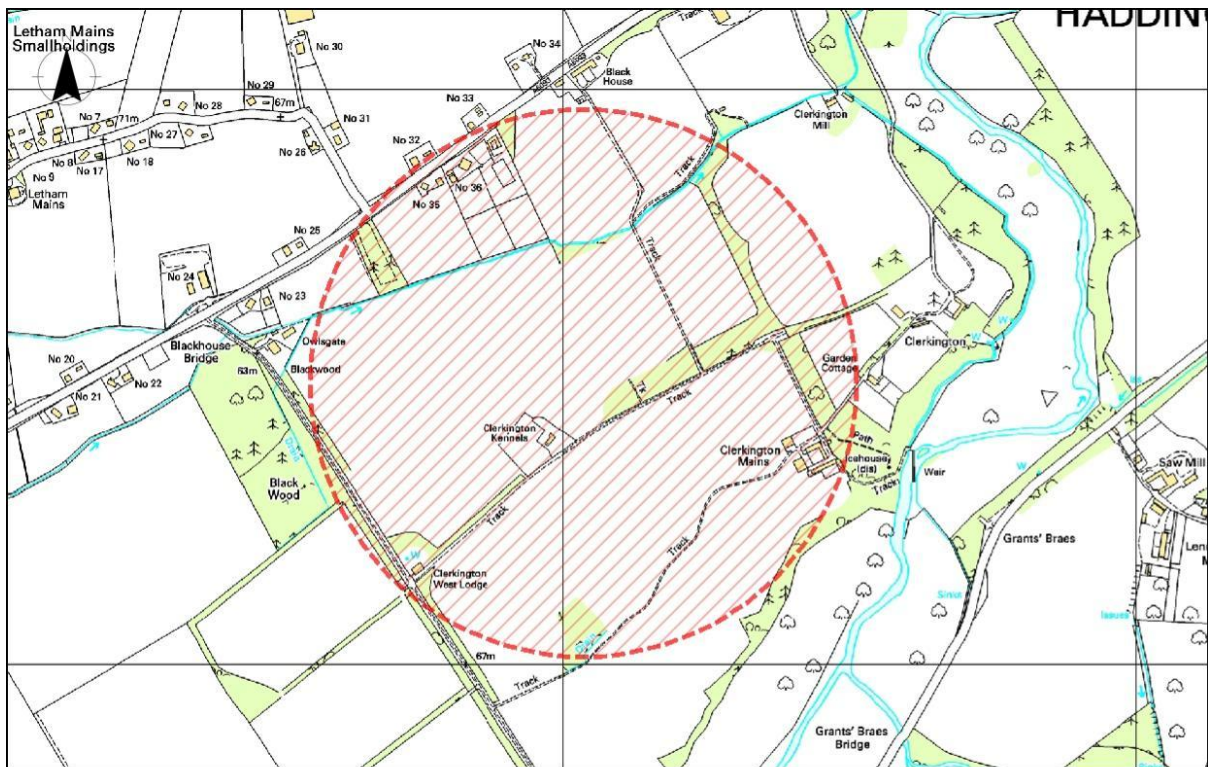


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international or national nature conservation importance. Strips of lowland meadow priority habitat run along parts of the northern boundary of the site. Clerkington Wood borders the eastern site boundary and is covered	0/?

	by Tree Preservation Order 107. SNH has not raised concerns with regards potential impacts on biodiversity, flora and fauna.	
Population	The development of the site would provide a proportion of affordable housing to help meet local need. The site has reasonable access by active travel to Haddington town centre and a range of education and community facilities.	+
Human Health	The site is not known to be contaminated. The site is reasonably accessible to existing open space and sports facilities in Haddington. The Core Path network is easily accessible from the site providing opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 2 (majority) and class 3.1 (minority) prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not within a Potentially Vulnerable Area. A watercourse runs along the southern boundary of the site and part of the site is shown to be at risk of flooding from this source on SEPA's flood map. Part of the southern edge of the site is also shown to be at risk of surface water flooding on SEPA's flood map. SEPA has also commented that development on this site could potentially increase the risk of flooding elsewhere. However SEPA was satisfied with the Flood Risk Assessment that was prepared in support of planning application 13/00071/PPM and raised no objection to the principle of residential development on the site.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has reasonable access by active travel to facilities and services locally but the development would likely result in an increase in car travel and resultant emissions to access regional services and a wider range of employment opportunities.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements, and therefore development of this site would be focusing development towards the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site is greenfield land and its development would not therefore reuse existing buildings or previously developed land.	-
Cultural Heritage	There are no listed buildings or scheduled monuments within or adjacent to the site. Haddington Conservation Area lies just to the east of the site. The surrounding area contains a number of prehistoric cropmarks and a scheduled monument approximately 500m to the north. Additionally camps associated with the siege of Haddington are recorded at Clerkington immediately south of the site. Given that the site has remained as undeveloped agricultural fields since the earliest maps of the area (c1700s) it is possible that unknown earlier remains may exist on the site. Accordingly the area is regarded as being of potential archaeological significance and having moderate potential for the discovery of archaeological	o/?

	<p>remains. The Council’s Archaeological Officer provided a response to the current planning application and concluded that a Programme of Works (5% evaluation) would be required to record the upstanding historical remains and to determine whether development on the site will disturb any buried archaeological deposits. Further work or mitigation may potentially be required dependent upon initial findings.</p>	
<p>Landscape</p>	<p>The site is within the Haddington plain landscape character area as identified in the Lothians Landscape Character Assessment (SNH, 1998). This landscape area is characterised by productive arable land with subtle variations in topography and strong field patterns reinforced by abundant shelterbelts. Development on this site would represent an expansion of Haddington beyond its current extent into an open agricultural landscape, although land directly to the north is currently allocated for development in the current Local Plan, and Haddington is therefore planned to expand westwards to the north of the A6093. The site sits on the southern side of the A6093 which forms the western gateway to the town from the Pencaitland direction. Mature trees along this route currently screen large areas of the site from view. The site’s landscape character is typical of that of the wider Haddington plain landscape character area, and is gently sloping agricultural land comprising of four fields lined with hedgerows. There are mature trees along the eastern boundary which are protected by Tree Preservation Order No. 107. There are currently long distance open views both from within the site and from the Clerkington woodlands to the south and east. The policy woodland at Clerkington has significant visual amenity and forms an important part of the historic landscape character in the area and provides a setting for Haddington Conservation Area. The proposed site directly adjoins this woodland and the design of any proposed development would need to take account of relevant British Standards to avoid potential damage to the trees or nuisance to future residents through loss of light.</p>	<p>-/?</p>

SITE INFORMATION	
Topic	Comments
Site Name	Dovecot expansion 'area of search'
Site Ref	PM/HN/HSG106B
Source of Site Suggestion	Residential housing 'area of search' selected for consideration by the Council
Site Size (ha)	73.5 ha
Current Use	Largely agricultural
Proposed Use	Residential
Summary Description and Planning History	Predominantly a greenfield site in agricultural use on the south western edge of Haddington, lying beyond the site recently granted planning permission on appeal.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the current settlement boundary of Haddington and not well related but could be well related to proposed development to the north.	
Accessibility	The site is not within 400m of a bus stop. It is not within 800m of a railway station. There are no services and facilities within 1600m but the site is approximately 2km from Haddington town centre which has a wide range of facilities and services.	
Exposure	The land which gently slopes southwards and there are various tree belts which provide shelter from northerly winds.	
Aspect	The site is generally flat with gentle sloping broadly to the east.	
Suitability for Proposed Use	The site is generally suitable for the proposed use. Housing development on the site would not conflict with neighbouring uses which include agriculture, woodland, and allocated housing development to the north. There is potential minor amenity conflict with Clerkington Kennels which may be impact residents of any new housing. Mitigation measures may be required.	
Fit with strategic policy objectives and direction	The site is outwith a main settlement but is within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure	The site is served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment	

capacity	Works which has very limited capacity. In transportation terms, development on this site will be dependent on the link road to be provided through the Letham Mains allocated housing site if significant impacts on the Railway Crossroads are to be avoided.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand. However, the scale of the development may generate the need for a new on-site primary school.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this. Currently no site submission has been made for this land.	

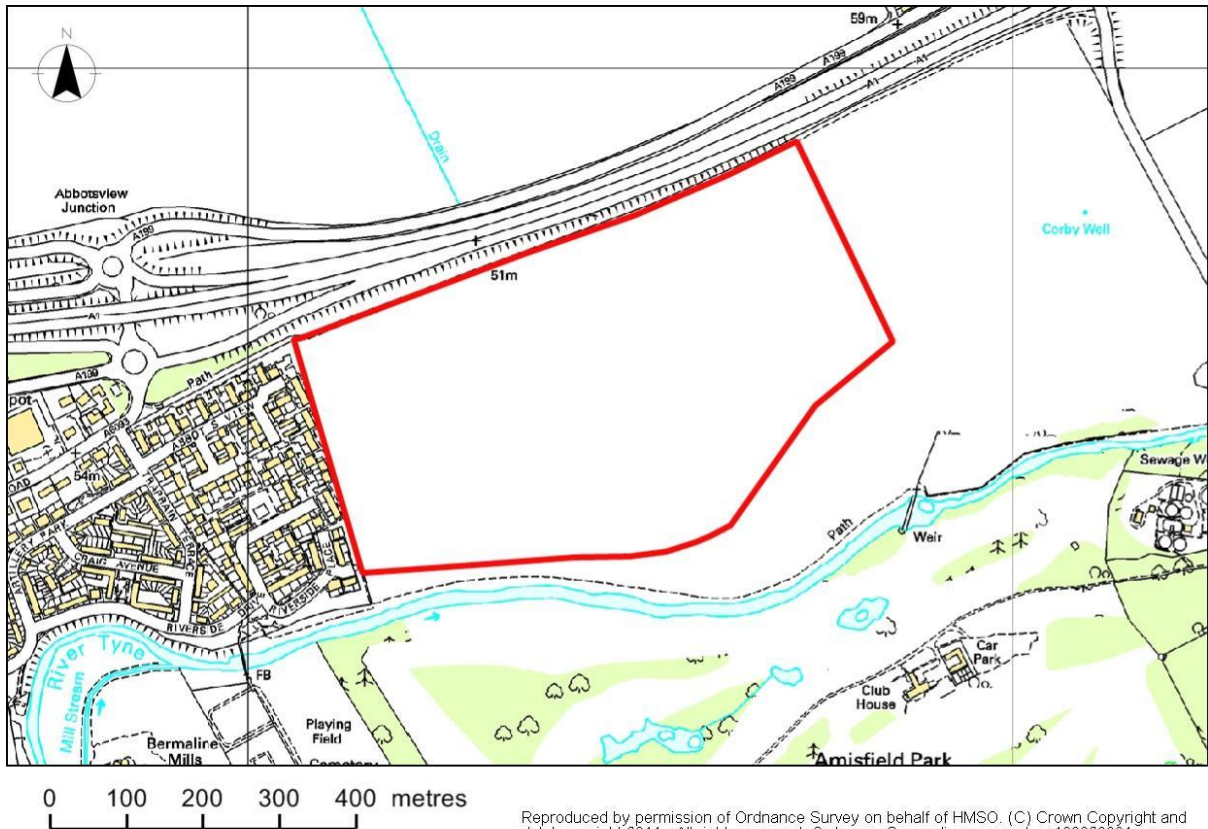


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their International, National or Local Nature Conservation importance. There is an area of existing forestry in the south east and south west of the site. The area of existing forestry located on the south west has an adjoining strip of native woodland which is covered by Tree Preservation Order 72. SNH has not raised concerns with regards potential impacts on biodiversity, flora and fauna. Strips of lowland meadow priority habitat run along parts of the northern part of the search area. The site contains suitable habitat for pink footed geese (an SPA species) but is located well outside the main feeding area and there are no records of pink footed geese or golden plovers using the tetrad in which the site is located. Clerkington Wood borders the eastern site boundary and is covered by Tree Preservation Order 107. SNH has not raised concerns with regards potential impacts on biodiversity, flora and fauna.	o/?
Population	The site would provide housing, including an element of affordable housing to help meet need. The site has limited access to Haddington town centre and a range of education and community	+/o

	facilities.	
Human Health	The site is not known to be contaminated. There is limited access to open space and sports facilities in Haddington. The Core Path network can be easily accessed from the site which provides opportunities for active travel and recreation. There may be additional opportunities to provide additional path links and areas of open space to serve any new development.	+/?
Soil	The development of the site would result in a significant loss of class 3.1 (majority) and class 2 (minority) prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not within a Potentially Vulnerable Area. A watercourse runs from the north east to the north west of the site, resulting in potential river flooding. There is also potential for surface water flooding. A flood risk assessment is likely to be required.	?
Air	The development of the site would be unconstrained by existing sources of air pollution. The development would potentially result in an increase in the amount of car travel therefore a resultant increase in emissions in order to access regional services and commute for employment opportunities. The site has moderate access by active travel to local facilities and services in Haddington.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms but is further from major centres of employment than many other East Lothian settlements, and therefore development of this site would be focusing development in the most accessible and sustainable locations. The site is not very well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site does not particularly lend itself to development that would be energy and resource efficient due to its broadly east facing aspect.	-
Material Assets	The sites development would not make efficient use of the land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no listed buildings or scheduled monuments within the site. However Clerkington walled garden and Clerkington House stables (Category B listed buildings) are adjacent to the eastern boundary of the site. Haddington Conservation Area is located further east of the site but the sites development would have minimal adverse visual affect on the character or appearance of the Conservation Area, due to surrounding areas of forestry and woodland which provide a barrier between land uses. To the east of the site is the Clerkington Design Landscape which may be impacted by development. However it may be possible to secure enhancements to the design landscape through any new development on this site. The area is regarded as being of potential archaeological significance and having moderate potential for the discovery of archaeological remains.	o/?
Landscape	The site is within the Haddington Plain landscape character area as identified in the Lothians Landscape Character Assessment. The area of search is currently separated from the built up area of Haddington and would not represent a logical expansion in landscape terms at present. However, it may represent a logical expansion of the town in the longer term, if/when sites at Letham	-/?

	<p>Mains (existing allocation) and Dovecot (planning permission) have been developed. The gently undulating agricultural plain is characterised by a strong field network and numerous tree belts. The site is located south of the A6093, which forms the western gateway to the town from the Pencaitland direction. The area of search is generally well contained in landscape terms by existing tree belt and is generally well from the road to the north, although there are open views to the south from the southern part of the area. To the east is the Clerkington designed landscape (non-inventory), which has significant visual amenity and forms an important part of the historic landscape character in the area, and provides a setting for Haddington Conservation Area. This would need to be taken into account in the design and masterplanning of any development. There are protected trees in the south-west of the area (TPO72).</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Land adjoining Amisfield Park
Site Ref	PM/HN/HSG032
Source of Site Suggestion	Agent (KCC Consulting Ltd) on behalf of landowner (Lord Wemyss Trust)
Site Size (ha)	27.2 ha
Current Use	Agriculture
Proposed Use	Mixed uses – residential, employment, retail, community and leisure facilities. Site submission suggests up to 500 houses.
Summary Description and Planning History	A greenfield site in agricultural use on the eastern edge of Haddington between the A1 and the River Tyne.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site located outwith the existing town of Haddington, but is well related, sitting adjacent to an existing residential area.	Yellow
Accessibility	The site is not within 400m of a bus stop. It is not within 800m of a railway station. The site is within walking distance (1600m) of a wide range of facilities and services including a school, shops and a sports centre in Haddington town centre.	Yellow
Exposure	The site has good shelter from northerly winds as a result of its falling elevation to the south, and lower position relative to the A1 embankment and screening vegetation.	Green
Aspect	The site is generally south east facing.	Green
Suitability for Proposed Use	Development of the site for housing would be compatible with existing residential development to the west. There may be noise impacts which arise from the proximity of the A1 to the north of the site. Mitigation measures may be required. It is also adjacent to the River Tyne raising potential flood risk issues.	Yellow
Fit with strategic policy objectives and direction	The site is adjacent to a main settlement within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Green
Physical infrastructure capacity	The site submission states that the site has connections available to electricity, gas, water and sewerage utilities. The site is served by Castle Moffat WTW which has available capacity and Haddington WWTW which has very limited capacity. The site submission states	Yellow

	that primary vehicular access could be provided to the site from the southern roundabout at the Abbotsview A1 junction and that this has been agreed in principle with Transport Scotland. Further information would be needed to demonstrate that this is a viable solution to the satisfaction of the Council's transportation department.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and King's Meadow Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand. Development on the scale proposed may require a new primary school to be provided to serve the site.	
Deliverability/ Effectiveness	The site submission considers that the site's development could begin in the early part of the LDP plan period, with 30 house completions per year. However it is unlikely that a viable access solution could be implemented to enable the development of the site and it is therefore at present majorly constrained. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

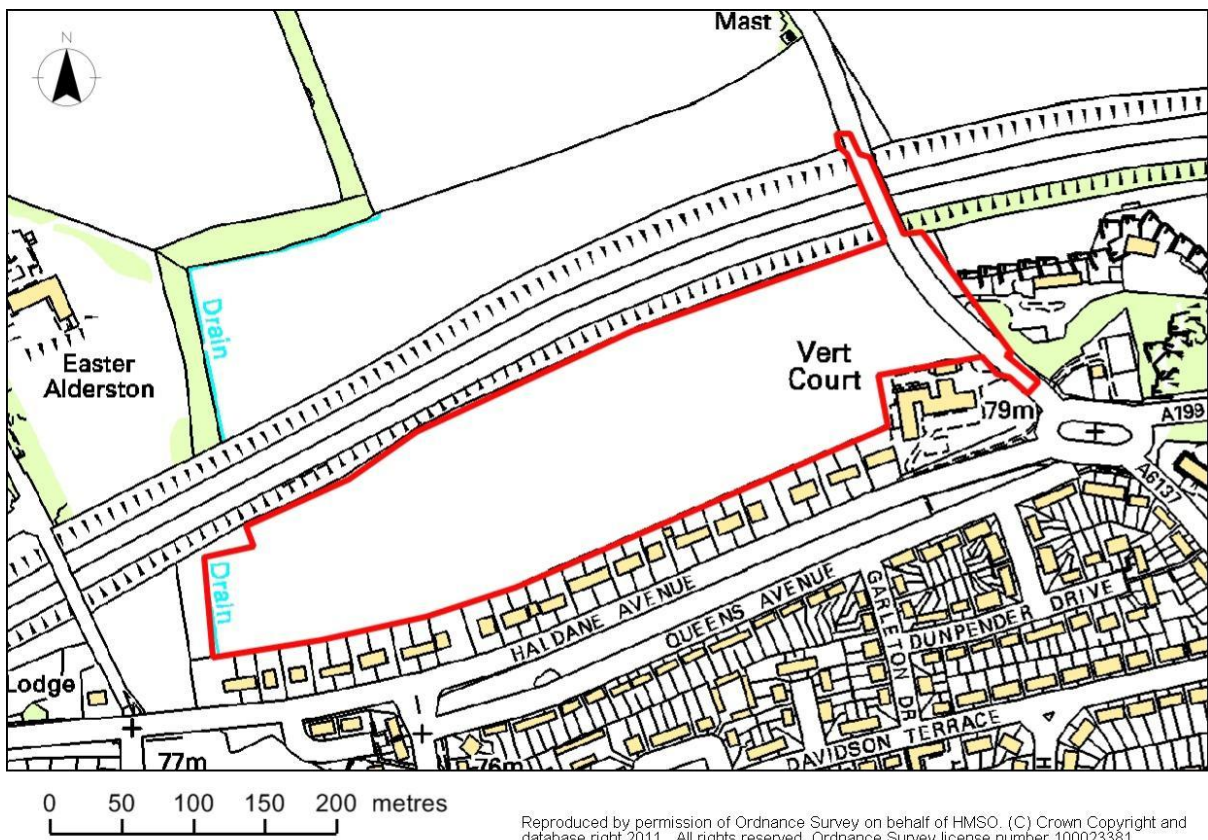


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance but is in close proximity to the River Tyne local wildlife site and woodland and scrub priority habitats. SNH has not raised any concerns with	0/?

	regards impacts on biodiversity, flora and fauna.	
Population	The site would deliver an element of affordable housing to help meet local need. The site submission also considers that the site could provide new employment and community facilities. The site has good access to Haddington town centre and local facilities and services.	+
Human Health	The site is not known to be contaminated. It has good access to open space and sports facilities in Haddington to provide opportunities for recreation. The core path network also passes close to the southern boundary of the site providing active travel and recreation opportunities.	+
Soil	The development of the site would result in a significant loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	Part of the south west corner of the site is shown on SEPA's flood map to be at risk of flooding from the River Tyne. The southern boundary of the site borders an area at risk of flooding from the Tyne. Very small areas of the site are shown to be at risk of surface water flooding on SEPA's flood map. The site is also within Potentially Vulnerable Area 10/24. The site has been flooded during numerous historic flood events. A Flood Risk Assessment would be required.	?/-
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good access to facilities and services locally but the development would likely result in an increase in car travel to access regional services and a wider range of employment opportunities.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements, and therefore development of this site would be focusing development towards the more accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The development of the site would result in the loss of a large area of greenfield land and diminish the amount of productive agricultural land.	--
Cultural Heritage	The site is located directly to the north of Haddington Conservation Area which extends eastwards to the south of the Tyne, taking in Amisfield Park. There are numerous listed buildings within Amisfield Park to the south of the Tyne including the category A listed walled garden. Further assessment would be required to ascertain any impact upon the Conservation Area and nearby listed buildings. The site is located within an area of high archaeological potential arising from the Siege of Haddington, historic nunnery etc. There is good potential for unknown archaeological remains.	-/?
Landscape	The site is within the Haddington Plain landscape character area as identified in SNH's Lothians Landscape Character Assessment (1998). The site is sloping arable land with a southerly aspect, bounded to the north by the A1 and its landscaped embankment, and existing	-/--/?

	<p>housing along the western boundary with some mature trees softening the existing urban edge in the southern part. The southern boundary of the site has been proposed as the flood plain boundary and there are no defining features along the proposed eastern boundary. The development of the site would result in a significant expansion of Haddington eastwards into the rural landscape and SNH has raised concerns with regards the landscape impact that would occur as a result of this intrusion.</p> <p>In order to mitigate landscape impacts significant planting would be required in the form of wide shelterbelts of mixed native trees in order to create green corridors and to soften the appearance and edges of the development given that it is highly visible, particularly from the A1 on approaching Haddington from the east.</p> <p>The site will be visible from a number of important views in East Lothian including from the Garleton Hills and Hopetoun monument and further study would be required to understand how a development of this size could affect the landscape setting of Haddington in long distance views. From the site there are good views southwards across the river to Amisfield Park and development of the site would impact upon these views and potentially the landscape setting of the Conservation Area and Amisfield Park. If noise mitigation measures are required, they may have an impact upon the landscape and/or surrounding views from the A1.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Hawthornbank
Site Ref	PM/HN/HSG027
Source of Site Suggestion	Agent (John Handley Associates) on behalf of landowner/developer (J&W Jenkinson/Bett Homes/Gladedale Estates Ltd)
Site Size (ha)	6.4 ha
Current Use	Agricultural land
Proposed Use	Housing – 100 units including 2,3,4 bed and terraces and detached.
Summary Description and Planning History	A greenfield site on the northern edge of Haddington currently in greenfield use. It was granted planning permission for residential development at appeal following the Council's refusal of planning permission (12/00199/PPM).





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site adjoins the northern edge of Haddington but is outwith the existing settlement boundary. It is relatively well related to settlements at Haldane Avenue.	Yellow
Accessibility	The site is not within 400m of a bus service (470m to nearest bus stop with services to North Berwick and Edinburgh, although not particularly regular). It is not within 800m of a railway station. The site is within walking distance (1600m) of a wide range of facilities and services in Haddington town centre.	Yellow
Exposure	The site has little shelter from northerly winds.	Red
Aspect	The site is south facing.	Green
Suitability for Proposed Use	There may be noise impacts which arise from the proximity of the A1 to the north of the site. Mitigation measures may be required. The site adjoins residential development to the south and its development for housing would therefore be compatible with neighbouring uses.	Yellow
Fit with strategic policy objectives and direction	The site is adjacent to a main settlement within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Green
Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment Works which has very limited capacity. Vehicular access could be provided from the A6137 and in order to accommodate it safely, a	Yellow

	number of local road network improvements would be required including the extension of the 40mph speed limit, a footway along the western side of the A6137, a signalised crossing point on the A199 to the west of the A199/A6137 roundabout and a new footpath from the western part of the site to the A199.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and King's Meadow Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

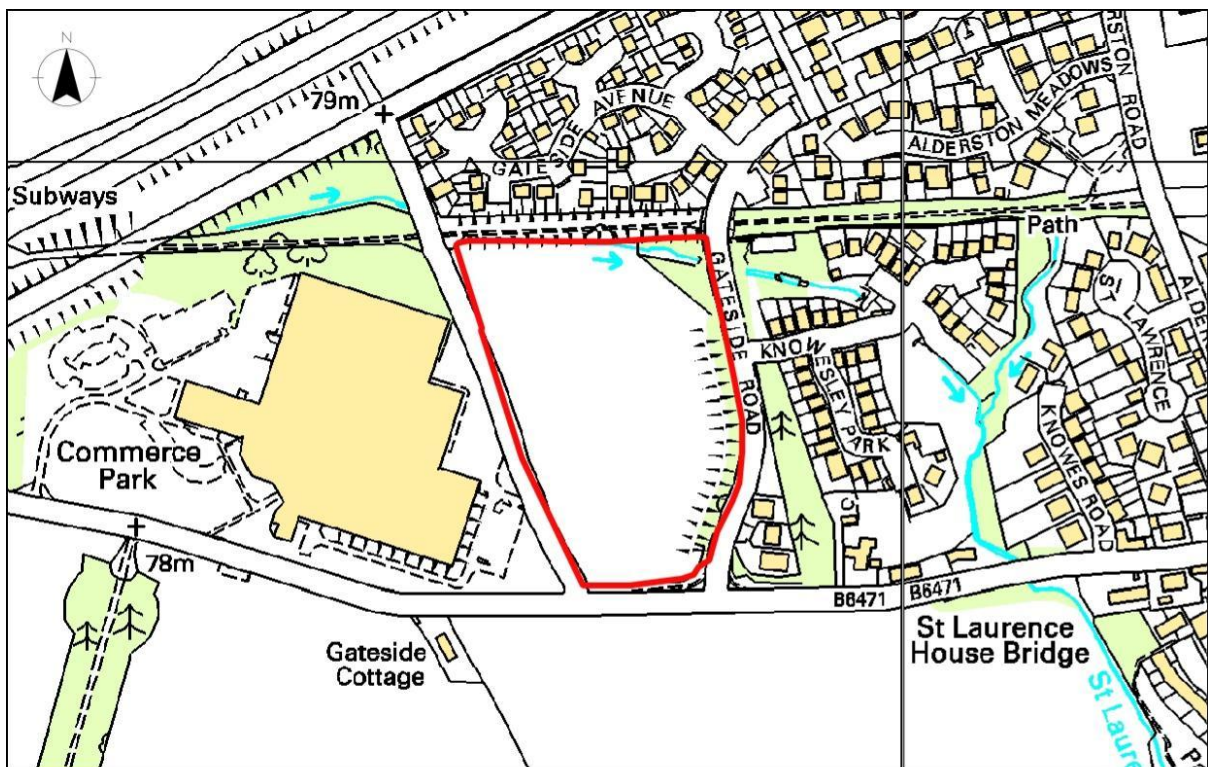


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. Its development would not result in the loss of any protected trees or woodland. The site submission suggests the development of the site could deliver biodiversity and ecological improvements through wildlife habitat creation in the form of a woodland belt along the northern boundary and wetland habitat along the western boundary.	o/+
Population	The site would provide affordable housing to help meet local need. It has good access by active travel to Haddington town centre and its facilities, services and employment. The site submission also states that the development of the site would deliver road safety improvements along Haldane Road and Aberlady Road including new footpath connections and speed reduction measures.	+
Human Health	The site is not known to be contaminated. The site is not currently directly connected to the existing core path network but is within easy reach of the network and a range of open spaces and sports facilities in Haddington to provide opportunities for active travel and recreation.	o/+

Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of flooding on SEPA's flood map. The site is within Potentially Vulnerable Area 10/24. A small watercourse runs along the western boundary of the site and a Flood Risk Assessment would be required to assess the flood risk, however there is no surface, river or coastal flooding. A 6m buffer strip along this watercourse would be required to protect the water environment. The site submission states that approximately 10% of the site suffers from poor drainage and existing field drains require upgrading.	?
Air	The northern boundary of the site borders the A1 giving rise to air pollution however it is considered that these impacts could be adequately mitigated with a buffer zone in the north of the site. The site has good access by active travel to facilities and services locally but the development would likely result in an increase in car travel to access regional services and a wider range of employment opportunities.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements, and therefore development of this site would be focusing development towards the more accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The development of the site would not prioritise the use of brownfield land over greenfield land.	-
Cultural Heritage	The site is not within a Conservation Area or in close proximity to any listed buildings which development could affect the setting of. The site contains cropmarks of a possible prehistoric enclosure and is regarded as having moderate to high potential for the discovery of archaeological remains, therefore a Programme of Archaeological Works would be required.	o/?
Landscape	The development of the site would result in an expansion of Haddington beyond its current settlement boundary (defined by housing along Haldane Avenue) into neighbouring countryside. The site is located in an elevated position, on rising ground to the north of the built-up area of the town of Haddington. The A1 runs along the northern border of the site and is in a cutting at this point with a steep embankment, wooden fence and mature hawthorn hedge forming the northern boundary of the site. Existing housing on Haldane Avenue forms the southern boundary, mature trees and a drain form the western boundary and a post and wire fence and the A6137 form the eastern boundary. The site is visible from the A1 but is partly screened by shrub and tree planting on the road embankment. No part of the settlement of Haddington is currently visible from the A1 along this section. Due to the higher elevation of the site relative to Haddington which sits in the valley, development on the site would be highly visible from a number of viewpoints, and	-/--/?

	<p>particularly so on the northern approach to the town along the A6137. Along this route there are open expansive views across the town to the Lammermuir Hills to the south. Development within the site would result in housing rising up the hill out of the valley setting and interrupt the present open views. Development on the site could potentially significantly impact upon the landscape setting of Haddington however effective landscaping could mitigate these impacts to some extent. If noise mitigation measures are required, they may have an impact upon the landscape and/or surrounding views from the A1.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Gateside East
Site Ref	PM/HN/HSG021
Source of Site Suggestion	Agent (Andrew McCafferty Associates) on behalf of landowner (In Site property)
Site Size (ha)	3.5 ha
Current Use	Undeveloped, vacant land.
Proposed Use	Mixed use (business use and residential). Potentially 80-100 houses dependent upon how much land will be released for residential development.
Summary Description and Planning History	A greenfield site within Haddington, allocated in the current Local Plan for business use. The Council is minded to approve a planning application for a mixed use development including business and residential (13/00800/PM).



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is within the urban area of Haddington.	
Accessibility	The site is adjacent to a bus stop with regular services between Edinburgh and Dunbar. The site is not within 800m of a railway station. The site is within walking distance (1600m) of Haddington town centre and its range of facilities and services.	
Exposure	The site has good shelter from northerly winds from existing development to the north.	
Aspect	The northern half of the site is generally north east facing whilst the southern half the site is generally south east facing.	
Suitability for Proposed Use	The site is currently allocated for business and industrial uses, however there is existing residential development to the north and east, and a business park to the west so land use conflicts would not arise if the site was developed for a mix of residential and employment.	
Fit with strategic policy objectives and direction	The site is within a main settlement within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment Works which has very limited capacity. Vehicular access to the proposed housing could be provided from Gateside Road, which would require a footway on its western side. The proposed employment land could be accessed from Old Ugston Road. No	

	vehicular access could be accommodated on the B6471.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and King's Meadow Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	There are no known major constraints at this stage that would prevent the delivery of housing on this site, however it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this. The site submission states that the site's development could commence in 2015, and take 3-4 years to complete, assuming 15-20 units per year.	

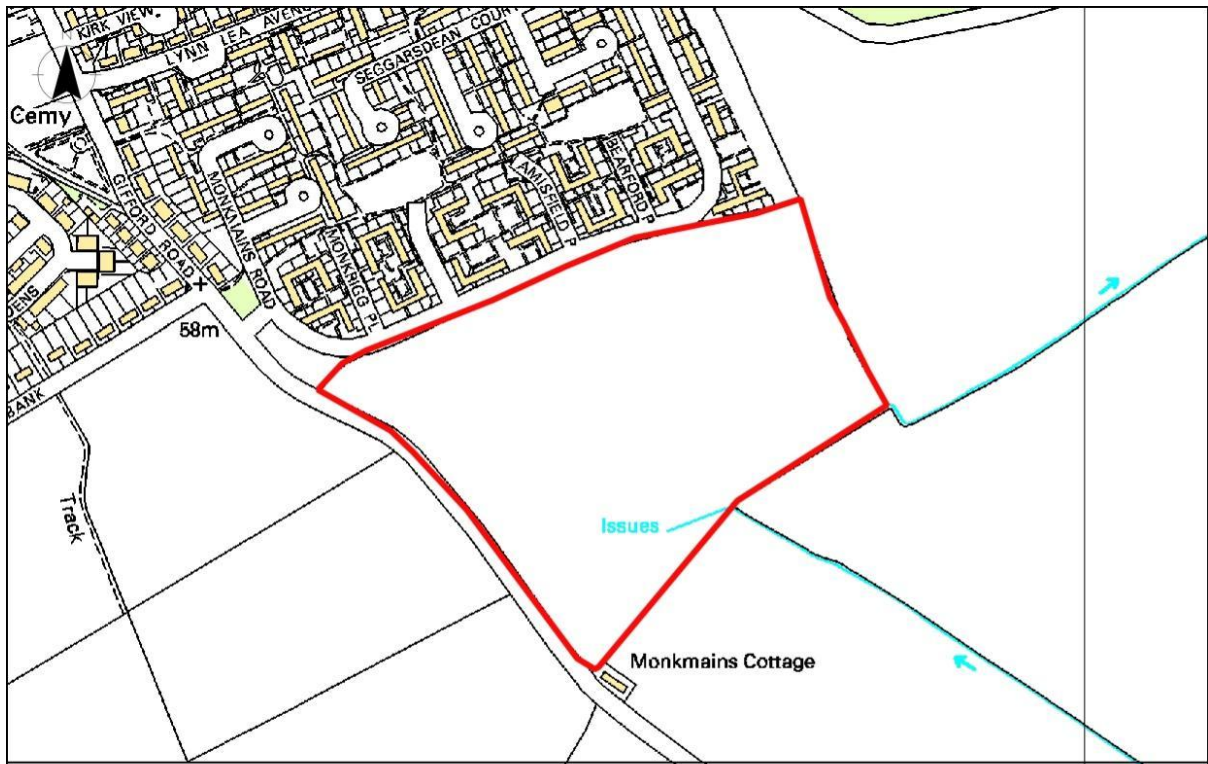


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. It would not result in the loss of any protected trees. A locally listed wildlife site runs along the northern boundary of the site (the Longniddry to Haddington Railway). SNH has not raised any concerns with regards biodiversity issues. A Phase 1 habitat survey was undertaken in September 2013 and accompanied the current planning application. It concluded that the field is of low nature conservation value, being unmanaged reverted grassland pasture. Two species of bird were recorded which are UK species of conservation concern (Reed Bunting and Bullfinch) but the numbers were not considered significant and tended to be focused within the woodlands around	0

	the periphery of the site.	
Population	The development of the site for mixed use would provide market and affordable housing to help meet local need, and employment opportunities for the existing and future local population. The site has good access by public and active transport to a town centre, education and community facilities and employment. The site is currently allocated wholly for business use, so allowing part of the site to be developed for housing would reduce the employment land supply, however enabling housing development may be the only option which can deliver business units on the site in the foreseeable future.	+
Human Health	The site is not known to be contaminated. The site is well connected to the core path network which passes along its northern boundary as the Haddington-Longniddry railway route, providing opportunities for active travel and recreation.	+
Soil	The development of the site would not result in a loss of prime quality agricultural land and rare or carbon rich soils.	o
Water	The site is not shown to be at risk of river flooding on SEPA's flood map. Part of the northern edge of the site is shown to be at risk of surface water flooding and a small watercourse runs along the northern boundary of the site. SEPA has advised a 6m buffer strip would be required should the site be developed. The development of the site could potentially affect flood risk elsewhere dependent upon the impact on the small watercourse. A Flood Risk Assessment would therefore be required.	?
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good active travel accessibility to the town centre to minimise the need for travel by private car, although development of the site would likely lead to an increase in private car travel to access employment opportunities and regional level services therefore lead to an increase in emissions.	-
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements, and therefore development of this site would be focusing development towards the more accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect (in part) does lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not prioritise the use of brownfield land over greenfield land.	-
Cultural Heritage	The site is not within a Conservation Area or in close proximity to any listed buildings. There are no scheduled monuments within or adjacent to the site however approximately 220m to the south east lies a scheduled monument which is the remains of an enclosed settlement represented by cropmarks. An archaeological evaluation across 5% of the land area of the site was recommended for a previous planning application on the site.	o
Landscape	The site is within the Haddington Plain landscape character area as identified in SNH's Lothians Landscape Character Assessment (1998).	o

	<p>The site is sheltered, unmanaged grassland with a southerly aspect. There are extensive views towards the Lammermuirs to the south. There is a mature shelterbelt of trees to the north which borders the Haddington-Longniddry railway route and a burn also runs parallel to the north boundary. Gateside Road forms the eastern boundary and is lined with a mature mixed species shelterbelt on an earth embankment. The access road to Gateside Commerce Park forms the western boundary, comprising of mature trees and shrubs, and the B6471, one of the principal routes into Haddington borders the southern edge of the site, with this boundary also being tree lined, resulting in the site being well screened currently. The site is not within a visually sensitive area, and although it is a greenfield site it is within the built up area of Haddington and its development would not result in encroachment into the countryside.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Site at Monkrigg Road
Site Ref	PM/HN/HSG065
Source of Site Suggestion	Agent (TMS Planning and Development Services Ltd) on behalf of Roy Mitchell Design Limited.
Site Size (ha)	10ha
Current Use	Agricultural
Proposed Use	Housing (retirement village)
Summary Description and Planning History	A greenfield site in agricultural use on the south eastern edge of Haddington.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the current settlement boundary of Haddington but is well related to the town, being adjacent to existing residential development.	
Accessibility	The site is within 400m of a bus stop but the service is limited (Haddington-Tranent circular, 2 hour interval). The site is not within 800m of a railway station. It is within walking distance (1600m) of a range of local facilities including a school, shops and a sports centre in Haddington town centre.	
Exposure	The site has some shelter from northerly winds due to existing built development to the north.	
Aspect	The northern part of the site is north east facing whilst the southern half is generally south east facing.	
Suitability for Proposed Use	The site is generally suitable for the proposed use and would not give rise to conflict with adjoining land uses which include agricultural land and housing.	
Fit with strategic policy objectives and direction	The site is adjacent to a main settlement within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment Works which has very limited capacity. Vehicular access could be provided from Monkmain Road/Seggarsdean Crescent. A footway would be required along the northern boundary. Vehicle access	

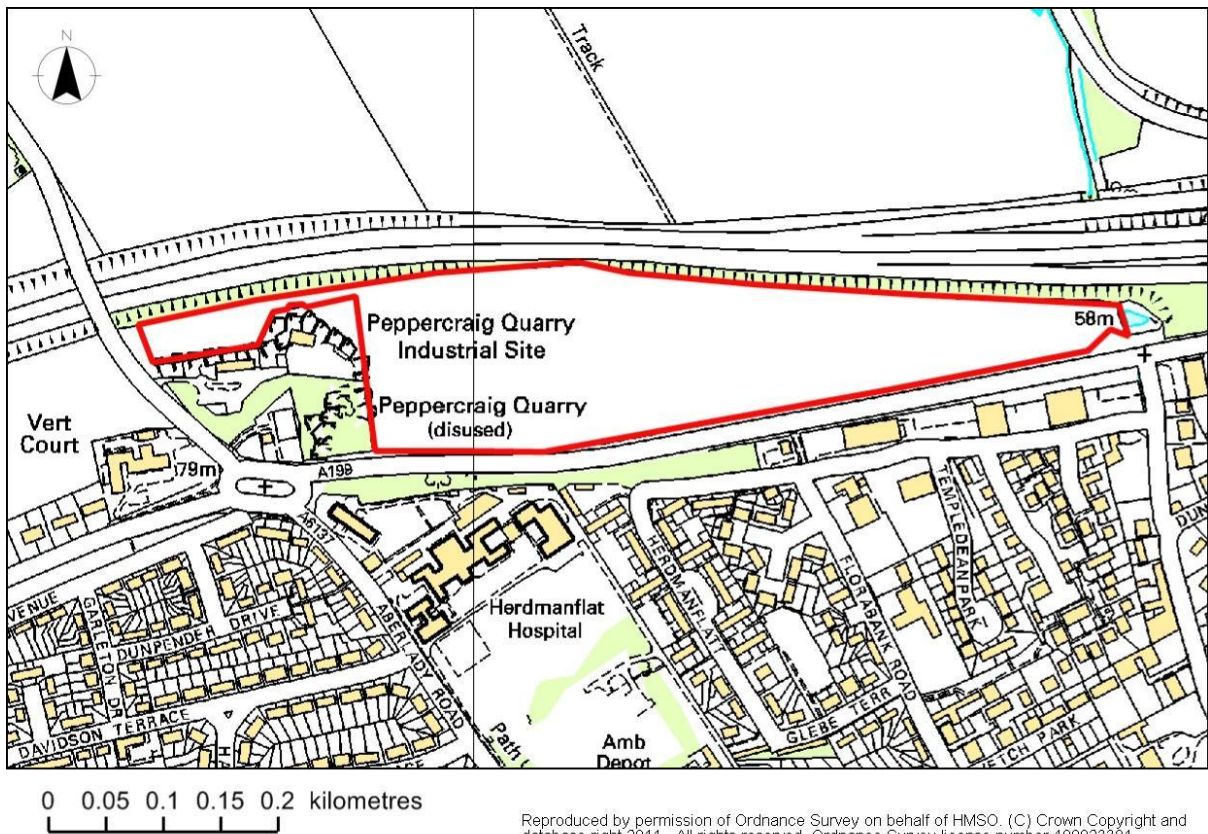
	could potentially be taken from the C65 road and to facilitate this, local improvements would be required including extended street lighting, road widening, a footway on the eastern side and an extension to the 30mph speed limit.	
Service infrastructure capacity	If the site is progressed as a retirement village it will not have implications for education capacity. However should general needs housing should be proposed at a later date the implications for school capacity would need to be assessed. The site is within the catchment of Haddington Infant and King's Meadow Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	There are no known constraints at this stage that would prevent the delivery of the site in the LDP period. However it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. There are no priority habitats within the site and no notable species have been recorded within 100m of the site. There are no protected trees or woodland within the site. The site submission suggests that the proposal would involve woodland planting around the perimeter and the provision of allotments.	o/+
Population	The site submission suggests there is an unmet need for housing for the growing elderly population and the proposal would help meet	+

	this specific housing need. The site has good access to the town centre and community facilities.	
Human Health	The site is not known to be contaminated. It has good access to the core path network and recreation facilities.	+
Soil	The development of the site would result in some loss of class 2 (majority) and class 3.1 (minority) prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of flooding on SEPA's flood map, with the exception of a very small area in the north eastern corner which is shown to be at risk of surface water flooding. The site does lie within Potentially Vulnerable Area 10/24. A small watercourse runs through the site and SEPA has advised that a Flood Risk Assessment would be required to assess the flood risk from this. A 6m buffer strip would be required to protect its ecological status.	?
Air	The site is unconstrained by existing sources of air pollution. The site has good active travel accessibility to Haddington town centre which would minimise the need for travel by private car to access local facilities and services. However at a regional scale Haddington's public transport accessibility is relatively poor and development in the town is likely to lead to an increase in private car travel to access regional level services therefore lead to an increase in emissions.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements, and therefore development of this site would be focusing development towards the more accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. As part of the site is generally south-east facing it does partially lends itself to development that would be energy efficient i.e. solar gain.	-
Material Assets	The site is greenfield land therefore its development would not be making the most efficient use of land resources.	-
Cultural Heritage	The site is not within a Conservation Area. There are no listed buildings or scheduled ancient monuments within or adjacent to the site. There is moderate potential for unknown archaeological remains.	o/?
Landscape	The site is within the Haddington Plain landscape character area as identified in the Lothians Landscape Character Assessment (1998). The site is a gently sloping arable field with existing housing to the north. Mature hedges form the western, eastern, and southern boundaries. The northern boundary is the highest point of the site and from here there are extensive views to the south, west and east taking in views of Traprain Law, the Lammermuir Hills and Lennoxlove policy woodlands. The site sits within an area of open rural countryside which forms the landscape setting for Haddington on the approach from the South. Development on the site would result in the built up extent of Haddington expanding into this setting and encroaching into the countryside. These impacts may be able to be mitigated to an extent dependent upon an effective landscaping scheme.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Harperdean
Site Ref	PM/HN/OTH002
Source of Site Suggestion	Agent (John Handley Associates) on behalf of landowner (J&W Jenkinson)
Site Size (ha)	7.9ha
Current Use	Agricultural
Proposed Use	Mixed use commercial development comprising retail, business, tourism, hotel and leisure uses
Summary Description and Planning History	A greenfield site to the north of Haddington bounded by the A198 to the south and A1 to the north. A planning application for outline permission for a retail, hotel and filling station development was submitted in 2009 and withdrawn in 2011. This site was previously identified as a preferred location for additional retail development following the 2009 Haddington Retail Review, however permission has now been granted for new retail provision at the Oak Tree junction to the west of the town.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary of Haddington but is well related being adjacent to existing development and to the south of the A1 which contains the northern extent of the town.	Yellow
Accessibility	The site is not within 400m of an existing bus stop. It is not within 800m of a railway station. It is within walking distance (1600m) of Haddington town centre where there is a school, shops and a sports centre. It is within walking distance of a large proportion of the residential areas of the town.	Yellow
Exposure	The A1 and its landscaping sit at a higher elevation than the site and provide shelter from northerly winds.	Green
Aspect	The site is generally south east facing.	Green
Suitability for Proposed Use	In physical terms the site is generally suitable for the proposed use and would not result in conflict with surrounding land uses which include a small industrial estate to the west and the A198 and beyond this commercial, residential and hospital developments to the south. There may be noise impacts which arise from the proximity of the A1 to the north of the site. Mitigation measures may be required.	Yellow
Fit with strategic policy objectives and direction	The site is adjacent to a main settlement within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Green
Physical infrastructure	The site is served by Castle Moffat Water Treatment Works which has available capacity and Haddington Waste Water Treatment	Yellow

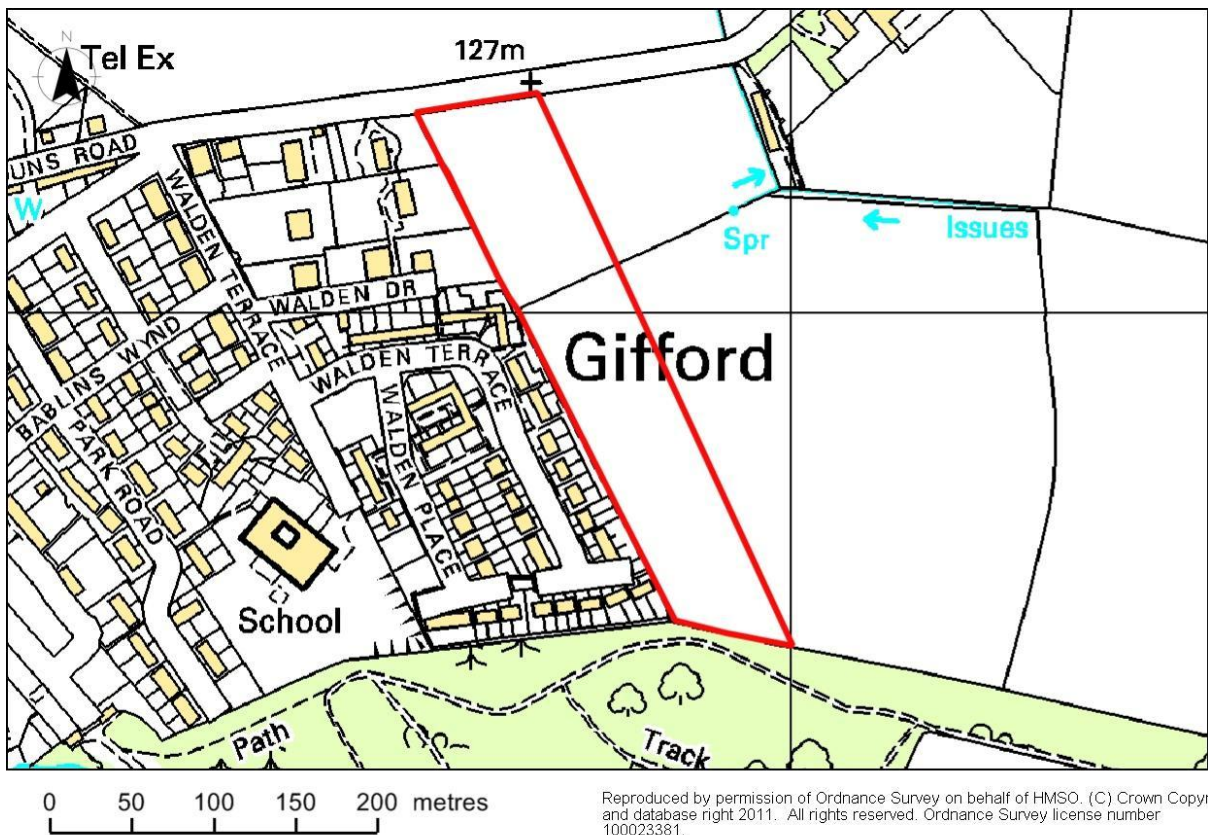
capacity	Works which has very limited capacity. Safe vehicular access could be taken from the A199. A number of improvements would be required including a footway along the south of the A199, crossing facilities, street lighting and a reduced speed limit. The carriageway would also benefit from being narrowed to reduce speeds, which would also allow for better pedestrian/cycle facilities.	
Service infrastructure capacity	Education capacity is not relevant to the proposed employment use.	
Deliverability/ Effectiveness	There are no known physical constraints that would prevent the delivery of development on the site. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

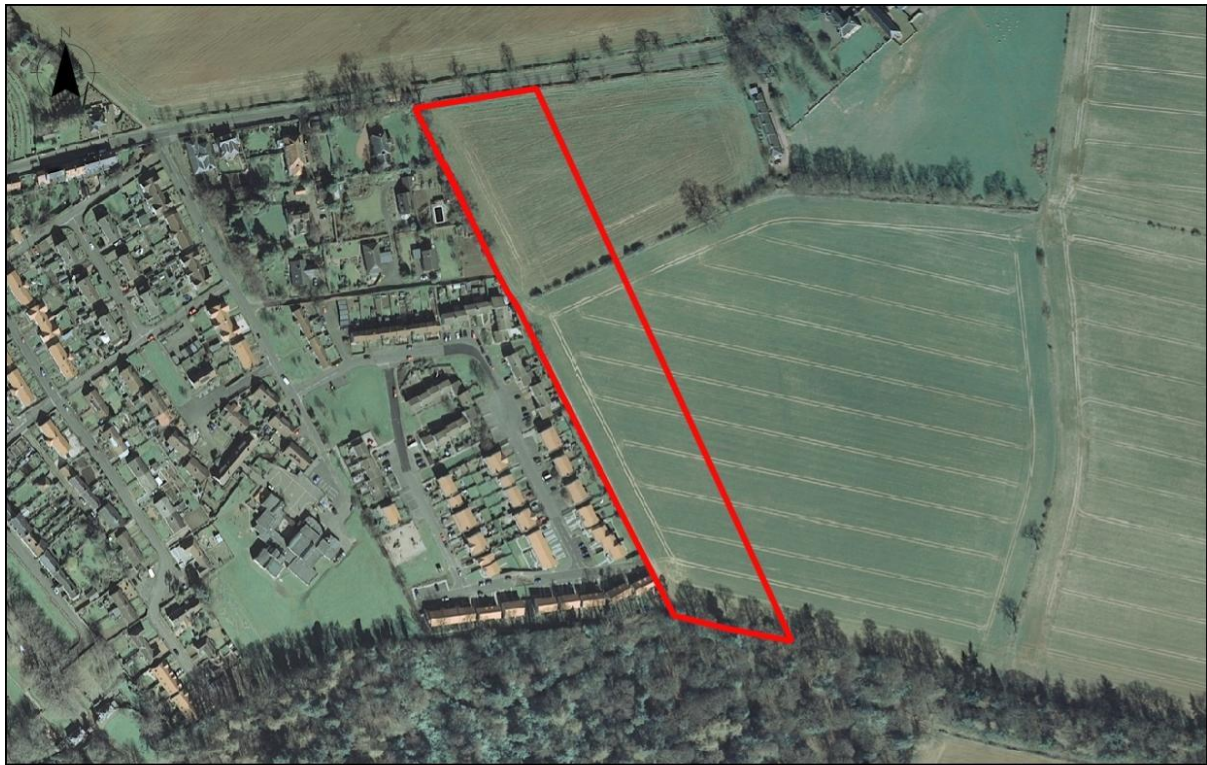


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. An area of 'Possible Wet Woodland' Priority Habitat borders the south west of the site. SNH has not raised any concerns with regards biodiversity, flora or fauna. There are no protected trees on the site.	o/?
Population	The proposed development would result in local economic growth and increase the number of jobs available for the local population. It has good access to Haddington and its services and facilities.	+
Human Health	The site is not known to be contaminated, although the site directly to the west is identified as being contaminated due to previous quarrying activity and factory/works use. The site is not particularly well related to an existing core path as the one within the closest proximity (approximately 200m) is separated from the northern boundary of the site by the A1.	o/-
Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site lies within Potentially Vulnerable Area 10/24. However it is not identified as being at risk of flooding from any source on SEPA's flood map. SEPA has not raised any concerns with regards flood risk or impact on the local water environment.	o
Air	The site is unconstrained by existing sources of air pollution. The site is relatively accessible from within the town but the proposed uses, and proximity so close to the A1 are likely to generate private car trips and the proposed development will therefore lead to an increase in emissions around the site.	o
Climatic Factors	Haddington is in a reasonably accessible location in regional terms although is further from major centres of employment than many	-

	<p>other East Lothian settlements, and therefore development of this site would be focusing development towards the more accessible and sustainable locations. The site is well positioned to access public transport, access active travel routes as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).</p>	
Material Assets	<p>The site is greenfield land therefore its development would not reuse existing buildings or previously developed land. It is also prime agricultural land which is an important and finite land resource.</p>	-
Cultural Heritage	<p>The site is not within a Conservation Area. There are no listed buildings or scheduled monuments within or adjacent to the site. There is a scheduled monument (an enclosure) located approximately 400m to the north and archaeological features were uncovered during the archaeological assessment for the A1 construction immediately to the north which were interpreted as a late prehistoric open settlement. The site has good potential for unknown archaeological remains to be present. The Council's archaeology officer recommended a Programme of Archaeological Works (Archive Assessment and 5% Evaluation) in response to the 2009 planning application.</p>	o/?
Landscape	<p>The site is within the Haddington Plain landscape character area as identified in SNH's Lothians Landscape Character Assessment (1998). The site has a south easterly aspect with the high point of the site located at the northwest corner. The A1 and its landscape buffer form the northern boundary of the site. A steep earth embankment with some trees and hedgerow species are dotted along the southern boundary with a footpath on the north side of the A199. Mature trees and scrubby undergrowth form the east boundary with a fenced off pond that is adjacent to the site. A natural stone wall forms the western boundary; there are mature trees that form the backdrop to the west boundary within the disused Peppercraig Quarry. The A1 runs along the northern boundary of the site and sits higher than the site on an embankment at the eastern side of the site then falls level to the west where the road is in a cutting. The site is highly visible from sections of the A1 along its length and views from the road here are long distance over the town towards the Lammermuir Hills. Due to the high elevation of the site relative to Haddington town, any development on this site will be visible from within the town's Conservation area, the A199 and the A1 (especially in winter when the leaves are off the trees) and could interrupt long distance views from the A1. If noise mitigation measures are required, they may have an impact upon the landscape and/or surrounding views from the A1. Mitigation in the form of shelterbelt planting would be required to soften the impact of development on the site, which given the proposed uses could likely include larger scale buildings.</p>	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Gifford
Site Ref	PM/HN/HSG103
Source of Site Suggestion	Rural affordable housing site option selected for consideration by the Council.
Site Size (ha)	2.3ha
Current Use	Agricultural
Proposed Use	Affordable housing – approximately 40 houses.
Summary Description and Planning History	A greenfield site in agricultural use on the eastern edge of the village of Gifford.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the current settlement boundary of Gifford but is well related, being adjacent to existing residential development.	Yellow
Accessibility	The site is not within 400m of a bus stop. It is not within 800m of a railway station. It is within walking distance (1600m) of local facilities in Gifford which include a primary school, shop and pubs.	Yellow
Exposure	The site rises towards the south leaving it relatively exposed to northerly winds.	Red
Aspect	The site is generally north west facing.	Yellow
Suitability for Proposed Use	The site is generally suitable for the proposed housing use and would not result in conflicts with surrounding land uses which include agricultural fields, woodland and existing housing.	Green
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also outwith a larger settlement that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Red
Physical infrastructure capacity	The site would be served by Hopes Water Treatment Works which has available capacity and the Gifford Waste Water Treatment Works which has very limited capacity. Vehicular access could be gained from Duns Road. The footway and 30mph zone would need to be extended along the site's frontage. Pedestrian and vehicular links could also be provided through Walden Terrace.	Yellow
Service infrastructure	The site is within the catchment of Yester Primary School which has no capacity but limited expansion may be possible on site. At	Yellow

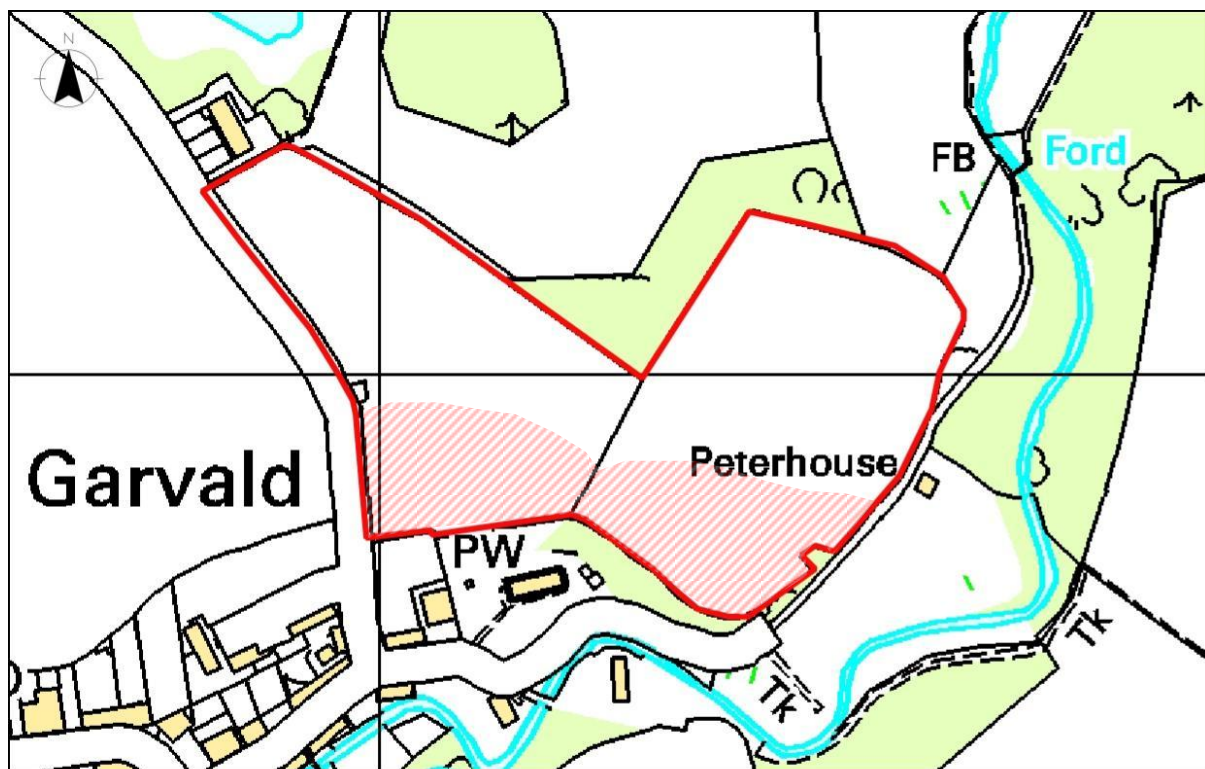
capacity	secondary level the site would be served by Knox Academy which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this. However ownership is unknown and the site is not currently being promoted for development by any party.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. However Lady's Wood which borders the site to the south is ancient woodland and within the Yester House locally listed wildlife site. No notable species have been recorded within 100m of the site.	o/?
Population	The site would provide affordable housing to help meet local need. The site has good access to local facilities and services in the village but higher level services and employment opportunities in other towns are not as easily accessible by public and active travel modes.	+/o
Human Health	The site is not known to be contaminated. The site is well connected to open spaces in the village and the Core Path network which passes through the village and surrounding woodland.	+
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be within or adjacent to an area at risk of flooding from any sources on SEPA's flood map. SEPA has not raised any concerns with regards flood risk or impact on the local water environment.	o
Air	The site is unconstrained by existing sources of air pollution. The site does not have good active travel and public transport accessibility such that the need to travel by car would be minimised. Its development would therefore lead to an increase in private car use and resultant emissions.	o
Climatic Factors	The site is approximately 7km from Haddington which is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements. However, the site's development is not within a reasonably accessible location in regional terms as it not within a main East Lothian town and is further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development	-/--

	towards the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north-west facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The site is greenfield therefore its development would not make the most efficient use of land resources.	-
Cultural Heritage	There are no listed buildings or scheduled ancient monuments within or adjacent to the site. It is within Gifford Conservation Area and Yester House Garden and Designed Landscape. A sensitively designed development with appropriate landscaping would be required in order to integrate any development on the site into the Conservation Area and Designed Landscape.	-/?
Landscape	The site is within the Gifford Water character area, part of the Lowland River Valleys landscape type in the Lothians landscape character assessment. The area is characterised by estate woodlands, shelterbelts and a well maintained hedgerow network, with a small scale enclosed visual character. The site lies on the eastern edge of Gifford and would be prominent on the approach along Duns Road, which is currently lined with hedgerow and spaced deciduous trees which allows views out towards surrounding countryside. There is currently no natural boundary features on the proposed eastern boundary. To the west is the existing housing development along Walden Terrace and to the south is ancient woodland. In order to mitigate landscape impacts of developing this rural field, hedge and tree planting would be required along the eastern boundary and it would be recommended that the northern section be retained as a green space with hedge and tree planting around any proposed entrance in order to maintain the current landscape character of this important route into Gifford.	o/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Garvald Glebe
Site Ref	PM/HN/HSG020
Source of Site Suggestion	Agent (John Handley Associates Ltd) on behalf of landowner (The Church of Scotland General Trustees)
Site Size (ha)	3 ha in total but 1 ha proposed for development (hatched area on maps)
Current Use	Agricultural land
Proposed Use	Housing – 10-12 houses
Summary Description and Planning History	A greenfield site to the north of the village of Garvald.



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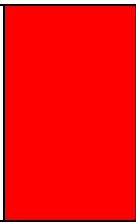
SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located outside the settlement boundary of the village of Garvald, but is adjacent to the settlement.	Yellow
Accessibility	The site is not within 400m of a bus service. The site is not within 800m of a railway station. It is not within walking distance (1600m) of a good range of local facilities and services, although Garvald does have a pub and community hall.	Red
Exposure	The area of the site proposed for housing is relatively sheltered from northerly winds by the rising land to the north.	Yellow
Aspect	The site is generally south/SE facing.	Green
Suitability for Proposed Use	The site is generally suitable for the proposed housing use and would not result in conflict with surrounding land uses which include agricultural fields, the church, residential development and reed bed waste water treatment facility. Suitable access however would need to be maintained for lorries to this facility.	Yellow
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also outwith a settlement that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Red
Physical infrastructure capacity	The site submission states that the recently upgraded reed bed water treatment plant has sufficient capacity to serve the proposed dwellings. The site would be served by Castle Moffat Water Treatment Works which has available capacity and the Garvald	Red

	Waste Water Treatment Works which has very limited capacity. Providing safe vehicular access to the site would be extremely difficult due to limited existing road widths with no pedestrian facilities and steep gradients. Significant upgrading of the C104 and the junction with the B6370 would be required to accommodate the proposed development.	
Service infrastructure capacity	The site is within the catchment of Yester Primary School which has no capacity but limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this. The site submission considers that development of the site could commence in 2014. However given the access constraints this is considered unlikely and the constraints may prohibit the site being developed at all.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. Its development would not result in the loss of any protected trees or woodland. There are a number of lowland meadows (Priority Habitat) areas in close proximity to the site.	o/?
Population	The site submission considers that the development of the site would help sustain the village community. The site could provide an element of affordable housing to help meet local housing need. However the site has limited access to services and facilities through active or public transport.	+/o
Human Health	The site is not known to be contaminated. The core path network passes along the boundary of the site providing opportunities for active travel and recreation. The site is also within 400m of the public park in Garvald.	+
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-

Water	The site is adjacent to an area shown as being at risk of flooding on SEPA's flood map. There is historic evidence of flooding in Garvald (Great Borders Flood of 1948). SEPA has advised that the height difference between the site and flood risk area should mitigate the risk to the site. However due to the steep slope near the site consideration would need to be given to surface water run-off issues to ensure that development would not increase flood risk elsewhere.	?
Air	The site is unconstrained by existing sources of air pollution. The site does not have good active travel or public transport accessibility such that the need to travel by car could be minimised. Any new development would therefore lead to an increase in private car usage and resultant emissions.	o
Climatic Factors	The site is approximately 9km from Haddington which is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements. However, the site's development is not within a reasonably accessible location in regional terms as it not within a main East Lothian town and is further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development towards the most accessible and sustainable locations. The site is not very well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The development of the site would not prioritise the development of brownfield land over greenfield land and would lead to the loss of undeveloped countryside.	-
Cultural Heritage	The site is within Garvald Conservation Area and there are 3 category B listed building bordering the southern boundary of the site including Kirklands (former Manse), Old Manse Stables and Garvald Parish church. There is a scheduled monument (prehistoric enclosure) approximately 80m to the west and development on the proposed site could potentially impact upon its setting. The southern and eastern areas of the site have been previously archaeologically evaluated and remains were identified. Cropmark remains have also been identified. There is good potential for unknown archaeological remains in the unevaluated areas. An important characteristic of Garvald Conservation Area is its confined valley setting and distinctive linear form which has developed as a result. New development on higher land on the edge of the village would extend the village outwith its current distinctive setting and would have a harmful adverse impact on the setting of the village and the character of its Conservation Area.	-
Landscape	The site is used as grazing land and slopes steeply down towards the village of Garvald which sits in the Papan Water valley. A stone wall forms the southern boundary and there are mature trees adjacent to the boundary with Garvald Parish Church. The western boundary runs along the C104 road from which the site is highly visible although it has boundary treatments including post and wire	-

	<p>fencing and a low hedgerow. The development of the site would result in an expansion of the settlement of Garvald into surrounding countryside. The village is currently well defined and enclosed by surrounding topography and development of the site would adversely impact upon the village's landscape setting and well defined boundary, particularly on the approach from the north.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Vacant land at Liberty Hall
Site Ref	PM/HN/HSG001
Source of Site Suggestion	Agent (Planning and Building Design Ltd) on behalf of landowner (Cappoquin Properties)
Site Size (ha)	0.26 ha
Current Use	Vacant Land (previous residential development on the site visible on historic mapping)
Proposed Use	Housing – one house.
Summary Description and Planning History	A small rural plot, largely covered with woodland, adjacent to existing cottages at Liberty Hall.



0 25 50 75 100 metres

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0 10 20 30 40 metres

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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located in a rural location outwith any existing settlement boundary, although is located adjacent to some existing cottages.	Red
Accessibility	The site is not reasonably accessible by public transport. It is not within 400m of a bus stop. It is not within 800m of a railway station. It is not within walking distance (1600m) of a range of local facilities.	Red
Exposure	The site has good shelter from northerly winds due to existing mature tree belts.	Green
Aspect	The site is generally north east facing.	Red
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding uses (agricultural land and residential).	Green
Fit with strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is outwith a settlement that provides a wide range of facilities and services. Its development would therefore align fairly poorly with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works and Seafield Waste Water Treatment Works which both have available capacity, but the property has no connection to the public sewer and would be served by a septic tank. It has no connection to the gas network. Safe vehicular access could be gained from the road along the northern boundary (turning facilities would need to be provided within the site) and the local network could accommodate traffic movements that would arise from the site.	Yellow
Service	The site is within the catchment of Haddington Infant and King's	Yellow

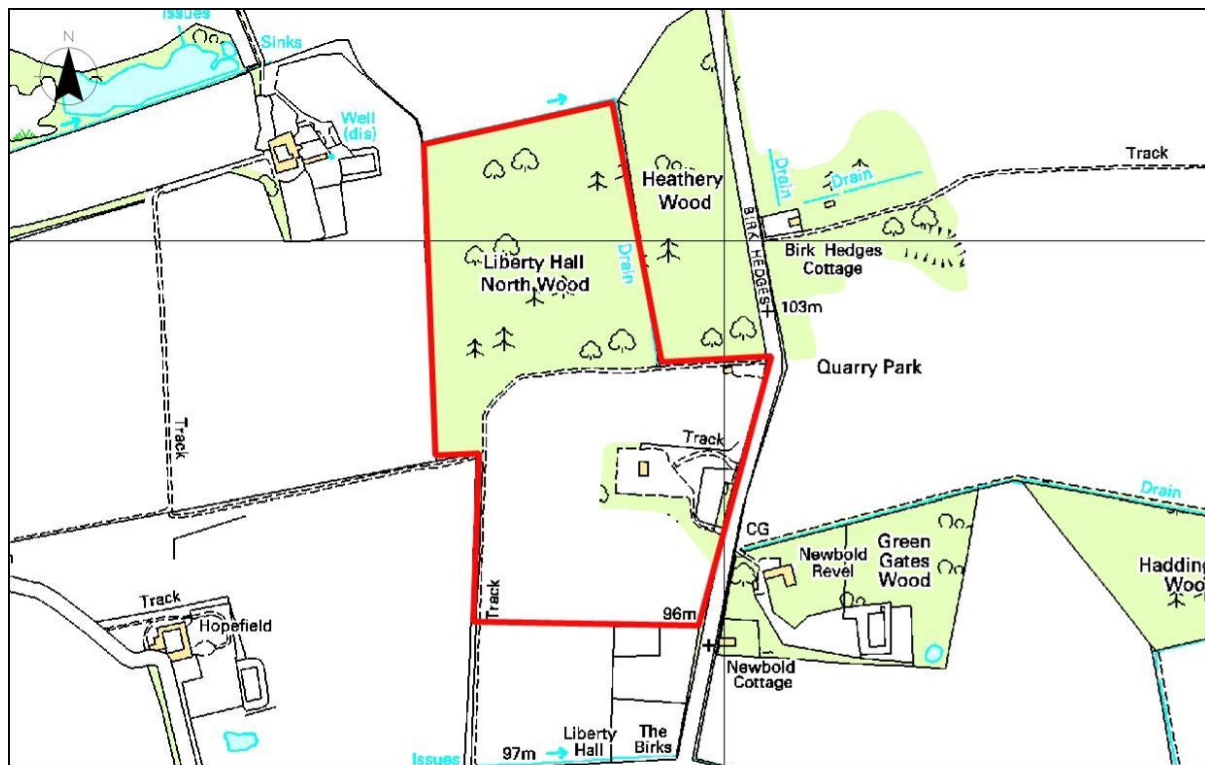
infrastructure capacity	Meadow Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	The site submission states that development on the site could commence in 2014 and be completed within 9 months. The landowner is portioning the site and intends to develop. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international nature conservation importance. The southern half of the site however is native woodland and identified as upland mixed ash wood priority habitat. The development of the site could lead to the loss/damage of some of the woodland	-
Population	The development of the site would not result in any specific benefits for the existing or future local population. It does not have reasonable accessibility to facilities and services by active or public transport.	o
Human Health	The site is not known to be contaminated. The site has good access to the Core Path network providing opportunities for active travel in the surrounding countryside, and a link to Haddington town centre 5km away.	+
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. However it is not in agricultural use and part has apparently been previously developed for residential use in the past. There are no rare or carbon rich soils on this site.	-/?
Water	The site is not shown as being at risk of flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. There is a small watercourse running through the site and another along the SE	?

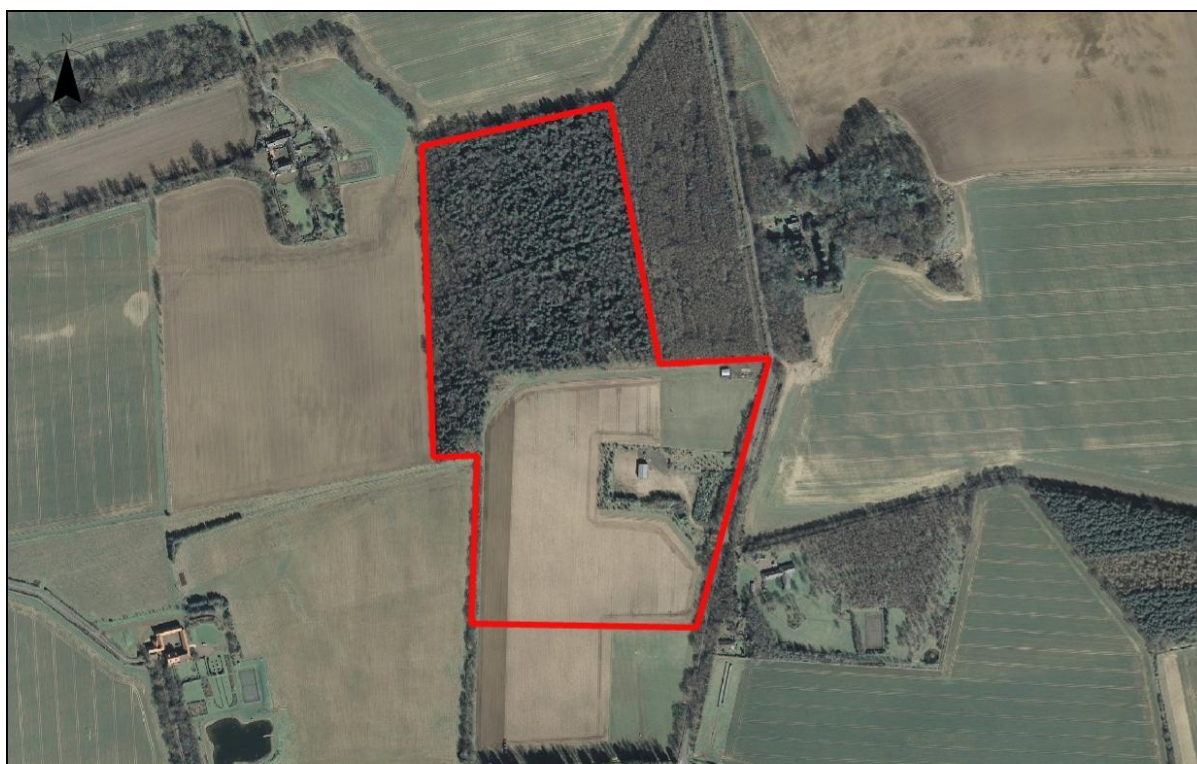
	boundary and the development of the site could have the potential to affect flood risk on site and elsewhere – SEPA would require a Flood Risk Assessment to assess the small watercourses.	
Air	The development of the site would not be affected by existing sources of air pollution. The site does not have good access to facilities, services and employment locally, or public transport accessibility therefore future residents would be reliant on private car use leading to an increase in emissions and air pollution although on a small scale given the size of the site.	o
Climatic Factors	The site is approximately 5km from Haddington which is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements. However, the site's development is not within a reasonably accessible location in regional terms as it not within a main East Lothian town and is further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development towards the most accessible and sustainable locations. The site is not very well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site is greenfield in appearance, although historic mapping shows there has been development on the site in the past.	o/?
Cultural Heritage	The site is not within a Conservation Area and there are no listed buildings, scheduled monuments or gardens or designed landscapes in close proximity to the proposed development site. There is low potential for unknown archaeological remains on the site.	o/?
Landscape	The site is within the Haddington Plain landscape character area as identified in SNH's Lothians Landscape Character Assessment (1998). Whilst located in the countryside the site is located outwith any particularly visually sensitive locations and the landscape impact of one dwelling on this site would be minimal, assuming the loss of trees is minimised.	o

SITE INFORMATION	
Topic	Comments
Site Name	Land at Liberty Hall
Site Ref	PM/HN/HSG040
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowners (Mrs Alice Burlingham and Mrs Rowena Michaels)
Site Size (ha)	13.5ha
Current Use	Part woodland, modern industrial style shed on southern part of site.
Proposed Use	Smallholding with associated housing.
Summary Description and Planning History	A rural site to the west of Haddington, comprising of a substantial area of woodland in the north and agricultural land in the south, with an area of hard standing and agricultural shed and series of tracks, proposed for a smallholding use.



0 50 100 150 200 metres

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0 50 100 150 200 metres

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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is in a rural location therefore is out with the main settlement at Haddington and is not well related. It is close to the existing small cluster of rural properties at Liberty Hall however Liberty Hall is not defined as settlement in the current Local Plan.	
Accessibility	The site is not within 400m of a bus stop. It is not within 800m of a railway station. It is not within walking distance (1600m) of local facilities and services. It is approximately 6km from Haddington town centre.	
Exposure	The site has good shelter from northerly winds due to Liberty Hall North Wood and Heathery Wood directly to the north.	
Aspect	The area of the site proposed for the smallholding generally has a south east aspect.	
Suitability for Proposed Use	The proposal for a smallholding would be compatible with surrounding land uses which include agricultural fields and Liberty Hall North Wood.	
Fit with strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is outwith a settlement that provides a wide range of facilities and services. Its development would therefore align fairly poorly with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works and Seafield Waste Water Treatment Works which both have available capacity. However the site submission states that the site has no access to the public sewerage system. It may prove problematic to	

	provide adequate vehicular access to serve the proposed development as achieving the required visibility splays will be difficult given the overgrown verges and bend in the road to the north.	
Service infrastructure capacity	The site is within the catchment of Haddington Infant and King's Meadow Primary School which has very limited capacity but very limited expansion may be possible on site. At secondary level the site would be served by Knox Academy which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	The site submission states that the development could commence in 2014 and be completed in a year. However it has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international nature conservation importance. The northern half of the site contains Liberty Hall North Wood which is identified in the Ancient Woodland Inventory. Ancient woodland also borders the east of the site along Birk Hedges. Heathery Wood directly to the north east of the site is designated as Priority Habitat (Upland Mixed Ash Wood). Eurasian badgers (designated as a notable species) have been historically recorded in Heathery Wood. More details of the proposed use of the various areas of the site would be required to determine potential impacts on biodiversity, flora and fauna on and around the site. The submission suggests that Liberty Hall North Wood could be included in the smallholding and this could have implications for its management. The site submission states that smallholdings can result in better management of land and biodiversity.	?
Population	The smallholding proposal would offer the opportunity for the future resident to live and work on the site, providing a combined	o/+

	rural housing and employment opportunity. It could potentially create additional employment opportunities however these would not be easily accessible from local towns and villages.	
Human Health	The site is not known to be contaminated. It is close to the core path network providing opportunities for active travel and recreation for future occupants.	+
Soil	The development of the site would result in some loss of class 2 (majority) and class 3.1 (minority) prime agricultural land. However, given the proposed smallholding use it is assumed the land would largely remain in productive use, with the site submission suggesting the proposed dwelling would be on the site of an existing hard standing. There are no rare or carbon rich soils on this site.	-/?
Water	The site is not shown to be at risk of river flooding on SEPA's flood map. Very small areas are shown to be at risk of surface water flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. A small watercourse runs along part of the site's boundary and SEPA has requested that a Flood Risk Assessment be prepared should development be proposed near to the watercourse.	?
Air	The site is unconstrained by existing sources of air pollution. The site does not have reasonable active and public transport accessibility that would minimise the need to travel to and from the site by private vehicle. Development on the site would likely therefore lead to an increase in carbon emissions from transportation.	o
Climatic Factors	The site is approximately 5km from Haddington which is in a reasonably accessible location in regional terms although is further from major centres of employment than many other East Lothian settlements. However, the site's development is not within a reasonably accessible location in regional terms as it not within a main East Lothian town and is further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development towards the most accessible and sustainable locations. The site is not very well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south-east facing aspect does lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site is largely greenfield land with a small area of hard standing containing an agricultural shed. The site submission states that the proposed dwelling would be located on the previously developed part of the site, therefore the proposed smallholding should not result in the loss of greenfield land.	o
Cultural Heritage	There are no listed buildings or scheduled ancient monuments within or adjacent to the site. It is not within a Conservation Area. There is low potential for unknown archaeological remains.	o/?
Landscape	The site is within the Haddington Plain landscape character area as identified in SNH's Lothians Landscape Character Assessment (1998). This gently undulating extensive agricultural plain is characterised by a strongly defined field network and abundant shelterbelts. This site is largely contained by existing mature woodland and tree belts which limits views into the site and from the site thus limiting the	o/?

	<p>visual sensitivity of the site to new development. The proposed southern boundary has no natural boundary features and it would be recommended that a new tree belt be established along this boundary dependent upon the type of development proposed and its resultant visual impact.</p>	
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