

## Members' Library Service Request Form

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Document Title	INTERIM ENVIRON REPAPPX 9 - N/BERWICK PART 2 - East Lothian Local Development Plan Main Issues Report and Consultation Arrangements

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East Lothian Council
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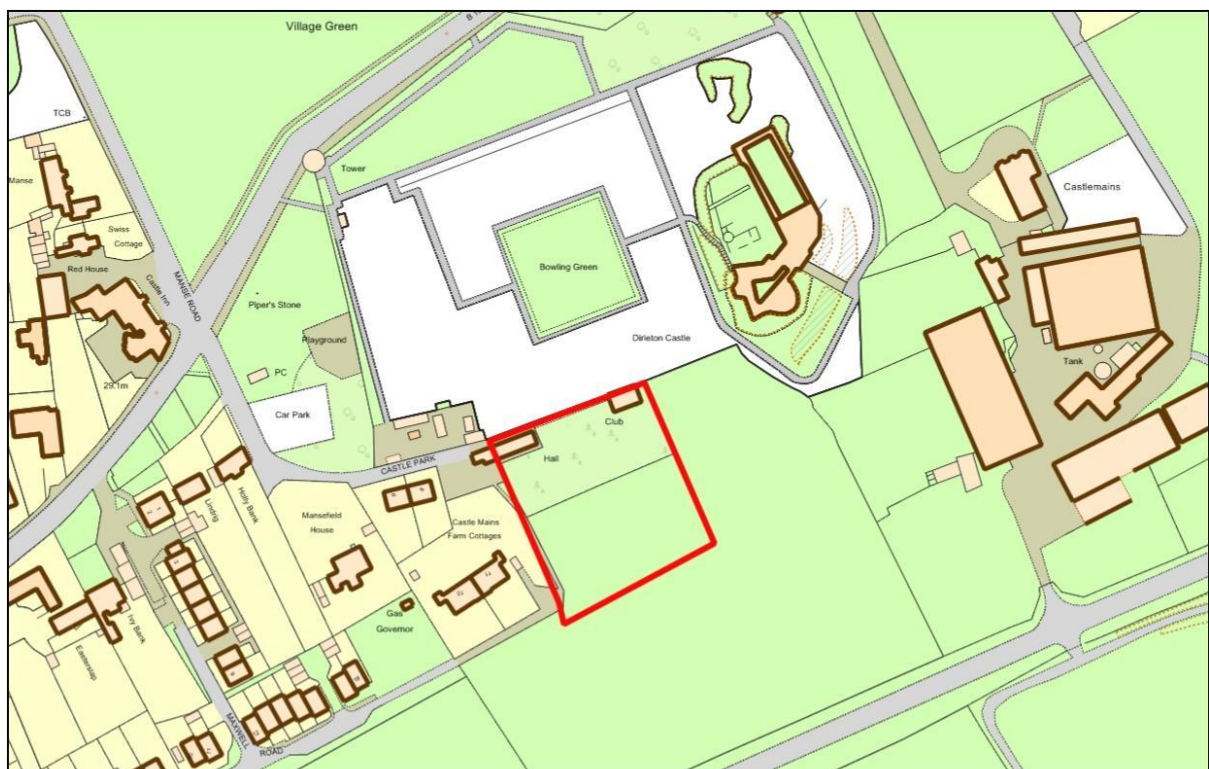
Additional information:

INTERIM ENVIRON REPORT APPX 9 - NORTH BERWICK - PART 2  
The attached document should be read in conjunction with the report to ELC on 28 October 2014 titled East Lothian Local Development Plan Main Issues Report & Consultation Arrangement

Authorised By	Monica Patterson
Designation	Depute Chief Executive, Partnership
Date	16/10/14

For Office Use Only:	
Library Reference	206/14
Date Received	16/10/14
Bulletin	Oct 2014

SITE INFORMATION	
Topic	Comments
Site Name	Land off Castle Park, Dirleton
Site Ref	PM/NK/HSG046
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son)
Site Size (ha)	0.35ha
Current Use	Partly agricultural and woodland; part of the site was previously developed for a community hall which has now fallen into a state of disrepair.
Proposed Use	Housing – 4-5 units
Summary Description and Planning History	A greenfield site directly to the south of Dirleton Castle, the northern half of which is covered with planted conifer trees and contains two small buildings along its northern edge.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outwith the settlement boundary of Dirleton but is adjacent to the village.	Yellow
Accessibility	The site is within 400m of a bus stop, with regular half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of local facilities in Dirleton including a primary school, open space, convenience store and post office.	Yellow
Exposure	The tall conifer trees in the northern half of the site currently provide good shelter from northerly winds for the southern part of the site.	Green
Aspect	The site is north east facing.	Red
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding land use which include agriculture, residential and Dirleton Castle.	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 adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Access to the site is via a private road which is in poor condition, and the junction with Manse Road has limited	Yellow



	capacity for additional traffic.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the scheme could be developed in 2015. Vehicular access to the site is along a single width road and could be a constraint to development. 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.	



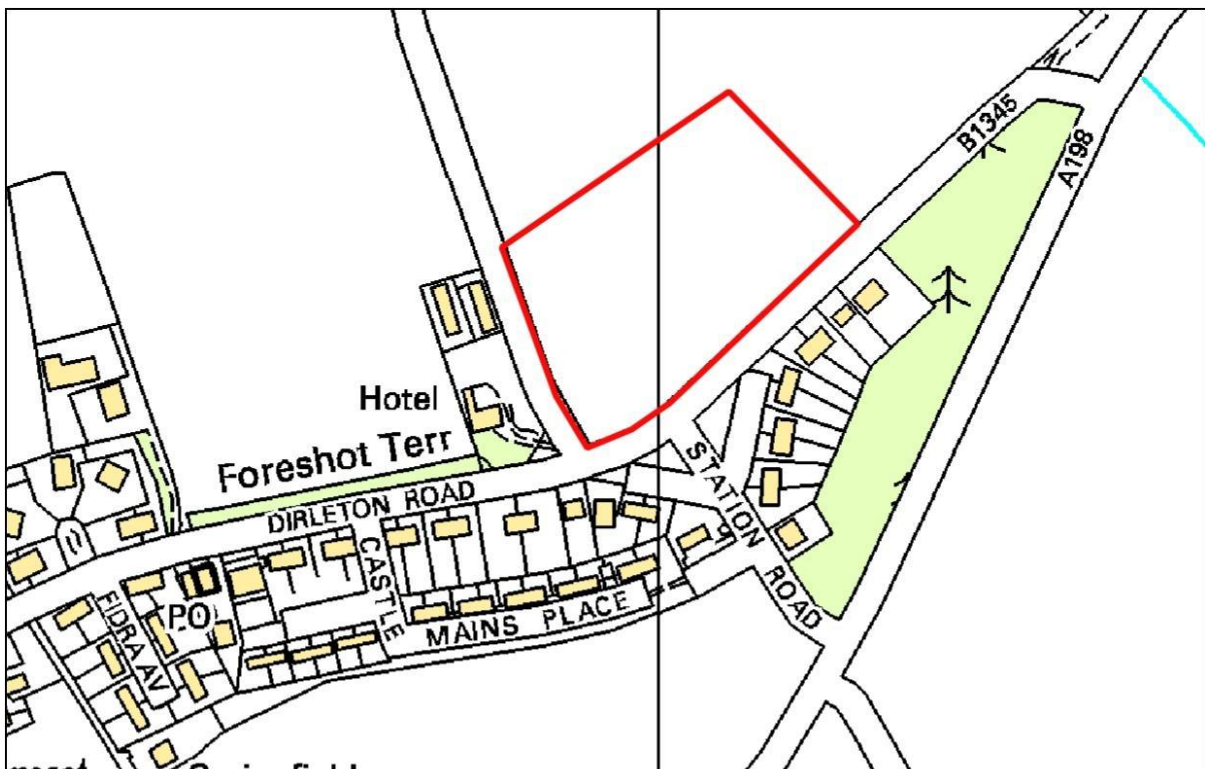
POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. There are some trees (although not subject to TPO) in the northern part of the site which could be affected if the site is developed. SNH has not raised any concerns with regards potential impacts on biodiversity, flora and fauna.	o/?
Population	The site submission states that a high proportion of affordable housing for local people would be provided on the site. The site has	+



	good access to local village facilities and reasonable access by public transport to town centre facilities and employment.	
Human Health	The site is not known to be contaminated. The site is not affected by existing sources of pollution. The core path network and John Muir Way are in close proximity to the site (500m) to provide opportunities for active travel and recreation.	+
Soil	Development of the site would result in some loss of class 2 prime agricultural land and some loss of rare Alluvial soils.	--
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities/services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	Part of the site has been previously developed but the majority is Greenfield and would result in the loss of prime agricultural land and rare/carbon rich soils.	--
Cultural Heritage	The site is within Dirleton Conservation Area and adjacent to Dirleton castle which is category A listed and a scheduled monument and garden and designed landscape. Historic Scotland have strong concerns about the potential impact on the setting of the Castle and consider that it would raise issues of national significance. There is high potential for unknown archaeological remains although the area may have already been subject to ground disturbance.	-/?
Landscape	Due to the sloping nature of the site any development on this site will be highly visible from the Castle and the A198 and surrounding areas to the south. Development within this site will negatively impact on the landscape setting of the Castle. The site consists of an area of grazing to the south and an area of mature conifers adjacent to the northern boundary. A mature row of mature leylandii trees form the western boundary of the site, there is an existing informal path that runs parallel to the boundary and cuts through to the castle to the north.	-

**SITE INFORMATION**

Topic	Comments
Site Name	Land to the East of Ware Road, Dirleton.
Site Ref	PM/NK/HSG047
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son)
Site Size (ha)	1.69 ha
Current Use	Agriculture
Proposed Use	Housing – 15-20 units
Summary Description and Planning History	A generally flat greenfield site in agricultural use on the north eastern edge of Dirleton.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outwith the settlement boundary of Dirleton but adjoins the existing village.	Yellow
Accessibility	The site is within 400m of a bus stop with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of Dirleton's local village facilities including local shop and post office, primary school, and open space facilities.	Yellow
Exposure	There are no existing boundary features to the north of the site to provide shelter from northerly winds and the site's aspect results in it being exposed.	Red
Aspect	Generally north west facing.	Red
Suitability for Proposed Use	The proposed use would not conflict with existing surrounding uses (residential and countryside).	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 adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be gained from Dirleton Road or from Ware Road to the west (which would require	Yellow

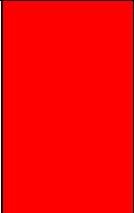


	upgrading along the length of the site and a footway would need to be provided.)	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	Site submission states that the proposed scheme could be implemented in 2015. 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.	



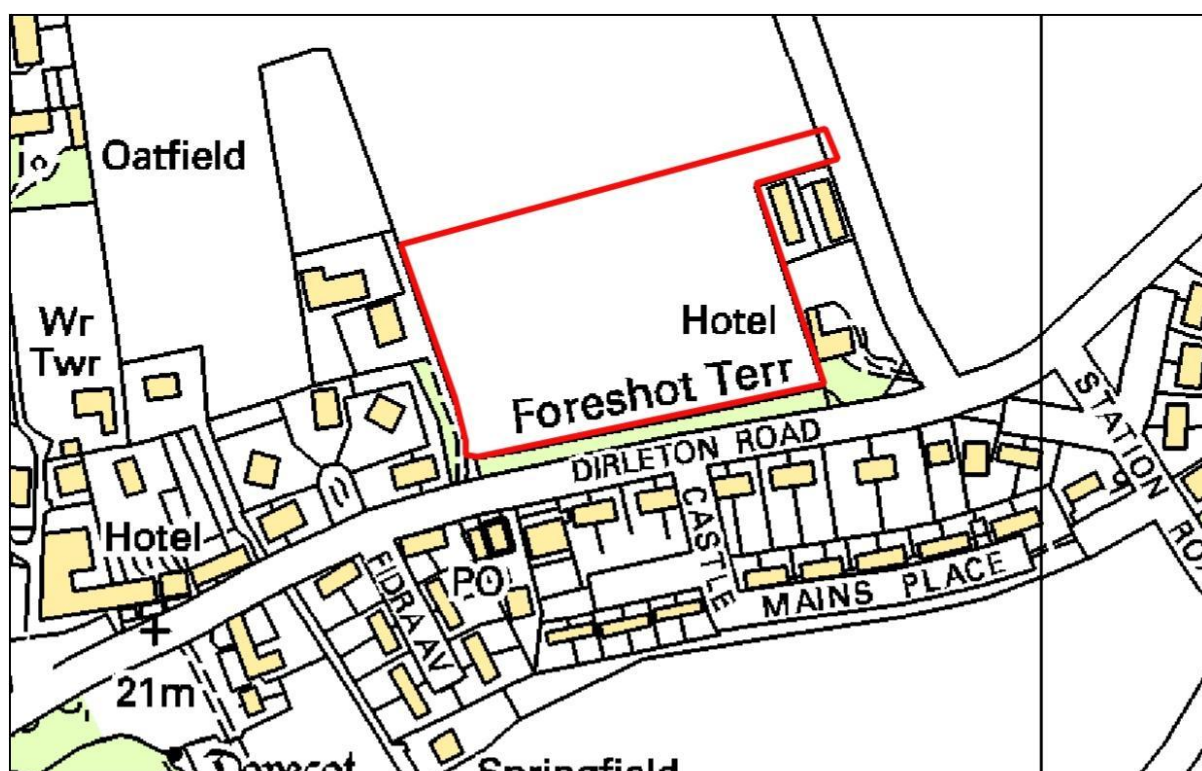
POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. However it is in close proximity to the Firth of Forth SSSI (approx 1000m) and the Firth of Forth SPA (approx 1500m). It is also within the main feeding area for pink footed geese as identified in the Council's lowland wind turbine guidance document. SNH has advised that the site should be screened in to the HRA process at this stage. Notable species have been recorded within 100m of the site, including the 'Good King Henry' flowering plant.	o/?*

Population	The site submission states that the site would provide affordable housing to meet local need. The site has good access to local village facilities and reasonable access by public transport to town centre facilities and employment.	+
Human Health	The site is not known to be contaminated. The site is well connected to public open space and the core path network and the John Muir Way to provide opportunities for active travel and recreation.	+
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 is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north westerly facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is within Dirleton Conservation Area. Historic Scotland have commented that the development of the site could affect the character of the conservation area and a design strategy should be prepared based on a completed conservation area appraisal to allow for a full assessment of any potential impact and change. The site is currently under cultivation and there are known undesignated cropmarks within its boundary. There is good potential for unknown archaeological remains.	-/?
Landscape	The site has a north west aspect with a panoramic view northwards which takes in Yellowcraig Wood and Fidra lighthouse which are within an AGLV. There are no natural boundaries around the site's perimeter and it forms part of an expansive area of flat arable land. The site is on the edge of the village and its development would	-/--/?

	<p>result in intrusion into the rural landscape although the site submission states that a significant amount of woodland would be planted around the site to integrate it into its rural setting and create a new settlement boundary. SNH has raised concerns over the landscape impacts of this proposal which would erode the existing clear settlement boundary of Dirleton.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Field north of Foreshot Terrace
Site Ref	PM/NK/HSG018
Source of Site Suggestion	Agent (Alan Sheerin) on behalf of landowner (James Main and Sons).
Site Size (ha)	1.7ha
Current Use	Agricultural land.
Proposed Use	Housing – 21 units
Summary Description and Planning History	A rectangular, generally flat greenfield site in agricultural use to the north of the principal road passing through Dirleton. An application for residential development (14/00324/PP) was recently refused.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outwith the existing settlement boundary of Dirleton but is well related to the village being located on the principal route through the village and adjacent to existing housing.	Yellow
Accessibility	There is a bus stop within 400m of the site on the southern boundary which has regular half hourly services to Edinburgh and North Berwick. The site is not within 800m of rail station. Dirleton's village facilities are within walking distance (1600m) of site including a village store and post office opposite the site, and a primary school, pubs and open space all within walking distance.	Yellow
Exposure	There are no landscape features along the proposed northern boundary to provide shelter from northerly winds, and this combined with the northerly aspect of the site result in it being highly exposed.	Red
Aspect	The site is mostly north facing.	Red
Suitability for Proposed Use	The site is generally suitable for the proposed use and its development for housing would not result in conflicts with adjacent land uses which include arable agriculture and residential properties.	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 adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical	The site would be served by Castle Moffat Water Treatment works	Yellow

infrastructure capacity	and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be gained from Ware Road which would require upgrading and a footway being provided.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development could commence in 2014 and 10 dwellings could be completed each year. 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 outwith sites designated for their international, national and local nature conservation importance. However, SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration	-/?*

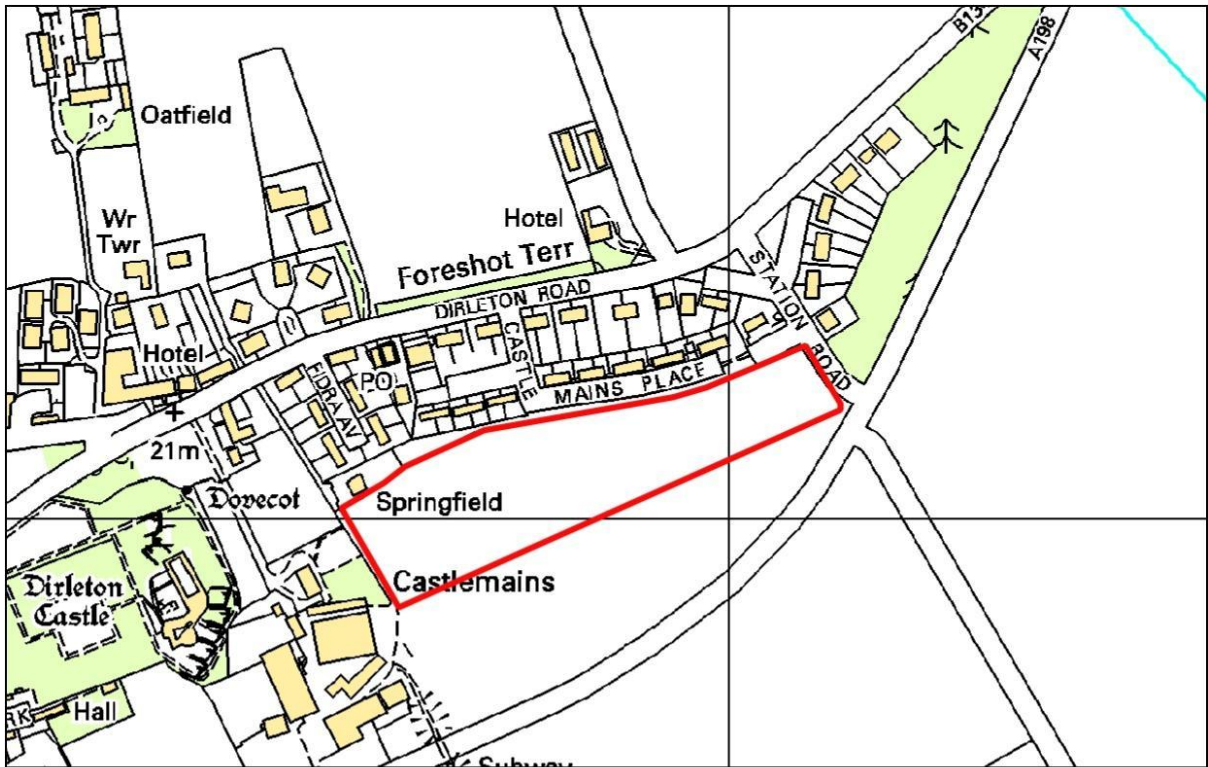


	through the Habitats Regulations Appraisal (HRA) process at this stage. Notable species have been recorded within 100m of the site including the 'Good King Henry' flowering plant. There are Tree Preservation Orders along the southern boundary and the development of the site could potentially impact upon the protected trees.	
Population	The development of the site would provide affordable housing to help meet need in the local area. The site has good access to local village facilities within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	+
Human Health	The site is not known to be contaminated. It is well connected to the core path network to provide active recreation opportunities.	+
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 is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is within Dirleton Conservation Area, and a category C listed building (Cedar Grove) lies adjacent to the south east corner of the site. The development of the site would extend Dirleton beyond its current boundaries and could affect the character and setting of the Conservation Area. The site is under cultivation and there is moderate to good potential for unknown archaeological remains.	-/?
Landscape	There is a tree belt on the southern boundary and part of the western boundary of the site is protected by a Tree Preservation	-/?

	<p>Order (TPO 4). The development of the site would encroach into the rural landscape beyond the existing settlement boundary. There are no natural boundaries to the proposed site on the northern and eastern boundaries and planting of mixed native species hedgerows would be required to establish defined boundaries should the site be developed.</p>	
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**SITE INFORMATION**

Topic	Comments
Site Name	Land to South of Castle mains Place, Dirleton
Site Ref	PM/NK/HSG048
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son)
Site Size (ha)	2.31 ha
Current Use	Agriculture
Proposed Use	Housing – 30-35 units
Summary Description and Planning History	A greenfield site in agricultural use on the southern edge of Dirleton.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outwith the settlement boundary of Dirleton but adjacent and well related to the village.	Yellow
Accessibility	There is a bus stop within 400m of site with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. Dirleton's village facilities including a primary school, local shop and post office and open space facilities are within walking distance (1600m) of the site.	Yellow
Exposure	Built development to the north offers some protection from northerly winds although the site rises slightly in elevation towards the south leaving it more exposed.	Yellow
Aspect	The site is generally north facing.	Red
Suitability for Proposed Use	The proposed residential use would not conflict with existing surrounding land uses which include existing residential development.	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 adjacent to 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'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access would need to be taken from Castlemains Place or potentially the eastern section of Castlemains	Yellow

	Place, as it would not be permitted directly from Station Road.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission indicates that the scheme could be implemented in 2015 and there are no known constraints that would inhibit its delivery. 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. The Firth of Forth SPA is 1800m away. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations	o/?*



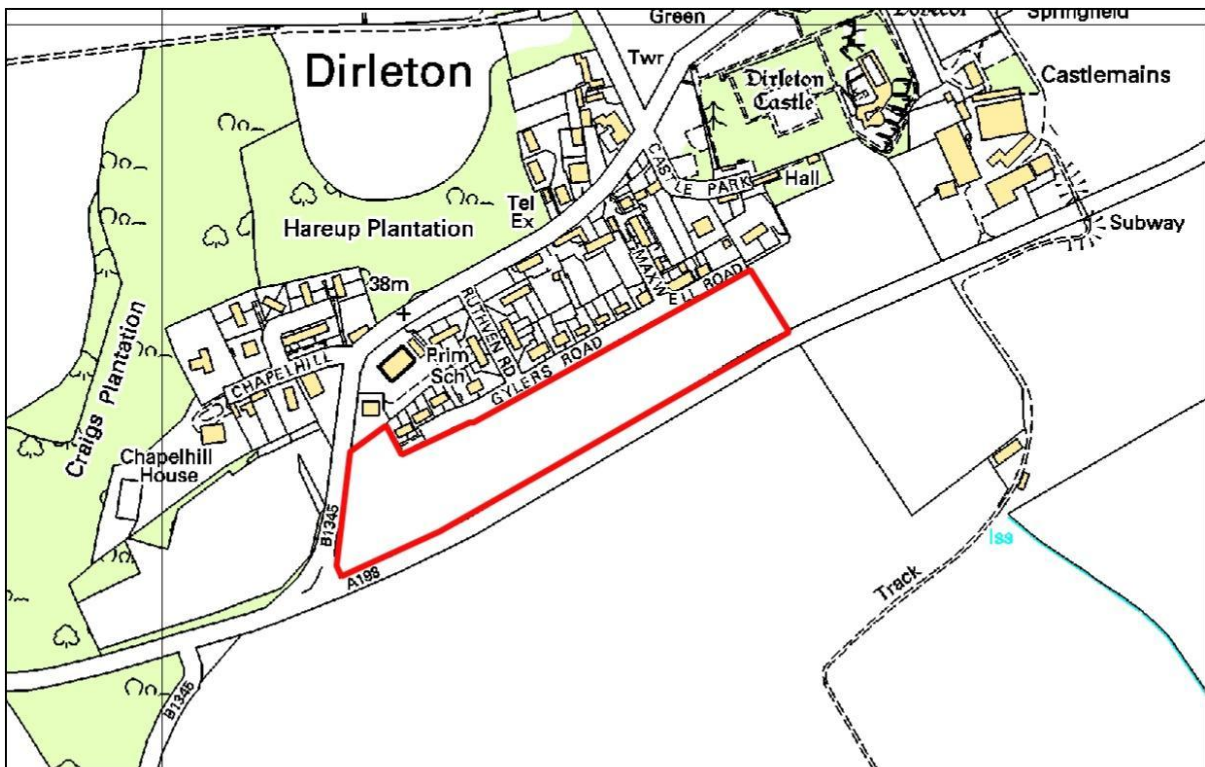
	Appraisal (HRA) process at this stage, though it may be possible to screen it out at a later stage.	
Population	The development of the site would provide affordable housing to help meet need in the local area. The site has good access to local village facilities within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	+
Human Health	The site is not known to be contaminated. The site is well connected to the core path network and the John Muir Way to provide opportunities for active travel and recreation.	+
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 is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is within Dirleton Conservation Area and adjacent to Dirleton Castle scheduled monument, listed buildings and garden and designed landscape. Historic Scotland has commented that development of the site could change the character of the conservation area and a design strategy taking into account a completed conservation area would be needed in order to allow for a full assessment of any potential impact and change. Historic Scotland also has strong concerns about the impact of the proposed development on the setting of Dirleton Castle. The land is currently under arable crop and there is moderate to good potential for unknown archaeological remains.	-/?

Landscape	<p>The site has a northern aspect with an excellent long distant view from the site to the east of Berwick Law in North Berwick. A mature hawthorn hedge and Station road bounds the east of the site. There are a number of significant mature trees dotted along the western boundary of the site with Castlemains farm. The site is enclosed by a well maintained mature beech hedge to the north. There is no natural boundary to define the southern boundary and the impact of development would need to be mitigated by hedgerow and tree planting. The development of the site would result in encroachment into the rural landscape and could adversely affect the landscape setting of Dirleton Castle. SNH has raised concerns about the impact the development of this site would have on the contained nature of the villages with houses currently generally being set well back from the A198.</p>	-/?
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**SITE INFORMATION**

Topic	Comments
Site Name	Land to the south of Gylera Road, Dirleton.
Site Ref	PM/NK/HSG049
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son.)
Site Size (ha)	1.95 ha
Current Use	Agriculture
Proposed Use	Housing – 45-50 units
Summary Description and Planning History	A greenfield site in agricultural use on the southern edge of Dirleton adjacent to the A198



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outwith the settlement boundary of Dirleton but it adjoins the village and is well related.	
Accessibility	There is a bus stop within 400m of site with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. Local village facilities including the primary school, convenience store and post office and open space facilities are within walking distance (1600m) of the site.	
Exposure	Existing development and vegetation to the north provides shelter from northerly winds.	
Aspect	The site is generally south east facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with existing surrounding land uses which include residential, arable agriculture and the A198.	
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 adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be provided from Gylers	



	Road – it could not be taken from the B1345 or A198.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the scheme could be implemented in 2015. 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.	



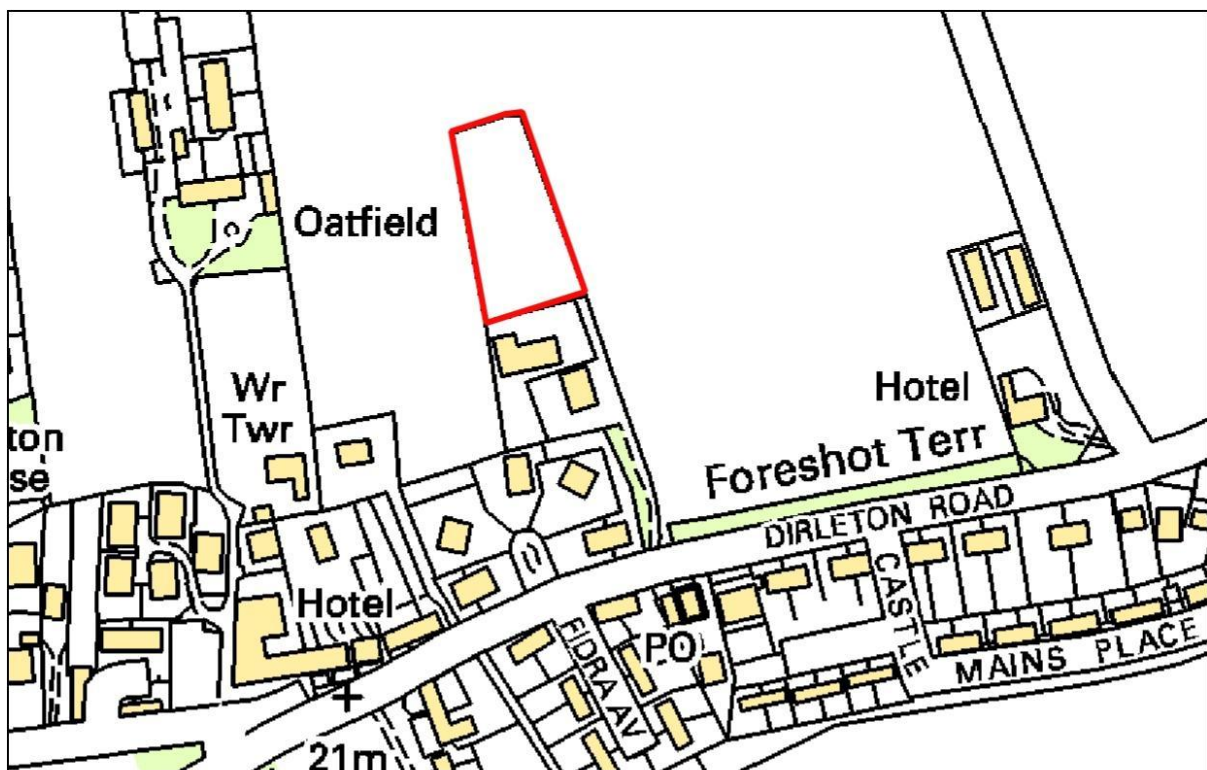
POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance but is approximately 2km from the Firth of Forth SPA and is within the main pink footed geese feeding area and is therefore screened in to the HRA process at this stage. SNH has not raised specific concerns regarding direct impacts on biodiversity, flora and fauna but have indicated that the cumulative impact on the SPA of this site's development along with nearby sites may need to be considered in the HRA process. A community orchard has been established within	o/-/?*

	the north western part of the site proposed for development and could be adversely affected by development.	
Population	The site would provide an element of affordable housing to help meet local need. The site has good access to local village facilities within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	+
Human Health	The site is not known to be contaminated. It has good access to open space and the Core Path network to provide opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 2 prime agricultural land and some loss of rare Alluvial soils which.	--
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 could lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality and with rare/rich carbon soils.	--
Cultural Heritage	The site is within Dirleton Conservation Area. Historic Scotland considers that development of the site could change the character of the Conservation Area and a design strategy used in conjunction with a conservation area appraisal would be required to allow for a full assessment of any potential impact and change. Historic Scotland also has concerns about the impact of development on the eastern part of the proposed site on the setting of Dirleton Castle. There is moderate to good potential for unknown archaeological remains.	-/?
Landscape	The sloping site is located on the south side of Dirleton Conservation Area and is exposed and lacking in any natural boundary features.	-/--/?



	<p>Due to the sloping nature of the site any development on this site will be highly visible from the A198 and surrounding areas to the south. The site consists of a young orchard located in the northwest corner, an area of grassland that is separated by a newly planted hawthorn hedge due south west of the orchard and to the east arable land with a south easterly aspect. The prominent landscape features Berwick Law and Bass Rock form part of the panoramic view from the site to the east. There are panoramic views from the site to the lowlands and the Garleton Hills with the Lammermuir Hills in the background. Development of the site would extend Dirleton beyond its current defined boundary into the countryside and would therefore impact heavily on the setting of the village as viewed from the south. Significant landscaping in the form of native hedgerow planting and trees would be required to soften the impact of development on the site.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Speedwell Gardens, Dirleton
Site Ref	PM/NK/HSG068
Source of Site Suggestion	Agent (G H Johnston Building Consultants Ltd) on behalf of landowner (D Skinner)
Site Size (ha)	0.3 ha
Current Use	Vacant land (site submission states that the site had historically been in use as a market garden).
Proposed Use	Housing – 2 detached houses
Summary Description and Planning History	A former market garden site, (now vacant and cleared of built development and of greenfield appearance) on the northern edge of Dirleton enclosed by tall Leylandii hedging. Planning permission for 3 houses was previously refused by the Council and dismissed at appeal.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is within the current settlement boundary of Dirleton as defined in the Local Plan. It is outwith the extent of existing built development in the village but is relatively well related.	
Accessibility	The site is within 400m of a bus stop with regular half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a rail station. The site is within walking distance (1600m) of local village facilities within Dirleton including the primary school, village green, village store and post office.	
Exposure	The current boundary vegetation provides the site with good shelter from northerly winds in its current state.	
Aspect	The site is generally north facing.	
Suitability for Proposed Use	The development of the site for housing would not result in any conflicts with surrounding land uses which include residential and agricultural land.	
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 adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site submission states that the site has access to electricity, gas and water and sewerage connections. The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity,	



	and North Berwick WWTW has very limited capacity. The site is accessed off a private road, which could provide vehicular access.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development on the site could commence in 2014 and be completed within 1-2 years. Japanese knotweed was observed on the site during a site visit in June 2013 and would need to be properly eradicated before development could commence. 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 protected trees or woodland,	o/?



	however there are 2 mature sycamore trees within the site which could be affected by its development. Mature tall Leylandii hedging currently forms the boundary around the site. SNH has not raised any concerns with regards potential impacts on biodiversity, flora and fauna.	
Population	The development of the site for housing would not deliver any particular benefits for the local population such as affordable housing due to the small scale of the development. The site has good access to local village facilities within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	o/+
Human Health	The site is not known to be contaminated. The site provides opportunities for active travel and recreation as it is reasonably accessible to open space and the Core Path network, and the John Muir Way path passes through Dirleton.	+
Soil	The development of the site would not result in some loss of class 2 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 river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north facing aspect does not 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 some prime agricultural land but re-use previously developed land (although previous development was a market garden and the site now largely has the appearance of a greenfield site).	+/-
Cultural Heritage	The site lies within Dirleton Conservation Area. Historic Scotland have commented that the development of the site could change the character of the Conservation Area, and a design strategy informed by a conservation area appraisal would be needed to allow for a full	-/?

	assessment of any potential impact and change. There is low potential for unknown archaeological remains on the site. A previous planning application for two houses on the site was refused (and upheld when appealed) on the grounds that it would form an incongruous extension of Dirleton northwards into the countryside beyond its established boundary and would therefore adversely impact the character of the village Conservation Area.	
Landscape	The site is outwith a particularly visually sensitive location. However development on the site would represent an expansion of Dirleton beyond its existing built extent into the countryside. There are limited views out of the site, due to the presence of a mature evergreen hedge on the west, north and west boundaries. There is a break in the hedge to the north, affording a glimpse view towards the coastal AGLV to the north. The hedge does provide some well established shelter and privacy for this otherwise very exposed site, although this shelterbelt may not necessarily remain in the same form should the site be developed. In the centre of the site there are two mature sycamore trees, which will be a constraint in terms of the available development footprint as they should be retained.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Rathowan, Main Road, Dirleton
Site Ref	PM/NK/OTH009
Source of Site Suggestion	Agent (Alan Sheerin Associates) on behalf of landowners (Mr & Mrs Chynoweth).
Site Size (ha)	0.0425
Current Use	Vacant ground (land previously cleared of planted trees).
Proposed Use	Garden ground for existing dwelling (inclusion within settlement boundary)
Summary Description and Planning History	A rectangular plot adjacent to a residential dwelling, which has been cleared of trees and is currently being used as private garden ground for the adjacent property.



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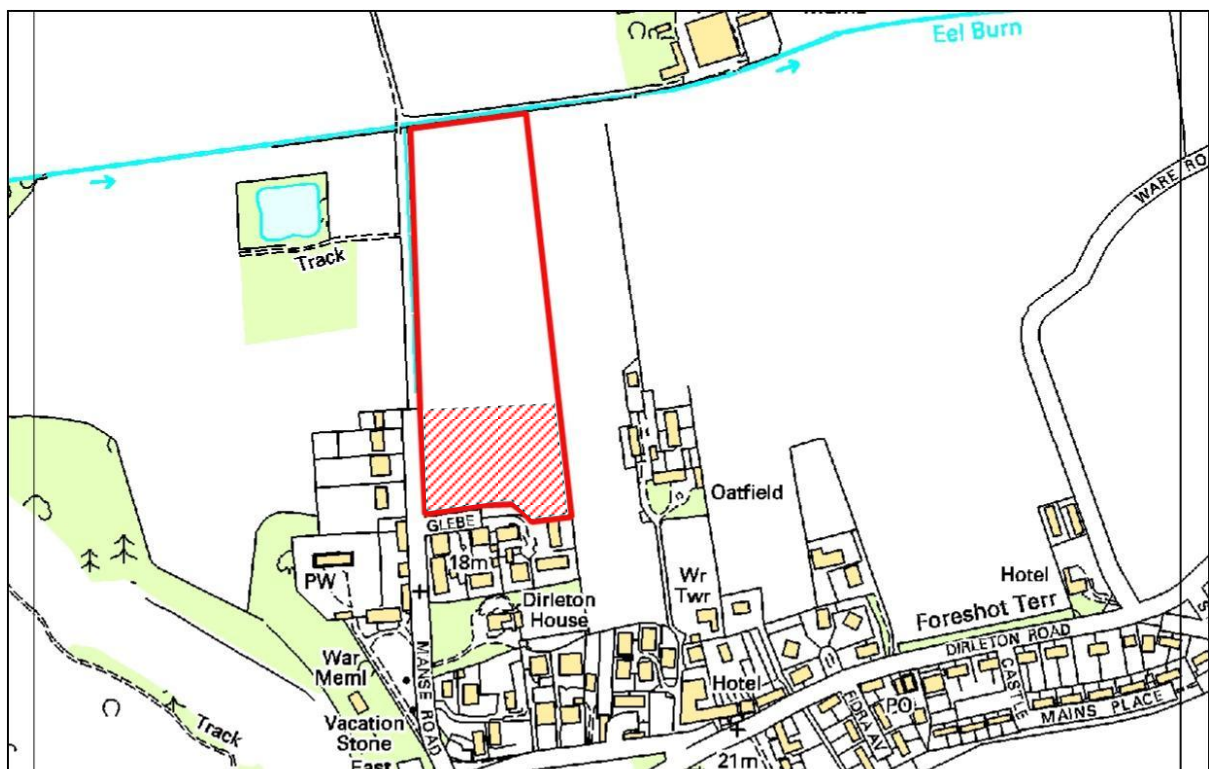
<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outwith the existing settlement boundary of Dirleton but well related being adjacent to existing housing.	
Accessibility	N/A	
Exposure	N/A	
Aspect	N/A	
Suitability for Proposed Use	The inclusion of this piece of land within the settlement boundary as garden ground would not result in land use conflicts with surrounding land uses. However should the site be included within the settlement boundary and resultant development take place, it could adversely impact upon the trees in the adjacent woodland.	
Fit with strategic policy objectives and direction	N/A	
Physical infrastructure capacity	N/A	
Service infrastructure capacity	N/A	
Deliverability/ Effectiveness	N/A	





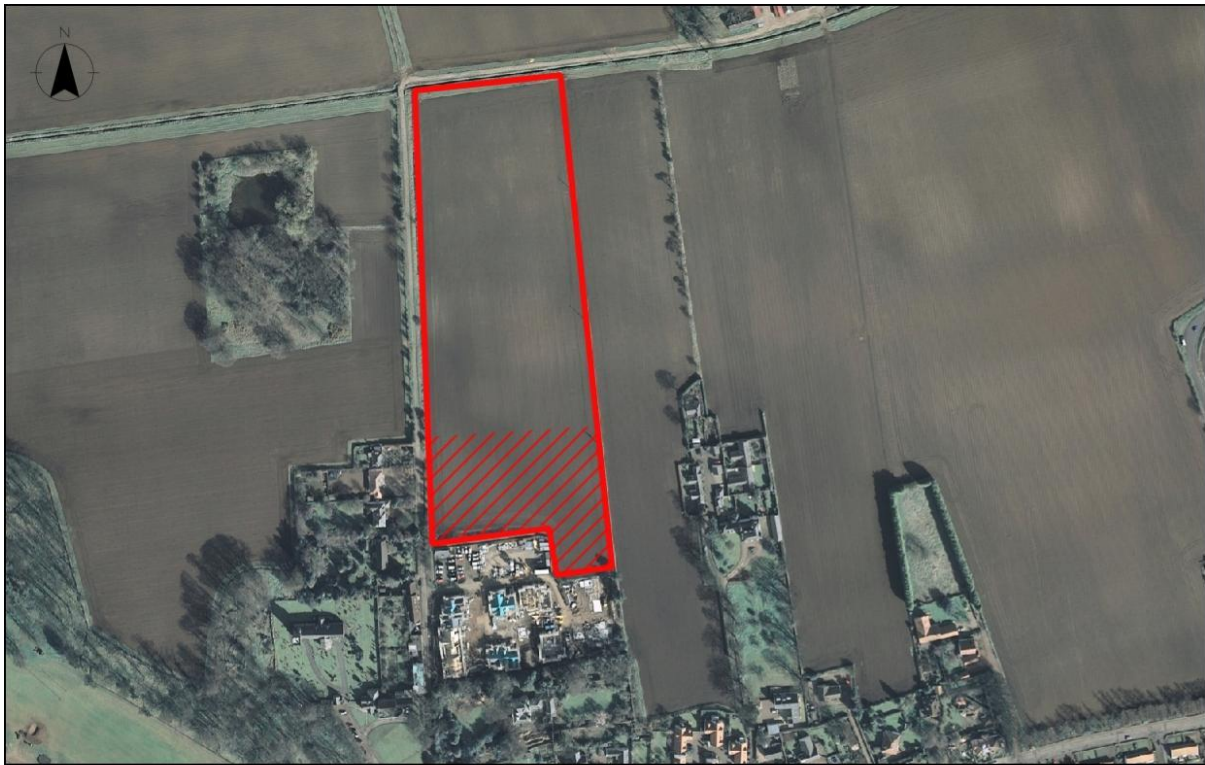
<b>POTENTIAL IMPACTS OF DEVELOPMENT: SEA</b>		
<b>Topic</b>	<b>Comments</b>	<b>Score</b>
Biodiversity, Flora and Fauna	An area of mature mixed woodland forms the east and south boundaries of the site. The trees are not the subject of a Tree Preservation Order but are within Dirleton Conservation Area and are important in contributing to the setting of Dirleton on the approach from the east. The inclusion of the site within the settlement boundary could adversely impact upon the trees should future built development be proposed on the site which could damage the root protection zone of the trees.	o/-
Population	N/A	
Human Health	N/A	
Soil	N/A	
Water	N/A	
Air	N/A	
Climatic Factors	N/A	
Material Assets	N/A	
Cultural Heritage	The site is within Dirleton Conservation Area. The tree belt is an important part of the setting of the Conservation Area and any encroachment of development beyond the existing settlement boundary into the woodland buffer could adversely impact on the setting of the Conservation Area and create a precedent for other small scale changes which cumulatively could result in a significant adverse impact.	-/?
Landscape	The woodland which forms the eastern and southern boundaries of the site is an important landscape feature providing a buffer and visual barrier between the A198 and the village and forms an important gateway feature on the eastern approach to the village. It is considered that any further encroachment beyond the current settlement boundary could adversely affect this important landscape	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Dirleton Glebe
Site Ref	PM/NK/HSG085
Source of Site Suggestion	Agent (John Handley Associates) on behalf of landowner (Church of Scotland General Trustees)
Site Size (ha)	Land under ownership is 3.6 ha but part of site proposed for development is 0.9 ha
Current Use	Agricultural field
Proposed Use	Housing – 10-12 houses
Summary Description and Planning History	A greenfield site in agricultural use on the northern edge of Dirleton.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outwith the existing settlement boundary of Dirleton but well related as it is adjacent to existing development.	Yellow
Accessibility	The site is just over 400m (420m) to a bus stop with half hourly services between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of limited local village facilities including a primary school and village store.	Yellow
Exposure	There are no natural landscape features to provide shelter from northerly winds, leaving the site exposed.	Red
Aspect	The site is north facing.	Red
Suitability for Proposed Use	There would not be any conflicts with adjoining land uses (agricultural land and residential) should the site be developed for 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 adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site submission states that the site has connections to electricity, gas, water and sewerage utilities. The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. There are likely to be significant constraints with regards the local	Red



	highways as Manse Road cannot accommodate any further development without major upgrades to its junction.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development on the site could commence in 2014. 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, and without highways improvements to increase the capacity of Manse Road further development would be resisted by ELC Transportation.	



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. Notable species have been recorded within 100m of the site including bullrush and grey club-rush.	o/?
Population	The site could provide an element of affordable housing to help meet local need. The site has good access to local village facilities	+

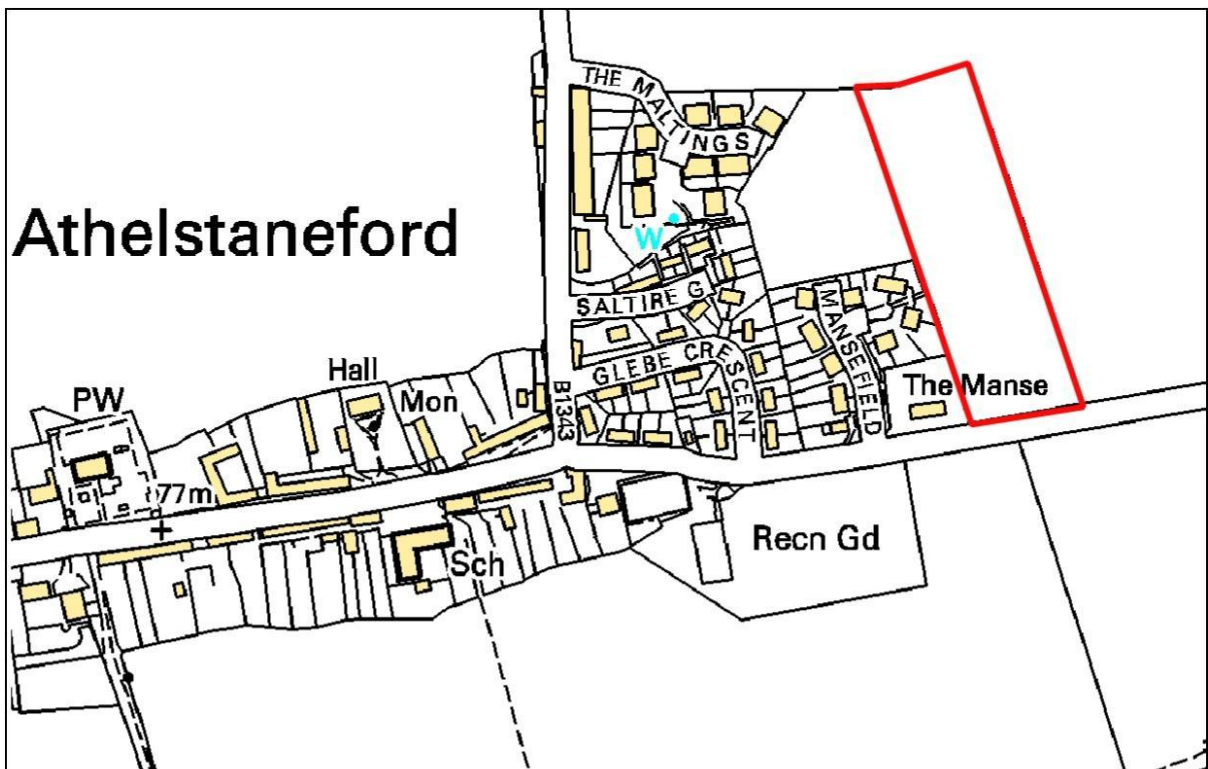


	within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	
Human Health	The site is not known to be contaminated. The site is well connected to the Core Path network and John Muir Way which run along its western boundary providing opportunities for active travel and recreation, and public open space (village green) is in close proximity.	+
Soil	The development of the site would result in some loss of class 2 prime agricultural land and some loss of rare Brown Calcareous soil.	--
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. A small watercourse runs along the western and northern boundaries and SEPA has advised that a Flood Risk Assessment would be required to assess the impact on the Eel Burn and its tributary.	?
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is within Dirleton Conservation Area. The development of the site, subject to its detailed design could have some impact on the character of the conservation area, but is unlikely to have any impacts on the setting of listed buildings or scheduled monuments.	o/-
Landscape	The site is outwith designated visually sensitive areas however its development would result in the expansion of the village beyond the existing settlement boundary into the surrounding open rural countryside. The western boundary is formed by Manse Road and a mature mixed species hedgerow which screens the site from Manse Road. There is no current boundary feature along the northern boundary of the proposed development site and there is a panoramic view northwards to Yellowcraig Wood located within the Longniddry – North Berwick AGLV. New landscaping in the form of	-/?

	mixed native species hedgerows would be required to soften the impact of the development on the setting of Dirleton.	
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**SITE INFORMATION**

Topic	Comments
Site Name	Land at Athelstaneford
Site Ref	PM/NK/HSG033
Source of Site Suggestion	Agent (Montague Evans) on behalf of landowner (J Haig Hamilton and Sons).
Site Size (ha)	1.5 ha
Current Use	Agricultural land
Proposed Use	Housing
Summary Description and Planning History	A greenfield site currently in agricultural use located on the eastern edge of Athelstaneford.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outside the settlement boundary but is well related to the existing village of Athelstaneford.	Yellow
Accessibility	There is a bus stop within 400m of site with daytime services to Haddington and North Berwick running with an interval of 2 hours on average. The site is not within 800m of a railway station. There are limited facilities within walking distance (1600m) in the village including the primary school, hall and recreational ground. There are no local shopping facilities in the village.	Yellow
Exposure	The site has little shelter from northerly winds.	Red
Aspect	The site is north/northwest facing.	Red
Suitability for Proposed Use	There would not be any land use conflicts with surrounding land uses.	Green
Fit with strategic policy objectives and direction	It is within the East Lothian SDA as identified within SESplan. The site is adjacent to a main settlement that provides a moderate range of facilities and services. Its development would therefore align moderately well 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'.	Green
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Athelstaneford Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Athelstaneford WWTW has very limited capacity. Vehicular access could be provided from the unclassified road to the south however visibility splays may be an issue and the 30mph zone would need to be extended eastwards.	Yellow
Service	The site is within the catchment of Athelstaneford Primary School	Red



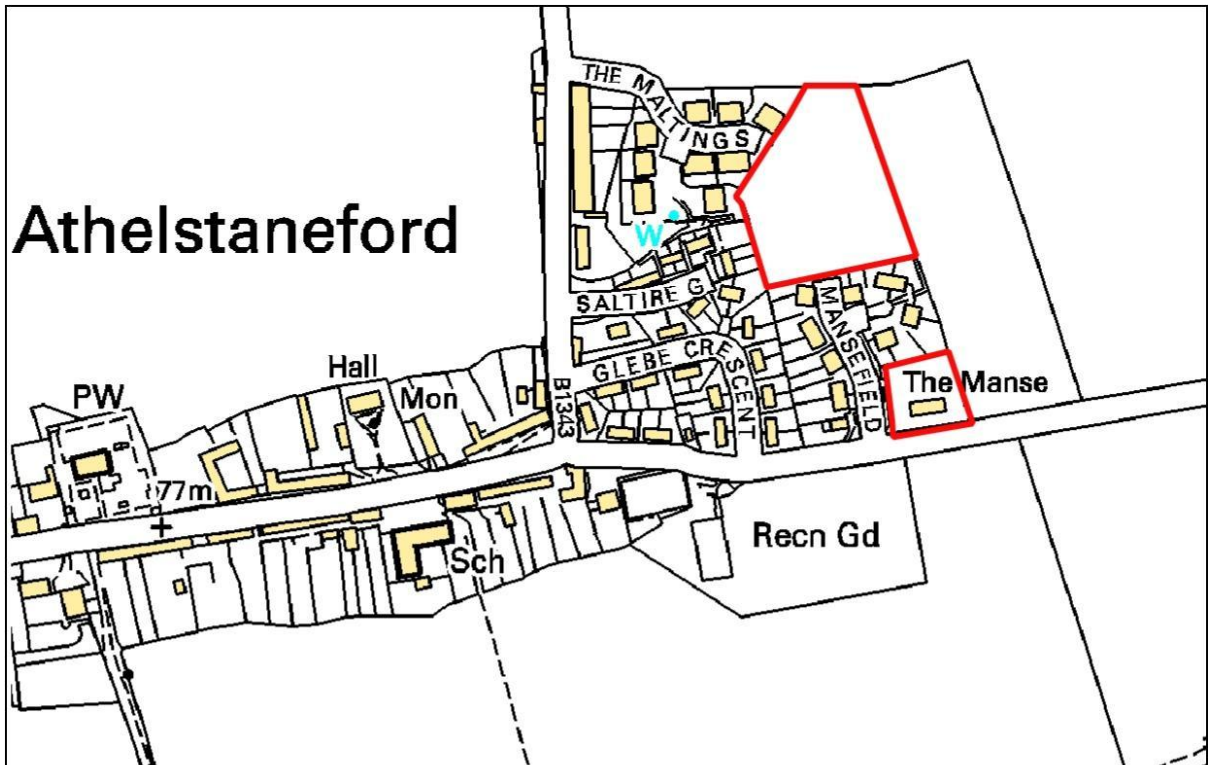
infrastructure capacity	which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that site is effective and could be brought forward in the short term. 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 is also within a HSE Planning Consultation Zone – Gas Pipeline Middle Zone 2176.	



<b>POTENTIAL IMPACTS OF DEVELOPMENT: SEA</b>		
<b>Topic</b>	<b>Comments</b>	<b>Score</b>
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It would not result in the loss of protected trees or woodland. SNH has not raised any concerns with regards impact on biodiversity, flora and fauna.	0
Population	The site could potentially provide affordable housing to meet local housing need. It does not have reasonable public transport accessibility to access employment opportunities, facilities and services.	0/?
Human Health	The site is not known to be contaminated. The site is well connected to the core path network and local sports facilities to provide opportunities for active recreation.	+
Soil	The development of the site would result in some loss of class 3.1	-

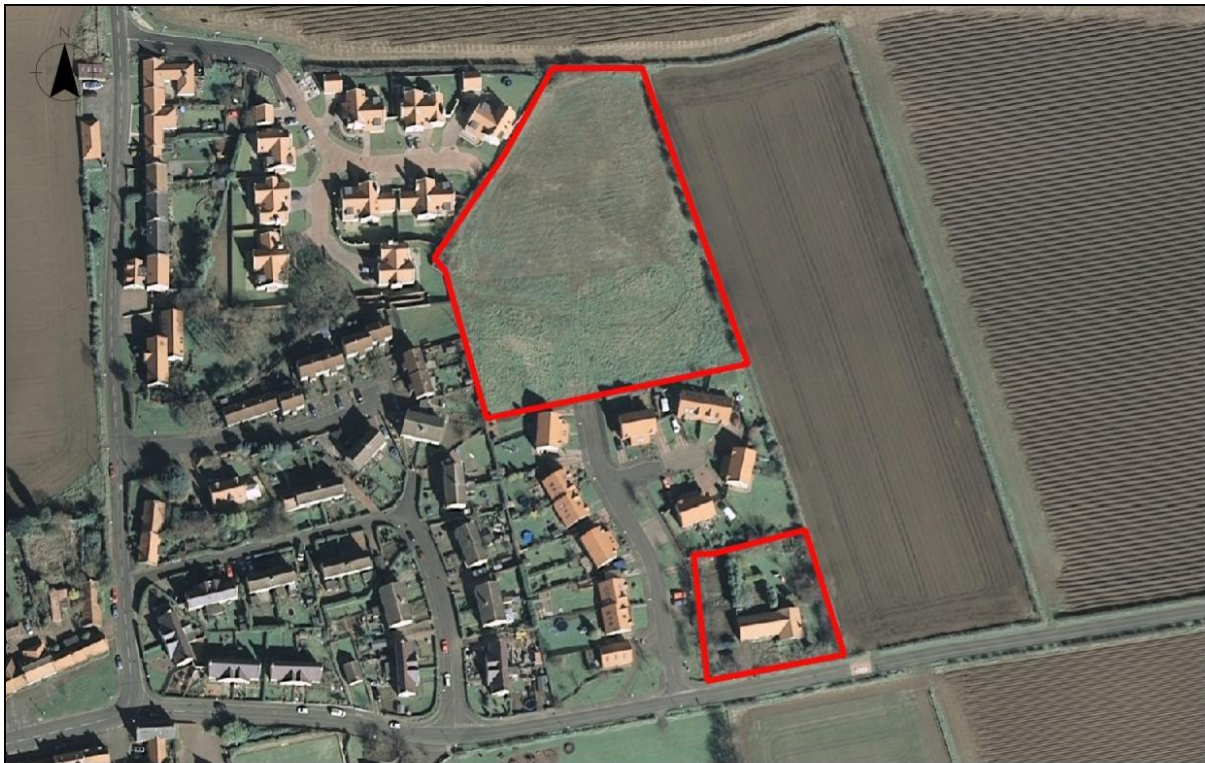
	prime agricultural land. There are no rare or carbon rich soils on this site.	
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	The site is unaffected by existing sources of air pollution. Development of the site for housing would increase the need to travel by private car and lead to an increase in air pollution.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is within Athelstaneford Conservation Area. Historic Scotland has raised concerns that development on the site could fundamentally change the character of the Conservation Area, dependent upon the design of the scheme, which should take into account the findings of a conservation area appraisal. There are significant undesignated cropmarks in the surrounding area and moderate to good potential for undesignated archaeological remains on the site.	-/?
Landscape	The development of the site would extend Athelstaneford beyond its existing boundary into arable farmland. A mature hawthorn hedge forms the boundaries of the site. A row of standard trees have been planted along the north and east boundaries. The trees have been under planted with a number of native shrubs; when these mature they would help screen any future development within the site. There are extensive views northwards from the site towards North Berwick Law. The Garleton Hills Area of Great Landscape Value is adjacent to the southern boundary, upon which development could have adverse visual impacts.	o/?

SITE INFORMATION	
Topic	Comments
Site Name	Athelstaneford Glebe
Site Ref	PM/NK/HSG045
Source of Site Suggestion	Agent (John Handley Associates) on behalf of landowner (Church of Scotland General Trustees)
Site Size (ha)	0.87 ha (northern site proposed for development)
Current Use	Rough grass land
Proposed Use	Housing
Summary Description and Planning History	A greenfield site on the north eastern edge of Athelstaneford, forming the undeveloped part of an existing housing allocation in the current Local Plan.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is within the existing settlement boundary of Athelstaneford.	
Accessibility	The site is within 400m of a bus stop with services running between Haddington and North Berwick (min 1.5 hour intervals, max 4 hours so not frequent). The site is not within 800m of a railway station. The site is within walking distance (1600m) of the limited facilities of Athelstaneford including a community hall, primary school and sports facilities (bowling green, tennis court and sports pitches).	
Exposure	The site falls in height to the north, leaving it exposed to northerly winds.	
Aspect	The site is generally north facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with existing surrounding land uses which include residential and arable agriculture.	
Fit with strategic policy objectives and direction	It is within the East Lothian SDA as identified within SESplan. The site is adjacent to a main settlement that provides a moderate range of facilities and services. Its development would therefore align moderately well 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 submission states that the site has connections to electricity, gas, water and sewerage networks. The site would be served by Castle Moffat Water Treatment Works and Athelstaneford Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Athelstaneford WWTW has very limited capacity.	



	Vehicular access could be gained from Mansefield but visibility splays to the east would need to be improved to accommodate the development.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development of the site could commence in 2014, 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 eastern side of the site (approx 30m wide strip) is within a HSE Planning Consultation Zone – Gas Pipeline Middle Zone 2176, and the central 20m strip is within Gas Pipeline Outer Zone 2176.	

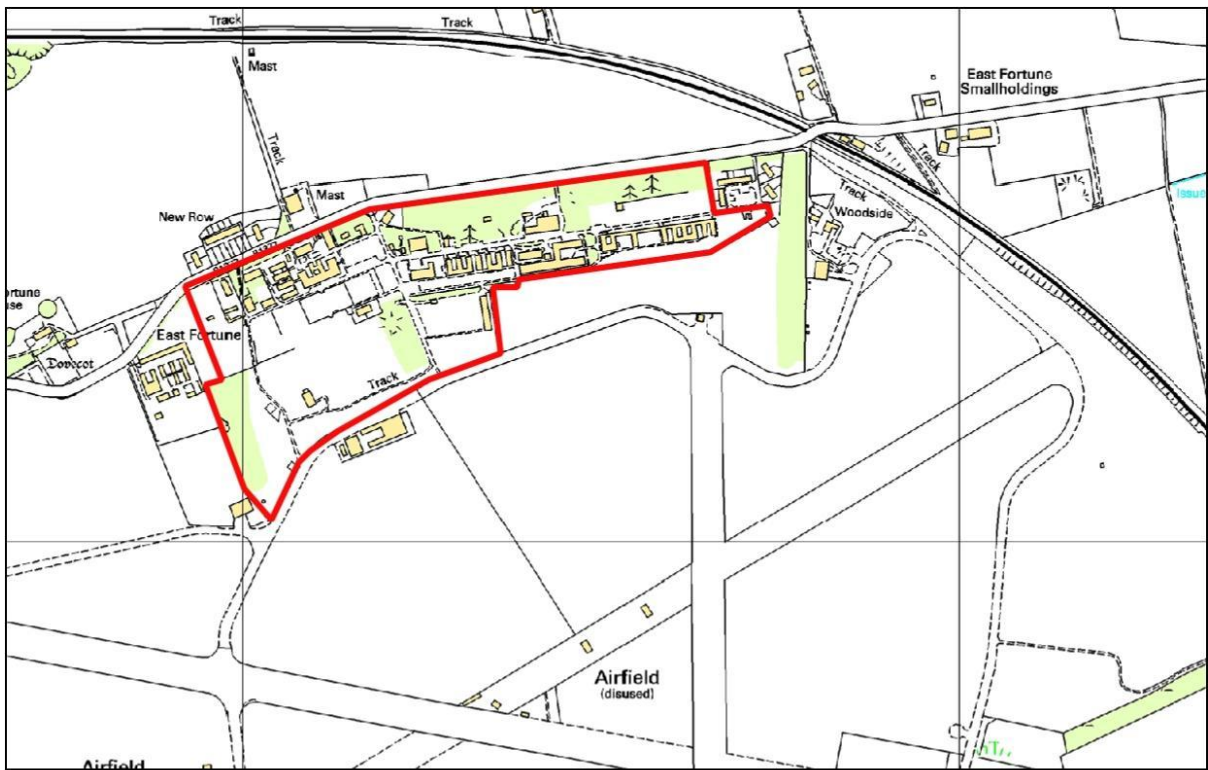


<b>POTENTIAL IMPACTS OF DEVELOPMENT: SEA</b>		
<b>Topic</b>	<b>Comments</b>	<b>Score</b>
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. SNH has not raised any specific concerns with regards impact on biodiversity, flora and fauna.	o
Population	The development of the site could provide an element of affordable housing to help meet local need. Whilst the site has access to local community facilities it does not have good access by active or public transport to town centre facilities and employment.	+/o
Human Health	The site is not known to be contaminated. The site is well connected to the core path network and local sports facilities to provide opportunities for active recreation.	+
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 river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding	o

	elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the local water environment which is classified as 'bad' by SEPA (rivers).	
Air	The site would not be affected by existing sources of air pollution. The site does not have a level of public transport accessibility, or sufficient local access to facilities, services and employment that would minimise the need to travel by car.	o
Climatic Factors	The development of the site would not lead to a sustainable settlement strategy as it would not focus development in the most accessible locations and would not reduce the need to travel. Athelstaneford has limited facilities and is not well served by public transport. Further development in the village would increase the need to travel and the distance travelled to access facilities and services. At a regional scale Athelstaneford has poorer accessibility to higher level services compared with settlements in the west of East Lothian.	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is within Athelstaneford Conservation Area. Historic Scotland has commented that development of the site could change the character of the conservation area and a design strategy should be developed based on a completed conservation area appraisal to allow for a full assessment of any potential impact and change. There are significant undesignated cropmarks in the surrounding area and moderate to good potential for undesignated archaeological remains on the site.	-/?
Landscape	The site is outwith a particularly visually sensitive location but Athelstaneford itself borders the Garleton Hills Area of Great Landscape Value. The site is currently rough grassland, and its northern and eastern boundaries are defined with defunct hedgerow planting. There are extensive views northwards from the site towards North Berwick Law. The development of the site would effectively round off the boundary of the settlement and would not intrude into the rural landscape.	o

**SITE INFORMATION**

Topic	Comments
Site Name	East Fortune Hospital
Site Ref	PM/NK/HSG083
Source of Site Suggestion	Agent (John Gray) on behalf of landowner (Historic Lothian Protection and Development Ltd).
Site Size (ha)	15.7ha
Current Use	Disused Hospital Site
Proposed Use	Housing – approximately 300 units.
Summary Description and Planning History	A disused hospital site (on the site of the former airbase) in a rural location, with numerous disused buildings (some of which are listed) and significant areas of protected mature trees and woodland. A number of planning applications have been submitted in the past for residential development on the site, although none of these have gained consent.



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0 0.05 0.1 0.15 0.2 kilometres

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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is not within an existing settlement however the site itself has been previously developed, and lies adjacent to a small grouping of bungalows.	
Accessibility	The site is not within 400m of a bus service. It is not within 800m of a railway station. It is not within walking distance (1600m) of any facilities or services.	
Exposure	A mature tree belt along the northern boundary provides good shelter from northerly winds.	
Aspect	The site does not have a dominant aspect but falls in height gently from around 31m in the west to 25m in the east, resulting in a north easterly aspect in part.	
Suitability for Proposed Use	The redevelopment of the site for housing would not result in any conflicts with adjoining land uses which include agricultural land, and existing houses.	
Fit with strategic policy objectives and direction	Although outwith the East Lothian SDA as identified within SESplan, the site is not within a settlement that provides facilities or services. Its development would therefore align 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 would be served by Castle Moffat Water Treatment Works and Athelstaneford Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Athelstaneford WWTW has very limited capacity. Vehicular access could be gained from the B1377	



	however it would be difficult to achieve the required visibility splays from this 60mph road.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
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 states that work on site could commence in 2014 with at least 25 houses completed each year. Given that the proposal has not been progressed this is unlikely and it is considered it would be a longer term site and unlikely to be effective within a five year period.	





POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is outwith any areas designated for their international or national nature conservation importance. However there is an area of lowland meadow priority habitat at the western extent of the site and numerous areas of trees protected by Tree Preservation Orders. SNH has not raised any concerns with regards potential impacts upon biodiversity, flora or fauna.	o/-/?
Population	The redevelopment of the site would provide affordable housing to help address local need. It would also provide a new use for a currently derelict site, the state of which according to the site submission poses a concern to nearby local residents. However the site does not have good access to services and facilities through public transport and active travel.	+/o
Human Health	Part of the south west of the site is classified as being contaminated (high rating) due to its former military use. The majority of the site is also considered to be contaminated (medium ranking) from its former hospital use. Additionally there are significant quantities of asbestos within the existing buildings on site. The site is not reasonably accessible by active travel to public open space, sports facilities or the core path network therefore future residents would have limited opportunities for active travel and recreation, unless such facilities were incorporated into the site.	+/?
Soil	The development of the site would result in some loss of class 2 and 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 river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. SEPA has not raised any concern with regards flood risk or impact of development on the local water environment.	o
Air	The site is unconstrained by existing sources of air, noise or odour pollution. The site does not have good active travel or public transport accessibility therefore any future residents of the proposed housing would be heavily reliant upon private car use. The site does not have access to local facilities, services and employment therefore its development for housing would lead to an increase in the need to travel to access such services.	o

Climatic Factors	The site's development would not contribute to a sustainable settlement strategy as it would result in dispersed development in a countryside location. It would lead to an increase in the need to travel and the distance travelled to access facilities and services at a local and regional scale. The site has poor accessibility in terms of the distance that would need to be travelled to access higher level regional services such as employment, retail and health facilities, and the lack of public transport would mean these journeys would have to be made by car, resulting in additional greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would involve the re-use of existing buildings on the site which are worthy of retention including a number of listed buildings and would prioritise the use of brownfield land. A small area of prime agricultural greenfield land may be lost.	+/?
Cultural Heritage	The site is of significant historic interest given its former hospital and Royal navy Airship station uses. There are 7 category b listed buildings within the site including a hospital recreation hall, offices, welfare office, nursing administration block, stores, drivers' office and loading bay and store, all of which were formerly part of the Royal Naval airship station complex of buildings which were later converted into hospital buildings. The disused airfield to the south and its related buildings are a scheduled monument and border the southern boundary of the site. The redevelopment of the site could provide for the restoration of the listed buildings, which have all fallen into disrepair and could therefore have a positive impact upon cultural heritage assets. Additional new development on the site could affect the setting of the listed buildings. Development on the site could potentially have an adverse impact on cultural heritage if the buildings are not sensitively restored or if their setting is adversely affected, however listed building policies in the plan should ensure such impacts are avoided or reduced.	+/-/?
Landscape	The site has well established natural boundaries comprising of mature trees which are protected by TPO no.110. These result in extensive screening from the site from outside, and would largely conceal any new development on the site from surrounding locations. Within the site many areas have become overgrown and are now providing habitat for wildlife. The existing mature landscape features within the site should be incorporated into future development proposals for the site.	o



SITE INFORMATION	
Topic	Comments
Site Name	Whitekirk Rural Affordable Housing Option
Site Ref	PM/NK/HSG100
Source of Site Suggestion	Rural affordable housing site option selected for consideration by the Council.
Site Size (ha)	0.55ha
Current Use	Agricultural land, rough grassland.
Proposed Use	Affordable housing
Summary Description and Planning History	A greenfield site on the western edge of Whitekirk to be considered as a potential affordable housing site for the local population.



0 25 50 75 100 metres

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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is outwith the existing settlement boundary of Whitekirk but is well related, being adjacent to existing housing and would 'round off' the settlement.	Yellow
Accessibility	The site is just over 400m from a bus stop which provides a service between North Berwick and Dunbar, however the service is infrequent with an average 2 hour interval between services. It is not within 800m of a railway station. The site is not within walking distance (1600m) of a range of local facilities and services.	Red
Exposure	The site has shelter from northerly winds due to existing built development to the north and its topography.	Light Green
Aspect	The site is generally south east facing.	Light Green
Suitability for Proposed Use	The site would generally be suitable for housing and it would not result in conflicts with surrounding land uses which are residential and arable agricultural land.	Light 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 not within or adjacent to 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	Whitekirk is served by Castle Moffat Water Treatment Works and Whitekirk SEP. Castle Moffat WTW has available capacity, and Whitekirk Septic tank has very limited capacity. Vehicular access could be provided from the C136 with a priority junction however in	Yellow

	order to provide the required visibility splay the adjacent hedge to the west would need to be reduced in height to 1.05m otherwise safe access to and from the site could not be gained, thus prohibiting its development. Additionally, the 30mph limit zone and street lighting would need to be extended to take in the new access.	
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
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.	



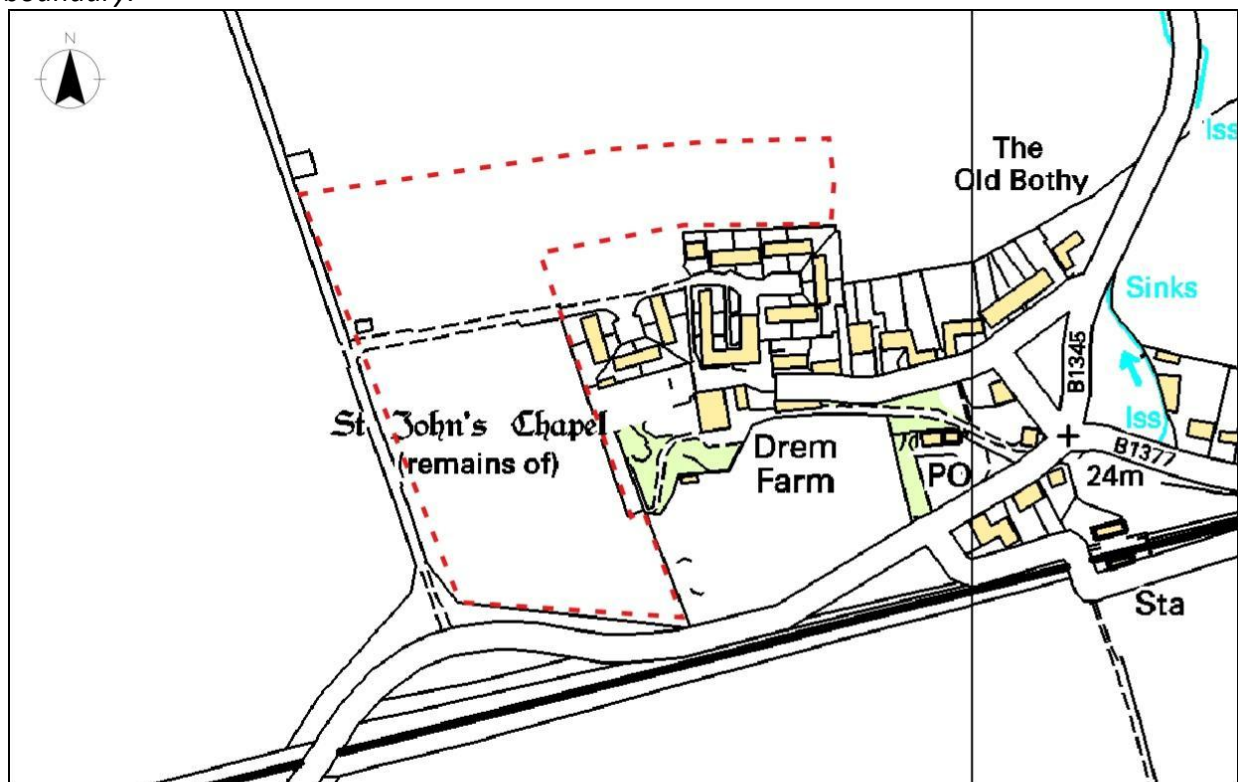
POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. Priority habitat is located approximately 50m to the north of the site comprising semi-improved natural grassland lowland meadow and dense scrub possible wet woodland.	0



Population	The site could provide affordable housing for the local population. The site does not however have reasonable access by active travel or public transport to a town centre, services, community facilities and employment opportunities.	+/o
Human Health	The site is not known to be contaminated. There are some sections of Core Path close to the site which provide links to the wider Core Path network, providing opportunities for active travel and recreation, although the network is fragmented around the Whitekirk area. There are no formal public open space or sports facilities in Whitekirk therefore future residents would have to travel to access such facilities.	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 river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The East Peffer Burn in the vicinity of Whitekirk is classed as 'bad' ecological status by SEPA and is also identified as sensitive area under the Urban Waste Water Treatment Directive. SEPA has not raised any concerns with regards flood risk but has commented that additional development in Whitekirk would exacerbate the current sewer capacity problems in the area. The site will potentially require a drainage impact assessment.	?
Air	The development of the site would be unaffected by existing sources of air pollution. The site has poor access to facilities locally and would not have good active travel and public transport accessibility, therefore its development would lead to an increase in the need to travel by private car and resultantly increase emissions and air pollution, albeit on a small scale due to the potential scale of development.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 facing aspect could lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	There are no listed buildings or scheduled monuments within or adjacent to the site but it does lie within Whitekirk Conservation Area and the design of any future development on the site would need to be sensitive to the architectural and historic character of the village.	o
Landscape	The site is contained on three sides by existing development and it would represent a logical 'infill' or 'rounding off' of the current settlement pattern, which would have minimal impact in landscape terms subject to appropriate design and landscaping.	o

SITE INFORMATION	
Topic	Comments
Site Name	Potential Drem Expansion
Site Ref	PM/NK/HSG094
Source of Site Suggestion	Council area of search.
Site Size (ha)	4.2ha
Current Use	Agricultural
Proposed Use	Small scale village expansion – housing.
Summary Description and Planning History	Land adjacent to the existing settlement of Drem, to be considered for potential expansion to the village.

*Note: Plan shows an indicative area of search for potential expansion and is not a proposed site boundary.*



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The land under consideration is outwith the existing settlement boundary of Drem but is well related, being adjacent to the existing village.	Yellow
Accessibility	The site is within 400m of a bus stop which provides services between Haddington and North Berwick but these are relatively infrequent at approximately 2 hourly intervals. The site is within 800m of Drem railway station on the East Coast mainline and is served by the Edinburgh to North Berwick service. The site is not within walking distance (1600m) of any facilities or services.	Yellow
Exposure	The south eastern part of the area is offered some protection from northerly winds by existing vegetation and built development to the north. The remainder of the site is relatively exposed to northerly winds due to its northerly aspect and lack of shelter from natural features.	Red
Aspect	The land is mostly north facing.	Red
Suitability for Proposed Use	The area is generally suitable for housing and would not result in land use conflicts with adjacent land uses which include agricultural land and existing residential development. There may be noise impacts which arise from the proximity of the East Coast Main Line to the south of the site and mitigation measures may be required.	Yellow
Fit with strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is not within a settlement that provides any facilities and services other than the railway station (Drem). Its development would therefore align only moderately well with strategic policy	Green

	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	Drem is served by Castle Moffat Water Treatment Works .There is no waste water infrastructure in the vicinity. Castle Moffat WTW has available capacity. Drem is identified by SEPA as an area where a proliferation of private waste water arrangements is currently causing environmental problems, and resultantly the scope for further private waste water drainage in the area may be limited. Local highways improvements would be needed to facilitate additional housing in this location. The access junction off the B1377 is not adequate for the amount of housing already using it so would need to be upgraded. Also the single track road would need to be widened to two way with a footway on one side.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	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. In particular there are potential waste water constraints which would need to be overcome as there is currently no infrastructure in the vicinity.	



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. Notable species have been recorded within 100m of the area including brown hare and herring gull. The site is within the main pink footed geese feeding area identified in the Council's wind turbine guidance	o/?*

	document. The site comprises of habitat suitable for pink footed geese (a qualifying species in the Firth of Forth SPA) and there are records of them for the tetrad in which the site is located. The site will need to be screened into the HRA process to consider the potential effects on the Firth of Forth SPA.	
Population	Further development in Drem could provide affordable housing to help meet local need. However it would not be providing new or existing residents access to facilities, services or employment services locally. The site has good access to services and facilities through public transport.	o/+
Human Health	The site is not known to be contaminated. The core path network passes through Drem providing links to the coast, and therefore provides opportunities for active travel and recreation. There is a only a small village green area in Drem and therefore locally accessible public open space and sports facilities are limited.	o
Soil	The development of the site would result in some loss of class 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 river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. Rivers in the vicinity of Drem were classified as 'bad' ecological status in 2008 by SEPA including Gosford Burn And West Peffer Burn. West Peffer Burn is also designated as a sensitive area under the Urban Waste Water Treatment Directive. There is no public sewer network in the vicinity so soak away and septic tank would be required. SEPA has not raised any concerns with regard flood risk or impact on the water environment.	o
Air	The site would be unaffected by existing sources of air pollution. The site has rail connections although public transport accessibility is not of a level that would negate the need to travel by car. Drem does not have access to a range of local facilities, services and employment within walking distance therefore any further development in Drem would lead to an increase in travel by private vehicle and resultant increase in emissions and air pollution.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	Development in this area would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The land is within Drem Conservation Area. The Scheduled Ancient Monument 'St John's Chapel' is situated on the western edge of the site. St John's Chapel (Category B) and Drem Farmhouse (Category B) listed buildings are also situated on the western edge. Any adjacent development could impact upon the setting of these cultural assets.	-/?

Landscape	<p>From the site there are panoramic views to the north, west and east, most notably taking in the settlements of Fenton Barns and Gullane, Luffness policy woodlands and Berwick Law. To the south there is a good view of Kilduff Hill, and the Garleton Hills AGLV. If noise mitigation measures are required, they may have an impact on the landscape and/or views from the East Coast Main Line. Mature managed hedgerows and trees with significant visual amenity form the well established natural boundary of the south end of the site. The mature trees and adjacent farm settlement form the heart of Drem Conservation area and should be appropriately preserved and protected as per the guidelines. The west boundary of the south field is formed by an access road and there is a shelterbelt of mid aged mixed species trees growing inside a post and wire fence which has significant visual amenity and provides a well established natural boundary. The development of the site for housing would result in built development encroaching into a currently open rural landscape in a highly visible position. The Chesters and the proposed development site are highly visible from the road B1345 coming from the direction of Fenton Barns to the north. In order to integrate The Chesters and any new housing into the lowlands landscape and Drem Conservation area a mixed species landscape strip would be required around the perimeters and gardens should be define with hedgerows rather than close board fencing.</p>	o/-/?
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SITE INFORMATION	
Topic	Comments
Site Name	Drem – The Chesters
Site Ref	PM/NK/HSG108
Source of Site Suggestion	Rural affordable housing site option selected for consideration by the Council.
Site Size (ha)	0.26ha
Current Use	Agricultural land
Proposed Use	Affordable housing
Summary Description and Planning History	Small rectangular greenfield site adjoining Drem village at the Chesters.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is not within the existing settlement boundary of Drem but is well related and would effectively 'round off' the settlement.	Yellow
Accessibility	The site is within 400m of a bus stop which provides services between Haddington and North Berwick but these are relatively infrequent at approximately 2 hourly intervals. The site is within 800m of Drem railway station on the East Coast mainline and is served by the Edinburgh to North Berwick service. The site is not within walking distance (1600m) of a range of local facilities and services as Drem is poorly served.	Yellow
Exposure	The site is relatively exposed to northerly winds due to its northerly aspect and lack of features to provide shelter.	Red
Aspect	The site is north facing.	Red
Suitability for Proposed Use	The site is generally suitable for housing and would not result in land use conflicts with adjacent land uses which are residential and arable agriculture.	Light Green
Fit with strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is not within a settlement that provides any facilities and services other than the railway station (Drem). Its development would therefore align only moderately well 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'.	Light Green
Physical infrastructure	Drem is served by Castle Moffat Water Treatment. There is no waste water infrastructure in the vicinity. Castle Moffat WTW has	Yellow

capacity	available capacity. Drem is identified by SEPA as an area where a proliferation of private waste water arrangements is currently causing environmental problems, and resultantly the scope for further private waste water drainage in the area may be limited. The site is served by a single carriageway road which serves the 20 houses at the Chesters. The maximum number of houses that can be served by a single carriageway is 25 therefore development on the site would be limited to 5 houses to be accommodated within the existing road capacity, otherwise an upgrade to a two way road would be required.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
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. In particulate there are potential waste water constraints which would need to be overcome as there is currently no infrastructure in the vicinity.	

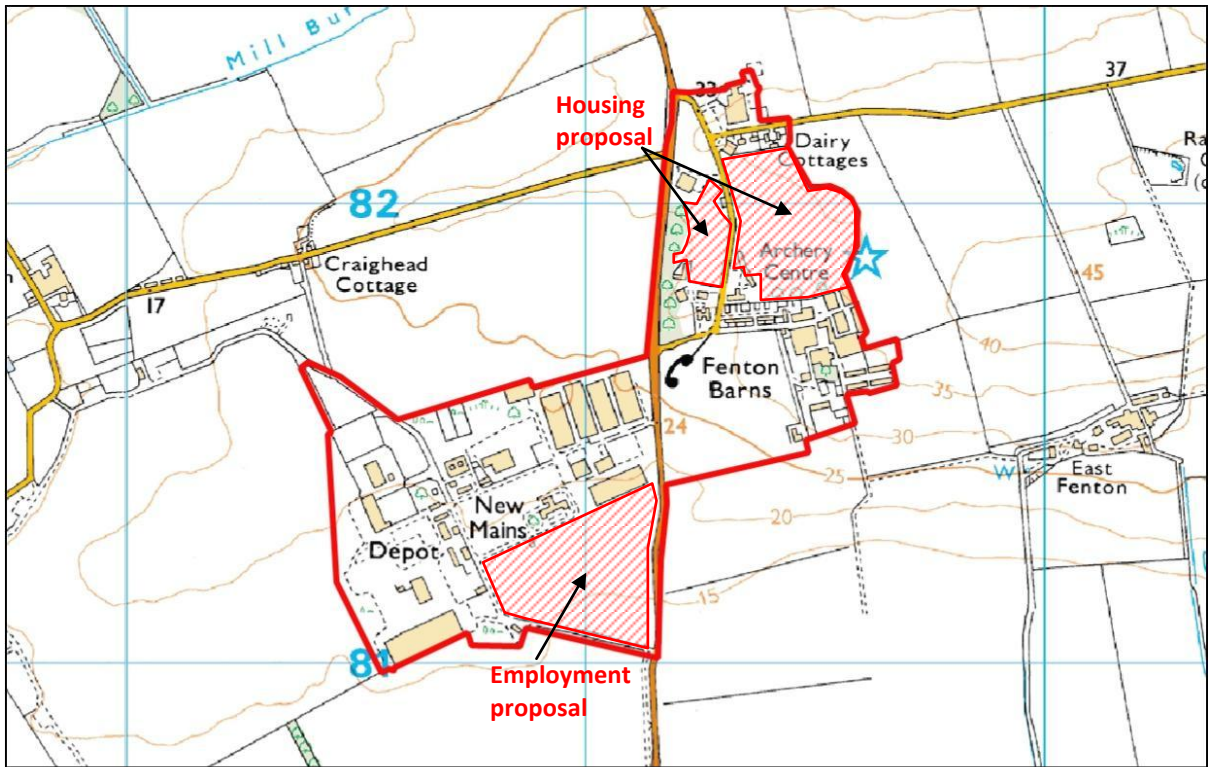


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site is within the main pink footed geese feeding area. SNH advises that it provides suitable habitat for SPA species and there are records of pink footed geese in the tetrad in which the site is located. It will therefore need to be screened into the Habitats Regulations Appraisal at this stage.	o/?*
Population	The site would provide affordable housing to help meet local need and has reasonable access to services and facilities through public transport.	+
Human Health	The site is not known to be contaminated. The Core path network passes through Drem providing links to the coast, and therefore provides opportunities for active travel and recreation. There is a only a small village green area in Drem and therefore local public open space and sports facilities are limited.	o
Soil	The development of the site would result in some loss of class 1 prime agricultural land albeit small in extent. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on	o

	SEPA's flood map. It is not within a Potentially Vulnerable Area. Rivers in the vicinity of Drem were classified as 'bad' ecological status in 2008 by SEPA including Gosford Burn And West Peffer Burn. West Peffer Burn is also designated as a sensitive area under the Urban Waste Water Treatment Directive. SEPA has not raised any concerns with regards flood risk or impact on the water environment.	
Air	The site would be unaffected by existing sources of air pollution. The site has convenient rail connections although public transport accessibility is not of a level that would negate the need to travel by car. Drem does not have access to a range of local facilities, services and employment within walking distance therefore any further development in Drem would lead to an increase in travel by private vehicle and resultant increase in emissions and air pollution.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	There are no listed buildings or scheduled monuments within or adjacent to the site, however it does lie within Drem Conservation. The design of any future development would therefore need to be sensitive to this context in order to preserve and enhance the character of the area.	o/?
Landscape	From the site there are panoramic views to the north, west and east, most notably taking in the settlements of Fenton Barns and Gullane, Luffness policy woodlands and Berwick Law. The development of the site for housing would result in built development encroaching into a currently open rural landscape. However, it is small in scale and would form a logical 'rounding off' of the existing settlement pattern, with minimal wider impacts in landscape terms subject to appropriated design and landscaping. There are no natural boundary features on the northern and western edges of the site therefore appropriate landscaping would be required to integrate any future development into the landscape. The Chesters and the proposed development site are highly visible from the road B1345 coming from the direction of Fenton Barns to the north.	o/-

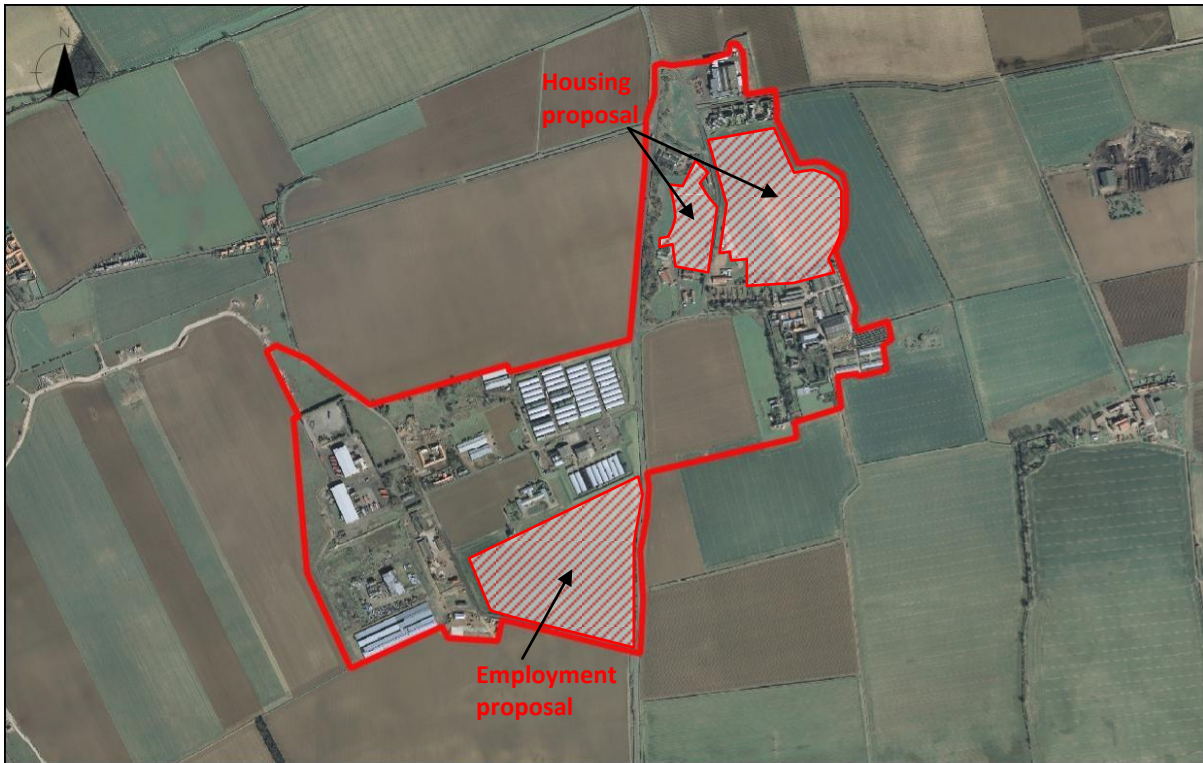


SITE INFORMATION	
Topic	Comments
Site Name	Fenton Barns
Site Ref	PM/NK/HSG016
Source of Site Suggestion	Agent (PPCA) on behalf of landowner (DC Watson and Sons)
Site Size (ha)	Residential 6ha, Employment 8ha
Current Use	Golf course, former golf driving range, agricultural, commercial, leisure, retail
Proposed Use	Housing, Business/Employment, Mixed use.
Summary Description and Planning History	An existing mixed use area covering approximately 52 hectares in a rural setting, which comprises of around 25 houses, a retail village and employment accommodated in a range of wartime and more modern buildings that accommodate approximately 80 businesses. It has been proposed that Fenton Barns is defined as a settlement and new housing and employment areas be allocated for development. Enabling housing development to fund drainage improvements has previously been refused by the Council.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is located within the open countryside and not well related to an existing settlement other than the existing development within the site boundary. Fenton Barns is not defined as a settlement within the current Local Plan but the site submission proposes that it should be.	
Accessibility	The site is within 400m of a bus stop, although it is only served by one route (Haddington – North Berwick and service is infrequent.) The site is not within 800m of a railway station. There are some limited facilities within walking distance (1600m) of the site e.g. shop, nursery. Additionally local facilities can be accessed in Gullane over 3.5km away.	
Exposure	The 3 proposed sites are all provided with some shelter from northerly winds by existing development and/or vegetation to their north, and owing to their generally southern aspect.	
Aspect	The sites are mostly south/south west facing.	
Suitability for Proposed Use	The sites' development would not be likely to conflict with existing surrounding land uses as the proposed employment site is adjacent to existing employment uses and agricultural fields, and the proposed housing sites are adjacent to existing residential development, agricultural land and Fenton Barns Retail Village.	
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 not within 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'.	

Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works, which has available capacity, however there is no waste water infrastructure in the vicinity. There is currently a private sewer system which is under considerable stress and inadequate for the current demands on it, with planning permission for connection to the public system. There is sufficient capacity in the local road network to accommodate the proposed development. Vehicular access to the proposed employment site could be gained from the unclassified road to the south but visibility splays onto the B1345 would need to be improved. With regards the proposed housing sites the local highways network would need to be upgraded in terms of footways and street lighting.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	Site submission suggests development could be commenced in 2014 and completed within 2-3 years. Drainage capacity is currently a major constraint to new development in the area. The site submission proposes enabling development to fund the drainage scheme required in the area however it is not clear why this could not be funded through other sources of finance. It has not yet been established whether there is sufficient additional infrastructure capacity to serve the development and what the timescales would be for achieving this.	





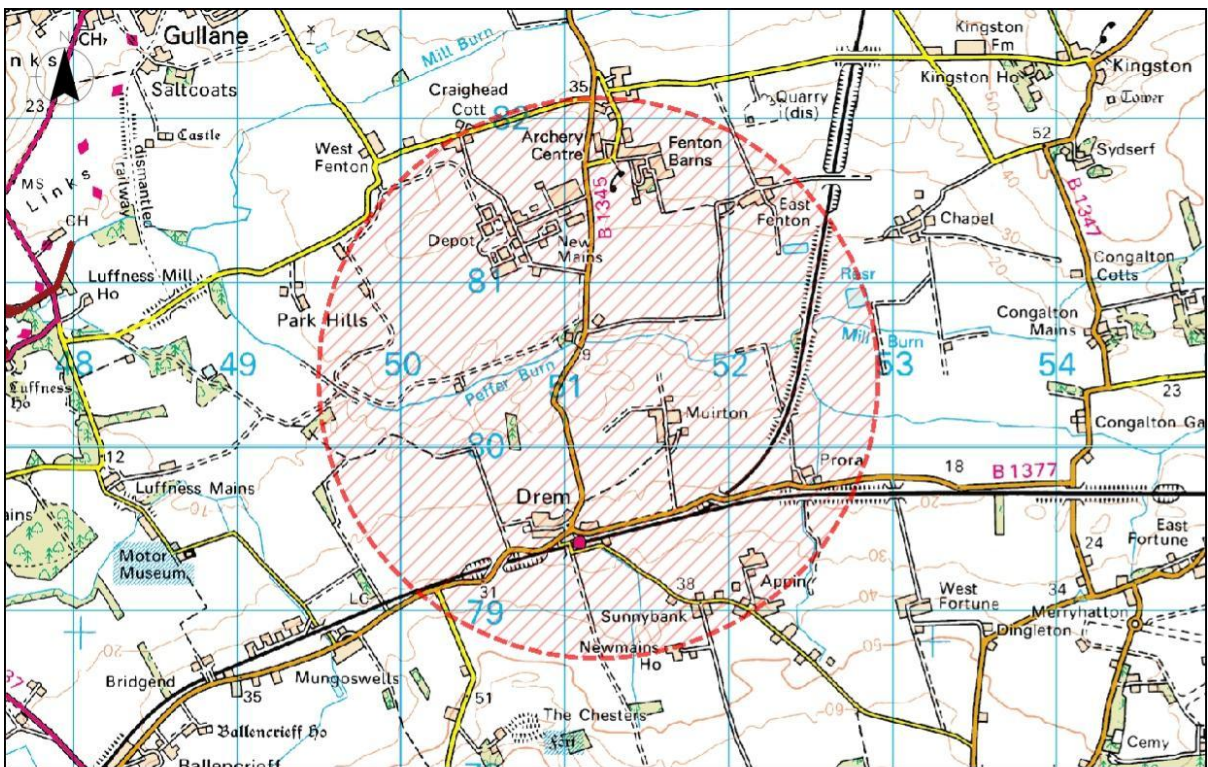
<b>POTENTIAL IMPACTS OF DEVELOPMENT: SEA</b>		
<b>Topic</b>	<b>Comments</b>	<b>Score</b>
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. SNH has advised that the site provides suitable habitat for SPA species and there are records of pink footed geese and golden plover within the tetrad in which the site sits. The site would therefore need to be screened in to the Habitats Regulations Appraisal at this stage. Without a new water treatment works there may also be impacts on the Firth of Forth SPA and SSSI.	-/?*
Population	The site could provide a range of housing types to meet local need including an element of affordable housing. The proposed development would provide additional local employment premises and attract additional businesses to the site, contributing to the growth of the local economy. The site has reasonable access to services and facilities through public transport and active transport.	o/+
Human Health	A small portion of the proposed employment site is recorded as being highly contaminated on GIS records (military land). There is a strip of unknown filled ground marked running west to east through the areas being promoted for housing which is considered to be of medium contamination. Development may provide an opportunity for mitigation. The site is not connected to the core path network and there are no public open spaces or sports facilities in the locality, limiting opportunities for active travel and recreation.	o/+
Soil	The development of the site would result in some loss of class 1 and 2 prime agricultural land in the proposed employment area and class 3.1 prime agricultural land in the proposed residential area. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding, but small areas are susceptible to surface flooding, as shown on SEPA's flood map. The site will potentially require a drainage impact assessment. It is not within a Potentially Vulnerable Area. Connection to public sewerage system would be required to prevent adverse impacts on the water environment from new development as the existing private system is at capacity and does not meet the required standards. West Peffer/ Mill Burn is classified as being of bad ecological status and is designated as a sensitive area under the Urban Waste Water Treatment Directive. The provision of new waste water infrastructure as part of the proposed development could impact positively on the ecological status of the water environment as it would prevent the discharge of waste water into Peffer Burn and instead waste water would be connected to the public system and dealt with at Gullane WWTW.	-/+/?
Air	It is uncertain whether there may be any air quality impacts arising from existing employment uses in the area. Additional development at Fenton Barns would increase the need to travel by car given its poor public transport accessibility and would therefore lead to an increase in emissions and air pollution.	o/?
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from	-/--



	major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 facing aspect could lend itself to development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The development of the site would re-use some areas of previously developed land for example buildings associated with the former golf driving range however the proposed employment and housing sites are primarily greenfield land of prime agricultural quality.	+/-
Cultural Heritage	There are a number of category B and C listed buildings to the north and south of the proposed housing site including Model Farm, Fenbar Garage, Fenton Barn Cottages and Fenton Barns Farmhouse. There is a scheduled monument (enclosures 500m west of New Mains) approximately 200m west from the proposed new settlement boundary. Fenton Barns is the site of a wartime airfield and significant evidence of this remains. It is considered that there is high potential for unknown archaeological remains on the site.	-/?
Landscape	The most westerly of the two proposed housing sites is a former golf course area and is now unimproved grassland which is enclosed by a mixed mature shelterbelt. There are numerous mature trees and shrubs which extend into the site providing screening and significant visual amenity which will have formed the landscaping scheme for the golf course. It is considered that housing development on this site would unacceptably impact upon the current landscaping scheme. The eastern proposed housing site is partly (the southern part) a former golf driving range. A managed mature hedge forms the western boundary and a mixed mature shelterbelt forms the southern boundary and screens a row of listed single storey stone cottages. A row of two storey houses form the northern boundary and there is no boundary treatment along the eastern edge of the proposed site. Any development on this site would encroach into an open landscape and a significant landscape strip of mixed native trees would be required to provide screening. The proposed employment site is open arable land and is highly visible from the surrounding landscape to the south particularly from Drem and the Garleton Hills AGLV. There is currently little vegetation on the proposed site boundaries and should the site be developed it would require significant landscaping treatment around its perimeter to soften the impact of buildings given its high visibility in the wider landscape.	-/--/?

**SITE INFORMATION**

Topic	Comments
Site Name	Drem / Fenton Barns Area of Search
Site Ref	PM/NK/HSG114
Source of Site Suggestion	East Lothian Council
Site Size (ha)	Approx 900ha – ‘area of search’ only
Current Use	Largely agricultural
Proposed Use	Settlement expansion – mainly residential, potentially also including new school(s), employment and other uses
Summary Description and Planning History	An ‘area of search’ for a potential settlement expansion or significant new settlement. The area contains the existing village of Drem, located on the East Coast Main Line, the area of employment uses at Fenton Barns, and the surrounding agricultural land.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The area is within open countryside and not well related to an existing settlement. The site does not contain any areas of allocated land for housing in the current Local Plan. The area includes the small settlements at Drem and Fenton Barns which potential development might be well related to.	
Accessibility	The area is within open countryside but is approximately 4km from Gullane that ranks tenth amongst other settlements in East Lothian for overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities. Within the area there is a limited bus service with two bus stops located in the north at Fenton Barns and a further two situated in the south at Drem. Services to North Berwick, Longniddry, Haddington, Seton Sands and Edinburgh are available from these stops but are not very frequent. The main facility located at Drem is the railway station which is located in the south of the area and provides a frequent service to Edinburgh and North Berwick. There are no primary school, public open space, sports facilities, facilities and services e.g. post office, bank, convenience stores in the overall area. North Berwick and Gullane are the closest areas to the site which have local services but are not within walking distance of 1600m. Road networks in the area are not likely to be adequate for significant traffic accessing the A1 or the B1377.	
Exposure	The area is within the North Berwick Coastal Plain landscape character area. The north and the south of the site are exposed to	



	northerly winds due to topography whereas the centre of the site is in a low lying area and may be relatively sheltered. There are no substantial areas of vegetation to provide significant shelter.	
Aspect	The area of search is broadly north facing in the south and south facing in the north, with the shallow valley of the Peffer Burn running through the centre of the search area.	
Suitability for Proposed Use	The land within the area of search is generally physically suitable for development. There may be potential amenity conflicts with some uses within the area but detailed design and masterplanning should be able to mitigate these.	
Fit with strategic policy objectives and direction	Although partly within the East Lothian SDA as identified within SESplan, the site is not within a main settlement that provides a wide range of facilities and services. Its development would not therefore align very well 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 area is served by Castle Moffat WTW which has available capacity. There is no public waste water network in the area. The current private arrangements are not of a sufficient standard, resulting in local water quality issues, which the owner of the system is required to resolve. SEPA in the past has noted the low rate of flow to dilute discharges, even if treated and it is not clear where a discharge with reasonable flow could be secured, including for surface water. New treatment facilities would be required and these would need to be pumped to the coast, which would be a costly solution with significant lead-in times. Without new works SNH would object to the impacts on the Firth of Forth SPA and SSSI. Transport implications would be dependent on the scale of any new development. It may be possible to create new links bypassing the existing village. The local road network may require some improvements; connections to the A1 are relatively poor for a development of a significant scale. The southern part of the area of search, south of the railway line, is constrained by existing access arrangements. There may be cumulative impacts on the A1, particularly Bankton junction. A comprehensive Transport Assessment would be required. If a significant scale of development were to be promoted it may be possible/desirable to relocate the existing station off the East Coast Main Line and onto the North Berwick Branch Line, which may free up capacity on the main line. In any case, upgrades to the station would be desirable. There would be potential to create a park and ride.	
Service infrastructure capacity	The search area is within the catchment of Law Primary School which has no capacity but very limited expansion on site may be possible, Dirleton Primary School which has very limited capacity and cannot expand, Athelstaneford Primary School which has very limited capacity and cannot expand, and Gullane Primary School which has limited capacity but further modest expansion on site may be possible but additional land may be required. At secondary level the search area would fall in to the catchment of North Berwick High School which has no capacity but may be able to expand on current site but additional land may be necessary from the safeguarded area. However, dependent on the scale of development, a new	



	primary and/or secondary school may be required.	
Deliverability/ Effectiveness	There is currently landowner interest in developing at Fenton Barns in the north of the search area. However the private sewerage infrastructure at Fenton Barns currently constrains any further development. The pipeline running through the area will limit development. It is not known whether potential contamination would pose any constraints to development. Education solutions would be required, and transport implications may also require major infrastructure improvements.	

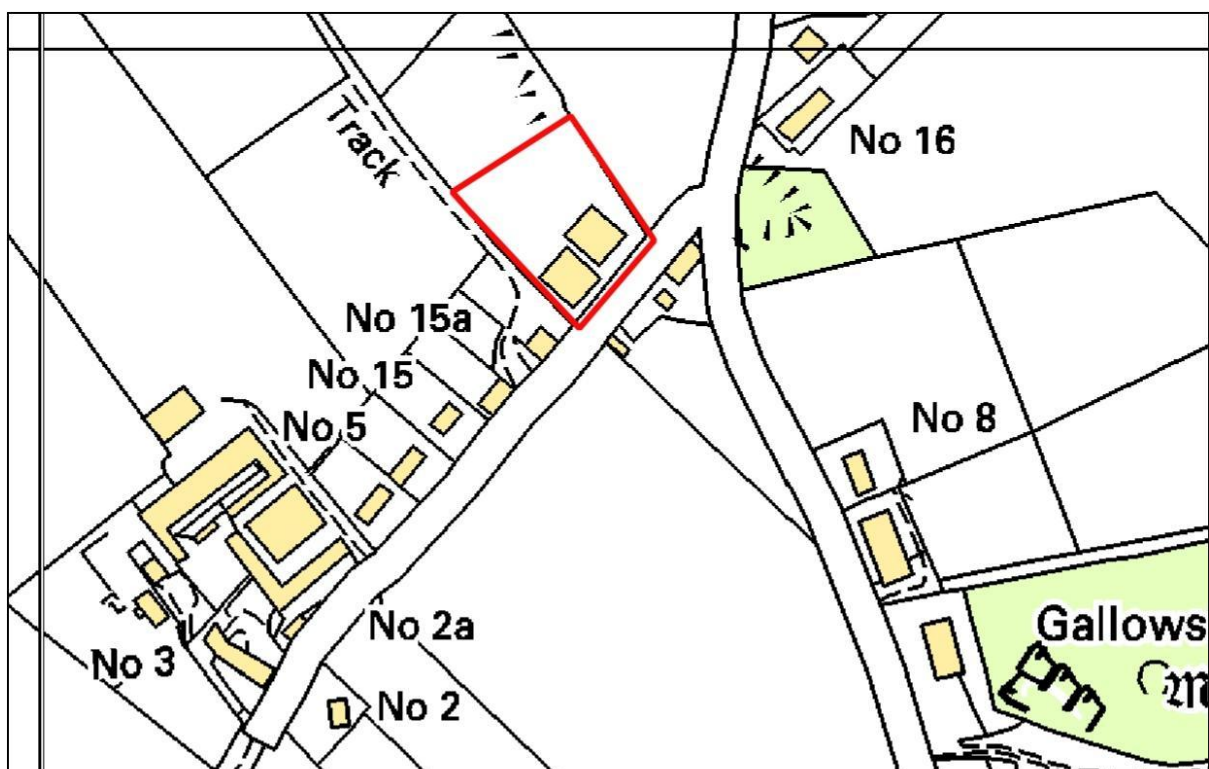


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The search area is not within an area designated for its international or national conservation importance. It is around 3km from the Firth of Forth SSSI, SPA and Ramsar site. The area is within the main feeding area for pink footed geese and large scale development in the area could potentially affect the integrity of the SPA. Any potential allocation here must therefore be screened into the Habitats Regulations Assessment at this stage. There are small areas of priority habitat within the area which include Woodland, Broadleaved and yew, Neutral Grassland, Dense Scrub and Inundation vegetation. Tree Preservation Order No. 121 is located at Fenton Barns where it surrounds the existing cottages. Without a new water treatment works SNH has indicated it would object to an allocation here due to impacts on the Firth of Forth SPA and SSSI.	-/--/?*
Population	The area would provide housing, including an element of affordable housing to help meet need. Access by active travel can be promoted by the existing and new core paths. Limited bus services are	+/?

	available but improving local facilities or access to the nearest settlement with facilities (Gullane and North Berwick) may be incorporated in to the design process. The extent of new services and facilities that could be provided would be dependent on the scale of development.	
Human Health	There is an area of potentially contaminated land associated with former military activity in the north west of the search area. Development may present opportunities to mitigate this. The search area includes core paths in the south west as well as proposed new path links, which could be linked into development to support active travel between areas of development and the railway station, and the wider area. Dependent on the scale of development proposed there may be opportunities for significant new areas of open space and green networks.	+/?
Soil	The development of the site would result in the significant loss of class 1, 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site	-
Water	There are multiple watercourses passing through the area which include the Peffer Burn and its tributaries. Potential development in the area may increase the possibility of flooding elsewhere. SEPA has concerns that the area would require a Flood Risk Assessment due to the Peffer Burn and its tributaries. Without a new water treatment works SNH has indicated it would object to an allocation here due to impacts on the Firth of Forth SPA and SSSI. The Peffer Burn could form the basis of a green/blue corridor through areas of development around Drem and Fenton Barns, including wetland and open water habitats with multiple benefits in terms of biodiversity and flood alleviation, as well as recreation, access, and landscape structure.	-/--/+/?
Air	The development of the area would be unconstrained by existing sources of air pollution. The area has some active travel and public transport and potential for provision of improvements through new development. However, it is still likely that development on the site would lead to an increase in the need to travel by car to access higher level and regional level services.	o
Climatic Factors	Drem/Fenton Barns is in a less accessible location in regional terms than most other East Lothian towns and larger villages. The nearest main settlements are North Berwick and Gullane, which themselves are among the least accessible of East Lothian's towns and larger villages, in regional terms. The search area is further from major centres of employment than many other locations in East Lothian and has a very limited range of local facilities and services at present. Therefore development of this area would not be focused on development in the most accessible and sustainable locations. However, the area is relatively well positioned to enhance access to public transport, active travel routes, as well as local facilities and services and employment. Realistically, however, development would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect could lend itself well to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The area is predominantly greenfield land of prime agricultural quality and its development would result in a reduction of this infinite resource. The development would, however, capitalise on	-

	the existing infrastructure in the area, including Drem station.	
Cultural Heritage	Drem is a historic village with many listed buildings and is designated as a Conservation Area, which comprises the whole village and its landscape setting. Large scale development could have significant impacts on the character and setting of the village and listed buildings within it. Careful design and masterplanning may be able to reduce these impacts to an extent. Fenton Barns also contains a number of listed buildings and scheduled monuments including New Mains, enclosures and a ring ditch 580m west of West Cottage. Any development that would surround these monuments and fundamentally alter their setting should be avoided, and the scheduled areas should be left undeveloped. There is high potential for direct impacts upon as yet unknown archaeological remains, which include a WWI and II airfield, dependent on the location and scale of development. There may be high potential for indirect setting impacts upon a number of Scheduled Monuments in the wider area including, but not limited to, hill forts in the Garletons, the Chesters, and Dirleton Castle. Pre-determination work may be necessary dependent upon final locations.	-/?
Landscape	The area is within the North Berwick Coastal Plain landscape character area (Lothians Landscape Character Assessment). Drem Conservation Area comprises the whole village and its landscape setting in the flat and agricultural landscape of the North Berwick Plain. Large scale development may represent significant landscape change, potentially having a significant impact on the character and setting of the village. The open level nature of the area gives rise to long distance views, and new development in the area would be highly visible in the wider landscape, as the topography does not offer any containment. This may affect views to the nearby Areas of Great Landscape Value which are visible from all angles of the search area.	-/--/?

SITE INFORMATION	
Topic	Comments
Site Name	Site at Camptoun, near Haddington
Site Ref	PM/NK/HSG064
Source of Site Suggestion	Agent (Cockburn's Consultants) on behalf of landowner.
Site Size (ha)	0.4 ha
Current Use	Agricultural sheds, storage.
Proposed Use	Housing – 3-4 units, and for Camptoun to be identified as a settlement in the LDP.
Summary Description and Planning History	A rural site on the edge of a small group of buildings at Camptoun comprising of a number of dilapidated small scale agricultural buildings.



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<b>SUITABILITY AND DELIVERABILITY OF SITE</b>		
<b>Topic</b>	<b>Assessment</b>	<b>Score</b>
Location	The site is not within an existing settlement. It is adjacent to the rural cluster of buildings at Camptoun, which is not defined as a settlement in the current Local Plan.	
Accessibility	The site is not accessible by public transport. It is not within 400m of a bus service. It is not within 800m of a rail station. It is not within walking distance (1600m) of local facilities.	
Exposure	The site is exposed and has little shelter from northerly winds through topography or vegetation.	
Aspect	The site is north west facing.	
Suitability for Proposed Use	The development of housing on the site would not result in conflicts with surrounding land uses which include existing houses and agricultural land.	
Fit with strategic policy objectives and direction	Outwith the East Lothian SDA as identified within SESplan, the site is in a rural location with poor access to facilities and services. Its development would therefore align 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 would be served by Castle Moffat Waste Water Treatment Works which has available capacity. There is no waste water infrastructure in the vicinity. Vehicular access would be gained from the unclassified road on the southern boundary of the site. Upgrades were required to the road and its junction with the C106 as a condition of the permission for the steading conversion to the south west however the required improvements to the visibility splay to achieve a 2.5mx120m splay have not yet been	

	implemented.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the site is effective and can be delivered within the next 5 years. However sewerage arrangements may be likely to present a major constraint given there is no public sewerage system and the West Peffer Burn is of bad ecological status and has limited capacity to accept any more private discharges, and consequently SEPA may not grant the required license. It has not yet been established whether there is sufficient additional 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 protected trees or woodland. SNH has not raised any concerns regarding potential impacts on biodiversity, flora and fauna.	0
Population	The development of the site for housing would deliver little in terms of benefits for the local population although the site submission does state it could provide an element of affordable housing. The site does not have very reasonable accessibility through public transport and active travel to services and facilities.	0/?
Human Health	The Council's contaminated land records show potential areas of low and medium contamination within the proposal site boundary arising from past quarrying and ground filling activity on the site. Development of the site could provide an opportunity to mitigate	-/?

	this. The site is not in close proximity to public open space, sports facilities or the Core Path network to encourage active travel and recreation, although is around 1500m from the Garleton Hills AGLV.	
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.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site is within Potentially Vulnerable Area 10/23. Development of the site would not be likely to increase flood risk elsewhere. SEPA have concerns regarding water environment – the site is outwith the area served by the public sewer. The existing private treatment systems in the area discharge to the West Peffer Burn which is under pressure from sewerage discharges and has limited environmental capacity to take additional loading. As such, it may be difficult to get a licence from SEPA for a sewerage discharge from the site. SEPA recommend that potential developers are made aware of this constraint, as sewerage treatment options for the site will need to be explored in more depth (likely to be more expensive) which may affect the scale of development. The site will potentially require a drainage impact assessment.	-/?
Air	The development of the site would be unconstrained by existing air, odour or noise pollution. The site does not have good access to facilities, services and employment locally, and has poor active and public transport accessibility and future residents would therefore be reliant upon private cars thus the site's development would lead to an increase in emissions and air pollutants.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. The site is not well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would therefore lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The site's development would make efficient use of land in that it would re-use a previously developed site but would also use an area of prime agricultural land.	+/-
Cultural Heritage	Historic Scotland has raised no concerns. The site is within an area of high archaeological potential but surrounding evaluations have returned nil results. The scheduled monument Chesters Fort is in the vicinity. There is moderate potential for unknown archaeological remains.	o/?
Landscape	A dilapidated stone wall forms the eastern and south-eastern roadside boundary. There is currently no existing natural boundary along the north of the site and a new boundary such as a stone wall and native hedgerow and trees would be required to reinforce the settlement boundary. There are attractive uninterrupted views to the lowlands to the north of the site taking in Gullane, Aberlady and the Firth of Forth. SNH has raised concerns about relaxing the approach to new housing in areas currently designated as open countryside and potential landscape impacts arising.	o/-/?



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