



local development plan
main issues
report 2014

north berwick area summary & maps

Opportunities and Constraints

The coast provides an important tourism and economic development resource and recreational pressures need to be balanced against protecting its important habitats and attractive landscapes.

Historic villages set in attractive and sensitive landscapes, including a number of historic designed gardens and landscaped estates, characterise the coastal area.

The coastal area is of international importance as a wildlife habitat, and designated as a Special Protection Area and Site of Special Scientific Interest. The area also includes Aberlady Nature Reserve.

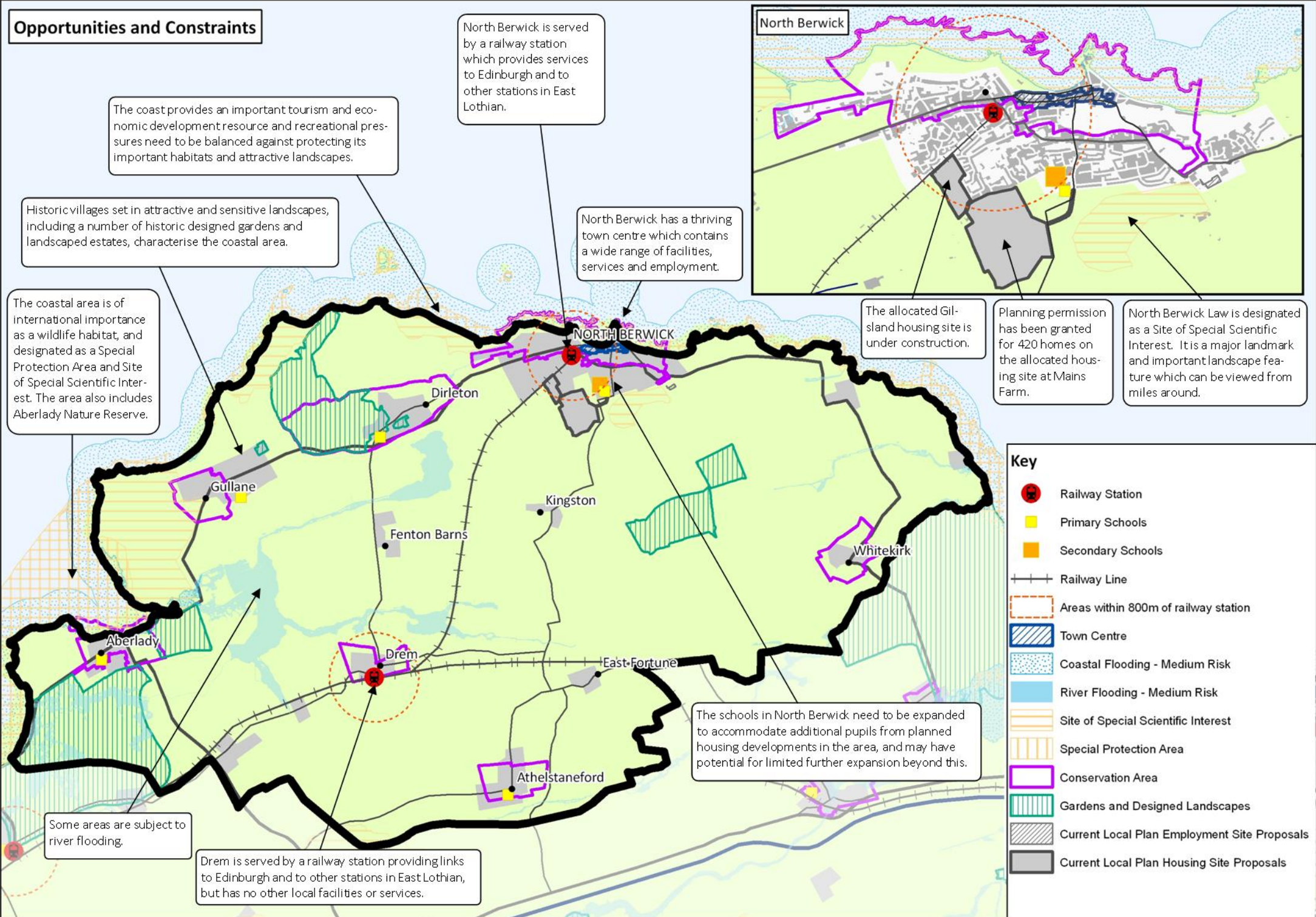
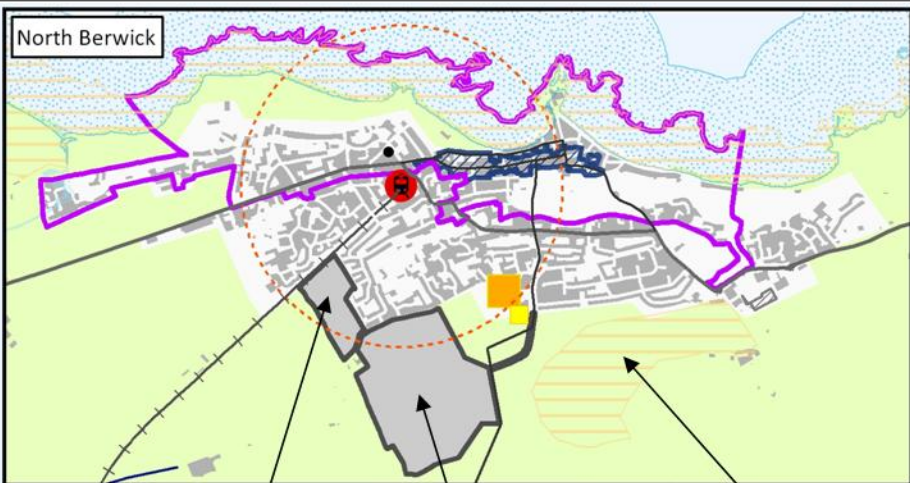
North Berwick is served by a railway station which provides services to Edinburgh and to other stations in East Lothian.

North Berwick has a thriving town centre which contains a wide range of facilities, services and employment.

The allocated Gil-sland housing site is under construction.

Planning permission has been granted for 420 homes on the allocated housing site at Mains Farm.

North Berwick Law is designated as a Site of Special Scientific Interest. It is a major landmark and important landscape feature which can be viewed from miles around.



The schools in North Berwick need to be expanded to accommodate additional pupils from planned housing developments in the area, and may have potential for limited further expansion beyond this.

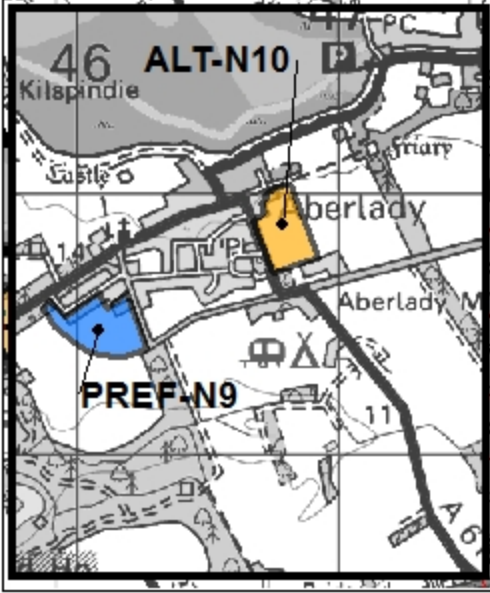
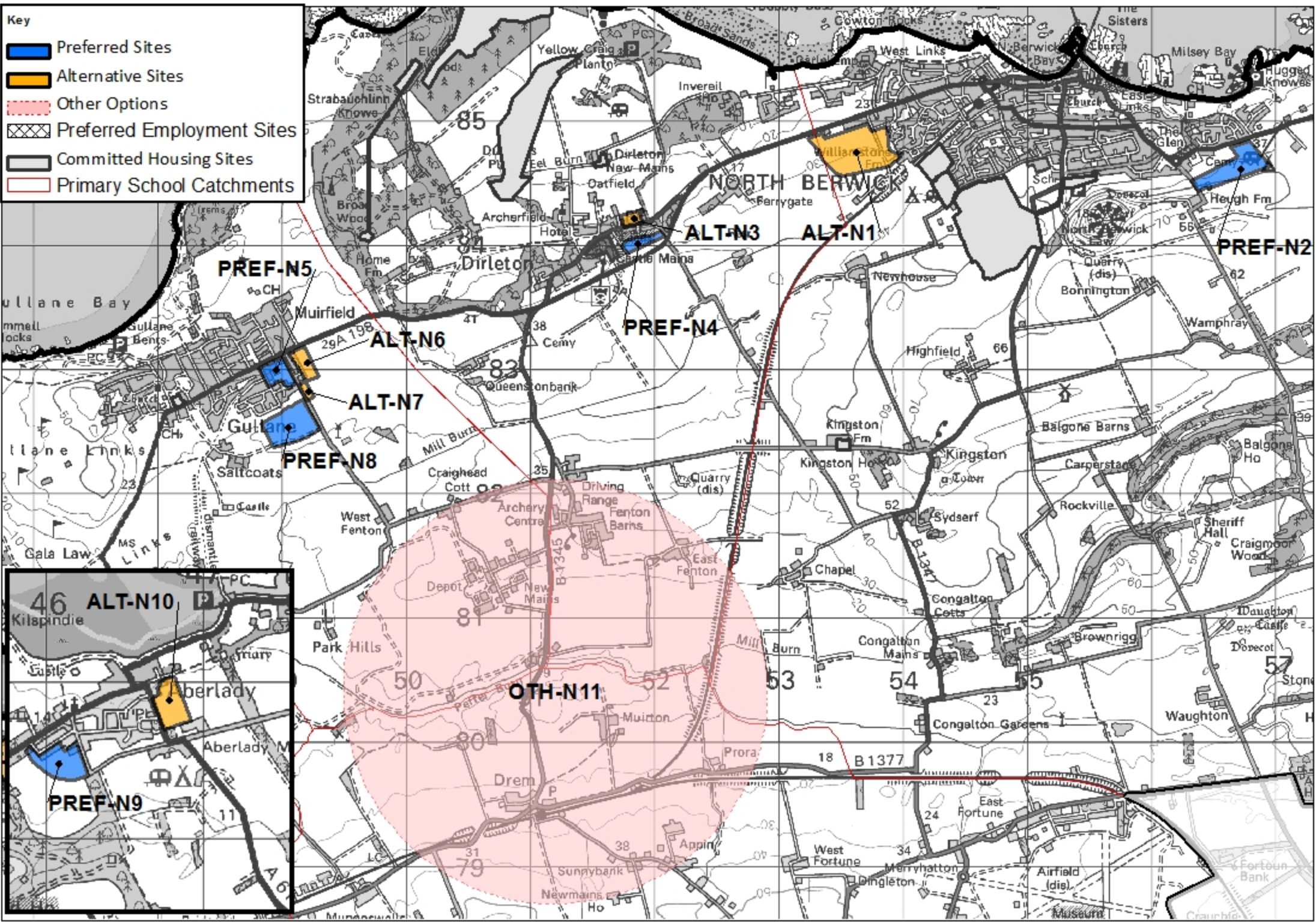
Some areas are subject to river flooding.

Drem is served by a railway station providing links to Edinburgh and to other stations in East Lothian, but has no other local facilities or services.

Key

- Railway Station
- Primary Schools
- Secondary Schools
- Railway Line
- Areas within 800m of railway station
- Town Centre
- Coastal Flooding - Medium Risk
- River Flooding - Medium Risk
- Site of Special Scientific Interest
- Special Protection Area
- Conservation Area
- Gardens and Designed Landscapes
- Current Local Plan Employment Site Proposals
- Current Local Plan Housing Site Proposals

- Key**
- Preferred Sites
 - Alternative Sites
 - Other Options
 - Preferred Employment Sites
 - Committed Housing Sites
 - Primary School Catchments



Key Messages: North Berwick Cluster

At this stage the preferred development opportunities in the North Berwick cluster could deliver approximately **1,230 additional homes and 3ha of employment land** over the period to 2024 and beyond. North Berwick is accessible, including by public transport, but less so than the main settlements in the SDA. North Berwick does however have a rail halt. The cumulative impact of additional development on the transport network, including at Old Craighall junction, is an issue that needs to be resolved. The area is in demand as a place to live, but fewer homes are sold here than in locations further west. The North Berwick cluster offers some potential for job creation, and an expansion of an existing operational employment area is proposed in association with housing development. Solutions for additional strategic water and drainage capacity, and the very significant investment required to increase this, will be required to accommodate additional strategic development / development beyond current commitments and this is unlikely to be resolved in the short term. The preferred mixed use housing and employment site at Tantallon Road North Berwick may be accommodated through a further modest expansion of Law Primary School if possible once expanded. Elsewhere in the cluster, primary education capacity may be provided to accommodate preferred housing opportunities at Dirlerton, Gullane and Aberlady. North Berwick High School is able to expand further to accommodate current commitments and the preferred housing sites in its catchment. However, to achieve this additional campus land may be required from the area safeguarded for this in the adjacent Mains Farm site, as may the relocation and reprovision of an existing synthetic sports pitch within the current campus of the school. Although North Berwick and the coastal settlements in this cluster are not in the SDA, by virtue of a rail halt on the North Berwick Branch Line, the small scale settlement of Drem is within the SDA. However, Drem has very limited public transport accessibility by other modes, and no community facilities; it is also not within the west of the SDA. The road network through the settlement is also inadequate to support a significant scale of growth. However, together with the area of mixed uses at Fenton Barns to the north, this general location may present an option for a significant urban expansion in the medium to long term, should this be required to meet any future housing requirements for East Lothian, such as any set out in any review of the current SDP. The area is relatively free from statutory designations and other constraints, although there is a conservation area designation around Drem and the wider area forms part of the main Pink Footed Geese feeding area. There are areas of flood risk and a gas pipeline runs close to the eastern edge of Fenton Barns. If a major new development were to be promoted here there are broadly two options for this: 1) to make it of a size that would be able to support a new primary school at circa 1,000 homes, or 2) to make it of a size that would support a new secondary school at circa 5,000 homes. In the case of the former it is unlikely that such a scale of growth would support a reasonable range of local amenities / facilities; rather, to achieve this would likely require a scale of growth equivalent to that needed to support a new secondary school.