



local development plan
main issues
report 2014

tranent area summary & maps

Opportunities and Constraints

Blindwells is currently allocated in the Local Plan for a mixed use new settlement including 1600 homes.

Bankton Junction has limited capacity and will be used by traffic generated from the planned Blindwells development.

Tranent High Street suffers from traffic flows of a scale that are negatively impacting on air quality. Solutions will be needed to deal with additional development in the town and the traffic it generates.

Parts of Tranent are within the 30% most deprived areas in Scotland. Tranent suffers from generally poorer health levels than other parts of East Lothian.

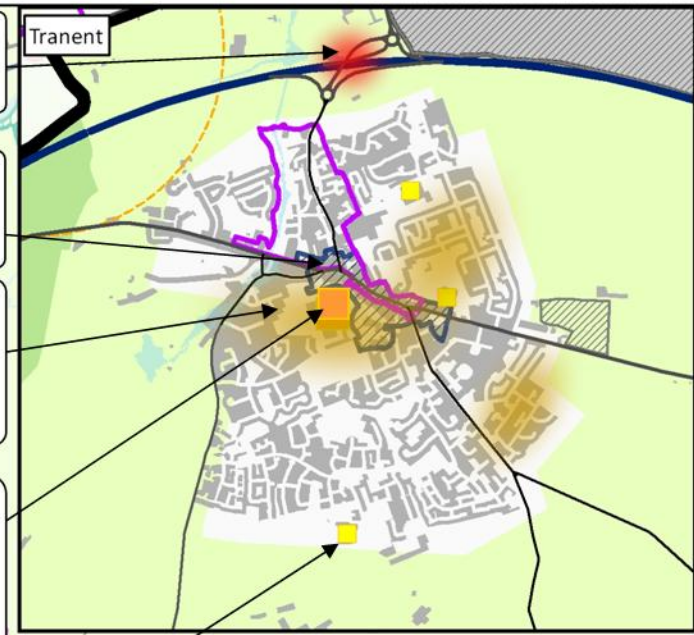
Ross High School may have limited capacity for further expansion beyond the additional accommodation being provided to accommodate committed housing developments in the area.

Windygoul Primary School has no available capacity or space to expand, and would require additional land to expand.

Tranent is in the west of East Lothian and the city of Edinburgh is in easy reach along the A1. Whilst not served by a railway station Tranent does have a regular bus service to Edinburgh and nearby settlements.

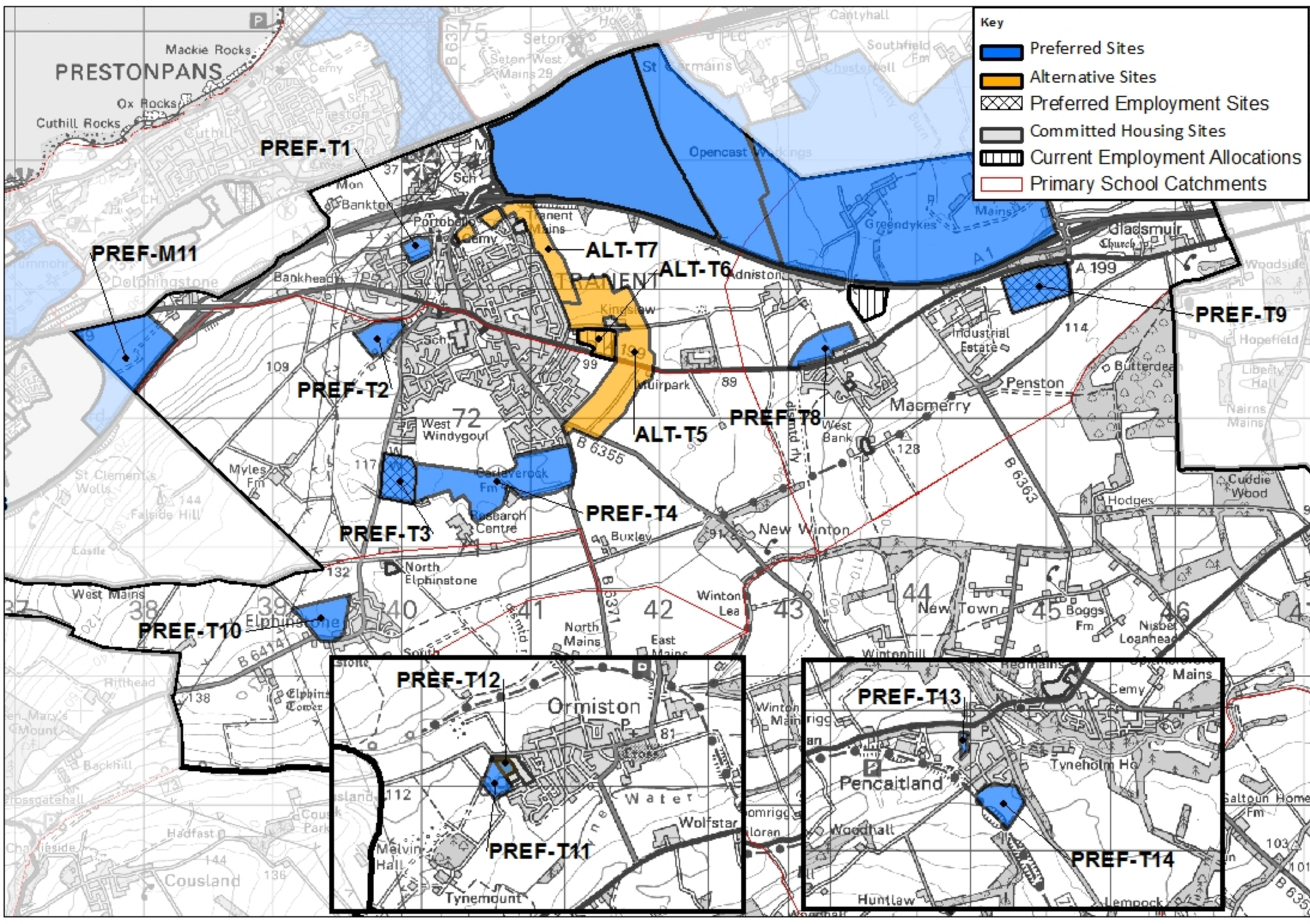
The area has a rich cultural heritage with many settlements being designated as Conservation Areas. It also contains a number of notable country houses and estates with historic designed landscapes including Winton House and Saltoun Hall.

The south of the area is rural in nature with small historic hamlets and villages dispersed through the lowland plain agricultural landscape. The land is predominantly prime quality agricultural land and an important resource for food production.

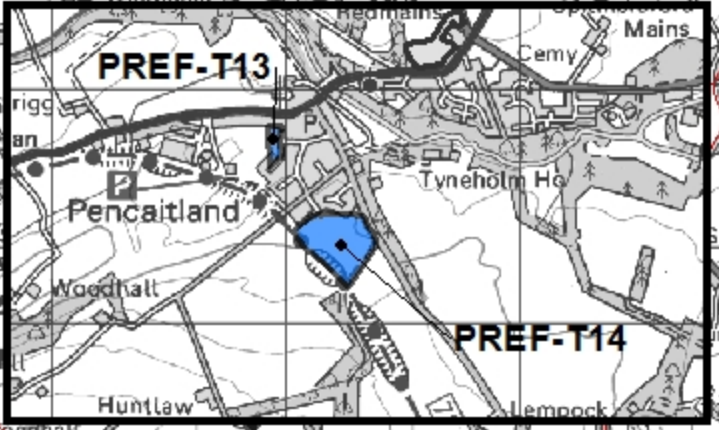
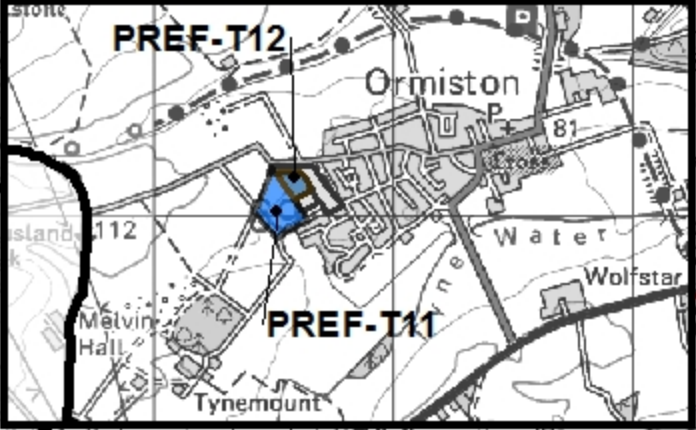


Key

- Primary Schools
- Secondary Schools
- Railway Station
- Railway
- Areas within 800m of railway station
- Town Centre
- Green Belt
- Coastal Flooding - Medium Risk
- River Flooding - Medium Risk
- Special Protection Area
- Site of Special Scientific Interest
- Historic Battlefield
- Gardens and Designed Landscapes
- Conservation Area
- Current Local Plan Employment Site Proposals
- Current Local Plan Housing Site Proposals
- Areas of relative deprivation (30% most deprived in Scotland)



Key	
	Preferred Sites
	Alternative Sites
	Preferred Employment Sites
	Committed Housing Sites
	Current Employment Allocations
	Primary School Catchments



Key Messages: Tranent Cluster

At this stage the preferred development opportunities in the Tranent cluster could deliver approximately **1,350 additional homes and 24 ha of additional employment land** over the period to 2024 and beyond. The cluster is highly accessible, including by public transport. It is in high demand as a place to live and offers the potential for job creation. Strategic water and drainage capacity is available to serve additional development. There are regeneration opportunities, but certain settlements have constraints to further expansion by environmental and infrastructure constraints and the need to ensure that the ability to deliver existing land allocations will not be undermined, including Blindwells. These factors will influence if and how settlements in this cluster may be expanded. The cumulative impact of additional development on the transport network is an issue that requires to be resolved, particularly at Tranent High Street and at Old Craighall and the Dolphinstone, Bankton and Gladsmuir A1 (T) interchanges. There may be potential for a new road to the west of Tranent that would link Elphinstone Road via Crookston Road to the Wallyford A1 (T) Interchange (in which case cumulative impacts at that interchange would need to be considered too). Subject to traffic and air quality impacts being acceptable, additional land for circa **550** homes as a further southern expansion of Windygoul could be supported. However, there is a need for a capacity expansion at Windygoul Primary School, with sufficient campus land to be provided to accommodate pupils from recent housing allocations as well as the cumulative impact of any additional housing development in its catchment area. This could be facilitated by a housing land release south of Windygoul, with sufficient school campus land for the cumulative impact of development in the area sought in association with it. A suitable separation between the operational employment land to the south would also be required as would a comprehensive masterplan. The opportunity for or provision of a route between the B6371 and the B6414 through this site and through the adjacent site currently preferred for employment use (**PREF – T3**) would also need to be secured. The release of land for approximately **80** houses at Bankpark Grove and **120** houses at Lammermoor Terrace could also be supported, subject to education capacity and access. However, certainty is required that the traffic/air quality impacts of any further land release at and around Tranent can be mitigated on a cumulative basis as appropriate. Elsewhere, Macmerry may be able to provide land with a capacity of about **150** houses, Elphinstone and Ormiston each approximately **80** and Pencaitland approximately **100**. Ross High School is able to be expanded only as much as required to accommodate preferred housing sites. Without an eastern bypass of Tranent there is little opportunity for any further significant housing growth here. To promote this would require a very substantial land release on the east side of the town, with consequent impacts on education provision, including an increase in secondary school capacity in the cluster, for which there is no clear solution. Any such scale of expansion accessed off the Bankton A1(T) Interchange would also need to be considered in view of the current as well as longer term vision for Blindwells new settlement – i.e. any expansion of Tranent must not compromise the current Blindwells allocation or any potential expansion of the new settlement. As such, an eastern expansion of Tranent is not supported at this stage.