



local development plan
main issues
report 2014

haddington area summary & maps

Opportunities and Constraints

The A1 provides the main strategic transport route that connects Haddington with the rest of East Lothian and the wider city region. The town does not have a railway connection and public transport is not as good compared to areas in the west of East Lothian.

Letham Mains is allocated in the current Local Plan for 750 houses. Planning applications for the site have been submitted. The site will include a new primary school.

Parts of Haddington are relatively deprived when compared with the rest of East Lothian and Scotland.

Knox Academy may have limited capacity to accommodate further growth in the town beyond existing committed housing sites.

Areas of Haddington are at risk of flooding from the Tyne.

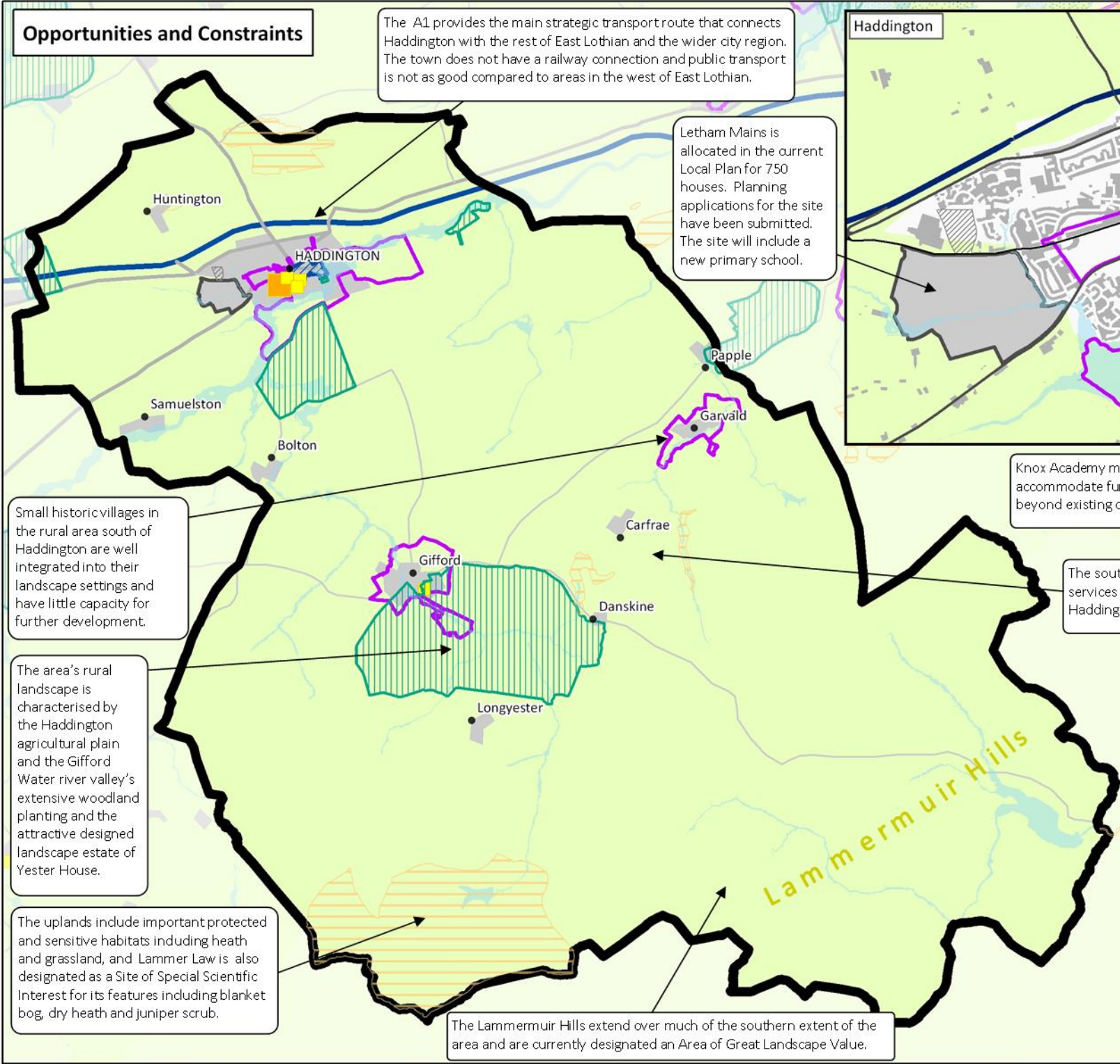
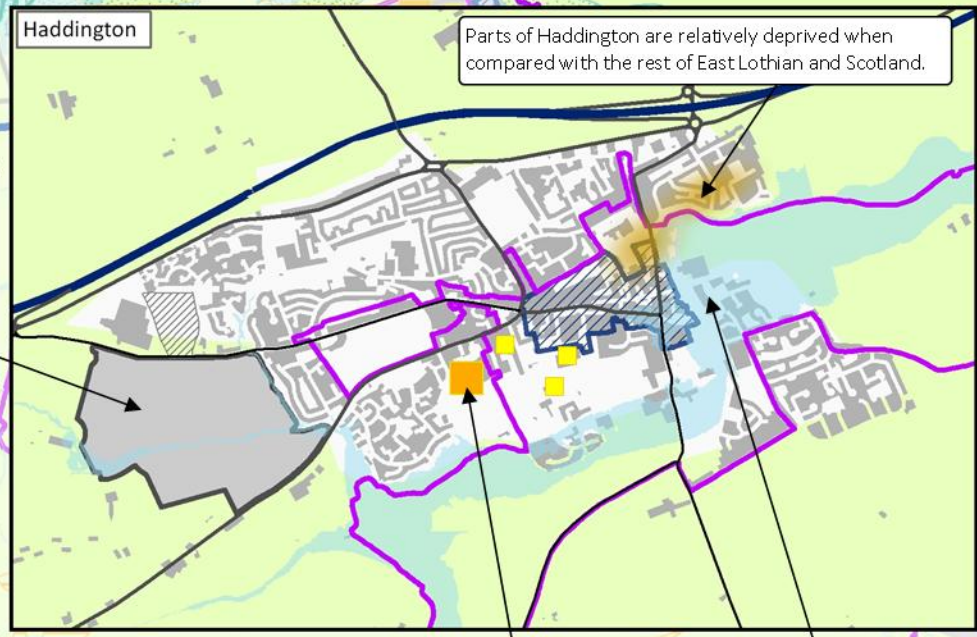
The south of the area has very limited provision of facilities and services and poor accessibility other than by private car. Haddington acts as the main service centre to serve the rural area.

Small historic villages in the rural area south of Haddington are well integrated into their landscape settings and have little capacity for further development.

The area's rural landscape is characterised by the Haddington agricultural plain and the Gifford Water river valley's extensive woodland planting and the attractive designed landscape estate of Yester House.

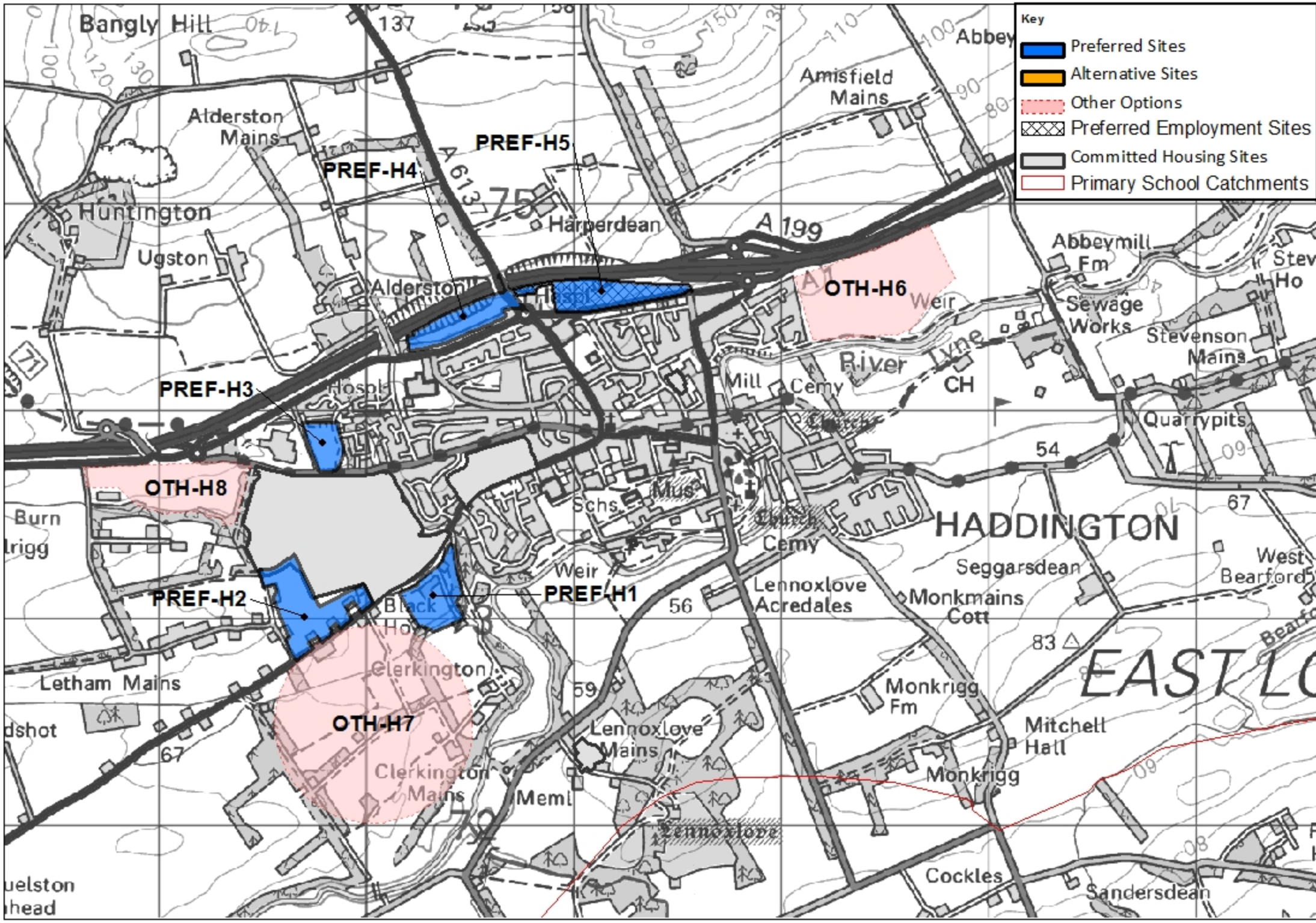
The uplands include important protected and sensitive habitats including heath and grassland, and Lammer Law is also designated as a Site of Special Scientific Interest for its features including blanket bog, dry heath and juniper scrub.

The Lammermuir Hills extend over much of the southern extent of the area and are currently designated an Area of Great Landscape Value.



Key

- Primary Schools
- Secondary Schools
- Town Centre
- River Flooding - Medium Risk
- Site of Special Scientific Interest
- Conservation Area
- Gardens and Designed Landscapes
- Current Local Plan Housing Site Proposals
- Current Local Plan Employment Site Proposals
- Areas of relative deprivation (30% most deprived in Scotland)



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

Bangly Hill 137 130 120 110 100

Alderston Mains **PREF-H4** **PREF-H5** **A 61375** **Harperdean** **Amisfield Mains** **Abbey** **90** **80**

Huntington **Ugston** **Alderston** **A 199** **OTH-H6** **Weir** **Abbeymill Fm** **Stev Ho** **Sewage Works** **Stevenson Mains**

PREF-H3 **Hospols** **Mill** **Cemy** **River Tyne** **CH** **Quarrypits** **09**

OTH-H8 **Burn Trigg** **Schs.** **Mus.** **Haddington** **54** **67** **West Bearford**

PREF-H2 **Black Ho** **PREF-H1** **Weir** **Cemy** **Seggarsdean** **Monkmains Cott** **83** **East Lo**

Letham Mains **OTH-H7** **Clerkington** **56** **Lennoxlove Acredales** **Monkrigg Fm** **Mitchell Hall**

dshot **67** **Clerkington Mains** **Meml** **59** **Lennoxlove Mains** **Monkrigg** **09**

uelston head **Lennoxlove** **Cockles** **Sandersdean** **08**

Key Messages: Haddington Cluster

At this stage the preferred development opportunities in the Haddington cluster could deliver approximately **1,400 additional homes and a minimum of 8 ha of employment land** over the period to 2024 and beyond. In regional terms Haddington is accessible, including by public transport, but less so than settlements to the west of East Lothian and Dunbar. The cumulative impact of additional development on the transport network, including at Old Craighall, is an issue that needs to be resolved. The traffic impacts of further development, in particular in the west of Haddington, would require to be modelled. Haddington is in high demand as a place to live and offers some potential for job creation, but fewer homes are sold here than locations further west. Solutions for additional strategic water and drainage capacity will be required to accommodate further additional development here beyond current commitments and these are unlikely to come forward in the short term. The settlements are also constrained from further expansion by environmental and / or other infrastructure constraints and the need to ensure the ability to deliver existing land allocations and / or planning permissions will not be undermined. The availability / ability to provide additional primary education capacity at Haddington Infant and Primary School is a significant constraint to further housing development beyond current commitments. The new Letham Mains Primary School, once delivered, may provide an opportunity to increase primary education capacity within the town to facilitate further housing development in the medium to long term as an expansion of that strategic site. The preferred housing sites can be accommodated while conserving the character and setting of Haddington and education capacity can be provided to accommodate them. Other options for the expansion of Haddington are land to the east at Amisfield, land to the south-west as a further expansion of Dovecot, and land to the north west beyond Letham Mains. With the possible exception of a further expansion at Dovecot (in view of the recent planning appeal decision there) all of these sites would have an adverse impact on the town's character and setting. In addition, if any further housing development were to be supported at Haddington, primary and secondary education solutions would need to be found.