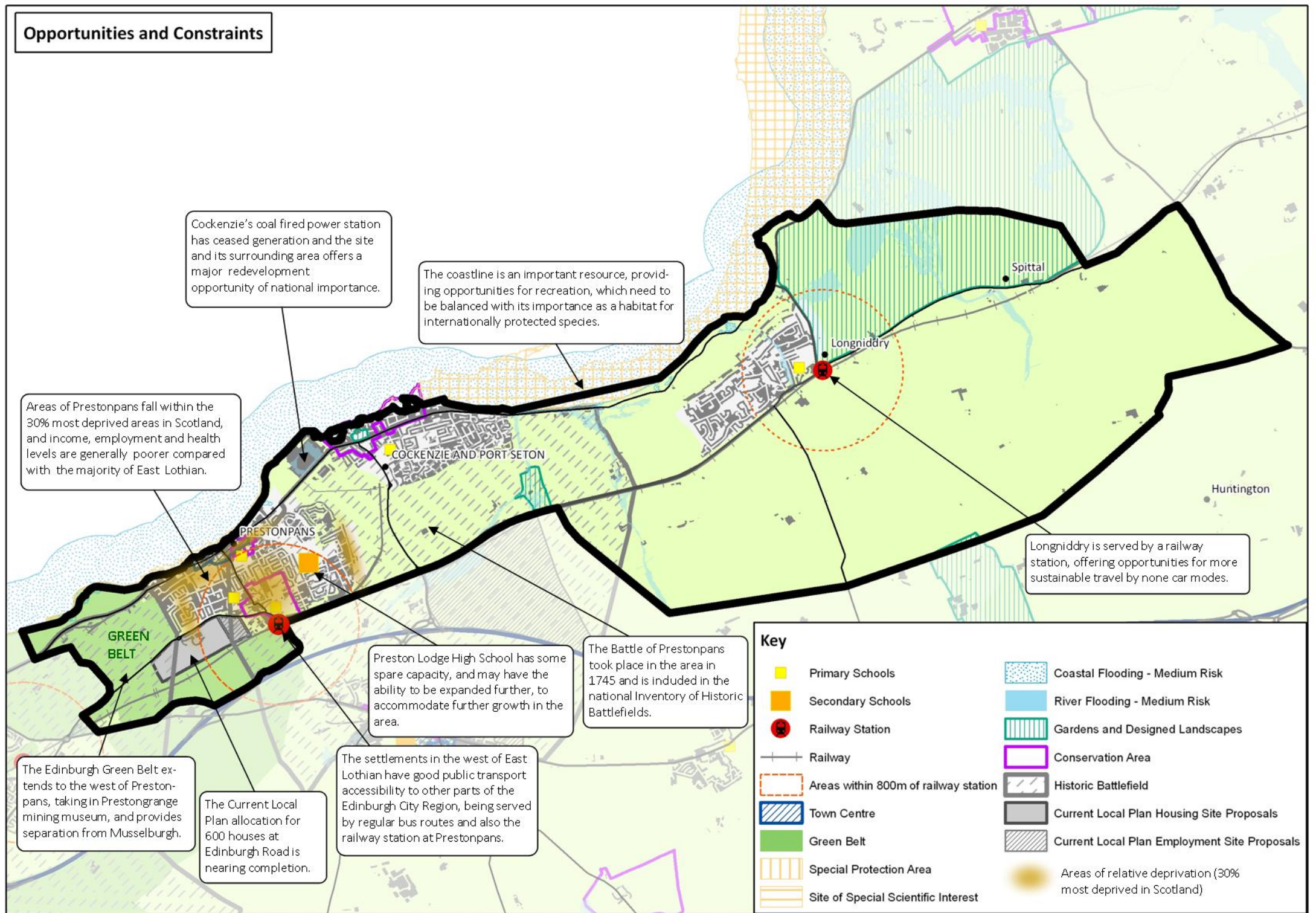




**local development plan**  
**main issues**  
**report** 2014

prestonpans area summary & maps

# Opportunities and Constraints



Cockenzie's coal fired power station has ceased generation and the site and its surrounding area offers a major redevelopment opportunity of national importance.

The coastline is an important resource, providing opportunities for recreation, which need to be balanced with its importance as a habitat for internationally protected species.

Areas of Prestonpans fall within the 30% most deprived areas in Scotland, and income, employment and health levels are generally poorer compared with the majority of East Lothian.

Longniddry is served by a railway station, offering opportunities for more sustainable travel by none car modes.

Preston Lodge High School has some spare capacity, and may have the ability to be expanded further, to accommodate further growth in the area.

The Battle of Prestonpans took place in the area in 1745 and is included in the national Inventory of Historic Battlefields.

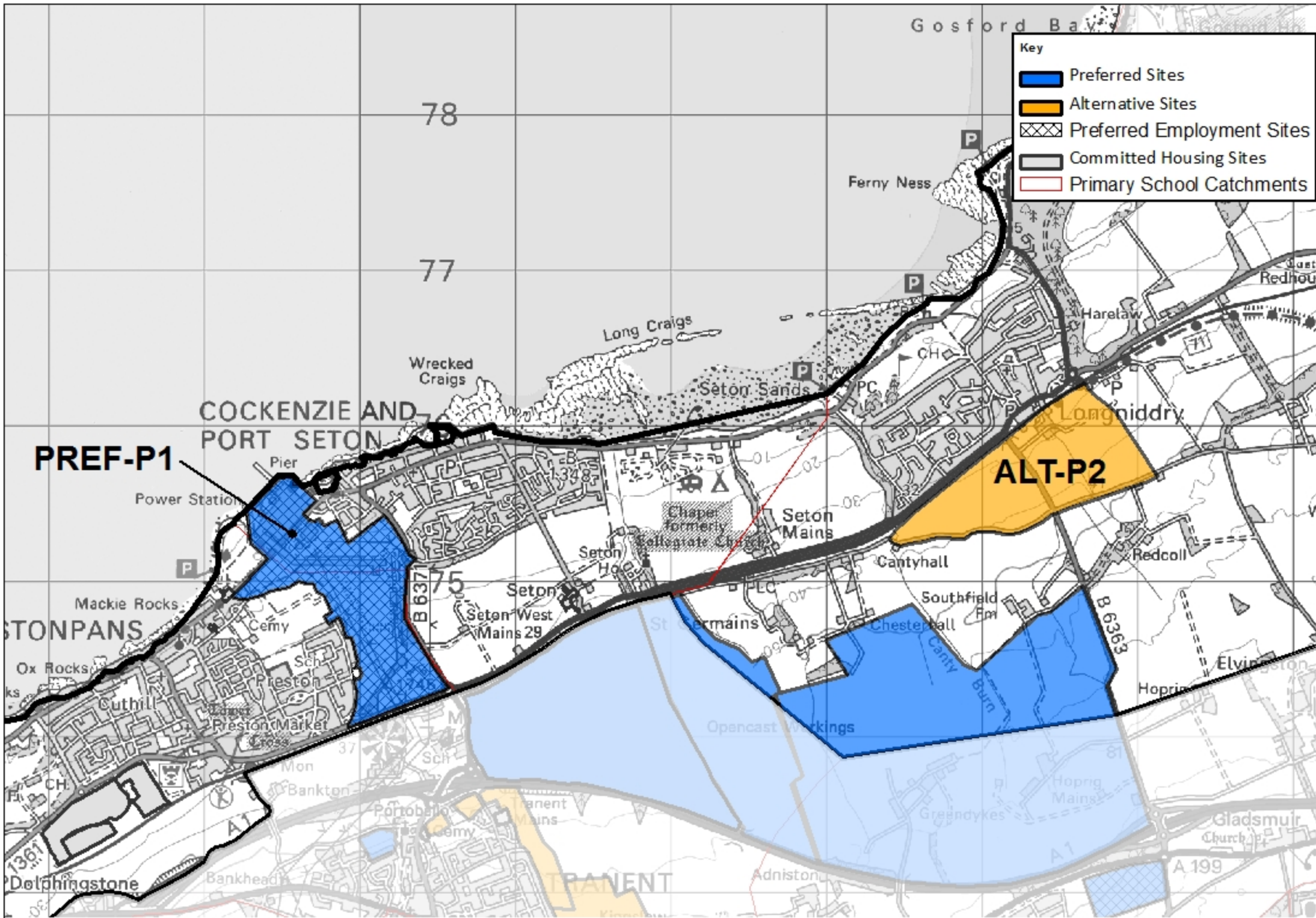
The Edinburgh Green Belt extends to the west of Prestonpans, taking in Prestongrange mining museum, and provides separation from Musselburgh.

The Current Local Plan allocation for 600 houses at Edinburgh Road is nearing completion.

The settlements in the west of East Lothian have good public transport accessibility to other parts of the Edinburgh City Region, being served by regular bus routes and also the railway station at Prestonpans.

**Key**

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



**Key**

- Preferred Sites
- Alternative Sites
- Preferred Employment Sites
- Committed Housing Sites
- Primary School Catchments

**PREF-P1**

**ALT-P2**

**COCKENZIE AND PORT SETON**

**STONPANS**

**TRANENT**

### Key Messages: Prestonpans/Cockenzie/Port Seton/Longniddry Cluster

At this stage the preferred development opportunities in the Prestonpans cluster could deliver approximately **154 homes and 80 ha of additional employment land** over the period to 2024. **However, this cluster may also have an important enabling role in providing education capacity for the current 1,600 houses at the Blindwells allocation as well as potentially for any expansion of the new settlement.** In regional terms the Prestonpans cluster is highly accessible, including by public transport. The cumulative impact of additional development on the transport network, including at Old Craighall, is an issue that requires to be resolved. The cluster 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 relevant settlements are constrained from further expansion by environmental and infrastructure constraints, including the Green Belt, as well as the coastline and East Coast Main Line. To facilitate a National Development set out by NPF3 at Prestonpans / Cockenzie around 80ha of land should be promoted for major employment use, based upon energy related development which may extend to associated port-related activity. Consistent with NPF3 an appropriate area of land should be allocated for this purpose by the LDP. A comprehensive masterplan for the area would be required, including measures to mitigate development related impacts such as transport. For housing development, capacity at Preston Lodge High School could be used and / or the school could be expanded to make some additional education capacity available and how this capacity may be utilised is a significant issue: it could be used in the short term or for the longer term to serve the existing Blindwells allocation and any potential expansion of the new settlement, subject to catchment review. As an alternative, if Goshen were to be supported but a Musselburgh based education solution for that site were not to be found education capacity for its pupils may be provided at Preston Lodge High School, subject to catchment review by the Council. It is unlikely that enough capacity could be provided at Preston Lodge High School to accommodate pupils from Blindwells as well as the Goshen and / or Longniddry sites together. While an expansion of Longniddry may deliver circa 1,000 homes, it is not clear if this could be achieved without compromising the existing Blindwells allocation or undermine any ability to expand the new settlement further - e.g. in terms of education capacity and / or capacity at the Gladsmuir A1(T) Interchange. Notwithstanding this, it would be challenging to secure an appropriate expansion of Longniddry given the difficulties the East Coast Main Line would present to the integration of new development with the existing village. An expansion of Longniddry is not preferred at this stage, but it may be a reasonable alternative opportunity.