

**REPORT TO:** East Lothian Council

**MEETING DATE:** 27 October 2015

**BY:** Depute Chief Executive (Partnership and Services for Communities)

**SUBJECT:** Former Cockenzie Power Station Site – Update Report

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## **1 PURPOSE**

- 1.1 The purpose of this report is to provide Council with an updated position with regard to site ownership, community engagement and master-planning arrangements for the former Cockenzie Power Station site.

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that Council notes:
- a) the ongoing discussions with Scottish Power with regard to site ownership;
  - b) continuing positive engagement with stakeholders through meetings of the Cockenzie Community Forum; and
  - c) the collaborative approach being taken to specifying the master-planning work to be commissioned and the approval route proposed to initiate this work.

## **3 BACKGROUND**

- 3.1 On 25 August 2015, East Lothian Council re-affirmed the mandate and direction given to officers to secure the future of the site through a range of potential options.
- 3.2 Council officers are actively progressing discussions with Scottish Power Generation in connection with site ownership.
- 3.3 Following the establishment of the Cockenzie Community Forum (formed in collaboration with local Community Councils, the Coastal Regeneration Alliance, the Seton & Gosford Area Partnership and the

Battlefield Trust), there have been a number of positive discussions with community representatives and Council Officers. The Community Forum meeting of 27 September 2015 considered an early draft of a master-planning specification document (Appendix A), that once approved could be used to initiate master-planning work.

- 3.4 It is intended that on conclusion of drafting the specification document that this would be considered by the cross-party member and officer group who would oversee implementation arrangements.
- 3.5 Council officers are continuing to engage with Scottish Government through Scottish Enterprise, in their capacity as the national economic development agency specifically in the context of intervention assistance and expertise, both technical and financial, particularly with regard to the formation of a specific project team. Officers are also continuing engagement with government in the context of Scottish Government's Third National Planning Framework – Ambition, Opportunity, Place (NPF3). NPF3 remains relevant and applicable to the site and must be reflected in the Council's Local Development Plan (LDP) proposals currently being worked up.
- 3.6 The Coastal Regeneration Alliance has re-submitted its "Community Right to Buy" proposals to Scottish Ministers for 2 areas within the overall site which is/are currently being considered.

### **Forward Direction**

- 3.7 That council officers continue:
  - a) discussions with Scottish Power Generation;
  - b) engagement with all parties and work in partnership, where applicable, to ensure all potential opportunities and benefits are explored and maximised whilst all risks and drawbacks are identified and mitigated in any proposals developed;
  - c) with work to initiate work on master-planning of the site;
  - d) with the establishment of a dedicated project team securing Scottish Government support in terms of financial contribution and technical advice where possible.
- 3.8 If, in due course, options for the future ownership of the site are identified, a further report on the nature of any such proposals would be presented to Council for full consideration.

## **4 POLICY IMPLICATIONS**

- 4.1 The East Lothian Plan – Single Outcome Agreement 2013, Outcome 1; East Lothian has a growing sustainable economy. East Lothian Economic Development Strategy 2012 – 2022.

## **5 EQUALITIES IMPACT ASSESSMENT**

- 5.1 This report is not applicable to the well being of equalities groups and an Equalities Impact Assessment is not required.

## **6 RESOURCE IMPLICATIONS**

- 6.1 Financial – as approved by East Lothian Council on 25 August 2015, scope exists to fund project team requirements including master-planning arrangements from general reserves, up to a maximum value of £150k. Any additional support or contribution that may be secured from other stakeholders can also be used to complement any project team established.
- 6.2 Personnel – potential temporary deployment of existing staff to support the project team.
- 6.3 Other – ongoing engagement from Council officers at a senior level with current landowner, Scottish Government, the local community and other stakeholders.

## **7 BACKGROUND PAPERS**

- 7.1 Council report 26 August 2014; Cockenzie Energy Park / Former Power Station.
- 7.2 Council report 25 August 2015; Former Cockenzie Power Station Site.
- 7.3 East Lothian Partnership, the East Lothian Plan, Single Outcome Agreement 2013 – 23; East Lothian Economic Development Strategy 2012 – 2022; Scottish Government Third National Planning Framework (NPF3).

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<b>DATE</b>	19 October 2015

## **STRATEGIC MASTERPLAN SITE PLANNING & MASTERPLANNING**

### **1. MASTERPLAN – KEY REQUIREMENTS**

- 1.1 The Council are seeking to appoint a planning and masterplanning design team to assist the Council to work with local communities and stakeholders develop a hi-level masterplan that builds on the adopted Local Development Plan and land-use strategy for the site.
- 1.2 The Council are seeking to explore the future opportunities and options for the site and develop a site masterplan that reflects the Council and wider stakeholder aspirations and that supports wider policy associated with sustainable economic growth, locality planning and environmental and green network strategies. The council envisage that the scope of work will require a multi-disciplinary professional team with strong skills in development planning, masterplanning and public engagement.
- 1.3 The Brief outlines the main areas of investigation and reporting and invites prospective consultants to set out detailed proposals and supporting methods statements for each stage/element of the work, including the skills and resources required; milestones for completion of each stage including client approval and set out the consultants resources, fees and costs.
- 1.4 Proposals must be developed and tested with the community and other key stakeholders through a stakeholder engagement programme organised through a design charrette. The masterplan reporting should set out the site analysis; regional context; objectives; main options; masterplan proposals; costs and project packages.

### **2. STRATEGIC CONSIDERATIONS**

- 2.1 There are a number of key strategic considerations which this work seeks to address. The outcome of the masterplan process seeks to create a vision for the future redevelopment of the area and to offer a sustainable long term plan that supports place-making, community empowerment and sustainable economic activity.
- 2.2 The East Lothian Single Outcome Agreement, Economic Development Strategy and Council Plan, together with a range of supporting plans and policies, set out a range of actions and targets to address the growth of the Economy; Communities; People and the Council. Key Issues include:
  - Strategic Areas Based Vision
  - Sustainable and Inclusive Growth
  - Tackling inequality
  - Tourism / Leisure and Active Communities
  - Green Networks and Environment
  - Sustainability
- 2.3 The Council are seeking to develop a masterplan that clearly demonstrates capacity and outlines options and priorities that will have the greatest impact, and create the environment and opportunities that support a flourishing economy and help to build a prosperous, safe and sustainable location.

### **3. MASTERPLANNING**

- 3.1 The outcome of the masterplan process is to create a vision for the future redevelopment of the site and to have advanced engagement with local communities

and stakeholders in a manner that facilitates a shared understanding of the future opportunities and options defines a direction of travel.

The principal aims and objectives of the masterplan are to:-

- Develop a clear vision for the future of the site which has the support of the local community and key stakeholders and impacts positively on the whole area
- Set out proposals in the masterplan which will address the key strategic challenges
- Provide a set of costed options for proposals which will facilitate and support area regeneration ; sustainable place-making and protects appropriate future economic opportunity
- Prepare a robust delivery strategy with projects that can be phased and realised within the overall vision

3.2 The Council wishes to develop the optimum solution that extends opportunity; secures partnership investment and offers a sustainable and cost effective solution to area regeneration that recognises that there are a number of ways in which this could be achieved. The Council envisages the masterplan will include key elements and land-use provision associated with:

- Economic / Tourism opportunities including heritage
- Active sports and Leisure
- Green Network opportunities

3.3 A key output is a detailed feasibility study level of masteplanning that defines the key land-use elements; spatial configuration; key connections; and general layout and order of costs for all elements. Detailed 3D montage layouts and a range of plans at scales of 1:5000; 1:1000; and 1:250 would be envisaged. Key elements will include aspects relating to:

- Strategic Site Planning
- Land Use Strategy (Economic / Social-Community / Environment)
- Development Elements including supporting infrastructure
- Roads / Paths /Cycleways and connections across and within the site / settlements
- Green Networks and Green Infrastructure
- Landform; Site Preparation and Regrading
- Environment / Ecology-Biodiversity / Sustainable Drainage

3.4 The final masterplan will be expected to set out the options considered and how to protect identified viable land-use / development and green network options within the longer term vision.

3.5 The consultants are expected to set out in their methodology and detailed proposals their approach to the commission. The Council envisages the work will be advanced in two stages with reporting and sign off by the Council between stages. The consultants should set out their methodology for the stages set out below:

### **Stage 1**

Inception & Client Briefing  
Research including site/contextual appraisal  
Objective Setting  
Economic / Land-Use Strategy  
Stakeholder Engagement / Charrette  
Developing Masterplan Options

### **Presentations - Officer & Member Consultation**

### **Stage 2**

Developing the Vision  
Option Appraisal  
Stakeholder engagement / Charrette  
Masterplan including Developing Proposals and Cost Plan  
High-Level Socio-Economic Benefits  
High-Level Delivery Strategy

## **4. REPORTING AND OUTPUTS**

- 4.1 The Council will establish a Steering Group to oversee the work and support the consultancy study.
- 4.2 The final report and all related content will be the property of the Council, for use in developing a programme of implementation. Consultants are asked to set out specific outputs for particular elements of the detailed work programme.
- Draft Final and Final Masterplan reports including reporting on the engagement activity; vision; objectives; option assessment; masterplan and costs.
  - 3D Visualisations from key viewpoints of the conceptual scheme
  - A PowerPoint (2007 compatible) presentation summarising the masterplan report
  - Executive Summary including supporting Masterplan graphic materials
- 4.3 The Council will require 1 electronic copy (on disk and by email) along with 4 hard copies (including one unbound) of the final report. 2 number paper copies of plans and drawings should be provided at an appropriate scale with electronic copies of drawings should be provided, compatible with Autocad 2014 or 2015 .dwg format and be in PDF format.

## **5. SUBMISSION REQUIREMENTS**

- 5.1 Consultants are asked to submit proposals for carrying out this work based on the anticipated 12 week timescale and outputs for the project. The Consultant's proposal must include a draft Project Plan reflecting the scope of services and setting out the methodology, start and finish dates, outputs and costs for each stage and element of the project.
- A multi-disciplinary team is envisaged including personnel with appropriate skills /qualifications in planning / masterplanning / landscape architecture / cost consultancy and project management.
  - Details of the skills and qualifications of the masterplan team and a supporting CV(s) are required.
  - Submission requirements will include:
  - Proposal

- Methodology
- Project Team (including CV's)
- Project Programme
- Costed Staged Workscope

5.2 Consultants are requested to complete the following tabulated summary to reflect the anticipated work programme and key inputs.

Key Stage	Key Team Lead	Resource Allocation Days	Fee £
Stage 1			
Stage 2			
Presentations			
Draft/Final Reporting			
Expenses			
TOTAL			

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