



proposed
local development plan 2016
action programme

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Introduction

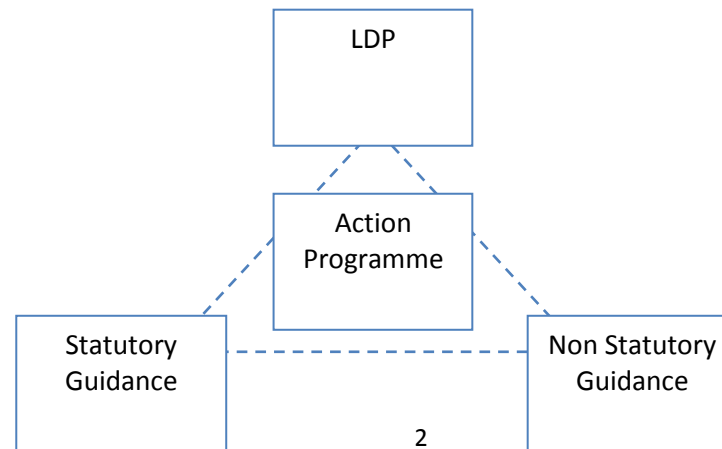
The East Lothian Local Development Plan (LDP) is an important land use document that sets out Council's planning strategy and policies to guide and manage future development within East Lothian. The LDP sets out a long term vision for the future growth of East Lothian, identifying where and how development requirements can be delivered. It is a site specific plan that contains proposals that show where the Council wants to stimulate development as well as policies it will use to manage development in East Lothian, providing certainty to investors and communities.

This Action Programme has been prepared to accompany the LDP and sets out how the objectives, strategy and policies within the LDP can be successfully implemented and delivered along with the various actions and partnerships that will be required to support and achieve implementation. In accordance with Section 21 of the Planning etc. (Scotland) Act 2006 and Regulation 26, the Action Programme sets out:

- A list of actions to deliver each of plan's policies and proposals
- The name of the person (organisation) who is to carry out the action
- The timescale for carrying out each action

The actions included are not just those to be carried out by the Planning Authority, but also by key stakeholders and agencies. Delivery of LDP policies and proposals is dependent on a wide range of factors, including actions contained in other plans, programmes and strategies, economic conditions and other factors beyond the control of the LDP. As a result, the Action Programme is intended to give a broad indication of the expected timescales for development rather than a precise programme of delivery. It is a live document and is flexible in response to change.

Action Programme



Purpose of the action programme

The Local Development Plan (LDP) sets out how places in East Lothian will change and develop into the future. This Action Programme supports the LDP by outlining how the policies and proposals in the LDP will be delivered by East Lothian Council and other stakeholders. It sets out how the Council proposes to implement the LDP, to provide a focus on delivery and to co-ordinate development and infrastructure provision. Setting out this programme of the multiple actions required to deliver the plan will assist in more co-ordinated and efficient implementation. This will in turn contribute to Councils aim of creating a prosperous, safe and sustainable East Lothian that will allow local people and communities to flourish, as set out in the Council Plan 2012-2017.

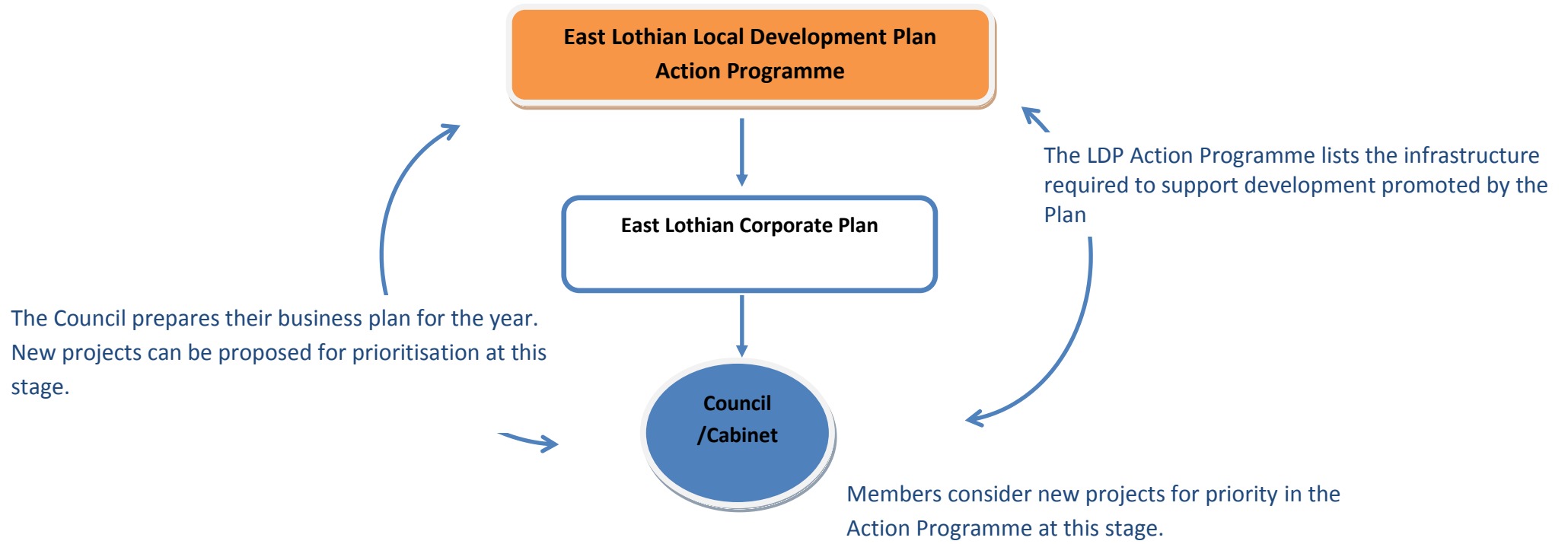
Within the LDP, there are a number of policies which set the strategic direction of the Plan and this influences the location of new development. This Action Programme will reflect the continuous process of delivering development and will prioritise key areas of action that will be required to deliver the vision and objectives of the Plan. There is a close connection with the content of the Action Programme and the further information and guidance in the Developer Contributions Framework Supplementary Guidance. This is particularly in relation to infrastructure provision and associated costs and timing for delivery.

The Action Programme has been prepared in parallel with the LDP to increase confidence that the plan is deliverable. It is akin to a high level 'project plan' that will be monitored and used regularly to instigate actions to implement the LDP. It is important that the Action Programme remains current and up-to-date and it will be reviewed every two years. The review of the Action Programme will provide an opportunity to identify progress made in relation to delivery of policies and proposals, and to consider additional future actions that may be required. It is also intended to serve as a useful means of keeping stakeholders informed on LDP delivery. The Council will engage with all relevant parties as part of these reviews.

How will the action programme be used?

The Action Programme and the Plan itself do not work in isolation. They are part of a concerted action involving internal departments and external agencies. They therefore strongly align with a number of key corporate policy statements of the Council including the Single Outcome Agreement, Local Housing Strategy and Developer Contributions Framework Supplementary Guidance. This makes the Local Development Plan an important corporate document whose successful implementation will require cross departmental action.

FIGURE 1 - Governance



Responsibilities

The LDP sets out the policies and proposals to be implemented through decision making. This Action Programme does not look to repeat that information but instead collates them so that an overview of the plans progress can be established and progress on the actions can be monitored. This will enable the Governance arrangements that have been put in place to continue the momentum of plan delivery.

Each proposal and policy will identify who the key agents of action are, how they will deliver this through the identification of key actions, and when they will do it. It is intended that review meetings will be held around the key and reported to Senior Officers via Team Meetings and then reported to Cabinet every two years or more frequently should the Council deem necessary. The lead agency noted in the action programme will be responsible for the implementation of the policies and proposals to which they are assigned. They will also have the responsibility for regular reporting and for monitoring and updating of the Action Programme.

Delivery

It must be recognised that delivery of development is not always straightforward and a number of factors can contribute to delay or slippage from both internal and external factors. The Action Programme needs to be flexible in response to change, proposing alternative solutions when needed (so long as there are consistent with the Development Plan) and assessing the impact of any change on remaining proposals as many are inter-linked.

East Lothian Council recognises the importance to its communities of confidence in delivery of the Local Development Plan. The governance arrangements put in place will monitor progress of the plans implementation as well as instigate action by the relevant organisation(s) in an appropriate timescale. The Action Programme will be formally reviewed and published on a biennially basis or sooner should the Council deem necessary. On publication, it will be available on-line, at the Council office in Haddington and copies will be sent to Scottish Ministers.

Format of the action plan

The intention is that this action programme will be easy to use and interpret. The Local Development Plan contains a set of policies and proposals. A policy is typically thought of as a rule to guide decisions. It captures the Council's broad intentions. A proposal is usually site specific and states a plan to do something. Within the Local Development Plan and within this action programme, site specific proposals are identified. Policies and proposal references are identical in both documents. In the action programme, the development proposals are included in an Appendix to the Action programme. Each policy describes the implementation timescale as ongoing and each proposal describes the implementation timescale as short (0-5 years), medium (5-10years) or long term (10 years or over).

The Action Programme will look at the strategic policies and proposals and the identified actions needed to implement the proposals. To assist with the delivery of development on the ground, the Council has prepared Supplementary Guidance on Developer Contributions. Contributions will be utilised to implement the broad strategy of the Plan and specific proposals. The actions based on the LDP are structured as follows:

1) Priority Actions - Key Strategic Projects

These are actions that must be implemented in the short term to assist with the timely delivery of the LDP. It is broken into 3 Priority Actions;

- Adoption of Local Development Plan Supplementary Guidance and Supplementary Planning Guidance;
- Delivery of Specific Proposals relating to Major Infrastructure and
- Delivery of Specific Proposals relating to Education.

All information for Priority Actions 1 and 2 are broken down in detail by Cluster in Appendix 1.

2) LDP Guidance – Proposals & Policies

This section sets out the policies and proposals of the plan and stipulates any actions associated with them.

- LDP non Statutory Guidance
- LDP Policies and Proposals

3) Monitoring and Assessment for LDP Review

Actions

1) Priority Actions

On adoption of the LDP, these actions will be a priority as they are essential to enable implementation of other dependant actions across the authority area. In the interests of delivery, some actions will be progressed as the LDP is emerging. These actions will be led by ELC and require joint working across the authority and in partnership with others, including Key Agencies, Consultation Authorities and landowners and developers. They will be key to the initial phase of plan delivery.

Priority Action 1: Adoption of Local Development Plan Statutory and Non Statutory Guidance

PRIORITY ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN STATUTORY AND NON STATUTORY GUIDANCE					
Policy	Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short Medium Long	Progress
STATUTORY GUIDANCE					
<i>Developer Contributions Framework Supplementary Guidance</i>					
	ELC/Developers	All in East Lothian	Adoption of SG early 2017		
The Developer Contributions SG will be produced to support the policies in the East Lothian Local Development Plan, including Policy DEL1: Infrastructure and Facility Provision which signposts the production of the SG. It sets out the requirements for developer contributions. The Supplementary Guidance links to the LDP and Action Programme and provides further detail on the policy approach, the types and scales of development to which it will apply and mechanisms for delivery. This Supplementary Guidance deals primarily with matters of a financial nature. It sets out the Council's proposed future section 75 planning obligations.					
NON STATUTORY GUIDANCE					
<i>Development Briefs Supplementary Planning Guidance</i>					
Policies: MH17, PS4,TT17, HN9, DR12, NK12, DC10,	ELC/Developers	See Clusters below	Adoption of SG early		

DP1, DP2, DP9			2017	
The briefs will be adopted as Supplementary Planning Guidance and will form a non-statutory part of the East Lothian Local Development Plan. The development briefs will guide development of the specific housing and employment sites throughout East Lothian in line with the Local Development Plan policies and will cover land use and indicative layout and design.				
Musselburgh Cluster	Policy MH17			
Development Briefs	PROP MH1 – Land at Craighall, Musselburgh PROP MH4 – Land at Old Craighall Junction, Musselburgh PROP MH8 – Levenhall, Musselburgh	PROP MH10 – Land at Dolphingstone PROP MH13 – Land at Howe Mire, Wallyford PROP MH14 – Land at Whitecraig South PROP MH15 – Land at Whitecraig North		
Prestonpans Cluster	Policy PS4			
Development Briefs	PROP PS1 - Longniddry South			
Tranent Cluster	Policy TT17			
Development Briefs	PROP TT1 - Housing at Windygoul South, Tranent PROP TT3 – Employment, Windygoul South, Tranent PROP TT4 – Lammermoor Terrace, Tranent PROP TT5 – Bankpark Grove, Tranent PROP TT6 – Kingslaw, Tranent PROP TT7 – Macmerry North PROP TT8 – Macmerry Business Park East PROP TT9 – Gladsmuir East	PROP TT10 – Limeylands Road (Tynemouth West), Ormiston PROP TT11 – Elphinstone West PROP TT12 – Woodhall Road, Wester Pencaitland PROP TT14 – Park View, Easter Pencaitland PROP TT15 – Humbie North PROP TT16 – East Saltoun		
Haddington Cluster	Policy HN9			
Development Briefs	PROP HN2 – Lethan Mains Expansion, Haddington PROP HN8 – Land at Peppercraig East, Haddington			
Dunbar Cluster	Policy DR12			
Development Briefs	PROP DR2 – Hallhill North, Dunbar PROP DR4 – Brodie Road, Dunbar	PROP DR7 – Land at Spott Road, Dunbar PROP DR10 – Innerwick East, Innerwick		

North Berwick Cluster	Policy NK12				
Development Briefs	PROP NK7 – Saltcoats, Gullane PROP NK8 – Fenton Gait East, Gullane PROP NK9 – Fenton Gait South, Gullane		PROP NK10 - Aberlady West, Aberlady PROP NK11 – Castlemains, Dirleton		
Housing Quota and Tenure Mix Supplementary Planning Guidance					
Policies HOU3, HOU4	ELC/Homes for Life/Developer	All in East Lothian	Adoption of SPG early 2017		
<p>The SPG will allow developers and landowners throughout East Lothian to assess the implications of providing affordable housing at an early stage, setting out expectations, including any financial obligations, for the delivery of affordable housing as part of market housing sites. It will also specify affordable housing tenure mix that will be expected as part of market housing proposals, including the requirement for social rent as well as targets for the proportional split between other acceptable tenures and how the tenure models should be delivered. The location and size of the site, the form of development to be delivered and the availability of subsidy will help inform the mix of tenures to be provided.</p> <p>The SPG will commit to a review of the commuted sum value at least every 2 years, although the guidance itself will not be reviewed this frequently. It will be used in the determination of planning applications within the East Lothian area, but does not set a framework for the scale or type of development.</p>					

Priority Action 2: Major Infrastructure Proposals

This table sets out the major infrastructure interventions needed to deliver key policies and proposals of the LDP. Additional information is contained in the Developer Contributions Framework SG.

PRIORITY ACTION 2 MAJOR INFRASTRUCTURE PROPOSALS						
Action	Joint Working	Milestone	Status	Time: Short Medium Long	Indicative Costⁱ	Progress
PROP T9 Safeguarding of Land for larger Station Car Parks						
Land is safeguard adjacent to existing stations at Musselburgh, Longniddry and Drem to construct platform extensions for longer trains or platform improvements as appropriate.	ELC / SUstrans / Transport Scotland / Network Rail /	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process.		£4,753,000 (Prop T9)	

	Developer Contributions	Improved connections to rail network and funding secured through master plan process.			& T10)	
PROP T10 Safeguarding Land for Platform Lengthening						
Land is safeguarded adjacent to the existing stations at Musselburgh, Wallyford, Prestonpans, Longniddry, Drem and Dunbar to allow additional platform capacity to be provided for longer eight car trains as a minimum.	ELC / SUstrans / Transport Scotland / Network Rail / Developer Contributions	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process.		See T9 above	
PROP T11 Safeguarding of Land for Improvements to Musselburgh Station						
Approximately 1.5 ha of land is safeguarded adjacent to Musselburgh station to reflect the Council's aspirations that a rail related transport hub with car parking, bus and active travel access be delivered to the SW of the Mucklets Road.	ELC / SUstrans / Transport Scotland / Network Rail / Developer Contributions	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process.			
PROP T15 Old Craighall A1(T) Junction Improvements						
Improvements at the A1(T)/A720 Old Craighall Junction, including signalisation and improvement of the roundabout and slip roads to provide additional network capacity to meet demand.	ELC / SUstrans / Transport Scotland / Network Rail / Developer Contributions	Actively pursue the implementation of the projects identified. Improved connections to road network and funding secured through master plan process.	Management and monitoring of Planning applications through the development management process.. Must be in accordance with Policy T32 and Policy DEL1.		£500,000	

PROP T16 A1 Junction Improvements at Queen Margaret Drive Interchange						
Standard Junction improvements to the A1 interchange at Queen Margaret Drive. Including provision of a new underpass of the A1 for all modes of travel and north bound on and off slip roads to the A1. Intervention is necessary to deliver, and will be fully funded by the developer of and provided in association with development at Craighall (MH1).	ELC / Developer / Transport Scotland	Actively pursue the implementation of the projects identified. Improved connections to road network and funding secured through master plan process.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals			
PROP T17 A1 (T) Interchange Improvements						
Relevant proposals required to provide, or contribute towards, improvements at: Salter's Road interchange, including as a minimum provision of capacity improvements and full signalisation and potentially lane widening and/or potential full signalisation of the Dolphingstone interchange; Bankton Interchange, as a minimum signalisation and land reconfiguration and; Interchange and Gladsmuir, if required.	ELC / Developer / Transport Scotland	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1.		£1,150,000 (Salters Road) £1,150,000 (Bankton)	
PROP T20 Transport related Air Quality Measures: Relocation of Bus Stops						
The Council will investigate the relocation of bus stops within the Musselburgh Air Quality Management Area to mitigate existing air quality issues and will monitor and manage the situation required.	ELC / Developer / Transport Scotland	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process.			
PROP T21 Musselburgh Urban Traffic Control System						
Relevant proposals will be required to contribute to	ELC / Developer	Actively pursue the implementation of	Management and monitoring		£260,000	

the provision of an Urban Traffic Control system and the signalisation of the junction at the A199 and New Street, the A199 Linkfield Road and Millhill, and Inveresk Road and Newbigging junctions to an adoptable standard to manage the vehicle flows through Musselburgh town centre to acceptable levels.	/ Transport Scotland	the projects identified.	of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1.			
PROP T22 Reopen links to Vehicle Access at Queen Margaret Drive/Whitehall Farm Road						
The developer of the land at Craighall shall investigate and if necessary provide a modification to the current bus only link to Queen Margaret Drive/Whitehill Farm road to an adoptable standard to provide additional network capacity on route choice for development related trip demands. Intervention will be fully funded by the developer of and provided in association with development at Craighall (MH1).	ELC / Developer / Transport Scotland	If the Council requires this intervention to be provided it shall be delivered only once the Queen Margaret Drive A1 interchange is complete (PROP T16). This link will be modified to provide a signal controlled contra-flow over the railway bridge.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1.			
PROP T24 A198/B1361 Meadowmill Roundabout						
Land is safeguarded to provide for junction improvements at the A198/B1361Meadowmill Roundabout to provide additional network capacity for any future housing and employment demands.	ELC / Developer / Transport Scotland/Landowners	Should Blindwells be capable of expansion (see Proposal BW2) further additional road network capacity will be required. These interventions may be promoted in association with others and will be the subject of further	Management and monitoring of Planning applications through the development management process.			

		assessment.				
PROP T25 Dualling of A198 between Bankton North and Meadowmill Roundabouts						
Land is safeguarded to provide for: The dualling of the A198 between the Bankton North and Meadowmill Roundabouts and the reconfiguration of Bankton A1(T) Interchange.	ELC / Developer / Transport Scotland/Landowners	Should Blindwells be capable of expansion (see Proposal BW2) further additional road network capacity will be required. These interventions may be promoted in association with others and will be the subject of further assessment.	Management and monitoring of Planning applications through the development management process.			
PROP T27 Tranent Town Centre One-Way System						
Relevant proposals will be required to contribute to the introduction of a one way system incorporating Loch Road and High Street and Bridge Street linking Loch Road to High Street to increase capacity, improve traffic flow and maintain air quality in Tranent town centre.	ELC / Developer / Transport Scotland	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1.		£449,000 (Prop T27 & T28)	
PROP T28 Junction Improvements at Bridge Street and Church Street Tranent						
Relevant proposals will be required to contribute to the introduction of a left hand turn filter at the junction of Elphinstone Road and Edinburgh Road to increase capacity, improve traffic flow and maintain air quality in Tranent town centre.	ELC / Developer / Transport Scotland	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially		See Prop T27 above	

			Policy T32 and Policy DEL1.		
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Priority Action 3: Education Proposals

The Council will provide additional phased permanent extension to existing schools in the education zones identified in the LDP to meet the need arising from proposed new housing development in each Cluster. The Council will provide additional pre-school and primary school campus land/facilities at schools in each Cluster. The Council will provide additional phased permanent extension to pre-schools and primary school as required. The requirements for each Cluster are set out below. The timing for delivery of these education requirements will be as required. Additional information on interventions can be found in Appendix A.

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS				
Action	Joint Working	Dependant site	Milestone	Progress
<i>PROP ED1 Musselburgh Cluster</i>				
The Council will provide a new secondary school establishment on land at expanded Wallyford to meet the need arising from proposed housing development in the Cluster. The Council will provide new permanent pre-school and primary school facilities and campus land at Craighall and Wallyford. The Council will provide additional pre-school and primary school campus land at Whitecraig Primary School as part of the allocation to the west of the existing campus. The Council will provide additional phased permanent extension to secondary, primary and pre-school facilities as required to meet the need arising as a direct result of new housing development.				
Musselburgh New Secondary School Establishment	ELC / Developer	All sites in Musselburgh zone	Education requirements to be delivered as necessary. 6.2 Ha land required (MH9 or MH10)	
Musselburgh Primary School Establishment	ELC / Developer	MH1 - Craighall	Education requirements to be delivered as necessary.	
Craighall Primary School	ELC / Developer	MH1 - Craighall	Education requirements to be delivered as necessary. 3.1 ha land required (MH1)	
Whitecraig Primary School Expansion	ELC / Developer	MH2 - Land at Old Craighall Village/ MH14 - Whitecraig North/ MH15 - Whitecraig	Education requirements to be delivered as necessary. 0.6ha land necessary (MH15)	Planning permission approved for part of MH2

		South/		
Pinkie St Peter's Primary School Expansion	ELC / Developer	MH5- Edenhall/ MH6 - Pinkie Mains/ MH8 - Levenhall	Education requirements to be delivered as agreed through the master plan.	
Wallyford New Primary School Establishment	ELC / Developer	MH9 – Land at Wallyford/MH10 – Dolphingstone/ MH13 - Howe Mire/MH12- Barbachlaw	Education requirements to be delivered as necessary.	Planning approval for MH12
PROP ED2 Prestonpans Cluster				
The Council will provide additional phased permanent extension to Preston Lodge high School to meet the need arising from new housing development in the cluster including the current Blindwells allocation (BW1). The Council will provide additional phased permanent extension to pre-school and primary schools as required to meet the need arising as a direct result of new housing development.				
Expansion of Preston Lodge High School	ELC / Developer	PS1 - Longniddry South/ BW1 - Blindwells	Education requirements to be delivered as necessary.	
Longniddry Primary School	ELC / Developer	PS1- Longniddry South	Education requirements to be delivered as necessary.	
Prestonpans Infant Primary School Prestonpans Primary School	ELC/Developer	PS2- Dolphinston North	Education requirements to be delivered as necessary.	
PROP ED3 Blindwells Cluster				
To accommodate the pupil product from the current Blindwells allocation the Council will provide education capacity as follows: secondary school capacity at Preston Lodge High School; Temporary pre-school and primary school capacity at Cockenzie Primary School; until permanent pre-school and primary school capacity at Blindwells is delivered. If Blindwells is able to expand beyond its current allocation the Council will require the provision of a new secondary school and at least three new primary school and pre school facilities.				
Expansion of Preston Lodge High School	ELC/Developer	PS1 - Longniddry South/ BW1 - Blindwells	Education requirements to be delivered as necessary.	
Temporary Capacity at Cockenzie Primary School	ELC/Developer	BW1 - Blindwells	Education requirements to be delivered as necessary.	
Blindwells Primary School	ELC/Developer	BW1 - Blindwells	Education requirements to be delivered as necessary.	
PROP ED4 Tranent Cluster				
The Council will provide additional phased permanent extension to Ross High School to meet the need arising from proposed new housing development in the Tranent Cluster. The Council will provide additional pre-school and primary school campus land at Windygoul Primary School and potentially Elphinstone Primary School. The Council will provide additional phased				

permanent extension to pre-schools and primary school as required.				
Expansion of Ross High School	ELC/Developer	All sites in Tranent area	Education requirements to be delivered as necessary.	
Windygoul Primary School	ELC/Developer	TT1 - Windygoul South/TT4 - Lammermoor Terrace	Education requirements to be delivered as necessary.	
Sanderson's Wynd Primary School	ELC/Developer	TT5- Bankpark Grove	Education requirements to be delivered as necessary.	
Macmerry Primary School	ELC/Developer	TT7- Macmerry North/TT9- Gladsmuir/	Education requirements to be delivered as necessary.	
Ormiston Primary School	ELC/Developer	TT10- Limeylands Road	Education requirements to be delivered as necessary.	
Elphinstone Primary School	ELC/Developer	TT11- Elphinstone West	Education requirements to be delivered as necessary.	
Pencaitland Primary School	ELC/Developer	TT12 - Woodhall Road/TT13 - Lampockwells Rd/TT14 - Parkview	Education requirements to be delivered as necessary.	Planning permission approved for TT13
East Saltoun Primary School	ELC/Developer	TT16 East Saltoun	Education requirements to be delivered as necessary.	
PROP ED5 Haddington Cluster				
The Council will provide additional phased permanent extension to Knox Academy to meet the need arising from proposed new housing development in the Haddington Cluster. The Council will provide additional pre-school and primary school facilities on land at Letham Mains. The Council will provide additional phased permanent extension to pre-schools and primary school as required.				
Expansion of Knox Academy	ELC/Developer	All sites in Haddington zone	Education requirements to be delivered as necessary.	
Letham Mains Primary School	ELC/Developer	HN2 - Letham Mains Expansion	Education requirements to be delivered as necessary.	
Haddington Infant School Kings Meadow Primary School	ELC/Developer	HN3 - Dovecot 1 / Dovecot 2 / HN4 - Gateside East /HN5 - Gateside West / HN7 - Alderston	Education requirements to be delivered as necessary.	Development commenced at Dovecot 1. Planning approved for HN4 Planning approved for HN5 Planning approved for HN7

Yester Primary School	ELC/Developer	HOU1 - Gifford Garage site	Education requirements to be delivered as necessary.	
PROP ED6 Dunbar Cluster				
The Council will provide additional phased permanent extension to Dunbar Grammar School to meet the need arising from proposed new housing development in the Dunbar Cluster. The Council will provide additional phased permanent extension to pre-schools and primary school as required.				
Expansion of Dunbar Grammar		All sites in Dunbar zone	Education requirements to be delivered as necessary.	
John Muir Campus (Lower) Lochend Campus (Upper)		DR2 - Hallhill North / DR5 -Newtonlees / DR4 - Brodie Road / HOU 1 - Abbylands (44 High Street) / Abbylands (Hughes Garage) / HOU1 -Assembly Rooms / HOU1 -Belhaven Hospital Field / HOU1 - Coast Guard Site	Education requirements to be delivered as necessary.	Planning approved for DR5
West Barns Primary School		DR6 -Beveridge Row /DR11 - St John's Street	Education requirements to be delivered as necessary.	Planning approved for DR6
East Linton Primary School		DR8 - Pencraig Hill	Education requirements to be delivered as necessary.	Planning approved for DR8
PROP ED7 North Berwick Cluster				
The Council will provide additional phased permanent extension to North Berwick High School to meet the need arising from proposed new housing development in the North Berwick Cluster. The Council will provide additional pre-school and primary school campus land at North Berwick High School and Law Primary School. The Council will provide additional phased permanent extension to pre-schools and primary school as required.				
North Berwick High School		All sites in North Berwick zone	Education requirements to be delivered as necessary.	
Law Primary School		NK4 - Tantallon Road / NK5 -Ferrygate Farm	Education requirements to be delivered as necessary.	Planning approved for NK5
Gullane Primary School		NK7 - Saltcoats / HOU1 - Fire Training School / NK8 -Fentoun Gait East / NK9 - Fentoun Gait South	Education requirements to be delivered as necessary.	Planning approved for Fire Training School Planning application lodged for NK7.

Aberlady Primary School		NK10 -Aberlady West	Education requirements to be delivered as necessary.	
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2) LDP Guidance

The Local Development Plan contains a set of policies and proposals. A policy is usually thought of as a rule to guide decisions. It captures the Council's broad intentions. A proposal is usually site specific and states a plan to do something. The tables below set out the remaining guidance, policies and proposals not mentioned above and the actions needed to implement them to successfully deliver the LDP.

GUIDANCE ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE					
Policy	Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short Medium Long	Progress
<i>Waste Management Supplementary Planning Guidance</i>					
Policies: W1, W2, W3, W4	ELC/Developer	All in East Lothian	Draft Document		
The Waste Management SPG will be adopted as Supplementary Planning Guidance and will form a non-statutory part of the East Lothian Local Development Plan. It will be used in the determination of planning applications in the East Lothian area, but does not set a framework for the scale or type of development. The SPG will guide waste management on a site by site basis in line with the Local Development Plan policies and will promote positive steps to better manage waste issues in new developments and ensure that schemes consider appropriate waste management techniques.					
<i>Farm Steadings Design Supplementary Planning Guidance</i>					
Policies: DC1, DC2, DC3, DP5	ELC/Developer	All in East Lothian	Draft Document		
The East Lothian Local Development Plan supports the restoration of architecturally important rural buildings. This should be done in a way that maintains or complements the layout and appearance of traditional rural buildings or groups of buildings. The Farm Steading Design Guidance will be adopted as Supplementary Planning Guidance and will form a non-statutory part of the East Lothian Local Development Plan to provide advice for use at pre-application planning discussions. The SPG will guide development of specific farm steading conversions throughout East Lothian in line with the Local Development Plan policies. It will be used in the determination of planning applications within this area, but does not set a framework for the scale or type of development.					
<i>Blindwells Development Area Design Framework</i>					
Policy BW3	ELC/Developer/Land Owner	Blindwells	Draft Document		
Mixed use allocation including circa. 1,600 homes, 10 hectares of employment land and a new local centre. Long term expansion to the east to around 6,000 homes with more employment					

land and other mixed land uses including a sub-regional town centre.					
Town Centre Strategies SPG					
Policies: TC1, TC2, TC3	ELC	Tranent, Prestonpans, Haddington, Dunbar, North Berwick	Draft Document		Strategies will be reviewed and updated as appropriate based on regular health checks.
The town centre strategies will provide a vision for each town centre to help address local environmental issues as well as their vibrancy, vitality, and viability. They will also be informed by the findings of a retail capacity study for East Lothian.					
Wind SPG					
Policies: WD1, WD2, WD3, W4, WD6	ELC/Landowner/other parties	East Lothian	Draft Document		
The SPG updates policy in line with the national requirements. It is also important that whilst following the requirements of SPP, the SPG takes consideration for the number of wind farm proposals in East Lothian and it must ensure wind farm proposals are not allowed to a degree which will cause unacceptable damage to the landscape, tourism and consequently the East Lothian economy.					
Countryside Around Towns (CATs)SPG					
Policy DC8	ELC	East Lothian	Draft Document		
Details of the particular importance of each designated area will be set out in supplementary planning guidance on Countryside Around Towns. Development that would harm CAT objectives defined in the SPG will not be permitted.					
Special Landscape Areas SPG					
Policy DC9	ELC/SNH/HES	East Lothian	Draft Document		
The Council has assessed the East Lothian landscape in accordance with Guidance on Local Landscape Designations produced by Scottish Natural Heritage and Historic Environment Scotland. The Plan designates Special Landscape Areas and the boundaries of these areas are shown on the Proposals Map. Supplementary planning guidance on Special Landscape Areas will identify the boundaries of these areas, describe each Special Landscape Area and include a Statement of Importance for each. Development should accord with this SPG.					
Green Network Strategy SPG					
Policy DC10	ELC	East Lothian	Draft Document		
The Green Network Strategy will identify, describe and illustrate where and how to deliver new or improved green infrastructure, including as part of new development. The Council will have regard to its Green Network Strategy when assessing planning applications.					
Conservation Areas SPG					
Policy CH2	ELC	East Lothian	Draft Document		
Conservation Area designation is used to identify areas of special architectural or historic interest. Planning decisions must ensure that the character or appearance of a Conservation Area is preserved or enhanced. There are currently 30 designated Conservation Areas in East Lothian and each has its own distinctive character. Conservation Area Character Statements for 29 Conservation Areas and the more comprehensive Conservation Area Character Appraisal for Inveresk Conservation Area will be set out in this SPG. The guidance will be a material consideration in planning decisions.					
Design Standards for new housing					
Policy DP8	ELC	East Lothian	Draft Document		
East Lothian Council requires that high quality design principles are incorporated into the design and layout of all new developments. Designing better places to live, work and play that improve the integration of places, people and their movement needs represents a move towards realising such objectives. The Council's Design Standards for New Housing Areas will provide					

supplementary planning guidance.

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS

Policy	Policy content	Action	Lead	Timings and Progress
GROWING OUR ECONOMY AND COMMUNITIES				
GENERAL URBAN DEVELOPMENT POLICIES				
Policy TC1: 'Town Centre First' Principle	East Lothian's town centres are a key element of the area's economic and social fabric, acting as service hubs for the areas around them and contributing to local identity. The Council supports the 'town centre first' principle, which promotes an approach to decision-making that considers the health and vibrancy of town centres.	<ul style="list-style-type: none"> A sequential 'town centre first' approach will be applied where appropriate to development proposals that would attract significant footfall. Management and monitoring of planning applications through the DM process to monitor compliance with policy. 	ELC/Developers	Ongoing
Policy TC2: Town and Local Centres	Within a town or local centre, uses that will be acceptable in principle include retailing, business and office use, restaurants, leisure and entertainment and the principle of a change of use from one of these uses to another will be supported.	<ul style="list-style-type: none"> Regular retail health checks Preparation of Town Centre Strategies which will also inform LDP2. Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. Proactive meetings with local retail representatives. Awareness of changing economic and shopping patterns and continued protection the existing centres. 	ELC/Developer/Local traders	Ongoing
Policy TC3: Protection of	Within smaller villages changes of use of the last shop or public house will only be permitted where there is evidence that the premises is no longer viable.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through 	ELC/Developers/com munity	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Local Facilities		the DM process to ensure compliance with the policy.		
Policy TC4: Hot food Outlets	Hot food take-aways have the potential to raise particular issues for local residential amenity due to noise and smell, and road safety resulting from parking impacts.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Monitor effectiveness of appropriate policies. 	ELC	Ongoing
Policy RCA1: Residential Character and Amenity	The predominantly residential character and amenity of the existing or proposed housing areas will be safeguarded from the adverse impact of uses other than houses.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC	Ongoing
PLANNING FOR EMPLOYMENT				
Policy EMP1: Business and Employment Locations	Within areas allocated for business and employment, uses within Use Classes 4, 5 and 6 are supported. Other employment generating uses may also be supported in these locations subject to Policy TC1 and provided there would be no amenity conflicts or other unacceptable impacts.	<ul style="list-style-type: none"> • Prepare development briefs as appropriate. • Safeguard other business land from inappropriate alternative uses. • Direct business and tourism proposals towards Business Locations. 	ELC	Ongoing
Policy EMP2: Operational Harbours	Within harbours areas the Council will give preference to uses that relate to fishing or other industry connected with the harbour. The council will consider other uses provided they do not prejudice these uses.	<ul style="list-style-type: none"> • Permit only proposals which do not undermine strategic purposes of the harbours. • Monitor effectiveness of appropriate policies. 	ELC	Ongoing
TOURISM				
Policy TOUR1:	Continue to support the principle of high quality golf	<ul style="list-style-type: none"> • Permit only proposals which do 	ELC	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Archerfield Estate, Dirleton	based hotel, leisure and recreation development provided these will not have an adverse effect upon the integrity of the Firth of Forth SPA.	<ul style="list-style-type: none"> not undermine strategic purposes of the SPA. • Monitor effectiveness of appropriate policies. 		
Policy TOUR2: Belhaven Chalets	Support the continued use of the Belhaven chalets as holiday accommodation.	<ul style="list-style-type: none"> • Permit only proposals which do not undermine strategic purposes of the SPA. • Monitor effectiveness of appropriate policies. 	ELC	Ongoing
Policy TOUR3: Dunbar Vaults	Continue to support the principle of proposals for a commercial or tourist related development.	<ul style="list-style-type: none"> • Permit only proposals which do not undermine strategic purposes of the SPA. • Monitor effectiveness of appropriate policies. 	ELC	Ongoing
Policy TOUR4: Hotels and Guest Houses	Proposals for the change of use of hotels and guest houses will be resisted unless it can be clearly demonstrated that all reasonable efforts have been made to retain the property.	<ul style="list-style-type: none"> • Steer business and tourism proposals towards these Locations. • Monitor effectiveness of appropriate policies. 	ELC	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
PLANNING FOR HOUSING				
Policy HOU1: Established Housing Land	The Council continues to support the development of the established housing land supply in East Lothian, including the effective land supply as well as unconstrained and constrained sites, as set out in Housing Land Audit 2015.	<ul style="list-style-type: none"> • Larger housing sites will be included as an appendix to the Action Programme and will be updated individually. • Monitor effectiveness of land supply, site phasing and completions through Housing Land Audit process. • Prepare development briefs as appropriate. • Monitor effectiveness of appropriate SG. 	ELC/ Homes for Scotland / Developers/ Housing Associations	Ongoing
Policy HOU2: Maintaining an Adequate 5 Year Effective Housing Land Supply	In line with the Scottish Government's current national planning policy and advice, if there is not 'enough' effective housing land in East Lothian for the next five years, a presumption in favour of development that contributes to sustainable development will be a significant material consideration in the determination of proposals for housing development on land not identified by this Plan as suitable in principle for that purpose.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Regular monitoring through the Housing Land Audit, the Local Housing Strategy and the Strategic Housing Needs and Demand Assessment. • Regular review of delivery of sites in Appendix A. • Council may decide to support housing proposals on land where this is not supported in principle by the LDP, but such a move must be consistent with all other relevant policies especially SDP Policy 7, Policy HOU2, Policy NH1 and those on design. 	ELC/ Developers/ Housing Associations	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Policy HOU3: Affordable Housing Quota	Development proposals that in their totality will bring forward 5 or more dwellings must make provision for 25% of the total number of housing proposed for the site to be affordable.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with all relevant policies and • Must be consistent with the Affordable Housing SPG. 	ELC/ Developers/ Housing Associations	Ongoing Supplementary Planning Guidance on Affordable Housing will be adopted.
Policy HOU4: Affordable Housing and Tenure Mix	A wide range of housing tenures can be affordable. A wide tenure mix and delivery partners can help ensure housing, including affordable housing, is delivered. The LDP's policies and proposals take this and the need for affordable housing into account.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with all relevant policies and • Must be consistent with the Affordable Housing SPG. 	ELC/ Developers/ Housing Associations/District Valuer	Ongoing Supplementary Planning Guidance on Affordable Housing will be adopted.
Policy HOU5: Residential Care & Nursing Homes – Change of Use	Change of use will not be supported unless continued use as a care home is not operationally viable, and it is impossible to make it so either by investment or sale to another operator.	<ul style="list-style-type: none"> • Monitor effectiveness of appropriate policy. • Regular assessment through the Local Housing Strategy and the Strategic Housing Needs and Demand Assessment. • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developers/Hous ing Associations	Ongoing Supplementary Planning Guidance on Affordable Housing will be adopted
Policy HOU6: Residential Care & Nursing Homes – Location	Developers of residential care and nursing homes are encouraged to use sites within settlements.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Monitor effectiveness of appropriate policy. 	ELC/Developers/Hous ing Associations	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Policy HOU7: Housing in Multiple Occupation	Where planning permission for a change of use to a House in Multiple occupations is required it will be supported providing it meets the policy criteria.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Monitor effectiveness of appropriate policy. 	ELC/Developers/Housing Associations	Ongoing
Policy HOU8: Gypsy/Traveller Sites	The Council is supportive of the principle of further small, privately-owned Gypsy/Traveller sites.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC	Ongoing
EDUCATION, COMMUNITY AND HEALTH AND SOCIAL CARE FACILITIES				
Policy SECF1: Safeguarded Education and Community Facilities	The continued use of land currently occupied by education and community facilities is supported. Shared use by relevant service providers will be encouraged where appropriate.	<ul style="list-style-type: none"> • Management and monitoring of planning applications, particularly in relation to sites associated with education requirements. • Must accord with Policy DEL1: Infrastructure and Facilities Provision and Developer Contributions Framework Supplementary Guidance. • Actively pursue the implementation of the projects identified in priority Action 2. Additional information is appended to the Action programme and will be 	ELC/Developer/Education	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		monitored individually.		
PROP CF1 – Provision of New Sports Pitches and Changing Accommodation	Development proposals for 5 or more homes must make provision for the delivery of new sports pitches and changing accommodation in the relevant contribution zone.	<ul style="list-style-type: none"> • Must also accord with Policy DEL1: Infrastructure and Facilities Provision and Developer Contributions Framework Supplementary Guidance. • Actively pursue the implementation of the projects identified in priority Action 2. Additional information is appended to the Action programme and will be monitored individually. 	ELC/Developers	Ongoing
HEALTH AND SOCIAL CARE FACILITIES				
Policy HSC1: Health Care Sites	East Lothian Council supports the wider provision of locally accessible health care facilities through the retention of adequate land for health care use. Where land was last used for public health care, alternative uses will not be considered unless the Council is satisfied the land is no longer needed.	<ul style="list-style-type: none"> • Management and monitoring of planning applications, particularly in relation to sites associated with health requirements. 	ELC/Developers/Health Care Providers	Ongoing
PROP HSC2 – Health Care Facilities Proposals	NHS Lothian and the East Lothian Health and Social Care Partnership have identified proposals to help address demand for services and additional projects may also be identified in future.	<ul style="list-style-type: none"> • Management and monitoring of planning applications, particularly in relation to sites associated with health requirements. 	ELC/Developers/Health Care Providers	<p>Ongoing</p> <ul style="list-style-type: none"> • A new East Lothian Community Hospital and Campus at the site of Roodlands Hospital in Haddington is scheduled to open in 2020. • Additional GP capacity has recently been delivered in

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
				Ormiston, Tranent and Musselburgh.
OPENSACE AND PLAY PROVISION				
Policy OS1: Protection of Open Space	The loss of areas of open space that have significant amenity or recreational value will be resisted by the Council, unless their function is not harmed or appropriate alternative provision can be made locally.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the terms of the policy. 	ELC	Ongoing
Policy OS2: Change of use to Garden Ground	Change of use of public open space to garden ground will be supported if it will not result in unacceptable loss of visual or recreational amenity.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the terms of the policy. 	ELC	Ongoing
Policy OS3: Minimum Open Space Standard for New General Needs Housing Development	The Council's Open Space and Sports Pitch Strategy 2012 assesses the supply of recreational facilities and open space against existing and anticipated demand. This has informed the Council's site-specific development requirements for such facilities. The land take for such requirements will contribute towards the overall open space requirement of Policy OS3.	<ul style="list-style-type: none"> Must accord with Policies DP1, DP2 and DP4. Must also accord with Policy DEL1: Infrastructure and Facilities Provision and Developer Contributions Framework Supplementary Guidance and the Development Briefs SPG. 	ELC/Developers	Ongoing
Policy OS4: Play Space Provision in new General Needs Housing Development	In providing for play, the needs of children of all ages and abilities should be taken into account. Opportunities for play should be provided as an integral part of the layout and design of development.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer	Ongoing
PROP OS5 – Potential Cemetery Extensions	Land is safeguarded for potential cemetery extensions throughout East Lothian.	<ul style="list-style-type: none"> Management and monitoring of planning applications, particularly in relation to burial sites and in accordance with ELC Burial Ground Strategy 2015. 	ELC/SEPA	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Policy OS6: Allotment Provision	As provision of allotment space is a statutory duty, the Council must plan for future provision.	<ul style="list-style-type: none"> • Developers to make provision for land within their masterplans for the delivery of allotments as appropriate. • Planning applications will be managed and monitored through the DM process to ensure compliance with the terms of the policy and be consistent with Policy OS3. 	ELC/Developers	Ongoing
PROP OS7 – Allotment Sites	The Council's allotment strategy will seek to prioritise provision of allotment space for each cluster area within each cluster area as deemed necessary.	<ul style="list-style-type: none"> • Developers/applicants to make provision for land within their masterplans for the delivery of allotments as appropriate. • Planning applications will be managed and monitored through the DM process to ensure compliance with the terms of the policy and be consistent with Policy OS6. 	ELC/Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
OUR INFRASTRUCTURE & RESOURCES				
TRANSPORT				
Policy T1: Development Location and Accessibility	New Development shall be located on sites that are capable of being conveniently and safely accessed by foot and by cycle, by public transport as well as by private vehicle, including adequate car parking.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Actively pursue the implementation of the projects identified in priority Action 2. Additional information is appended to the Action programme and will be monitored individually. • Master plans for certain proposals to incorporate the need for Travel plans. • Regular interaction with statutory bodies to ensure coordinated action. • React to any change appropriately ensuring sustainable transport and strategic projects are implemented in line with development requirements. • Must also accord with Policy DEL1 	ELC/Developers/Transport Scotland	Ongoing
Policy T2: General Transport Impact	New development should have no significant adverse effects on road Safety, walking and cycling, travel times etc.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Actively pursue the implementation of the projects 	ELC/Developers/Transport Scotland	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		<p>identified in priority Action 2. This is included as an appendix to the Action programme and will be monitored individually.</p> <ul style="list-style-type: none"> • Must be consistent with Policy DEL1. 		
PROP T3: Segregated Active Travel Corridor	The Council will develop a new segregated active travel corridor within East Lothian.	<ul style="list-style-type: none"> • Complete Transport Appraisal / Modelling • Work in partnership with different stakeholders. • Must be consistent with the Developer Contributions Framework SPG • Must be consistent with Policy T32 and Policy DEL1. • Actively pursue the implementation of the projects identified in priority Action 2. Additional information is appended to the Action programme and will be monitored individually. 	ELC/SUStans/Scottish Government/ Developers/ local community	Medium to Long term
Policy T4: Active Travel Routes and Core Paths as part of the Green Network Strategy	The Council will protect its existing core path and active travel networks and ensure that new development does not undermine them, including the convenience, safety and enjoyment of their use.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with Policy DEL1 and Policy DC10 	ELC/Developers/ Transport Scotland	Ongoing
PROP T5: Cycle Route Network	The Council will develop and enhance the cycle route network with a Cycling Strategy for East Lothian.	<ul style="list-style-type: none"> • Must be linked to regional and national strategies. • Consideration for Policy T9 safeguards identified in priority Action 2. 	ELC/ SEStans/ Scottish Government	Medium to Long term

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		<ul style="list-style-type: none"> Actively pursue the implementation of the projects identified in priority Action 2. Additional information is appended to the Action programme and will be monitored individually. 		
Policy T6: Relocation of road Space and Pedestrian Crossing Points	Ensure that people have access to safe walking routes within urban areas, including to transport interchanges.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developers/ Transport Scotland	Ongoing
Policy T7: Information Technology	Opportunities to develop these technologies are promoted to encourage greater use of sustainable transport options.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developers	Ongoing
Policy T8: Bus Network Improvements	Council is committed to maintaining bus services throughout the county. Where new development is located within a less accessible location, or where a development would support provision of a new service that is not currently viable, the developer may be required to make a financial contribution towards an agreed level of service for a period of time.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. React to any change appropriately ensuring sustainable transport and strategic projects are implemented in line with development requirements. 	ELC/Developer/Transport Scotland/Bus operators	Ongoing
PROP T12: Railway Station Safeguarding at East Linton	Safeguard land for new East Linton station, carpark and access.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. HRA will be required. 	ELC / SUStans / Transport Scotland / Network Rail / Landowner	Short / medium term

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		<ul style="list-style-type: none"> Actively pursue the implementation of the projects identified in priority Action 2. 		
PROP T13: East Coast Main Line: Four Track Section, New Rail Station and Vehicular Overbridge	Safeguard land for new four line section of track and new rail station, carpark, access and new East Coast Mainline over-bridge.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy HRA will be required. Actively pursue the implementation of the projects identified in priority Action 2. 	ELC / SUStrans / Transport Scotland / Network Rail / Landowner	Long term aspirational
Policy T14: Longniddry – Haddington Route Safeguard	The Council recognises the potential of the former Longniddry-Haddington branch rail line to be re-used as a public transport link between Haddington, western East Lothian and Edinburgh in the longer term.	<ul style="list-style-type: none"> Regular interaction with statutory bodies to ensure coordinated action. 	ELC/Network Rail/ Train operator/Transport Scotland/SEStran/ Local Access Forum	Long term aspirational
PROP T18: Land Safeguarded for Trunk Road Interchange at Adniston and Eastern Tranent By-pass	Land for potential new trunk road interchange is safeguarded. The Council will continue to investigate the feasibility of a new trunk road interchange at Adniston and an eastern Tranent by-pass, including further assessment and modelling work.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. Actively pursue the implementation of the projects identified in priority Action 2. 	Landowner / ELC / Transport Scotland	Long term aspirational
Policy T19: Transport Improvements to Musselburgh	Council will support and encourage a programme for transport improvements to Musselburgh town centre to improve traffic flow and air quality, including the management of vehicles, parking provision, public	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer	Ongoing Will promote Traffic Regulation Orders where necessary.

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Town Centre	transport improvements and enhanced pedestrian and cycle routes.	<ul style="list-style-type: none"> • Must accord with Policies T32 and DEL1. 		
Policy T23: Transport Improvements to A198, Meadowmill Roundabout and Bankton interchange	Council support and encourage a programme of transport improvements to the A198 and Meadowmill Roundabout if required to improve traffic flow, public transport provision and enhanced pedestrian and cycle routes.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must accord with Policies T32 and DEL1. 	ELC/Developer/Transport Scotland	Ongoing Will promote Traffic Regulation Orders where necessary.
Policy T26: Transport Improvements to Tranent Town Centre	Council support and encourage a programme of transport improvements to Tranent Town Centre if required to improve traffic flow, public transport provision and enhanced pedestrian and cycle routes.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must accord with Policies T32 and DEL1. 	ELC/Developer	Ongoing Will promote Traffic Regulation Orders where necessary.
Policy T29: Town Centre Parking Strategy	The Council will implement its parking strategy to improve efficiency of the current supply and reduce the negative impacts of parking within settlements.	<ul style="list-style-type: none"> • Monitor effectiveness of policy. 	ELC	Ongoing
Policy T30: Road Safety and 20mph Limits	The Council shall develop a road safety plan to further invest road safety and introduce 20mph speed limits and zones in residential areas.	<ul style="list-style-type: none"> • Monitor effectiveness of policy. • Develop Road Safety Plan. 	ELC	Ongoing
Policy T31: Electric Car and Bus Charging Points	Council will encourage and support the principle of introducing electric vehicle charging points around both existing and proposed community facilities.	<ul style="list-style-type: none"> • Monitor effectiveness of policy. 	ELC	Ongoing
Policy T32: Transport Infrastructure	A package of transport interventions to mitigate the cumulative impact of development on the transport network.	<ul style="list-style-type: none"> • Monitor effectiveness of appropriate policies. • Must be consistent with Policy 	ELC	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Fund		DEL1.		
DIGITAL COMMUNICATION				
Policy DCN1: Digital Communications Networks	Council support digital communications infrastructure in principle provided it will not have unacceptable environmental impacts.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developers	Ongoing
Policy DCN2: Provision for Broadband Connectivity in New Development	Development proposals of 5 or more homes or proposals for employment generating uses with a floor area of 100m ² or larger shall make provision for deliverable opportunities for digital infrastructure.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developers	Ongoing
OTHER INFRASTRUCTURE: MAJOR HAZARD SITES AND PIPELINES				
Policy OI1: Pipeline Consultation Zone	All planning applications that are within the consultation distance of a notable installation will be referred to the HSE.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer/HSE	Ongoing
Policy OI2: Torness Consultation Zone	All relevant planning applications received within a 3km radius of the Torness Generating Station will be referred to the Office of Nuclear Regulation.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer/ONR	Ongoing
Policy OI3: Edinburgh Airport Safeguarding Zone:	All planning applications for wind turbine developments within the zone as identified will be notified to the operators of the Edinburgh Airport.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developers/Edinburgh Airport	Ongoing
ENERGY GENERATION, DISTRIBUTION AND TRANSMISSION				
Policy SEH1: Sustainable Energy and Heat	Council supports in principle the 'energy hierarchy' and promotes energy-efficient design in new developments. Community heat schemes are encouraged where they do not harm amenity.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy 	ELC/Developer/Heat Network Partnership	Short term

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		<ul style="list-style-type: none"> • Energy statements will be required for determination • Supplementary Planning Guidance to be finalised 		
Policy SEH2: Low and Zero Carbon Generating Technologies	The Council is legally obliged to include a policy in the LDP that requires all new development to be designed to ensure new buildings 'avoid a specified and rising proportion of the projected greenhouse gas emissions' through use of low and zero-carbon generating technologies (LZCGT).	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice to encourage energy efficiency and carbon reduction. • Stay up to date with emerging government advice on energy efficiency and carbon reduction. 	ELC Building Standards/Developer	Ongoing
WIND TURBINES				
Policy WD1: Wind Farms	SPP requires the Council to produce a spatial framework for onshore wind farm development in accordance with a prescribed methodology, dividing the area into three groups, and to identify areas of strategic capacity.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Monitoring of appeals and decisions. 	ELC	Ongoing
Policy WD2: Smaller Scale Wind Turbine Developments	Proposals for smaller scale wind development will generally have more local impacts and the spatial framework will not be relevant in guiding developers. Proposals below 12m in height will generally be acceptable where they have a clear visual or operational relationship with other development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy and the East Lothian Supplementary Landscape Capacity Study for 	ELC	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		Smaller Wind Turbines.		
Policy WD3: All Wind Turbines	All freestanding wind turbine and wind farm proposals require to be considered against a number of factors.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with WD1 and WD2. 	ELC	Ongoing
Policy WD4: Access Tracks	Access tracks serving wind turbines can sometimes be visually intrusive and can raise issues of drainage, including from lack of maintenance. Such impacts will also require to be assessed	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC	Ongoing
Policy WD5: Re-powering	Subject to compliance with policies WD3 and WD1 or WD2 as appropriate, proposals for re-powering of existing wind turbines and wind farm sites will only be supported if they use existing infrastructure where possible.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must accord with WD3 and/or WD1 or WD2. 	ELC	Ongoing
Policy WD6: Decommissioning and Site Restoration	All wind turbines must be decommissioned and the site restored to an appropriate condition with an agreed timescale.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • A Decommissioning Strategy may be required. 	ELC	Ongoing
ENERGY GENERATION AND TRANSMISSION				
PROP EGT1 - Former Cockenzie Power Station	The site is safeguarded as a site for future thermal power generation and Carbon Capture and Storage.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • HRA will be required. • Must be consistent with 	ELC/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		'National Development 3' in the NPF3.		
PROP EGT2 - Torness Power Station	It is expected to remain operational until at least 2030 and continues to be safeguarded for power generation.	<ul style="list-style-type: none"> • If power generation ceases during the lifetime of the LDP the Council will seek to facilitate necessary works associated with decommissioning. • A Decommissioning Strategy may be required. 	ELC	Ongoing
PROP EGT3 – Forth Coast Area of Co-ordinated Action	Council supports the principle of electricity grid connections on the Forth coast to facilitate off-shore energy generation provided certain criteria are met.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • A HRA will be required. • Developers to work together to minimise impacts by combining infrastructure where possible. 	ELC/Developers	Ongoing
Policy EGT4: Enhanced High Voltage Electricity Transmission Network	Council supports enhancement of the high voltage electricity network in appropriate locations.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Removal of any redundant lines. 	ELC/Developer	Ongoing
WASTE				
Policy W1: Waste Management Safeguards	Existing and committed waste management sites are safeguarded by the Plan.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy • Safeguarding of sites in policy. • Must adhere to the Scottish 	ELC	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		Government's Zero Waste Plan 2010.		
Policy W2: Waste Management Developments	Waste Management development will be supported in principle on sites allocated for employment. Any proposals for 'Energy for Waste' facilities should enable links to be made to potential users of renewable heat and energy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with Policy EMP1 and Policy SEH1. 	ELC/Developer	Ongoing
Policy W3: Waste Separation and Collection	All new development should include appropriate provision for waste separation and collection.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with the Waste (Scotland) Regulations and Zero Waste Plan. • Council will finalise a Waste Management SPG. 	ELC/Developer	Ongoing
Policy W4: Construction Waste	Site Waste management plans should be submitted with all planning applications for major developments.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Requirement for Waste Management Plans. • Must be consistent with Zero Waste Plan. 	ELC/Developers	Ongoing
MINERALS				
Policy MIN1: Protection of Mineral Reserves	Mineral reserves should be protected from sterilisation.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		<ul style="list-style-type: none"> • Must be consistent with other relevant policies. 		
PROP MIN2: Safeguard Oxwellmains Limestone Quarry	The existing operational Quarry is safeguarded for the continued extraction of this mineral resource.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Safeguarding of sites listed in the policy. 	ELC	Ongoing
PROP MIN3: Safeguard Longyester and Skaterraw Sand and Gravel Quarries	The existing operational sand and gravel Quarries are safeguarded for the continued extraction of this mineral resource.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Safeguarding of sites listed in the policy. 	ELC	Ongoing
PROP MIN4: Safeguard Bangley and Markle Mains Hard Rock Quarries	The existing hard rock Quarries are safeguarded for the continued extraction of this mineral resource.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Safeguarding of sites listed in the policy. 	ELC	Ongoing
Policy MIN5: Mineral Resources	Proposals for the winning and working of minerals including hard rock, sand and gravel and limestone will not, normally be permitted, with some exceptions granted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer	Ongoing
Policy MIN6:	Proposals for Opencast coal extraction will be supported	<ul style="list-style-type: none"> • Planning applications will be 	ELC/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Opencast Coal Extraction	where they are proven to be acceptable.	<p>managed and monitored through the DM process to ensure compliance with the policy.</p> <ul style="list-style-type: none"> • Must be consistent with Policy MIN8. 		
Policy MIN7: Onshore Oil and Gas	The extraction of onshore oil and gas, including copal bed methane and associated infrastructure will only be supported where it is proven to be acceptable.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with Policy MIN8. 	ELC/Developer	Ongoing
Policy MIN8: Mineral Extraction Criteria	Proposals for surface mineral extraction or for the extraction of onshore oil or gas or coal bed methane will only be permitted where there will be no significant impact on the environment or local community.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Consideration for PAN50 	ELC/Developer	Ongoing
Policy MIN9: Supporting information	Proposals for surface mineral extraction and for the extraction of onshore oil and gas including coal bed methane must be supported by specific details in the policy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Method Statement required. • Must be consistent with other appropriate policies. 	ELC/Developer	Ongoing
MIN10: Restoration and Aftercare	The quality of restoration and the after use of minerals sites are key considerations that will be taken into account before planning applications for mineral working are determined.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC /Developer	Ongoing
MIN11: Prior Extraction of	Proposals for new built development within the East Lothian Coalfield that would result in the unnecessary	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through 	ELC/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Shallow Coal	permanent sterilisation of known workable reserves of shallow coal will only be permitted if there is an overriding need for the development.	<p>the DM process to ensure compliance with the policy.</p> <ul style="list-style-type: none"> • Must be consistent with other appropriate policies. 		
DIVERSE COUNTRYSIDE AND COASTAL AREAS				
Policy DC1: Rural Diversification	The Council supports the principle of new built development in the countryside to accommodate an appropriate countryside use or other business, tourism or leisure development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with policies NH1 and DC6. 	ELC/Developer	Ongoing
Policy DC2: Conversion of rural buildings to housing	Conversions of appropriate buildings on the countryside to residential use will be supported where they meet the terms of the policy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC/Developer	Ongoing
Policy DC3: Replacement dwellings in the countryside	As a further exception to the general presumption against new housing in the countryside, replacement of an existing permanent dwelling may be supported in some limited circumstances.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Provide pre-application advice 	ELC/Developer	Ongoing
Policy DC4: New Build housing in the countryside	The Plan has a general presumption against new housing in the countryside, but exceptionally a new house may be justified on the basis of an operational requirement of a rural business.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Provide pre-application advice 	ELC/Developer	Ongoing
Policy DC5: Housing as enabling	The Council may exceptionally be willing to support an element of new build housing as enabling development to help deliver another form of development (other than	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure 	ELC/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
development	for residential development or infrastructure) that is supported in principle in a countryside location under policy DC1.	<p>compliance with the policy.</p> <ul style="list-style-type: none"> • Pre-application advice will be available. 		
Policy DC6: Development in the Coastal Area	Development proposals in coastal locations will be assessed against the qualities of the coastal area and other relevant Plan policies for the location, including those on development in the countryside where relevant.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC/Developer	Ongoing
Policy DC7: Development in the Edinburgh Green Belt	To ensure that the benefits of the green belt are maintained new development is generally restricted to limited circumstances. Proposals will also be assessed against relevant countryside or coastal policies.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. • Must be consistent with other appropriate policies. 	ELC/Developer	Ongoing
Policy DC8: Countryside Around Towns	There are a number of areas beyond the Edinburgh Green Belt that are also subject to development pressure but should be retained as open or undeveloped. Countryside Around Town designations will apply and their objectives will be to conserve the landscape setting, character or identity of certain towns and villages.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with other appropriate policies. • CAT Supplementary planning Guidance to be finalised. 	ELC/Developer	Ongoing
DC9: Special Landscape Areas	The Council has assessed the East Lothian landscape in accordance with Guidance on Local Landscape Designations produced by Scottish Natural Heritage and Historic Scotland.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/SNH/HES/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		<ul style="list-style-type: none"> • SLA Supplementary Guidance to be finalised. 		
Policy DC10: The Green Network	All relevant DEVELOPMENT must contribute to the Green Network in accordance with the relevant Development Brief and the Council's SPG.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy and SPG. • Must be consistent with relevant development briefs. • Green Network Strategy to be finalised. 	ELC/Developer	Ongoing
Policy DC11: Roadside Advertisements	The display of advertisements in the countryside has the potential to harm its character and appearance, and it is therefore necessary to control such development	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer	Ongoing
OUR NATURAL AND CULTURAL HERITAGE				
Policy HN1: Protection of Internationally Designated Sites	If a development proposal is likely to have a significant effect on a Natura 2000 or Ramsar site either individually or cumulatively with other projects (and is not directly connected to its nature conservation management), the Council must carry out an Appropriate Assessment under the Habitats Regulations to establish the implications for site's conservation interest and if there would be any adverse effect on the integrity of the Natura 2000 site.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer	Ongoing
Policy NH2: Protection of Sites of Special Scientific Interest	Development that would adversely affect a SSSI or GCR site will only be permitted where it can meet the terms of the policy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
and Geological Conservation Review Sites		<ul style="list-style-type: none"> • Must be considered against Policy NH3. 		
Policy NH3: Protection of Local Sites and Areas	Development that would adversely affect the interest of a Local Nature Conservation Site, Local Nature Conservation or Country Park will only be permitted where it is demonstrated that any damage to the natural heritage interest or public enjoyment of the site is outweighed by the public benefits of the development to the local area and suitable mitigation will be secured.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC/Developer	Ongoing
Policy NH4: European Protected Species	Proposals that may have an impact on European protected species will only be permitted where they meet the terms of the policy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Provide pre-application advice Must be consistent with the ELBAP. 	ELC/Developer	Ongoing
Policy NH5: Biodiversity and Geodiversity Interests, including Nationally Protected Species	Developers must demonstrate, where relevant, how impacting on biodiversity and geodiversity have been addressed as part of their proposals. Sufficient supporting information should be submitted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. • Must be consistent with the ELBAP. 	ELC/Developer	Ongoing
Policy NH6: Geodiversity Recording and Alternative Exposures	Where it is not possible to retain a significant geodiversity feature in situ, it should be recorded prior to development. Where such an exposure will be lost and it is practicable to provide an alternative, this may be required.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be 	ELC/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		available.		
Policy NH7: Protecting Soils	The Council aims to reduce adverse impacts on soils, avoid where possible development on prime agricultural land, and consider climate changes impacts of developing certain soil types.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer	Ongoing
Policy NH8: Trees and Development	The aim of policy on trees is to give protection to trees and woodland, in fulfilment of the Council's biodiversity duty and as an important part of promoting sustainable development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer	Ongoing
Policy NH9: Water Environment	Where relevant, new development should protect and, where appropriate, enhance the water environment.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with WFD and WEWS, Flood Risk Management Plans and SEPA's Indicative River and Coastal FloodMap. • Remain up to date with legislation and guidance from Government and statutory bodies and ensure compliance with emerging policy. • Close liaison with key agencies particularly Scottish Environment Protection Agency, Scottish Water, and Scottish Natural Heritage. 	ELC/Developer/SEPA/SW/SNH	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Policy NH10: Sustainable Drainage Systems	All development proposals must demonstrate that appropriate provision for SUDs has been made.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Close liaison with key agencies particularly Scottish Environment Protection Agency, Scottish Water. • Must be consistent with WFD and WEWS, Flood Risk Management Plans and SEPA's Indicative River and Coastal FloodMap. 	ELC/Developer/SEPA/ SW/SNH	Ongoing
Policy NH11: Flood Risk	Development that would be at an unacceptable risk of flooding will not be permitted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Careful attention to flood risk as part of the DM process and through the statutory requirements imposed by the Flood Risk Management Plan. • Awareness of emerging legislation and reacting appropriately. 	ELC/Developer/SEPA/ SW/SNH	Ongoing
Policy HN12: Air Quality	Impacts on Air Quality will be taken into account in assessing development proposals, particularly within and close to any Air Quality Management Area (AQMA).	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure 	ELC/Transport Scotland/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		<p>compliance with the policy.</p> <ul style="list-style-type: none"> • Pre-application advice will be available. • Careful attention to flood risk as part of the DM process and through the statutory requirements imposed by the AQMP. • Awareness of emerging legislation and reacting appropriately. • Air Quality Action Plan to be finalised October 2016. 		
Policy NH13: Noise	The impact of noise will be taken into account when assessing relevant development proposals.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available with Council's Environmental Protection Service. • Noise impact Assessments must be consistent with PAN1/2011 • Awareness of emerging legislation and reacting appropriately. 	ELC/Developer	Ongoing
CULTURAL HERITAGE				
Policy CH1: Listed Buildings	Internal or external alterations or extensions to listed buildings will only be permitted where they do not harm	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through 	ELC/Developer/HES	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
	the architectural or historic character of the building.	<p>the DM process to ensure compliance with the policy.</p> <ul style="list-style-type: none"> Awareness of emerging legislation and reacting appropriately. 		
Policy CH2: Development Affecting Conservation Areas	All development proposals within or affecting a Conservation Area or its setting must be located and designed to preserve or enhance the special architecture or historic character or appearance of the Conservation Areas.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. Conservation Area. Supplementary Planning Guidance to be finalised Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. 	ELC/Developer/HES	Ongoing
Policy CH3: Demolition of an Unlisted Building in a Conservation Area	Demolition of an unlisted building within a Conservation Area requires Conservation Area Consent. Where a building makes a positive contribution to the area it should be retained.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. Supplementary Planning Guidance to be finalised. Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. Consideration to be given to relevant Development Briefs. 	ELC/Developer/HES	Ongoing
Policy CH4:	The preservation in situ of important archaeological	<ul style="list-style-type: none"> Planning applications will be 	ELC/Developer/HES	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Scheduled Monuments and Archaeological Sites	remains will always be preferred. Where development is proposed within areas of archaeological potential the developer must commission and make available to the Planning Authority, an archaeological assessment as part of any planning proposals. If significant archaeological remains are uncovered, the developer is encouraged to make provision for public accessibility and community involvement.	<p>managed and monitored through the DM process to ensure compliance with the policy.</p> <ul style="list-style-type: none"> • Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. • Consideration to be given to relevant Development Briefs. 		
Policy CH5: Battlefields	The effect of proposed development on the historical and archaeological significance of designated battlefield areas is a material planning consideration. Development should not adversely impact on the archaeological resource or the landscape context, including key views to from or within the battlefield.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. • Consideration to be given to relevant Development Briefs. 	ELC/Developer/HES	Ongoing
Policy CH6: Gardens and Designed Landscapes	Impacts of development proposals on gardens and designed landscapes will be a material planning consideration. Planning applications that may affect a garden or designed landscape will not be permitted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Awareness of emerging legislation and reacting appropriately. • Consideration to be given to relevant Development Briefs. 	ELC/Developer/HES	Ongoing
Policy CH7:	Development that harms the landscape setting of	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through 	ELC/Developer/HES	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
Greywalls, Gullane	Greywalls and its associated Designed Landscape will not be permitted.	<p>the DM process to ensure compliance with the policy.</p> <ul style="list-style-type: none"> • Consideration to be given to relevant Development Briefs. 		
Policy CH8: West Road Field, Haddington	This greenfield land forms a prominent open area on the approaches to the town centre, framing the housing surrounding it on three sides and allowing for expansive southern views. In so doing it contributes to the character and appearance of the Conservation Area. It may be possible to accommodate some limited, carefully located and well-designed housing, appropriate to its site and location.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. 	ELC/Developer/HES/SNH	Ongoing
Policy CH9: High Street/Inch View, Prestonpans	In considering development proposals on vacant or underused land on the coastal side of High Street/Inch View, the Council must be satisfied that the overall amenity of the area will not be harmed by the loss of important seaward views.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developer/HES/SNH/SEPA	Ongoing
DESIGN				
Policy DP1: Landscape Character	New development must integrate with the existing landscape and townscape of the area, maximise the potential to make connections with the surroundings and reflect local vernacular architectural styles.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Preparation of Design Guidance. • Adoption of Development Briefs SPG. 	ELC/Developer	Ongoing
DP2: Design	The design of all new, with the exception of change of use and alterations and extensions to existing building must adhere to the policy criteria.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Preparation of Design Guidance. 	ELC/Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
		<ul style="list-style-type: none"> • Adoption of Development Briefs SPG. 		
DP3: Housing Density	All new housing sites will be expected to achieve a minimum average density of 30 dwellings per ha (net) using a full range of housing types and sizes.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will give guidance on housing mix. • Master plans for the strategic development opportunities reflect this as a key priority. 	ELC/Developers/Housing Associations	Ongoing
Policy DP4: Major Development Sites	Where major housing, employment or mixed use development is proposed, the developer must provide sufficient information from the outset to allow the design quality of the whole development to be assessed and secured.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Larger housing sites are included in Appendix A to the Action Programme and will be updated individually. • Master plans for the strategic development opportunities reflect this requirement as a key priority. • Adoption of Development Briefs SPG. 	ELC/Developers/Housing Associations	Ongoing
DP5: Extensions and Alterations to Existing Buildings	Extensions and alterations must be well designed and respect the character of the existing building and its surroundings. Generally, any alteration or extensions of, an existing building should be designed to appear as an integral part of the original building.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC/Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead	Timings and Progress
DP6: External Security (unlisted buildings and buildings out with a Conservation Area)	External security should be designed to allow the frontage and display area of the building to remain visible.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Policy CH2 may apply. • Must be consistent with all associated polices and guidance. 	ELC/Developers/HES	Ongoing
Policy DP7: Infill, Backland and Garden Ground Development	In built up areas, infill sites and backland sites can be suitable for new development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • All proposals for infill and backland development must be consistent with the general development policies outlined in DP1 and DP2. 	ELC/Developers	Ongoing
Policy DP8: Design Standards for New Housing Areas	East Lothian Council requires that high quality design principles are incorporated into the design and layout of all new developments.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy • Must adhere to Design Standards for New Housing Areas SPG and any other relevant policies. 	ELC/Developers	Ongoing
Policy DP9: Development Briefs	Proposals for the development of sites that are subject to a Development Brief must conform to the relevant framework or brief.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must adhere to Development Briefs SPG and any other relevant 	ELC/Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS

Policy	Policy content	Action	Lead	Timings and Progress
		policies.		
DELIVERY				
Policy DEL1: Infrastructure and Facilities Provision	New development will only be permitted where the developer makes appropriate provision for infrastructure and community facilities required as a consequence of their development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must adhere to Developer Contributions Framework Supplementary Guidance as well as other plans and guidance as relevant. 	ELC/Developers	Ongoing

Monitoring and Assessment for LDP Review

The Council has a statutory duty under section 16 (b) of the Planning etc. (Scotland) Act 2006 to keep its Local Development Plan up to date and relevant. The Development Plan must be reviewed at least every five years and a Monitoring Report that measures the effectiveness of the Plan, its policies and proposals must be published regularly. The Monitoring Report will set out performance against the indicators contained in a Monitoring Framework and inform future reviews of both the Action Programme and the LDP itself.

APPENDIX A - LDP Interventions

The interventions needed to deliver the proposed development sites in the LDP are listed below. The tables below set out the interventions that will be required for successful delivery of each proposed development site by cluster. These along with the transport interventions in Priority Action 2 will be required to be delivered if and when sites come forward. These should be read in conjunction with the LDP and the Developer Contributions Framework.

MUSSELBURGH

Musselburgh						
Category	Location	Intervention	Cost (incl contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
	Secondary School Capacity	New Secondary Establishment	£37,884,00.00	£12,686,218.00	All sites in this zone	ELC / Developer Contributions
	Loretto RC Primary	No additional capacity needed	N/A	N/A	N/A	N/A
Community						
	Customer Services	Adequate capacity at Brunton Hall and with shared use of education accommodation	N/A	N/A	N/A	N/A
	Community Partnerships	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
Sport & Recreation						
	Indoor sports	Adequate capacity will be provided	N/A	N/A	N/A	N/A

		with shared use of new education hall spaces.				
	Outdoor Sports	Adequate capacity will be provided with shared use of new education campus pitches, particularly at new secondary education establishment, unless indicated otherwise.	N/A	N/A	N/A	N/A
NHS Lothian						
	General Practitioner Services / Community Health Services	The three Musselburgh Practices: Eskbridge, Riverside and Inveresk are accommodated in purpose-built premises in the Musselburgh Primary Care Centre completed in 2012. Although the building can accommodate projected population growth in and around Musselburgh, the three Practices are at capacity and would need to recruit further GP and practice team staff to accommodate the projected increase in population. Revenue issue not appropriate to address via developer contributions.	N/A	N/A	N/A	NHS Lothian

Craighall Site – 1,500 homes and circa 20ha Employment Land

Category	Location	Intervention	Cost	Developer Proportion	Other Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
	Craighall site	Craighall Primary School	£13,240,500.00	£13,240,500.00	Craighall site	ELC / Developer
		Serviced Primary School Campus Land (3.1ha minimum area)				Developer
Sport & Recreation						
	Three full size grass pitches	Nearby Craighall Primary School campus	£555,000.00	£555,000.00	Craighall site / Land at Old Craighall	ELC / Developer
	6 team changing facility	Nearby Craighall Primary School campus	£1,088,000.00	£1,088,000.00	Craighall site / Land at Old Craighall	ELC / Developer
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Land at Old Craighall – 100 homes (50 committed)

Category	Location	Intervention	Cost	Developer Proportion	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Whitecraig Primary School	£5,280,000.00	£4,780,000.00	Land at Old Craighall / Whitecraig North / Whitecraig South	ELC / Developer
Sport & Recreation						
	Three full size grass pitches	Nearby Craighall Primary School campus	£555,000.00	£555,000.00	Land at Old Craighall / Craighall	ELC / Developer
	6 team changing facility	Nearby Craighall Primary School campus	£1,088,000.00	£1,088,000.00	Land at Old Craighall / Craighall	ELC / Developer
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Land at Old Craighall Junction South West – Employment Land

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Land at Old Craighall Junction – Employment Land

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Edenhall Site – 100 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Pinkie St Peter's Primary School	£3,330,000.00	£1,985,00.00	Edenhall / Pinkie Mains / Levenhall	ELC / Developer
Sport & Recreation						
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Pinkie Mains Intensification Site – 130 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Pinkie St Peter's Primary School	£3,330,000.00	£1,985,00.00	Edenhall / Pinkie Mains / Levenhall	ELC / Developer
Sport & Recreation						
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Levenhall Site – 65 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Pinkie St Peter's Primary School	£3,330,000.00	£1,985,00.00	Edenhall / Pinkie Mains / Levenhall	ELC / Developer
Sport & Recreation						
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Dolphingstone Site – 600 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Wallyford Primary School	£5,508,000.00	£5,508,000.00	Dolphingstone / Howe Mire	ELC / Developer
Sport & Recreation						
	One full size grass pitch	Provided nearby school campus	£180,000.00	£180,000.00	Dolphingstone / Howe Mire	ELC / Developer
	2 team changing accommodation	Provided nearby school campus	£401,000.00	£401,000.00	Dolphingstone / Howe Mire	ELC / Developer
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Barbachlaw Site – 94 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Wallyford Primary School	Committed site	Committed Site	Barbachlaw site	ELC / Developer
Sport & Recreation						
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Howe Mire Site – 170 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Wallyford Primary School	£5,508,000.00	£5,508,000.00	Dolphingstone / Howe Mire	ELC / Developer
Sport & Recreation						
	One full size grass pitch	Provided nearby school campus	£180,000.00	£180,000.00	Dolphingstone / Howe Mire	ELC / Developer
	2 team changing accommodation	Provided nearby school campus	£401,000.00	£401,000.00	Dolphingstone / Howe Mire	ELC / Developer
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Whitecraig South Site – 300 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Whitecraig Primary School	£5,280,000.00	£4,780,000.00	Land at Old Craighall / Whitecraig North / Whitecraig South	ELC / Developer
Sport & Recreation						
	1 full size grass pitches	Primary School campus	£185,000.00	£185,000.00	Whitecraig North / Whitecraig South	ELC / Developer
	2 team changing facility	Provided at Primary School	£450,000.00	£450,000.00	Whitecraig North / Whitecraig South	ELC / Developer
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Whitecraig North Site – 200 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Whitecraig Primary School	£5,280,000.00	£4,780,000.00	Land at Old Craighall / Whitecraig North / Whitecraig South	ELC / Developer
Sport & Recreation						
	1 full size grass pitches	Primary School campus	£185,000.00	£185,000.00	Whitecraig North / Whitecraig South	ELC / Developer
	2 team changing facility	Provided at Primary School	£450,000.00	£450,000.00	Whitecraig North / Whitecraig South	ELC / Developer
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

PRESTONPANS

Prestonpans

Category	Location	Intervention	Cost (incl contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
	Secondary School Capacity	Expansion of Preston Lodge High School	£8,410,00.00	£8,131,691.00	Longniddry South / Blindwells (BW1)	ELC / Developer Contributions
	St Gabriel's RC Primary	No additional capacity needed	N/A	N/A	N/A	N/A
Community						
	Customer Services	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
	Community Partnerships	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
Sport & Recreation						
	Indoor sports	Adequate capacity will be provided with shared use of new education hall spaces.	N/A	N/A	N/A	N/A
	Outdoor Sports	Adequate capacity will be provided with shared use of new education campus pitches, unless indicated	N/A	N/A	N/A	N/A

		otherwise.				
NHS Lothian						
	General Practitioner Services / Community Health Services	To meet existing population growth a £2m renovation and extension of Prestonpans Group Practice is planned. Work will commence on this in 2016. A £1.8m extension to The Harbours Medical Practice in Cockenzie is also planned. Housing developments near Longniddry will require increased primary care provision for circa 1,500 people. This growth is within the catchment area of The Harbours Medical Practice. Capital spend committed and developer contributions cannot be sought towards this. Edinburgh Road/Dolphingstone development, which will house 600 people, is outwith existing practice boundary area catchments. Discussion will be needed with neighbouring primary care practices to find solutions. Revenue issue not appropriate to address via developer contributions.	N/A	N/A	N/A	NHS Lothian

Longniddry South Site – 450 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Longniddry Primary School	£3,145,000.00	£3,145,000.00	Longniddry South	ELC / Developer
Sport & Recreation						
	1 full size grass pitches	Provided on Longniddry South site	£185,000.00	£185,000.00	Longniddry South	ELC / Developer
	changing facility	Utilise existing pavilion at recreation park provided safe routes provided	N/A	N/A	Longniddry South	ELC / Developer
NHS Lothian						
	N/A	N/A	N/A	N/A	N/A	NHS Lothian

Dolphinstone North Site – 140 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Prestonpans Infant Primary School	Committed Site	Committed Site	Dolphinstone North	ELC / Developer
		Prestonpans Primary School	Committed Site	Committed Site	Dolphinstone North	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Former Cockenzie Power Station Site – Reflecting National Development Status

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Supermarket at Mid Road, Prestonpans – Retail (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

TRANENT

Tranent

Category	Location	Intervention	Cost (incl contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
	Secondary School Capacity	Expansion of Ross High School	£8,832,000.00	£5,570,642.00	All sites in this zone	ELC / Developer Contributions
	St Martin's RC Primary	No additional capacity needed	N/A	N/A	N/A	N/A
Community						
	Customer Services	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
	Community Partnerships	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
Sport & Recreation						
	Indoor sports	Adequate capacity will be provided with shared use of new education hall spaces.	N/A	N/A	N/A	N/A
	Outdoor Sports	Adequate capacity will be provided with shared use of new education campus pitches, unless indicated otherwise.	N/A	N/A	N/A	N/A

NHS Lothian						
	General Practitioner Services / Community Health Services	Having been extended, Tranent Medical Practice has sufficient capacity to respond to the circa 500 population growth resulting from committed developments. However, the proposed developments will create extra pressure of circa 4000 people which may not be possible to accommodate within the practice, which with 14,000 registered patients is already the largest in East Lothian. Medical centres are at capacity in Tranent. Any additional demand be met by expansion of existing facility. Land safeguarded in Tranent for new medical practice.	N/A	N/A	N/A	NHS Lothian

Windygoul South Site – 550 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Windygoul Primary School	£6,232,000.00	£4,882,000.00	Windygoul South / Lammermoor Terrace	ELC / Developer
Sport & Recreation						
	1 grass pitch	1 pitch provided on Windygoul South site.	£185,000.00	£185,000.00	Windygoul South / Lammermoor Terrace	ELC / Developer
	changing facility	Provided at expanded primary school.	N/A	N/A	Windygoul South / Lammermoor Terrace	ELC / Developer
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Windygoul South – Employment Land

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Lammermoor Terrace Site – 120 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Windygoul Primary School	£6,232,000.00	£4,882,000.00	Windygoul South / Lammermoor Terrace	ELC / Developer
Sport & Recreation						
	1 grass pitch	1 pitch provided on Windygoul South site.	£185,000.00	£185,000.00 +	Windygoul South / Lammermoor Terrace	ELC / Developer
		Enhancement of grass pitch at Polson Park	£21,297.00	£21,297.00	Lammermoor Terrace / Bankpark Grove	
	changing facility	Provided at expanded primary school.	N/A	N/A	Windygoul South / Lammermoor Terrace	ELC / Developer
		Utilise existing pavilion at Polson Park.				
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Bankpark Grove Site – 80 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Sanderson's Wynd Primary School	£0.00	£0.00	Bankpark Grove	ELC / Developer
Sport & Recreation						
	Grass pitches	Enhancement of grass pitch at Polson Park	£21,297.00	£21,297.00	Lammermoor Terrace / Bankpark Grove	ELC / Developer
	Changing facility	Utilise existing pavilion at Polson Park.	N/A	N/A	Windygoul South / Lammermoor Terrace / Bankpark Grove	ELC / Developer
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Kingslaw, Tranent – Employment Land

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Macmerry North Site – 150 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Macmerry Primary School	£810,000.00	£810,000.00	Macmerry North / Gladsmuir	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Macmerry Business Park East – Employment Land

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Gladsmuir Site – 20 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Macmerry Primary School	£810,000.00	£810,000.00	Macmerry North / Gladsmuir	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Limeylands Road Site – 70 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Ormiston Primary School	Committed	Committed	Limeylands Road	ELC / Developer
Sport & Recreation						
NHS Lothian						
		As Ormiston Practice is within a new building it has spare capacity to respond to the population growth expected within its catchment area.	N/A	N/A	N/A	NHS Lothian

Elphinstone West Site – 80 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Elphinstone Primary School	£470,000.00	£470,000.00	Elphinstone West	ELC / Developer
Sport & Recreation						
	Changing facility	Refurbishment of existing pavilion.	£50,000.00	£50,000.00	Elphinstone West	ELC / Developer
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Woodhall Road Site – 16 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Pencaitland Primary School	£729,000.00	£141,846.00	Woodhall Road / Park View	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Lampockwells Road Site – 115 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Pencaitland Primary School	Committed	Committed	Lampockwells Road	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Parkview Site – 55 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Pencaitland Primary School	£729,000.00	£141,846.00	Woodhall Road / Park View	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Humbie Site – 20 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Humbie Primary School	£0.00	£0.00	Humbie site	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

East Saltoun Site – 75 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		East Saltoun Primary School	£0.00	£0.00	East Saltoun site	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

BLINDWELLS

Blindwells

Category	Location	Intervention	Cost (incl contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Temporary Capacity at Cockenzie Primary School	£0.00	£0.00	Blindwells (BW1)	ELC / Developer
		Blindwells Primary School	£15,795,000.00	£15,795,000.00	Blindwells (BW1)	ELC / Developer
	Secondary School Capacity	Expansion of Preston Lodge High School	£8,410,00.00	£8,131,691.00	Longniddry South / Blindwells (BW1)	ELC / Developer Contributions
	St Gabriel's RC Primary	No additional capacity needed	N/A	N/A	N/A	N/A
Community						
	Customer Services	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
	Community Partnerships	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
Sport & Recreation						
	Indoor sports	Adequate capacity will be provided with shared use of new education hall spaces.	N/A	N/A	N/A	N/A

	Outdoor Sports					
		1 synthetic pitch shared provided at school				
		3 full size grass pitches	£555,000.000	£555,000.000	Blindwells (BW1)	ELC / Developer Contributions
		6 team changing to include referee room, storage and social space	£960,000.00	£960,000.00	Blindwells (BW1)	ELC / Developer Contributions
		4 tennis courts	£200,00.00	£200,00.00	Blindwells (BW1)	ELC / Developer Contributions
		Cricket wicket within town park	£8,000.00	£8,000.00	Blindwells (BW1)	ELC / Developer Contributions
NHS Lothian						
	General Practitioner Services / Community Health Services	Initial development of a new GP Practice for Blindwells residents might initially be accommodated in the short term within another practice until new dedicated premises provision in Blindwells is available. The first stage requirement for primary care premises on the Blindwells site would serve 5,000 patients and would need approximately 600m ² of premises to accommodate a GP practice and attached services – this would be at an initial capital cost of around £2m.	Capital and land issue. Currently no site size identified but capital cost £2,000,000.00	£2,000,000.00	Blindwells 1600	NHS Lothian / Developer Contributions

HADDINGTON

Haddington

Category	Location	Intervention	Cost (incl contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
	Secondary School Capacity	Expansion of Knox Academy	£6,590,00.00	£1,657,135.00	All sites in this zone	ELC / Developer Contributions
	St Mary's RC Primary	No additional capacity needed	N/A	N/A	N/A	N/A
Community						
	Customer Services	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
	Community Partnerships	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
Sport & Recreation						
	Indoor sports	Expansion of Abigny Centre planned as a result of Letham Mains 810.	N/A	N/A	N/A	N/A
	Outdoor Sports	Adequate capacity will be provided with shared use of new education campus pitches, unless indicated otherwise.	N/A	N/A	N/A	N/A

NHS Lothian						
	General Practitioner Services / Community Health Services	Current housing commitments will create pressure on the three existing practices: Lammermuir Medical Practice, The Orchard Medical Practice and Tyne Medical Practice, which are all within the Newtonport Surgery building. Possible expansion locations identified in LDP.	N/A	N/A	N/A	NHS Lothian

Letham Mains Expansion Site – 275 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Letham Mains Primary School	£2,310,000.00	£2,310,000.00	Letham Mains Expansion	ELC / Developer
Sport & Recreation						
		Additional 7 a side grass pitch 60mx40m informal recreational area within Letham development	£92,500.00	£92,500.00	Letham Mains Expansion	ELC / Developer
		Utilise pavilion at original Letham Mains allocation.			Letham Mains Expansion	ELC / Developer
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Dovecot 1 Site – 113 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Haddington Infant School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
		King's Meadow Primary School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Dovecot 2 Site – 80 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Haddington Infant School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
		King's Meadow Primary School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Gateside East Site – 79 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Haddington Infant School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
		King's Meadow Primary School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Gateside West Site – 112 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Haddington Infant School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
		King's Meadow Primary School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Supermarket at Gateside West – Retail

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Alderstone Site – 89 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Haddington Infant School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
		King's Meadow Primary School	Committed site	Committed site	Gateside West / Gateside East / Dovecot 1 / Dovecot 2 / Alterstone	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Land at Peppercraig East, Haddington – Retail

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
Burial						
NHS Lothian						

Gifford Garage Site – 10 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Yester Primary School	£0.00	£0.00	Gifford Garage site	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

DUNBAR

Dunbar

Category	Location	Intervention	Cost (incl contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
	Secondary School Capacity	Expansion of Dunbar Grammar	£2,950,000.00	£2,158,000.00	All sites in this zone	ELC / Developer Contributions
Community						
	Customer Services	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
	Community Partnerships	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
Sport & Recreation						
	Indoor sports	Adequate capacity will be provided with shared use of new education hall spaces.	N/A	N/A	N/A	N/A
	Outdoor Sports	Adequate capacity will be provided with shared use of new education campus pitches, unless indicated otherwise.	N/A	N/A	N/A	N/A
NHS Lothian						
	General	The Dunbar Medical Centre	N/A	N/A	N/A	NHS Lothian

	Practitioner Services / Community Health Services	accommodates three Practices: Cromwell Harbour Medical Practice, Lauderdale Medical Practice and Whitesands Medical Practice. The Practices have some room to grow to meet the committed population growth of 2,500 and the further population growth.				
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Hallhill North Site – 250 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		John Muir Campus (Lower)	£1,470,000.00	£966,000.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
		Lochend Campus (Upper)	£2,844,000.00	£1,889,696.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
Sport & Recreation						
	Outdoor Sports	1 full size grass pitch to be provided south of rail line west of Hallhill	£185,000.00	£185,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) /	ELC / Developer

					Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
		2 team changing to be provided at Hallhill Healthy Living Centre	£300,000.00	£300,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Brodie Road Site – 50 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		John Muir Campus (Lower)	£1,470,000.00	£966,000.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
		Lochend Campus (Upper)	£2,844,000.00	£1,889,696.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
Sport & Recreation						
	Outdoor Sports	1 full size grass pitch to be provided south of rail line west of Hallhill	£185,000.00	£185,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) /	ELC / Developer

					Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
		2 team changing to be provided at Hallhill Healthy Living Centre	£300,000.00	£300,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Newtonlees Site – 250 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		John Muir Campus (Lower)	£1,470,000.00	£966,000.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
		Lochend Campus (Upper)	£2,844,000.00	£1,889,696.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Abbylands Dunbar (44 High Street) – 16 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		John Muir Campus (Lower)	£1,470,000.00	£966,000.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
		Lochend Campus (Upper)	£2,844,000.00	£1,889,696.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
Sport & Recreation						
	Outdoor Sports	1 full size grass pitch to be provided south of rail line west of Hallhill	£185,000.00	£185,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (ELC / Developer

					Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
		2 team changing to be provided at Hallhill Healthy Living Centre	£300,000.00	£300,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Abbylands Dunbar (Former Hughes Garage) – 8 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		John Muir Campus (Lower)	£1,470,000.00	£966,000.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
		Lochend Campus (Upper)	£2,844,000.00	£1,889,696.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
Sport & Recreation						
	Outdoor Sports	1 full size grass pitch to be provided south of rail line west of Hallhill	£185,000.00	£185,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) /	ELC / Developer

					Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
		2 team changing to be provided at Hallhill Healthy Living Centre	£300,000.00	£300,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Assembly Rooms Dunbar – 8 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		John Muir Campus (Lower)	£1,470,000.00	£966,000.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
		Lochend Campus (Upper)	£2,844,000.00	£1,889,696.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
Sport & Recreation						
	Outdoor Sports	1 full size grass pitch to be provided south of rail line west of Hallhill	£185,000.00	£185,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) /	ELC / Developer

					Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
		2 team changing to be provided at Hallhill Healthy Living Centre	£300,000.00	£300,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Belhaven Hospital Field Dunbar – 40 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		John Muir Campus (Lower)	£1,470,000.00	£966,000.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
		Lochend Campus (Upper)	£2,844,000.00	£1,889,696.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
Sport & Recreation						
	Outdoor Sports	1 full size grass pitch to be provided south of rail line west of Hallhill	£185,000.00	£185,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) /	ELC / Developer

					Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
		2 team changing to be provided at Hallhill Healthy Living Centre	£300,000.00	£300,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Coastguard Site Dunbar – 8 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		John Muir Campus (Lower)	£1,470,000.00	£966,000.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
		Lochend Campus (Upper)	£2,844,000.00	£1,889,696.00	Hallhill North / Newtonlees / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	ELC / Developer
Sport & Recreation						
	Outdoor Sports	1 full size grass pitch to be provided south of rail line west of Hallhill	£185,000.00	£185,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) /	ELC / Developer

					Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
		2 team changing to be provided at Hallhill Healthy Living Centre	£300,000.00	£300,000.00	Hallhill North / Brodie Road / Abbylands (44 High Street) / Abbylands (Hughes Garage) / Assembly Rooms / Belhaven Hospital Field / Coast Guard Site	
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Beveridge Row Site – 90 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		West Barns Primary School	Committed site	Committed site	Beveridge Row / St John's Street	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Land at Spott Road – Employment

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Penraig Hill Site – 100 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		East Linton Primary School	£861,000.00	£861,000.00	Penraig Hill site	ELC / Developer
Sport & Recreation						
NHS Lothian						
		The impact on East Linton Surgery from population growth is expected to be minor.	N/A	N/A	N/A	NHS Lothian

Land at East Linton Auction Mart – Employment

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
Sport & Recreation						
NHS Lothian						

Innerwick Site – 18 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Innerwick Primary School	£0.00	£0.00	Innerwick site	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

St John's Street Site – 10 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		West Barns Primary School	£308,000.00	£308,000.00	Beveridge Row site / St John's Street	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

NORTH BERWICK

North Berwick

Category	Location	Intervention	Cost (incl contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
	Secondary School Capacity	North Berwick High School	£7,2800,000.00	£2,456,306.00	All sites in this zone	ELC / Developer Contributions
Community						
	Customer Services	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
	Community Partnerships	Adequate capacity with shared use of education accommodation	N/A	N/A	N/A	N/A
Sport & Recreation						
	Indoor sports	Adequate capacity will be provided with shared use of new education hall spaces.	N/A	N/A	N/A	N/A
	Outdoor Sports	Adequate capacity will be provided with shared use of new education campus pitches, unless indicated otherwise.	N/A	N/A	N/A	N/A

NHS Lothian						
	General Practitioner Services / Community Health Services	With a projected increase in population of circa 1,800 people, North Berwick Group Practice will be unable to cope and will need to be extended or reprovided, and potential locations for this are identified in the LDP.	N/A	N/A	N/A	NHS Lothian

Tantallon Road Site – 125 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Law Primary School	Committed site	Committed site	Tantallon Road / Ferrygate Farm	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Ferrygate Farm Site – 140 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Law Primary School	Committed site	Committed site	Tantallon Road / Ferrygate Farm	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Fire Training School Gullane – 100 homes (committed)

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Gullane Primary School	£2,265,000.00	£2,265,000.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
Sport & Recreation						
	Sports Pitch	Improve quality of existing 11 a side grass pitch (Levelling/drainage	£18,191.00	£18,191.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
	Sports Pitch	Provide new additional 7 a side football pitch	£92,500.00	£92,500.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
NHS Lothian						
	N/A	The new building accommodating Gullane Medical Practice has inbuilt capacity sufficient to respond to projected population growth.	N/A	N/A	N/A	NHS Lothian

Saltcoats Gullane – 130 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Gullane Primary School	£2,265,000.00	£2,265,000.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
Sport & Recreation						
	Sports Pitch	Improve quality of existing 11 a side grass pitch (Levelling/drainage)	£18,191.00	£18,191.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
	Sports Pitch	Provide new additional 7 a side football pitch	£92,500.00	£92,500.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
NHS Lothian						
	N/A	The new building accommodating Gullane Medical Practice has inbuilt capacity sufficient to respond to projected population growth.	N/A	N/A	N/A	NHS Lothian

Fentoun Gait East – 50 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Gullane Primary School	£2,265,000.00	£2,265,000.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
Sport & Recreation						
	Sports Pitch	Improve quality of existing 11 a side grass pitch (Levelling/drainage)	£18,191.00	£18,191.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
	Sports Pitch	Provide new additional 7 a side football pitch	£92,500.00	£92,500.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
NHS Lothian						
	N/A	The new building accommodating Gullane Medical Practice has inbuilt capacity sufficient to respond to projected population growth.	N/A	N/A	N/A	NHS Lothian

Fentoun Gait South – 15 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Gullane Primary School	£2,265,000.00	£2,265,000.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
Sport & Recreation						
	Sports Pitch	Improve quality of existing 11 a side grass pitch (Levelling/drainage)	£18,191.00	£18,191.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
	Sports Pitch	Provide new additional 7 a side football pitch	£92,500.00	£92,500.00	Saltcoats / Fire Training School / Fentoun Gait East / Fentoun Gait South	ELC / Developer
NHS Lothian						
	N/A	The new building accommodating Gullane Medical Practice has inbuilt capacity sufficient to respond to projected population growth.	N/A	N/A	N/A	NHS Lothian

Aberlady West Site – 100 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Aberlady Primary School	£810,000.00	£810,000.00	Aberlady West	ELC / Developer
Sport & Recreation						
	Sports Pitch	Improve quality of existing 11 a side grass pitch (Levelling/drainage	£12,323.00	£12,323.00	Aberlady West	ELC / Developer
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Castlemains Place Site – 30 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Dirleton Primary School	£0.00	£0.00	Castlemains Place site	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

Athelstaneford – 19 homes

Category	Location	Intervention	Cost	Proportionality	Dependant Sites	Delivery Lead
Transport						
<i>Active Travel</i>						
<i>Public Transport</i>						
<i>Car</i>						
Education						
		Athelstaneford Primary School	£0.00	£0.00	Athelstaneford site	ELC / Developer
Sport & Recreation						
NHS Lothian						
		N/A	N/A	N/A	N/A	NHS Lothian

***Indicative Costings**

High-level costings have been approximated at this stage until more detailed feasibility assessment is undertaken and the potential for schemes to be taken forward has been fully investigated. The following points should be noted:

- Cost estimates have been prepared to a 2016 cost base where cost rates have been obtained from 'SPON's Civil Engineering and Highway Works Price Book 2016'.
- Where appropriate cost rates are not available in SPON's, they have been sourced from relevant experience that is representative of the present competitive market.
- An estimated indicative allowance has been included for future design and investigation works, which varies between 5% and 15% of total construction costs, depending on the scale and complexity of the proposals.
- The estimates do not include any costs associated with land purchase, remediation of contaminated land, unstable ground conditions, statutory and non-statutory approvals, and contract management.
- The indicative costs exclude Optimism Bias. When proposals are taken forward to feasibility stage of scheme development, which corresponds to 'STAG Stage 1: Programme Entry', an Optimism Bias of 44% would be applied.



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