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Additional information:

To be read in conjunction with report to Council, 28 March 2017 - Proposed Local Development Plan: Schedule 4 Representation Responses for Submission to Scottish Ministers, Appendix 3. The numbered lists correspond to the individual representations.

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	21/03/17

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Bulletin	Mar17

Proposed East Lothian Local Development Plan Schedule 4 Representation Responses

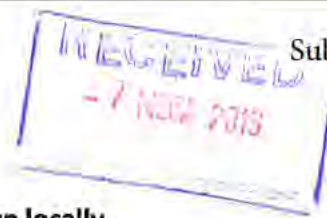
Please refer to Appendix 3 of the report to Council on 28 March 2017: Proposed Local Development Plan: Schedule 4 Representation Responses

http://www.eastlothian.gov.uk/meetings/meeting/5908/east_lothian_council

Each Schedule 4 document lists at the beginning who made representations on that subject. Each individual representation has a reference number which corresponds to the file numbers of the original representations.

For further information or advice, please contact:

Planning Policy and Strategy, via Environment Reception at East Lothian Council,
tel: 01620 827216



**Registered support of the proposed allocation of land known locally
as Gula Flats Wallyford for mixed use development circa 170 homes and
employment uses in the proposed East Lothian Development Plan 2016
reference M13 - Land at Howe Mire Wallyford**

Letter number	Name	Address
1	Joan Coyle	
2	M. McGhee	
3	Jessie Dale	
4	Alex Ferguson	
5	Robert Dale	
6	J. Ferguson	
7	Adam Ferguson	
8	David J. Harvey	
9	Heather Harvey	
10	Robert Lang	
11	Alex Cunningham	
12	D. Holden	
13	Matt Archibald	
14	W Whitecross	
15	Darren Knight	
16	Samantha Wylie	
17	Peter Inglis	
18	May Mc Glynn	
19	David McGlynn	
20	John Oliver	
21	George Simpson	
22	Tam Cornish	
23	Patrick O'Donnell	
24	David Jamieson	
25	Nicola Rogan	
26	William Kyle	
27	Ian Dinwoodie	
28	Archie Thomson	
29	Patricia Jamieson	
30	Darren Smith	
31	Charlie McGlynn	
32	Mandy McGlynn	
33	Wilma McGlynn	
34	John McGlynn	
35	William Morgan	
36	Maria Petrucci	
37	Barry Lamb	

38	Simonetta Morgan
39	Archie King
40	Stephen Glass
41	Laura Stevenson
42	William Blus
43	Stuart Dale
44	Mary Archibald
45	Colin Archibald
46	Frances Blus
47	Anne Weir
48	Brian Weir
49	Linda Smythe
50	Jake Harvey

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Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

I write to register my support of the proposed allocation of land known locally as Gula Flats, Wallyford for mixed use development (circa 170 homes and employment uses) in the proposed East Lothian Local Development Plan 2016 (reference MH13 – Land at Howe Mire, Wallyford).

Yours faithfully,

Signed:

Name: Jean Coyle.....

Address:

Date: 30.10.2016.....

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

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Yours faithfully,

Signature:

Name: M. MCGHEE

Date: 30.10.16

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: ...^vJESSIE...DALE.....

Date: ...30.10.16.....

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: ALEX FERGUSON

Date: 27.10.16

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

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Yours faithfully,

Signed:

Date: 30/10/16

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Yours faithfully,

Signed:

Name: J FERGUSON

Date: 27/10/16

7.

Policy & Projects
Development
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East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: Adam Ferguson

Date: 27/10/16

Policy & Projects
Development
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EH41 3HA

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Yours faithfully,

Signed

Name: David J HARVEY

Date: 28/10/16

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: HEATHER HARVEY .

Date: 28/10/16 .

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Policy & Projects
Development
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East Lothian Council
John Muir House
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East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: ROBERT LANG

Date: 6/11/16

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

||

Signed:

~

Name: Alex Cunningham

Date: 6.11.16

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Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: D Holden

.....

Date: 6/14/2016

Policy & Projects
Development
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East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: Matthew Archibald

Date: 6.10.16

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Development
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EH41 3HA

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Yours faithfully,

Signec

Name: W. WHITEHEAD

Date: 31/10/16

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Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: Darren Knight

Date: 4/11/16

Policy & Projects
Development
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East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: *Samantha Wylie*

Date: *4.11.16*

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Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: PETER Inglis

Date: 31/10/16

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
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Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed: ...

Name: ¹¹ MAY McGLYNN

Date: 31/10/16

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed

Name:

DAVID MCGEYNN

Date:

1/11/16

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Policy & Projects
Development
Partnerships & Services for Communities
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John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: JOHN OLIVER.....

Date: 5/11/16.....

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed: ...



Name: GEORGE SIMPSON

Date: 5/11/16

Policy & Projects
Development
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EH41 3HA

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Yours faithfully,

Signed:

Name: T-Covenish

Date: 5 November 2016

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: *Patricia O'Donnell*

Date: *5/11/14*

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
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EH41 3HA

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Yours faithfully,

Signed:

Name: DAVID JAMIESON

Date: 5/11/16

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Policy & Projects
Development
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East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Signed

Name: Nicola Rogan.

Date: 5/11/16

Policy & Projects
Development
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EH41 3HA

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Yours faithfully,

Signer

Name: William Kyle

Date: 5/11/2016

Policy & Projects
Development
Partnerships & Services for Communities
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EH41 3HA

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Yours faithfully,

Signed:

Name: IAN DINWOODIE

Date: 5.11.2016

Policy & Projects
Development
Partnerships & Services for Communities
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East Lothian
EH41 3HA

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Yours faithfully,

Signed:

Name: ARCHIE THOMSON

Date: 5/11/16

Policy & Projects
Development
Partnerships & Services for Communities
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Haddington
East Lothian
EH41 3HA

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Yours faithfully,

Sign:

Name: PATRICIA JAMIESON

Date: 5/11/16

Policy & Projects
Development
Partnerships & Services for Communities
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EH41 3HA

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Yours faithfully,

Signed:

Name: Darren Smith

Date: 5/11/16

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Yours faithfully,

Signed:

Name: CHARLES McGLYN

Date: 31/10/16

Policy & Projects
Development
Partnerships & Services for Communities
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EH41 3HA

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Yours faithfully,

Signed:

Name: Mandy McGLYNN

Date: 6th NOV 2016

Policy & Projects
Development
Partnerships & Services for Communities
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EH41 3HA

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Yours faithfully,

Signed:

Name: Wilma McGLYNN

Date: 6th NOV 2016

Policy & Projects
Development
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Yours faithfully,

Signed:

Name: JOHN MCGLYNN

Date: 6th NOV 2016

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Yours faithfully,

Signed:

Name: WILLIAM ELLIOT MORGAN

Date: 31-10-16

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Yours faithfully,

Signed:

Name: MARIA PETRUCCI

Date: 31-10-16

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Development
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Yours faithfully,

Signed:

Name: M^r BARRY LAMB

Date: 31-10-16

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Yours faithfully,

Signed:

Name: *SIMONETTA MORGAN*

Date: *31-10-16*

Policy & Projects
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Yours faithfully,

Signed:

Name: ARCHIE KING

Date: 31-10-16

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Yours faithfully,

Signed:

Name: STEPHEN GLASS

Date: 7/11/16

Policy & Projects
Development
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Yours faithfully,

Signed:

Name: *Laura Stevenson*

Date: *7/11/16*

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Policy & Projects
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Yours faithfully,

Signed:

Name: William Bluss.....

Date: 6.11.2016.....

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Policy & Projects
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Yours faithfully,

Signed:

Name: STUART DALE

.....

.....

Date: 4 . 11 . 16

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Policy & Projects
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Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

I write to register my support of the proposed allocation of land known locally as Gula Flats, Wallyford for mixed use development (circa 170 homes and employment uses) in the proposed East Lothian Local Development Plan 2016 (reference MH13 – Land at Howe Mire, Wallyford).

Yours faithfully,

Signed

Name: Mary Archibald.....

Date: 5.11.16.....

45

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

I write to register my support of the proposed allocation of land known locally as Gula Flats, Wallyford for mixed use development (circa 170 homes and employment uses) in the proposed East Lothian Local Development Plan 2016 (reference MH13 – Land at Howe Mire, Wallyford).

Yours faithfully,

Signed:

Name: Colin Archibald

Date: 5.11.16

46

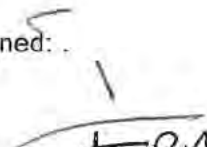
Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

I write to register my support of the proposed allocation of land known locally as Gula Flats, Wallyford for mixed use development (circa 170 homes and employment uses) in the proposed East Lothian Local Development Plan 2016 (reference MH13 – Land at Howe Mire, Wallyford).

Yours faithfully,

Signed: 
Name: FRANCES BLUS

Date: 6/11/16

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

I write to register my support of the proposed allocation of land known locally as Gula Flats, Wallyford for mixed use development (circa 170 homes and employment uses) in the proposed East Lothian Local Development Plan 2016 (reference MH13 – Land at Howe Mire, Wallyford).

Yours faithfully,

Signed:

Name: ANNE WEIR

Date: 4/11/16

48

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

I write to register my support of the proposed allocation of land known locally as Gula Flats, Wallyford for mixed use development (circa 170 homes and employment uses) in the proposed East Lothian Local Development Plan 2016 (reference MH13 – Land at Howe Mire, Wallyford).

Yours faithfully,

Signed:

Name: BRIAN WEIR

Date: 4/11/16

49

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

I write to register my support of the proposed allocation of land known locally as Gula Flats, Wallyford for mixed use development (circa 170 homes and employment uses) in the proposed East Lothian Local Development Plan 2016 (reference MH13 – Land at Howe Mire, Wallyford).

Yours faithfully,

Signed:

Name: LINDA SMYTHE

Date: 6-11-16

50

Policy & Projects
Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA

Dear Sirs,

Support allocation MH13 – Land at Howe Mire, Wallyford

I write to register my support of the proposed allocation of land known locally as Gula Flats, Wallyford for mixed use development (circa 170 homes and employment uses) in the proposed East Lothian Local Development Plan 2016 (reference MH13 – Land at Howe Mire, Wallyford).

Yours faithfully,

Signed:

Name: JAKE HARVEY

Date: 06/11/16

Submitted to **East Lothian Proposed Local Development Plan**
Submitted on **2016-11-04 11:34:35**

About You

1 What is your name?

First name:

Rachel

Surname:

Gee

2 What is your email address?

Email address:

rgee@clarendonpd.co.uk

3 Postal Address

Address:

Clarendon Planning and Development Ltd
5a Castle Terrace
Edinburgh

4 Please enter your postcode

Postcode:

EH1 2DP

5 Are you responding as (or on behalf of) a.....?

Developer/ agent/ landowner

6 What is your organisation and role (if applicable)?

Organisation:

Your role:

Planning Adviser to Karting Indoors Ltd

7 Are you supporting the plan?

No

If Yes: Please include your reasons for support:

Section 2 - A Spatial Strategy for East Lothian (pages 11-14)

1a A Spatial Strategy for East Lothian - what modifications do you wish to see made to this section of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) sought:

Main Strategy Diagram / List of Main Proposals - It is requested that the land to the north of the A1 Gladsmuir Junction, currently occupied by Raceland Karting, is identified as a specific development proposal for roadside services within the Tranent Cluster.

1b Please give any information/reasons in support of each modification suggested to the Spatial Strategy of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

Paragraph 1.28 of the LDP acknowledges that the A1 is East Lothian's main road transport corridors.

The land to the north of the A1 Gladsmuir Junction, is located at a highly accessible location of the SDA and on the strategic road network of the A1 to Edinburgh and the Scottish / English boarder. It is currently accessible accessible for both westbound and eastbound traffic via the Gladsmuir junction which services both carriageways of the A1.

Please refer to the written planning statement submitted by Clarendon Planning to the LPD in respect of this land.

Section 2d - Tranent Cluster Strategy Map (pg 31)

1a Strategy Map for Tranent Cluster - What modifications do you wish to see made to the strategy map for the Tranent Cluster in the Plan? Please state all relevant paragraph numbers of the proposed plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

The Spatial Strategy Map for the Tranent Cluster - specifically identify the subject site as a suitable employment development proposal for roadside services (Possible designation TT16).

1b Strategy Map for Tranent Cluster - Please give any information/reasons in support of each modification suggested to the strategy map for the Tranent Cluster in the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

The site is located in a highly accessible location within the SDA and on the A1 strategic road network. It is strategically located being sited adjacent to the Gladsmuir junction on A1. It is accessible for both eastbound and westbound traffic via the Gladsmuir junction which services both carriageways of the A1.

Please refer to the written planning statement submitted by Clarendon Planning to the LPD in respect of this land.

Section 2d - Introduction to Tranent Cluster (pg 32)

1a Introduction to Tranent Cluster - What modifications do you wish to see made to the Introduction of the Tranent Cluster? Please state all relevant paragraph numbers of the proposed plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

The subject site should be recognised as a suitable location for employment uses in terms of roadside services. This should be recognised within the Introduction to the Tranent Cluster and as a specific development Proposal, together with inclusion in Table TT1 - Tranent Cluster Established Housing & Employment Sites Summary.

The LDP should also include a specific designation / Proposal for the site to read:-

PROP TT16: Employment / Roadside Services, Land to North of A1 Gladsmuir Junction.

Approximately 4.25 ha of land is allocated for employment / roadside services use. A comprehensive masterplan for the site will be required.

1b Introduction to Tranent Cluster - Please give any information/reasons in support of each modification suggested to the introduction of the Tranent Cluster. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

The subject site is located within the highly accessible Tranent Cluster. It is sited adjacent to the A1 strategic road network. It has existing access to both westbound and eastbound traffic from the Gladsmuir Junction of the A1.

Please refer to the written planning statement submitted by Clarendon Planning to the LPD in respect of the proposed site.

Section 5 - Diverse Countryside & Coastal Areas (pages 118-124)

1a Diverse Countryside & Coastal Areas - What modifications do you wish to see made to the Diverse Countryside & Coastal Areas section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question

Modifications(s) Sought:

Development in the Countryside - Rural Diversification

Paragraphs 5.5 - 5.7

Policy DC1

Policy DC1 should be amended to and state:

Rural Diversification Development in the countryside, including changes of use or conversions of existing buildings, will be supported in principle where it is for:

- a) agriculture, horticulture, forestry, infrastructure or countryside recreation; or
- b) other businesses that have an operational requirement for a countryside location, including tourism and leisure uses; or
- c) other non-rural uses that have an operational requirement that cannot be met on a site within an existing urban area.

Proposals must also satisfy the terms of Policy NH1 and other relevant plan policies including Policy DC6. Proposals for mineral extraction and renewable energy will be assessed against the other relevant policies of the Plan. character and designed in such a way that maintains or complements their layout and appearance.

1b Please give any information/reasons in support of each modification suggested to the Diverse Countryside & Coastal Areas section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

It is submitted that Policy DC1 should recognise that there may be instances where development in the countryside may be required due to an operational or specific locational requirement e.g. proximity to strategic road network, that cannot be met on a site within the urban area.

Please refer to the written planning statement submitted by Clarendon Planning to the LPD in respect of this land.

Representation to East Lothian Proposed Local Development Plan

In Support of
Land to the North of the A1 Gladsmuir Junction

Prepared by
Clarendon Planning and Development Ltd

On behalf of Karting Indoors Ltd
November 2016



3	Introduction & Proposal Background
4	Proposed Roadside Services
5	Section 1: Proposed East Lothian LDP 2016 - An Introduction
5	Section 2: A Spatial Strategy for East Lothian
5	Section 3: Tranent Cluster
6	Section 4: Diverse Countryside and Coast Areas
6	Conclusions

This representation to the Proposed East Lothian Local Development Plan 2016 (LDP) has been prepared by Clarendon Planning & Development Ltd on behalf of 'Karting Indoors Ltd' and seeks to confirm that the subject site as an established leisure use within the countryside. It also seeks to promote the site as a suitable location for future development of roadside services.

This representation details the current use of the site and outlines the merits of the site for the allocation of the site for roadside services in terms of the relevant provisions of the Proposed East Lothian Local Development Plan.

BACKGROUND

Raceland Karting is located to the south of Longniddy. It is sited directly adjacent to the Gladsmuir junction of the A1.

The site extends to approximately 4.25 hectares in total and is located on the northern side of the A1 Gladsmuir junction. The site is relatively flat and is contained to the south by the slip road which leads off the A1 on to the B6363 to (north) Longniddy or (south) to Gladsmuir, Macmerry and Tranent. The B6363 Longniddy road contains the site to the east. Agricultural fields are located to the north and west of the site.

Figure 1 provides a location plan with the site clearly outlined in red.

The site is well placed strategically, being 14 miles west of Edinburgh. In terms of East Lothian, the site is situated 2 miles south of Longniddy and 1 mile north from Gladsmuir and Tranent.

Raceland is the largest leisure karting centre in Scotland and offers both outdoor and indoor

karting circuits.

Raceland has offered karting circuits for the last 26 years, opening in 1990. Prior to the karting facility, it is understood that the site was a former airfield. In its current use, the site provides a longstanding leisure facility that comprises carparking, an outdoor karting circuit, a custom-built timber fort for paintball activities, together with a large agricultural / industrial type building that provides an indoor karting circuit, a restaurant and changing facilities.

The Outdoor Karting circuit is 930metre long and fully floodlit. The indoor Karting track is a 300metre tarmac circuit. In addition to the two karting circuits, the facility provides outdoor paintball and a restaurant that provides approximately 50 - 60 covers.

Figure 2 provides an aerial photograph of the site, which clearly shows the outdoor circuit, timber fort and large building.

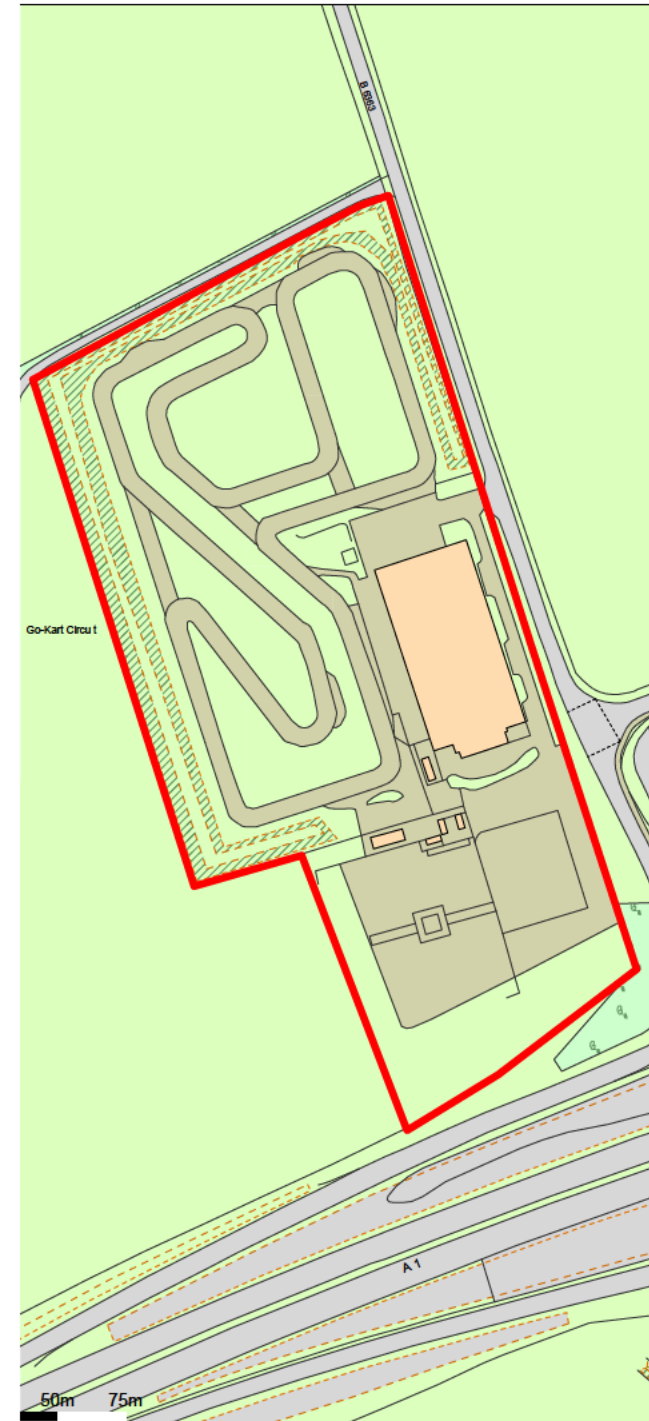


Figure 1 - Location Plan, Raceland



Figure 2 - Aerial Photograph, Raceland

Proposed Roadside Services

Scottish Planning Policy requires existing roadside facilities and provision for lorry parking should be safeguarded and, where required, development plans should make additional provision for the overnight parking of lorries at appropriate locations on routes with a high volume of lorry traffic.

There are no specific policies contained in SESplan for roadside services.

Previous, more detailed planning policy and guidance has been provided by **SPP17 'Planning for Transport'** and **PAN 75 'Transport'**. The SPP advised that Development likely to affect trunk and other strategic roads should be managed so as not to adversely impact on the safe and efficient flow of strategic traffic. New motorway or trunk road junctions will only be considered exceptionally and will require significant developer funding. Roadside service facilities are a special case of development affecting strategic routes. In general, the comfort and safety of drivers should be accommodated through provision of opportunities to stop and rest, with additional facilities in appropriate locations from toilets through to full service area provision. Their location should take account of land use, environmental, economic and transport objectives. The PAN provides a definition of "Service Areas" and advises that suitable facilities would include: -

- Free short term parking;
- Fuel;
- Free Toilets;
- A picnic area;

The PAN further notes that other facilities can include catering facilities; a retail unit associated with the main petrol filling station use and to meet the needs of travellers; a tourist information point; limited car repairs; cash dispenser; overnight accommodation on the main tourist routes.

The PAN also advises that the service area should

be provided on both sides of the dual carriageway, however, it goes on to confirm that if the services are only provided on one side of the carriageway, the facility must be connected to the other side of the road by an overbridge or underbridge that incorporates adequate sightlines, entry and exit splays and safe gradients.

In terms of traffic management principles for access, manoeuvrability on site, proximity to other junctions, normal traffic standards should apply. In terms of design and layout, the PAN requires services areas to respect the character and nature of the surrounding area.

With regard to the above policy provisions, it is submitted that the subject land is located within the East Lothian Strategic Development Area, as defined by the approved Strategic Development Plan. It is strategically located being sited adjacent to the Gladsmuir junction on A1. It is accessible for both eastbound and westbound traffic via the Gladsmuir junction which services both carriageways of the A1.

The site is therefore an ideal location for appropriate roadside services.

In terms of existing roadside services provision on the A1, the Musselburgh services provide the only formal service area on the Scottish side of the A1. This facility is dated and does not offer the facilities now required by road users. Apart from the Musselburgh services, the closest dedicated roadside service area is located on the A1 in Berwick upon Tweed, 51.2 miles away.

Figure 3 highlights the geographical gap in dedicated road-side services available to road users of the A1

In this regard, the proposed services would meet a deficiency in provision along the A1.

It is therefore submitted that the site to the north

of the A1 Gladsmuir Junction should be identified as being suitable for roadside services, subject to acceptable traffic management and design solutions.

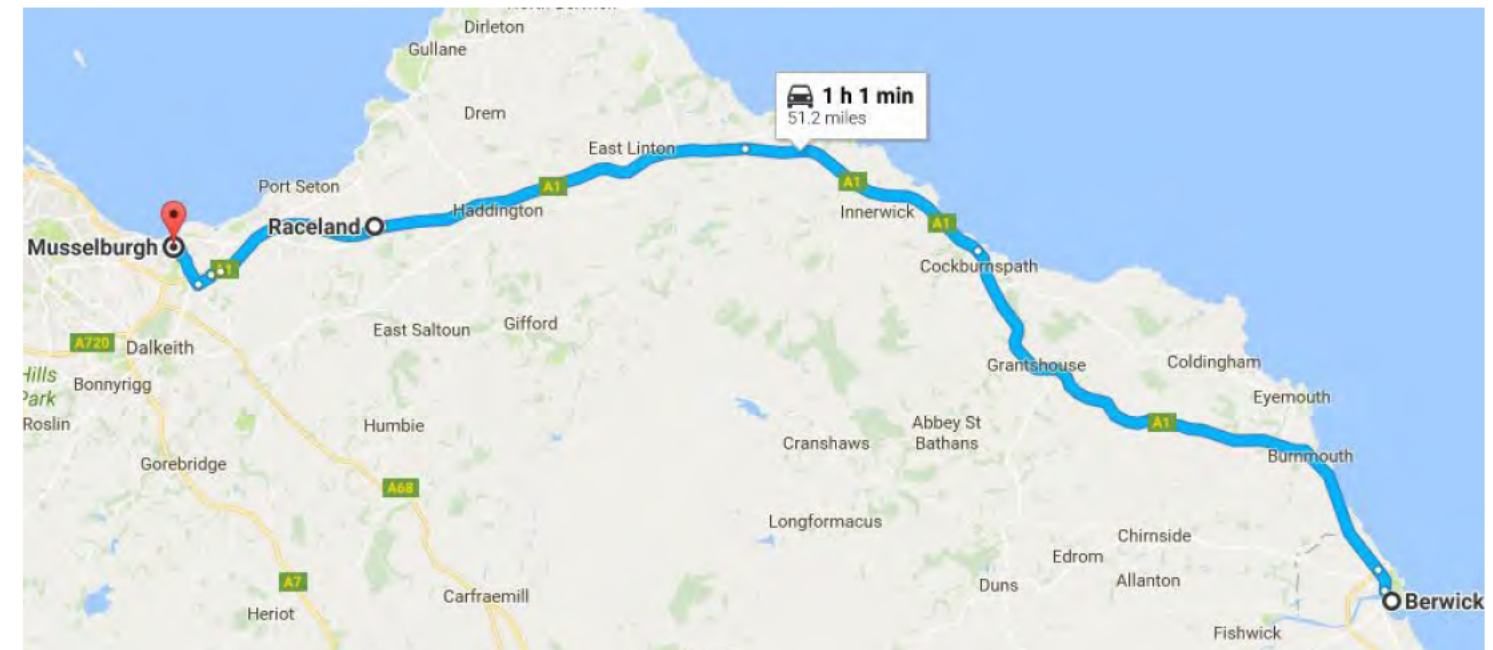


Figure 3- Service Stations on the A1

Aims,

1. To recognise that East Lothian is part of the wider city region and has a significant role to play in accommodating and providing for the city regions, as well as its own, economic, population and household growth, while safeguarding where appropriate assets that are irreplaceable and facilitating change in a sustainable way;

2. To identify locations where development of different types associated with these aims can take place, where relevant within the appropriate timescales, as well as where certain types of development should not occur;

3. To provide an appropriate framework of policies and proposals that promote and manage development in the area towards these aims whilst securing the right development in the right place and that do not allow development at any cost.

The principle of roadside facilities at the Raceland site would generally confirm and adhere to the above aims.

Objectives & Outcomes

• Promote sustainable development

The redevelopment of the site would accord with this objective.

• Help grow the economy, increase housing supply and reduce inequalities

This objective is supported. It is important that the LDP encourages the diversification of the rural economy by supporting appropriate economic development and tourism. The redevelopment of the site for roadside services will assist the local economy, both in terms of income from tourists and local users of the facilities, but also employment of

the local community.

• Protect and enhance the area's high quality environment and its special identity

This objective is supported. The subject site is not within any protected landscape or heritage area. It is considered that through a well-designed scheme, the development would maintain the quality of the surrounding area.

• Ensure adequate infrastructure capacity and an appropriate use of resources

This objective is supported. The surrounding strategic road network and associated junction from the AI has sufficient capacity to accommodate a roadside service facility.

The Proposed Plan's spatial strategy appears to focus new housing and economic development around the main settlements within East Lothian. It is acknowledged that the spatial strategy proposes most new development in the west of East Lothian, as this location is the most accessible location for housing and business development opportunities. The proposed roadside development would accord with the aims of the spatial strategy.

In terms the spatial strategy, the subject site falls within the **Tranent Cluster**. The Plan notes that this Cluster is a highly accessible part of the Strategic Development Area.

The Spatial Strategy Map for the Tranent Cluster should identify the subject site as a suitable employment development proposal for roadside services. It is submitted that the LDP should state: -

"PROPTT16: Employment / Roadside Services, Land to North of AI Gladsmuir Junction. Approximately 4.25 ha of land is allocated for employment / roadside services use. A comprehensive masterplan for the site will be required."

Table TTI identifies smaller scale employment sites. It is submitted that the subject site should be included within Table as a future employment / roadside services site.

It is acknowledged that the Plan supports the diversification of the rural economy for agriculture, horticulture, forestry, and countryside recreation, as well as other forms of appropriate rural development with a need for a countryside or coastal location, including business, leisure and tourism developments.

Development in the Countryside Rural Diversification

Policy DC1 advises on development in the countryside and advises that changes of use or conversions of existing buildings, will be supported in principle where it is for a) agriculture, horticulture, forestry, infrastructure or countryside recreation; or b) other businesses that have an operational requirement for a countryside location, including tourism and leisure uses, or

It is submitted that Policy DC1 should recognise that there may be instances where development in the countryside may be required due to an operational or locational requirement e.g. proximity to strategic road network, that cannot be met on a site within the urban area.

In this regard, Policy DC1 should be amended to include an allowance for such uses and state:

Policy DC1: Rural Diversification Development in the countryside, including changes of use or conversions of existing buildings, will be supported in principle where it is for:

a) agriculture, horticulture, forestry, infrastructure or countryside recreation; or

b) other businesses that have an operational requirement for a countryside location, including tourism and leisure uses; or

C) other non-rural uses that have an operational requirement that cannot be met on a site within

an existing urban area.

Proposals must also satisfy the terms of Policy NH1 and other relevant plan policies including Policy DC6. Proposals for mineral extraction and renewable energy will be assessed against the other relevant policies of the Plan. character and designed in such a way that maintains or complements their layout and appearance.

Conclusions

Raceland is the largest leisure karting centre in Scotland and offers both outdoor and indoor karting circuits. Raceland has offered karting circuits for over 20 years, operating since 1990.

Due to the location of the site on the strategic road network, together with the excellent vehicular access via the A1 Gladsmuir Junction with both the westbound and eastbound carriageways of the A1, it is considered the site would be a sustainable and logical location for a modern, well designed, roadside services facility.

In conclusion, this representation seeks the East Lothian Local Development Plan to acknowledge the site's existing leisure use and to identify the site as a potential location for future roadside services.

Clarendon Planning and Development Ltd

**5a Castle Terrace
Edinburgh EH1 2DP**

**T/F 0131 297 2320
info@clarendonpd.co.uk
www.clarendonpd.co.uk**

On behalf of Karting Indoors Ltd



7th November 2016

Policy and Projects
Development
Partnerships and Services for Communities
East Lothian Council
John Muir House
Haddington
EH41 3HA

Dear Mr. McFarlane

I am writing Chair of the Wallyford Community Council to object to the following part of the East Lothian Development plan.

PROP MH13 - Land at Howe Mire, Wallyford

I wish to strongly object to this addition of further houses, on top of the already 1450 houses planned for building in the St. Clements Wells development, with the further 600+ houses being applied for permission on the Dolphinstone end of the road to Tranent.

This village enjoys a very good community spirit, which will be put under immense strain as the new houses from St. Clements Wells are built. Wallyford has become a safer and stronger community over the last years, and the aggressive release of land for developing of new houses places this in jeopardy. Dovecot Wynd on Salters Road is already progressing quickly with the addition of a further 49 houses to the village.

This compounds with the loss of more land which has important historical significance to the area, celebrated through a Pinkie Cleugh battlefield trail which Wallyford Community Council had a strong role in. The battle fields of Pinkie Cleugh are an important part of our local heritage, and also provide a welcome delineation between the settlements of Musselburgh and Wallyford and a striking view of the battle grounds and towards St. Michael's church, Inveresk.

Of course, it is the safety of our community with regards to road use which is impacting us already. There are fewer places to cross Salters Road conveniently at the moment with children. The impact of traffic not only from Wallyford, but from Prestonpans and Musselburgh has prompted serious concern from parents about safe routes to school. The tail backs towards the A1 at this end of the village is already a major hold up in the mornings.

I wholeheartedly object to further applications for development in this area without proper consultation, as this proposal has landed at a time when we had a change over in Community Council members, allowing us little opportunity to respond as a group. If you would like to discuss anything further please do not hesitate to be in contact.

Yours Sincerely

Andrew Agnew
Chair
Wallyford Community Council

Response to Proposed Local Development Plan

We Fisherrow Waterfront Group welcome the opportunity to provide a response to the proposed Local Development Plan 2016.

Fisherrow Waterfront Group (FWG) is a charitable company which has been set up under the auspices of the Council's community plan and is now part of the Musselburgh Area Partnership.

With regard to the proposed LDP we object to the plan as it stands because it proposes a level of increase in housing which we feel is unsustainable, having limited regard to the things which actually make a community work effectively – good physical, social, community and leisure infrastructure. It is our view that the potential impact on the community with loss of green space and green corridors makes it even more essential that we enhance those facilities which already draw people to the town such as the harbour and waterfront.

Our main objection to the plan is the lack of any mention at all of the harbour and waterfront area.

We have the following comments to make:

1. The plan appears to have been driven largely by the need to respond to the Strategic Development Plan (SESplan) and the vision set out therein, which sees East Lothian as a major important part of the City Region and in particular the regional housing market. The LDP lacks a meaningful vision for East Lothian beyond its role as part of the regional labour market and needs to reflect the role of East Lothian and from our point of view Musselburgh as a place to live, visit and enjoy. Musselburgh and Fisherrow have a unique identity and living heritage as evidenced by the Riding of the Marches and Silver Arrow Competition.
2. Despite the strong wording at the beginning about sense of place and place making, the section on Musselburgh does not convey a sense of place other than being accessible to Edinburgh – Fisherrow has very little mention at all other than there being an industrial estate there. It is essential therefore that if Musselburgh is set to grow at the rate and pace set out in the proposals that its purpose as a place in its own right is revisited. Otherwise it will simply be a dormitory town with little in the way of supporting community and other supporting facilities.
3. In 1.17 mention is made of Musselburgh having had a slower rate of growth as though somehow this means that therefore it should now have a faster rate of growth. Slower growth in a town the size of Musselburgh is still a lot of housing growth – meanwhile growth has happened faster in other locations largely because they started from a much lower base. We are concerned at the idea that this plan is being informed by such a flawed analysis.
4. Alongside the need to plan for housing and economic development there is a requirement to support appropriate development that enables East Lothian's countryside and coastal areas to support associated economic activities. There is limited mention of coastal areas and their potential role and the tourism section is particularly disappointing as it makes no mention at all of the role and contribution of coastal areas.
5. In the Main Issues report we suggested a more creative approach with regard to planning for employment and that East Lothian Council should do more to celebrate the unique assets of its coast. Coastal communities have a lot of potential for local employment generation but need the support of the council –financial and in terms of conservation/ protection and sensitive development, to make the most of their assets. Musselburgh and Fisherrow are not mentioned at all in this context, and very little regard is given to coastal communities across the plan as a whole. The Local Development Plan should make reference to the role

of coastal communities in driving forward economic growth. Scotland's Marine Plan and Scottish Coast Rowing both point to the revival of coastal areas with the latter in particular highlighting the growth in boat building and associated skills – as well as the development of communities.

6. The FWG considers that Musselburgh and Fisherrow together have untapped potential to become a sustainable centre with a range of attractions for visitors and local residents. Fisherrow has real potential as a recreational hub, with the number of users of the harbour and water having increased dramatically in the last 5 years. We recognise that the plan will be accompanied by guidance on particular policy areas but we do feel that more mention needs to be made of the potential of the area.

We are happy to meet with you to discuss our concerns further.

Yours Sincerely

Veronica Noone

Vice Chair of Fisherrow Waterfront Group



0131 226 7225
sh@scotthobbsplanning.com
www.scotthobbsplanning.com

24a Stafford Street
Edinburgh
EH3 7BD

07 November 2016

Local Development Plan
East Lothian Council
John Muir House
Brewery Park
HADDINGTON
East Lothian
EH41 3HA

Dear Sir/Madam,

East Lothian Council Proposed Local Development Plan – Consultation Response for Williamstone Farm, North Berwick and to Strategy Map for North Berwick Cluster and LDP Proposal Map inset 3 : Landscape Designation

This representation is made on behalf of Mr & Mrs R. Lothian for land at Williamstone Farm, North Berwick (hereon referred to as ‘the site’). It lies on the edge of North Berwick and comprises the previous farmhouse and steading buildings, which are Listed, and the immediate curtilage area, including a paddock area, as shown on the attached plan

1a. Strategy Map for North Berwick Cluster - What modifications do you wish to see made to the strategy map for the North Berwick Cluster? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought

It is requested that the Strategy Map for North Berwick is modified to include Williamstone Farm within the settlement limit, subject to RCA1 and outwith the countryside designation.

1b. Strategy Map for North Berwick Cluster - Please give any information/reasons in support of each modification suggested to the strategy map for North Berwick. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s)

In April 2016, planning permission and listed building consent was granted for alteration and extensions works to the listed farmhouse (15/01043/P and 15/01043/LBC) and for the conversion of the steading to 3 residential houses (15/01045/P and 15/01045/LBC).

The Local Development Plan (LDP) Proposed Plan defines the site within the ‘countryside’ subject to pages 118-124 of the Plan.

We consider that this entire area of land is one which should be included within the settlement boundary. The extract of the North Berwick plan clearly shows the context of the site to the existing urban area, immediately



adjacent to the site and extant permissions and / or allocation for housing development. This planning context, together with the rail line to the direct south of the site and the road to the west clearly define the land and provide an urban context. Due to this context, it is considered that the developed extent of North Berwick lies to the west of the curtilage boundary and as such the countryside designation is not the appropriate designation. It is considered that a more appropriate approach for the LDP PP would be a modification to include the site wholly within the settlement limit, subject to RCA1, and outwith the countryside designation, and this would meet requirements for a defensible, sustainable boundary and for the long term planning of the wider area. Such modification would not change any underlying context to the North Berwick Cluster, Main Development Principles (pages 53-56).

1a Proposal Map - What modifications do you wish to see made to the LDP Proposal Map? Please state all relevant area and inset map numbers to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought

As above, change the designation of the site from countryside to settlement, subject to RCA1.

1b Please give any information/reasons in support of each modification suggested to the LDP Proposal Map. State all relevant areas and inset map numbers of the plan to which the modification(s) refer.

Justification for Modification(s)

The reasons are addressed above, and refer to the North Berwick Strategy Map and inset 3 : Landscape Designation.

Yours faithfully

Yours faithfully,

Sheila Hobbs BSc (Hons) MRTPI
Planning Director

Scott Hobbs Planning

shp[⊗]



Appendix

Relevant Planning History

- 15/01043/P | Change of use of agricultural building to domestic use. Change of use of agricultural land to domestic garden ground. Extension, re-roofing, painting of house and formation of hardstanding areas (Granted 22nd April 2016)
- 15/01043/LBC | Alterations and extension to building and formation of hardstanding areas (Granted 22nd April 2016)
- 15/01045/P | Conversion of agricultural buildings to form 3 houses and associated works (Granted 29th April 2016)
- 15/01045/LBC | Alterations and extension to building and demolition of walls, fencing and gates (Granted 29th April 2016)

Ferrygate development (Proposal Map NK3) - 14/00632/PPM | Planning Permission in Principle for residential development and associated works (Allowed at Appeal - 13 November 2015)

All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

REVISIONS



LEGEND

- Existing Farmhouse
- Existing Steadings
- Paddock

- red line indicates 2 acre paddock
- blue line indicates entire site boundary - 4 acres

STAGE
FEASIBILITY

SCALE	DATE	DRAWN	CHECKED
1:750	July 2015	LB	

PROJECT
**Proposed Development at
 Williamstone Farm, North Berwick
 for Mr & Mrs R. Lothian**

DRAWING
Existing Site Plan



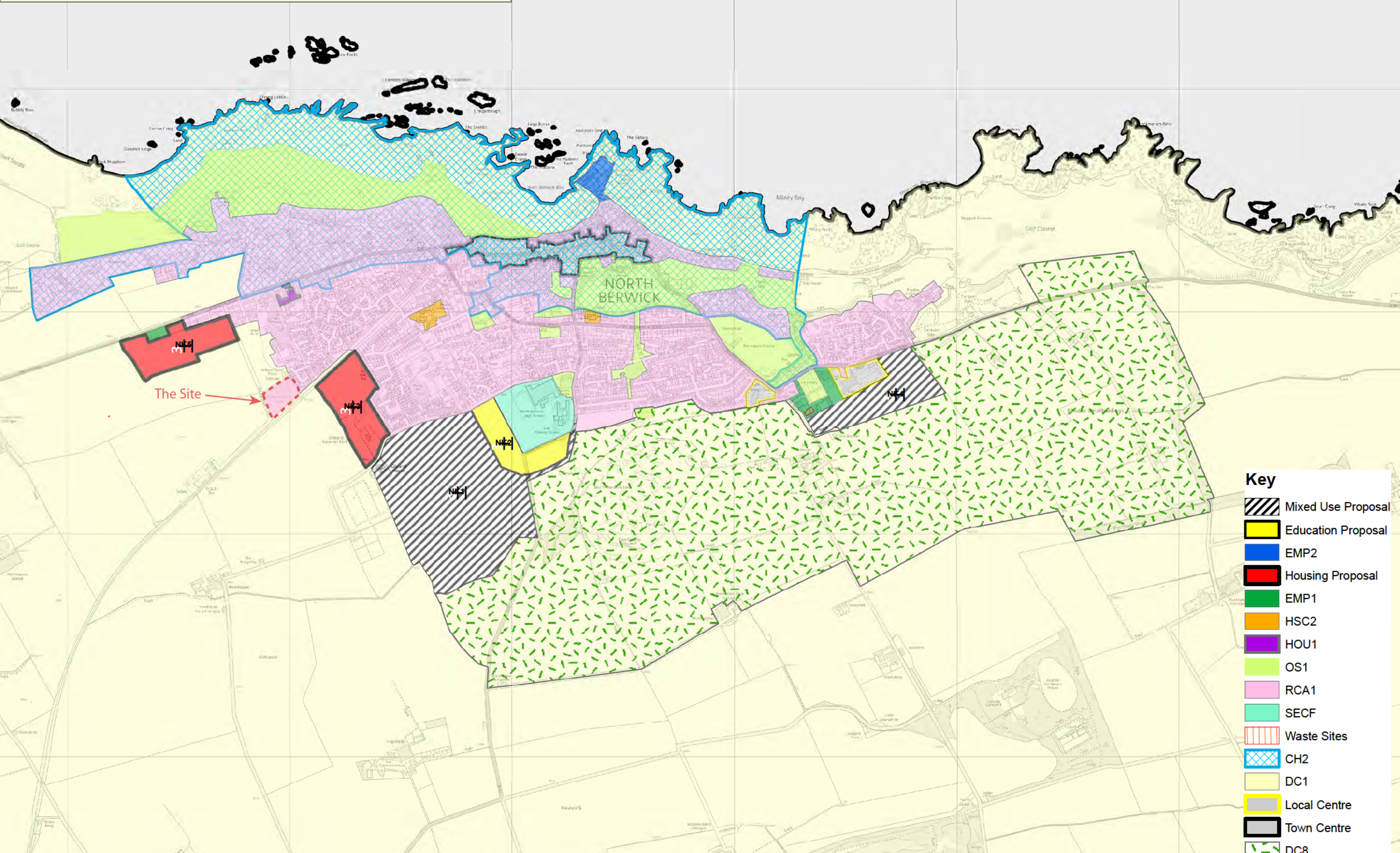
LYNSAY BELL ARCHITECTURE
 18A ROTHESAY PLACE EDINBURGH EH3 7SQ
 0131 226 7186
 mail@lynsaybellarchitecture.co.uk

DRAWING No.
7987 (SK) 101

East Lothian Development Plan 2016

Inset Map 28 - North Berwick

Please refer to inset maps 1-4 and any other relevant settlement maps



Key	
	Mixed Use Proposal
	Education Proposal
	EMP2
	Housing Proposal
	EMP1
	HSC2
	HOU1
	OS1
	RCA1
	SECF
	Waste Sites
	CH2
	DC1
	Local Centre
	Town Centre
	DC8

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All Housing and Mixed Use sites - Policy RCA1 will apply
 All Employment sites - EMP1 will apply
 All Education proposals SECF1 will apply



Policy & Projects Development
Partnerships & Services for Communities
East Lothian Council
John Muir House
Haddington
EH41 3HA

07 November 2016

Dear Sir/Madam

East Lothian Council - Proposed Local Development Plan 2016

Scottish Renewables is the representative body for the renewable energy industry in Scotland with over 280 member organisations across all renewables technologies. The industry is playing a crucial role in the Scottish and UK Government's efforts to tackle climate change and build a thriving industry in Scotland which already supports an estimated 21,000 jobs.

We welcome East Lothian Councils objective to promote sustainable development, and in particular, the need to provide for appropriate renewable energy generation opportunities. However, we are concerned that the draft policies on decommissioning and site restoration are currently overly onerous and at inconsistent with good practice.

Draft Local Development Plan (LDP) Policy WD6: Decommissioning and Site Restoration (and supported by paragraph 4.80) states that:

"...prior to the issue of planning consent the planning authority will require the landowner and any other parties with a legal or financial interest in the scheme, to enter into a legal agreement to secure appropriate decommissioning and restoration of the site and any relevant offsite works including delivery of a financial guarantee such that no decommissioning or restoration costs risk falling to the Council."

The requirement for a legal agreement to be in place prior to the determination of a planning application is at odds with the Position Statement on decommissioning and restoration from Heads of Planning Scotland (HoPS)¹. The Position Statement clearly states that "*the legal*

¹ [Position Statement on the Operation of Financial Mechanisms to Secure Decommissioning, Restoration and Aftercare of Development Sites](#)

agreement should be in place before any development commences on site.” The Position Statement goes on to say that:

“The starting position from the consenting authority’s perspective will be that the restoration and aftercare bond should be in place from before the date of commencement of development until the date of completion of restoration and aftercare”.

We recommend that the wording in Policy WD6 is changed to reflect the guidance set out in the Position Statement.

It is also important to note that while legal agreements e.g. section 75, can be used to secure the decommissioning requirements, it is feasible for planning conditions to be an appropriate and effective means to fully secure, control and monitor such financial mechanisms. Model Condition 30 set out in the ‘Applications under Section 36 of the Electricity Act 1989 – Model Conditions’² document published by HoPS in conjunction with ECDU is an example. The condition consolidates the principles in the Position Statement outlined above..

“There shall be no Commencement of Development unless the Company has delivered a bond or other form of financial guarantee in terms acceptable to the Planning Authority which secures the cost of performance of all decommissioning, restoration and aftercare obligations contained in condition 29 to the Planning Authority.”

In order to reflect current guidance on decommissioning and restoration we would recommend that paragraph 4.80 and Policy WD6 is reworded taking into consideration the points noted above.

Should you wish to discuss our response or have any queries, please don’t hesitate to get in touch.

Yours Sincerely,

Stephanie Clark
Policy Manager

² [Applications under Section 36 of the Electricity Act 1989 – Model Conditions](#)

SIR FRANK MEARS ASSOCIATES

Chartered Architects, Town Planning Consultants and Mediators

12-14 Lochrin Buildings
Tollcross
Edinburgh
EH3 1NB

Hugh W J Crawford
DA BArch DipTP FRIAS RIBA FRTPI

Tel: 0131 656 0303

Our Ref:
HWJC

Your Ref:
LDP Representation

Date
4 November 2016

Sent by email ldp@eastlothian.gov.uk

Policy and Projects
Development
Partnerships and Services for Communities
East Lothian Council
John Muir House
Haddington
EH41 3HA

Dear Sirs,

Proposed East Lothian Local Development Plan: Written Submission in Regard to Houses 1 and 2 Rosebank, on land to the south of Seton Mains, Longniddry, EH32 0PG.

We refer to the two houses which were granted planning consent in 20 December 2007, 07/00332/FUL, for development on the land at the east side of the community at Seton Mains. The land allocated on the ground to the two plots, included land which was excluded from the adjacent agricultural field to create a straight boundary to a workable field. Over the years that boundary has become established, and is well defined by maturing trees.

The land set aside from the field and annexed to the two plots, over ten years ago, is no longer part of a farm, it does not relate to the field, and is not agricultural land. Without the additional land the plots defined for the two large houses are out of proportion to the gardens they occupy, and add more to the two houses than they take from the adjacent farm land.

There has been contact with the planning department over the plan making period, made on behalf of , . There have been enforcement procedures to redefine the old field boundaries close to the house on plot 2, to impractical effect.

We are disappointed to find that representations and arguments responding to the issues report, have been set aside to show no change in the emerging development plan boundary on the eastern side of Seton Mains community. The squaring off of the field boundary, these eleven or so years ago, leave

an area of land not included within the development boundary, while the field boundary and the agricultural use excludes the land also. This position should be seen on the ground in three dimensions to understand the reasonable arguments which are being pressed.

We would be grateful if this continuing issue could go forward within the development plan process as a formal representation.

We attach an email with earlier communications with the planning officers.

Yours faithfully

Hugh W J Crawford

Hugh W J Crawford
Sir Frank Mears Associates
Chartered Architects, Town Planners and Mediators

From: Hugh W J Crawford <h.crawford@eastlothian.gov.uk>
Subject: Land at Plot 2 Seton Mains, Longniddry Representation in response to the Issues Report
Date: 8 February 2015 17:18:05 GMT
To: <idp@eastlothian.gov.uk>
Cc: " " <" >
▶ 2 Attachments, 36.7 KB

Dear Sirs,

Over the past months we have been in contact with the planning department about the inclusion of land within the plot boundaries of houses south and east of Seton Mains. There is separate representation regarding land lying to the south of these two plots.

Most recently, an application was submitted to annex the land associated with Plot 2 to the garden of that plot. The application, number 14/00494/P, was refused on 5th December 2014. The land associated with the two plots is still designated as agricultural land although it has been out of agricultural use for many years and is contained within a long established boundary fence and wall.

There is no likelihood of that separated, agricultural land contributing meaningfully to agriculture. Trees have grown up on the boundary between the plots and the field beyond, which are now well defined as an eastern edge to the community. The land to the west of the two plots should be seen as part of the community around Seaton Mains Farm, and not held as remaining in agricultural use.

I attach copies of earlier representations made to the planning department in regard to the Planning Application 14/00494/P. I would ask that these be taken into account in the review of responses to the Issues Report.

Yours faithfully

Hugh W J Crawford
Sir Frank Mears Associates
Chartered Architects and Town Planning Consultants



[E Altaf Plotpdf \(19.7 KB\)](#)

To: <environment@eastlothian.gov.uk>
Subject: Planning Application 14/00494/P Plot 2 land south of Seton Mains,
Longniddry

Dear Sirs,

I refer to the above application which was submitted to the council seeking planning permission for a change of use of part of the land embodied in this plot, to garden ground.

I met with David Taylor on site yesterday to discuss the withdrawal of this submission, while seeking an amendment to the Development Plan to formally include the land within the community boundary.

In physical terms, the strip of land remains as an anomaly, being within the community boundary and contributing nothing to the agricultural area beyond a long established field boundary, it is well defined against the adjacent field, with a post and wire fence, a timber fence and substantial tree growth.

This boundary has been in place for many years and likewise affects the adjacent land on either side of the Plot 2. I formally request that this land in Plot 2, and the adjacent ground enclosed within the defined edge, should be considered for inclusion with the community boundary in the preparation of the new Development Plan; or some other procedure may be available to have that done now.

I discussed the procedures with David Taylor yesterday and David advised that he would discuss the procedures within the planning department.

My client, who owns the land and the newly completed house on Plot 2, acknowledges that this matter has to be put in order, he has re-sown the grass in front of this house, set out an area of hard standing with gravel to maintain the appearance and use of this agricultural land meantime, and if need be will define the land division within the plot as may be necessary.

I would be obliged if you will confirm that the application which was recently submitted can now be withdrawn, in favour of the request for the broader boundary adjustment requested above.

Yours sincerely

Hugh Crawford

--

Hugh W J Crawford
Sir Frank Mears Associates Ltd
Chartered Architects and Town Planners

From: [Midlothian LDP Consultation Portal](#)
To: [Local Development Plan](#)
Subject: East Lothian LDP Proposed Plan
Date: 07 November 2016 16:23:09
Attachments: [2016-11-07-ELC-PLDP-v1.0.docx](#)

Observations and comments from officers of Midlothian Council development plans section are attached.

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Spatial Strategy - Musselburgh cluster

The Musselburgh cluster has the highest concentration of proposed housing and economic development of any of the other development clusters across the plan area. The scale of growth in this area (5,300 houses and 81 Ha economic land), particularly around Musselburgh/Craighall and Whitecraig will create significant pressure on infrastructure requirements in general but in particular on trunk and local road network capacity (and junctions) within East Lothian and Midlothian Council areas. Midlothian Council is unclear as to the potential impact of through traffic in the Millerhill and Shawfair areas from the proposed development at sites MH1, MH2 and MH3, and in Dalkeith from sites MH14 and MH15. Midlothian Council recognises and supports the ongoing SESplan cross boundary transport study looking at trunk road network issues and interventions but would also wish to work with East Lothian Council once the outcome of tandem examinations is known, to ensure that the approved proposals can be implemented and managed in a co-ordinated manner to minimise any adverse impacts.

Midlothian Council notes the proposal to create a new local centre to service the mixed use development at Craighall. The new town centre at Shawfair (which has planning consent) has potential to serve Craighall in its start-up phases, and we would encourage the formation of active travel and bus links between Craighall and Shawfair. This would also help the expansion area to access the Borders railway. Midlothian Council consider that the local centre at Craighall should be restricted to be of a size which serves the needs of this new community only, and that its development should not be supported until the new community has attained a sufficient size to support it.

Blindwells Development Area

Midlothian Council notes the reference to Blindwells town centre being of a sub-regional scale for East Lothian and considers that retail provision should be restricted to be of a size to serve this settlement. The good road links along the A1 have the potential to encourage retail trips from a wide catchment. Depending on the scale of the development, this could have a negative effect on the network of centres identified through SESplan Strategic Development Plan 1. The section 'Growing our economy and communities' indicates that Blindwells is to have a local centre within the allocation for 1600 homes; were the community to expand at a later stage to 6,000 houses the retail offer could be expanded, but Midlothian Council would wish the expansion to be proportionate and in tandem with the expansion of the settlement.

Infrastructure and Resources

Given the location of the East Lothian coal field along the boundary between Midlothian and East Lothian, Midlothian Council considers that it would be useful if the Proposed Plan highlighted the need to ensure acceptable environmental conditions in respect of minerals extraction at communities in neighbouring districts (including from haulage of material). This could be addressed in the supporting text.

Green Networks - Sections 5.24-5.5.26 (pages 123-124)

Midlothian Council would wish to work with East Lothian Council to help join up cross green networks where this is appropriate and desirable. Midlothian Council recognises and fully supports cross boundary green networks between Midlothian and East Lothian and fully acknowledges their benefits.

Wind Energy - Page 105 – Figure: Locational Guide for Smaller Scale Wind Energy Proposals

Midlothian Council would wish to liaise with East Lothian Council on wind energy applications for proposals in western East Lothian that may have an effect on Midlothian. Midlothian Council notes the identification of areas with potential for wind turbines up to 42 metres in height on Midlothian's eastern boundary, in the areas east of Cousland and Pathhead. The Proposed Midlothian Local Development Plan identifies the land on the Midlothian side of the boundary as having a mix of either limited or very limited potential for turbines with a height of up to 30 metres. Midlothian Council would be concerned at the potential for adverse landscape and visual impacts on Midlothian from turbines within East Lothian, and considers this height differential between the Council's two Proposed Plans may lead to adverse impacts on Midlothian.

Policy SEH1 Sustainable Energy and Heat

Midlothian Council considers that the policy would be enhanced if there were a presumption that community heating *is* provided in the Millerhill/Craighall area **unless** shown not to be feasible and viable, much as the Policy NRG6 in the Proposed Midlothian LDP does for the site at Newton Farm on the south side of Shawfair. The feasibility and viability of such heating on both sides of the boundary is likely to be enhanced through a cross-boundary perspective.