

**REPORT TO:** Petitions and Community Empowerment Review Committee

**MEETING DATE:** 20 March 2024

**BY:** Executive Director for Council Resources

**SUBJECT:** Petition PET0124 – Calling on East Lothian Council to cease their current plans for Herdmanflat

**2**

---

**1 PURPOSE**

1.1 To present petition PET0124 to the Petitions and Community Empowerment Review Committee for consideration. The petition is entitled 'East Lothian Council to Cease their Current Plans for Herdmanflat'.

1.2 The petition text reads:

We call on East Lothian Council and developers to halt their current plans for the redevelopment of the Herdmanflat site. We request that they restart the consultation phase and allow the local community to have a more significant influence on decisions regarding the future of the site.

**2 RECOMMENDATIONS**

2.1 That the Committee consider the petition and takes action as required.

**3 BACKGROUND**

3.1 The principal petitioner is Stuart Pe-Win, Chair of Haddington Central Tenants and Residents Association (HCTRA). Mr Pe-Win submitted the petition on behalf of Friends of Herdmanflat and HCTRA on 9 January 2024.

3.2 The petition was deemed to be competent and had 43 signatories. The principal petitioner advised that previous petitions along similar lines had garnered more signatures, but had been abandoned following an objection raised by Hub SE Ltd. in relation to the wording of these previous petitions.

3.3 Further details of the petition are contained in Appendix 1.

- 3.4 The petition can be viewed by contacting the Clerk to the Petitions and Community Empowerment Review Committee.

#### **4 POLICY IMPLICATIONS**

- 4.1 There are no immediate policy implications arising from this report. Depending on the action required and agreed by the Committee, there may be policy implications relating to particular issues arising from competent petitions. These will be subject to a separate report to the relevant committee, as required.

#### **5 INTEGRATED IMPACT ASSESSMENT**

- 5.1 The subject of this report does not affect the wellbeing of the community or have a significant impact on equality, the environment or economy.

#### **6 RESOURCE IMPLICATIONS**

- 6.1 Financial – dependent on the action agreed by the Committee.  
6.2 Personnel – dependent on the action agreed by the Committee.  
6.3 Other – dependent on the action agreed by the Committee.

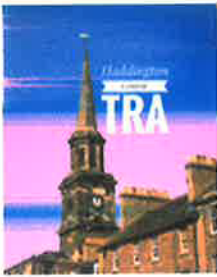
#### **7 BACKGROUND PAPERS**

- 7.1 East Lothian Council Standing Orders – Appendix 1: Scheme of Administration – Petitions and Community Empowerment Review Committee.

Appendix 1: Summary of petition for consideration

Appendix 2: Report by the Head of Housing

<b>AUTHOR'S NAME</b>	Becky Crichton
<b>DESIGNATION</b>	Committees Officer/Clerk to the Petitions and Community Empowerment and Review Committee
<b>CONTACT INFO</b>	rcrichton@eastlothian.gov.uk
<b>DATE</b>	11 March 2024



*Haddington Central Tenants & Residents  
Association (HCTRA)*

4<sup>th</sup> January 2024,

**Re : Herdmanflat development consultation**

To the Clerk of the petitions committee,

Please find enclosed the completed petition regarding the Herdmanflat development here in Haddington.

The original petition we finished in September had just under 300 signatures with the online one garnering an additional 400 but we scrapped that as Hub SE Ltd, who is the contractor for ELC, raised an objection regarding the wording and so we scrapped it and started anew. Sadly with the holiday season and with the momentum lost after a few months we haven't been able to make even a fraction of the progress we had done originally. I was tempted not to send this in but given all the hard work everyone put in, I thought to send to you and submit it as this was agreed by the local TRA committee.

Please note that Haddington Central TRA is a constituted residents organization and is registered with East Lothian Council, Volunteer Scotland and SCVO as well as the tenants information service and East Lothian Tenants and Residents panel.

Yours Sincerely,



STUART  
Re-WIN

---

CONTACT US  
EMAIL: HADDINGTONCENTRALTRA@GMAIL.COM  
TEL: 07507998369  
ADDRESS: C/O ELTRAP, 47 BRIDGE STREET, MUSSELBURGH,  
EH21 6AA

**PETITION TO EAST LoTHIAN COUNCIL**

<b>Name of Principal Petitioner (and organisation if applicable)</b> (Block Caps)	STUART PE-WIN as Chair of Haddington Central Tenants and Residents Association (HCTRA).
<b>Address of Principal Petitioner (inc Postcode)</b> (Block Caps)	[REDACTED]
<b>Contact telephone number of Principal Petitioner</b>	[REDACTED]
<b>Title of Petition</b>	EAST LoTHIAN COUNCIL TO CEASE THEIR CURRENT PLANS FOR HERDMANFLAT
<b>Petition text. We the undersigned call on East Lothian Council to..</b>	We call on East Lothian Council and developers to halt their current plans for the redevelopment of the Herdmanflat site. We request that they restart the consultation phase and allow the local community to have a more significant influence on decisions regarding the future of the site.
<b>What action have you taken and who have you contacted before submitting this petition and what was the result of this?</b>	Contacted Ward Councillors and department heads at the Council by open letter. Our concerns were raised at the local tenants and residents associations as well as at the Community Council level. We also did an online petition. All to no effect.
<b>Please provide more information about your petition</b>	This petition was organized by Friends of Herdmanflat and HCTRA in response to concerns raised at public meetings that were advertised in the local newspaper, social media and via door to door flyers. The decision to make this petition was agreed at a publicly attended meeting on the 8th April 2023.  More information can be found by visiting <a href="http://saveherdmanflat.co.uk">saveherdmanflat.co.uk</a>
<b>Signature of Principal Petitioner</b>	

**Your details will only be held by East Lothian Council and will not be used for any purposes other than in relation to this petition.**

<b>For Office Use:</b>	
<b>Date Received:</b>	9 January 2024
<b>Receiving Officer:</b>	Clerk to the Petitions & CER Committee
<b>Petition Reference:</b>	PET0124

All Petitions should be forwarded to: Clerk to the Petitions Committee, Legal & Democratic Services, East Lothian Council, John Muir House, Haddington EH31 3HA or handed in at Main Reception, John Muir House, Haddington

Page ..... of .....



**REPORT TO:** Petitions and Community Empowerment Review Committee

**MEETING DATE:** 20 March 2024

**BY:** Head of Housing

**SUBJECT:** Petition Regarding Re-Development of Herdmanflat Hospital, Haddington

---

## **1 PURPOSE**

To agree an appropriate response to the petition received from Haddington Central Tenants and Residents Association (HCTRA) requesting a halt to the current plans for the redevelopment of the Herdmanflat site and to restart the consultation phase.

## **2 RECOMMENDATIONS**

- 2.1 The request from HCTRA to halt the current development plans and to restart the consultation phase should be rejected as we consider that the consultation carried out has been thorough and adequate. The service delivery benefits to the Council and its partners in terms of meeting housing need and future Health and Social Care/wellbeing ambitions far outweigh either: 1. Not developing the site at all or 2. Developing the site for alternative uses that do not include housing.

## **3 BACKGROUND**

- 3.1 The petition from Haddington Central Tenants and Residents Association (HCTRA) states *“We call on East Lothian Council and developers to halt their current plans for the redevelopment of the Herdmanflat site. We request that they restart the consultation phase and allow the local community to have a more significant influence on decisions regarding the future of the site.”*
- 3.2 The petition is signed by 43 people and addresses are provided. Of these addresses, 10 are outwith Haddington including two in Dunbar and one in Reston. This petition follows an earlier version submitted in September 2023 which had just under 300 signatures on it and an online version which

had around 400 signatories. However, both of these earlier petitions were withdrawn following objections raised by Hub Southeast (the Council's development consultant for the Herdmanflat redevelopment) regarding the wording which included inaccurate claims that the Council was proposing to destroy up to 60 percent of the woodland on the site as part of the new housing development.

- 3.3 Herdmanflat Hospital was previously a psychiatric hospital, but was declared surplus by NHS Lothian following completion of the East Lothian Community Hospital in Haddington. The site was purchased by the Council in 2020. Herdmanflat is located about 500 metres northwest of Haddington town centre. The site covers an area of approx. 5.8 hectares and includes several listed buildings, extensive woodland, and areas of grassland.
- 3.4 The Council purchased the site intending to develop it to provide affordable housing for older people. The East Lothian Local Development Plan 2018 supports residential development of the site.
- 3.5 A Proposal of Application Notice was submitted by the Council on 10 January 2023 indicating our intention to submit a future planning application for the site. There was a 3-month period of consultation between January-April 2023, during which time four events were held in Haddington, where local residents in particular were invited to attend and learn more about the outline proposals for the development which were shown on display boards. Those attending were asked to submit questionnaires to provide their views on a variety of aspects on the proposals. Information on the proposals and the opportunity to submit questionnaires were also provided online via the Council's consultation hub and an email address where comments could be sent. A summary report on the consultation is attached as one of the appendices.
- 3.6 One-hundred-and-thirty-four people attended the four organised drop in events. There was also a public meeting about the Herdmanflat proposals held by HCTRA on 22 May 2023. Nine handwritten place questionnaires were submitted to the Council with a further 29 completed online (all of which were anonymised), making a total of 38 questionnaires returned. A minority of the written responses provided a name, address, or postcode, making it more difficult to assess individual relationships with the site or whether respondents were from Haddington or farther afield. Fifteen email responses were received through the dedicated email address provided.
- 3.7 The most mentioned topics and concerns in the questionnaires and emails were about:
  - Losing Greenspace, trees, and woodland.
  - Impacts on biodiversity and ecology.
  - Impacts from cars and car parking.
  - Height and density of housing and overshadowing
  - Impact of construction on surrounding neighbours
  - Impact on health and wellbeing

- Impact on climate change

- 3.8 We have tried to address these concerns in developing our proposals e.g., by limiting the height of proposed new buildings to three storeys, ensuring housing is designed to work with the existing landscape, and mitigating the impact of development on the existing treescape. Other work includes the development of a biodiversity net gain plan and the introduction of new accessible entrance points that will improve access to the site for the surrounding community.
- 3.9 The Council's plans have been carefully considered against each of the policies requiring consideration with National Planning Framework 4 and developed to meet/align with national and local policies concerning housing and health and social care.
- 3.10 The consultation was very specifically about the redevelopment of the Herdmanflat Hospital as a key part of the Council's Affordable Housing Supply Programme. The proposals are a direct response to needs and demands and housing service delivery requirements identified through East Lothian wide consultations conducted prior to adoption of the current Local Housing Strategy (LHS) in 2017, and the consultation conducted in support of the next LHS (2023 – 2028) completed in 2022. In January 2023, there were a total of 662 social housing applicants aged 65+ on the Council's housing list, comprising 17% of all applicants. A total of 81 applicants aged 65+ were on the housing list with an assessed medical need for re-housing. This highlights the pressing need to deliver housing for older people on sites that are within easy access of local services. The benefits Herdmanflat can offer in terms of its proximity to the town centre, public transport network and the wider health and well-being benefits its landscape can provide in terms of active travel and dementia friendly design have been assessed thoroughly as part of the Masterplan process.
- 3.11 While the petition does not specifically state this, HCTRA and Friends of Herdmanflat (the two organisations who organised it) have consistently requested that the southern part of the site, south of the existing hospital buildings not be developed. This would severely limit the number of flats which would be provided from a maximum of 145 units to around 92 units based on the current Masterplan layout which is the subject of the planning application outlined at 3.12. This would not only restrict our ability to meet the objectives described at 3.10, but would also mean that the site would become financially unviable and could not be developed. Under the Masterplan proposals, the woodland and much of the open space would be retained and enhanced. Public access to these areas would also be improved.
- 3.12 An application for Planning Permission in Principle (PPiP) was registered on 30 November 2023. The application is based on a Masterplan for the redevelopment of the existing buildings and new build apartment buildings, associated landscape, roads, access and parking. The development proposals will provide up to 145 units of affordable housing for older people, through new build and conversion and community facilities within

the Garleton building. The latter is considered unsuitable for conversion to housing. The application is still to be determined, but we understand it is to be considered at the next meeting of the Planning Committee on 7 May. Feedback from Planning before and after the application indicated that they considered the consultation carried out to date to be thorough and well documented. We have gone to lengths to demonstrate that the proposals fully comply with National Planning Framework 4 (the current Scottish Government guidance), and this includes the consultation. Further consultation is planned to be carried out in advance of a detailed planning application being submitted. A very supportive consultation response to the PPIP was received from Haddington and District Community Council.

#### **4 POLICY IMPLICATIONS**

4.1 None.

#### **5 INTEGRATED IMPACT ASSESSMENT**

5.1 As these properties are being delivered under the terms of the Affordable Housing Policy a specific IIA is not required.

#### **6 RESOURCE IMPLICATIONS**

6.1 Financial – none.

6.2 Personnel – none.

6.3 Other – none.

#### **7 BACKGROUND PAPERS**

7.1 None.

Appendix: Herdmanflat Consultation Easy Read Summary

<b>AUTHOR'S NAME</b>	Wendy McGuire
<b>DESIGNATION</b>	Head of Housing
<b>CONTACT INFO</b>	Neil Gibbs <a href="mailto:ngibbs@eastlothian.gov.uk">ngibbs@eastlothian.gov.uk</a>
<b>DATE</b>	12 March 2024



# HERDMANFLAT HOSPITAL

## EASY READ SUMMARY OF CONSULTATION FEEDBACK

JULY 2023



**East Lothian Council**

## 1.0 Summary

The document is a summary of the first round of community consultations we completed for the redevelopment of the former Herdmanflat Hospital in Haddington.

The Council is proposing to provide low density affordable housing for older people by converting the old hospital buildings and building some new housing within the grounds.

The consultation was about new affordable housing plans and did not ask for suggestions about possible different uses of the site.

This update tells you about the community consultation process that we followed and a summary of the feedback we received. It also tells you how we are making changes in response to what people have asked us to consider.

## 2.0 Background

- We are the Housing Strategy and Development team at East Lothian Council.
- We want to build new affordable homes suitable for older people at the old Herdmanflat Hospital site in Haddington.
- We bought the site from NHS Lothian in 2020.
- We want to build around 140 homes with a mix of affordable tenures and types.
- There is no private house builder or developer involved.
- We want to make sure that our plan meets the future needs and aspirations of local people and communities.

## 3.0 Masterplan Approach

- We are developing a masterplan for Herdmanflat.
- A masterplan is not a detailed plan. It is a guide for future development.
- The masterplan will show how Herdmanflat can be developed sensitively in terms of its environment and heritage.
- The Herdmanflat masterplan is based on lots of research and investigations, community consultation feedback and best practice.
- The masterplan will set the rules that future detailed planning applications will have to follow. For example, it will show the trees to be protected, where roads can go and how high the buildings are allowed to be.

## 4.0 Approach to Consultation

- We wanted to get the views of lots of different people living near Herdmanflat to find out what they think of our plans.
- We wanted to involve people from an early stage to make sure they could help us make our plans better.
- We used different methods to advertise what we were doing and let people know how and where they could get involved.
- We promised to be open and honest when responding to all of the feedback we received.

People had the opportunity to view and comment on our proposals for Herdmanflat between the 10<sup>th</sup> of January 2023 and the 10<sup>th</sup> of April 2023.

We let local residents and local community groups know about the consultation in lots of different ways:

- Newspaper Adverts
- Press releases
- Social media posts
- A Poster Campaign
- A Local Leaflet Campaign
- Emails and letters to local councillors
- Emails to the local Community Council

We shared the information we had with people to let them see and hear about what we wanted to do:

- A Questions and Answers sheet
- Our ecology and tree survey information for people to read.
- Consultation boards that showed how we proposed to approach the redevelopment in a sensitive manner.
- An online consultation page with copies of all the information
- A 3D model of the site to let them see how housing would sit within the existing landscape.

We gave people the opportunity to comment and offer feedback on our plans by:

- Providing a questionnaire in paper and online formats
- Arranging public events in places that were easy to get to and at different times of the day.
- Attending and presenting at meetings where people had the opportunity to ask questions and tell us what they thought.
- Provided an email address so people could ask us questions.

## 5.0 How People Responded

- We had lots of comments covering different thoughts and concerns.
- There were thirty-eight responses to our printed and online surveys.
- And about two hundred people attended our drop-in events and other meetings.
- There were fifty people attending our presentation to Haddington Central Tenants & Residents' Association (HCTRA).
- People discussed the plans on social media.
- There have been many press articles covering the proposals.
- And we got letters and emails asking questions and looking for more information.

## 6.0 What You Said

- We wrote down what people said and then grouped them into common topics and themes.
- We counted how many times people mentioned each topic or concern to understand what people were most interested in about our Herdmanflat proposals.
- The most mentioned topics and concerns were about:
  - Losing Greenspace, trees, and woodland.
  - Impacts on biodiversity and ecology.
  - Impacts from cars and car parking.
  - Height and density of housing and overshadowing
  - Impact of construction on surrounding neighbours
  - Impact on health and wellbeing
  - Impact on climate change

These topics and concerns could be described as the **Key Themes** that have come out through the consultation.

## 7.0 The Key Themes: You Said – We’re Listening

Theme 1 - Losing Greenspace, Trees, and Woodland	
You Said	What we have changed / plan to do
1	<p>You said you were concerned about losing lots of trees.</p> <p>Our number one priority is to provide affordable housing as sensitively as possible. Our plans are focussed on keeping tree loss to an absolute minimum. Retention of Category A Trees remain the priority and tree removal will only be proposed where absolutely necessary. This approach means we will not be able to build as many affordable houses, but we agree with you that the Trees are especially important.</p> <p>We indicated at the start of the consultation where the root protection areas are, and we have shown how we will be able to work within the existing Landscape and that there will be no tree losses associated with new buildings.</p> <p>We have already completed essential tree maintenance and invested in site wide crown lifting across the site. Crown lifting raises the tree canopy to improve light, improve views and lessen the risk of branches falling. It also makes it easier for people to walk there safely.</p> <p>Improving light through the canopy is important to support and increase biodiversity not only stimulating plant growth but making the environment below more attractive to wildlife, insects, and species of butterflies.</p>
2	<p>You said you were concerned there would be no accessible greenspace left to enjoy.</p> <p>There will still be lots of greenspace, especially in the middle of the site. We will be introducing more paths and access points into the site to make sure local people can access the greenspace more easily. The woodland paths will be upgraded to make them accessible to more people..</p>
3	<p>You said that you had concerns about not being able to visit the site and use the grounds to walk your dogs.</p> <p>We will increase the number of ways you can access the site making it easier for you to walk your dogs. The existing woodland walks will remain, but entering the site from Aberlady Road and Herdmanflatt will be easier.</p>
4	<p>You said you would like to see Herdmanflat turned into a park rather than see it developed for housing.</p> <p>Our plans are for affordable housing that is desperately needed to meet the huge demand in East Lothian. Herdmanflat is referred to in the Local Development Plan as being suitable for housing development and its</p>

## Theme 1 - Losing Greenspace, Trees, and Woodland

You Said		What we have changed / plan to do
		<p>location near the town centre and many other facilities makes it perfect for lots of different reasons.</p> <p>There are no other sites in Haddington that offer the scale or location benefits that Herdmanflat does.</p> <p>We strongly believe that this development will deliver greater health and wellbeing benefits to residents and wider community.</p> <p>Our proposals do try to strike a balance that will ensure Herdmanflat remains a place that people can visit and still enjoy the greenspace and the woodland walks.</p>
5	You said you would like to see our plans include a Community Garden.	Our plans have always included the idea of community gardens, and we remain committed to exploring this further. This could be linked to the orchard which we will be keeping and making more accessible. We know the orchard is important to local people as we have been asked many times over the past two years if access can be given to pick the fruit.
6	You said that you wanted to see areas for children to play and that future consultation should include younger people.	<p>Our plans have always included natural play spaces so families and children can benefit from the parkland setting. These play spaces will be available for local people and the children and grandchildren of the people that will live in any new housing. Safe and overlooked, these spaces could include areas to picnic and promote activities that educate and raise awareness of the ecology and environment that surrounds them.</p> <p>We think including younger people in future consultations is a great idea, and we will discuss how best to do this with local schools and youth groups.</p>

## Theme 2 - Impacts on Biodiversity and Ecology

You Said		What we have changed / plan to do
1	You said you were concerned about the impact on birds and wildlife.	<p>We provided a copy of the ecology report produced by respected ecologists LUC. We did this to give reassurance that ecology is very important to us.</p> <p>We want to protect the existing ecology and enhance it where we can. We are protecting trees &amp; hedges which</p>

## Theme 2 - Impacts on Biodiversity and Ecology

You Said		What we have changed / plan to do
		<p>offer a safe space for birds and bats and have already installed many bat boxes across the site.</p> <p>We indicated in our plans where tree protection zones will be which means building cannot happen in these areas. Keeping the trees will provide a rich environment that will ensure birds, bats and other wildlife species will continue to flourish. The masterplan will place new housing development in the least sensitive parts of the site, and we will continue to keep the environment at the heart of our plans.</p>
2	You said you were concerned that biodiversity would be worse off than it is today.	<p>Biodiversity means “the variety of Life.”</p> <p>Enhancing biodiversity is a key objective, and making nature more accessible to local people is important to us. New housing will need to be supported by a new Sustainable Urban Drainage System which will introduce ponds and swales, attracting new species to the site.</p> <p>The National Planning Framework 4 requires all new development to provide meaningful biodiversity enhancements. Our proposals manage areas of species poor grassland to provide species rich wildflower zones and provide a diversity of habitat types including wetland habitat associated with the on site drainage features. The areas of highest ecological significance will be retained and protected.</p> <p>The woodland and hedgerows will largely remain as they are today and continue to support birds and bats as well as other species.</p>
3	You said the loss of trees could impact local wildlife in a bad way.	<p>Our plans seek to avoid tree loss. Housing and new roads are being planned around the trees. This will also cause minimal disruption to wildlife.</p> <p>We have already completed a lot of work demolishing buildings, removing asbestos, and maintaining the trees.</p> <p>Demolition and landscape maintenance works have been undertaken under supervision of our licenced ecologists. This has included relocating bats from buildings undergoing demolition and halting works to safeguard nesting birds. Significant tree maintenance to improve the health of our</p>

## Theme 2 - Impacts on Biodiversity and Ecology

	You Said	What we have changed / plan to do
		<p>trees and make the woodland walks a safer place was also completed.</p> <p>We have invested in a substantial amount in tree maintenance and that will help encourage plant growth below the tree the canopy by increasing light. Encouraging plant growth will provide an environment that will support existing and encourage new animal and insect species to thrive.</p> <p>In line with good practice, felled tress have been left on site to rot in safe places to encourage and support biodiversity.</p> <p>We will continue to adopt this proactive approach to safeguarding the environment and enhancing it where we can.</p>
4	<p>You said that the open spaces that were being retained might be sterile and would not support or enhance future ecology on the site.</p>	<p>We hope our answers so far give reassurance that whilst the environment might be different, the steps we are taking could have an incredibly positive ecological and environmental benefit.</p> <p>We are trying to make more of the site useable and include as many of your suggestions as we can.</p> <p>We are working to reduce the roads and car parking as much as we can so there is more greenspace. By introducing new play and family spaces, safer paths for walking, better lighting, safer routes for cycling and increasing accessibility for wheelchair users we think Herdmanflat will be a much better community asset, and more people will benefit from what it has to offer.</p> <p>The environment required to support the older population that will be living there needs to be interesting. Sterile open areas will not provide the stimulation required to support people living with dementia and a wide variety of other health conditions. Our team understand this and remain focussed on creating an environment and an access strategy that works to support and improve Health and wellbeing.</p>



## Theme 3 - Impacts from Cars and Car Parking

You Said		What we have changed / plan to do
1	You said you were concerned about new cars entering and leaving the site at Lydgait.	<p>Whilst we don't believe traffic will be any worse than it was when the site was a working hospital we agree with your concerns.</p> <p>We have changed our proposals to make the Lydgait entrance pedestrian and cycle access only and will discuss this in detail with the Council's Planning and Roads departments. We think these changes will improve safety and help to make the grounds more accessible.</p>
2	You said you were concerned about the surrounding roads not being able to take the increase in cars for the new housing	<p>We have looked at this in some detail and have carried out further investigations which has included video monitoring of the Aberlady Road/ Lydgait junction and at the top of Herdmanflatt. This indicated a small impact at peak times of the day but well within acceptable limits. Our investigations related to current traffic levels and is not a comparison with the previously working hospital which would have had greater levels of traffic.</p> <p>However, we have listened to your concerns about the potential for pressure on the Aberlady Road/ Lydgait junction, and this was another reason we decided to remove car access from the Lydgait entrance.</p>
3	You said you were concerned about the site being used as a rat run to access the town centre via Lydgait.	We agree that this might happen, and this influenced our decision to limit the Lydgait entrance to pedestrians and cycles only.
4	You said you were concerned about the speed of cars coming from the roundabout at the top of Aberlady Road.	<p>We investigated this and there is little we can do as the speed limit and wider road network falls outside of our responsibility as the owner of the hospital site. Our investigations discovered that there have been two accidents recorded on this stretch of road over the past 10 years.</p> <p>The Roads Department has confirmed that the 20mph speed limit introduced on Aberlady Road is now permanent.</p> <p>We raised your concerns with the roads department, including a suggestion that the A199 east of the roundabout be reduced from 60mph to a 40mph speed</p>

## Theme 3 - Impacts from Cars and Car Parking

You Said		What we have changed / plan to do
		<p>limit, but unfortunately this is not something the housing department has a say in.</p> <p>We also investigated bringing an entrance into the site directly from the A199, but differences in height, the loss of a large number of mature trees and complications arising out of joining an A road make this option impossible.</p> <p>We still think the existing main entrance on Aberlady Road is the best solution with traffic eased further by introducing a new entrance from the East at the top of Herdmanflatt. Proposals that improve visibility up and down Aberlady road from the main entrance on Aberlady Road appear to be acceptable to the Council's Roads department.</p>
5	You said that you thought older people might not need as many cars and parking provision should be lower	<p>We are currently working to the Council's required parking standards but continue to look at how we reduce car parking on site further.</p> <p>We remain hopeful that improved access to public transport and making the walk to the town centre much easier will also help in reducing car use, but we do need to be mindful of an older person's need for a car at whatever stage of life.</p> <p>We also have to think about visiting family members and carers visiting the site at separate times of the day.</p> <p>A reduction in parking would create more greenspace for residents and visitors.</p>
6	You said we should consider introducing safe crossing points on Aberlady Road and Lydgait to make access to the site more pedestrian friendly	<p>We think this is a great idea. We have raised this with the Council's Roads Department and will provide further updates on what we think is possible and investigate the wider impacts to ensure this could be achieved safely.</p>

## Theme 4 - Height and Density of Housing and Overshadowing

You Said		What we have changed / plan to do
1	You said that you thought four storey housing was too high	<p>There will be a mix of different house types on site, however we have reviewed our plans and where we were showing some 4 storey flats, taken the decision to limit these to three storeys.</p> <p>This is a big change that will reduce the number of affordable houses but hopefully underlines our commitment to respond to your concerns.</p>
2	You said you were concerned that the housing would overshadow surrounding gardens	<p>We reviewed our plans and have made some changes.</p> <p>We have pulled development further back and reduced the storey heights so that new development will feel less imposing.</p> <p>We will introduce more trees to fill gaps in the perimeter tree line and have moved the proposed location of the drainage pond to provide a landscape buffer between new housing and existing neighbours.</p>
3	You said that our plans for one hundred or so new build houses was too much.	<p>We looked at the housing numbers in detail and our decision to reduce from four to a maximum of three storey results in a reduction in the number of new homes we can provide.</p> <p>The density of housing proposed is significantly below the recommended minimum densities outlined in the Local Development Plan for a centrally located site of this size.</p> <p>The low density of housing proposed is due to our acceptance of the need to protect trees and greenspace.</p>
4	You said that you did not think there was a need for more housing in Haddington.	<p>We disagree with this statement.</p> <p>The demand for affordable housing in East Lothian is at its highest ever. There are over two thousand five hundred people on the Council's housing waiting list (March 2023) and over 650 of these are over sixty-five.</p> <p>The latest housing needs and demands assessment notes a need to build over 2500 new affordable homes in East Lothian by 2030, with Haddington highlighted as having the greatest demand for amenity housing.</p> <p>Coupled with a shortage of land for development, Herdmanflat's close proximity to the town centre, public</p>

## Theme 4 - Height and Density of Housing and Overshadowing

You Said		What we have changed / plan to do
		transport and the new Hospital makes it the perfect location for affordable housing for older people.

## Theme 5 - Impact of Construction on Surrounding Neighbours

You Said		What we have changed / plan to do
1	You said you were concerned about how construction traffic would impact people living close to the site.	<p>We will produce a Construction Management Plan which includes how construction traffic will be managed as the development is built.</p> <p>Our plans aim to limit all construction traffic to the Aberlady Road entrance for the duration of the build.</p> <p>This might mean that cars will have to use the Lydgait entrance for a period of time until the development is completed. After completion, the Lydgait entrance will be for pedestrians and cyclists only.</p>

## Theme 6 - Impact on Health and Wellbeing

You Said		What we have changed / plan to do
1	You said you were concerned that loss of access and loss of greenspace and trees would impact negatively on the health and wellbeing of the wider community	<p>Protecting trees and improving access to greenspaces on the site are a key objective of our masterplan. We think this approach will increase the impact the site can deliver in terms of health and wellbeing, expanding the reach far beyond what exists today.</p> <p>As part of our commitment to ensuring the site will provide health and wellbeing benefits to more people, we have promised to undertake a Herdmanflat Health and Wellbeing consultation before we submit detailed planning applications for the site.</p>

## Theme 6 - Impact on Health and Wellbeing

You Said		What we have changed / plan to do
2	<p>You said that you thought the previous mental health related services delivered on site when it was a hospital should be continued by creating a park and greenspace that would continue to benefit the mental health and wellbeing of the community</p>	<p>We think housing and health go hand in hand. The benefits of good housing on physical and mental health are widely accepted.</p> <p>Herdmanflat has an interesting history, and the decision to demolish the Hopetoun Unit which used to sit at the bottom of the site happened after the NHS and the Council agreed that care could be provided better through a housing model.</p> <p>Our proposals for Herdmanflat will allow people to age in place in housing that will help avoid having to move into a care home, or specially adapted property somewhere else.</p> <p>The landscape will be designed to be dementia friendly, encourage people of all ages to interact and provide great spaces for families to meet and play. Mental health considerations are also key reason for introducing the concept of community growing spaces into our plans.</p>

## Theme 7 - Climate Emergency

You Said		What we have changed / plan to do
1	<p>You said that given the climate emergency we should be protecting and rewilding rather than building houses on sites like Herdmanflat, and that there were very few greenspaces like Herdmanflat in Haddington.</p>	<p>Herdmanflat's redevelopment and the impact of Climate Change is being fully considered.</p> <p>We recognise and respect the importance of the trees and the landscape at Herdmanflat, and how accessible, safe areas of open space can benefit the community.</p> <p>Over the past 18 months we have invested over £100,000 in tree and landscape maintenance, and security measures to combat well documented problems and complaints associated with anti social behaviour.</p> <p>The steps we have taken have been very successful but require ongoing management given the sites close proximity to neighbouring properties.</p>

## Theme 7 - Climate Emergency

You Said	What we have changed / plan to do
	<p>We have already taken steps to rewild parts of the site in and around the woodland which include substantial crown lifting, removal of dead trees and leaving felled wood to rot naturally on site.</p> <p>Our investigations have identified non-native species on the site that will be removed, and the proposed sustainable urban drainage system will assist in attracting further biodiversity to the site.</p> <p>With specific regard to Climate Change, Health and Wellbeing and the Local Economy we believe our proposals to redevelop Herdmanflat will contribute to:</p> <ol style="list-style-type: none"> <li>a. Reducing emissions through the development of low carbon housing</li> <li>b. Improving land resource efficiency by investing in housing that promotes walking, cycling, easier access to greenspace and woodland, reduces car use, and encourages use of public transport.</li> <li>c. Supporting the circular economy through repurposing the listed buildings and bringing a brownfield site back into active use.</li> <li>d. Providing affordable housing within walking distance of the town centre that will support the local economy and town centre businesses.</li> <li>e. Respecting the natural environment, protecting the treescape and introducing a range of measures that work to increase biodiversity.</li> <li>f. Making the grounds more accessible to more people.</li> <li>g. Making the site a safer place to visit at all times of the day.</li> <li>h. Potential support for local food growing if there is demand.</li> <li>i. Continued awareness and debate around the Climate Emergency that the Council is faced with.</li> </ol>

## 8.0 Sources of Further Information, Help and Support

The following links provide further sources of information we think you might be interested in:

**Community Ownership Support Service** (For Information on Community Empowerment (Scotland) Act 2015)

<https://dtascommunityownership.org.uk/>

**Planning Aid Scotland**

<https://www.pas.org.uk/>

**East Lothian Council Planning**

[https://www.eastlothian.gov.uk/info/210547/planning\\_and\\_building\\_standards](https://www.eastlothian.gov.uk/info/210547/planning_and_building_standards)

**Scottish Government Planning Advice Notes**

<https://www.gov.scot/collections/planning-advice-notes-pans/>

If you have any further questions or would like a copy of this document in other formats please contact us at:

[hsd@eastlothian.gov.uk](mailto:hsd@eastlothian.gov.uk)

Version Control			
Version	Author	Date	Changes
1.0	Housing Strategy & Development	10.07.23	Approved

Herdmanflat Hospital Community Consultation timeline 11/07/2023

Date	Activity	Physical Attendance	Estimated Reach
<b>January 2023</b>			
10/01/23	Proposal of Application Notice (PAN) lodged with East Lothian Council Planning. PAN sets out consultation timeline and that consultation proposals meet all the requirements of the Town and Country Planning (Scotland) Act 1997.	N/A	Copy of PAN sent to Community Council and Local \elected members by Agents Oberlanders
10/01/23	First Consultation Event(s) advertised in East Lothian Courier (Haddington Page) (Events 1 & 2)	N/A	East Lothian Wide (av. circulation c6500)
10/01/23	Consultation shared on Council Twitter Feed	N/A	864 Twitter Accounts reached
10/01/23	Consultation shared on Council Facebook Feed		2105 Facebook Accounts reached
10/01/23	Press release issued via Council Website	N/A	East Lothian Wide (797 page views)
10/01/23	1 <sup>st</sup> Article in East Lothian Courier <b>"Affordable Housing for Older People Planned for Herdmanflat site"</b> Statement provided by ELC Head of Housing.	N/A	East Lothian Wide (av. circulation c6500)
11/01/23	Community Council and Elected Members Notified of Consultation by Email	N/A	All Community Councillors (that includes HCTRA Chair) and local elected members (Norman Hampshire, Andrew Forrest, John McMillan, Shamin Akhtar, George McGuire, Tom Trotter.
11/01/23	East Lothian MP's and MSPs informed of Consultation by email	N/A	Kenny Macaskill MP, Craig Hoy MSP, Martin Whitfield, MSP, Paul McLennan MSP.
11/01/23	Events picked up and shared by Friends of Herdmanflat Facebook Page (Local Group)	N/A	Followers of Friends of Herdmanflat Facebook Page.
13/01/23	150 Consultation flyers delivered by hand to immediate neighbours surrounding the site.	N/A	Immediate neighbours in Herdmanflatt, Lydgait, Glebe Terrace and Aberlady Road.
13/01/23	Consultation event posters posted at main entrances to site, local shops including Tesco and Royal Bank, Library, Council Offices and Vaccine Centre, also medical centre, and public notice board on Court Street.	N/A	Frequent users of the site and visitors to local amenity and public services
20/01/23	Herdmanflat Q&As issued to elected Members in advance of first consultation events	N/A	(Norman Hampshire, Andrew Forrest, John McMillan, Shamin Akhtar, George



Herdmanflat Hospital Community Consultation timeline 11/07/2023

				McGuire, Tom Trotter.
24/01/23		1 <sup>st</sup> three-hour consultation event (Evening) held at Haddington Primary School. Display Boards outlining intended approach, Place Questionnaire provided, and Question with Answer sheets provided.	34 people attended	General public. Event attended by local people living adjacent to the site/ immediate neighbours.
24/01/23		2 <sup>nd</sup> Article in East Lothian Courier <b>"Plans Revealed for former Herdmanflat Hospital site"</b> Article refers to information provided in Common Questions with Answers sheets.	N/A	East Lothian Wide (av. circulation c6500)
25/01/23		Email sent to Area Partnership Teams and Community Council highlighting 2 <sup>nd</sup> Consultation event and encouraging attendance.	N/A	Community Partnership managers and All Community Councillors
27/03/24		Formal decision notice posted on planning website that PAN consultation proposals are acceptable.	N/A	All general public (Via East Lothian Council Planning Portal)
27/01/23		2 <sup>nd</sup> three-hour consultation event (afternoon) held at the Trinity Centre, Church Street, Haddington. Display Boards outlining intended approach, Place Questionnaire provided, and Question with Answer sheets provided.	32 People attended	General Public. Event attended by Community Council representatives and local elected members.
<b>February 2023</b>				
03/02/23		3 <sup>rd</sup> article in East Lothian Courier <b>"Haddington: Plans for 140 homes at former Herdmanflat Hospital"</b> highlighting early stage of development. Community Council spokesperson confirmed attendance at an event and noted it would be discussed at a future meeting.	N/A	East Lothian Wide (av. circulation c6500)
27/01/23 – 24/02/23		Council Design Team work to amend Masterplan to take into consideration feedback received after 1 <sup>st</sup> consultation events, and through the email correspondence address provided.	N/A	N/A
14/02/23		2 <sup>nd</sup> round of consultation events advertised in East Lothian Courier (on 24 <sup>th</sup> and 28 <sup>th</sup> February 23)		East Lothian Wide (av. circulation c6500)
15/02/03		150 further consultation flyers delivered by hand to immediate neighbours surrounding the site.	N/A	Immediate neighbours in Herdmanflatt, Lydgait, Glebe Terrace and Aberlady Road.
15/02/03		Consultation event posters posted at main entrances to site, local shops including Tesco and Royal Bank, Library, Council Offices and Vaccine Centre, also medical centre, and public notice board on Court Street.	N/A	Frequent users of the site and visitors to local amenity and public services

Herdmanflat Hospital Community Consultation timeline 11/07/2023

22/02/23		Consultation website goes live (Council Consultation Hub) includes downloadable PDFs of previous and updated masterplan proposals responding to specific points raised through consultation feedback on traffic, landscape density etc. PDFs of Ecology report, Tree Survey, and consultation Q&A's available for download. Online Place questionnaire provided.	N/A	East Lothian Wide (Page Trip data awaited)
22/02/23		2 <sup>nd</sup> Consultation event timings shared on HCTRA Facebook Page. (For events 3 & 4)	N/A	HCTRA members
23/02/23		4 <sup>th</sup> Article in East Lothian Courier " <b>Public able to view plans for housing at former Herdmanflat Hospital site</b> " Article highlights the two upcoming consultation events.	N/A	East Lothian Wide (av. circulation c6500)
24/02/23		3 <sup>rd</sup> three-hour consultation event (afternoon) held at the Trinity Centre, Church Street, Haddington. Updated Display Boards outlining changes made to the masterplan following comments provided, Model of site presented to allow discussion with participants. Place Questionnaire provided and Question with Answer sheets provided.	34	Open to General Public. Event attended by Community Council Representatives and Local Elected Members.
28/02/23		4 <sup>th</sup> three-hour consultation event (Evening) held at Haddington Primary School. Updated Display Boards outlining changes made to the masterplan following comments provided, Model of site presented to allow discussion with participants. Place Questionnaire provided and Question with Answer sheets provided.	36	Open to General Public. Event attended by Community Council Representatives and representative from HCTRA & Friends of the Earth East Lothian and return visits from neighbours who had attended the first events.
<b>March 2023</b>				
18/03/23		Letter received from Chair of HCTRA requesting extension to Consultation Period	N/A	
28/03/23		5 <sup>th</sup> Article in East Lothian Courier " <b>Herdmanflat Plans for 100 homes could be lodged this summer</b> "	N/A	East Lothian Wide (av. circulation c6500)
<b>April 2023</b>				
06/04/23		Article appears in East Lothian Courier highlighting launch of titled " <b>Petition launched over plans for former Hospital site</b> "		East Lothian Wide (av. circulation c6500)
07/04/23		Letter of the week in East Lothian Courier titled " <b>We are destroying this lovely Greenspace on our own doorstep</b> " Submitted by HCTRA Chair.		East Lothian Wide (av. circulation c6500)
08/04/23		HCTRA host open meeting to discuss Herdmanflat Development Plans	N/K	Open to general public
10/04/23		Email received on behalf of Friends of the Earth East Lothian expressing concern over development of Herdmanflat		
10/04/23		Consultation closes as per original advertised date and PAN submission.	N/A	All

Herdmanflat Hospital Community Consultation timeline 11/07/2023

12/04/23		Email response sent to Friends of the Earth East Lothian representative providing detailed response to concerns raised in email received 10/04/23.	N/A	Friends of the Earth East Lothian
17.04.23		Letter of the Week in East Lothian Courier titled <b>"Many Legitimate concerns"</b>		East Lothian Wide (av. circulation c6500)
17/04/23		Housing team receive letter from Martin Whitfield MSP sent to NHS Lothian at the request of constituents (dated 06/04/23)	N/A	Martin Whitfield MSP and constituents.
18/04/23		Letter sent from Head of Housing to HCTRA explaining the reasons for not extending the Consultation Period. Offer made to extend the use of the consultation email address to the end of April for the public to continue to make responses.	N/A	HCTRA members
21/04/23		Confirmation issued to HCTRA that Council team would be willing to attend a meeting with HCTRA and make a presentation on (arranged for 22/05/23).	N/A	HCTRA
27/04/23		Letter sent to Martin Whitfield MSP providing a response to his letter dated 27/04/23.	N/A	
<b>May 2023</b>				
03/05/23		Save Herdmanflat Website goes Live	N/A	All General Public
07/05/23		HCTRA public meeting held on 22/05/23 advertised on Friends of Herdmanflat Facebook page. Other promotional steps between 07/05/23 and 22/05/23 include letters published in East Lothian Courier, references in courier articles and through posters erected at the entrances to Herdmanflat.	N/A	Friends of Herdmanflat Facebook membership, local Herdmanflat residents and wider general public.
15/05/23		Letter of the week published in East Lothian Courier titled <b>"Take climate emergency seriously."</b> Submitted by Chair of HCTRA	N/A	East Lothian Wide (av. circulation c6500)
21/05/23		Article appears in East Lothian Courier titled <b>"Haddington: Plea for more information on Herdmanflat Housing plans"</b>	N/A	East Lothian Wide (av. circulation c6500)
22/05/23		Open Public meeting and presentation conducted with HCTRA to be attended by Head of Housing	50	HCTRA/ General Public
23/05/23		HCTRA Presentation emailed to HCTRA Chair for distribution to attendees and the elected members present at the meeting.	N/A	Open public meeting organised and chaired by HCTRA
<b>June 2023</b>				
06/06/23		Email received from Chair of HCTRA with further questions regarding timescales and available communication formats.	N/A	
13/06/23		Council response issued to HCTRA Chair re request for further information. Response subsequently posted on Save Herdmanflat Website	N/A	Sent directly to HCTRA Chair and made available on line via the Save Herdmanflat Website
13/06/23		Presentation made to Haddington and District Community Council Attended by East Lothian Head of Housing. Further comments received about areas that Community Council members	N/A	Community Council and elected members.

Herdmanflat Hospital Community Consultation timeline 11/07/2023

		would appreciate the Council team exploring as part of the masterplan's development.		
26/06/23		Letter received by Hub South East from HCTRA Chair re clarification on misinformation discussion points and nature of Hub South east relationship with the Council.	N/A	
27/06/23		Response from Hub South East sent to Chair of HCTRA with Consultation Timeline attached. HCTRA Letter referred to Haddington Community Council, so ac copy of the response was provided to them as well.		HCTRA members and Haddington CC.
<b>July 2023</b>				
03/07/23		Article Appears on Edinburgh Live titled <b>"Fight to save East Lothian wood described as 'green lung' of local community."</b> Article about loss of Herdmanflat woodland referring to Council consultation on its woodland strategy. <a href="https://eastlothianconsultations.co.uk/housing-environment/tws/">https://eastlothianconsultations.co.uk/housing-environment/tws/</a>		Edinburgh Live circulation.
04/07/23		Edinburgh Live article updated to include a statement from East Lothian Council noting there are no proposals to destroy woodland at Herdmanflat.		Edinburgh Live circulation
04/07/23		Article appears in East Lothian Courier <b>"Campaigners fight to save 'green lung' at former town hospital."</b> Council comment provided noting no proposals to destroy trees at Herdmanflat.		East Lothian Wide (av. circulation c6500
11/07/23		Interim Easy Read Consultation Update Report published	N/A	Sent to Community Council, All Local Elected Members, HCTRA Chair, Press Release, social media, and Council Website.