

Planning Committee

10 am, Thursday, 6 October 2016

East Lothian Proposed Local Development Plan 2016: Period for Representations

Item number	7.2
Report number	
Executive/routine	
Wards	All

Executive Summary

The purpose of this report is to inform Committee of the publication of the East Lothian Proposed Local Development Plan for a period of representations. The Proposed Plan sets out East Lothian Council's settled view as to what the final adopted content of the plan should be. It comprises a development strategy for the future development of East Lothian to 2024 and a detailed policy framework for guiding development. It is supported by an Action Programme and other planning guidance on specific matters, which are also published in draft form.

The Proposed Plan implements the requirements of the approved SESplan Strategic Development Plan 2013. There is no concern that the plan as proposed would prejudice the interest of this Council. No formal representation is proposed.

Links

Coalition pledges	P15
Council priorities	CP5 , CP7 , CP8 , CP10
Single Outcome Agreement	SO1 , SO2 , SO3 , SO4

East Lothian Proposed Local Development Plan 2016: Period for Representations

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 notes the publication of the East Lothian Proposed Local Development Plan for a period of representations; and
 - 1.1.2 agrees that no formal representation is submitted on behalf of the Council.

2. Background

- 2.1 East Lothian Council is preparing its first Local Development Plan (LDP), the Plan, once adopted will replace the East Lothian Local Plan 2008. The main consultation stage in producing the LDP was the publication of the Main Issues Report (MIR) in November 2014. No formal representation was made by this Council.

3. Main report

- 3.1 East Lothian Council has considered the comments received on its MIR and has published its Proposed East Lothian Local Development Plan for a statutory period for representations. The period runs from 19 September to 31 October and representations must be received by 31 October or they will not be valid. Following this period East Lothian Council will assess representations received and consider if changes should be made to the Plan. Any unresolved representations will be considered through an examination by Scottish Government Reporters.
- 3.2 Draft statutory supplementary planning guidance addressing developer contributions has also been published. Draft development briefs for new sites are also being consulted on with the intention that the Council adopt them as non-statutory Supplementary Planning Guidance to support the LDP in due course. Further non-statutory guidance on affordable housing is also included within the consultation.

- 3.3 The Proposed Plan sets out East Lothian Council's settled view of its development strategy and a series of proposals to meet the requirements of the approved SESplan Strategic Development Plan 2013 (SDP). The spatial strategy focuses the majority of development in the west of East Lothian.
- 3.4 The Plan modifies green belt boundaries to allocate land for development to the south west of Musselburgh at Craighall, to the east of Musselburgh and around Wallyford, and north and south of Whitecraig. The development of a Green Network in association with the development of relevant sites is set out to help mitigate the impact of the green belt abstractions.
- 3.5 Land at Craighall, which is adjacent to the City of Edinburgh boundary, is allocated for significant mixed use development. Part of this is an existing Local Plan allocation. A further 1,500 houses and 20ha of employment land are included as additional allocations in the Proposed Plan.
- 3.6 The Edinburgh Local Development Plan, as modified in September 2016, contains housing site HSG27 - Newcraighall East which is adjacent to the Craighall allocation. Development principles, included in the Edinburgh LDP, set out an intention to connect a bus route through the site with the land allocated in the East Lothian Proposed Plan at Craighall. This is provided for in the East Lothian Proposed Plan within Proposal MH1 Craighall which requires new and improved connections. This includes active travel, through the site and between existing and proposed development areas or transport routes or nodes including in adjoining local authority areas. It also makes reference to bus access from land at Newcraighall. A draft development brief is provided for the Craighall site, although this does not show any indicative bus route. A segregated active travel corridor to link the western boundary with Edinburgh is identified.
- 3.7 Further housing and employment allocations are focussed around the main settlements of East Lothian. In addition the Plan continues to allocate Blindwells as a new large scale mixed use community. The current mixed use allocation includes around 1,600 homes, 10 hectares of employment land and a new local centre. In future East Lothian Council has a vision to expand the new settlement further east and safeguards an area for further development. The Plan identifies that this could include a sub-regional town centre to serve surrounding communities. This is reflected in the Proposed Strategic Development Plan, expected to be published for a period of representations in October, which states that if Blindwells is capable of expansion beyond the current allocation it could potentially provide a strategic town centre.
- 3.8 The overall capacity of housing sites allocated in the Plan is in excess of that set by the SDP. This is in line with Scottish Planning Policy to provide a generous supply of housing land.
- 3.9 The Plan is supported by a Transport Appraisal. This has determined that new development will increase demand for capacity on trunk roads as well as the local

road network. Interventions are identified to meet the demands, including improvements to Old Craighall junction. Development is subject to the mitigation of any development related impacts, including cumulative impacts.

- 3.10 The Plan is accompanied by an Action Programme which sets out how the policies and proposals will be delivered and identifies the infrastructure interventions required. Draft Developer Contributions Supplementary Guidance identifies what contributions will be required.
- 3.11 In line with Scottish Planning Policy the Plan sets a spatial framework for wind farm development. Most of the area along the boundary with Edinburgh is identified as an area of significant protection. An area to the east of Pathhead and a large part of the south of East Lothian, which shares a small part of its boundary with Edinburgh, is identified as an area with potential for wind farm development. Within these areas wind farms are likely to be acceptable in principle, subject to detailed consideration and cumulative issues. Small scale wind turbine development is supported in most of the west of East Lothian subject to a number of factors including landscape and visual impacts.
- 3.12 The Council supports the content of the plan and the development strategy that has been set out to meet the requirements of the Strategic Development Plan. Policies seek to integrate land use and sustainable transport. There is nothing within the plan which would indicate that the interests of this Council would be prejudiced.

4. Measures of success

- 4.1 Development within a neighbouring authority takes place in a way which delivers the vision for the city region.

5. Financial impact

- 5.1 There is no direct financial impact arising from this report.

6. Risk, policy, compliance and governance impact

- 6.1 The report does not raise any health and safety, governance, compliance or regulatory issues.

7. Equalities impact

- 7.1 There is no equalities impact arising as a result of this report's proposed response. East Lothian Council undertook an Equality and Rights Impact Assessment as part of the process of preparing the Proposed Local Development Plan.

8. Sustainability impact

- 8.1 The East Lothian Local Development Plan has been subject to a Strategic Environmental Assessment.
- 8.2 The proposals in this report will:
- 8.2.1 reduce carbon emissions because they are supportive of a plan which aims to minimise energy consumption and an appropriate use of resources.
 - 8.2.2 increase the city's resilience to climate change impacts because it supports a plan which aims to protect and enhance the environment of a neighbouring authority, including directing development away from areas of flood risk and designing development so it will be resilient to the effects of climate change.
 - 8.2.3 help achieve a sustainable Edinburgh because they support proposed measures which demonstrate good environmental stewardship.

9. Consultation and engagement

- 9.1 The East Lothian Proposed Local Development Plan is subject to a period of public representations.

10. Background reading/external references

[East Lothian Proposed Local Development Plan September 2016](#)

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11. Links

Coalition Pledges	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors.
Council Priorities	CP5 business growth and investment CP7 Access to work and learning CP8 A vibrant sustainable economy CP10 A range of quality housing options
Single Outcome Agreement	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all SO2 Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health SO3 Edinburgh's children and young people enjoy their childhood and fulfil their potential SO4 Edinburgh's communities are safer and have improved physical and social fabric
Appendices	