

local development plan 2018

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Countryside and Coast

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East Lothian Local Development Plan 2018

Supplementary Planning Guidance

Proposed Supplementary Planning Guidance on Countryside and Coast

ABBREVIATIONS

CAT	Countryside Around Towns	SESPlan	South-East Scotland Plan, the strategic plan for the area
LBS	Local Biodiversity Site	SLA	Special Landscape Area
LDP	East Lothian Local Development Plan 2018	SPG	Supplementary Planning Guidance
LGS	Local Geological Site	SMP	Shoreline Management Plan
MU	Management Unit of the Shoreline Management Plan	SSSI	Site of Special Scientific Interest

MAPPING

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1.0 Introduction

- 1.1 The East Lothian Local Development Plan 2018 (LDP) section on Diverse Countryside and Coastal Areas (pp 124 – 130) provides the planning policies that explain how development proposals in the East Lothian countryside and coast will be assessed.
- 1.2 Two Technical Notes were prepared to support the Proposed Local Development Plan in 2016 which provided an explanation for its Examination on Planning for Countryside Around Towns (Technical Note 8) and Planning for Coast (Technical Note 7). These described the approach taken to planning for the countryside around towns and for the coast. This Supplementary Planning Guidance incorporates these and provides additional and updated information and guidance in support of the East Lothian Local Development Plan 2018.
- 1.3 Following adoption of the LDP on 27 September 2018 the Council is preparing a series of supplementary planning guidance in support of the LDP. This supplementary planning guidance is as referred to in Policy DC8: Countryside Around Towns and provides additional guidance on some of the other Countryside policies, including Policy DC3 Replacement Dwellings in the Countryside, Policy DC4: New Build Housing in the Countryside, Policy DC5: Housing as Enabling Development and Policy DC6: Development in the Coastal Area.
- 1.4 Taken together this document provides additional guidance to the planning policies contained in the Diverse Countryside and Coastal Areas chapter of the LDP.

Policy DC3: Replacement Dwellings in the Countryside

- 1.5 There is no additional guidance required for part (i) of Policy DC3. However part (ii) of the policy allows the replacement of an existing dwelling where the Council accepts that due to sub-standard construction it is incapable of retention for habitation. This is subject to the caveat that the Council reviews evidence provided in support of such a situation and is satisfied that it is incapable of retention for habitation. A further caveat is that all reasonable efforts have been made to maintain the building. This part of the policy is to tackle the sometimes evident issue of sub-standard house construction of pre-fabricated houses such as 1950s 'Dorrans' or 'Orlit' houses built when building materials were scarce and which may be incapable of satisfactory alteration to meet modern insulation and other standards due to their construction. Rather than this type of house being abandoned because it cannot be occupied or brought up to standard, the Council may accept that it can be replaced with a similar sized house. The requirement within the policy for 'reasonable efforts to maintain the building', is to ensure that properties are not deliberately abandoned to subsequently seek a replacement building as an exception against the normal presumption against new-build homes in the countryside.

Policy DC4: New Build Housing in the Countryside

- 1.6 LDP policy DC4 allows for new build homes in the countryside, outwith the constrained coast, where there is no existing house or appropriate existing building suitable for conversion to a housing use in the locality, providing it is required as a direct operational requirement of a viable agricultural, horticultural forestry, countryside recreation or other business, leisure or tourism use supported by Policy DC1. Part (ii) of policy DC4 also allows other small scale new build housing proposals provided that they meet an evidenced need for affordable housing, are provided by a registered affordable housing provider and will

remain affordable for the longer term. The number of affordable homes provided in this way should be very small scale and form a logical addition to an existing small-scale rural settlement identified by the LDP. These settlements are listed in Appendix 1. For further information on affordable housing refer to LDP Supplementary Planning Guidance: Affordable Housing.

Policy DC5: Housing as Enabling Development

- 1.7 Policy DC5: Housing as Enabling Development outlines the exceptional situations where enabling housing development may be supported. This refers to development can only be considered acceptable because its resulting benefits outweigh the harm. There are few situations where enabling development has been accepted in East Lothian and it is rarely used as it is for development that would normally be contrary to established planning policy. In part b) of policy DC5, enabling development may be supported where it would fund the restoration of a listed building or other building with recognised heritage value, or other significant designated feature of the built or natural environment, which is desirable to retain. Proposals must also protect or enhance the setting of such features and satisfy the terms of policies CH1: Listed Buildings and where relevant CH6: Gardens and Designed Landscapes. Enabling development will only be acceptable where it can be clearly demonstrated to be the only means of preventing loss of the heritage asset by securing its long-term future.
- 1.8 In the context of the above, a building with recognised heritage value or significant designated feature of the built or natural environment includes the following:
- A building of special architectural or historic interest that is included on the statutory list of Buildings of Special Architectural or Historic Interest
 - A building that makes a positive contribution to a designated conservation area
 - A scheduled monument
 - A building, structure or landscape that is identified as being of outstanding value in the Inventory of Gardens and Designed Landscapes
 - A structure or landscape that is deemed as being important to restore in a management plan approved by East Lothian Council for a designated battlefield that is included on the Inventory of Historic Battlefields
 - A building that can be clearly demonstrated to be of heritage value and which is recognised as such
- 1.9 Occasionally, a building may merit designation as one of the above, but has not been through the necessary assessment to determine a significant heritage value. A request can be made to Historic Environment Scotland for a building to be considered as a listed building; this approach should be taken for a building proposed to be considered as being of architectural or historic merit under the terms of policy DC5. The resultant report from HES will be considered by the council in an assessment as to whether it is of recognised heritage value, sufficient to meet the terms of this policy. There are separate planning policies that need to be considered for all cultural heritage designations contained within the Cultural Heritage section of the LDP.
- 1.10 For other situations, any applicant proposing enabling development must therefore submit a case justifying the heritage value of the asset under consideration. This should take the form of a Heritage Assessment or Conservation Assessment, and/or Biodiversity Assessment

that outlines the natural, historic or archaeological significance of the whole of an asset or landscape within its wider setting. The asset to be repaired or restored must be of significance, and must require the conservation, repair or restoration. Where this is because of any deliberate and recent neglect the policy would not apply. The applicant must also provide an explanation of why development is required to fund the restoration work proposed.

- 1.11 As a minimum the Assessment should consider the following:

Age	The age of the building or structure supported by documentary evidence including historical mapping and other research.
Architectural Significance	Its architectural significance in its current and original form and construction
History and reason for its existence	Research to show who built the structure, who may have altered it over time and why it was constructed in the form that it has.
Setting	The way the surroundings of a historic asset contribute to how it is understood, appreciated and experienced.
Cultural significance	The way in which the heritage asset is valued by both specialists and the wider public and how this may have changed over time.
Assessment of value	The relative importance of the asset as a whole as an element of the historic environment and of any parts within the overall asset.
Relationship with other nearby heritage assets	If the building has a direct relationship with adjacent or nearby buildings for example being a building within a designed landscape or part of a group of agricultural buildings
Natural heritage significance and nature conservation value	To be provided if a natural landscape is proposed to be restored

- 1.12 East Lothian Council as Planning Authority will determine whether the asset justifies being of recognised heritage value following review of the submitted supporting Assessment report. It follows that any such report should be submitted either along with the planning application or, and preferably, in advance should enabling development be sought.
- 1.13 Assessment of applications that seek enabling development will be subject to the council obtaining independent advice on the overall development finances to ensure that any enabling development is the minimum necessary to achieve the primary use and it is not a substitute for normal development funding, including borrowing. The council will normally seek such advice from the District Valuer.

Policy DC6 Development in the Coastal Area

- 1.14 The East Lothian coast has interesting biodiversity, scenery, geology and cultural heritage, as well as economic opportunity. The aim of the policy towards the coast is to maintain the qualities that make it attractive. Its scenic attraction and recreational resource combined with proximity to population centres make our coast one of the most visited in Scotland.
- 1.15 The coast is where marine and land-use planning overlap, and plans for both should align to support marine and land-based components required by development and allow appropriate access to the shore and sea. The National Marine Plans vision for the marine

environment is “Clean, healthy, safe, productive and diverse seas, managed to meet the long term needs of nature and people”. The objectives of both National Marine Plan and the Local Development plan derive from Scottish Planning Policy, and are therefore similar – encouraging sustainable development and uses which provide economic or social benefit to Scottish communities; mitigation and adaption to climate change; protection of heritage where appropriate and of water quality; and consideration of landscape and seascape. In addition the National Marine Plan aims to:

- protect and enhance the health of the marine area;
- discourage invasive non-native species and marine litter; and
- avoid significant effects of noise and vibration.

1.16 The main policy on development in the coastal area is LDP Policy DC6. This policy refers to three types of area namely Developed Coast, Constrained Coast and Unspoiled Coast. The location of these areas are shown on the LDP Proposals Map 4: Further Landscape Designations and indicted on Figure 1 below.

1.17 This section therefore gives guidance on what is expected of proposals in the different areas of coast and covers:

1. Need or requirement for a coastal location
2. Qualities of the coastal area and siting and design guidance

1.18 The guidance sets out how Policy DC6 will be implemented, with reference to the aims of the National Marine Plan, and the qualities of the sea to which it aspires. Many parts of the coast are covered by natural and heritage designations which protect certain interests by statute. There are also non-statutory designations, such as Special Landscape Area, and Local Biodiversity and Geodiversity Sites. The advice in this SPG is in addition to the need for assessment against policies on such sites or to comply with statutory provision.

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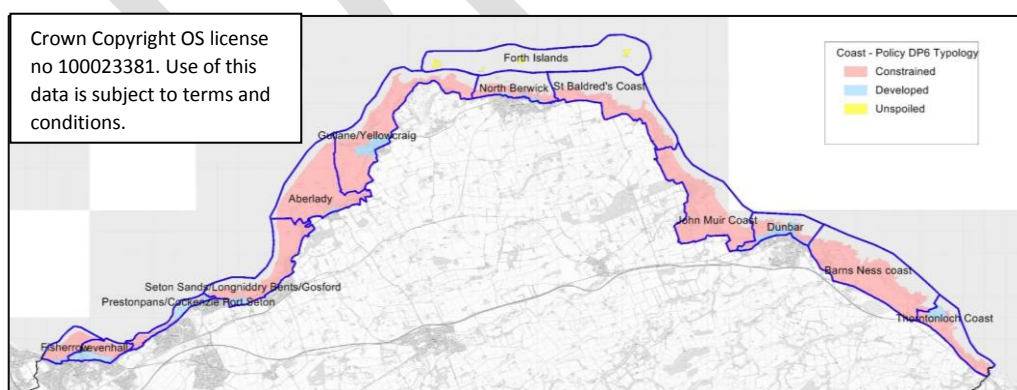


Figure 1 Coastal Areas by Type and SPG area name – (areas are numbered from East to West). Note that offshore rocks and sand banks are included within the adjacent coastal area even if not shown on mapping, as stated in the LDP.

1. Need or requirement for a coastal location

Developed Coast

- 1.19 Proposals that require a coastal location are encouraged to locate within the developed coast. Development is not however restricted to that which needs a coastal location in this area but proposals there should respect the coastal location in terms of siting and design.

Unspoiled Coast

- 1.20 The unspoiled coast is a finite and rare resource. Therefore the test for need for a development and a specific need for that particular coastal location is considered to be a high bar. To maintain the qualities of the unspoiled coast which make it attractive it is very important to limit development in these areas. How to establish need for a development and a specific need for the particular coastal location.
- 1.21 For proposals within the **unspoiled coast**, applicants must show there is:
- (a) an established need for a development and
 - (b) a **specific need** for that particular coastal location
- 1.22 'Need' will be considered on a case-by-case basis and is for the applicant to establish. Need should be established with reference to proposals in the National Planning Framework, legislative requirements or another established practice of establishing need. For development which does not relate to an existing use on the unspoiled coast, 'need' would normally be required to be related to a public benefit.
- 1.23 Once need is established, the applicant must show that the particular coastal location is required. This could be where:
- there is no other location outwith the unspoiled coast where such a development could physically take place
 - the location is the least environmentally damaging location for the proposal
 - the costs of using a different location are prohibitive
- 1.24 Circumstances where there is a need for the development and a specific need for a particular location in the unspoiled coast are expected to be limited. Examples of the type of proposal that may have a need for a particular coastal location on the unspoiled coast are shown below:

Table 1: Unspoiled Coast: potentially acceptable development

Type of proposal	How is need been established?
Proposal related to the management of a Natura 2000 site	Conservation of Natura 2000 Sites is a statutory requirement
Works required to respond to emergencies	There is an established framework for response to emergencies, which aims to avoid risk of injury or death to the public or damage to the environment. Development in

	a location on the unspoiled coast could be required to support this.
Works to listed buildings including lighthouses to enable their maintenance or retention	The cultural heritage is finite and there are statutory provisions related to listed buildings. These works can only be carried out in situ. 'Enabling' development would not have a need for this location unless it is functionally linked to the listed building.
Maintenance or provision of landing facilities	The Council accepts there is likely to be a need to access the islands from time to time for natural heritage related recreation, conservation or other purposes and works to landing facilities may be required.
Remote viewing equipment	The Seabird Centre is an established use which has existing remote viewing equipment on some of the islands of the unspoiled coast. Such facilities aim to increase public understanding and interest in ornithology, which in turn supports conservation of biodiversity, by allowing visitors a close look at the birdlife of the islands with minimal disturbance of the birds. The Seabird Centre is established in its location in North Berwick, and needs to maintain its remote cameras as a central part of its offer.
Others	There may be a limited number of other small scale proposals which can show an established need for a particular location on the unspoiled coast. It is for the developer to show what the established need is, and why their proposal needs its proposed location.

Constrained Coast

- 1.25 Much of the Constrained Coast consists of the intertidal or foreshore area, however some areas immediately inland are included. To maintain the qualities of the constrained coast which make it attractive it is important to constrain development in these areas. Development here will only be supported where it requires a coastal location.

How to decide whether a proposal requires a coastal location

- 1.26 It is for the applicant to justify clearly why a coastal location is required. The planning authority will consider only the requirement that the proposal has for a coastal location. This would normally mean a functional relationship between land and sea. The council will therefore not consider the desire of the applicant to find a location for a proposal that could be located elsewhere but the site they have chosen (or that is available) is in the Constrained Coast. The Council will also not normally consider that a proposal has to be on the Constrained Coast because it is the only land the applicant owns. A clear link between the proposed use and the coast or sea is required. The Council will therefore not normally take into account:
- that the land is the only or most suitable land for the proposed use that the applicant owns or controls unless that use has a relationship with the sea or coast
 - the desire to make an economic return on land the applicant owns

- the desire to provide a particular facility of a general sort, even if there are no other available sites
- the desirability of the proposal having a view of the sea where the requirement is for an attractive view rather than the need to see the sea as such – for example a dolphin watching facility or bird watching hide would require a sea view where a residential care home or café would not.

1.27 The types of development shown above for the Unspoiled Coast may also be accepted in the Constrained Coast. In addition, the following types of development are examples of development where applicants may be able to show the need for a coastal location:

Table 2: Constrained Coast; Potentially acceptable development

Type of proposal	Reason a coastal location may be required
Proposals in the National Planning Framework which require a coastal location	National Planning Framework 3 identifies nationally important infrastructure proposals. It currently identifies approximate locations for thermal generation and cable connections to offshore windfarms. In the case of thermal power stations, the sea may be the best or only viable source of cooling water, while cables connecting offshore windfarms to the national grid have to cross the coast somewhere.
Infrastructure	Some infrastructure may need to locate on the coast to allow access the sea or development that is in the sea. This could include piers, jetties, water works, and electricity cables.
Works related to managing coastal erosion	Such works must be located where they can protect the intended assets and choice of location is limited by the operation of coastal processes.
Facilities related to sea-going boats, including harbours and storage of equipment	To allow and support use of sea-going boats. These uses are encouraged to locate in the developed coast however where this is not possible a location on the Constrained Coast may be needed.
Tourism	Facilities for tourism may need a coastal location where proximity the sea is essential for the activity e.g. facilities related to sea sports, water based activities or birdwatching. Guest accommodation or café/restaurant facilities are not considered to require to be located on the constrained coast as these uses can successfully operate elsewhere.
Alterations, change of use or extensions to buildings located within the constrained coast	There is a limited amount of existing development in the constrained coast, including some houses, agricultural buildings, and some specific entities such as Prestongrange Mining Museum. As these buildings are already there, if extensions or alterations are proposed this must be carried out on the coast.
Working of minerals	LDP Policy MIN 8(6) provides that proposals for mineral extraction must show an established need, and that the mineral is not available from certain other sources. If minerals policies are met, this is considered to establish the requirement for a coastal location as minerals can only be worked where they are found.
Conversion of rural buildings and	As per Policy DC2 and DC3

replacement of dwellings	
Agricultural buildings	Use for agriculture is a quality of some coastal areas. Where buildings are needed to support this, they may be acceptable in the constrained coast if there are no other suitable locations within the agricultural unit.

2. Coastal qualities and siting and design guidance

1.28 The overall aims for siting and design in the coastal area are to:

- minimise any adverse impact of development on the coast
- reinforce the distinctive coastal character of the area

1.29 There are qualities of the coast which are common to all or most of the coastal area. The presence of the sea, and links between land and sea are what unifies the coastal area as a whole. Within this coastal area however, different parts of the coast have their own distinctly different character. The siting and design guidance is intended to support the both qualities common to all of the coast, and the distinctive character of its diverse areas.

1.30 All proposals must avoid an adverse effect on the integrity of Natura 2000 sites in line with LDP Policy NH1. There is the potential for direct effects on the Firth of Forth SPA and Forth Islands SPA. There is also the potential for indirect effects on Natura 2000 sites further afield through impacts on their qualifying interest species. Natural heritage designations including SPAs within East Lothian are shown on Figure 2 and 3 below.

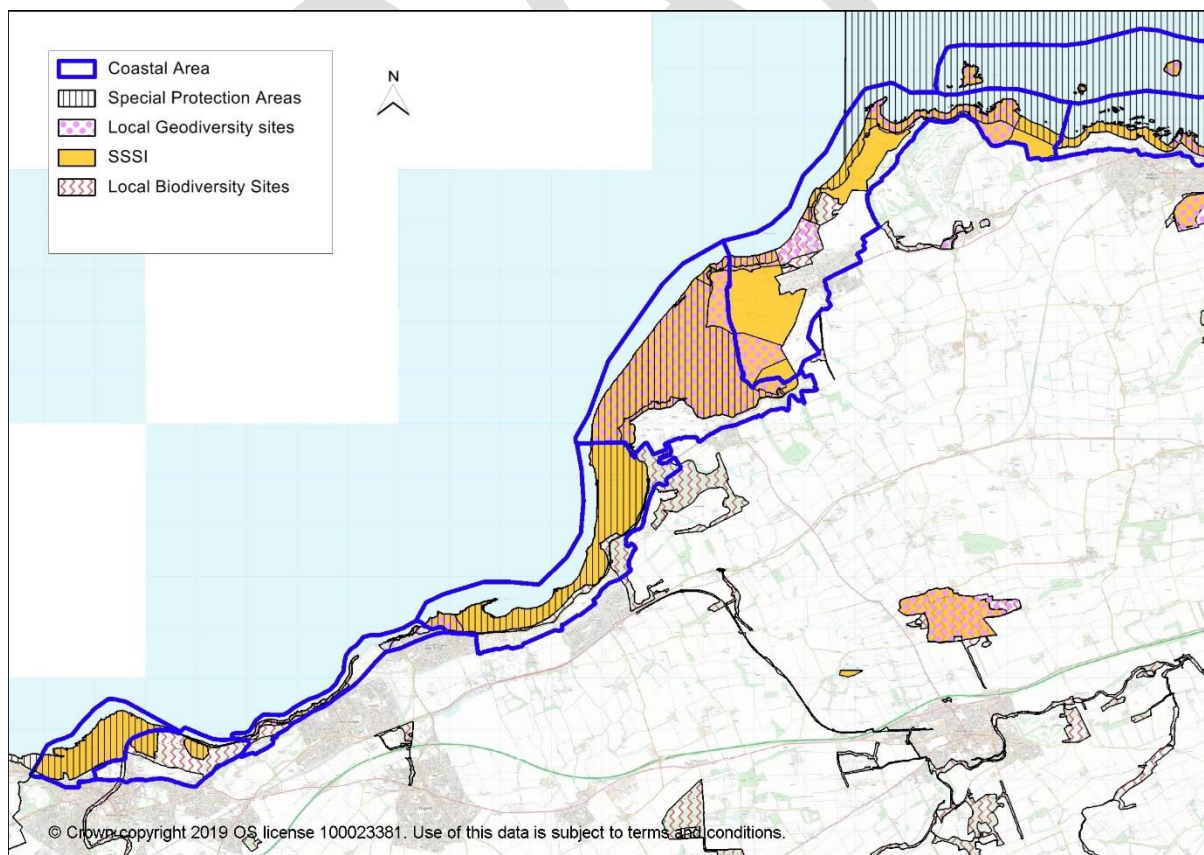


Figure 2: Certain Natural Heritage Designations - western East Lothian

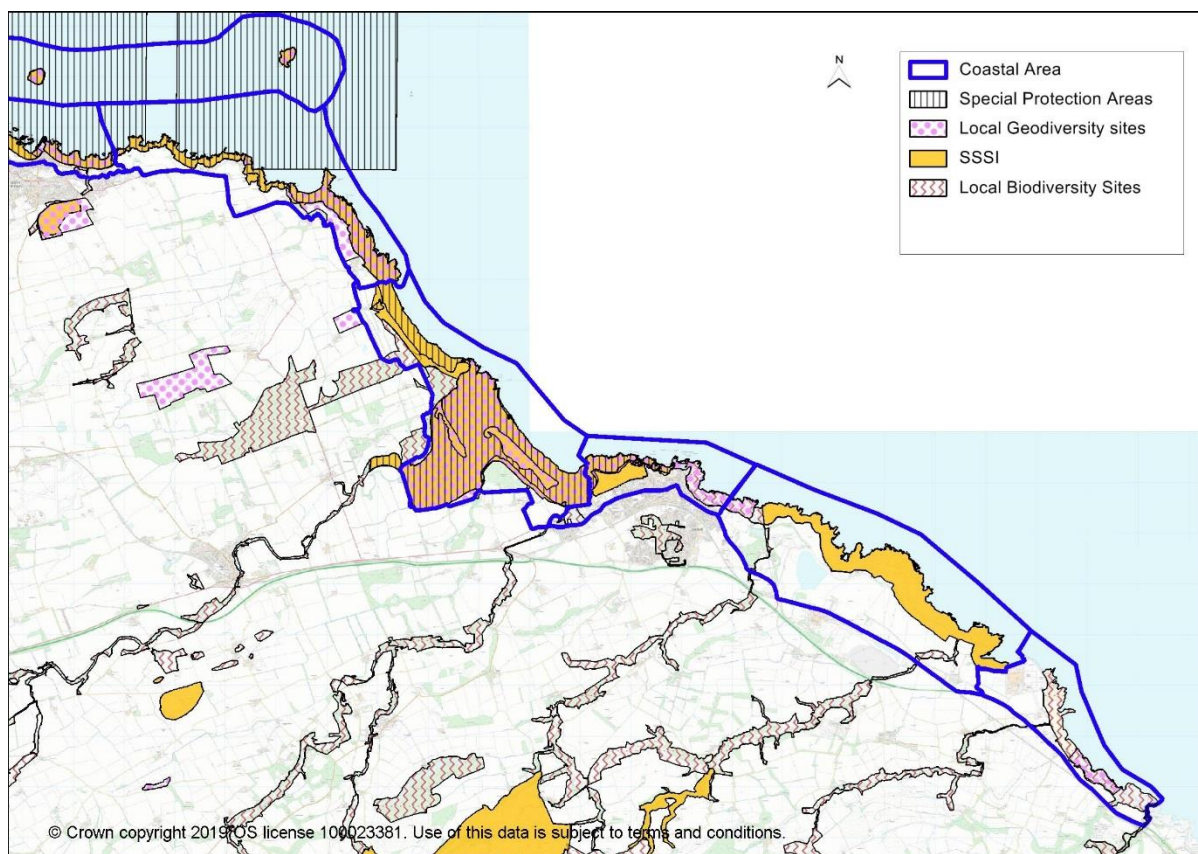


Figure 3 Certain Natural Heritage Designations - eastern East Lothian

3. Design and Siting Principles – general

1.31 Table 3 below sets out the qualities and design and siting principles which apply throughout the coastal area. The section following that describes the character of each area and sets out its particular qualities and gives design and siting guidance relevant to that area. It also sets out other designations or considerations with a coastal element that apply in all or part of each area. Both the general principles in Table 3 below and the qualities and design guidance set out in the area table (Tables 4 – 16) in the following section should be referred to. Where a proposal is in a Special Landscape Area, as much of the coast is, or other LDP designation then the relevant Policy and guidance requirements also apply. The aims of the Green Network Strategy should also be taken into account.

Table 3 General Coastal Qualities and Design and Siting Principles

Positive qualities	Design and Siting Principles ¹
Proximity to the sea, a limited and valued resource	<ol style="list-style-type: none"> 1. Development requiring a coastal location should first consider locating in the developed coast 2. Avoid adverse impact on existing productive uses of the sea 3. Avoid adverse impact on safety at sea
Boundary between land and sea, habitable and non-habitable area	<ol style="list-style-type: none"> 4. Support the operation of natural coastal processes other than where set out in the Shoreline Management Plan (SMP) 5. Avoid adverse impact on the function or appearance of existing sea defences including natural sea defences such as beaches in line with the SMP

¹ Some of the Design and Siting Principles support more than one quality

Positive qualities	Design and Siting Principles ¹
	6. Avoid locations which do or will require new defences against coastal erosion ² or flooding where possible
Historic links between land and sea	7. Address long distance views of the coast/sea from cultural heritage assets designed to have links to the sea (e.g. for defence, communication, vistas) through design 8. Preserve and/or enhance historic coastal features and character through sensitive siting and design
Scenic views of the sea, islands and coast	9. Retain views of the sea, islands or foreshore from public areas 10. Address long distance views of the coast and sea 11. Buildings visible from the intertidal area or foreshore should address the sea 12. Lighting should not be introduced or increased within the foreshore/intertidal area 13. Parking and related infrastructure should not be visible from the foreshore/intertidal area 14. Position, size, form, massing, proportion and scale, and palette of materials and colours should complement the coastal location [LDP Policy DP2]; introduction of an element of scale into a previously unscaled area should be avoided
Influence of coastal climate	15. Avoid loss of coastal trees 16. Use natural features and new planting in external spaces to optimise shelter from coastal winds especially from the north and east
Naturalness, including <ul style="list-style-type: none"> • Clean and healthy sea • free of marine litter 	17. Generally, new vehicular access to the coast should not be created 18. New built development or advertisements should avoid the intertidal or foreshore area unless the use requires this location (e.g. a jetty) 19. Development should be sited and designed to avoid causing marine pollution or litter 20. Development should avoid impacting detrimentally on the use or water quality of designated bathing waters (see also LDP Policy NH9)
Coastal recreation	21. Maintain pedestrian access to the sea and along the coast 22. Avoid adverse impact on recreational uses of the coast 23. Avoid adverse impact on provision of public toilets and public drinking water facilities
Presence of native coastal habitat and species	24. Development should not encourage marine or terrestrial invasive non-native species
	25. Planting schemes should reinforce the coastal character of the area (using local native species where appropriate)

² See <http://www.dynamiccoast.com/> for information on expected future erosion

- 1.32 The coastal area can be divided into specific areas which display particular characteristics and contain specific designations. As well as the general points raised above, the relationship and impact on these characteristics and designations will be key factors that will be required to be addressed, to the satisfaction of the Council, by planning proposals. Appendix 3 Qualities, Design and Siting – Distinctive of Areas provides the detail of these specific characteristics and designations.

Policy DC8: Countryside Around Towns

- 1.33 East Lothian is a very attractive part of Scotland with distinctive landscapes, topography and townscapes. The overall environmental quality of its built and natural environment is a significant consideration when seeking land for new development. Communities rate where they live highly and value the character and identity of their towns and villages. For many towns and villages the landscape setting of the settlement adds much to its character and identity.
- 1.34 At a time when demand for new development is increasing, East Lothian's special character is under pressure. To mitigate some of the development pressures, the Local Development Plan identifies those parts of East Lothian that have a valued landscape character through a range of designations including Special Landscape Areas, Conservation Areas, Green Belt and Countryside Around Towns.
- 1.35 There are a number of areas of East Lothian beyond the designated Green Belt, some of which have been the subject of development pressure for many years but must be left open or largely undeveloped because of their importance to the landscape character of the local area around the settlement. Green Belt policy only applies to the western part of East Lothian around Edinburgh. Policy DC8: Countryside Around Towns provides a similar function to Green Belt planning policy and is applied to protect particularly sensitive landscape around settlements.
- 1.36 Policy DC8: Countryside Around Towns is a new policy designation in East Lothian and one of the main reasons for it is to protect the most sensitive parts of the undeveloped landscape around East Lothian's settlements (and Blindwells) from new development that would impact on its setting. These areas have significant importance in maintaining the landscape setting and character of settlements in the local area. This planning policy is applicable in principle to all defined settlements in East Lothian but has been carefully applied through assessment of where it is required and has strong justification. For some settlements there is less development pressure, or their adjacent landscape is of a generally homogenous character, or potential expansion would not impact detrimentally such that would justify a Countryside Around Towns designation. The policy applies to countryside land located close to the settlement and is either important or has potential to become important as green space that can provide valuable recreational and open space opportunities for human health benefits as well as enhancing the quality of people's lives. It can also apply to areas of sensitive local landscape particularly important to the landscape setting of the settlement. Designation seeks to ensure that such land remains undeveloped countryside as well as available for potential additional recreational or other green network use.
- 1.37 Countryside Around Towns policy can apply alongside other designated LDP policies such as Conservation Areas (Policy CH2), Special landscape Areas (Policy DC9) and Gardens and Designed Landscapes (Policy CH6). Each designation is made with its own justification and detailed control policy. All designations must be taken into account when assessing a

planning application. Countryside Around Towns policy must also be read alongside other policies in the LDP particularly those covering development in the countryside. Each policy has its own requirements applicable to the land so designated. For example, within an area designated as a Special Landscape Area (SLA) development must not harm its character as specified in the SLA individual statement of importance. In a situation where both an SLA and a Countryside Around Town designation applies any proposed development must be assessed against both the SLA Statement of Importance for that particular SLA designation and against Policy DC8: Countryside Around Towns, the individual justification for which is shown in Appendix 2.

1.38 Countryside Around Towns designation has been applied to meet one or more of the following objectives:

- to conserve the landscape setting, character or identity of the particular settlement and /or
- to prevent the coalescence of settlements and/or
- where it can provide opportunity for green network and recreation purposes

1.39 Policy DC8: Countryside Around Towns applies at the following East Lothian settlements and for the following objectives:

Justifying objective: Location:	To conserve the landscape setting, character or identity of the particular settlement	To prevent the coalescence of settlements	Where it can provide opportunity for green network and recreation purposes
Tranent/Prestonpans/ Cockenzie Port Seton/ Longniddry/Macmerry/ Blindwells	Y	Y	Y
Ormiston	Y		Y
Haddington	Y		Y
Aberlady	Y		Y
Dirleton	Y		Y
Gullane	Y		Y
North Berwick	Y		Y
East Linton	Y		Y
Belhaven / West Barns	Y	Y	Y

1.40 Within an area designated as Countryside Around Towns new development is supported where it is required to implement part of the green network strategy³: for example, provision of land for a footpath or cycleway; where it is required for community uses, e.g. provision of land for allotments or recreational use; where required for rural business, tourism or leisure related use, e.g. extension to a caravan park; where it is essential infrastructure with no alternative appropriate location and therefore a locational requirement within that area, e.g. provision of a waste water treatment works with an operational requirement for the location. New areas of housing, employment or other large scale development are not permitted within the Countryside Around Towns

³ LDP Supplementary Planning Guidance: Green Networks, February 2019

designation. Any new development permitted by the policy must not harm the landscape setting of the countryside location and must be of a scale, size and form that would not harm the objectives for the Countryside Around Towns designation.

1.41 Countryside Around Towns would be one of the policies particularly relevant in the event of a shortfall in the 5-year housing land supply. Other designations may also be appropriate. In such a circumstance, SESPlan 1 Policy 7: Maintaining a Five Year Housing Land Supply currently applies. Development proposed on greenfield sites because of a shortfall in housing land supply must be in keeping with the character of the settlement and local area. Countryside Around Towns designation would be expected to be taken into account in the assessment of any development site proposed under SESplan Policy 7.

1.42 Countryside around Towns designation does not protect the designated area from ANY development, instead it permits only particular and appropriate forms of development that would not harm the landscape setting of the settlement or contribute to coalescence with another settlement as explained in Appendix 2. The scale of development proposed is an appropriate consideration in respect of residential development; the policy is intended to allow only development appropriate to the countryside as specified in Policies DC1, DC2, DC3, i.e. very small scale development and not groups of houses or other large scale forms of development. Extensions to existing buildings will be acceptable subject to satisfying the terms of all other relevant LDP policies.

1.43 Policy DC8: Countryside Around Towns specifies where new development will be supported in principle; if required for green network use, for community use, for rural business, tourism or leisure or essential infrastructure that needs that location. New development permitted in principle must also be of a scale, size and form that does not harm the objectives for the Countryside Around Towns designation in that particular location. Details of the reason for the Countryside Around Towns designation are described in the statements justifying designation in Appendix 2. Examples of such uses include:

Green Network use	A use that is supported by LDP Supplementary Planning Guidance: Green Networks and Policy DC10: The Green Network.
Community use	A use such as a play area, sports or community centre, sports pitches.
Rural Business	Generally a small scale rural business that is appropriate for a countryside location as opposed to a site allocated for employment. A suitable example might be an equestrian facility.
Tourism or Leisure business	A tourism or leisure business of a type that is supported in the countryside such as a camp site or small caravan park.
Essential infrastructure	Infrastructure that has a compelling reason to be located in the countryside location (and there is no other suitable site available) such as infrastructure associated with a utility provider such as a substation or water works.

1.44 The designated Countryside Around Towns areas are described in the statements in Appendix 2 along with the justification for their designation.

References/further relevant documents

- 1.45 The following documents contain information that may also be relevant to proposed development on the coast and in Countryside Around Town Areas and should be consulted for further detail on particular topics:

East Lothian Council Shoreline Management Plan 2002

East Lothian Council Coastal Tourism Strategy

East Lothian Biodiversity Action Plan

Citation documents for Ramsar sites, Special Protection Areas and SSSIs

Special Landscape Area SPG

Green Network Strategy SPG including:

- East Lothian Geodiversity Audit and Local Biodiversity Site descriptions
- Local Biodiversity Site descriptions

Listed Building Register

Scheduled Monument Register

Conservation Area Character Statements

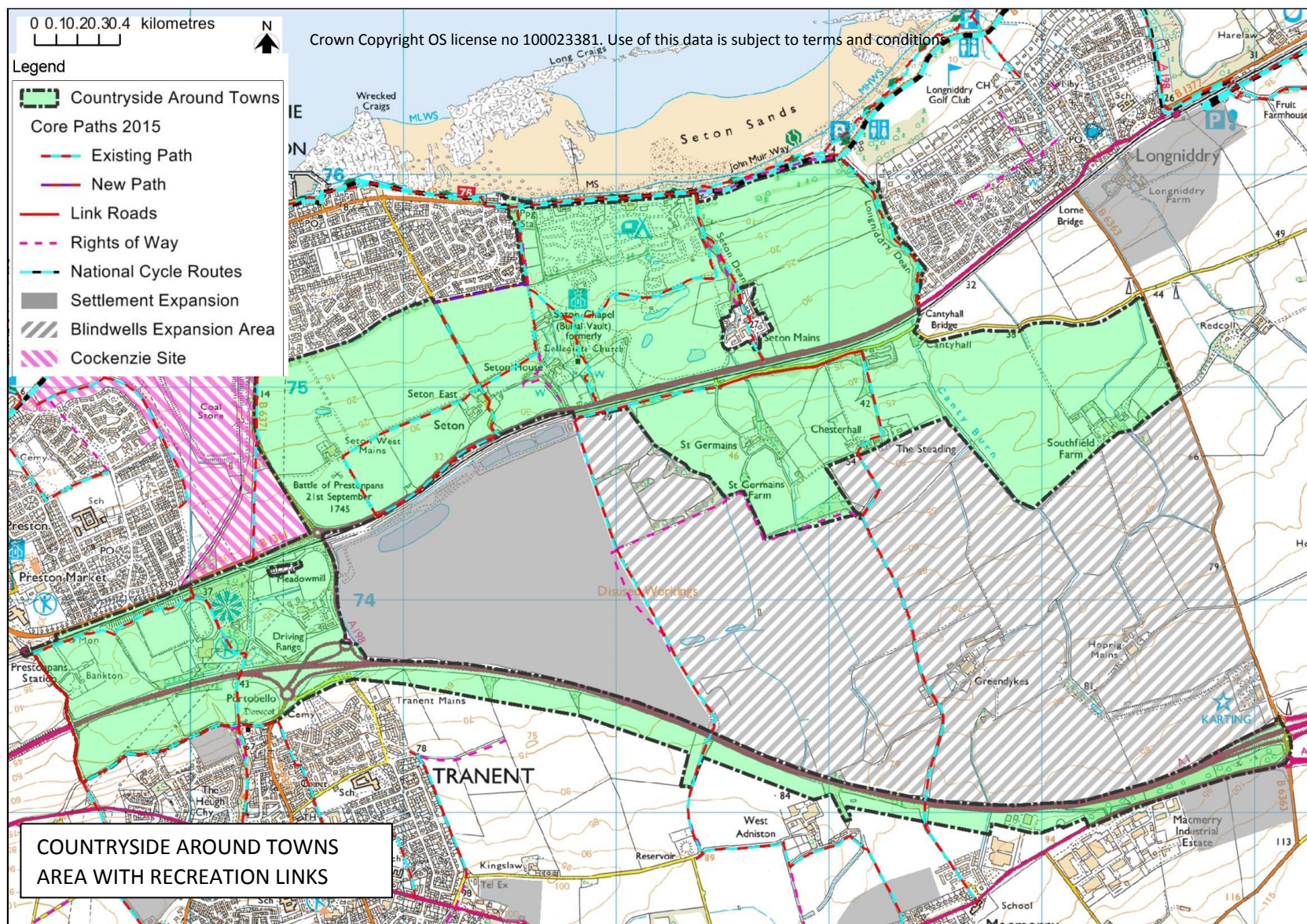
Coastal site management plans including Aberlady Bay Local Nature Reserve, John Muir Country Park, Levenhall Links, Longniddry Bents, Gullane Bents, Whitesands and Barns Ness.

APPENDIX 1

List of smaller-scale rural settlements in East Lothian as applicable to Policy DC4

Prestonpans	Longniddry	Garvald
Port Seton and Cockenzie	Seton Mains	Gladsmuir
Tranent	Ormiston	Glenkinchie
Haddington	Pencaitland	Humbie
Dunbar	Stenton	Innerwick
Belhaven	Aberlady	Kingston
West Barns	Athelstaneford	Macmerry
North Berwick	Bolton	New Winton
Blindwells	Dirleton	Oldhamstocks
East Linton	Drem	Spott
Gifford	East Saltoun	Tynninghame
Gullane	Elphinstone	Whitecraig

Tranent / Prestonpans / Cockenzie Port Seton / Longniddry Countryside Around Towns area



This area extends from the eastern edge of the Green Belt between Prestonpans and Tranent to include all land between Prestonpans and Tranent and land between the allocated Blindwells site, safeguarded Blindwells expansion area and Cockenzie/Port Seton, extending east to the western edge of Longniddry and southeast to the B6363 Coal Road to the east. North east of Tranent it includes land alongside the A1 between the proposed Blindwells settlement and safeguarded expansion area and land east of Tranent and north of Macmerry.

With the development of Blindwells the land between the nearby settlements increases in importance to prevent the potential coalescence of settlements. The largely open and undeveloped areas provide a countryside landscape setting for the settlements. This space provides opportunities for recreation and active travel links close to, but outwith, developed areas.

Land between Tranent and Prestonpans

Despite containing the main transport routes of the A1 and the East Coast Rail Line, high voltage overhead power lines and community facilities, the majority of the area is open countryside with the designed landscape of Bankton House and its significant protected trees. The line of existing houses at Meadowmill is not included in the CAT area as it is defined as a settlement in its own right through the application of Policy RCA1: Residential Character and Amenity.

The area has strong recreation value with the sports complex at Meadowmill, existing core path routes linking Tranent and Prestonpans, one following the historic Johnnie Cope's Road to the west end of the area, one linking the Heugh in Tranent to the sports centre and Prestonpans railway station, and the line of the Waggonway heading north to Cockenzie, and the Battle of Prestonpans viewpoint pyramid formed from an old bing, creating a visually link to the area's mining heritage. The line of the Segregated Active Travel Corridor is identified to be located through this area.

This area adjoins and forms a natural continuation of the designated Green Belt to its west. The two large towns of Prestonpans and Tranent are visually separated by this area and it is important to retain the largely open and undeveloped nature of the area to preserve their individual identities by providing landscape setting for the two towns.

Land between Cockenzie/Port Seton and Blindwells

This narrow area of countryside lies completely within the Battlefield of the Battle of Prestonpans and is made up of farmland, Seton Sands golf course and the historic building of Seton Castle and its wooded designed landscape of Seton House (Palace). It provides a landscape setting for the nationally significant Garden and Designed Landscape of Seton House (Palace).

The northern boundary of the Countryside Around Towns area lies adjacent to the Firth of Forth Special Protection Area and Site of Special Scientific Interest at Seton Sands.

The strip of land between Port Seton and the caravan park marks the definitive edge of Port Seton as well as continuing the historic visual link to the sea that forms part of the setting of the castle.

This area of countryside will become more important in the wider landscape as Blindwells develops. It provides an area of countryside between Cockenzie/Port Seton and Blindwells that, together with the land between Prestonpans and Tranent, clearly defines the extent of each of these coastal towns, retaining their settlement setting, character and identity. Its width north to south between Cockenzie/Port Seton and Blindwells is similar to the width of the land between Tranent and Prestonpans and thereby retains an appropriately sized, significant separation in the form of an effective belt of countryside that extends west to east between these sizeable settlements (existing and planned).

Land between Longniddry, Seton Mains and Blindwells

This broad band of agricultural land provides a clear landscape setting for Longniddry to the west and southwest particularly in views on the approach from the west along the A198 and the East Coast Main Rail Line and B6363 to the south.

The existing settlement of Seton Mains, comprising mainly of housing, is specifically excluded from the designated area as it is defined as a settlement in its own right through the application of Policy RCA1: Residential Character and Amenity.

The area to the south of the A198 and East Coast Main Rail Line lies within the Garden Country Farmland Special Landscape Area and includes the designed landscapes of St Germain's and Southfield. It is important to retain the setting of these small farm estates typical of the farming pattern of this area of East Lothian where the estates were often owned by merchants who earned their money through means other than farming. This creates a rich network of large estate houses often surrounded by old woodland and established shelter belts set within rolling arable farmland within close proximity to each other, creating a complexity and variety to the landscape.

The retention of this undeveloped land will become more important with the development of the Blindwells safeguarded expansion area up to the B6363 to ensure continued separation between the settlements of Longniddry, Seton Mains and Blindwells.

Land along the A1 to the south of Blindwells and its safeguarded expansion area

This narrow strip of land extends from the A1 Bankton interchange to its Gladsmuir interchange and offers green network and recreation opportunities as well as providing containment of Blindwells and its safeguarded expansion area in its wider landscape setting by strengthening

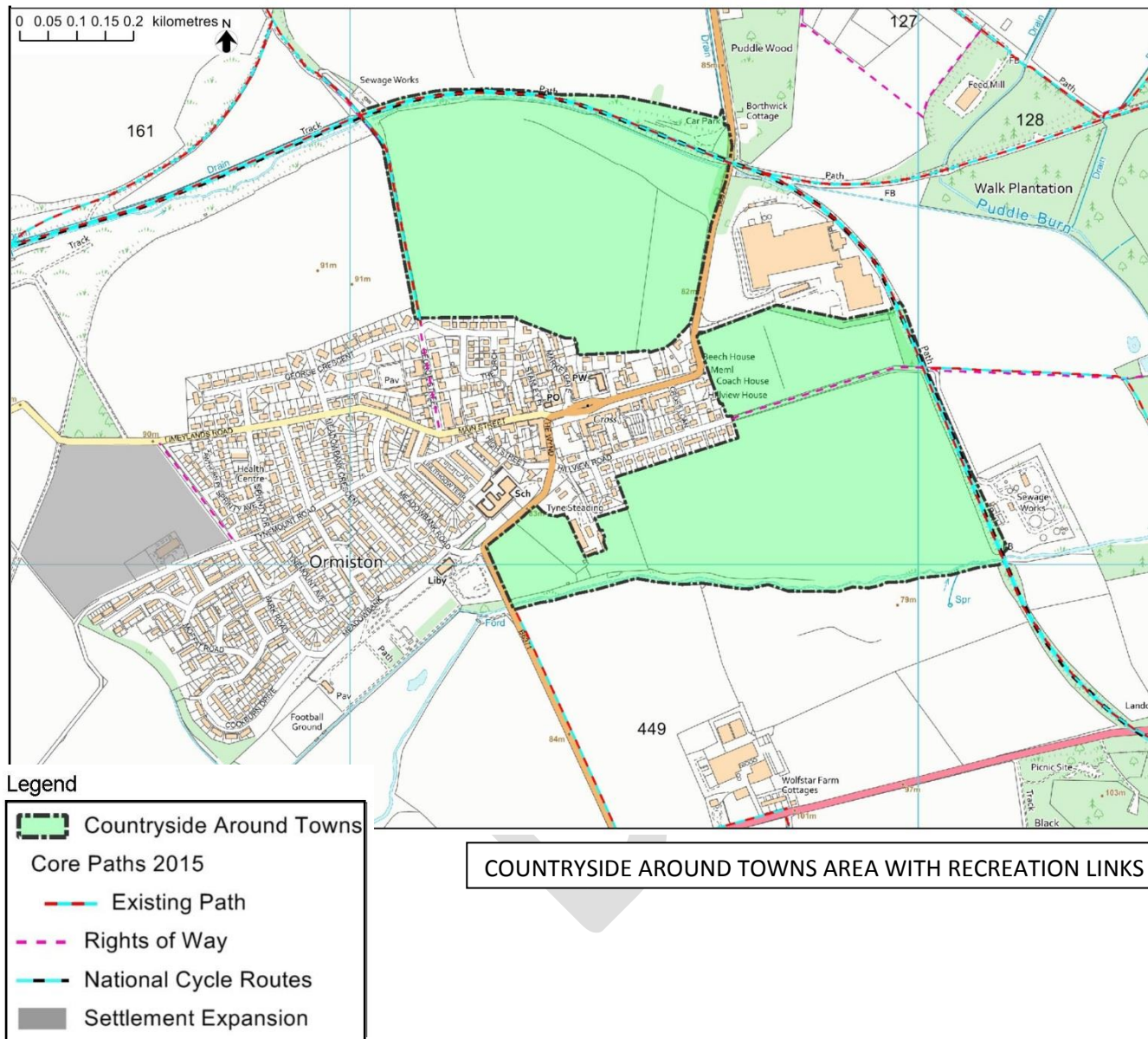
and widening the visual and physical barrier offered by the A1 corridor and preventing coalescence with Macmerry at its eastern end.

CAT Objectives addressed

The Countryside Around Towns policy for the areas of land described above contributes to the following objectives:

- **Protection of the landscape setting of settlements**
Development on these sites would harm the landscape setting of its surrounding settlements
- **Prevention of coalescence of settlements to retain the distinctive identities of separate communities**
Between Tranent and Prestonpans; between Tranent, Prestonpans, Cockenzie/Port Seton and Blindwells; between Longniddry and the safeguarded Blindwells expansion area and Macmerry to the south.
- **Provision of green networks and recreation**
These strategic green areas offer good opportunities for recreation and active travel links between settlements and to destinations such as Meadowmill Sports Centre and Seton Chapel. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the western sector strategic network in particular with reference to Green Network Actions on Landscape Setting and Open Space, and Heritage Links.

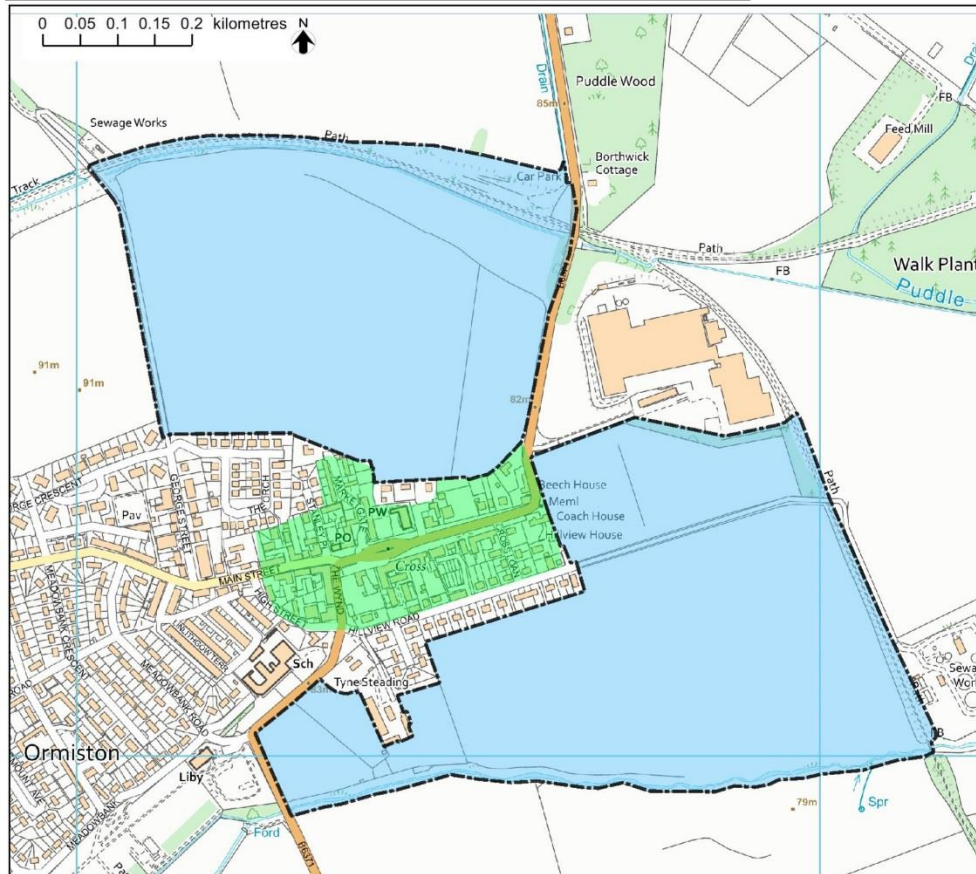
Ormiston Countryside Around Towns Area



Ormiston developed as a planned town laid out in the 18th Century; this forms the distinctive eastern part of the village and its conservation area. The distinctiveness of the oldest part of the village lies in its clarity of form, in particular the approach through countryside and arrival at the two right angled bends that turn into the historic core. Open farmland to the north of the village provides the landscape setting for the oldest parts of the village, glimpsed as a varied townscape integrating with its countryside setting on the approach to the village from the B6371 to the north. Development to the north of the village would be visually detrimental to the landscape setting and character of the historic core of the village.

Land to east of Main Street, the former Glebe Field, is undeveloped and contributes to the setting of the historic planned village because of its undeveloped nature and the views out to the open countryside from Main Street. Development to the east of the village would be visually detrimental to the landscape setting and character of the historic core of the village.

CAT RELATIONSHIP TO OTHER LANDSCAPE DESIGNATIONS



Legend

	Countryside Around Towns
	Conservation Areas
	Settlement Expansion

Land to the south of Ormiston, adjoining the glebe field and extending to the Tyne Water forms a prominent and visible part of the setting of the Ormiston Conservation Area when viewed from the A6093 and B6371 to the south. It provides an attractive open countryside setting and approach to Ormiston from the south that should be retained as countryside. Development to the south of the village would be visually detrimental to the landscape setting and character of the historic core of the village.

Trees within the area form significant landscape features defining the lines of the field boundaries laid out in the agricultural improvement of the 18th century. They are protected by tree preservation orders.

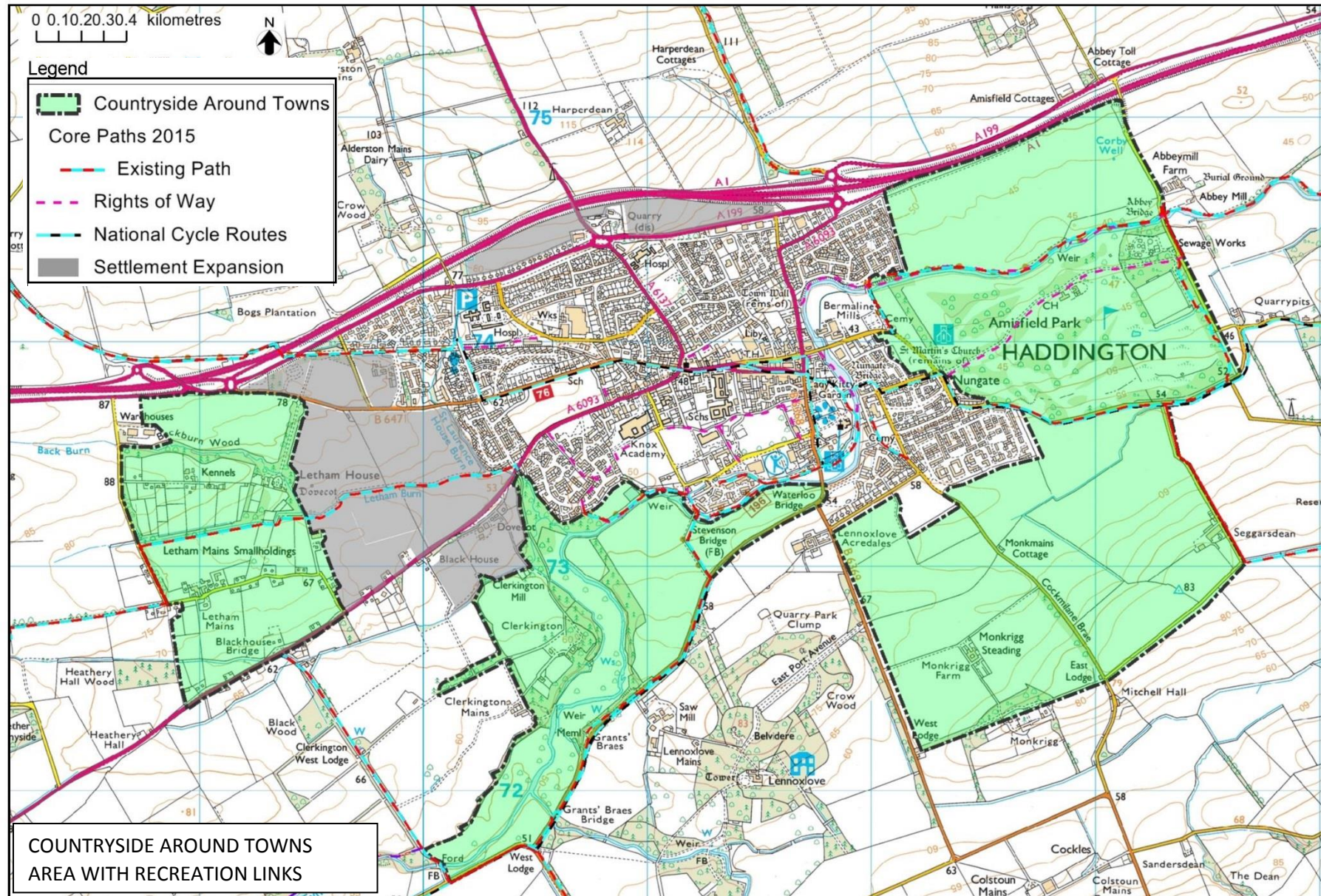
The area has strong recreation value with a right of way heading east from the end of Hill View Road passing the Glebe Field and linking Ormiston with Pencaitland. The line of the old railway is both a core path route and a national cycle route along the north and east boundaries of the CAT area, linked to the village by a core path route along the western boundary of the CAT area, another traditional right of way linking Ormiston to Elphinstone.

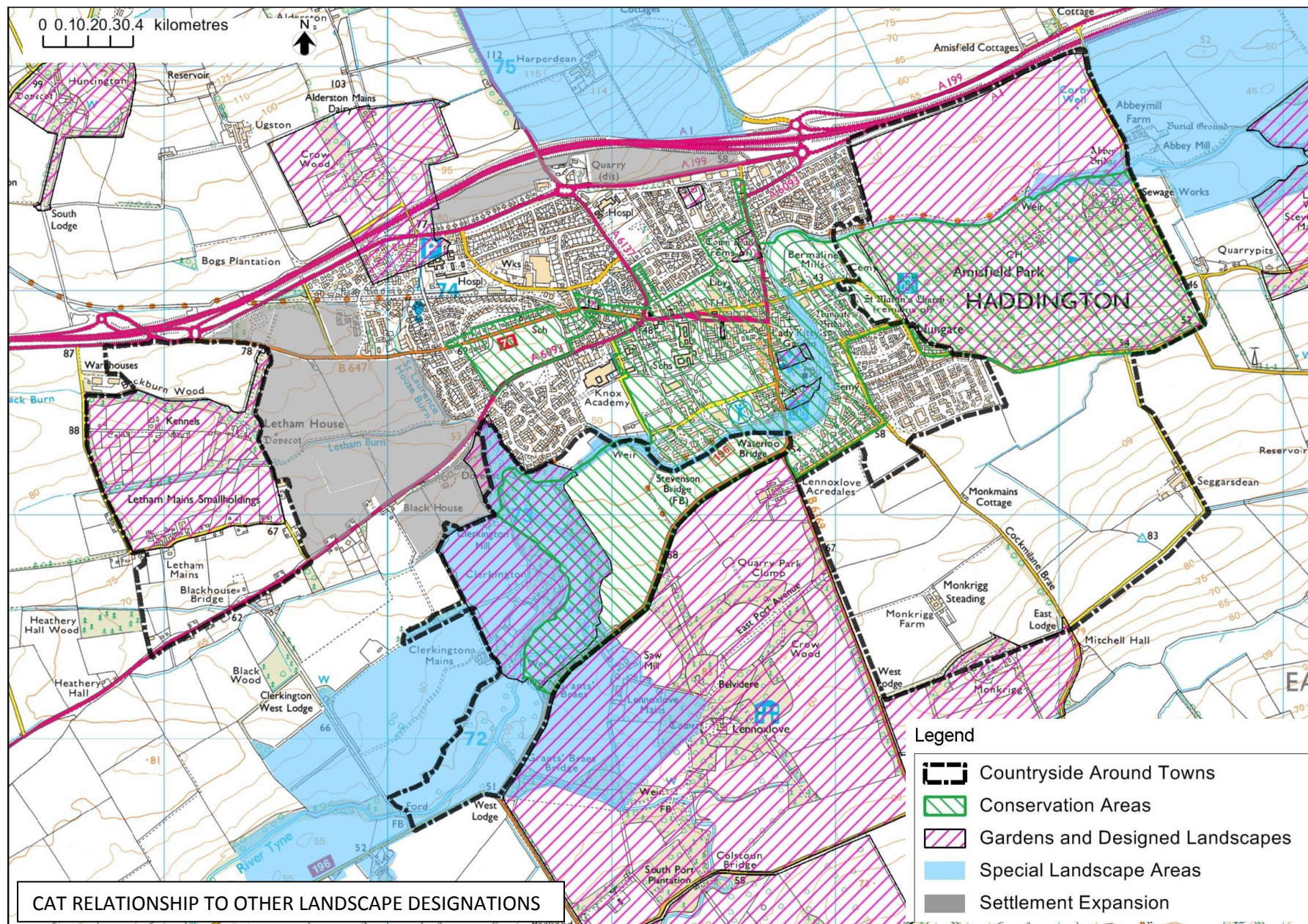
CAT Objectives addressed

The Countryside Around Towns policy at Ormiston contributes to the following objectives:

- Protection of the landscape setting of settlements**
 Development on these sites would harm the landscape setting of Ormiston
- Provision of green networks and recreation**
 These green areas offer good opportunities for recreation and active travel links. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Countryside priority area in particular with reference to Green Network Actions on the Tyne and Recreation Routes and Active Travel.

Haddington Countryside Around Towns area





Haddington was established along the River Tyne and is low lying within an enclosed bowl landform, hidden from the north by the Garleton Hills and with rising land to the north, west and south. The town has grown east to west, constrained by the higher land to the north and by the river and rising land to the south. The A1 trunk road runs to the north of the town providing a strong boundary feature and physical separation between Haddington and the wider countryside to the north.

Its wider landscape setting includes the nationally significant Lennoxlove Garden and Designed Landscape, regionally significant designed estate landscape at Clerkington to south of the town and locally significant designed estate landscapes at Amisfield to the east, Alderston to the north and Letham to the west.

The Countryside Around Towns designation applies to parts of the east, west and south sides of Haddington where development would detrimentally impact on the landscape setting and character of the town.

To the west of the town the countryside of Letham Mains has a distinctive landscape character of long established smallholdings, most of which comprise an original house, workshop and small agricultural field. These are spaced along a local road network within the wider countryside. The area is significant as one of the largest areas of smallholdings in East Lothian. Infill development here would result in the loss of this distinctive landscape settlement pattern and be visually detrimental to the entrance to Haddington at its western entrance along the A6093.

The landscape setting of the west side of Haddington also includes distinctive tree belts that line the long drive to Letham House connecting to other tree belts in the area providing a strong natural edge enclosure to the north west approach to Haddington. Development land is allocated at Letham Mains on the east side of the tree belt; this tree belt provides physical enclosure of the expanded settlement edge. Development to the west side of the tree belt would extend outwith the

natural enclosure, visibly encroaching into open countryside, adversely affecting the wider landscape setting of the town.

To the southwest, Clerkington Estate is an old estate and historic designed landscape of regional significance with a mature treed setting, partly included in the Haddington Conservation Area and within the wider Clerkington and Tyne Walk Special Landscape Area. Together with the rising land between the River Tyne and the B6368 (also included in the conservation area and forming much of the character of riverside walks), these areas form an attractive south-westerly approach and countryside setting for the town beyond which lies the nationally significant designed landscape of Lennoxlove Estate. Development here would detrimentally impact on the natural character of the area, views in and out of the town and its wider landscape setting.

To the southeast of Haddington, the landscape rises to a natural ridge line to the southeast of the town at Briery Bank, providing containment to the existing built up area. Development further southeast would extend built development beyond the natural enclosing character of the landform. This would greatly increase visibility of the town in views from the south and detrimentally impact on the landscape character and wider countryside setting of the settlement.

To the east the designed landscape of Amisfield, included in the town's Conservation Area, is prominent in views from the A1 and A199 to the northeast where the rising land with parkland and mature trees contrasts with the flat open farmed land in the foreground. Development here would have a detrimental visual impact on views in and out of the town and on its wider landscape setting.

CAT Objectives addressed

The Countryside Around Towns policy at Haddington contributes to the following objectives:

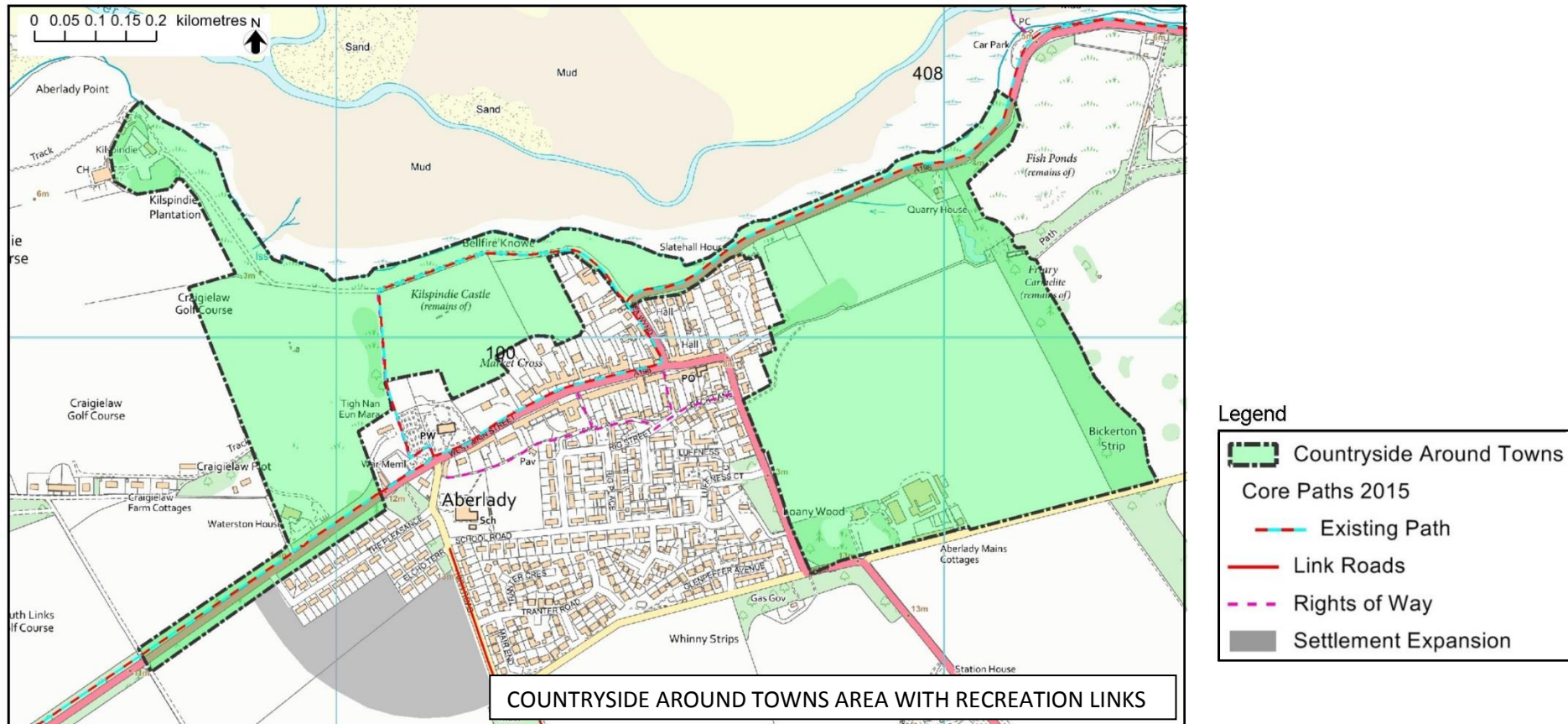
- **Protection of the landscape setting of settlements**

Development on these sites would harm the landscape setting of Haddington

- **Provision of green networks and recreation**

These green areas offer good opportunities for recreation and active travel links. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Countryside priority area in particular with reference to Green Network Actions on the Tyne, Recreation Routes and Active Travel, and Landscaping.

Aberlady Countryside Around Towns area



Aberlady is a small, historic coastal village with an important heritage as the original port for Haddington (at Kilspindie). Its coastal north side is important to the understanding of its character and identity with the remains of early structures and a northern built up edge that reflects the fingers of development extending to the high water mark. The land to the north of the village also forms part of the Aberlady Bay Nature Reserve and is designated as a Site of Special Scientific Interest and forms part of the

Firth of Forth Special Protection Area. The northern seaward setting of Aberlady is therefore an integral part of its landscape character and development here would detrimentally impact on both its landscape character and setting.

To the east the extensive tree belts of the Bickerton Strip form the western edge of the highly scenic Luffness Inventory Garden and Designed Landscape. Together with the open farmland to their west, up to the

village edge, they provide an established countryside edge and context to the village and a rural setting for the listed farm buildings at Aberlady Mains that is worthy of protection. Development here would detrimentally impact on the landscape character and setting of the east side of this historic settlement and on views of the village from the A198 coast road and minor road to the south of Luffness.

To the west of Aberlady the avenue of protected trees on the western approach to the village forms an important gateway feature of the landscape setting of the village and should be retained.

The whole CAT area lies within the wider North Berwick to Seton Sands Special Landscape Area important for its coastal scenic qualities.

CAT Objectives addressed

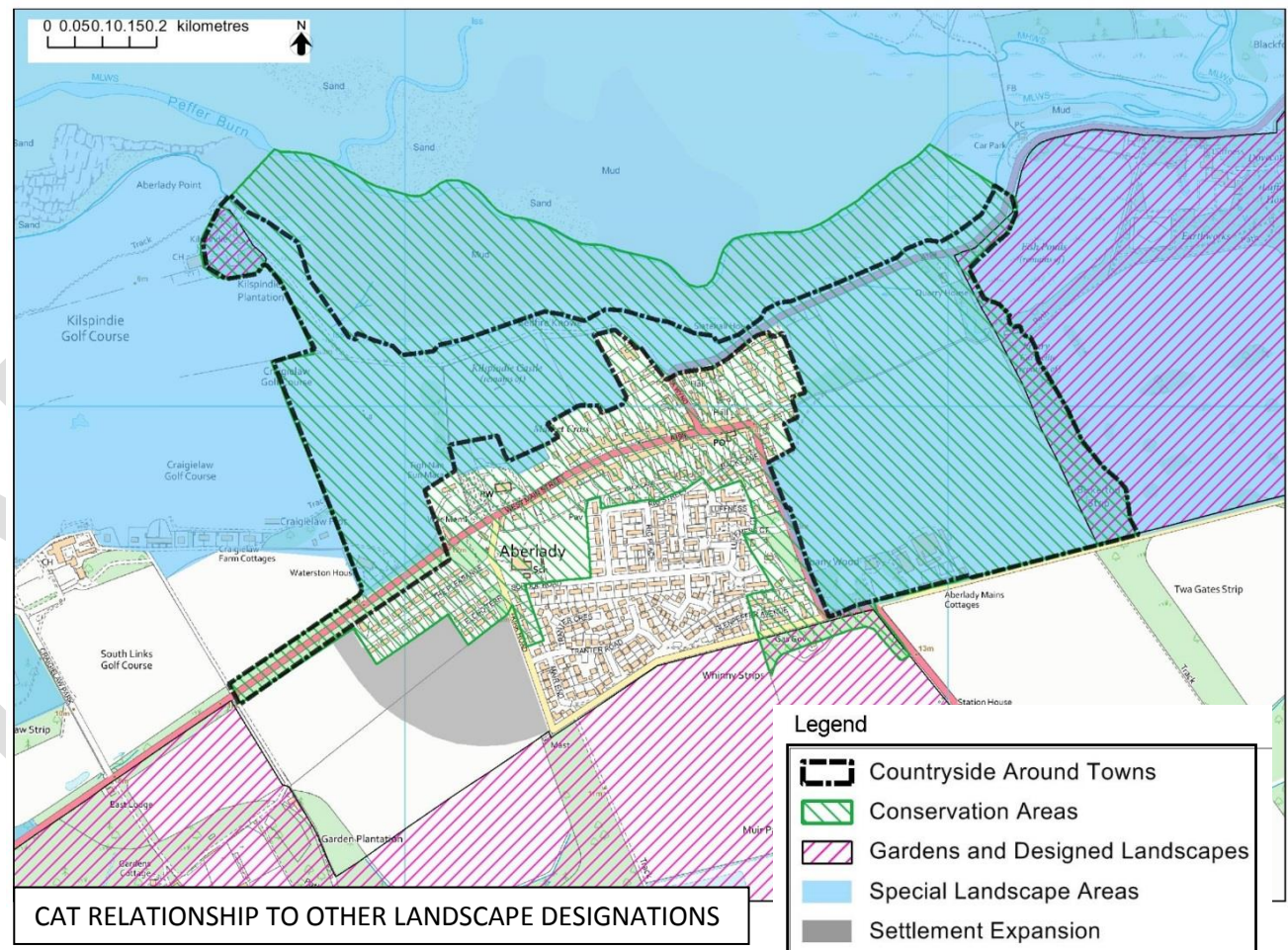
The Countryside Around Towns policy at Aberlady contributes to the following objectives:

- **Protection of the landscape setting of settlements**

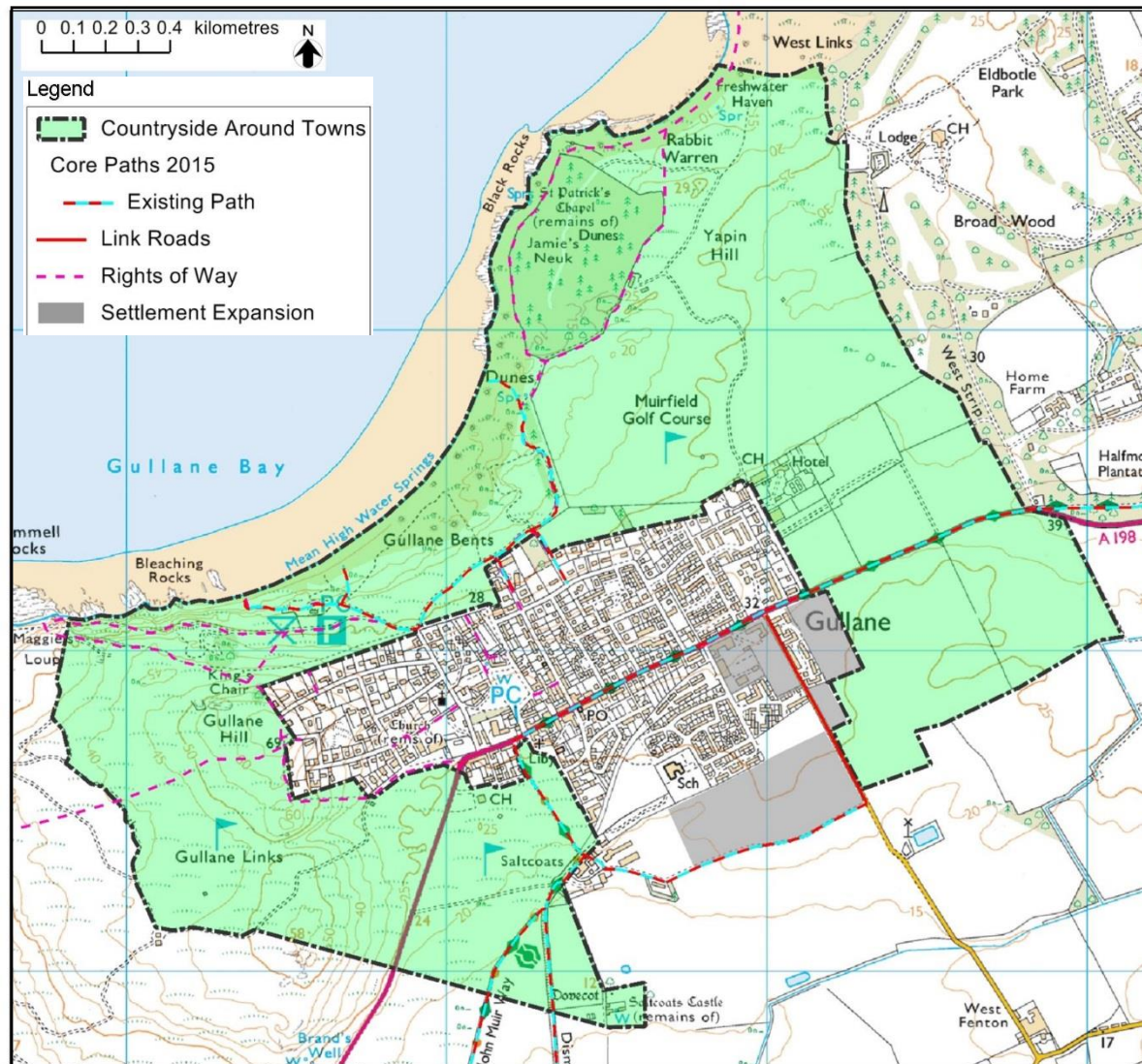
Development on these sites would harm the landscape setting of Aberlady.

- **Provision of green networks and recreation**

These green areas offer good opportunities for recreation and active travel links. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Coast priority area in particular with reference to Green Network Actions on the Recreation Route of the John Muir Way, Coastal Recreational Management of the Aberlady Bay Local Nature Reserve, and Coastline Management in line with the Shoreline Management Plan.



Gullane Countryside Around Town Area



COUNTRYSIDE AROUND TOWNS AREA WITH RECREATION LINKS

The landscape character of Gullane is dominated by the slopes of the hill on the west side of the village with golf course on its western, northern and southern slopes and built development on its eastern slopes within the Gullane Conservation Area. The approach to Gullane from the west along the A198 affords open scenic views across the links golf courses towards the historic core of Gullane set on and to the east of the lower slopes of the hillside, to the east to Saltcoats Castle and local designed landscape and across the coastal plain to North Berwick Law and west across Aberlady Bay. Development that interrupts these views and urbanises this approach to Gullane would adversely affect its character and setting.

The landscape to the east of the village is generally flatter with long distance views towards the Garleton and Lammermuir Hills to the south. The early 20th century inventory designed landscape, around the A listed house of Greywalls, by Edward Lutyens and Gertrude Jekyll deliberately made use of the local topography, designing Greywalls on a ridge that afforded seascape views to the north and picturesque countryside views to the south. The panoramic sea views with the coastal links and dunes to the north, contrast with the agricultural landscape to the south, where open views across to the Garleton Hills and Lammermuirs were intentionally framed and form the principal vistas from the gardens. These views should continue to be uninterrupted by built development as intended by Lutyens and Jekyll.

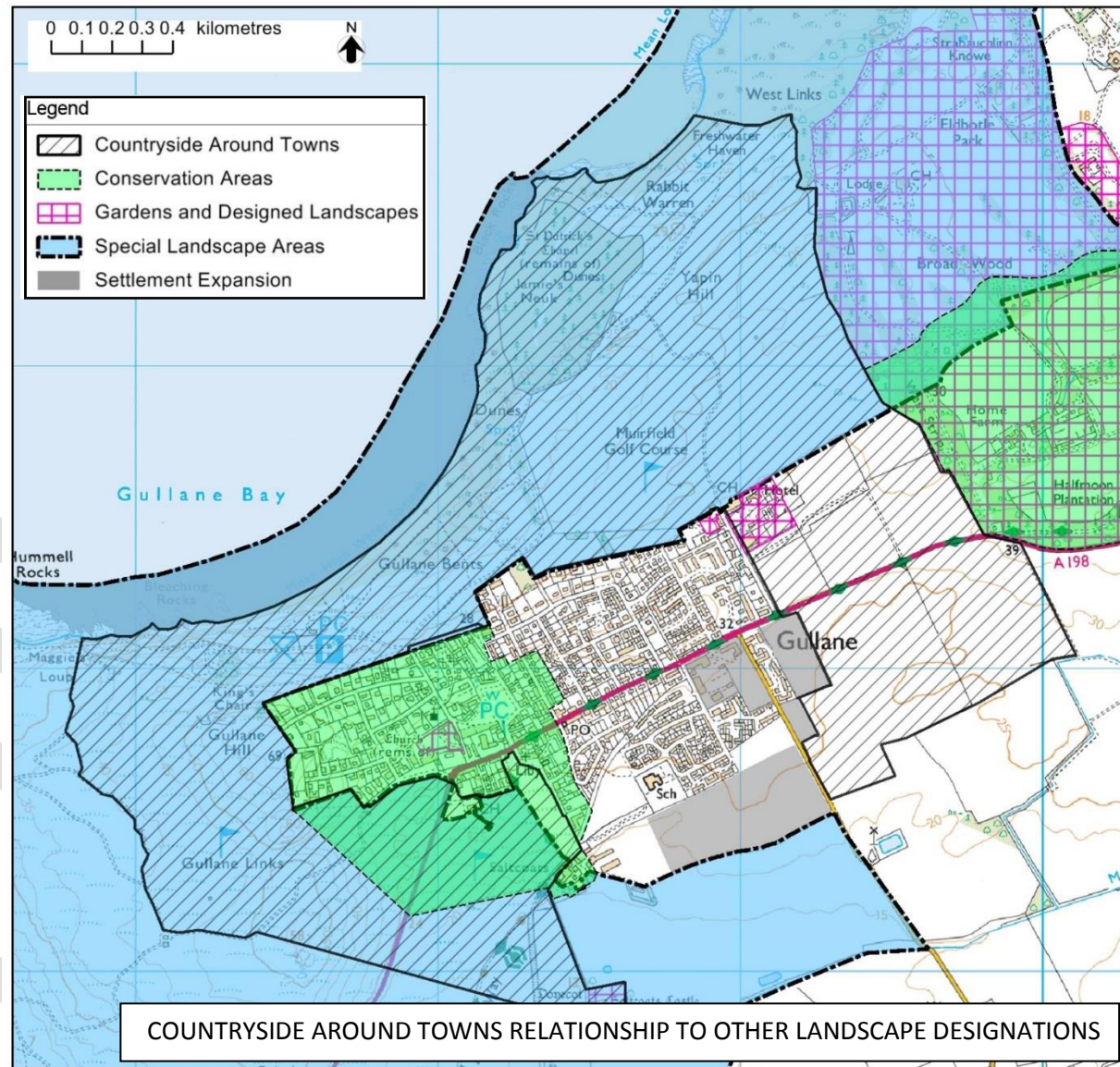
The northern and western boundary of the Countryside Around Towns area extends to the high water mark and includes Gullane Bents and the high ground at Gullane Hill. The whole CAT area to the north and west lies within the wider North Berwick to Seton Sands Special Landscape Area important for its coastal scenic qualities. The area to the west is also designated as a Site of Special Scientific Interest. The CAT area lies adjacent to the Firth of Forth Special Protection Area.

The southern boundary is defined to the east by field boundaries aligned with the southern extension to the village to the west. The Countryside Around Towns area extends east to the western boundary woodland at Archerfield designed landscape which forms a strong boundary feature, retaining open views to Gullane on its eastern approach along the A198.

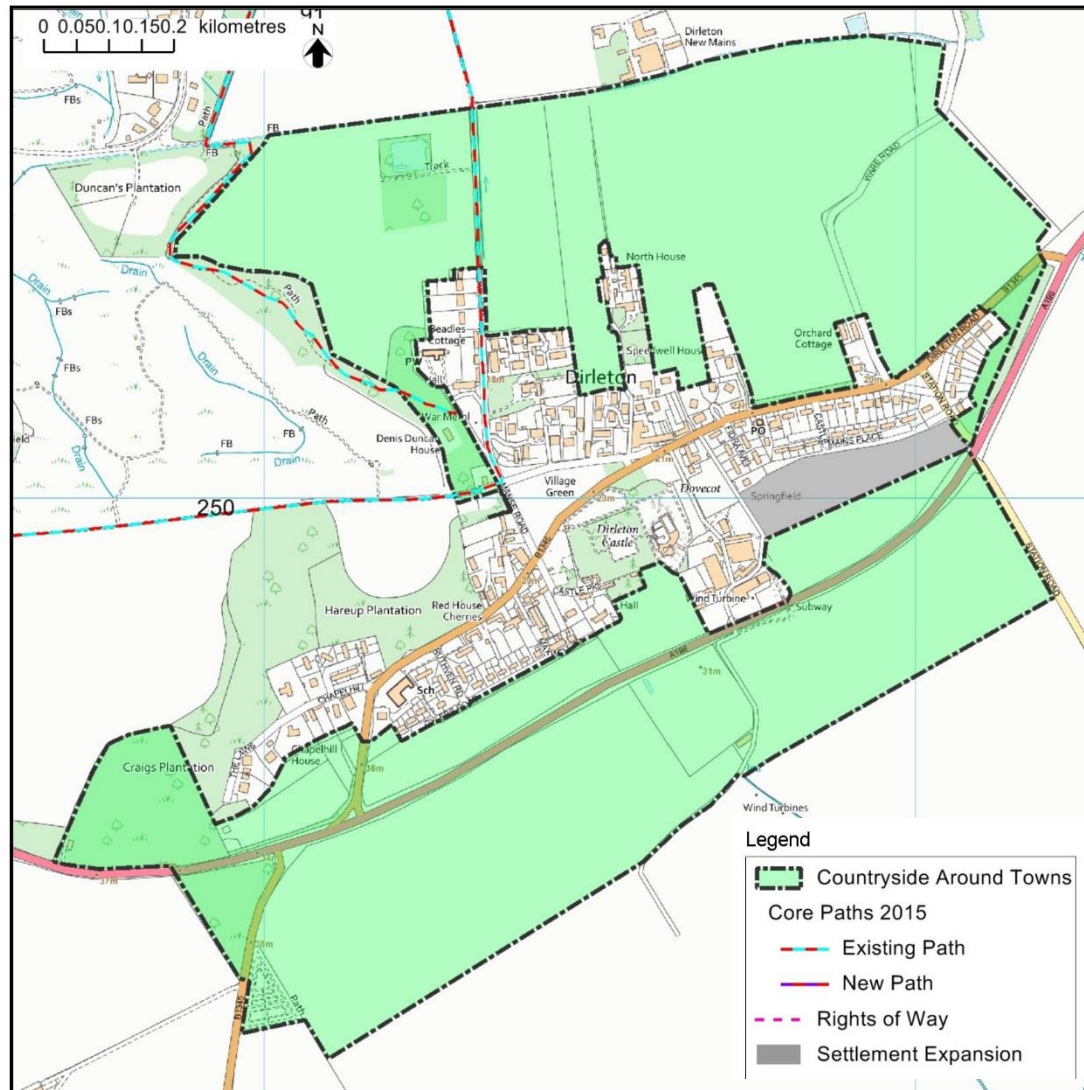
CAT Objectives addressed

The Countryside Around Towns policy at Gullane contributes to the following objectives:

- **Protection of the landscape setting of settlements**
Development on these sites would harm the landscape setting of Gullane.
- **Provision of green networks and recreation**
These green areas offer good opportunities for recreation and active travel links. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Coast priority area in particular with reference to Green Network Actions on the Recreation Route of the John Muir Way, and Coastline Management in line with the Shoreline Management Plan.



Dirleton Countryside Around Towns area



COUNTRYSIDE AROUND TOWNS AREA
WITH RECREATION LINKS

Dirleton is a conservation village and includes the landscape setting of the village within its designated conservation area. Dominated by its castle situated on a knoll of high land the village is generally flat, rising only to the west. Trees to the west associated with the Archerfield designed landscape form the western boundary between the west edge of Dirleton village and Archerfield. Dirleton's pattern of development has resulted in fingers of development extending northwards into the flat countryside integrating the village, including its larger landmark buildings to the north, with its surrounding countryside. Development on land to the north would detrimentally impact on the character and countryside setting of the village.

The A198 bypasses the village to the south with small fields between the bypass and the built up urban edge and southern aspect of the castle. The open southern aspect of the village is an important feature that allows views of the built up edge of the village and the landmark castle. Groups of trees around the village help it to integrate into the countryside. Land for expansion of Dirleton is proposed at Castlemains Place, retaining a similarly sized width of field between the bypass and the new urban edge as there is to the south of Gylers Road. Any further development to the south, east and west of the castle would detrimentally impact on its open countryside setting and interrupt views of the castle from the A198 coastal tourist route.

CAT Objectives addressed

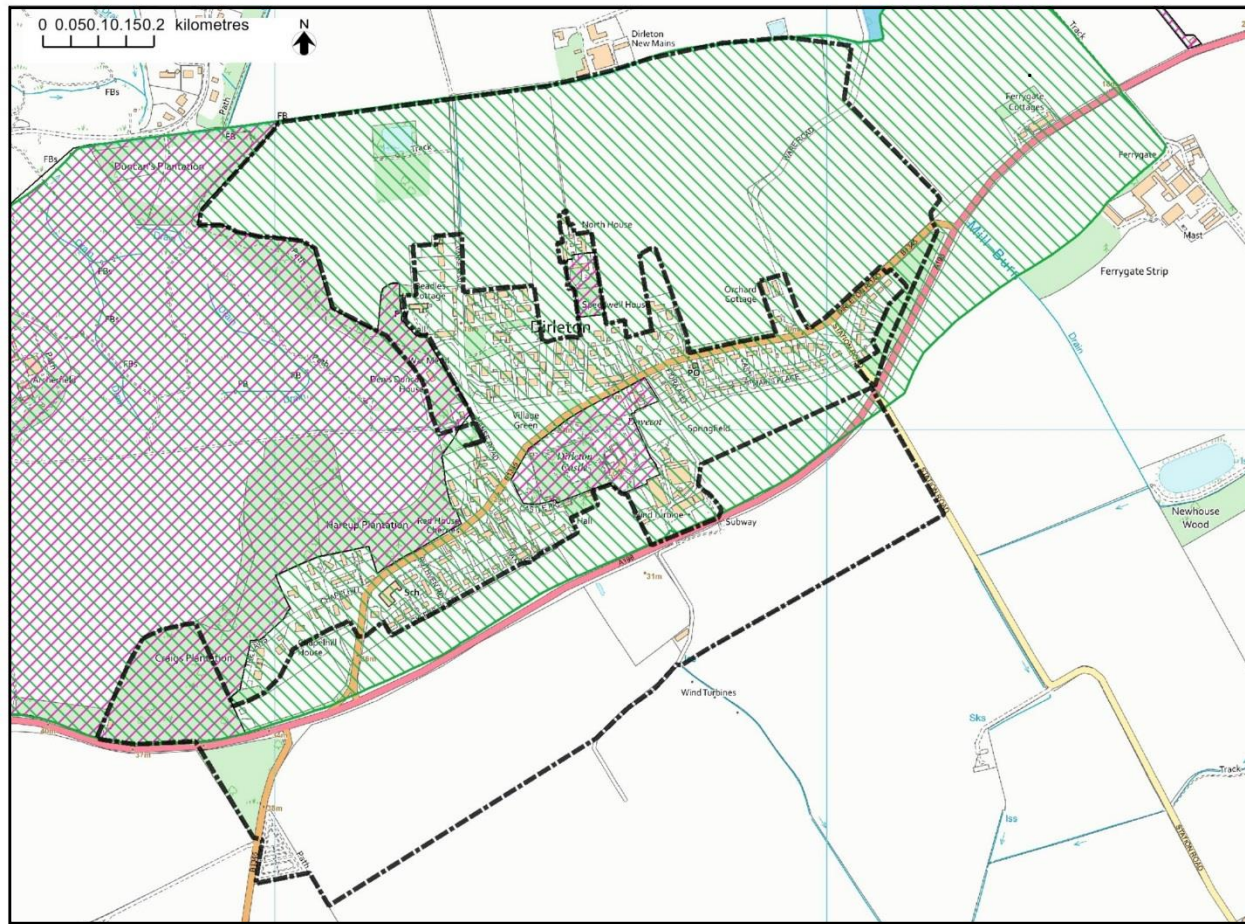
The Countryside Around Towns policy at Dirleton contributes to the following objectives:

- **Protection of the landscape setting of settlements**

Development on these sites would harm the landscape setting of Dirleton

- **Provision of green networks and recreation**

The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Countryside priority area in particular with reference to Green Network Actions on Recreation Routes and Active Travel, and Landscaping.

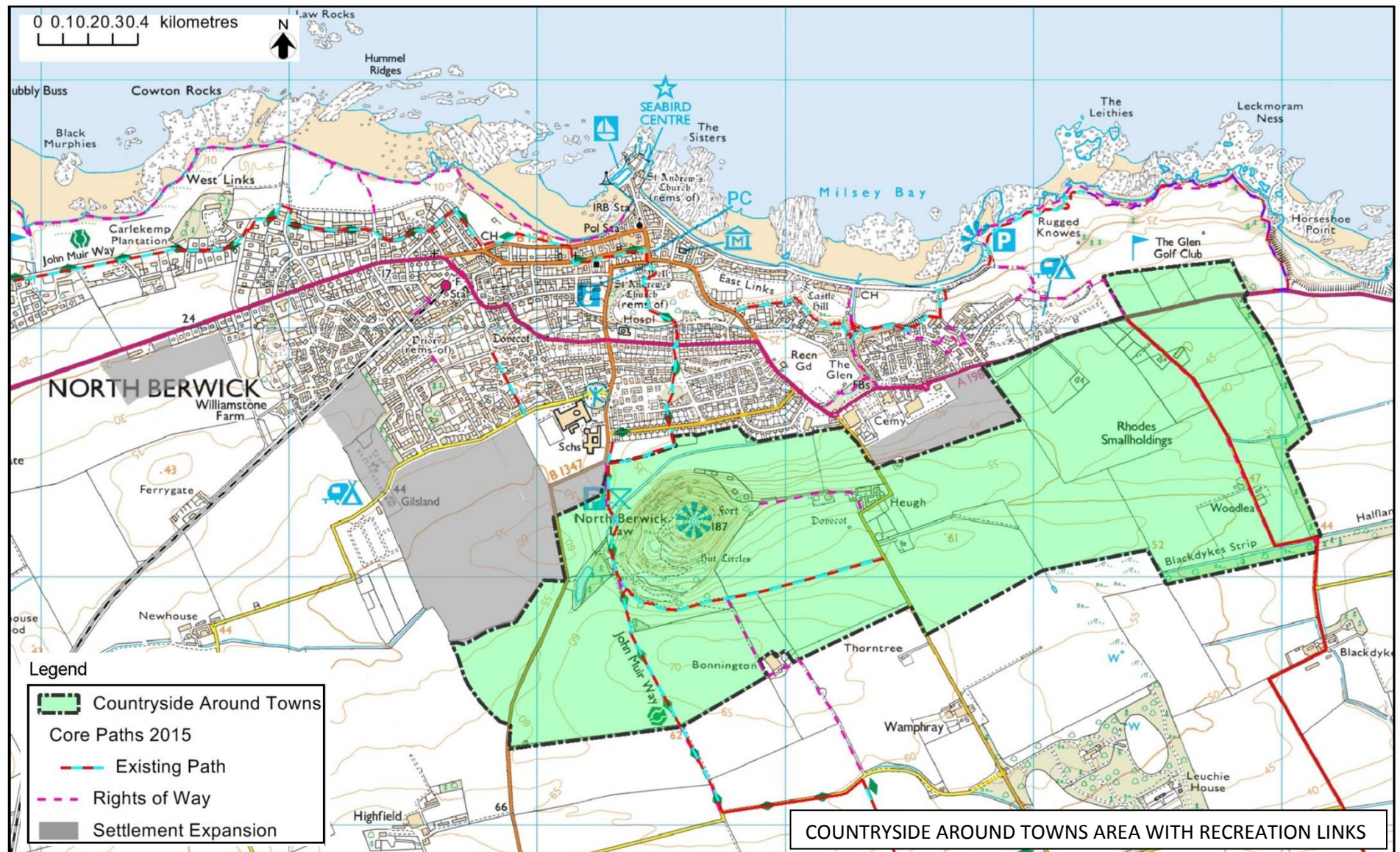


CAT RELATIONSHIP TO OTHER LANDSCAPE DESIGNATIONS

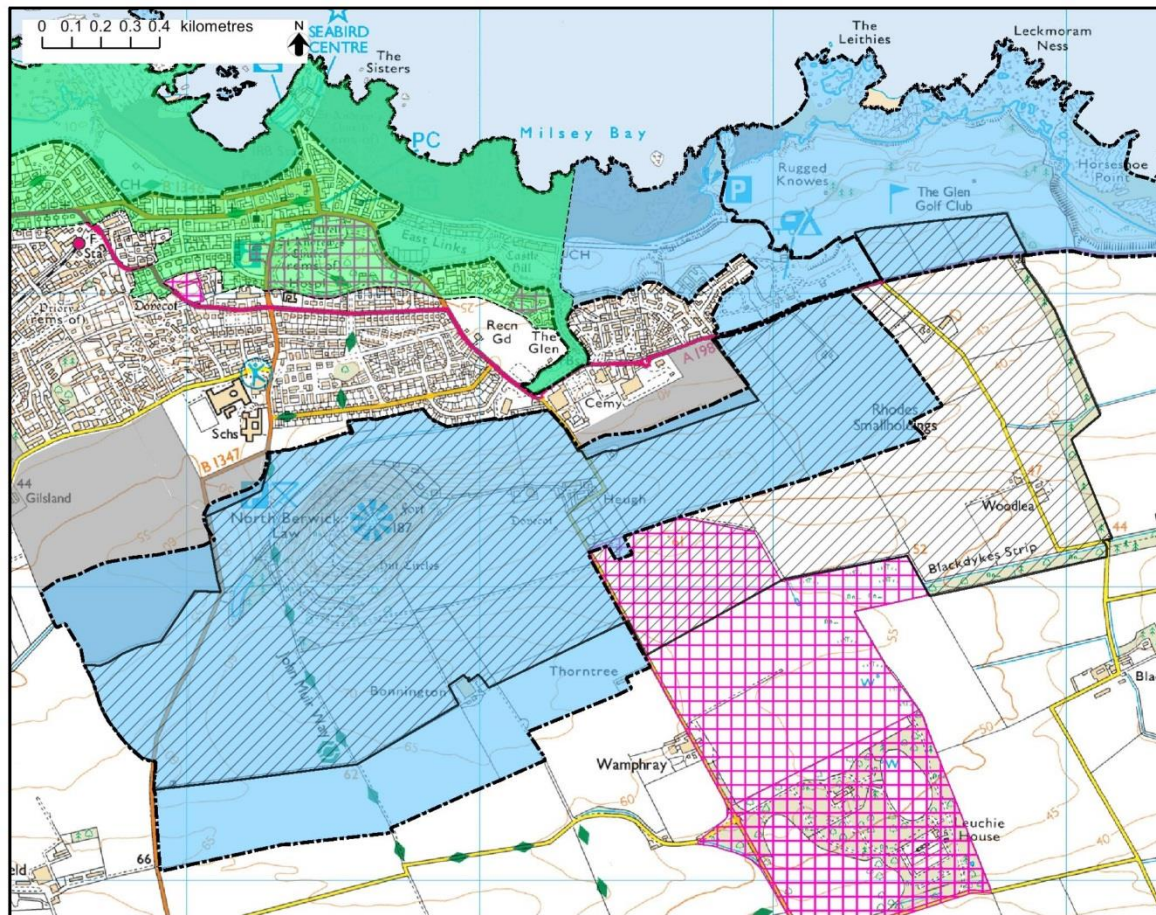
Legend

	Countryside Around Towns
	Conservation Areas
	Gardens and Designed Landscapes
	Special Landscape Areas
	Settlement Expansion

North Berwick Countryside Around Towns area



CAT RELATIONSHIP TO OTHER LANDSCAPE DESIGNATIONS



Legend

- Countryside Around Towns
- Conservation Areas
- Gardens and Designed Landscapes
- Special Landscape Areas
- Settlement Expansion

The landscape to the south of North Berwick is dominated by the major landscape feature of North Berwick Law, a cone shaped volcanic plug that rises suddenly and steeply from the surrounding fields, its ruggedness contrasting with the cultivated farmland below, with a glaciated crag and tail feature forming a long low sloping ridge on its east side. The area of North Berwick Law lies within the North Berwick Law Special Landscape Area (SLA) defining the importance of the Law as a landscape and heritage feature including sufficient land as setting for the Law. The CAT area does not extend as far to the south as the SLA due to its differing definition for setting of the town and recreation around the Law.

Built development within the town has developed to the south until it meets marshy ground at the foot of the Law. Land between the B1347 and the Heugh Road that encompasses the extent of the Law is included for its distinctive landscape setting for North Berwick and for its potential for green network links between the town and the countryside. This area has longer term potential for a public recreational area to serve the town and to preserve views of the area on the approaches to North Berwick from the south.

The CAT area to the east of North Berwick includes agricultural land on the glaciated tail feature of North Berwick Law to the south of the A198 up to the enclosing tree belt east of Rhodes Small Holdings and open land to the north of the A198. The tree belt together with landform forms a strong visual and physical boundary feature to views to North Berwick from the east. To the west of the tree belt views open out to North Berwick including

to the seafront and Sea Bird Centre and the full extent of North Berwick Law and its tail can be seen. The North Berwick Law SLA does not extend as far as the CAT area to the east of the Law, again due to their differing definitions for designation, with the SLA defining the character and setting of the Law and the CAT defining the setting of the town. Development to the east of North Berwick along the tail would impact detrimentally on the importance of North Berwick Law as a distinctive feature of the setting of the town.

The CAT area to the north of the A198 forms part of the wider Tantallon Coast SLA important for its undeveloped nature, coastal scenic qualities and open views to the Bass Rock. Development to the north of the A198 would detrimentally impact on countryside views from North Berwick, expansive open sea views from the A198 and the countryside setting of the town.

The CAT areas form the distinctive landscape setting of the town and should be protected from visually harmful development that would detrimentally impact on these views or the countryside setting of the town and landscape setting and character of the Law.

CAT Objectives addressed

The Countryside Around Towns policy at North Berwick contributes to the following objectives:

- **Protection of the landscape setting of settlements**

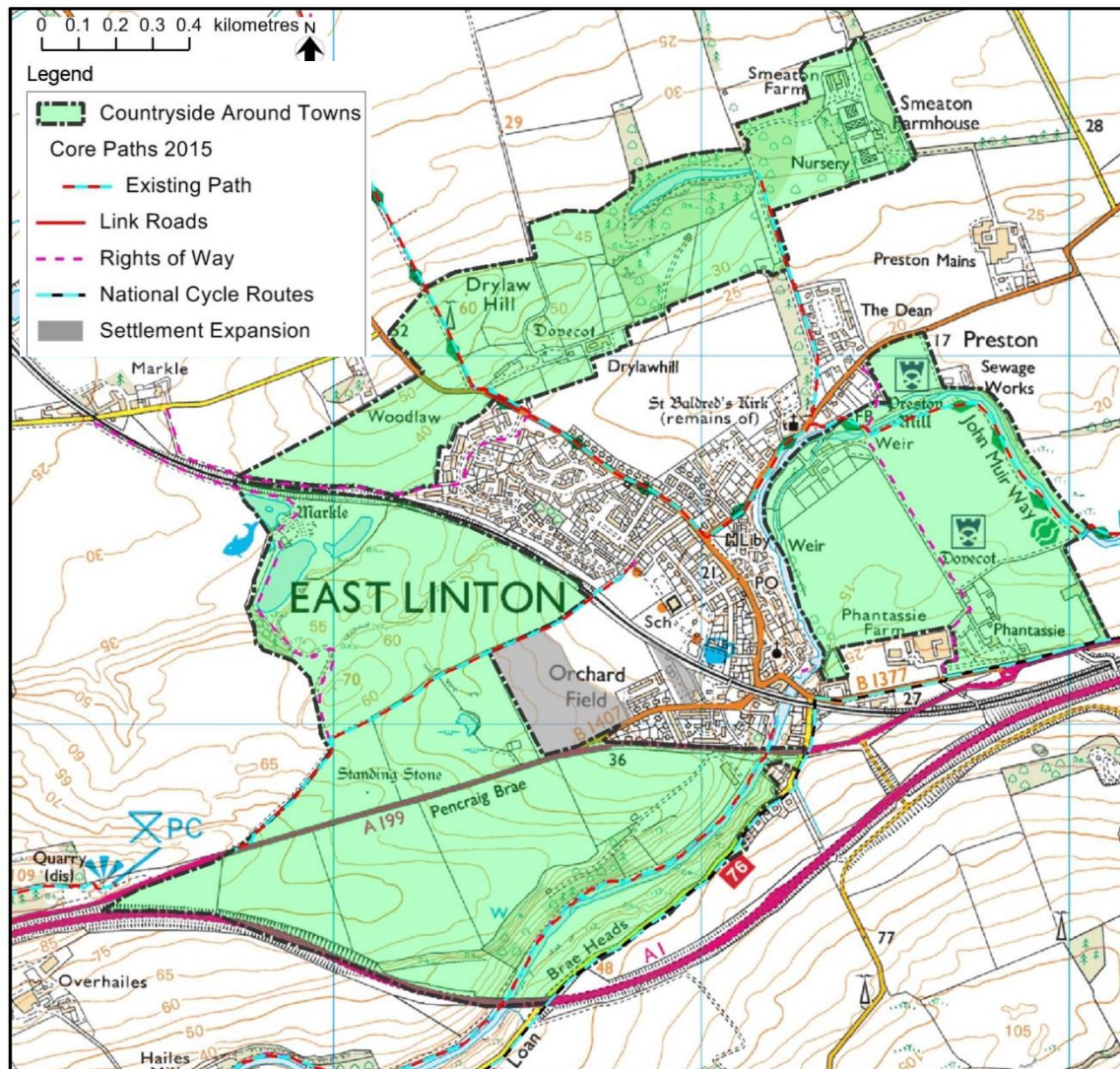
Development on these sites would harm the landscape setting of North Berwick

- **Provision of green networks and recreation**

The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of:

- the Countryside priority area in particular with reference to Green Network Actions on Recreation Routes and Active Travel, and Landscaping;
- the Coast priority area in particular with reference to Green Network Actions on Coastline Management in line with the Shoreline Management Plan.
- the Nature Network priorities area of grassland expansion and Great Crested newt habitat improvement

East Linton Countryside Around Towns area



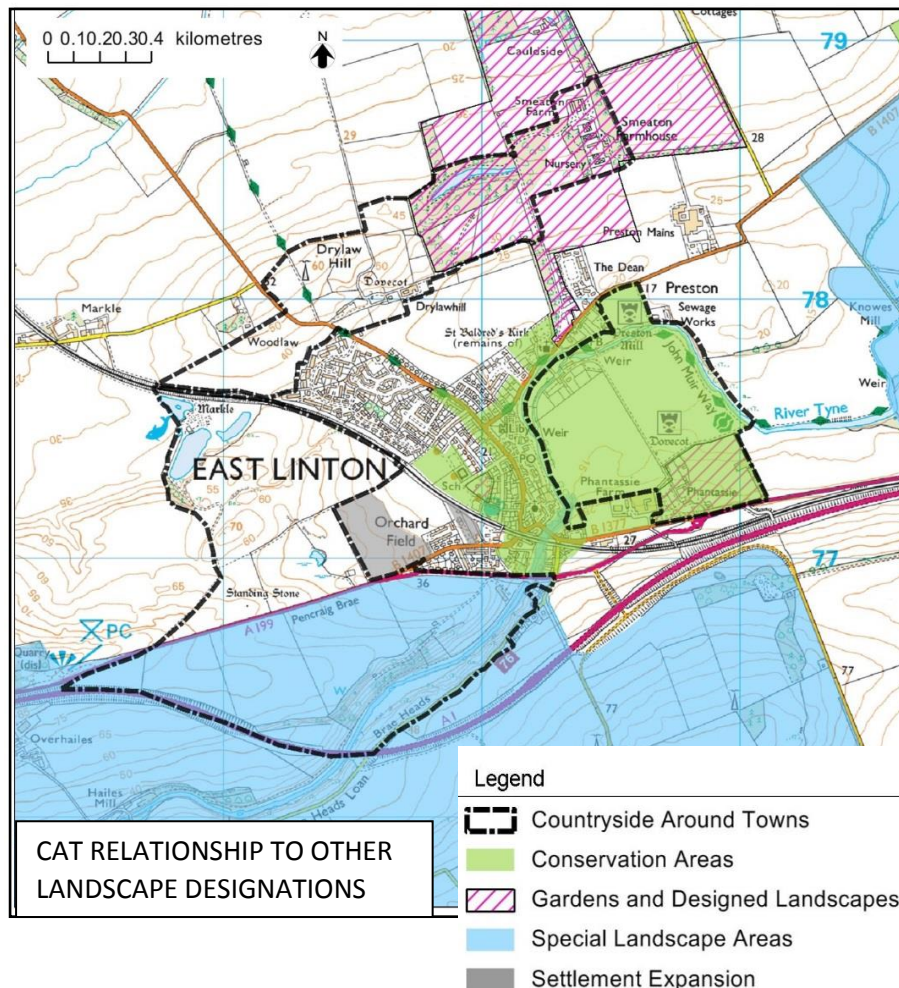
COUNTRYSIDE AROUND TOWNS AREA WITH RECREATION LINKS

The village of East Linton was established beside the River Tyne, by the fast moving waters of the Linn Rocks, at a low lying and sheltered location. Land to the north, south and west of the village rises steeply from the river valley of the Tyne. These slopes are a prominent part of the landscape setting of the village. East Linton can be viewed in its low lying setting from the B1377 on the north approach to East Linton, from the A199 and Pencraig Hill to the west and from the Traprain road to the south. The extensive view from the eastern slopes of Pencraig Hill is of the village as part of a wider landscape nestled in a bowl in the foreground with panoramic views over Belhaven Bay beyond. A notable landmark in this view is the old church tower with its distinctive helm roof.

Village expansion has reached the lower slopes of the high land to its northwest, west and south with the flat floodplain of the river lying to the east. This provides the village with a well-defined landscape setting and character that would be adversely affected by further encroachment on to higher land. Its more recent housing developments at Dunsper Road and Andrew Meikle Grove have been constrained in both extent onto higher ground and building height to retain the low-lying, contained landscape setting of the village. With careful positioning and design of buildings, land proposed for development as PROP DR8: Pencraig Hill, East Linton should not adversely affect the panoramic views over the village towards the Tyne estuary at Belhaven Bay and the low-lying setting of the village from its approach down Pencraig Hill.

To the north on high ground above the village lies Drylaw Hill and the designed landscape of Smeaton with craggy areas and trees forming the backdrop to the village punctuated by vernacular buildings at Drylawhill.

Large areas of development on the higher ground around the village would extend beyond the natural enclosing character of the landform. Increasing the visual prominence of the village in its wider landscape setting. This would be detrimental to the existing setting of the village and wider countryside setting of the settlement and landscape character of the area.



The river Tyne cuts through the volcanic ridge of Pencraig Hill to the south of the village creating a prominent valley framing a view of Traprain Law when viewed from the village. This area lies within the Traprain and Tyne Valley Special Landscape Area defined for its rural scenic and peaceful character. Development here would be detrimental to the countryside setting of the village.

Land to the east of the village, some of which lies within the flood plain of the River Tyne, contains tree belts and a riverside landscape including the historic landmark of Preston Mill, as well as the designed landscape of Phantassie. The low-lying land adjacent to the Tyne provides an attractive landscape setting for the village, allowing the buildings of the village centre, on a ridge of higher ground on the west side of the river, to be seen rising up from the riverside in views from the east. Development in the foreground on the flat land, part of which is in the flood plain, would be detrimental to the riparian landscape character and harm this setting of the heart of the village and its conservation area.

CAT Objectives addressed

The Countryside Around Towns policy at East Linton contributes to the following objectives:

- **Protection of the landscape setting of settlements**
Development on these sites would harm the landscape setting of East Linton
- **Provision of green networks and recreation**
These green areas offer good opportunities for recreation and active travel links. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Countryside priority area in particular with reference to Green Network Actions on the Tyne, Recreation Routes and Active Travel, and Landscaping.

West Barns / Belhaven Countryside Around Towns area

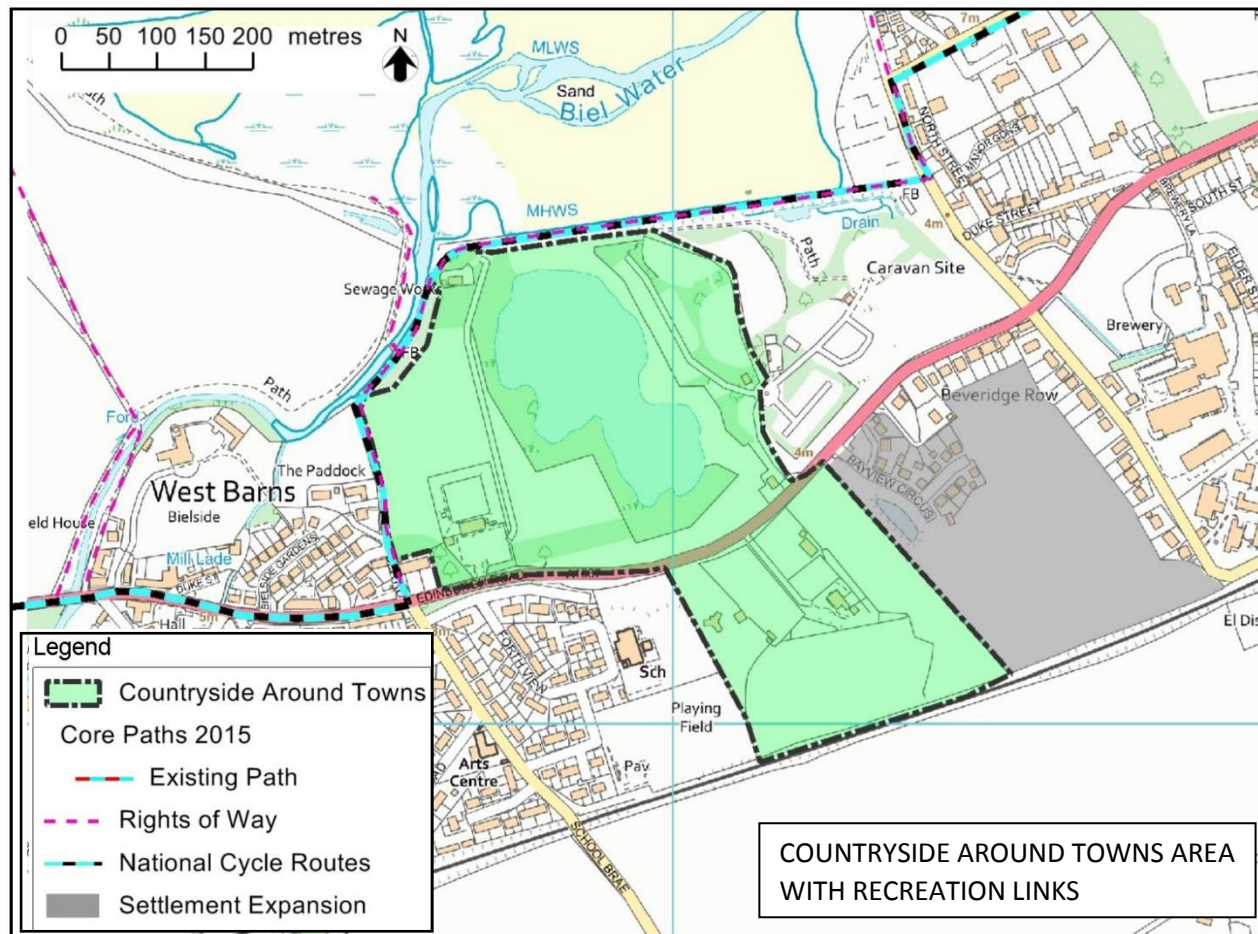
Belhaven and West Barns are distinct settlements separated by open land consisting of recreational facilities of the bowling green, boating pond and caravan site to the north of the A199 and the raised wooded land around Battleblent, Tamar and Rosebank House to the south of the A199.

The area of undeveloped land between Belhaven and West Barns has narrowed following the grant of planning permission on appeal (12/00533/PMM) for

residential development on part of the field to the west of Beveridge Row at Belhaven. The remaining land between West Barns and Belhaven is designated as a CAT area to avoid the coalescence of the two villages and to maintain their different character and identity by ensuring a physical and visual separation between them. The area extends to the high water mark to the north and to the boundary of the Main Coast Rail Line to the south.

The area around the boating pond lies within John Muir Country Park important for landscape, wildlife and recreation, and the larger Belhaven Bay Special Landscape Area important for its coastal recreation and scenic qualities. It lies adjacent to the Firth of Forth Special Protection Area and Site of Special Scientific Interest.

The area is important for biodiversity with the open grassland, woodland and pond and provides a green link between the countryside to the south of West Barns and the coast to the north.



CAT Objectives addressed

The Countryside Around Towns policy at West Barns/Belhaven contributes in particular to the following objectives:

- **Protection of the landscape setting of settlements**

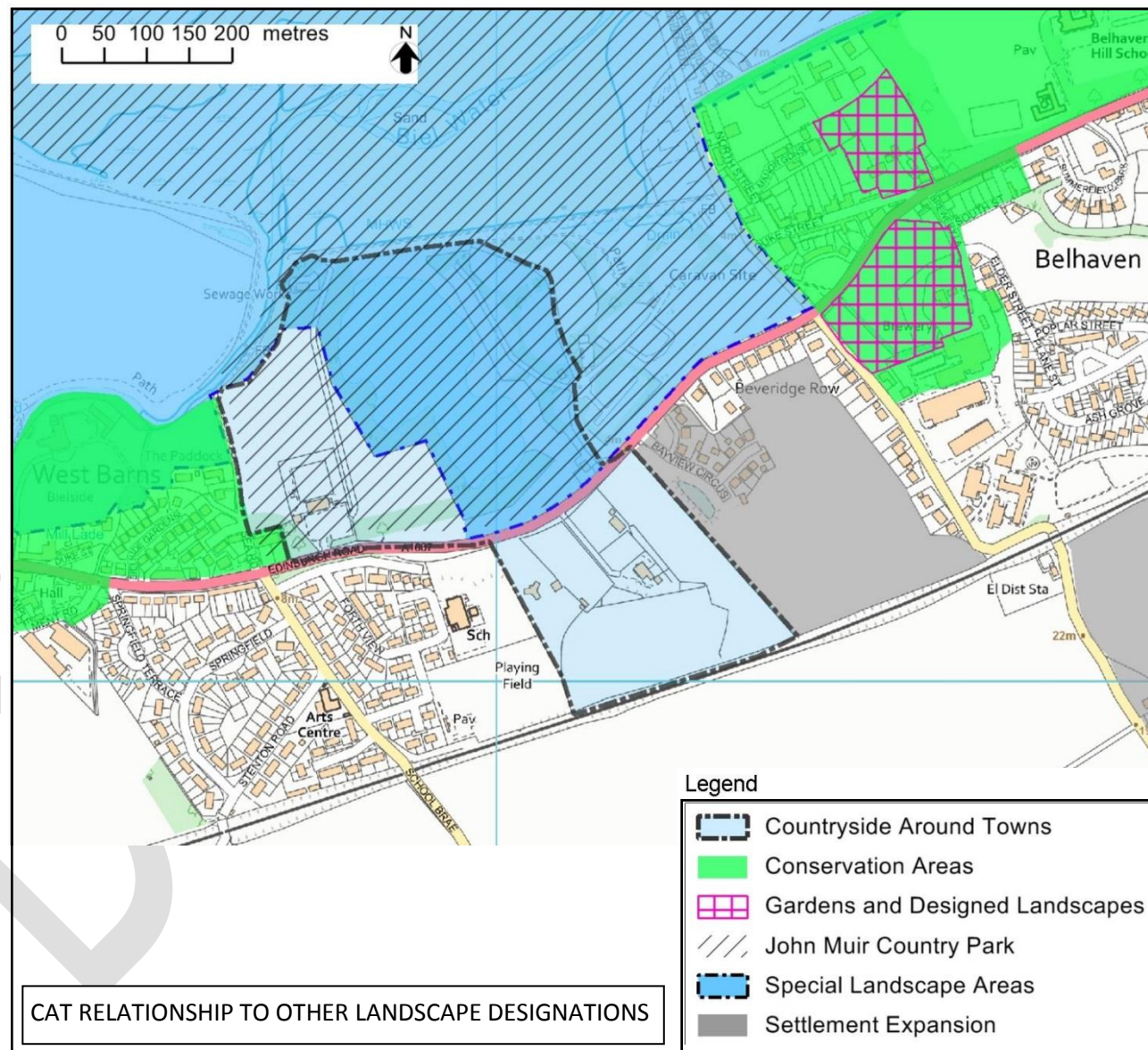
Development on this site would harm the landscape setting of Belhaven/Dunbar and West Barns

- **Prevention of coalescence of settlements to retain the distinctive identities of separate communities**

Between West Barns and Belhaven/Dunbar

- **Provision of green networks and recreation**

This green area offers good opportunities for recreation and active travel links. The Green Network Strategy Supplementary Planning Guidance identifies the importance of this area as part of the Coast priority area in particular with reference to Green Network Actions on Recreation Routes and Active Travel, Coastal Recreation Management of John Muir Country Park and Coastline Management, and Nature Network priority Grassland Expansion area.



Qualities, Design and Siting – Distinctive of Areas

The following Areas 1-13 set out the main qualities of each distinctive coastal area that should be retained and if possible reinforced.

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The shore at Fisherrow is low-lying with windblown sand and dune grasses, with extensive mudflats at the mouth of the Esk including the historic mussel beds which gave Musselburgh its name. This flat terrain extends inland, where the village of Fisherrow, now part of Musselburgh, is located. The focal point of the built up area is Fisherrow Harbour, formerly a busy fishing port but now mainly used for leisure craft. Much of this area has been redeveloped in the 20th century but some older structures can still be found. Many of the more recent structures have a similar massing to the industrial buildings which preceded them; this helps retain a sense of the scale of the industries and structures which grew up around the harbour. Some 19th century cottages addressing the sea remain.

Although much of the smaller housing linked to the fishing industry has now been replaced, units still tend to be small which helps allow for people on lower incomes to live in this coastal location. Easy access to the natural area of the coast with its prolific birdlife, is a key feature



of the area, as are views of the Forth and Esk estuaries and Fife. The Promenade and harbour walls play an important role in this. Also, gaps between buildings allow views to the sea from within the urban area (including along streets), reinforcing the area's coastal character. Murdoch's Green, with its striking 'mussel' art



piece provides some separation between Musselburgh and Edinburgh, and also allows open views across the area and the Forth.

Coastal views and fishing heritage are positive qualities of this area.

The design of some of the buildings and public realm could be improved to better reflect the coastal location. There is potential for Fisherrow Harbour, links and waterfront area to be enhanced as a local asset and opportunity for economic development. There is potential for improved cycle and walking provision related to coastal recreation.

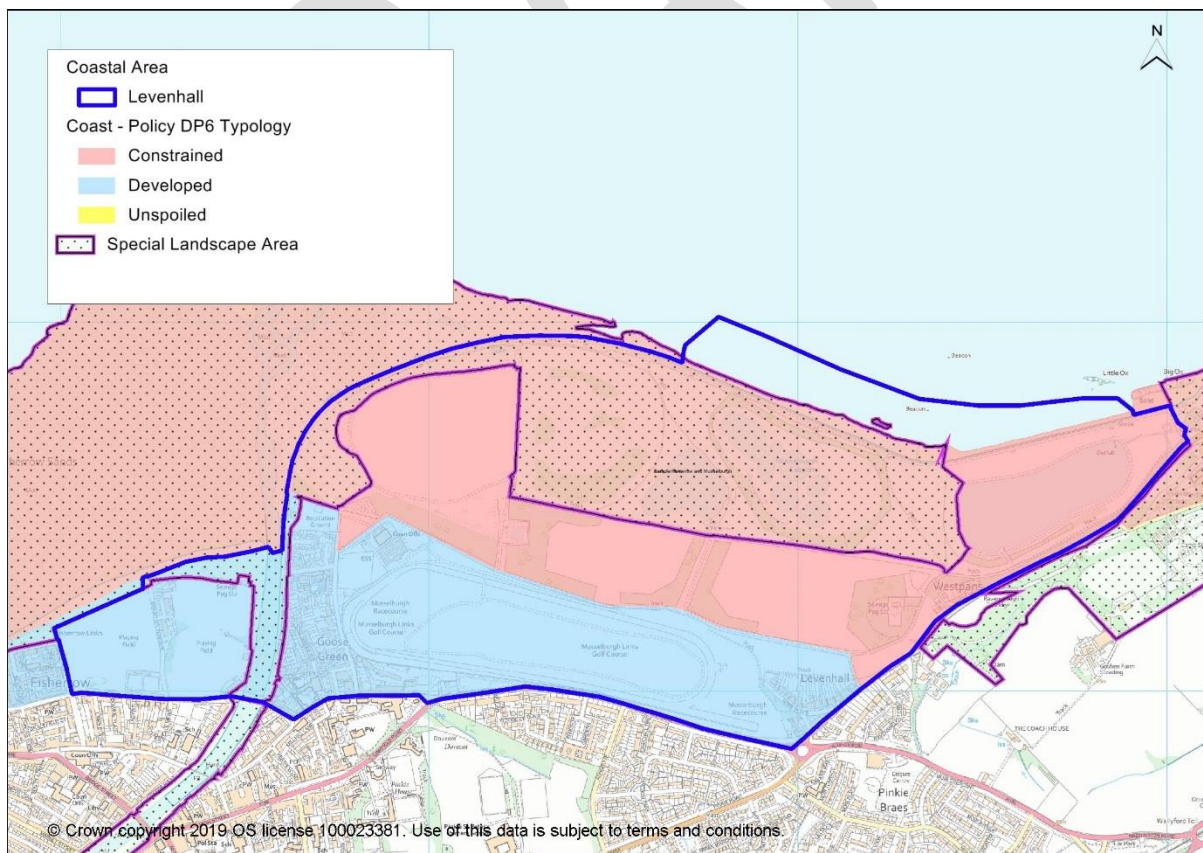
Landform and coastal processes	The shoreline at Fisherrow sands is stable and accreting, with sandy beach and some shingle. There are some man-made coastal defences here, including property walls, concrete and masonry walls, and rock armour. The beach and mudflats form natural defences. There are considerable assets to be protected at Fisherrow/Musselburgh. SMP approach: Selectively Hold the Line
Landscape/seascape	SNH Coastal Character Type: Developed Inner Firth – Management Guidelines – C, G ELC Landscape Character Area: Musselburgh/Prestonpans Coast SLA 31 Fisherrow Sands - Guidelines A, B, D, E, F, G
Natural Heritage	Firth of Forth Ramsar, SPA, SSSI LL1 Levenhall Links Local Biodiversity Site
Built Heritage and cultural association	Key coastal sites:

	<p>Fisherrow Harbour (LB38287) – originally 17th century harbour largely rebuilt in 19th century (Listed Building). Various other listed structures associated</p> <p>Promenade (MEL9035) – coastal promenade (Undesignated)</p> <p>Pinkie Salt Pans (MEL11444) – remains of salt pans. Only short section of wall remains built into a boundary wall (Undesignated)</p> <p>Public art in open spaces – the Mussel at Murdochs Green, Boat and Fishermen on the Promenade.</p> <p>Although in terms of physical features there is little to generate a sense of the area's past, the social history of the area is writ large in the area with the Fisherrow fleet and fishwives the subject of many stories and commemorations. The intangible heritage is as or more important to the area's historic character as the physical evidence.</p>
Coastal land/sea use and activity	<p>Designated Bathing Water - Fisherrow Sands – Poor (2018)</p> <p>Coastal Tourism Strategy – Amber zone</p> <p>Informal recreation mainly for local residents including walking, watersports; birdwatching; sea viewing from benches, cycling</p> <p>Harbour use, fishing and sailing</p>
Siting and Design: refer also to Table 3.	<p>In operational harbour areas of Fisherrow Harbour development should not prejudice uses related to fishing or other harbour industry in line with LDP Policy EMP2.</p> <p>Proposals should be designed and sited to avoid adverse impact on the historic character of the harbour area.</p> <p>Any proposals in and around the harbour itself should be careful not to dominate the listed Harbour either in terms of scale or function</p> <p>Views of Fisherrow Harbour from the Harbour Road/A199 junction, the Promenade and the shore should be retained</p> <p>Housing visible from the sea and foreshore should avoid presenting a blank elevations towards the sea.</p> <p>Glimpse views of the sea along roads should be retained</p> <p>Originality in design elements that link to the coast or cultural heritage are encouraged</p>



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Area 2: Levenhall



The Levenhall area was previously estuarine but now includes much re-claimed land, including at

Levenhall, where extensive ash lagoons are protected by a concrete sea wall, and Fisherrow Links. Levenhall is managed for birdlife and recreation. The area has a long history of recreational use with easy access to the area by foot, cycle or vehicle. Flat terrain offers potential for the improvement of cycle routes here. Musselburgh Golf Course and Racecourse, as well as the playing fields, all take advantage of the low lying, flat landform and agriculturally unproductive soil.

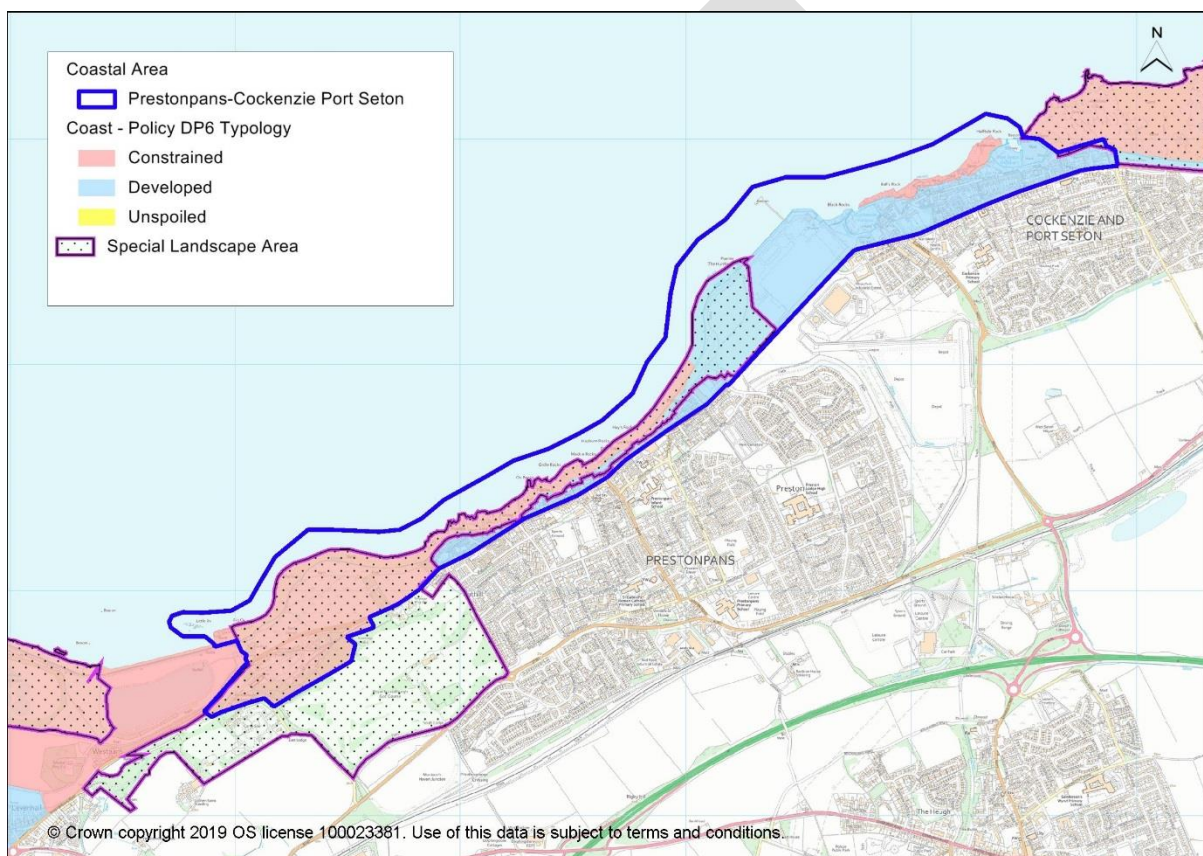
The built up area to the east of the Esk River was redeveloped in the 20th century, though there remain a number of listed buildings from the 18th and 19th century as well as many historic walls with traces of earlier structures. The densely packed buildings and narrow winding streets bounded by stone walls are a historic characteristic of this part of Musselburgh and reflect the exposed location. Although outside the area, the large villas which originally overlooked the golf course and racecourse towards the coast are an important feature. This is also true at the western end of Musselburgh where large Victorian villas overlook an area of reclaimed land which historically was used as sports pitches and shooting ranges. The overriding historic character of this area is one that is associated with leisure activities at the edge of a busy industrial town.

There is an opportunity to improve Levenhall links for birdlife and recreation, and to improve access to and along the River Esk estuary. The design of some buildings and public areas could better reflect the coastal location. There is the potential to enhance the historic seafront of the area by sympathetic design and reuse of historic structures, as well as historic links between Fisherrow and Prestonpans.

Landform and coastal processes	This area is largely reclaimed land protected by a concrete sea wall, which requires maintenance to avoid discharge of pulverised fuel ash into the Forth. There are also river training works at the mouth of the Esk, and the mudflats provide some natural protection. SMP approach: Hold the Line.
Landscape/seascape	SNH Coastal Character Type: Developed Inner Firth ELC Landscape Character Area: Musselburgh/Prestonpans Coast – Management Guidelines – G, H, I SLA 31 Fisherrow Sands - Guidelines A, B, C, D, E, F
Natural Heritage	Firth of Forth Ramsar, SPA, SSSI LL1 Levenhall Links Local Biodiversity Site ELC_15 Prestonpans Local Geodiversity Site Esk Local Biodiversity Site An Area at Levenhall is to be managed for habitat improvement in line with LDP Policy MH16.
Built Heritage and cultural association	Westpan Potteries (SM5116) – 17 th century pottery manufacture site originally located in a coastal location with its own saltpan (Scheduled Monument). Musselburgh Racecourse (MEL2515) – race course dating from c.1816 surrounding the earlier golf course (Undesignated). Various other structures both listed and undesignated associated. Musselburgh Links (MEL 2516) – Golf course dating from at least 17 th century. Has claim to be the oldest golf course in the world (Undesignated). 1 – 13 Albert Terrace Villas (LB38344) – B listed row of villas built to take advantage of views out to sea. Constructed in 1878. (Listed Buildings) Immediately outside area. 1 – 6 Mountjoy Terrace (LB38356 and LB38357) – C listed row of houses built in 1888 to take advantage of coastal views. (Listed Buildings) <u>Battlefield</u> A part of the Pinkie Battlefield is within the coastal area and there is a link to the coast, with naval bombardment of the Scots a factor in the English victory.
Coastal land/sea use and activity	Coastal Tourism Strategy – Amber zone Birdwatching, boating, golf, horse-racing Walking, dog walking, long distance walking, cycling, rugby and football playing, Angling
Siting and Design: refer also to Table 3.	Any development should accord with the Management Plan for Levenhall Links to include restoration of the ash lagoons and the need to manage habitat at Levenhall covered by LDP Proposal MH16 for the qualifying interests of the Firth of Forth SPA Any proposed development must not harm the expansive, open feel of the Esk estuary and mudflats Originality in design elements that link to the coast or cultural heritage are encouraged Retain the link between historic leisure activities of the area and their coastal setting Development should not interrupt the relationship between the villas at Mountjoy Terrace and Albert Terrace and the coast Development associated with the racecourse should reinforce this character



Area 3 Prestonpans/Cockenzie/Port Seton



The coast here is predominantly rocky shore or reclaimed land, with housing and other development often on or near the shore. Cockenzie and Port Seton were originally fishing villages and fishing continues. With working boats in the harbours and related business such as fishmongers nearby, the harbours, especially at Port Seton, remain a focus of activity. Prestonpans was more industrial, with a history of salt panning and mining. The harbours and remains of past industry dominate the area. Many older structures have been converted to other uses but still retain the sense of their original purpose. Past industrial activity associated with the coastal location is particularly evident along large stretches of the beach, with ramps, salt pans, walkways and moorings all still extant and visible. This gives the coastal stretch a busy, if somewhat neglected, feel.

At Prestonpans many properties back directly onto the foreshore and have either sandstone masonry or concrete walls demarcating their boundaries. These walls appear to be founded on the bedrock that outcrops on the foreshore. A wide flat concrete platform covering pipes from the former Cockenzie Power Station fronts the property walls over much of this frontage, which provides an additional sea defence that would appear to protect the base of the property walls.

The layout and design of buildings in and around the High Streets at Prestonpans and Cockenzie gave protection against the coastal elements. Cockenzie and Prestonpans High Streets are narrow, with



the buildings in close proximity or physically attached to each other, their backs to the sea, protecting both the buildings and public areas from cold winds. Stone, a substantial material, has often been used in buildings. In the west of Prestonpans the architectural style of housing reflects past industry. Routes and views between the settlement buildings and the beach area are important and reflect the way that access to the foreshore both physically and visually, was key for those who lived and worked in the towns. There are important glimpse views of the sea

between buildings along these streets, often down narrow closes. At Prestonpans many shops and houses are within flats or terraces of up to 4 storeys. At Cockenzie/Port Seton few buildings are greater than 2 storey. Pantiles are common on all heights of buildings in Prestonpans, adding to the colourful character of the town. The crow-stepped gables and window design on the cottages along Wemyss Place and High Street Cockenzie are a distinctive feature of these cottages. Many buildings here were designed to take advantage of sea views.

The open areas of the Green Hills and Preston Links are important in providing for informal recreation and avoiding coalescence of urban areas. The open spaces around the harbours is also important.



The removal of the former Cockenzie Power Station provides a key opportunity for regeneration of this part of the coast and beneficial redevelopment of the former Cockenzie Power Station site is important for the area. There is the potential to enhance the historic seafront of the area by sympathetic design and reuse of historic structures. Both Cockenzie and Port Seton Harbours could be improved to enhance tourist potential and amenity. Prestongrange Museum also has the potential to expand and improve its visitor offer. Murals linked to the coastal heritage would be supported in appropriate locations.

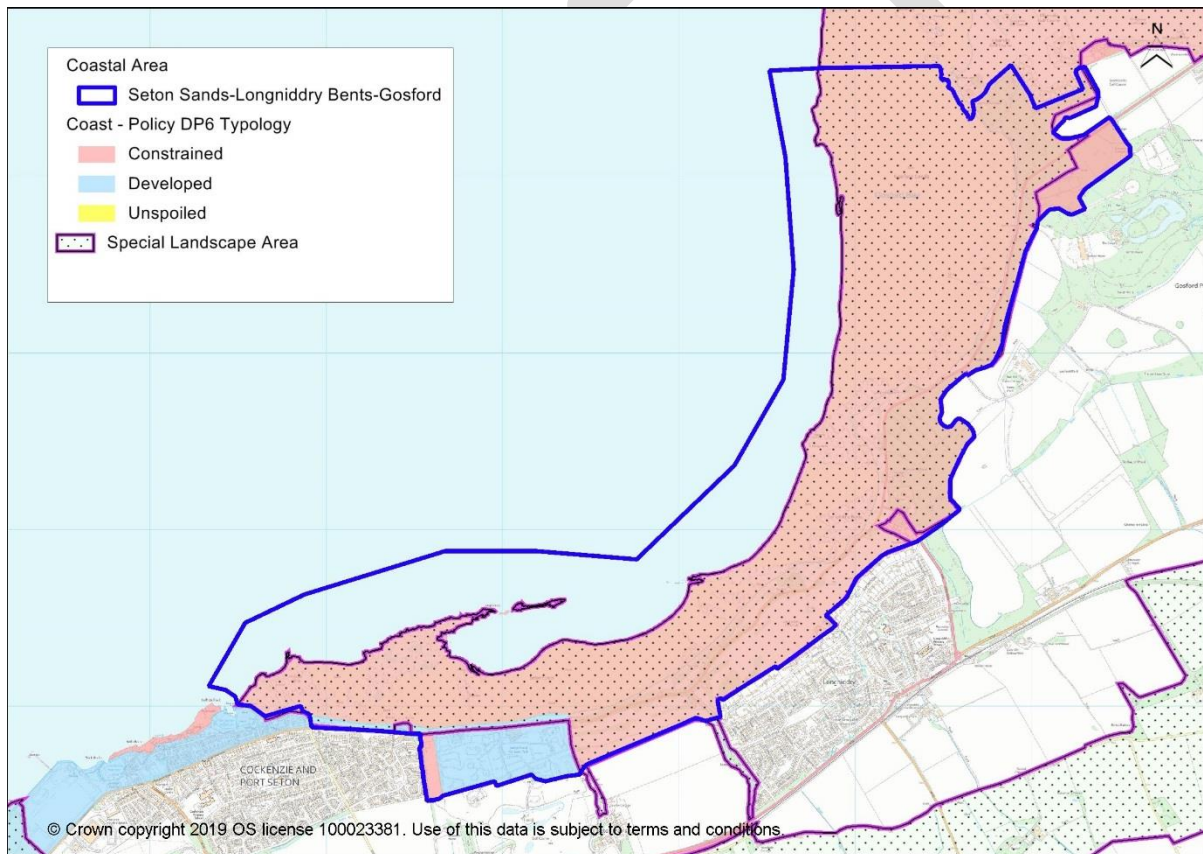
Concerns include the future of the concrete covering of the pipeline from the former Cockenzie Power station, and coastal erosion of reclaimed land at Preston Links and Prestonpans.

Landform and coastal processes	The area between Morrisons Haven and Prestonpans (The Cast) is reclaimed land, with the present shoreline position some 200m seaward of the 1907 shoreline. The coast is eroding here as coastal defences fail. There is a small beach in this section of a coarse mixture of shingle and sand. At Prestonpans the foreshore is rocky, with pockets of shingle beaches. There are man-made sea defences of masonry or concrete, often forming property walls. These are eroding in places. There is some further reclaimed land around the former Cockenzie Power station, the present shoreline around 300m of the 1907 line. Sea defences here are rock revetment and concrete wall. Between Cockenzie and Port Seton Harbours the foreshore is a rock platform, Cockenzie and Port Seton being built on raised beach and marine deposits. Sea defences in this part include the harbours and masonry property walls, suffering less from erosion than those at Prestonpans. Beaches form natural sea defence. Other than at Prestonpans where the approach is Selectively Hold the Line, the SMP approach here is Hold the Line.
Landscape/seascape	SNH Coastal Character Type: Developed Inner Firth ELC Landscape Character Area: Musselburgh/Prestonpans Coast - Management Guidelines – A, B, D, G SLA 32 Prestonpans Coast - Guidelines A, B, C, D, E, F, G
Natural Heritage	Firth of Forth SSSI/Ramsar/SPA LBS MH1 Morrisons Haven ELC_16 Cockenzie and Port Seton Geodiversity Site Wide and extensive views of the inner Forth Estuary, Edinburgh and Fife and the east of East Lothian.
Built Heritage and cultural association	Battle of Pinkie Cleugh (BTL15) – landing site for English Army was approximately at Morrisons Haven (Inventory Battlesite). Prestongrange Museum – various historic structures (listed and unlisted) associated with former industry. Morrisons Haven (MEL41) - 16 th Century harbour now infilled (Undesignated). Saltworks (MEL122) – Reputed to be the site of the last traditional saltworks in Scotland in 1959. Only sea wall of building remains, although the current building reflects the plan of the original works (Undesignated). Cockenzie Harbour (LB23025) - B listed harbour. Built in 1835 by Robert Stevenson incorporates an earlier 17 th century harbour (Listed Building). Cockenzie Waggonway (MEL589) – route of Scotland's first railway opened in 1722 to transport coal to the harbour (Undesignated). Salt production – various salt pans and structures relating to salt production are located between Cockenzie and Port Seton Harbours. The salt pans are still visible on the shore and several buildings (listed and unlisted) associated with the production are still extant although they have been converted to other uses. Port Seton Harbour (LB43956) – B listed 19 th century harbour built on earlier harbour (Listed Building). Various Listed Buildings at Wemyss Place, Elcho Place, High Street, Gosford Road and Manse Lane noted as having a coastal location or outlook. Cockenzie and Port Seton Conservation Area Harlaw Hill Conservation Area Cultural association includes the Johnny Moat Stone legend. Some artwork in the area including that incorporated into buildings references the sea.
Coastal land/	Coastal Tourism Strategy – Amber zone Prestongrange Museum Line fishing, walking, sailing, bird watching, cycling

sea use and activity	<p>Creel fishing for crabs and lobsters</p> <p>Fishing and related activity are notable around Port Seton and Cockenzie Harbours</p>
<p>Siting and design:</p> <p>refer also to Table 3.</p>	<p>Proposals in the harbour areas of Cockenzie and Port Seton should not prejudice uses related to fishing or other harbour industry (in line with LDP Policy EMP2)</p> <p>Proposals should be designed and sited to avoid adverse impact on the historic character of the harbour areas</p> <p>Any proposals in the harbour areas should not challenge the dominance of the listed structures in either scale or function</p> <p>In line with LDP Policy EGT1 development should not prejudice the use of land at the former Cockenzie Power Station for thermal power generation or the proposal which makes the best use of the locations assets</p> <p>Any development should accord with the need to manage habitat at Levenhall covered by Proposal MH16 for the qualifying interests of the Firth of Forth SPA</p> <p>The use of pantiles in buildings over one storey may be suitable in Prestonpans</p> <p>Glimpse views of the sea between buildings should be retained in particular from Prestonpans and Cockenzie High Streets</p> <p>Development should not preclude the re-opening of the harbour at Morrisons Haven</p> <p>Built development should retain the character of building layout and design arising from the need to provide extra protection against the coastal weather, including through scale, materials, proximity to other buildings (terracing) and orientation</p> <p>Proposals should not harm the openness of areas with views out to the sea including Preston Links (the Green Hills), Morrisons Haven and East Links, Port Seton Harbour</p> <p>Proposals should take account of the industrial remains still extant in the area and should seek to incorporate them into the design</p> <p>Design of new development on Wemyss Place and High Street Cockenzie should respond to their roof and window design features without being a pastiche, and avoid interrupting the relationship between them and the sea</p>



Area 4: Seton Sands-Longniddry Bents-Gosford



The predominant character of this part of the coast is leisure in a natural setting. The first large sandy beach when travelling from Edinburgh, popular with kite surfers, is here. The area also hosts Longniddry Golf course and holiday accommodation at Seton Sands Holiday Village. The designed landscape of Gosford serves to enhance the leisure character.

Travelling from the west, the character of the coast changes from predominantly urban to rural on passing Seton Sands Holiday Village due to the wide, open character of the constrained coast here; apparently natural habitat; limited built development and limited lighting. The shore and immediate coastline retain a wild and windswept character, with unobstructed sea views. The little infrastructure in the area is well screened. The walls of the Gosford estate and the concrete remains of the WWII defences are a counterpoint to the open nature of the coast and these imposing aspects of past human activity greatly add to the historic character of the area. WWII remains with long rows of anti-tank blocks are particularly visible along this stretch of coast. The Gosford walls and trees along with rising landform at Longniddry Golf Course and Seton Sands and natural sweep of the bay create a landscape focussed to the north and west over the sea.

Seton Sands Holiday Village has used coastal references (pantiles, blue colouring) in its main building. Development in this part of the coast is generally single storey and/or contained within the landform or by vegetation, although some housing at Longniddry is higher, with large villas overlooking the coast road out to the Forth. Although with an open outlook this housing is orientated and designed to take advantage of views to the sea, it is backed by mature trees reducing their impact on the coast. The expanding village of Longniddry, originally located to attract executive labour to East Lothian, is somewhat set back from the beaches.



Salt tolerant trees form the backdrop to the coast along much of this area including distinctive pines at Longniddry Golf Course and windshorn trees at Gosford. The golf course has a coastal character deriving from this use of salt tolerant species such as pine and buckthorn, as well as creation of open views from the course to the sea. The landscaping of the course provides separation between the manicured course and the coast road, giving a more natural appearance.

There are open views of the coast from Longniddry Bents, golf course and the B1348/A198 coast road, including fine views looking towards Edinburgh, Fife and the Forth Bridges.

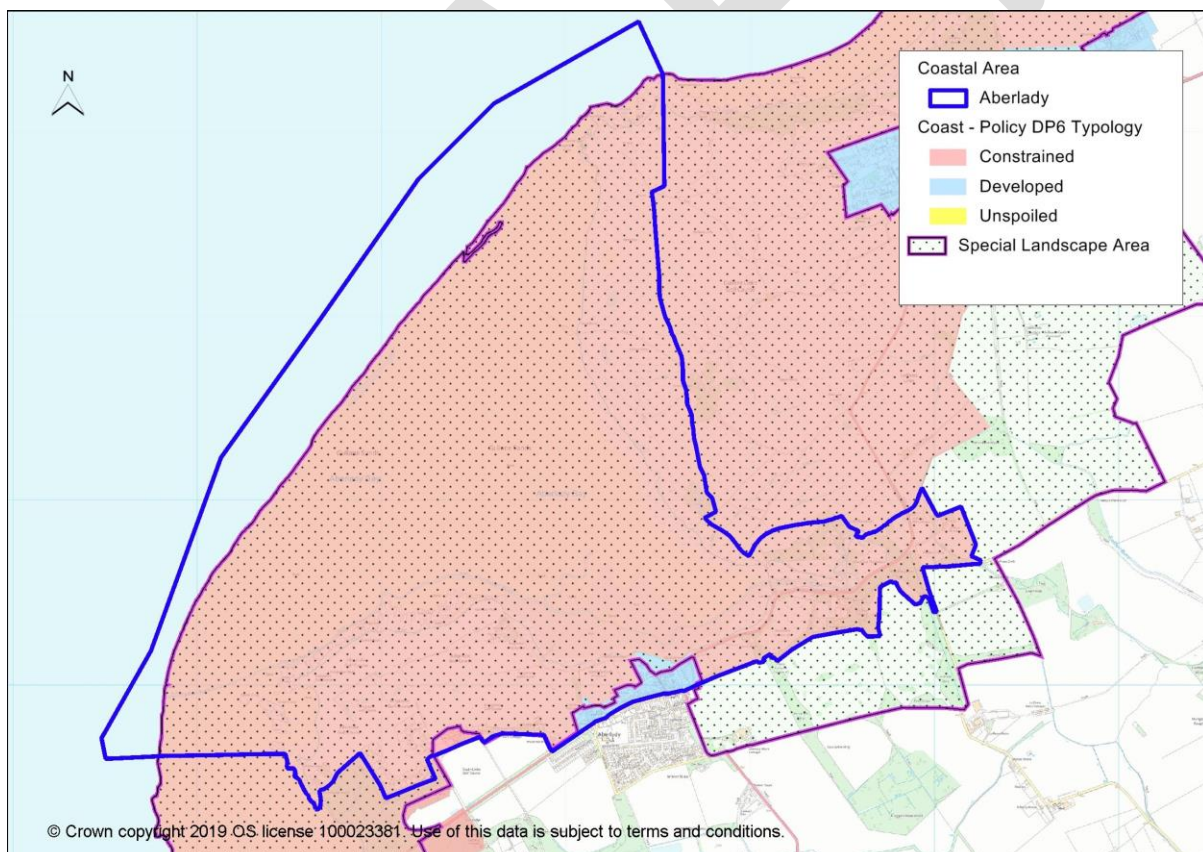
Landform and coastal processes	<p>This area is one bay separated into the two smaller bays of Seton Sands and Gosford Bay by the rocky headland of Ferny Ness. Both bays are low lying, with sand on the upper foreshore at Seton Sands, and lower foreshore at Gosford. The inland area comprises raised beach and marine deposits, with some blown sand and dunes. Seton Sands has been stable for the last few years, but shows accretion long term, while erosion is occurring at Gosford Bay. Most of the coastline is natural with sand beach and rock platforms forming natural sea defence, however manmade defences include the sea walls at Port Seton and Gosford Bay (where the A198 runs adjacent to the beach) and revetment at Seton Sands.</p> <p>SMP approach - Port Seton - Hold the Line; remainder of the area, Selectively Hold the Line (to prevent eventual failure of the coast road around Gosford House)</p>
Landscape/seascape	<p>SNH Coastal Character Type: Developed Inner Firth</p> <p>ELC Landscape Character Area: Northern Coast - Management Guidelines – A, B, C, D, E, F, G, I, J</p> <p>SLA 26 North Berwick to Seton Sands Coast - Guidelines A, C, E, F, G, H, I, J, K, L, M, N)</p>
Natural heritage	<p>Firth of Forth SSSI/Ramsar/SPA</p> <p>LBS LN1 – Longniddry Bents/Gosford</p> <p>ELC_16 Cockenzie and Port Seton Geodiversity Site</p> <p>Rocky inter-tidal and sand beach habitat.</p>
Built Heritage and cultural association	<p>Anti-Tank Blocks (MEL2200) – rows of anti-tank blocks located between the high water mark and the A198. (Undesignated)</p> <p>WWII Base (MEL3257) – remains of a base associated with coastal defences during WWII. Only concrete bases and some ground fixings remain. (Undesignated)</p> <p>Fish Trap (MEL9220) – posts associated with fish trap. Located on the beach (Undesignated)</p> <p>Gosford North Lodge, gate piers and sea walls (LB6543) – B listed in own right but A list group with other Gosford estate listed buildings. Sea walls reputedly built in early 19th century by French prisoners. The sea walls and gates open directly to the sea. Also included as part of Gosford Designed Landscape (Listed Buildings)</p> <p>Gosford House (GDL00200) – Current layout dates to late 18th century and elements, including the positioning of the house, were laid out to take advantage of long distance coastal views to Fife, Arthur's Seat and up the Forth (Garden and Designed Landscape). Various other structures both listed and undesignated associated.</p> <p>Seton Mains palisaded enclosure (SM6287) – Cropmark of prehistoric palisaded enclosure. Although outside of area positioned on a ridge to overlook the coast. (Scheduled Monument)</p>
Coastal land/sea use and activity	<p>Designated Bathing Beach – Seton Sands (Good, 2018), Longniddry (Good, 2018)</p> <p>Coastal Tourism Strategy – Red zone - most visited: Cockenzie to Craigielaw, with Seton Sands and Longniddry beaches is the busiest section of coast without an adjacent town</p> <p>Walking, cycling, beach play, watersports, golf</p> <p>Holiday caravan park at Seton Sands</p> <p>Shellfish collection</p>
Siting and design: refer also to Table 3. Error! Reference	<p>Any works required to prevent coastal erosion should aim to preserve the natural appearance of the area and retain a route along the coast above high tide mark for the John Muir Way</p> <p>Retain wide, open character of sandy beaches, the Bents and golf course (area to the north of the A198 and B1348).</p> <p>Retain the treed character forming the backdrop to the coast</p>

<p>source not found.</p>	<p>Proposals within the developed coast should be low, well-spaced, and use landscaping to retain the impression of entering the rural coast when travelling east from Port Seton.</p> <p>Increased lighting is unlikely to be supported in the constrained coast.</p> <p>Views of the sea from Seton House GDL through open land between Port Seton and Seton Sands Holiday Village should be retained</p> <p>Any proposals should not impact upon any of the designed views from Gosford Designed Landscape.</p> <p>Proposals should not sever the link between the WWII remains in the area and the coast.</p>
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Area 5: Aberlady



Aberlady was formerly the port for Haddington, though the silting up of Aberlady Bay put an end to this activity. The mud flats contain a series of shipwrecks and WWII remains while the surrounding banks contain further WWII remains and the remains of the medieval castle and harbour. The saltmarsh and Pepper estuary now forms a major area for birdlife including pinkfoot geese, waders and other birds. The saltmarsh also has value as a carbon store. This habitat should be protected and if possible extended. The landmark simple timber bridge over the Pepper burn provides access to

Aberlady Bay Local Nature Reserve, where sea and sky merge in a flat landscape. The Bay has a wild and windswept character enhanced by screened or no infrastructure. There are unobstructed sea views and minimal impact from vehicles and roads.

The village of Aberlady contains numerous listed buildings of a vernacular 18th and 19th century character with long back rigs running north and south. Although the buildings along the High Street are tightly packed there is not the massing of the buildings which is seen in other coastal towns in the county and there is relatively little development of the rigs. The style of these buildings very much reflects the status of the village as a rural port town and a number of larger buildings once served as inns. Around the green at Cockleshell Square, the houses generally present their gable end towards Aberlady Bay for protection against the elements, though there are many windows in these gables to take advantage of sea views. The houses to the north side of Aberlady Main Street are now set back from the coast, and are pressed tightly together, which would reduce the chill of sea winds. Their north elevations are characterised by large and numerous windows orientated towards views over the Forth. There is generous use of pantiles on humbler buildings within the village, with slate on taller or grander buildings.

From the north, there are attractive views of the village comprising open ground and stone wall in the foreground, rising towards buildings seen interspersed with mature trees.

The golf course at Kilspindie and Local Nature Reserve have some excellent views over the Forth.

There is no industrial development here.

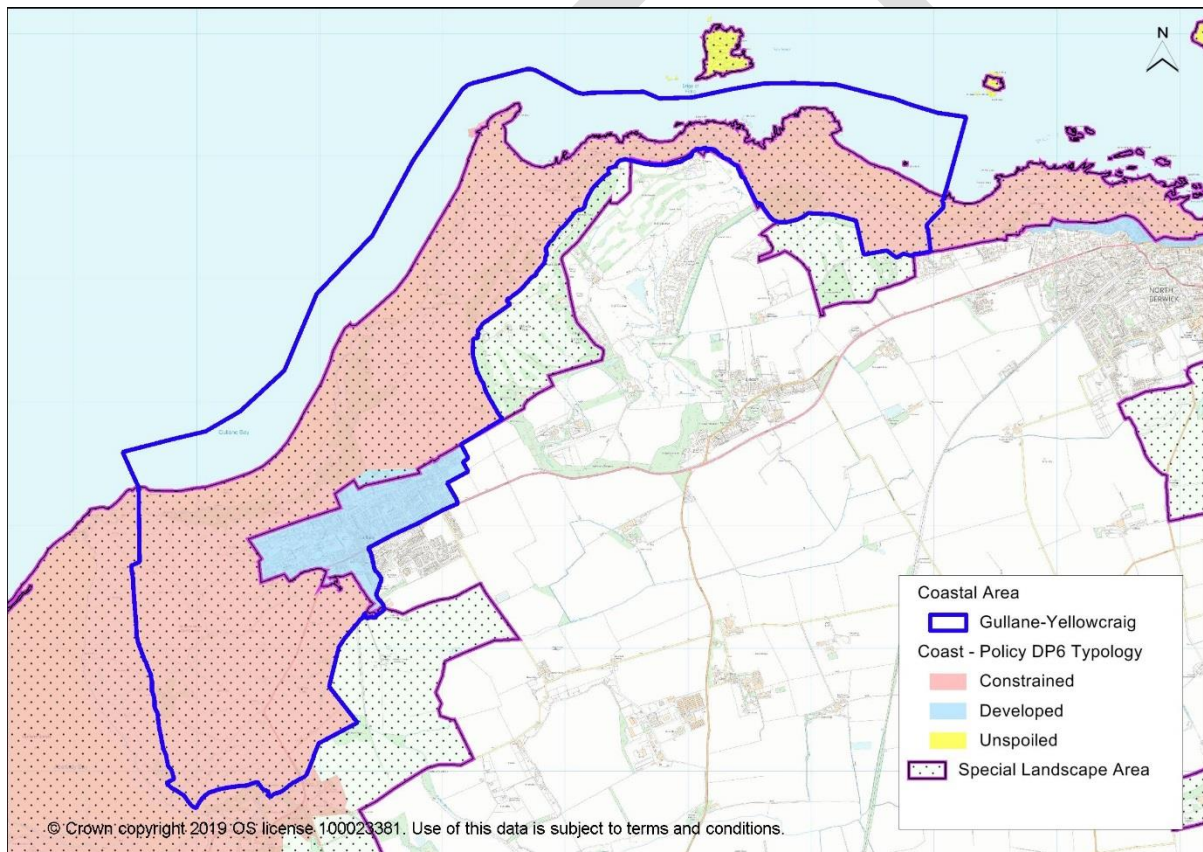
Concerns in the bay area include fly tipping, dog walking within the Local Nature Reserve, trampling, off-road vehicle use; and tree planting and the use of hard engineering solutions for coastal defences which could affect ELC 30 and the natural operation of coastal processes.

Landform and coastal processes	Aberlady bay is the expansive estuary of the Peffer Burn, an area of saltmarsh giving way to mudflats. The saltmarsh is backed by blown sand and dunes, with raised beach deposits inland. A sandbank lies offshore. Low rocky points at Gullane and Craigiellaw bound the area. The shoreline is stable or accreting. There are some manmade sea defences at Kilspindie Golf course, of concrete and masonry wall. Beaches, saltmarshes and mudflats form natural sea defences. The SMP approach is No Active Intervention.
Landscape/seascape	SNH Coastal Character Type: Developed Inner Firth ELC Landscape Character Area: Northern Coast – Management Guidelines – A, B, C, D, E, F, G, H, I, J SLA 26 North Berwick to Seton Sands Coast (Guidelines A, B, E, G, H, J, K, L, M, N)
Natural Heritage	Firth of Forth SSSI/Ramsar/SPA Aberlady Bay Local Nature Reserve ELC 13 Gullane Shore Local Geodiversity Site ELC 14 Kilspindie Shore ELC 30 Aberlady Bay Local Geodiversity Site The saltmarsh has habitat value as well as value for capturing carbon. This habitat should be protected and if possible extended.
Built Heritage and cultural association	Numerous coastal WWI and WWII remains – Located to either afford long distance sea views or to hinder coastal invasion, they are found scattered throughout the area. Kilspindie Golf Course (SM5759) - Scheduled cropmarks of a prehistoric fort. Likely situated to take advantage of sea views and resources of Aberlady Bay. (Scheduled Monument) Numerous historic wrecks located in Aberlady Bay. Kilspindie Customs House (LB6549) – B listed late 18 th century customs house and store later converted to housing. (Listed Building) Luffness Garden and Designed Landscape (GDL00270) – Views over Aberlady Bay were incorporated into the design of the landscape particularly along the northern edge of the gardens (Garden and Designed landscape). Various structures (listed and unlisted) associated Luffness Friary (SM759) – Scheduled remains of a 13 th Century Carmelite Friary with fish ponds still visible (Scheduled Monument) Kilspindie Castle (SM5997) – Scheduled remains of 16 th century castle and possible Anglian timber halls. Probably located to take advantage of anchorage at Aberlady Bay (Scheduled Monument) Historic buildings within Aberlady village – Numerous historic buildings, both listed and unlisted, within Aberlady village. These add to the historic character of the village and attest to its origins as a small port. Kilspindie Wrecks (SM10471) – Scheduled remains of eight 19 th century fishing boats in Aberlady Bay. (Scheduled Monument) Luffness, House (LB6551) with east wing stables &c, plus Walled garden to W, garden walls, Gardener's House, Water Tower and Dovecots are listed separately, linked in an A Group; – building may incorporate part of earlier castle (defensive location by coast). Site of early Norse settlement Aberlady Conservation Area Statement
Coastal land/sea use and activity	Coastal Tourism Strategy – Green Zone (most tranquil). Scottish Ornithologist Club HQ at Waterston House Aberlady Bay Local Nature Reserve – activities include walking, birdwatching, wildfowling Watersports, cycling, golf

	Shellfish gathering, bait digging
Potential	<p>Manage the Local Nature Reserve to balance recreational and natural heritage interests</p> <p>Maintain the interest of the Firth of Forth Special Protection Area</p>
Siting and design: refer also to Table 3.	<p>Retain and allow for expansion of the area of saltmarsh</p> <p>Retain access to ELC30 Geodiversity Site from Aberlady Bay carpark</p> <p>Retain duneland in its natural condition</p> <p>Proposals should accord with the Aberlady Bay Local Nature Reserve Management Plan</p> <p>Within Aberlady built development should retain the character of building layout and design arising from the need to provide extra protection against the coastal weather, including through scale, materials, proximity to other buildings and orientation though large windows to take advantage of coastal views also respect the coastal quality</p> <p>Any proposals should respect the relationship between the historic core of Aberlady and Aberlady Bay; development should not affect the views across Aberlady Bay to or from Aberlady</p> <p>The tranquillity of the area should be retained.</p>



Area 6: Gullane/Yellowcraig



The coastline here consists of shallow bays punctuated by low rocky promontories. The overall character of the area is one of attractive coastal scenery supporting leisure activities. Three of East Lothian's most popular and scenic beaches, Gullane, Broadsands and Yellowcraig (the latter with associations with Robert Louis Stephenson) are within this section of coast. In addition to these well-visited beaches is a more tranquil area between Eyebroughy and Jamie's Neuk. There are excellent seascape views of the coast and Forth Islands as well as towards Edinburgh and Fife from much of the area. The small scale and intricate nature of parts of the foreshore/intertidal area here increases sensitivity to development. The immediate onshore area contains a very active dune system scattered with medieval and prehistoric remains including burial mounds and a ruined church. Much

of the inland area is golf course, containing remains dating from WWI and WWII and the defence of Britain. The whole area is dotted with remains of WWII; past settlement and rural industry (fishing and farming). There is little recent built development; outside Gullane there is no housing development other than Marine Villa and Marine Cottage.

Gullane village dates from the 18th and 19th century with buildings focused around Goose Green, the primary elevations facing the Green rather than towards the coast. The later expansion of the town during the Victorian period, due to the attraction of Gullane as a golf and holiday resort, saw large villas expanding away from this nucleus. The principle elevations start to become focused to look seaward and take advantage of the coastal views. This change in the focus of the village gives the historic character of the village a duality as it both looks inward and towards the coast. There is a mix of styles from vernacular rural cottages to Victorian villas. Gullane is now residential in character with a tourism based economy, mainly around coastal recreation and golf; the internationally known Muirfield course is here.

There is long-established woodland of plantation origin at Yellowcraig where there are some distinctive windshorn pine trees. Yellow Craig itself was the inspiration for the 'knoll' in R L Stevensons 'Catriona'. There is also some plantation forestry in other areas along the coast, as well as ancient woodland at Eldbotle. In some places this provides screening between built development and the coast. There is no industrial development here other than a gas pipeline which crosses the area. Concerns include the need to control the sea buckthorn which is used to stabilise the dune area.

The ELC 29 Local Geodiversity Site area is vulnerable to heavy trampling, off road vehicle use, tree planting, hard engineering responses to coastal erosion, waste tipping and some types of development.

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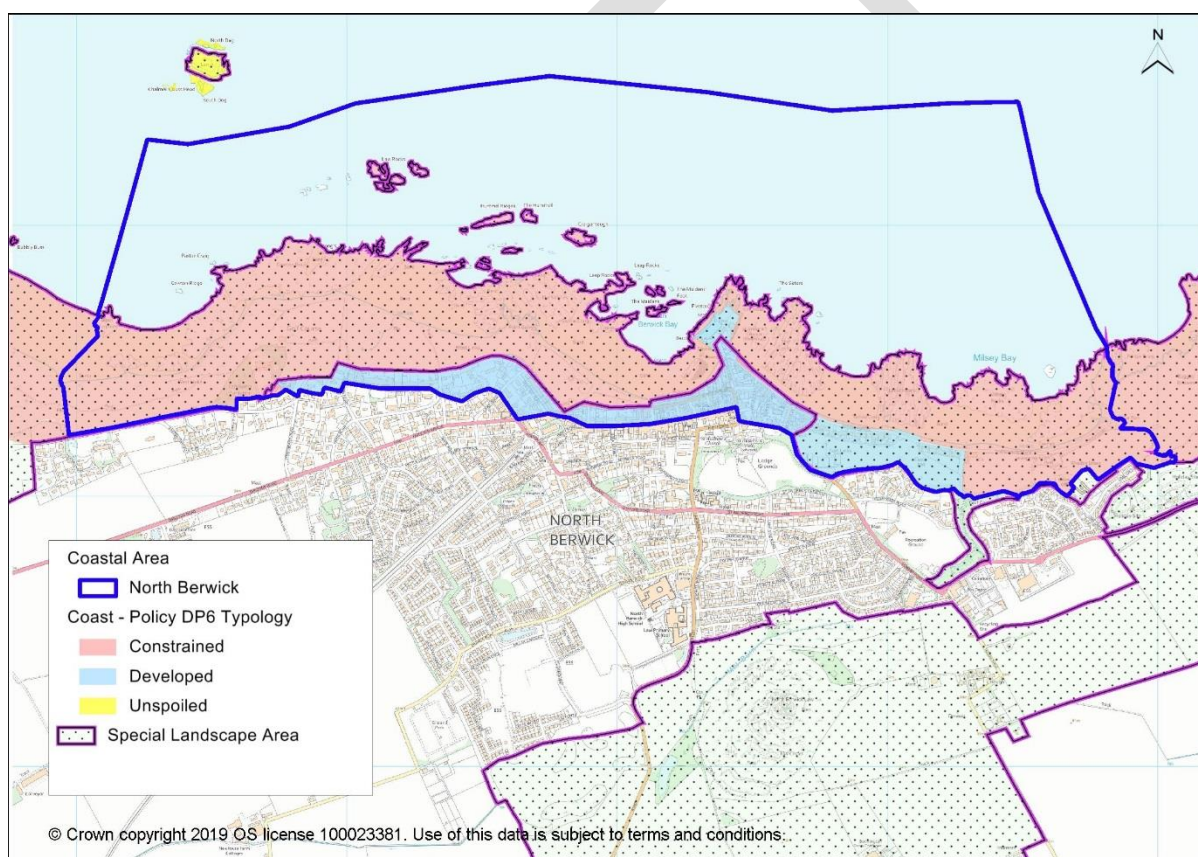
Landform and coastal processes	<p>The coast is composed of sandy bays at Gullane Bay, West Links, Eyebroughy and Yellowcraig and others alternating with rocky promontories or longer rocky sections at Black Rocks, Eyebroughy, Weaklaw Rocks, Longskelly Rocks and others. The area is low lying, with sandy or rocky foreshore backed by an extensive dune system and blown sand hinterland, with low cliffs in some parts. The active dunes at Gullane are presently stable but have a long overall history of erosion with a seasonal cycle of erosion and deposition. Storms can cause seasonal change and erosion events. The dunes at Broadsands show evidence of erosion. The SMP approach is for Limited Intervention at Gullane, allowing for some stabilisation of the dune system at Gullane Bents through visitor management and management of sea buckthorn. This will permit operation of natural processes but slow them. There are no man-made coastal defences here, though the dunes have been stabilised and offer natural defence, as do the sand and shingle beaches. No Active Intervention is the SMP approach between Eyebroughy and Longskelly Point.</p> <p>Limited Intervention through fencing and user management was SMP the approach at Broadsands, however planning permission for refurbishment of existing hard and soft coastal defences aiming to protect North Berwick West Links golf course has recently been installed.</p>
Landscape/seascape	<p>SNH Coastal Character Type: Outer Firth</p> <p>ELC Landscape Character Area: Northern Coast – Management Guidelines – A, B, D, E, F, G, H, I, J, K, M</p> <p>SLA 26 North Berwick to Seton Sands Coast (Guidelines A, B, C, E, F, G, H, I, J, K, L, M, N)</p>
Natural Heritage	<p>Firth of Forth SSSI/Ramsar/SPA</p> <p>LBS GB1 Gullane Bents</p> <p>ELC 30 Aberlady Bay Local Geodiversity Site (part)</p> <p>ELC 13 Gullane Shore Local Geodiversity Site (part)</p> <p>ELC 29 Gullane Bents Local Geodiversity Site (all)</p> <p>ELC 6 Yellowcraig Shore Local Geodiversity Site (all)</p>
Built Heritage and cultural association	<p>Numerous coastal WWI and WWII remains – Located to either afford long distance sea views or to hinder coastal invasion, they are scattered throughout the area.</p> <p>Numerous prehistoric burial cists – these are found throughout the dune systems.</p> <p>St Patrick's Chapel, Muirfield (SM6686) – Scheduled 16th century chapel overlooking the sea (Scheduled Monument)</p> <p>Greywalls Garden and Designed Landscape (GDL00204) – 20th century Arts and Crafts house and formal garden designed to take advantage of coastal views (Garden and Designed Landscape). Various Listed Structures associated</p> <p>The Whim, Whim Road (LB1392) – C listed 18th century folly situated to afford views out into the Forth. (Listed Building)</p> <p>Listed buildings along Hill Road – located to take advantage of coastal views.</p> <p>Marine Villa (LB1347) – secluded location with Firth to the North</p> <p>Marine Cottage (LB1348) – service building to Marine villa</p> <p>Gullane Conservation Area</p>
Coastal land/sea use and activity	<p>Designated Bathing Beach – Gullane (Excellent, 2018), Yellowcraig (Good, 2018), Broad Sands (Good, 2018)</p> <p>Coastal Tourism Strategy – Red zone - Most Visited at Gullane Bents, Green Zone – Most Tranquil - to the east of Aberlady Bay and from Black Rocks to Longskelly Point</p> <p>Golf, watersports, walking, cycling, bird-watching, horse-riding, beach play.</p> <p>Sea viewing from benches at Gullane</p>
Siting and design:	<p>Development should be designed and sited to retain the open character of the area</p>

refer also to Table 3.	<p>Avoid damage to the historic assets within the dune system through careful management of works such as removal of buckthorn and trees</p> <p>The tranquillity of the area to the east of Aberlady Bay and from Black Rocks to Longskelly Point must be retained</p> <p>Manage woodland to retain screening between the built environment and the coast, and when opportunities arise, replant with native coastal species</p> <p>Retain duneland in its natural condition</p> <p>Coastal defences should avoid affecting ELC6 Local Geodiversity Site</p> <p>The views from Yellow Craig over the surrounding area in particular towards Fidra and the sea should be retained</p>
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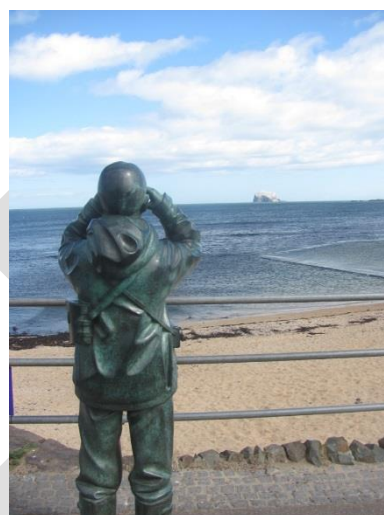
Area 7: North Berwick



The historic core of North Berwick is situated around the harbour, formerly used for fishing and as a medieval ferry port taking pilgrims to and from Fife, now mainly used by leisure craft. Yachts can often be seen in the bay. The harbour is situated within a rocky promontory dividing two sandy beaches well used for informal recreation, Milsey Bay and West Beach. To the southwest of the harbour lies the older part of the town, which has a strong medieval port character with densely packed buildings and narrow streets leading to the coast and providing shelter from the elements. Glimpse views of the sea between building reinforce coastal character. There are traces of medieval remains within the area and these are historically important being linked to pilgrimage.

The seascape here is very attractive, with pretty views to the Forth Islands. As a result, more recently North Berwick boomed as a seaside leisure resort, and many of the dwellings reflect this. Its western expansion comprises architect designed Victorian, Edwardian and Georgian housing in a variety of styles generally facing the sea set within large private grounds while to the east large Victorian villas overlook the beach at Milsey Bay.

The West Links Golf Course and the beaches are attractive, open spaces that provide an important setting for the town and allow views of the coast. The small scale and intricate nature of parts of the foreshore/intertidal area here increases sensitivity to development. The recent historic and current character of North Berwick is very much one that is linked to seaside or coastal leisure pursuits. The Seabird Centre is a good example of this, its modern design reflecting its function and coastal location through form, colour and materials. Murals and other public art reflect the coastal location including the lighthouse at Quality Street and related mural, Robert Lewis Stevenson mural at High Street vennel, and the birdwatcher sculpture at the seabird centre.



There is a distinctive area of long-established woodland of plantation origin at Carlekemp, which is windshorn on the coastal side. A change in prevailing wind direction may be affecting the survival and growth of trees in North Berwick, as such it is important to retain those that are there. Outside the area there are key views across the coastal zone from North Berwick Law.

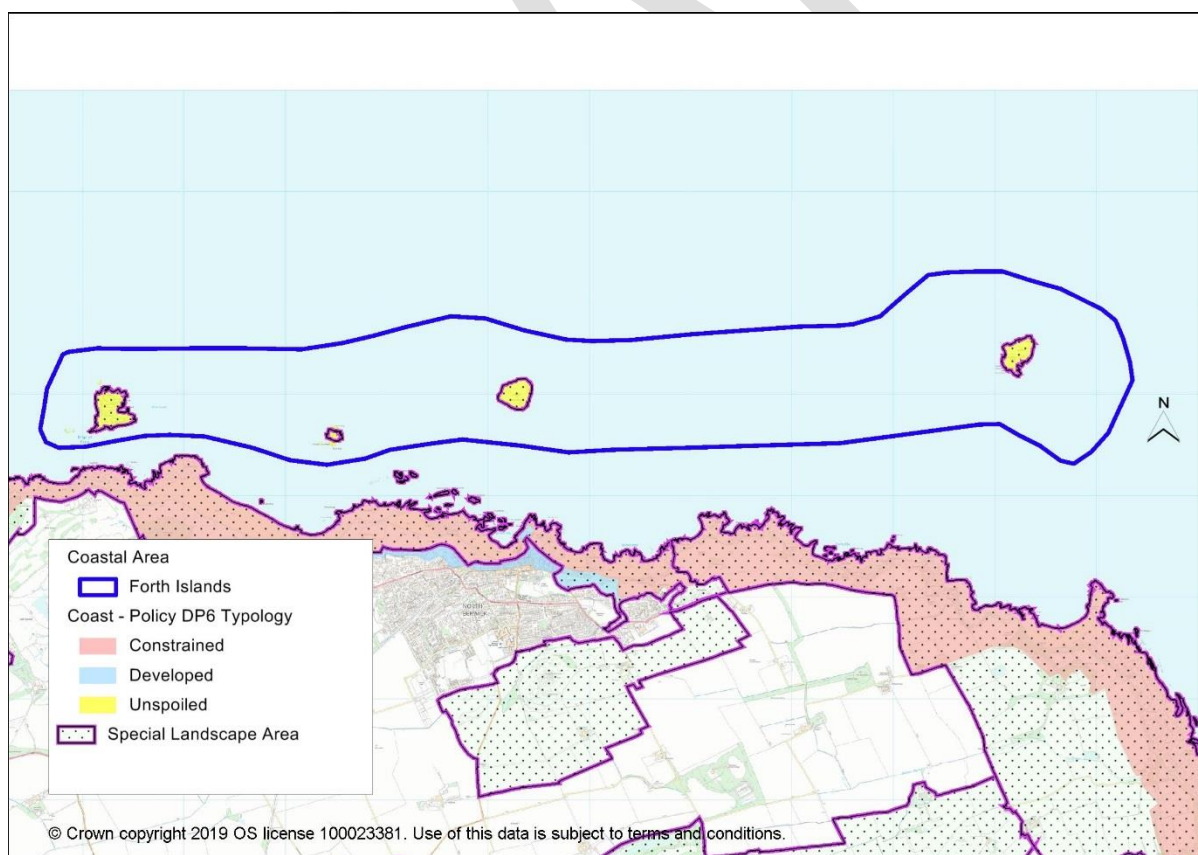
Landform and coastal processes	<p>To the west are rocky outcrops with small areas of sand, and inland, there is low lying land with eroding low dunes, underlain by wind blown sand, raised beach and marine deposits. The shoreline is relatively stable shoreline but undergoing short-lived phases of erosion to the west, and alternate phases of erosion and accretion; East Milsey Bay (erosion); West Milsey bay (accretion). The SMP approach to the west of North Berwick Bay is Limited Intervention.</p> <p>To the east, there are various sea defences including timber and concrete/masonry walls, geotextile and rock revetment, and gabions.. These defences protect the putting green and golf course, harbour and property in North Berwick. The sandy provides natural defences. The property walls backing the shoreline of North Berwick Bay, and the Harbour and Seabird Centre defences and the promenade wall at East Links should be maintained. Dune erosion that is not causing a threat to roads or property should be allowed to continue. The SMP approach here is Selectively Hold the Line to avoid risk to land and property.</p>
Landscape/ seascape	<p>SNH Coastal Character Type: Outer Firth</p> <p>ELC Landscape Character Area: Northern Coast – Management Guidelines – A, B, D, E, F, G, H, J, M</p> <p>SLA 26 North Berwick to Seton Sands Coast - Guidelines A, C, E, F, G, H, J, K, L M, N</p>
Natural Heritage	<p>Firth of Forth SSSI/Ramsar/SPA</p> <p>ELC 5 North Berwick Shore Local Geodiversity Site</p> <p>Coastal habitat: Rocky intertidal, sand beach, dunes, coastal grassland</p>
Built Heritage and	<p>Westerdunes Pillbox (SM13103) – Scheduled example of an octagonal WWI pillbox (Scheduled Monument)</p>

cultural association	<p>Carlekemp, Abbotsford Road (LB1375) – A listed 19th century building located to take advantage of sea views (Listed Building)</p> <p>Numerous historic buildings (both Listed and unlisted) along High Street, North Berwick. Part of the older historic core of North Berwick.</p> <p>Numerous historic buildings (both Listed and Unlisted) along Victoria Road, North Berwick. Part of the older historic Core of North Berwick and the historic road to the Harbour.</p> <p>Numerous historic buildings (Unlisted) along Marine Parade. These have a very strong historic character relating to North Berwick being a premier holiday town in the late 19th and 20th centuries.</p> <p>Castle Hill, North Berwick (SM3392) – Scheduled remains of a 14th century motte castle (Scheduled Monument)</p> <p>Numerous historic buildings (listed and unlisted) overlooking the West Links. These are part of the later expansion of North Berwick and have been situated to take advantage of the views out over the coast.</p> <p>North Berwick Harbour (LB38730) – B listed harbour (Listed Building). Various other structures associated</p> <p>East Lothian Yacht Club, Victoria Road (LB38779) – B listed 19th century harbour warehouse now converted to offices and store (Listed Building)</p> <p>St Andrew's Church North Berwick (SM6681) – Scheduled remains of a 12th century kirk and graveyard. Originally located on a small island (Scheduled Monument)</p> <p>North Berwick Law (SM 3863) – Scheduled prehistoric fort with later Napoleonic and WWI/WWII look outs. Although outside the coastal area the views to the coast from this site are highly significant (Scheduled Monument)</p> <p>North Berwick Conservation Area: The relationship of the height of the buildings to the width of the streets of the earlier parts of the town form intimate, human scale spaces, the built form reflecting North Berwick's windy, coastal position. Glimpses of the sea between buildings are part of the seaside towns character, as are the views of the harbour promontory from North Berwick Bay, where the harbour buildings and sky are reflected in the sea. Views across the Conservation Area from the East Links....are distinctive showing the old town nestled around Milsey Bay in its setting of sea and farmland.</p>
Coastal land/sea use and activity	<p>Designated Bathing Beach – North Berwick West (Good, 2018), North Berwick Milsey Bay (Good, 2018)</p> <p>Coastal Tourism Strategy – Red zone Most Visited</p> <p>Golf, walking, bird-watching, fishing, yachting, boat trips, beach play, sea viewing from benches</p> <p>Tourist accommodation and attractions</p> <p>Harbour</p> <p>Some commercial fishing</p>
Siting and design: refer also to Table 3.	<p>In line with LDP Policy EMP2 in operational harbour areas development should not prejudice uses related to fishing or other harbour industry</p> <p>Proposals should be designed and sited to avoid adverse impact on the historic character of the harbour areas</p> <p>Any proposals in the harbour areas should not challenge the dominance of the listed structures in either scale or function.</p> <p>Coastal defences should avoid harming ELC 5 LGS</p> <p>Development should not interrupt the relationship between the large 19th century villas and the coast</p> <p>Development should respect the urban form of densely packed buildings and narrow streets</p>

	<p>Views of the sea between buildings and along streets should be retained</p> <p>Retain and manage woodland at Carlekemp to retain its distinctive coastal character</p> <p>The openness of the beach areas, and East and West Links should be retained</p>
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Area 8: Forth Islands



The distinctive volcanic intrusions of the Forth islands include Fidra, The Lamb, Craigleith and the Bass Rock, which echo the volcanic outcrops such as North Berwick Law, Traprain and the Garleton Hills on land. These islands and their setting are important elements in the seascape character of the coast of East Lothian. The islands are also protected for their value to seabirds, including the world's largest gannetry at the Bass Rock.

Although historically they have had greater levels of use than today, there is little current use (the lighthouses on the Bass and Fidra being an exception). This, and their location where the Firth is opening out to open sea, means the islands have some of the remote, wilder qualities unusual in East Lothian, and leading to their identification as Unspoiled Coast. There are historic assets on all the islands, however with the exception of lighthouses none are visible from the mainland.



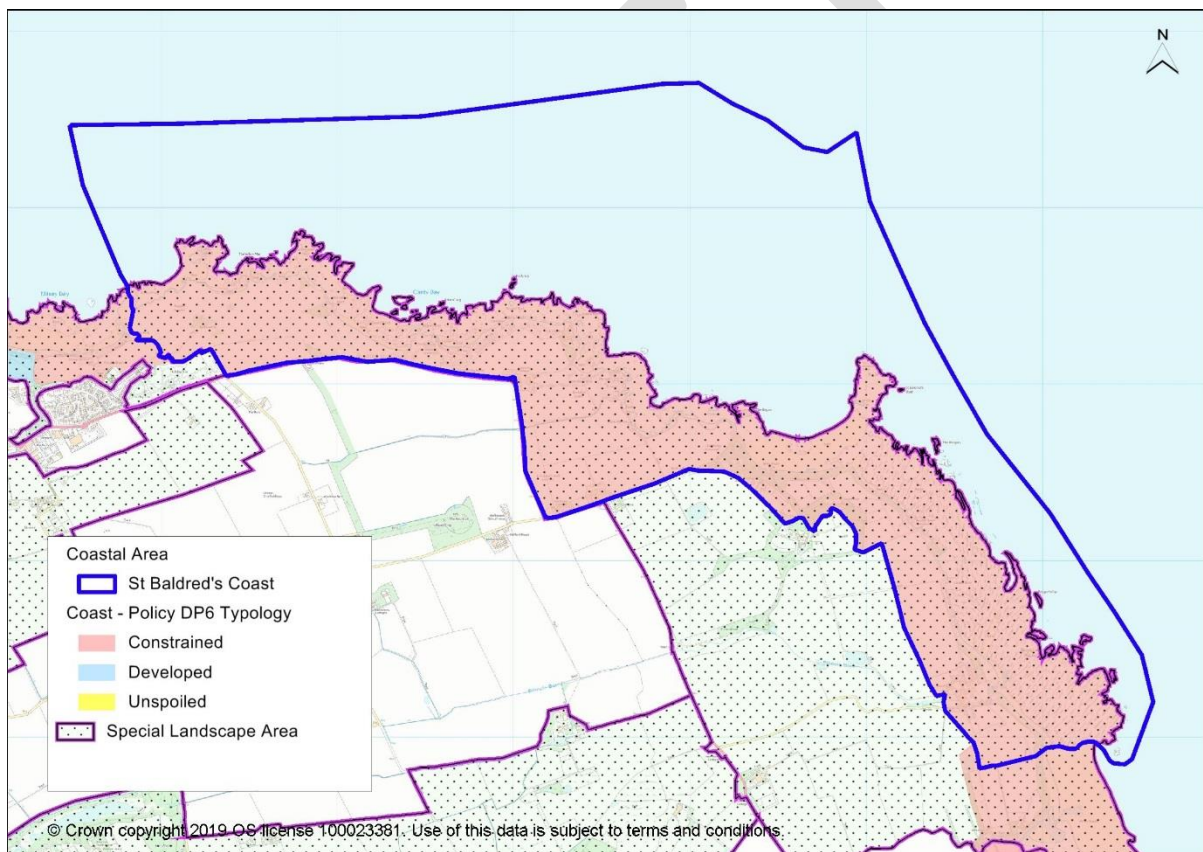
Landform and coastal processes	Intrusive igneous rocks rising from the sea. Distinctive sea arches have formed on both the Bass Rock and Fidra. The SMP approach here is included within the Management Units for the nearest section of mainland coast. Fidra and the Bass Rock are included in areas of No Active Intervention. The islands off North Berwick are covered by Management Unit 12, for which the approach is Selectively Hold the Line, though no action is described for the offshore islands. It is likely No Active Intervention is intended to apply throughout.
Landscape/seascape	SNH Coastal Character Type: Outer Firth ELC Landscape Character Area: Northern Coast – Management Guidelines – A, B, D, F, G, H SLA 26 North Berwick to Seton Sands Coast (all islands included except Bass Rock) - Guidelines A, D (though forms of development other than ‘wildlife tourism’ may be accepted as per Table 3 above) F, G, H, J, K, N. SLA 28 Tantallon Coast (Bass Rock) Guidelines A, D (though forms of development other than ‘wildlife tourism’ may be accepted as per Error! Reference source not found. above), E, F, I, J, K, L, M, P
Natural Heritage	Forth Islands SSSI, SPA ELC 31 Forth Islands Geodiversity Site
Built Heritage and cultural association	Bass Rock Lighthouse and keepers house (LB14738) – C listed Built in 1902. On Bass Rock (Listed Building) Bass Castle (SM765) – 16 th century castle reused as a prison for covenanters in the 17th century. On Bass Rock (Scheduled Monument) Fidra Lighthouse (LB1336) – C Listed built in 1885. Became first automated lighthouse of the Northern Lighthouse Board in 1970.
Coastal land/sea use and activity	Coastal Tourism Strategy – Red Zone Most Visited – the Lamb and Dog Green Zone - Most Tranquil – Bass Rock and Fidra; although part of this area is in the Most Visited zone in practice the islands are not accessible and little visited other than non-landing boat trips Conservation activity Sailing and fishing in the surrounding area

<p>Siting and design: refer also to Table 3.Error! Reference source not found.</p>	<p>Development should avoid alteration to the distinctive shape and skyline of the islands including views from the sea Lighting visible from the mainland (other than in association with a lighthouse) should be avoided Where possible development should not be visible from the mainland The tranquillity of the area must be retained</p>
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Area 9: St Baldred's Coast



St Baldred's Coast is highly scenic area with spectacular panoramic coastal and sea views. The inland area is generally open and in arable use, meeting the coast in a series of medium scale cliffs. These are cut with small sandy beaches backed with areas of dune, such as at the pretty, well contained Canty Bay and Seacliff. Seacliff also contains a historic rock cut harbour, thought to be the smallest working harbour in Scotland. This landform creates a natural delineation between the 'natural' beaches and the coastal farmland and adds to the imposing nature of many of the historic features along the coast. The shore area here has a wilder character due craginess of cliffs, limited access to the shore, lack of development and openness to the North Sea Historic Tantallon Castle is a main focal point of the area.

Settlement is small scale, consisting of small groups of historic farm buildings or houses. Most huddle into dips at the coast as at Scoughall and Canty Bay, though there are also a small number of farms and mainly single storey cottages in more exposed locations at Castleton and Auldhame. At Canty Bay whitewashed buildings with a mix of slate and pantiled roofs are set around the small sandy beach creating a picture postcard scene. There are several medieval towers and houses dotted along the cliffs.



There is no industrial development here. There is some recreational use in limited areas including at Tantallon Castle, a historic attraction, Seacliff Beach and the golf course at North Berwick. Informal recreation in the area is low key due to access difficulties.

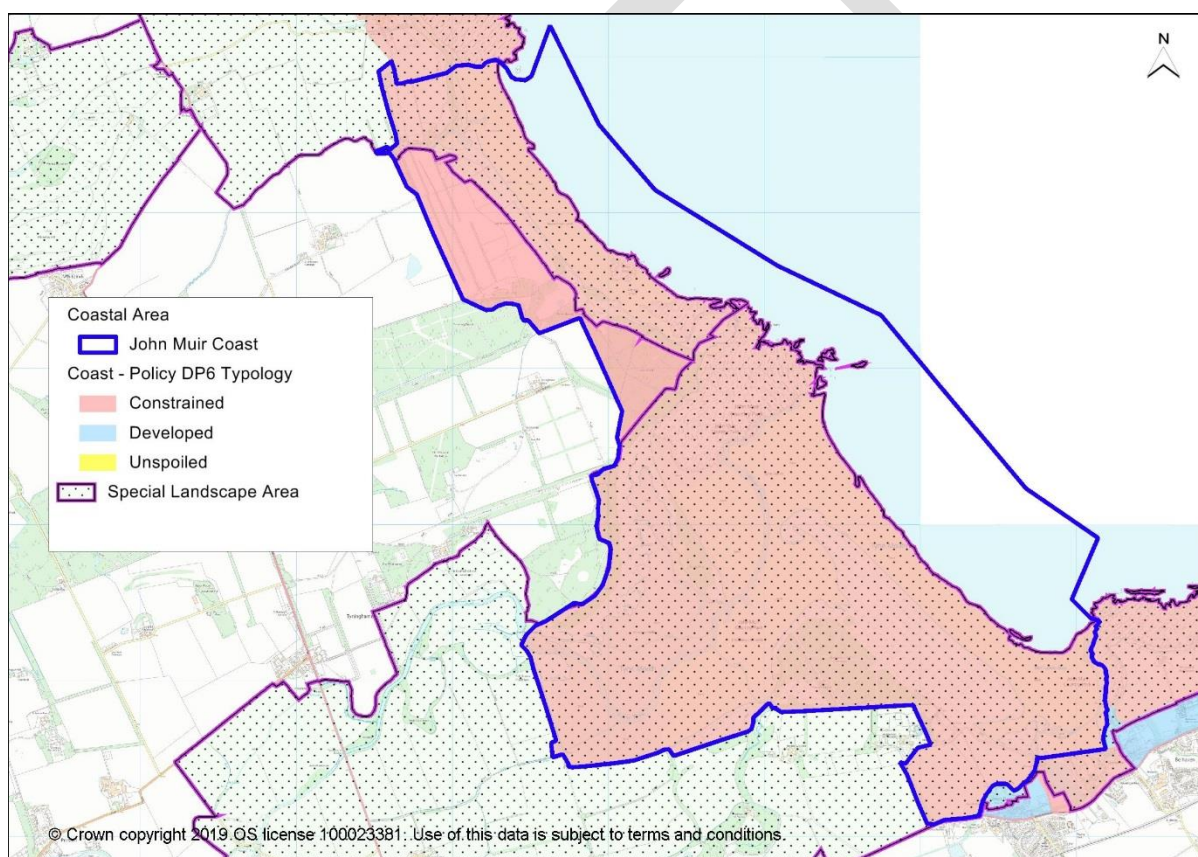
There is potential for creation of a coastal walking route subject to impact on Natural 2000 sites. There are opportunities to enhance parts of the historic character of this area through the reuse of historic buildings.

Landform and coastal processes	The coastline here is made up of sandstone cliffs, rocky foreshore and some sandy beaches. The shoreline is generally stable with local accretion at Canty Bay, and some undercutting of sandstone cliffs. There are no man-made defences here, with natural defence in parts from sandy beaches. The SMP approach on the northern section (Management Unit 13) is for No Active Intervention. In eastern parts (Management Unit 14) Limited Intervention is preferred, including management of human pressure on dunes (causing erosion). There may be a future need for toe protection at the base of the cliffs at Seacliff to protect archaeological interests. Ad-hoc coastal protection should be discouraged.
Landscape/seascape	SNH Coastal Character Type: Outer Firth ELC Landscape Character Area: Northern Coast – Management Guidelines – A, B, D, E, F, G, H, I, J, L, M SLA 28 Tantallon Coast (this area is entirely within SLA 28) - Guidelines A, C, E, F, G, H, I, J, K, L, M, N, O, P
Natural Heritage	Firth of Forth SSSI/Ramsar/SPA ELC 5 North Berwick Shore Local Geodiversity Site ELC 3 Gin Head (Tantallon) Local Geodiversity Site ELC 25 Seacliff to Scoughall Shore Local Geodiversity Site
Built Heritage and cultural association	Gin Head Radar Station (MEL 2332) – A coherent collection of buildings forming an Admiralty Signals Research Station constructed in 1943 (Undesignated) Tantallon Castle (SM13326) – Castle built in c.1350 with associated later defensive earthworks. (Scheduled Monument) - The monument is of national importance and its loss would be detrimental to East Lothian's historic landscape Auldhame Monastic Chapel and Burial ground (SM13004) – Long use burial ground and chapel dating from the 7 th century until at least the 17 th century. Viking burial uncovered during excavations. (Scheduled Monument)

	<p>St Baldred's House, Auldham (SM5605) – 16th century lairds house. Still substantial parts standing including undercroft (Scheduled Monument)</p> <p>Seacliff burials (SM8741) – area of possible cist burials eroding out of cliff edge (Scheduled Monument)</p> <p>Seacliff Tower (SM8744) – Remains of a 16th century tower also known as Sligo's Lookout. (Scheduled Monument)</p> <p>Scoughall Rocks (MEL 9373) – Seawall constructed out of WWII anti-tank blocks (Undesignated)</p> <p>Seacliff cottages (LB14581) – C listed service cottage built in 1845 for Seacliff House. Allegedly, after Seacliff House burnt down in 1907, the cottages were purchased by the Royal Navy who established a top-secret research base there during World War I. The station, known as HMS Scottish Seacliff, was mainly used for navigation training and U-Boat defence. (Listed Building)</p> <p>Seacliff Harbour (MEL9329) – Rock cut harbour built in 1890 for Seacliff Estate. Believed to be the smallest working harbour in Britain (Undesignated)</p> <p>St Baldred's Cross (MEL9363) – Current monument erected in about 1890. This is reputed to be a replacement for an ancient landmark which is believed to have always had a cross on it, originally built by monks at Tynningham. Used as a navigational marker. (Undesignated)</p> <p>Both the cliffs and Tantallon Castle have been the subject of several pieces of art from fine paintings to iconic rail posters and more recently in films. The WWII remains at Gin Head remain as a coherent collection of buildings and their military feel very much adds to the heritage value of the area.</p>
Coastal land/sea use and activity	<p>Designated Bathing Beach – Seacliff (Excellent, 2018)</p> <p>Coastal Tourism Strategy – Green Zone - Most Tranquil</p> <p>Golf, bird-watching, fishing, beach play, limited horse-riding</p> <p>Heritage attraction Tantallon Castle</p> <p>Commercial fishing from small harbour at Seacliff</p> <p>Shellfish gathering</p>
Siting and design: refer also to Table 3.	<p>Retain pedestrian access to ELC 3 LGS from the west along the private road to Canty Bay and footpath to the site</p> <p>Development should maintain the delineation between cliff and arable land</p> <p>Development in or around the Seacliff harbour should not impact upon its historic or working character</p> <p>The tranquillity of the area must be retained</p>



Area 10: John Muir Country Park Coast



The John Muir Country Park Coast has high scenic, natural heritage and recreational value. The area contains the Tyne and Biel estuaries, with Ravensheugh beach to the north and beaches at Belhaven Bay to the south. Their simplicity of form increases sensitivity to development. Sand is predominant here though there is a notable rocky headland at Whitberry Point. Inland the soil is light, stabilised often by forestry. There are significant commercial tourist uses to the south of this area, while within it Belhaven Bay itself is an attraction, leading to the accessible south of the area being busier. The area from Tynninghame northwards is sensitive to visitor disturbance and recreational use and tourism are not promoted - although Scoughall links is used for summer camps and there are small 'glamping' sites there and at Lochhouses.

Tourism and natural heritage interests are balanced through management of John Muir Country Park.



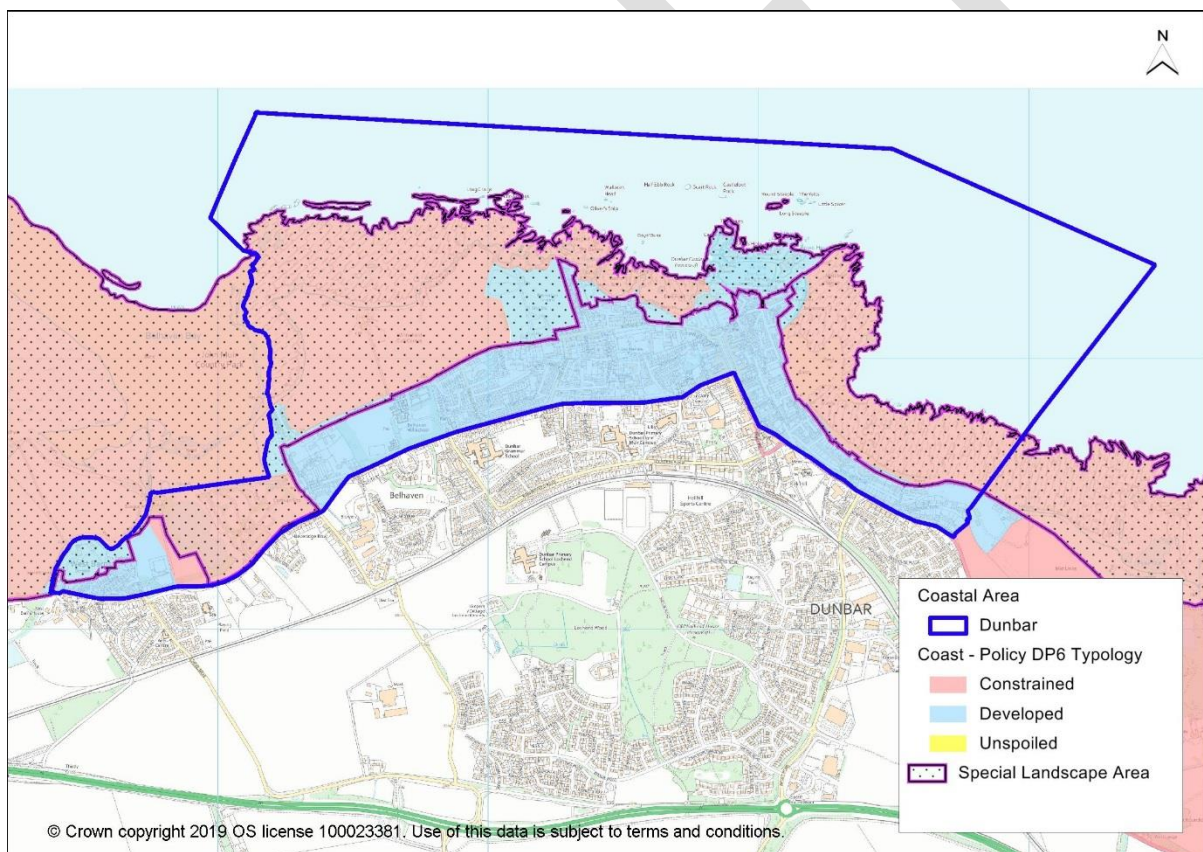
Despite being a heavily managed coast, this area has in places a feeling of wildness which is a large part of its historic and present character, including very little lighting. There are military remains from WWI and WWII in forestry and other areas which have become key 'surprise' elements of this coast, often encountered unexpectedly. Glimpses of many roof tops and fragments of earlier structures when moving through the area add to this element of surprise. The designed landscape of Tynninghame adds to the historic feel. The natural environment is interspersed with unexpected signs of human activity. This is optimized at Belhaven Bay with the 'Bridge to Nowhere' which stands alone on the mud flats. This feature alone has been portrayed countless times in photographic art. There is no industry, ports or harbours or residential development in the area.

Landform and coastal processes	<p>The northern part of the area contains a rocky headland with, sand beaches, and a low-lying hinterland of dunes, blown sand and raised beach. The Belhaven bay area is a highly dynamic natural system with accretion of spits at Sandy Hirst and Spike Island. To the north the shoreline is generally stable with localised areas of accretion and erosion. There is low or moderate south-easterly drift north of the estuary with westerly drift to the south.</p> <p>Localised rubble has been placed to the toe of the dunes near Scoughall. There has been some previous planting and fencing to combat erosion of dunes here. Beaches, saltmarsh and mudflats also form natural defences. Buist's embankment protects an area of agricultural land where Retreat the Line could be considered. It may be possible to revert to saltmarsh/mudflat here.</p> <p>The SMP approach to the north is of Limited Intervention to allow continuation of natural processes; ad hoc coastal protection should be discouraged however some management to encourage visitors to stay off the dunes in sensitive areas may be needed. Elsewhere, the approach is No Active Intervention as holding the line would result in stabilisation of the estuarine system which would be detrimental to natural heritage interests. Coastal defences to prevent localised erosion would sterilise the downdrift supply of sediment, transferring the problem elsewhere.</p>
Landscape/seascape	<p>SNH Coastal Character Type: Outer Firth to Biel burn; Rocky Coastline/Open Sea Views</p> <p>ELC Landscape Character Area: Northern Coast – Management Guidelines – A, B, D, E, F, G, H, I, J, K, L, M</p>

	SLA 28 Tantallon Coast - Guidelines - A, B, E, F, G, H, I, J, K, L, M, N, O, P SLA 27 Belhaven Bay – Guidelines - A, B, C, E, F, G, H, I, J, K, L, M, N, P, Q, R
Natural Heritage	Firth of Forth SSSI/Ramsar/SPA ELC 24 Lochhouses Local Geodiversity Site ELC 28 Tyne Estuary Belhaven Bay Tyninghame Woodlands LBS
Built Heritage and cultural association	Tyninghame Estate (GDL00380) – 18 th century designed garden with 19 th and 20 th century additions. Aspects of the landscape are designed to take in the views over Belhaven Bay to Dunbar. (Garden and Designed Landscape) Numerous coastal WWI and WWII remains – Located to either afford long distance sea views or to hinder coastal invasion scattered throughout the area Historic association with John Muir after whom the Country Park is named.
Coastal land/sea use and activity	Designated Bathing Water – Dunbar (Belhaven) (Good, 2018) John Muir Country Park Coastal Tourism Strategy – Green Zone - Most Tranquil - Peffer Sands to St Baldred's Cradle; Red Zone – Most Visited - Belhaven Bay to Winterfield Bird watching, walking, horse riding, watersports, angling Plantation woodland Very limited small scale camping and hut type tourist accommodation
Siting and design: refer also to Table 3.	Retain and allow for expansion of the area of saltmarsh. Retain the tranquillity of the area from Peffer Sands to St Baldred's Cradle. Avoid development that will impact on the appreciation of the quaternary sediment evidence of Holocene tsunami within ELC 24 LGS, or prevent access to this site The panoramic views over extensive area of coast are important for the historic character of the area and this should not be obscured. Light pollution from new development should be avoided.



Area 11: Dunbar



The town of Dunbar is located on a headland jutting out into the North Sea, in an elevated position with high sea-cliffs and a rocky foreshore. The castle and battery which dominate the historic core were built on rocky promontories. The large solid harbours are cut into bedrock and shelter fishing and leisure craft, as well as hosting the lifeboat station, and are a focus of activity.

Views to the coast glimpsed through the narrow streets and pends are a strong part of the character of the historic nature of the town. The houses on the High Street all are tightly packed with backland rigs running east and west off of the ridge, which makes the town feel 'hunkered down' from the coastal elements. Although the High Street itself is relatively wide, it is oriented to reduce the chill from prevailing winds. The lower coastal strip is dominated by tightly packed structures associated with fishing such as warehouses and boat yards and many have been converted to other uses while still retaining their character. The Castle dominates the headland at the Victoria Harbour while the older Cromwell Harbour retains an 'old world' feel. The western and eastern ends of the area show the historic expansion of the town with many Victorian villas overlooking the sea. The listed Battery is a key feature of the harbour area and has recently been converted to become a visitor attraction. The overriding historic character is that of a busy fishing town which has at times played a significant part in wider Scottish history.



More modern housing Dunbar reflects the coastal location in places through use of traditional coastal colours and materials.

Belhaven village has narrow, streets with tightly packed generally single storey cottages, designed to give protection from the elements and giving a coastal feel. Chalets at Belhaven add to the seaside character of the area. These chalets and the colourful buildings fronting Shore Road together with a backdrop of mature trees create an attractive coastal view towards the town. The Caravan Park here is well screened.

West Barns is low-lying, with generally two-storey houses. Pantile roofs are common, as is use of white walls, traditional in coastal areas. The salty smell of the sea from the saltmarsh lingers in the air.

Use of red sandstone, a material found mainly near this area of coast in East Lothian, is common in buildings throughout this area. Trees especially those in the eastern part increase the appearance of naturalness of the area and help integrate the built environment into its location. Within Dunbar they are less common reflecting the density of built development and exposed location.

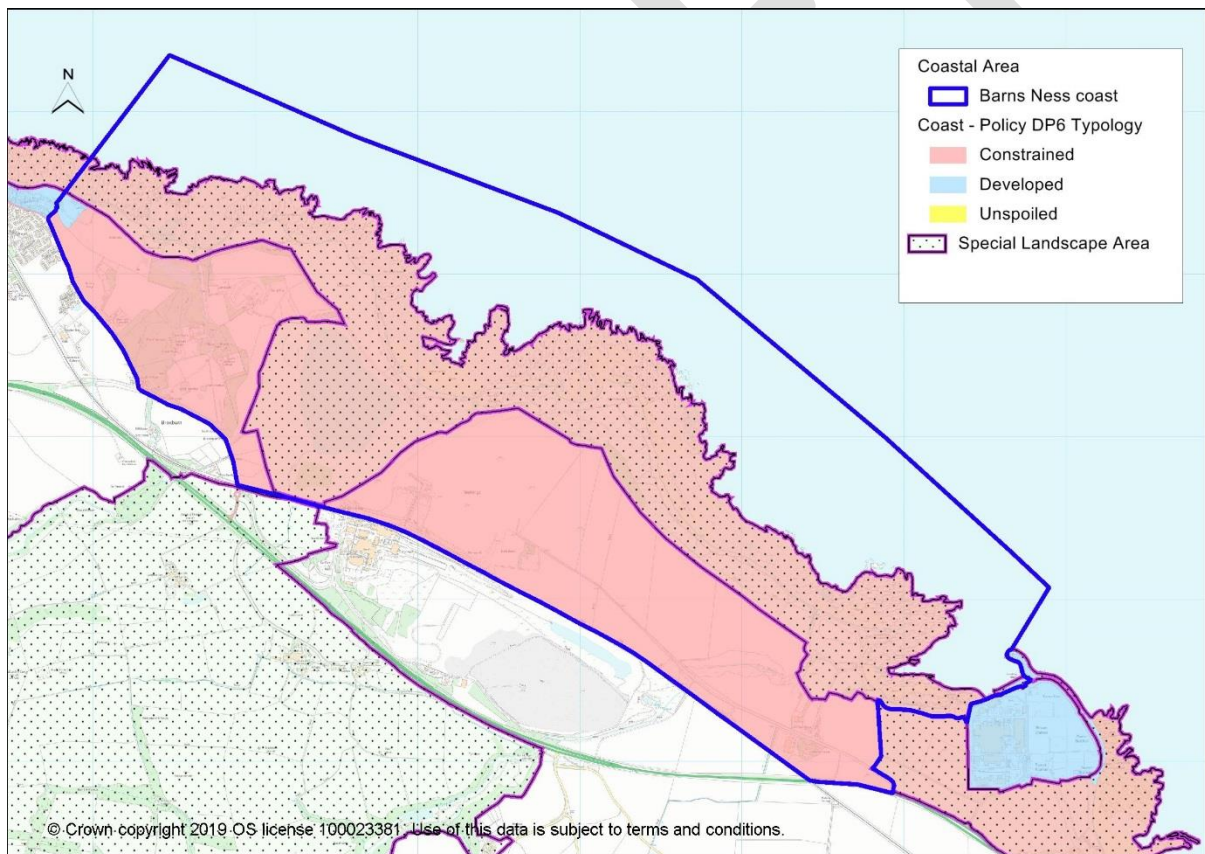
The John Muir Way – Dunbar is John Muir's birthplace - follows the cliff top walk and coastal edge, while National Cycle Route 76 follow the coast road and Dunbar High Street. There is potential for improvements to the Dunbar Harbour area, East Beach and garden, and the clifftop walk.

Landform and coastal processes	<p>To the north the coast consists of rock platform with gravel foreshore and high sandstone cliffs. At East Beach, there is a rock platform with shingle and, historically, sand. Dunbar was built on a rocky promontory with a steep (sometimes cliff) slope to the sea.</p> <p>The Dunbar cliffs have a history of erosion and landslips. Rates of retreat have been low however this is likely to increase potentially leading to failure of the cliffs. There is localised erosion at Dunbar East Beach and there can be damage to sea walls during storms. There is a variety of man-made sea defences; gabions, rock revetment (consisting of anti-tank traps at Winterfield), masonry and concrete walls, and harbours as well as natural defence from rock outcrops and beach.</p> <p>The SMP approach is to Hold the Line in East Dunbar to avoid loss and damage to property and roads, and Selectively Hold the Line along the northern coastal section to avoid destabilisation and slope failure at the golf club house and to avoid asset loss. Hold the Line is not appropriate in all areas due to geological interest (Firth of Forth SSSI).</p>
Landscape/seascape	<p>SNH Coastal Character Type: Rocky Coastline/Open Sea Views</p> <p>ELC Landscape Character Area: Northern Coast – Management Guidelines – A, B, D, F, G, H, L, M</p> <p>SLA 27 Belhaven Bay – Guidelines for Development - A, B, C, D, E, G, H, I, J, K, L, M, P, Q, R</p> <p>SLA 29 Dunbar to Barns Ness coast – Guidelines for Development - All</p>
Natural Heritage	<p>Firth of Forth SSSI/Ramsar/SPA</p> <p>LBS DC1 Dunbar Coast</p> <p>ELC 4 Dunbar Shore Local Geodiversity Site</p>
Built Heritage and cultural association	<p>Belhaven Harbour (MEL1505) – site of 12th century Belhaven Harbour. No longer visible (Undesignated)</p> <p>Numerous coastal WWII remains – Located to either afford long distance sea views or to hinder coastal invasion scattered throughout the area</p> <p>2 North Street, Belhaven (MEL10346) – 19th century manor house used as a navigational marker. Depicted in several historic postcards of Belhaven. (Undesignated)</p> <p>Knockenhair Windmill (LB24830) – 17th/ 18th century windmill now converted to a dwelling. Positioned on ridge to take advantage of sea winds (Listed Building)</p> <p>Dunbar open air swimming pool (MEL3402) – 19th/ 20th century outdoor swimming pool. Mostly demolished but can be partially seen at low tide. (Undesignated)</p> <p>Dunbar Castle (SM766) – Remains of medieval castle at Victoria Harbour (Scheduled Monument)</p> <p>Castle Park, Dunbar (SM5960) - Multi-period site with remains of WWII barracks; 16th century French fortifications; Anglian structures and Iron Age burials and fort (Scheduled Monument)</p> <p>Battle of Dunbar I (BTL31) – Dunbar Castle was besieged by English forces who marched out to meet the Scots relieving forces at Broomhouse Mill. (Inventory Battlefield)</p> <p>Victoria Harbour, Dunbar (MEL1953) – Harbour built in 1842 to replace/ supplement the old Cromwell Harbour (Undesignated)</p> <p>Spott's Granary, Old Harbour (LB24840) – B listed 18th Century storehouse recently converted to fisherman's work rooms and meeting rooms.</p>

	<p>Recording during conversion uncovered the remains of a ship built into the lower floors (Listed Building)</p> <p>Dunbar Harbour Battery (LB24831) – B listed harbour battery built in 1781. Recently renovated to create an outside performance space and visitor attraction (Listed Building)</p> <p>Cromwell Harbour (LB24839) - B listed harbour built 17th/ 18th century. (Listed Building)</p> <p>Historic buildings (listed and unlisted) around the harbour areas – Many of the buildings around the harbour area reflect the fishing and seafaring nature of the area. Although many have been converted to other uses the feel of the Harbour area has been retained through sympathetic design.</p> <p>Historic buildings (Listed and unlisted) around the High Street – Many of the buildings along the High Street and immediately behind in the rigs reflect the historic character of the town as a busy port. Many have been converted to other uses but the feel of the area has been retained and the dense development with narrow routes through to the coast is a strong historic character.</p> <p>Listed buildings along East Links Road, Dunbar - 19th century listed buildings located to afford panoramic sea views. (Listed Buildings)</p> <p>Listed buildings along Bowmont Terrace, Dunbar – 19th century listed buildings located to afford panoramic Sea views (Listed Buildings)</p> <p>Dunbar Conservation Area</p> <p>West Barns Conservation Area</p> <p>Belhaven Conservation Area</p>
Coastal land/sea use and activity	<p>Designated Bathing Beach – Dunbar (East) (Excellent, 2018)</p> <p>Coastal Tourism Strategy – Red Zone – most visited</p> <p>Golf, walking, angling, sea viewing from benches, watersports, sailing, coasteering, Tourist accommodation and attractions</p> <p>Harbour.</p> <p>Commercial fishing</p>
Siting and design: refer also to Table 3.	<p>In operational harbour areas of Dunbar Harbour development should not prejudice uses related to fishing or other harbour industry in line with LDP Policy EMP2</p> <p>Proposals should be designed and sited to avoid adverse impact on the historic character of the harbour area</p> <p>Any proposals in the harbour area should not challenge the dominance of the listed structures in either scale or function.</p> <p>Any proposals along the High Street should ensure that the historic feel of the High Street is retained and that the visual links to the coast, between buildings, are retained.</p> <p>Development proposals should seek to enhance the historic character of the area through the reuse of historic buildings or where new builds are required through sympathetic design.</p> <p>Avoid adverse impact on the view across the coast to Belhaven</p> <p>Re-use within this area of old red sandstone arising from demolition is encouraged</p> <p>Use and re-use of red sandstone is encouraged.</p>



Area 12: Barns Ness Coast



The Barns Ness Coast is positioned at the eastern end of the Southern Upland Fault, its low-lying, generally flat land rising gently towards the hills to the west. There are considerable limestone deposits here. The historic character of this area is dominated by the lime works at Catcraig and Skateraw - the infrastructure associated with these works is still very evident and has shaped much of the landform of this area. Limestone quarrying continues, with earlier parts of the modern quarry at Whitesands now being restored bringing the potential for other uses, including as bird habitat.

The raised beaches here are the other major element of the landform (other than the beach and coast itself) and have evidence of some of the earliest occupation in Scotland (Mesolithic, approximately 10,000 years ago). Parts of this area have a very antiquated feel, particularly from Barns Ness lighthouse to Chapel Point near Torness, and it is important that this is retained and enhanced. The historic character of the area is very much of an open ancient landscape which is dotted with remains of industry.

The designed garden at Broxmouth lies in the northern part of the area and helps form the area's character. The woodland and parkland here gives way to a much more open landscape generally in arable use. This openness combined with gently sloping landform gives wide views across the coast and increases the prominence and visibility of the lighthouse at Barns Ness, a landmark with obvious links to the sea and the only significantly vertical structure within the area.



The small settlement at Skateraw consists of a larger farmhouse and smaller single storey terraced housing near a historic harbour. There is sporadic housing and other structures within Broxmouth Designed Landscape; there is also a residential conversion at Barns Ness Lighthouse.

Whitesands is a popular beach known for its fossils.

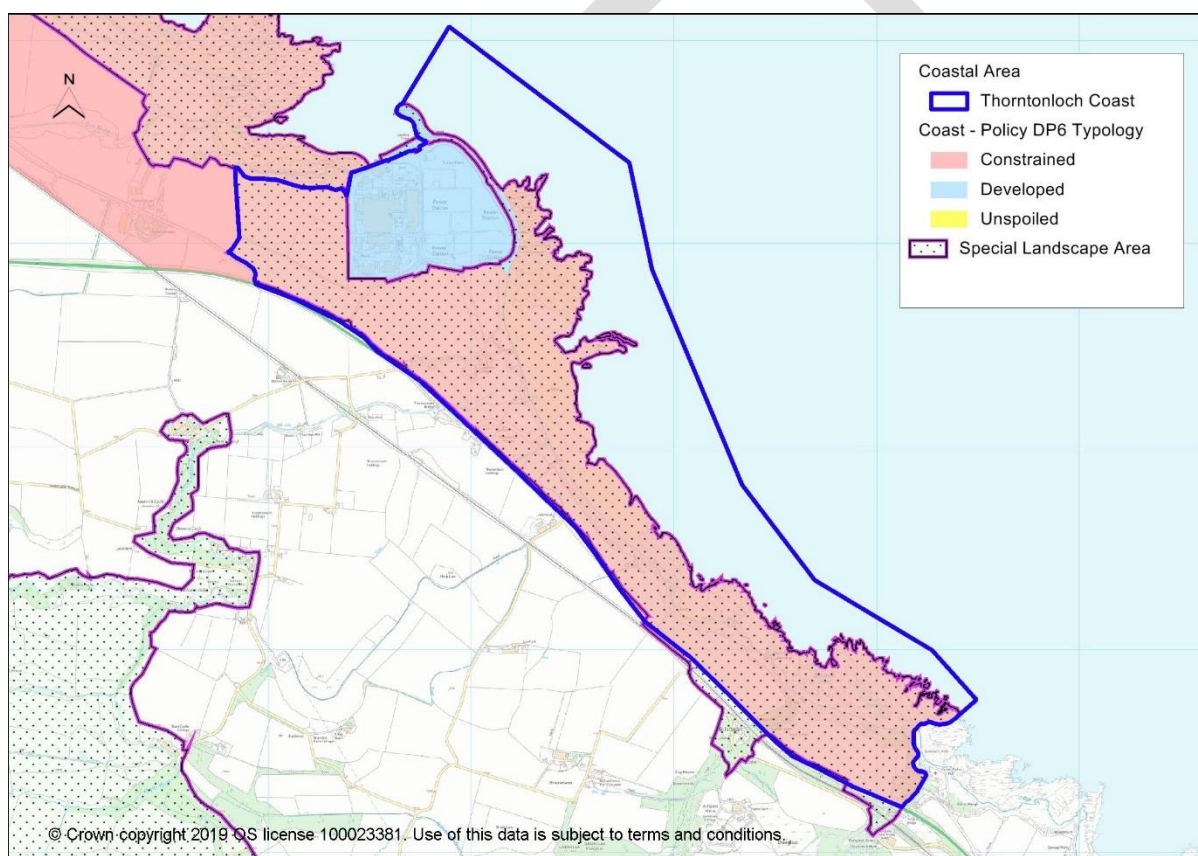
There is no industrial development here, though Torness nuclear power station, Dunbar Cement Works and Oxwellmains landfill site are close by.

Landform and coastal processes	<p>The shoreline from Dunbar Golf Course to Torness is stable or accreting, with localised erosion at Catcraig. The rocky outcrops with small pockets of sand and shingle beaches at Dunbar Golf Course give way to low lying rock platforms to the south, with shingle or sandy foreshore, and some dunes. The land inland is ancient raised beach. Opposite the golf course there is a masonry wall, gabions and rock revetment. No hard defences are in place south of Mill Neuk until Torness, though a private owner has attempted to protect a private road at White Sands Bay. There are natural defences from rock outcrops and pocket beaches.</p> <p>The SMP approach is for No Active Intervention. At the golf course, if localised erosion does occur this is likely to be short lived and compensated elsewhere in the process unit. This option supports the aesthetic character and natural heritage interests of the area. Beyond the golf course there is no significant risk to assets from coastal processes.</p>
Landscape/seascape	<p>SNH Coastal Character Type: Rocky Coastline/Open Sea Views</p> <p>ELC Landscape Character Area: Innerwick Coast – Management Guidelines – B, D, E, F, G, H, I, J, K</p> <p>SLA 29 Dunbar to Barns Ness coast – Guidelines for Development - all</p>
Natural Heritage	<p>Barns Ness SSSI</p> <p>LBS DC1 Dunbar Coast</p> <p>ELC 4 Dunbar Shore Local Geodiversity Site</p>

Built Heritage and cultural association	<p>Skateraw Limekiln (LB7707) – B Listed 19th century limekiln. Located next to the harbour to allow coal to be delivered by sea and limestone exported. (Listed Building)</p> <p>Skateraw Harbour (MEL2373) – Harbour associated with the limekiln. Destroyed by storms in mid-19th century but still visible at low tide (Undesignated)</p> <p>Catcraig Limekilns (SM5675) – Pair of 19th century lime kilns and associated anchorages (Scheduled Monument)</p> <p>Barns Ness Lighthouse and keepers cottages (LB1465) – B listed lighthouse and keepers cottages. Built 1901 by DA Stevenson (Listed Building)</p> <p>Skateraw cropmarks (SM 4040) – cropmarks of a prehistoric settlement. Likely located for proximity to coast (Scheduled Monument)</p> <p>Broxmouth Park (GDL00076) – 17th/18th C designed garden situated to take account of views along the coast to the Bass Rock. Additionally contains a number of listed structures. (Garden and Designed Landscape)</p> <p>Samoya Settlement (SM8753) – cropmark of a prehistoric enclosed settlement located to afford views out over the sea (Scheduled Monument)</p> <p>Battle of Dunbar II (BTL7) – The location of this battle was in part defined by Cromwell's New Model Army using Dunbar as a supply port (Inventory Battlefield)</p>
Coastal land/sea use and activity	<p>Designated Bathing Beach – Whitesands (Good, 2018)</p> <p>Coastal Tourism Strategy – Green Zone – Most Tranquil</p> <p>Golf, walking, angling, fossil observing, birdwatching</p> <p>Limited tourist accommodation</p> <p>Caravan park</p> <p>Quarrying</p> <p>John Muir Link path</p>
Siting and design: refer also to Table 3	<p>Maintain the openness and lack of clutter around Torness Power Station to avoid providing visual scale comparisons in particular in views from the A1/East Coast Mainline and the coast</p> <p>Any development should not disrupt the landform or the historic feel of the raised beaches along the Skateraw coast.</p> <p>Any developments should not interrupt the coastal views from the designed landscape at Broxmouth.</p> <p>Any proposed development must not harm the setting or views of the Barns Ness Lighthouse or compete with it as a focal point in the landscape</p> <p>Any proposals should not sever the relationship between the lime workings and the lime kilns along this part of the coast.</p> <p>The tranquillity of the foreshore and intertidal area must be retained</p> <p>Development must not harm the night-time darkness of the area</p>



Area 13: Thorntonloch Coast



Thorntonloch Coast is formed of raised beach ending seawards in dramatic cliffs and arches to the south, and at the beach of Thorntonloch and reclaimed land at Torness to the north. The raised beaches are important to the historic feel of the area, as well as having scenic value. They are dotted with prehistoric promontory forts sited to have views out from the coast; the forts are still visible in this area. The arable land here runs right to the cliff edge and is intersected by steep deans at Dunglass, Bilsdean and less so, Thorntonloch. There is a clear relationship with the coast and the farmland to the south which, along with the stone field walls and 'sunken nature' of the A1 through this area, add to the historic feel of the coast.

This area has a sense of awe, arising both from Torness power station, the epitome of human control over nature, and from the raw power of the sea, shown in wave formed rock arches to the south and wide views across the North Sea. The power station was located at the coast to allow the use of seawater for coolant. The design of the power station and its setting reduces the apparent scale of what is a sizable building, though it is dominant from parts of the coastal area. The appearance of bulk is reduced by choice of setting free of scale comparison; its original design avoided small scale development in its immediate surroundings for this reason. Avoidance of built development in the vicinity may also have helped give the impression that it is in a remote (and therefore safer) location. Use of reflective pale blue/grey tones harmonise with sea and sky as well as suggesting cleanliness, purity.



Built development other than Torness Power Station is unobtrusive generally being enclosed within deans, and has a historic feel (despite mainly being 20th century in origin). There is some housing in the deans at Dunglass and Thorntonloch, where there is also a caravan site. Bilsdean and Dunglass Dean also contain historic remains of settlement. The overall character of this area is one of an ancient landscape overlain with more recent agricultural remains, arable land and modern infrastructure.

Landform and coastal processes	The foreshore is composed of a platform showing weathering features in its calcareous rocks. Torness power station is on reclaimed land set back from the shoreline by about 300m. The site is protected by concrete revetment of unusual design. Further south there are some rock revetments and dune planting, with sand beach forming natural defence. The SMP approach at Torness Power Station is Hold the Line to protect Torness Power Station and avoid environmental damage. South of Torness, the approach is Limited Intervention. Artificially stabilising a short stretch of coastline could result in enhanced erosion elsewhere. Management options such as relocating caravans back from the shoreline, discouraging access to the beach over the dunes, and dune planting and fencing solutions are more appropriate.
Landscape/seascape	SNH Coastal Character Type: Rocky Coastline/Open Sea Views ELC Landscape Character Area: Innerwick Coast - Management Guidelines – A, B, C, D, E, G, H, I, J, K SLA 30 Thorntonloch to Dunglass Coast (most of the area other than Torness Power Station) – A, B, C, D, E, F, G
Natural Heritage	LBS BC1 Bilsdean Coast [Thurston Burn Valley LBS] ELC 26 Thorntonloch Local Geodiversity Site

Built Heritage and cultural association	<p><u>Key sites</u></p> <p>Castle Dykes, Bilsdean (MEL1819) – Prehistoric promontory fort located on raised beach to have coastal panoramic views. (Undesignated)</p> <p>Thornton Burn, Thorntonloch (MEL1832) - Prehistoric promontory fort located on raised beach to have coastal panoramic views. (Undesignated)</p> <p>The stone walls which mark the fields in this area are an important historic feature.</p> <p>In the eastern part of the area, views across the area to the coast from Dunglass Designed landscape are important.</p> <p>Views across this area to the coast from higher ground to the south are important for many historic environment assets.</p>
Coastal land/sea use and activity	<p>Designated Bathing Beach – Thorntonloch (Excellent, 2018)</p> <p>Coastal Tourism Strategy – Green Zone – Most Tranquil</p> <p>Torness nuclear power station – important development to be supported till the end of its life</p> <p>Angling, walking, beach play,</p> <p>Agriculture</p> <p>Camping and Caravan Parks</p>
Siting and design: refer also to Table 3.	<p>Maintain the openness and lack of clutter around Torness Power Station to avoid providing visual scale comparisons in particular in views from the A1/East Coast Mainline and the coast.</p> <p>Avoid adverse impacts on long distance views from the Lammermuir Plateau</p> <p>Avoid increased erosion of the dunes through development itself or development that would lead to increased access.</p> <p>The tranquillity of the area should be retained</p> <p>Restore and maintain traditional stone wall field boundaries where possible</p> <p>Any developments should respect this landform and should be designed to have a minimal impact.</p> <p>Development should not adversely impact on views to the coast over the area from Dunglass Designed landscape.</p>



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