

EMPLOYMENT LAND FACTSHEET

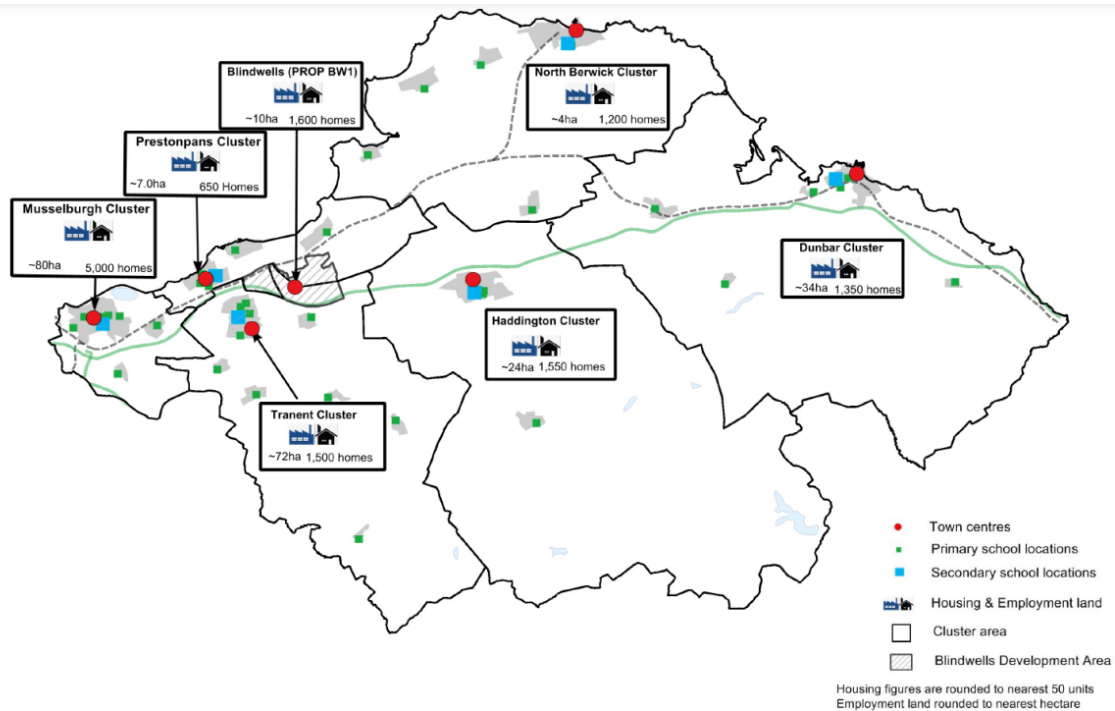
Background

LDP

The LDP has a current approach of allocating or safeguarding a suitable level of employment land to meet the needs of the county. It provides flexibility on types of development deemed acceptable on employment sites and looks to encourage rural diversification. The policies in the current LDP relevant to this topic are:

- EMP1 – Business and Employment Locations - supports proposals for employment generating economic development on all operational and allocated business and employment sites. Other employment generating uses can play an enabling role on employment sites to ensure that serviced employment land is released for employment growth and job creation.
- EMP2 - Operational Harbours – supports proposals that relate to fishing or other industry connected with the harbour. The Council will consider other uses provided they do not prejudice these uses.

Amount and locations of the new employment land allocated in the current East Lothian LDP.



- 1) Haddington small employment units (gatesite West – retail + service, small employment units +residential development, Gatesite East residential is for residential care home), Pure Malt – expansion
- 2) North Berwick – Tantallon Road – residential care home, Lighthouse coworking space
- 3) Dunbar Spott Rd
- 4) Prestonpans – Mid Road (West)
- 5) Tranent – Charles River expansion
- 6) Sites not coming forward TT6, Macmerry east, Macmerry existing employment site

QMU – The Edinburgh Innovation Hub on the land at Craighall, adjacent to the QMU campus. The development was granted planning permission in principle in March 2019, as part of a mixed use development, including new homes and a new primary school, business & industry use and community facilities. Planning Ref 23/00297/AMC (pending consideration) - Approval of matters specified in conditions of planning permission in principle 18/00485/PPM - Erection of an innovation hub building and associated works. Press release [Planning application submitted for Edinburgh Innovation Hub | East Lothian Council](#)

Cockenzie – levelling up funding. The regeneration of the former Cockenzie Power Station site has received a significant boost with news that East Lothian Council’s bid for £11.3 million of UK Government’s Levelling Up funding has been successful. More info here [Council welcomes Levelling Up Fund announcement | East Lothian Council Agendas, reports and minutes | East Lothian Council](#)

- a) Development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported.
- b) Development proposals for home working, live-work units and micro-businesses will be supported where it is demonstrated that the scale and nature of the proposed business and building will be compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses.
- c) Development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business/industrial character of the area.
- d) Development proposals for business, general industrial and storage and distribution uses outwith areas identified for those uses in the LDP will only be supported where: i. It is demonstrated that there are no suitable alternatives allocated in the LDP or identified in the employment land audit; and ii. The nature and scale of the activity will be compatible with the surrounding area.
- e) Development proposals for business and industry will take into account: i. Impact on surrounding residential amenity; sensitive uses and the natural and historic environment; ii. The need for appropriate site restoration at the end of a period of commercial use.
- f) Major developments for manufacturing or industry will be accompanied by a decarbonisation strategy to demonstrate how greenhouse gas emissions from the process are appropriately abated. The strategy may include carbon capture and storage.

Other

East Lothian's Economic Development Strategy 2012-2022 aims to increase the number of businesses in East Lothian with growth potential and increase the proportion of residents working in and contributing to East Lothian's economy. The economic development strategy is going to be reviewed over the next year and it will set the Council's economic vision for East Lothian for the next 10 years.

Regional Prosperity Framework

The Council, has recently jointly with the other South East Scotland local authorities signed up to the delivery of the Regional Prosperity Framework.

This strategic document has several key themes which employment strategy in East Lothian will be developed from. Understandably they mirror the focus of the Local Development Plan on tackling Climate, Health and Nature issues.

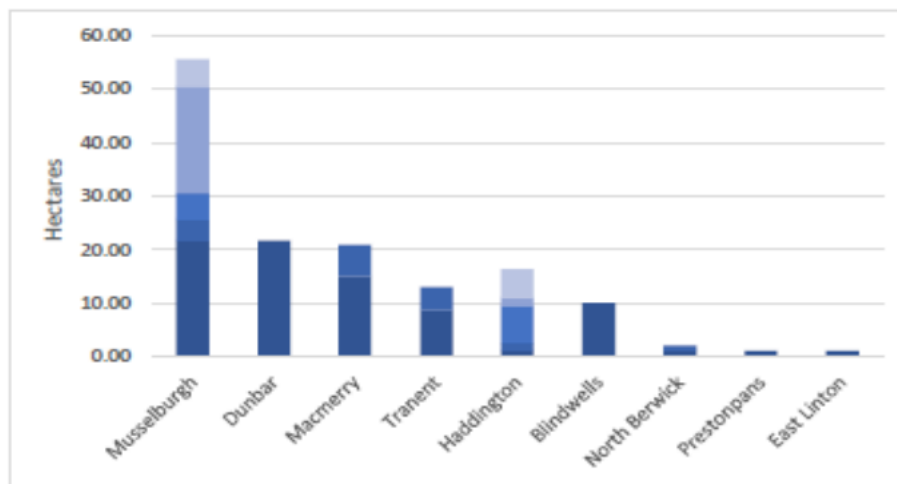
Employment Land Context

A study carried out on behalf of East Lothian Council highlights that around 11 formal industrial transactions are recorded annually in East Lothian: three-quarters concern properties smaller than 5,000 sq.ft. and just over half of deals are smaller than 2,000 sq.ft. (suitable for around 5 employees). The vacancy rate is an exceptionally low 0.6% (only 3 properties), offering little or no

market choice. The majority of transactions are on managed industrial estates, in particular more modern and better quality estates.

Annual average take-up is 10 offices, the majority of which are smaller than 1,000 sq.ft. Leases are for 1 to 5 years and rents are around £11 to £21 per sq.ft. Recent developments and refurbishments in East Lothian provide further, good quality multi-occupied offices and co-working spaces, delivered by a range of public and private organisations. Examples include The Lighthouse in North Berwick, The Fraser Centre in Tranent, and in Haddington, Brewery Park Business Centre and Haddington House.

Total Employment Land in East Lothian



Source ELC/Ryden (graded colouring indicates individual sites)

East Lothian has 1.5m sq.ft. of industrial floorspace. Almost all of the industrial stock is classed as 3-star or 2-star (out of 5), indicating smaller buildings with limited potential although suitable for small local businesses. The majority are at least 40 years old and older assets are unlikely to be refurbished.

Key Challenges for LDP2

New sites are hard to bring forward as the land they are identified on is often not promoted by the landowner for employment use. This restricts the opportunities for businesses creation or expansion. The new Local Development Plan and Economic Development Strategy will need to address this issue as currently demand for new employment sites is not being met.

As part of the Evidence Report process all proposed employment sites will be reassessed to check their viability and to ensure the employment needs of the area can be met over the next 10 years.

LDP identified sites (Table EMP1)

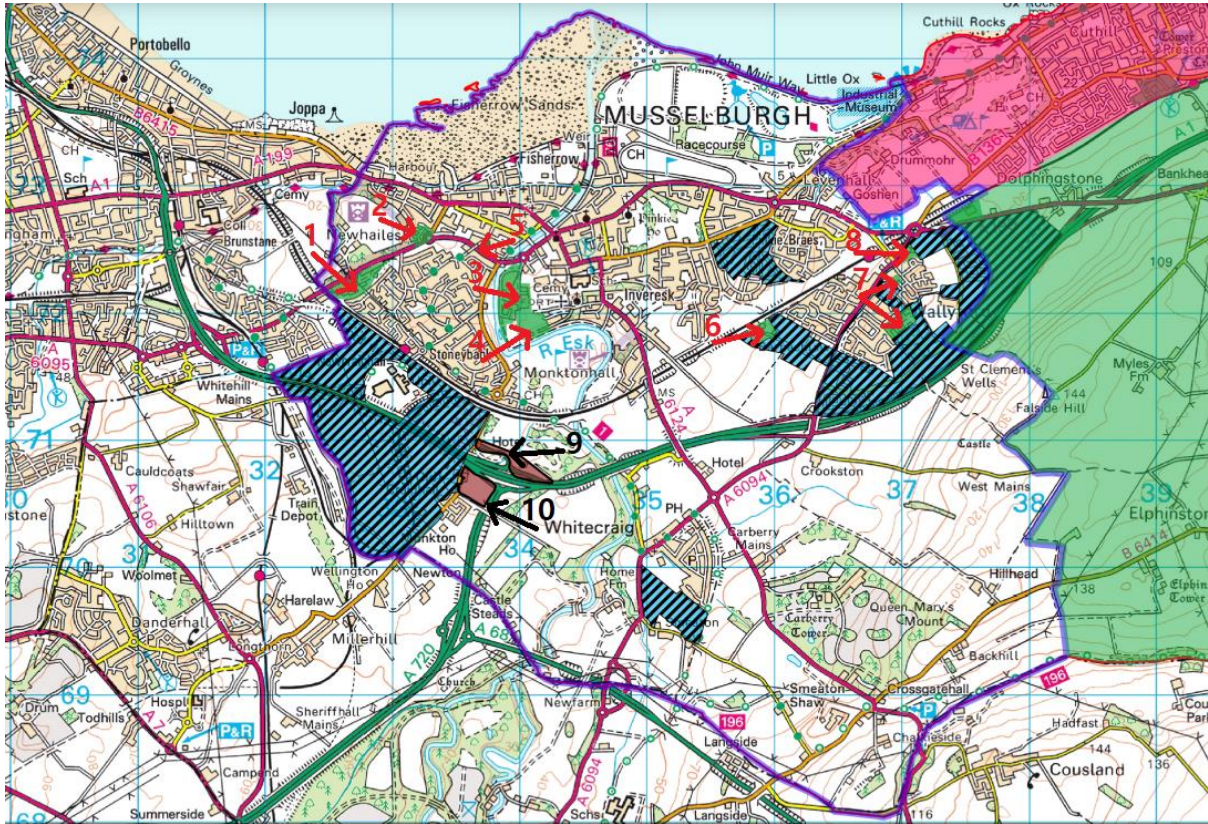
Policy	Name	Area (ha)
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Settlement Cluster			Developed	Undeveloped
Musselburgh	MH1	Craighall North West of QMU		21.5
	MH1	Craighall South West of QMU		20
	MH3	Old Craighall Junction South West		20
	MH4	Old Craighall Junction North		5
		Newhailes Industrial Estate	6.3	
		Fisherrow Industrial Estate	1.7	
		Inveresk Industrial Estate/Eskmills	9	
		Wallyford Industrial Estate	3.3	
		Olivebank	4.4	
		Kirk Park, Inveresk	4	
Prestonpans		Mid Road Industrial Estate	4.1	
		Whin Park/Cockenzie Business Centre	1.4	
		Mid Road Industrial Estate West		1
Blindwells	BW1	Blindwells Employment Allocation		10
Tranent	TT3	Windygoul South West		8.6
	TT6	Kingslaw		4.4
	TT8	Macmerry Business Park East		15
		Macmerry Business Park - Greendykes		5.8
		Fleets & Charles Rivers	15.8	
Haddington	HN4	Gateside East		1
	HN5	Gateside West		5.3
	HN8	Peppercraig East		7
		Hospital Road	2.7	1.5
		Pure Malt, Whittingehame Drive	1.9	
		Peppercraig Quarry	0.6	
		Alderston	1.8	1.5
		Tyne Close	0.2	
		Station Yard	0.7	
Dunbar		Spott Road	8	
	DR7	Spott Road		21.6
		Beltonford, West Barns	1.7	
		Dunbar Road, East Linton	1.1	

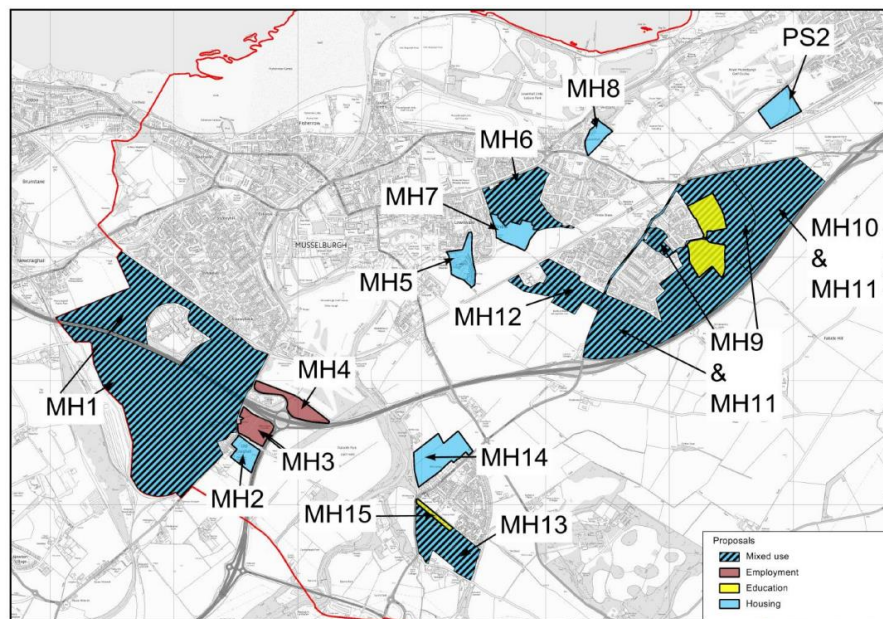
		Industrial Estate, East Linton	0.6	
	DR9	Auction Mart, East Linton		1
North Berwick		Tantallon Road/Mill Walk	2	
	NK4	Tantallon Road South		1
	NK1	Mains Farm		1

Locations of employment land by clusters (areas around our five main towns)

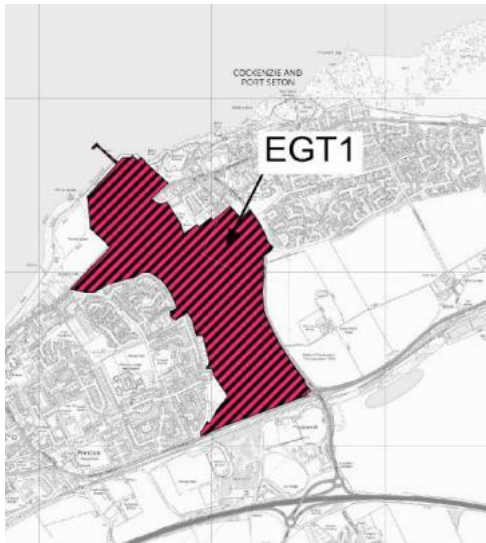
MUSSELBURGH



Newhailes Industrial Estate	Employment	6.3 Ha	EMP1
Fisherrow	Employment	1.7 Ha	EMP1
Inveresk Industrial Estate	Employment	9.0 Ha	EMP1
Wallyford Industrial Estate	Employment	3.3 Ha	EMP1
Olivebank	Employment	4.4 Ha	EMP1
Kirk Park	Employment	4.0Ha	EMP1



COCKENZIE (show it separately Levelling Up Fund [Agendas, reports and minutes | East Lothian Council](#))

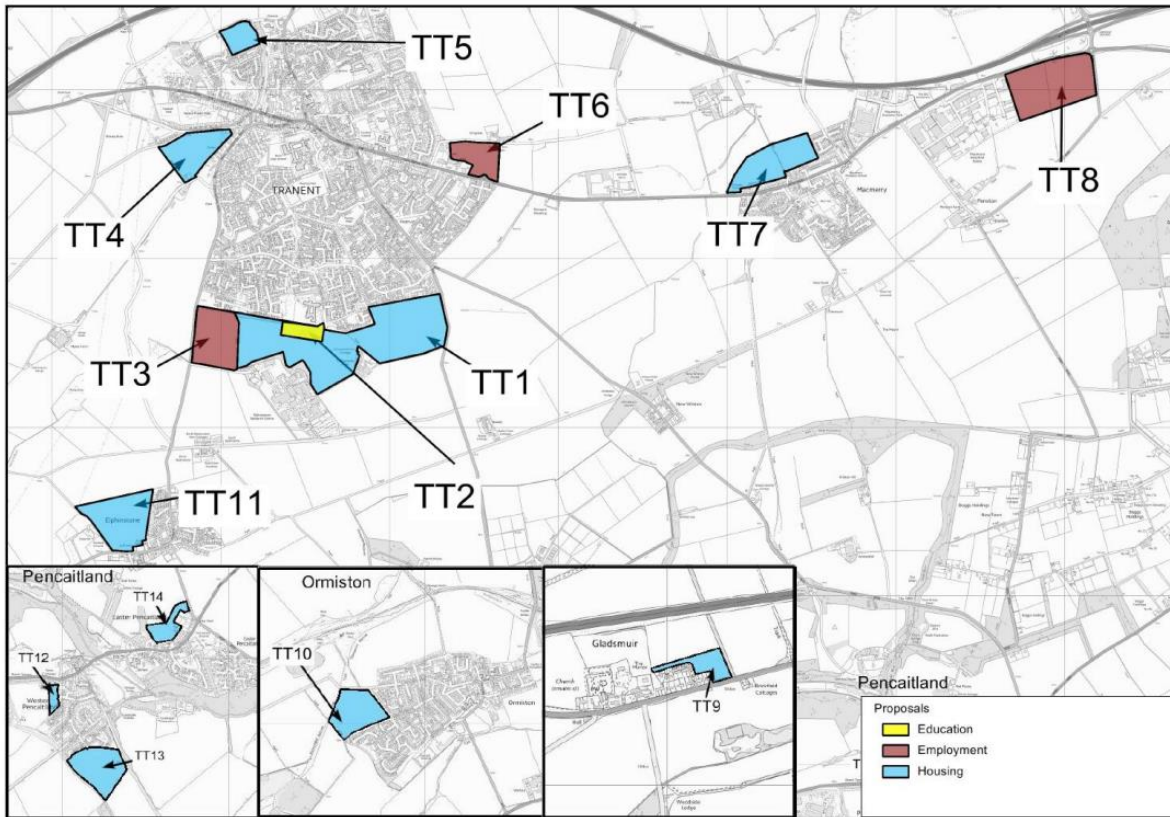


PRESTONPANS

Mid Road Industrial Estate	Employment	4.1 Ha	EMP1
Whin Park/Cockenzie Business Park	Employment	1.4 Ha	EMP1

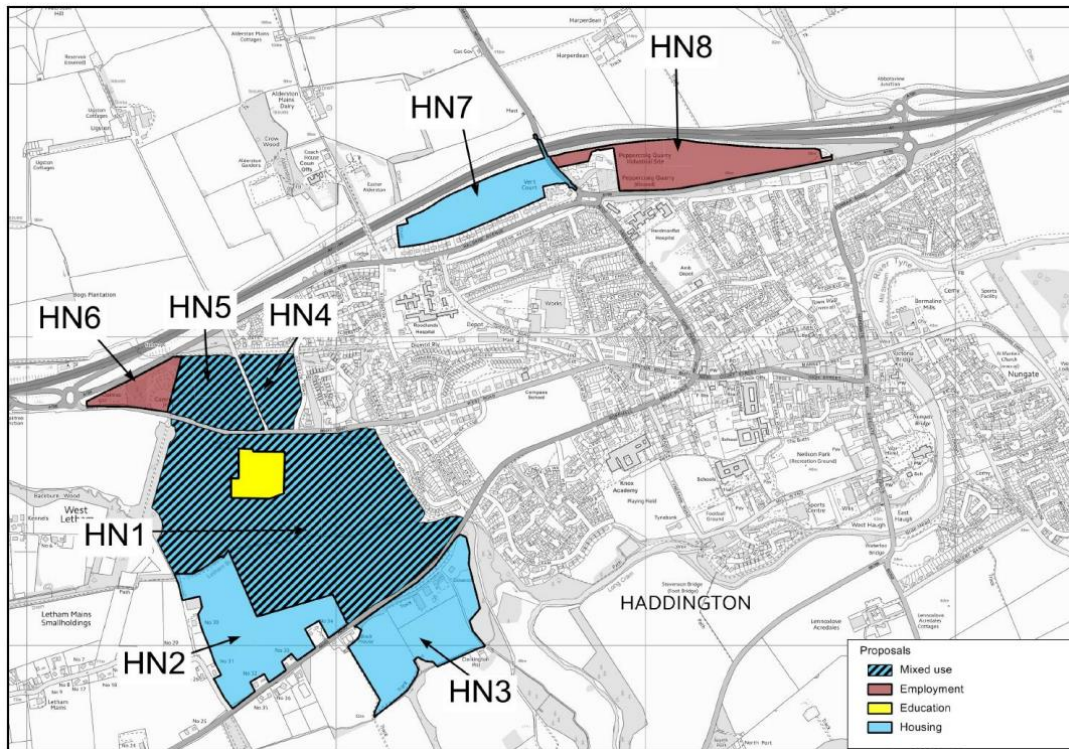
TRANENT

Elphinstone Road	Employment	2.2 Ha	EMP1
Macmerry Industrial Estate	Employment	20.3 Ha	EMP1
Macmerry Business Park (Greendykes)	Employment	5.8Ha	EMP1
Fleets and Charles Rivers	Employment	15.8 Ha	EMP1



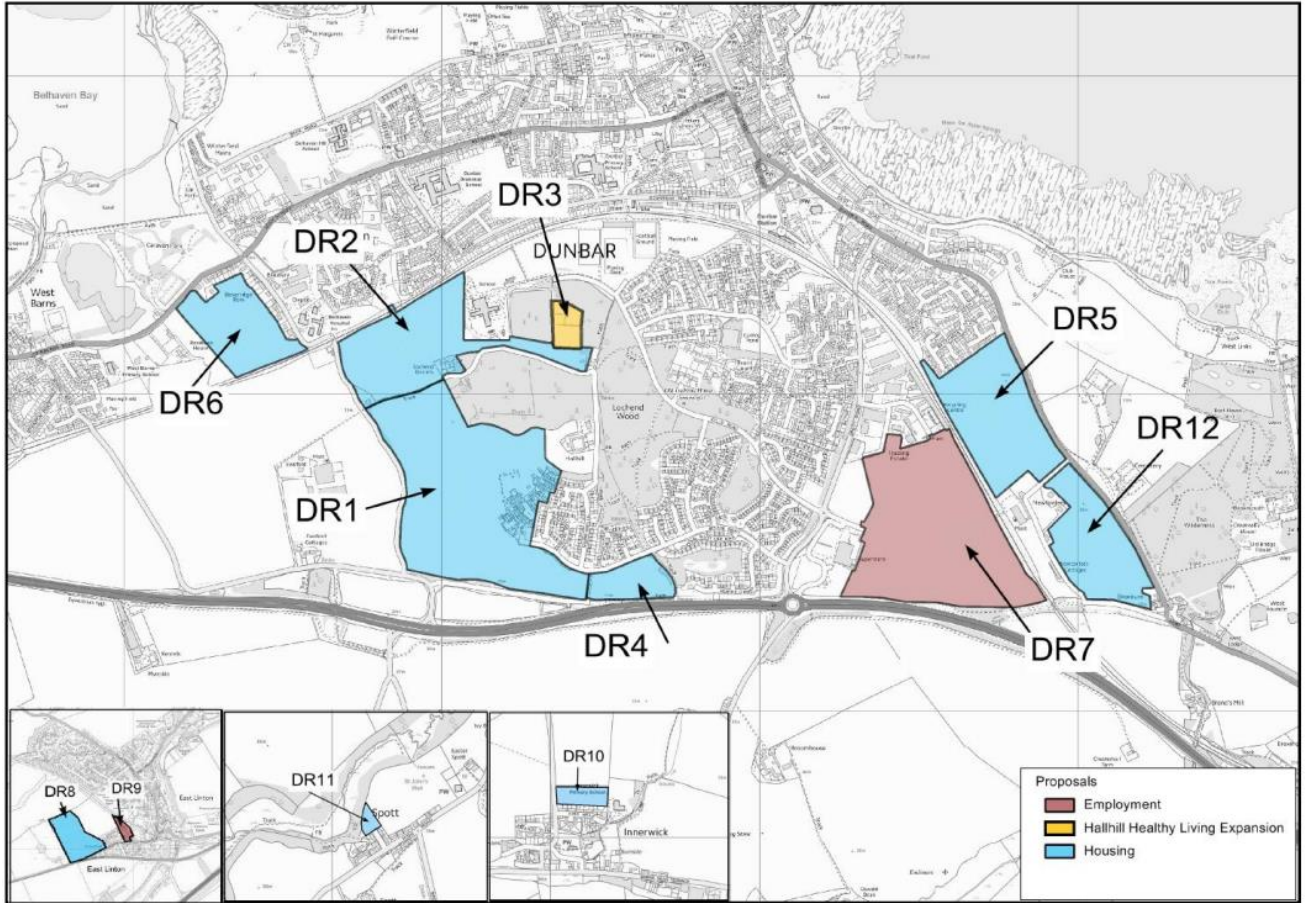
HADDINGTON

Pure Malt	Employment	1.9 Ha	EMP1
Tyne Close	Employment	0.2 Ha	EMP1
Station Yard	Employment	0.7 Ha	EMP1
Peppercraig Quarry	Employment	0.6 Ha	EMP1
Hospital Road	Employment	1.7Ha	EMP1
Alderston	Haddington	3.3Ha	EMP1



DUNBAR

Spott Road	Employment	8.0 Ha	EMP1
Dunbar Road Industrial Estate	Employment	1.1 Ha	EMP1
Beltonford, West Barns	Employment	1.7 Ha	EMP1
Industrial Estate East Linton	Employment	0.6 Ha	EMP1



NORTH BERWICK

Tantallon Road/Mill Walk	Employment	2.0 Ha	EMP1
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