

GULLANE Area LPP

May 2024

Local Place Plan

2024-34

Introduction: The following report is compiled and presented by Gullane Community Councillors and it represents community feedback relating to future land use over the next 10 years in the Gullane area. Community feedback was collected through various channels, including surveys and community meetings, and covers a wide range of issues related to conservation, housing, infrastructure, local amenities, parking, sports facilities, and transportation.

This plan is prepared in accordance with schedule 19 of the Town and Country Planning (Scotland) Act 1997: Having regard to the local development plan for the land and any part of the land, to which the local place plan relates the National Planning Framework and such other relevant prescribed matters:-

(ii) the National Planning Framework; and

(iii) a Locality Plan published for the area to which a proposed Local Place Plan relates.

The views of councillors for the area have been sought in the preparation of the local place plan, and any feedback submitted alongside this local place plan.

Our aim is to promote the Gullane area making it attractive and welcoming for all and to encourage working families to stay here and play a part in a thriving community where people can make a living

while maintaining and enhancing the cultural heritage and facilities that make Gullane a special place to live. More generally, the purposes of the Local Place Plan are to:-

- Guide planning policy and decision-making, public services and investment by targeting community prioritise.
- Provide Gullane Community Council with a point of reference to respond to planning applications.
- Guide our own community action and resourcing, including prioritising future spending to have greatest positive community impact.
- Support funding bids for initiatives referred to in the LPP whether they are led by the local community or community bodies and to influence planning policy and other public, private and community sector services and investment.
- Key Feedback - Develop a comprehensive land use plan that prioritises conservation efforts, addresses housing demands in alignment with community preferences, and ensures infrastructure improvements are made to support population growth.
- Implement cycling infrastructure projects, including completing the cycle path from Gullane to Drem, to promote active transportation and reduce reliance on cars.
- Invest in maintaining and enhancing local amenities, recreational facilities, and sports infrastructure to meet the diverse needs of residents.
- Collaborate with stakeholders to improve public transportation services, including extending bus routes and developing active transport links, to enhance connectivity and reduce traffic congestion.



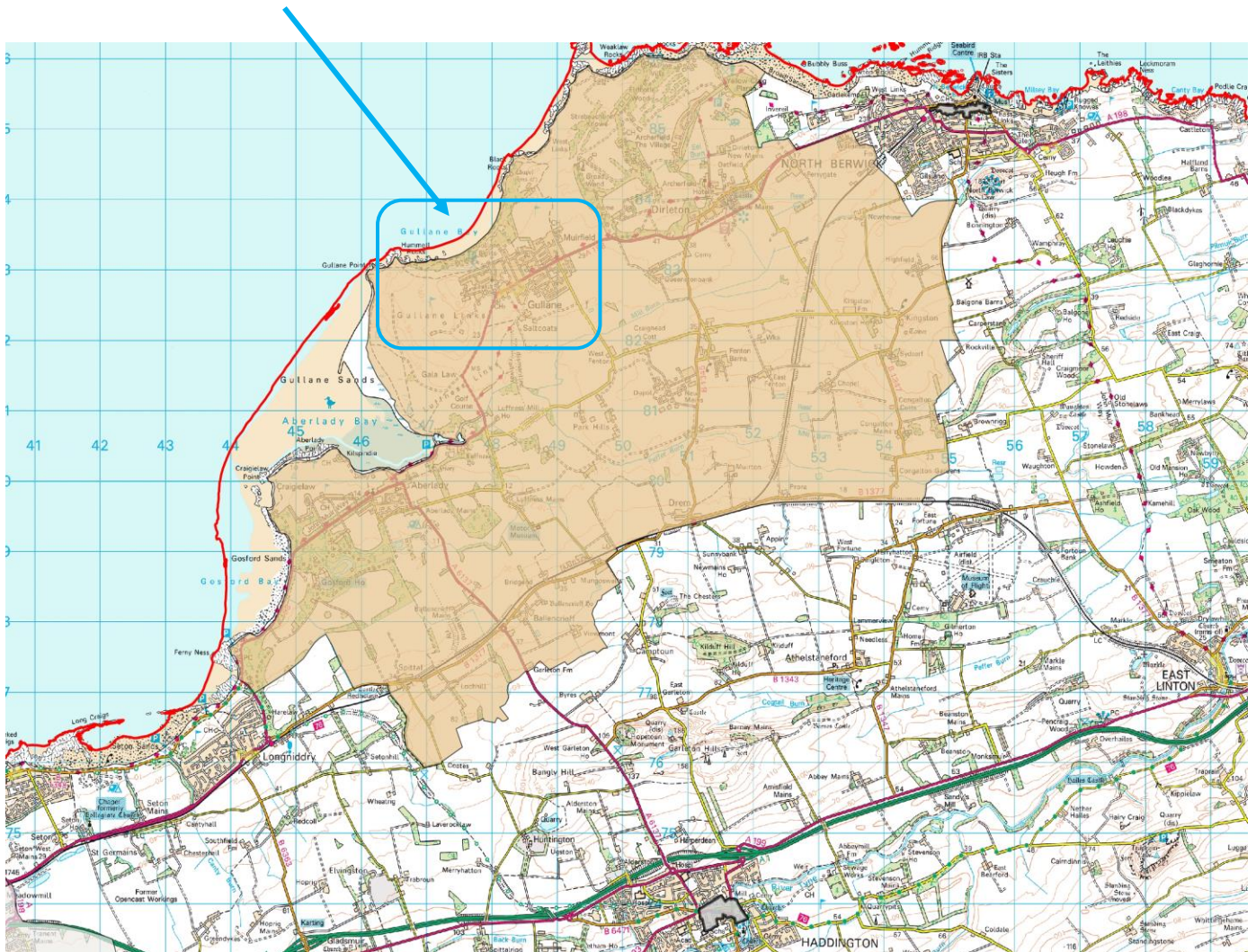
Gullane LPP

Community Feedback

This document's development has been conducted in accordance with the requirements of the Town & Country Planning (Local Place Plans) (Scotland) Regulations that came into force on 22 January 2022. One objective is "giving local people the opportunity to engage meaningfully and have a positive influence in the future planning of development in their areas". We believe we have achieved this within the timeline provided, while maintaining a clear and concise plan that is accessible to all.

The Gullane LPP is intended to inform the East Lothian Local Development Plan and the National Planning Framework. Because of its wider relevance to communities living in conservation villages across East Lothian, our LPP will be circulated to the residents of Gullane and adjacent East Lothian councillors and community councils.

Gullane Area LPP Boundary within Blue Box



- 01 Housing Scale & Character
- 02 Gullane – Drem Core Path Completion
- 03 Environment & Conservation
- 04 Improved Transport Links & Road Conditions

Housing

The community supports well-designed new houses within the settlement boundary. There are concerns within the community that due to the development of several large scale developments the village it is no longer capable of absorbing the same level of new housing as some other East Lothian Communities that may be better served with supporting travel infrastructure and localised employment opportunities.

This is because of the impact that any significant number of new houses will have on the historic character of the village.

To ensure the character of villages are protected, it is proposed these areas are given an extra level of safeguarding against large-scale expansion.

Priority is given to locals for low-cost and affordable housing.

Residents are concerned about maintaining the village boundary and oppose any new large scale housing developments. The communities strong feedback is that issues relating to waste water treatment capacity need to be resolved before any new housing development sites could be put forward for consideration.

Local concerns were also raised in connection with the lack of employment options within the village and how this has increasingly led to more working people having to rely on transport in commuting to work.

The added pressure on transport infrastructure with associated negative climate change implications could be somewhat alleviated by improved active travel options (see section below).

In summary the Community strongly supports action to implement critical improvements needed to resolve Gullane/Aberlady waste water treatment capacity and it also views improvements to active transport infrastructure as pre cursers to consideration of future housing development proposal within the Gullane LPP area.

Our recommendation in light of the above feedback is that the Local Plan is altered to reflect the above priorities.

Active Travel

Strong community feedback emphasises the need for more cycling infrastructure, particularly the completion of the cycle path from Gullane to Drem for railway access.



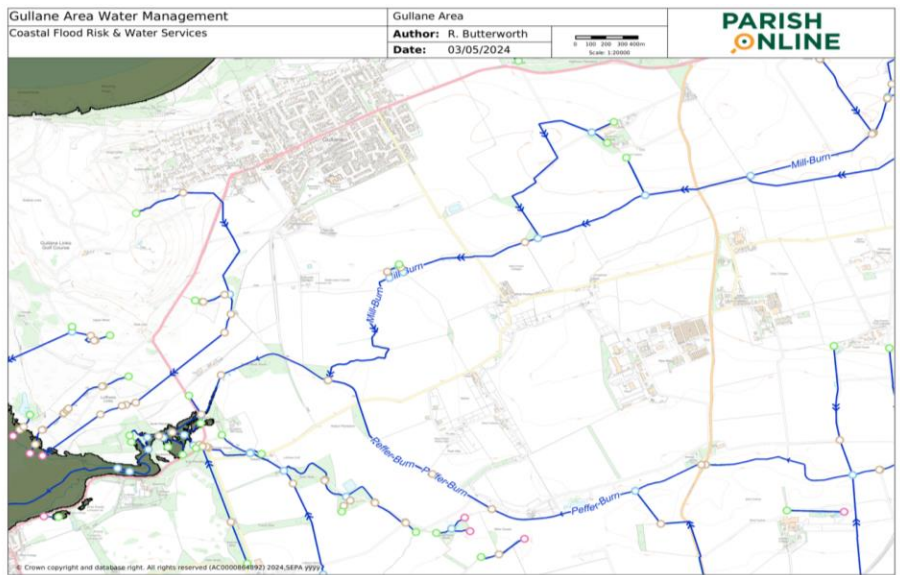
Environment & Conservation

To reduce negative impact on the local population and environment, we support initiatives taken to mitigate spillages, discharges and environmental pollution. This includes considerations about land management, waste/leakages, business and household usage, etc.

It is also recommended that greater monitoring of wastewater spillages and untreated agricultural effluents into the rivers and sea surrounding Gullane be undertaken. To achieve this, we suggest East Lothian Council organises a volunteer network to produce a county-wide

water pollution survey plan. There are instances of localised flooding on the roads around the village and evidence of sewage discharge from the shared waste water management facility with Aberlady.

We would strongly support an urgent review of current waste water capacity and the production of a plan and ask for a freeze on all development until the sewage capacity is fully understood and restored to accommodate future capacity requirements.



Transportation

Urgent attention is required for road maintenance, particularly fixing potholes. Drainage issues and the need for sewage system upgrades have been highlighted as significant concerns. Residents advocate for infrastructure development commensurate with the population growth

Better public transport

Improved active travel options to nearest train stations.

Challenges and Opportunities

Challenges include balancing housing demand with conservation efforts, addressing infrastructure deficiencies, and enhancing transportation options while considering environmental impacts.

Opportunities exist to foster community engagement, support local businesses, and promote sustainable development practices.

Recommendations

Develop a comprehensive land use plan that prioritises conservation efforts, addresses housing demands in alignment with community preferences, and ensures infrastructure improvements are made to support population growth.

Implement cycling infrastructure projects, including completing the cycle path from Gullane to Drem, to promote active transportation and reduce reliance on cars.

Invest in maintaining and enhancing local amenities, recreational facilities, and sports infrastructure to meet the diverse needs of residents.

Collaborate with stakeholders to improve public transportation services, including extending bus routes and developing active transport links, to enhance connectivity and reduce traffic congestion.

Conclusion

Community feedback provides valuable insights for shaping future land use decisions in the Gullane area. By incorporating these perspectives into planning processes, policymakers can work towards creating a more sustainable, resilient, and inclusive community over the next decade.

Our hope is that this Local Place Plan can help inform the local authority of the priorities and concerns of the community. We look forward to Gullane's Local Place Plan becoming an integral part of the next Local Development Plan.

Future developments that can enhance Gullane Village 'sense of place' and its unique character may then be supported and promoted with the backing of the whole community.