

edinburgh and the lothians structure plan 2015

action plan 2

june 2006

green belt economy land supply transport jobs housing



2015

east lothian edinburgh midlothian west lothian



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action plan 2

THE CITY OF EDINBURGH COUNCIL
EAST LOTHIAN COUNCIL
MIDLOTHIAN COUNCIL
WEST LOTHIAN COUNCIL

JULY 2006

愛丁堡市及路芙茵區發展結構綱領
行動計劃

ایڈنبرا ایئر ڈی لوڈینز سٹرکچر پلان
عملی منصوبہ

এডিনবরা এবং লোডিয়ান অঞ্চলের গঠন সংক্রান্ত পরিকল্পনা
কার্য পরিকল্পনা

خطة ادنبرة و لوڈيان للبناء
خطة التنفيذ

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List of Abbreviations

AP2	Action Plan 2
BWB	British Waterways Board
CEC	City of Edinburgh Council
CSCT	Central Scotland Countryside Trust
ELC	East Lothian Council
ELSP	Edinburgh and the Lothians Structure Plan 2015
ND/D	Non-denominational/denominational
HS	High School
LHS	Local Housing Strategy
LP	Local Plan
LSP	Lothian Structure Plan 1994
MC	Midlothian Council
PPP	Public-Private Partnership
PS	Primary School
RC	Roman Catholic
SESTRAN	South East Scotland Transport Partnership
SPP	Scottish Planning Policy
SW	Scottish Water
WLC	West Lothian Council
WLHNT	West Lothian Healthcare NHS Trust
WWTW	Waste-Water Treatment Works

INTRODUCTION

- 1.1 This is the second formal Action Plan (AP2). It has been prepared to support the finalised Edinburgh and the Lothians Structure Plan 2015 (E&LSP). SPP1 The Planning System requires that all development plans should contain an action plan, that should be updated every two years. The first years of “actions” have inevitably concentrated on securing structure plan approval, and advancing the key local plans across the Lothians towards their adoption.
- 1.2 The AP also concentrates on strategic actions required to implement the regional strategy, supported by reference to the need for local plans, and their action plans, to implement requirements at the local and detailed level. This is consistent with the intention that structure plans should focus on strategic housing, employment and transport issues.
- 1.3 The AP focuses on strategic services and infrastructure, which includes transportation schemes. The policy requirements linked to the AP are included within the Implementation Chapter of the E&LSP, whilst other sections of the structure plan also refer to the AP.
- 1.4 This new Action Plan provides an update of the key planning stages and changes that have taken place in advancing the local plans, and the commitments and funding details associated with the strategic and development area infrastructure requirements since the original Action Plan was prepared. As mentioned in the first Action Plan (and in para. 2.5 below), the actual requirements may change over time, through additions or deletions depending on changing circumstances, or as the primary funding agencies are identified.

A REALISTIC APPROACH

- 2.1 The AP identifies the key partners and agencies targeted to implement the E&LSP development strategy.

Funding Commitments

- 2.2 It is recognised that there will not always be commitment to investment at this early stage. The E&LSP covers the period to 2015 and most capital budgets and programmes, whether public or private sector based, commit to less than five years. This Action Plan and Future reviews of the AP will identify where investment is forthcoming or where problems are emerging and assess the implications for the structure plan.
- 2.3 The increasing expectation and requirement that developers should fund services and infrastructure is reflected in the action and funding responsibilities.
- 2.4 The AP therefore identifies;
 - a) *strategic projects which include cross-boundary initiatives, mostly confined to transportation initiatives;*
 - b) *investments in infrastructure directly related and required to implement the development of the E&LSP core development areas (mostly housing);*
 - c) *investments in infrastructure required and related to implementing existing strategic development proposals established within local plans (i.e. implementing to the Lothian Structure Plan 1994);*
 - d) *pointers to the more detailed requirements, which would be expanded within local plan APs.*

Investment Details and Variation

- 2.5 In some cases, given the broad strategic nature of the structure plan, the need and degree of investment may be unknown or uncertain. Equally, through discussions with partners

and developers, requirements might change, or be differently met. Developers should assume that, where attributed, the items included in Schedules 3 are requirements that must be met as a minimum provision. In all cases, developers should discuss and establish requirements with the local planning authorities at the earliest date.

COMMITMENT THROUGH DEVELOPMENT PLANS

Structure Plan Approval

- 3.1 The E&LSP was approved with modifications by the Scottish Ministers on 17 June 2004. The Plan became operative on 21 June 2004. This represents approximately 4 months slippage to the February 2004 approval date referred to in the first submitted Action Plan. The four Lothian planning authorities are now progressing, as a priority, the reviews or replacements of the key local plans that implement the E&LSP.

Local Plans

- 3.2 Most of the policies in the E&LSP refer to, or require to be implemented through, local plans. The key policies to be actioned in local plans, to implement the E&LSP, are included in Appendix 1. An important policy requirement is policy IMP1 that relevant local plans should be finalised within eighteen months of structure plan approval. In the case of the landward districts, this will require reviewing the respective district-wide local plans. The earliest anticipated local plan adoptions will be in year 2006.
- 3.3 East Lothian and West Lothian Councils have both prepared and approved Council-wide local plans for their respective areas that are consistent with the ELSP2015. Both these finalised plans have completed their deposit procedures.
- 3.4 In East Lothian, uncertainty over the requirement for SEA resulted in some delay in publishing the Finalised East Lothian Local Plan 2005. The Council applied to the Scottish Executive for exemption of the Plan from SEA in December 2004 but it was not until June 2005 that this exemption was granted. The Finalised Plan was put on deposit for objection in August 2005 and the intention is to hold a public local inquiry in 2006.
- 3.5 In West Lothian, the Finalised West Lothian Local Plan 2005 deposit ended on 18 July 2005. A significant number of objections have been received and those objections that cannot be resolved through negotiation will be considered at a Public Local Inquiry. It is anticipated that the public Local Inquiry will take place during the summer of 2006. An exemption from the requirement to carry out a Strategic Environmental Assessment on the plan has been granted by the Scottish Ministers.
- 3.6 Within Edinburgh, the Rural West Edinburgh Local Plan is being progressed as a priority, to implement the HOU3 requirement for the Newbridge, Kirkliston, Ratho development area. The PLI took place between November 2004 and April 2005, which represents approximately 6 months delay. The reporters findings were considered by CEC in November 2005 and the plan was adopted in June 2006. With regard to the Edinburgh City Local Plan a consultation draft was published in March 2006. However, a finalised plan is now not expected until the latter part of 2006. This slippage was caused initially by a delay to the commencement of the South East Edinburgh Local Plan Inquiry resulting in work on the City Plan starting later than originally envisaged. In addition, the need to now produce a consultation draft for Strategic Environmental Appraisal purposes has prevented CEC from progressing straight to the finalised plan stage resulting in approximately at least 12 months slippage.
- 3.7 In the case of Midlothian the two area local plans covering the district, the Shawfair and Midlothian local plans, were adopted in 2003. Work is underway on their review.

Consultations on the development options to meet the E&LSP requirements took place in October 2004. A further consultation, on the preferred development strategy, including policy changes, and on an Interim Environmental Assessment (to take account of the requirements of the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004; see paragraph 3.9 below) was carried out in October 2005. The finalised Plan is programmed to be placed 'on deposit' in Spring 2006. The inclusion of a second consultation, in association with the preparation of an Interim Environmental Assessment, has extended the Local Plans review programme by some 3 months.

- 3.8 Schedule 1 lists the local plans across the Lothians, and provides an indicative programme of the adoption of up-to-date local plans to reflect the requirements of the E&LSP. Progress on these will be monitored.
- 3.9 Since the original Action Plan was published there has been some slippage in local plan progress. The key reason for delay is the introduction of the new regulations on Strategic Environmental Assessment. These regulations require a Strategic Environmental Assessment to be carried out on local plans which had began preparation prior to 21 June 2004 and which will not be adopted before 21 July 2006, although exemptions may apply in certain circumstances. The assessment requires Council's to complete a preliminary scoping report followed by an environmental report assessing a local plan's significant environmental impacts, options for change, mitigation and procedures for monitoring impacts in the future. Both the scoping report and environmental report have to be sent to three consultation bodies for comment, those being the Scottish Ministers (Historic Scotland), SEPA and Scottish Natural Heritage.

COMMITMENT THROUGH PARTNERSHIPS AND INTER-AGENCY INVOLVEMENT

Transport

- 4.1 The main agencies involved in implementing the major transport initiatives (Schedule 2) include the Scottish Executive, the local authorities, the Strategic Rail Authority and the various bus and rail providers. Increasingly, where major transport initiatives serve or open up areas for development, developers will be required to participate in joint funding. A number of the schemes also require inter-local authority co-operation – examples include the West Edinburgh Tram Extension to Livingston (WL7).
- 4.2 Implementation of the major transport initiatives will involve substantial capital investment. In recognition that much of the need for the investment arises from existing pressures, and from trends such as increasing car ownership, rather than specifically from new development, much of the funding will need to come from non-development sources. In particular, it is imperative that the Scottish Executive makes a major contribution to the necessary investment programme. Through the Regional Transport Strategy, the South East Scotland Transport Partnership (SESTRAN), as well as individual local authorities, will have a role in identifying and promoting funding strategic provision within the Lothians.
- 4.3 Local planning authorities will need to support the major transport initiatives by ensuring developers make appropriate contributions to the strategic transport projects and fund or provide other transport infrastructure and services needed to support their developments. The four local authorities produce local transport strategies that will inform the monitoring of the Schedule 2 transport schemes.
- 4.4 There has been a significant amount of success in progressing the strategic transport investment proposals since the first Action Plan. Both Ingliston and Hermiston Park and Ride sites are in operation with frequent bus services to and from the city centre.

Edinburgh Park rail station is open, providing regular train services, as is the west Edinburgh guided busway, which will ultimately form part of Tram Route 2, and work is now underway on the A8000 road improvements. In addition tie Ltd are progressing the Edinburgh Airport Rail Link and the Bill for the scheme was introduced to the Scottish Parliament in the Spring of 2006. In West Lothian Fastlink Phase express bus infrastructure is now complete and operational. The additional park and ride spaces at stations on the Bathgate to Edinburgh line are now complete at Livingston North, Uphall and work is underway at Bathgate. Work also continues to progress on the reopening of the Airdrie Bathgate line and Network Rail have been appointed as the promoter of the Parliamentary rail bill. Consultation will take place in January 2006.

- 4.5 Discussions are ongoing with Transport Scotland regarding the two new motorway junctions on the M8 and M9. Assessment and appraisal work continues in support of the proposed new junction on the M8 and M9. With regard to the M8 junction at Heartlands the STAG 2 report has been submitted. The planning application for the Winchburgh Core Development area has been submitted and includes the proposed new junction onto the M9. Transport Scotland have been involved from an early stage and the assessments and appraisals in support of the new junction are underway. The STAG one report is due to be submitted.
- 4.6 The motorway junctions are one of key elements in delivering the Structure Plan requirements and securing them and their delivery at an early stage is an important factor in achieving the objectives of the Structure Plan.
- 4.7 Despite these successes it is clear there are a number of emerging pressure points. The scheme to introduce congestion charging in Edinburgh was rejected in a referendum and the CEC are currently reviewing their Local Transport Strategy in light of this. The loss of revenue from congestion charging significantly reduces the funding available for a number of schemes set out in Schedule 2 and will effect all the Lothian Councils. One of the pressure points is to the south east of the city. A start on the A68 Dalkeith Bypass, which the previous Structure Plan considered essential to accommodate traffic from new housing developments in Midlothian, has now been given Ministerial approval. There are, however, capacity issues at Sheriffhall roundabout of relevance to the implementation of the Structure Plan strategy. This is the subject of a Transport Scotland study which is nearing completion.
- 4.8 In response to the Government's "The Future of Aviation Transport" which supports the expansion of Edinburgh Airport, including the relocation of the Royal Highland Showground, BAA Edinburgh have produced a Draft Airport Master Plan. This plan sets out in further detail how the airport will expand over the period to 2030 including future transport links. It is BAA's intention to produce a Finalised Plan by mid 2006.

Water & Drainage

- 4.9 A number of major water and drainage projects have been completed across the Lothians which have allowed the implementation of the Lothian Structure Plan 1994. These major investments, including PPP initiatives, provide capacity to serve a large part of the requirements of the E&LSP.
- 4.10 In 2002, the three Scottish regional water authorities amalgamated to become Scottish Water (SW). SW is operating under a financial regime that is restricted to discharging its statutory responsibilities, in particular compliance with EU Directives. Investment will be limited to that required to maintain and upgrade existing systems or works.
- 4.11 SW also operates on the principle of "first come, first served" and spare capacities will not be reserved for sites identified in development plans. This makes forward planning difficult.

- 4.12 One implication is that there will be a greater reliance on developers to pay for treatment work or network capacities needed to serve development. Whether these circumstances emerge to hinder the implementation of the development strategy will be closely monitored, but this is a matter already recognised as a major concern by the local planning authorities.
- 4.13 SW is in the process of reviewing its information and operations affecting sewage systems and treatment work capacities variously across the Lothians. In some cases, Scottish Water are unable to provide the four councils with sufficient information on capacities and infrastructure thresholds for them to be able to provide clear guidance to developers, or to fully assess and conclude on where further infrastructure investment is needed to allow development. However, SW commissioned consultants in 2003 to review information, taking into account planned development, and it is hoped that the quality of information, coupled with the emerging liaison arrangements, will improve working links and responsiveness to the demands of serving development growth. Funding has now been committed and work commenced on a study of the Eastern Interceptor Sewer, potentially a significant constraint to committed and future development in much of Midlothian and parts of both Edinburgh and East Lothian. Until the study is complete there remains uncertainty as to the scale of any potential capacity problem. No funding has been committed for any required improvement works arising from the study conclusions. In the meantime new development is being given SW support, subject to the provision of ‘ad hoc’ improvements. There is a need for commitment to provision of a strategic solution to this potential drainage capacity issue.
- 4.14 Further investments in water and drainage infrastructure will be essential to allow the development strategy to be implemented, including allocations brought forward through the previous structure plan, and SW must have regard to these requirements in allocating capital funds and in forward planning.
- 4.15 As a consequence, developers should consult with SW at the earliest stages, to determine the availability of system capacities and the need for developers to contribute or fully fund provision to allow development to proceed. SW also provides the link to developer consultations with the PPP providers and operators.

Education

- 4.16 The Lothian local education authorities have turned to alternative forms of capital funding to provide new schools. The combination of tight controls on local authority spending, the continuous need for schools renewal and improvement, set against the need to serve a growing population, present real problems of ensuring education provision. A number of school catchment reviews have already been undertaken across the Lothians to maximise efficiencies and the use of available spaces. Further catchment reviews will be required to accommodate the development strategy. However what is certain is that there will be a need for major new investments in schools to serve the requirements of the E&LSP.
- 4.17 The two main funding sources in addition to direct local authority funding are Public-Private Partnerships (PPPs) and developer funding.
- 4.18 The four education authorities have introduced PPP schemes to upgrade, expand or replace schools in their areas. However, these schemes have been introduced to overcome existing education problems or secure capacities to serve the development strategy of the previous structure plan. The current rounds of PPP schemes have not been constructed to serve the new E&LSP requirements, and there are no guarantees that additional PPPs will be introduced to do so.
- 4.19 In the absence of increased funding from the Scottish Executive the onus of securing education provision falls to developers. The education authorities will work in partnership with developers, including contributions to funding where the additional

provision also addressed existing problems. In some cases there will be a need for degree of cross boundary funding of education specifically with regard to the provision of a new denominational secondary school in West Lothian. This will require developer contributions from development in the Newbridge/Kirkliston/Ratho core development area. This will require close working between education authorities to establish appropriate mechanisms to ensure the satisfactory legal implementation. However, the key principle is that developers must fund new places and schools associated with, and as a direct consequence of, their developments. In a large number of cases, provision will require to be 'upfront' by the developer, and will require agreements with the education authority on the management of pupil intakes and related catchment transfers.

Other Partnerships

- 4.20 The substantial scales of development proposed through the E&LSP will require that other service and infrastructure providers must commence early planning of resources to meet growing demand. Further consultations, including through the local plan process, must establish additional requirements for services, and how these will be funded and provided. The needs for such services, and the agencies involved, will vary across the Lothians, and are appropriately explored at the local level.
- 4.21 An important means of identifying the demands on, and for, community and other services is provided through the community planning partnerships established by the four councils. The partnerships involve the public, private and voluntary sectors. SPP1 The Planning System, recognises the increasing role of community planning partnerships in taking action and providing services in an integrated way. The four Councils will make increasing use of these partnerships to co-ordinate and secure programmes of delivery.
- 4.22 There are two immediate areas of community requirements that apply across the region - health care services and the provision of affordable and special needs housing.
- 4.23 The responsibility for health care provision in the Lothians falls to NHS Lothian – comprising Lothian NHS Board, University Hospitals Division and Community Health Partnerships – which provides a comprehensive range of primary, community-based and acute hospital services for the populations of Edinburgh, Midlothian, East Lothian and West Lothian.
- 4.24 The Lothians is the fastest growing area in Scotland, so there must be a commensurate distribution of resources to secure adequate health care provision. The most relevant level of provision to the development strategy is at the primary care level, more often for extended or new health centres. The additional provision will be needed to satisfy increasing demand and serve the major new development areas. Continued liaison between the healthcare providers, the planning authorities, and developers, will be essential to identify sites and opportunities for joint initiatives. Schedule 3 indicates where new provision has been identified as needed, and further requirements will be identified as part of the local plan process.
- 4.25 An increasingly relevant issue is securing the provision of affordable housing (either social rented, subsidised for-sale or shared ownership). The requirement to secure provision is especially acute in Edinburgh and the Lothians, which is expected to experience a sustained growth in housing demand driven by population and economic growth which will, in turn, tend to push up house prices.
- 4.26 Government policy requires that policies on affordable housing be founded on a local housing needs assessment, and the four Lothians authorities have separately completed such assessments.
- 4.27 The four Councils are at various stages in preparing local housing strategies (LHSs). The City of Edinburgh Council has already adopted both its LHS and supplementary planning guidelines on affordable housing and is including suitable policies in its area local plans,

based on percentage targets by ward areas. However, the Council have now reviewed their supplementary guidance in light of recently amended Government policy and advice.

- 4.28 East Lothian Council's Local Housing Strategy was approved in 2003. The Council also approved its affordable housing policy as supplementary guidance to the adopted East Lothian Local Plan 2000 in December 2003, and this policy has been incorporated into the Finalised East Lothian Local Plan 2005.
- 4.29 West Lothian Council's LHS has been approved by Communities Scotland. In association with the LHS, the council has approved an affordable housing policy which operates as supplementary planning guidance. The policy is being incorporated within the finalised local plan.
- 4.30 Midlothian Council has prepared its LHS, and adopted affordable housing policies for its entire area through the adoption of the Midlothian and Shawfair Local Plans. Through the review of these Local Plans consideration is being given to a revised level of affordable housing in line with the recent government guidance. Consultation is taking place as part of the Local Plan Review process.
- 4.31 A Lothian-wide housing needs and market study, commissioned by the four authorities was completed in October 2005. It will inform the further development of the four authorities' LHS's and planning policies including affordable housing policies and any review of the Structure Plan housing strategy. The study identifies an ongoing shortfall in the supply of social rented housing.
- 4.32 In applying development plan policies, there will inevitably be variations and flexibility between the four planning authorities in constructing policies, in defining applicable areas, in using the quota or percentage approach, and other site(s) factors. So at the structure plan level, the priority requirement remains that each of the authorities incorporate robust policies that secure affordable housing, as a key and integral part of the development strategy.
- 4.33 The policies to secure provision should be included in local plans. In their absence, and given that development proposals conforming to the E&LSP may be brought forward in advance of local plan adoption, then the local authorities should alternatively issue supplementary planning guidance.
- 4.34 The partners in both developing policies and in securing resources will be Communities Scotland, the private housebuilders and developers and Registered Social Landlords. In addition to robust policy requirements, the key to successful delivery (as examples prove) more often involves all in joint initiatives.

ACTION PLAN SCHEDULES

- 5.1 **Schedule 1** provides an indicative programme for advancing local plans, which will provide the focus of action over the first two years and beyond in implementing the E&LSP.
- 5.2 **Schedule 2** lists the key transport proposals across the Lothians. These will contribute to serving the development strategy and will primarily be progressed by the partnerships involving the local authorities, the Scottish Executive and public transport operators although, where relevant, contributions from developers will be sought. Where such initiatives are essential in serving, as a prerequisite, one or more specific development area(s), reference is included within Schedule 3. The time frames are divided into short-term (encompassing priority actions over the next three years – to 2008), medium term (to 2013), and long-term (to the end of the E&LSP period).
- 5.3 **Schedule 3** provides more details of the essential requirements needed to specifically advance the new proposed development allocations identified in the E&LSP, along with a number of existing strategic allocations yet to be implemented. The anticipated time frames are the same as for Schedule 2, although timing will partly be driven by the developer proposals. The infrastructure provision may be amended or added to as further requirements are identified in bringing forward specific development allocations in the course of preparing local plans.

MONITORING AND REVIEW

- 6.1 It is intended to update and review the Action Plan every two years - commencing two years after approval of the E&LSP by the Scottish Executive, which would link the Action Plan review to other monitoring time-scales referred to in the E&LSP. The purpose of review is to track the implementation of actions, identify the next round of two year actions (some of which may be newly identified), and provide an early warning of significant problems that may be emerging. It is clear that for this second AP there are a number of significant problems emerging, in particular difficulties regarding the implementation of a number of transport infrastructure schemes and the provision water and drainage.

SCHEDULE 1

Indicative Programme for Local Plan Adoption

Planning Authority	Local Plan	Current Stage	Finalised Plan	Adoption Date	Relationship to Structure Plan	Slippage* Key Comments/ Issues & Resolution
Edinburgh	South East Edinburgh Local Plan.	Finalised 2002. PLI held September/November 2003. Adoption August/September 2005.		September 2005	Required to implement the LSP 1994 by bringing forward portion of the South East Wedge.	
	North East Edinburgh Local Plan Alteration.	Adopted January 2004.		January 2004	Provides a local plan context for part of Edinburgh Waterfront.	
	Rural West Edinburgh Local Plan.	Finalised June 2003. PLI held November – April 2005.	PLI 2004	June 2006	Required to implement the E&LSP development strategy in Edinburgh.	6 months
	Edinburgh City Local Plan.	Consultation paper published June 2005. Consultation draft published March 2006.	2006	2007	Required to implement the E&LSP development strategy in Edinburgh.	12 months
East Lothian	East Lothian Local Plan 2000.	Adopted in 2001, and addresses the requirements of the 1994 Lothian Structure Plan.			Implements the LSP in East Lothian.	
	East Lothian Local Plan 2005.	Finalised Plan approved June 2005 and put on deposit August 2005. PLI anticipated 2006. Adoption anticipated 2006/07. Slippage of about 12 months. SEA exemption by Scottish Ministers June 2005.	2005 PLI 2006	2006/07	District-wide so adoption key to implementing the E&LSP development strategy in East Lothian.	12 months

Planning Authority	Local Plan	Current Stage	Finalised Plan	Adoption Date	Relationship to Structure Plan	Slippage*	Key Comments/ Issues & Resolution
Midlothian	Midlothian Local Plan.	Adopted December 2003.			Required to implement the LSP in Midlothian.		
	Shawfair Local Plan.	Adopted September 2003.			Required to implement the LSP by bringing forward Midlothian's portion of the South East Wedge.		
	Local Plan Review.	First consultation on Development Options October 2004. Second consultation on Policy Changes and Development Sites commencing October 2005.	Spring 2006 PLI 2006/07	2007	District-wide to implement the E&LSP development strategy for Midlothian.	Yes, around 3 months.	Delay attributed to need for LP Review to satisfy SEA requirements.
West Lothian	West Lothian Local Plan.	Preferred strategy for consultations in 2004 and council approval to Finalised Plan in April 2005. 'On deposit' period complete July 2005 and pre-inquiry changes advertised in November 2005.	April 2005 PLI 2006	2007	District-wide and key to implementing the E&LSP core development areas requirements for West Lothian.	Yes, around 16 – 18 months.	Policy IMP1 of the E&LSP has been discharged.

* from original Action Plan submission (March 2003).

SCHEDULE 2

Strategic Transport Investment Proposals

Ref	Action/ Investment	Area	Purpose	Development Strategy Benefits	E&LSP Policies	Stage	Identified/Possible Fund Sources or Responsibilities*	2003 Timing **	2005 Timing ***	Issues/ Implications/ Actions****
EDINBURGH										
E1	North Edinburgh tram loop	CEC	Strategic Public Transport Accessibility	City Centre, Waterfront Edinburgh	TRAN1 TRAN2 HOU3 ECON2 ECON6 RET3	Submitted for Parliamentary Approval.	Scot. Exec. funds earmarked for implementation. Top up funding may be required from tram operator. (Ot) CEC, developer contributions.	(M) 2009	(M) 2009	
E2	City-Edinburgh Park-Edinburgh Airport-Newbridge tram (see also E4 and WL7)	CEC	Strategic Public Transport Accessibility	City Centre, Edinburgh Park/South Gyle/Sighthill, Newbridge/Kirkliston/Ratho	TRAN1 TRAN2 HOU3 ECON2 ECON6 RET3	Submitted for Parliamentary Approval	Scot. Exec. funds earmarked for implementation. Top up funding may be required from tram operator. (Ot) CEC, developer contributions.	(M) 2009	(M) 2009	
E3	City-Cameron Toll -New Royal Infirmary – and beyond (see also M1)	CEC	Strategic Public Transport Accessibility	City Centre, South East Wedge	TRAN1 TRAN2 ECON2 ECON3 ECON6 RET3	Safeguard. Initial work carried out but currently scheme in abeyance.	No funding available at present for further development.	(L)	(L)	
E4	Tram extension from Newbridge to Queensferry	CEC	Strategic Public Transport Accessibility	Newbridge/Kirkliston/Ratho and Queensferry	TRAN1 HOU3	Safeguard	None identified. Options include Scot. Exec. (Sc) tram operator, (Ot) CEC, developer contributions.	(L)	(L)	
E5	Orbital route – probably bus priority route	CEC	Strategic Public Transport Accessibility	Edinburgh Park/South Gyle/Sighthill	TRAN2 ECON6	Study/Costed	None identified. Although option for Integrated Transport Fund bid.	(M)	(M)	

Ref	Action/ Investment	Area	Purpose	Development Strategy Benefits	E&LSP Policies	Stage	Identified/Possible Fund Sources or Responsibilities*	2003 Timing **	2005 Timing ***	Issues/ Implications/ Actions****
E6	South Suburban Loop	CEC	Strategic Public Transport Accessibility	City Centre	TRAN1 TRAN2 ECON2 RET3	Study/Costed	Presented to Scot. Exec. for consideration.	(M)-(L)	(M)	
E7	Edinburgh Airport Rail link and Station	CEC	Strategic Public Transport Accessibility	Edinburgh Park/ South Gyle/Sighthill, Newbridge/ Kirkliston/ Ratho.	TRAN1 ECON2 ECON4	Being prepared for Parliamentary approval.	(Pr) Scot Exec, (Sc) rail industry. Developer contributions.	(L)	(L)	
E8	Waverley Rail Station	CEC	Improvement to facilitate service improvements	City Centre.	ECON2 ECON6 RET3	Phase 1 progressing	(Pr) Scottish Executive	(M)	(M)	
E9	New Rail Stations	CEC	Strategic Public Transport Accessibility	Edinburgh Park/ South Gyle/Sighthill, Newbridge/Kirkliston/ Ratho.	TRAN1 TRAN2 HOU3 ECON2 ECON6	Edinburgh Park: completed. Newbridge Safeguard	(Pr) Developers contributions at Newbridge.	(P)(S)-(L)	(S)	
E10	Edinburgh's Ring of Strategic Park + Ride Sites (see also M8)	CEC/ MC	Strategic Public Transport Accessibility	City Centre South Gyle	TRAN1	Hermiston and Ingliston completed and in use.	Scot. Exec. (Sc) CEC, MC, developer contributions. Ingliston, Hermiston and Straiton, and Todhills funded (Scot. Exec.and CEC/MC) - all by 2006. Hillend not funded (study).	(S)-(M)	(S)-(M)	
E11	Dalmeny Chord	CEC	Strategic Public Transport Accessibility	Newbridge/Kirkliston/ Ratho/Winchburgh/ East Broxburn/Uphall	TRAN1 HOU3 ECON4	Safeguard	None Identified.	(L)	(L)	
E12	North Edinburgh Bus Corridor Improvements	CEC	Strategic Public Transport Accessibility	City Centre, Waterfront Edinburgh	TRAN2 HOU3 ECON2 ECON6	Under construction	(Pr) Developer funding, Scot. Exec., CEC.	(S)	(S)	

E13	A8000 improvement	CEC	Strategic road accessibility	Newbridge/Kirkliston/Ratho.	TRAN1	Under construction	(Pr) Forth Estuary Transport Authority.	(M) 2007	(S) 2007
E14	Bus priority and cycle/walking networks	CEC/ELC/MLC/WLC	Strategic Sustainable Transport Accessibility	General	TRAN1	Proposed	(Pr) Scot Exec	(S)-(L)	(S)-(L)
E15	A71 Upgrade	CEC/WLC	Road Safety	Livingston and the Almond Valley	TRAN1 TRAN2 HOU3	Proposal under review	(Pr) No funding identified.	(M)-(L)	(M)-(L)
E16	Edinburgh Airport Road Links	CEC	Strategic road accessibility	Edinburgh and the Lothians	TRAN1 ECON4	Safeguards	(Pr) BAA	(M)-(L)	(M)-(L)

EAST LOTHIAN

EL1	Improved rail services to North Berwick and Dunbar	ELC	Promote rail	North Berwick and Dunbar	TRAN1 TRAN2 HOU3	STAG1 appraisal underway for local Dunbar scheme	(Pr) Strategic Rail Authority/ Rail Industry	(M)	(M)
EL2	East Linton Station	ELC	Promote rail	East Linton and environs	TRAN1 TRAN2 HOU3	STAG1 appraisal underway	(Pr) Strategic Rail Authority/ Rail Industry local plan to safeguard site	(M)-(L)	(M)-(L)
EL3	A1 Expressway Haddington to Dunbar	ELC	Accessibility, road safety & economic growth	East Lothian	TRAN1	Completed	Scot Exec	(S)	(S)
EL4	Increased capacity on East Coast Main Line	CEC/ ELC	Promote rail	The Lothians and beyond	TRAN1 HOU3		(Pr) Strategic Rail Authority/ Rail Industry		

Ref	Action/ Investment	Area	Purpose	Development Strategy Benefits	E&LSP Policies	Stage	Identified/Possible Fund Sources or Responsibilities*	2003 Timing **	2005 Timing ***	Issues/ Implications/ Actions****
EL5	Musselburgh Parkway Station	ELC	Promote rail	The Lothians and beyond	TRAN1	Safeguard	(Pr) Strategic Rail Authority/ Rail Industry		(M)-(L)	
EL6	Tram extension to Musselburgh	ELC	Strategic Public Transport Accessibility	Musselburgh	TRAN1 HOU3 ECON2	Safeguard	(Pr) Congestion Charging/ Scot.Exec. (Sc) tram operator, (Ot) CEC, developer contributions.		(M)-(L)	Commitment to Tram Line 3 was dependent on congestion charging

MIDLOTHIAN

M1	Re-open Penicuik rail link	MC	Strategic Public Transport Accessibility	A701 Corridor	TRAN1 HOU3 ECON2/3			(M)-(L)	(L)	Decision to redirect S Edinburgh Tram Extension to Musselburgh delays prospect of 'rail' link to A701 and final decision on Tram3 delayed.
M2	Waverley Rail Route to Gorebridge and Borders	MC/ CEC	Promote rail/ Improve access with Borders/ Edinburgh	A7/A68/Waverley Line Corridor	TRAN1 HOU3 ECON2	Parliamentary approval in principle September 2005	(Pr) Scot Exec, (Sc) rail industry MC, CEC, Scot Borders, ScoEntBorders, developers.	(M)	(M)	
M3	South East Wedge Public Transport (linked to M1 and M2)	MC/ CEC	Promote public transport	A7/A68/Waverley Line Corridor	TRAN1 HOU3 ECON2	Linked to M1/M2 progress	(Pr) private developers. Project Assessment Ongoing/ Planning Application for Shawfair includes public transport/Park and Ride at Todhills.	(M)	(M)	
M4	A720 (T) Sheriffhall Junction Grade Separation	MC/ CEC	Strategic/ National road congestion relief/ Public transport improvement	A7/A68 Waverley Line and A701 corridors: and Midlothian-wide	TRAN1 HOU3 ECON2/3	Under Study	(Pr) Scot Exec. Assessment as part of South East Wedge proposals. Not programmed.	(M)	(M)	

M5	A68 (T) Dalkeith Northern Bypass-high quality single carriageway	MC	Strategic accessibility/improve access with Borders/Edinburgh	A7/A68/Waverley Line Corridor	TRAN1 HOU3 ECON2	Planning Consent/ Tenders being prepared	(Pr) Scot Exec. Scottish Executive announced, in June 2005, go ahead for construction of Bypass (cost within £30 - 40m range)	(M)	(S)	
M6A	A701 Straiton – Milton Bridge Improvement	MC	Strategic road congestion relief	A701 Corridor	TRAN1 HOU3 ECON2/3	Planning consent	(Pr) private developers. Planning Consent granted by Scot Ex for route; section constructed.	(S)-(M)	(M)-(L)	
M6B	A701 On-line upgrade		Public transport improvement		TRAN1 HOU3 ECON2/3		(Pr) Cities Growth Fund. (Sc) private developers		(S)-(M)	Linked to ‘multi-modal study’ conclusions.
M7	Orbital Rapid Transit	MC/ CEC	Promote public transport. Important for assisting employment accessibility for Midlothian	A7/A68 Waverley Line and A701 corridors; and Midlothian-wide	TRAN1 TRAN1 ECON2/3	Under Study	(Pr) SESTRAN RTP	(S)-(M)	(M)-(L)	
M8	Park & Ride – Straiton, Todhills and Hillend (see also E10)	MC/ CEC	Promote public transport/ Strategic road congestion relief	A720 (T) congestion relief/ Edinburgh City Centre	TRAN1	Planning consent (Straiton); planning application (Todhills); under study (Hillend)	(Pr) Scot. Exec. (Ot) SESTRAN RTP – Hillend	(S)-(M)	(S)-(M)	

WL7	West Edinburgh Tram Extension: Newbridge to Livingston (see also E2)	WLC/CEC	Promote rail	Broxburn, Winchburgh	TRAN 1 HOU3	Safeguard. Relates to E2 and WL3	Possible sources incl. (Pr) Scot.Exec. (Sc) tram operator, (Ot) CEC, developer contributions. As a longer term option related to E2.	(L)	(L)	
WL8	M8 Rapid Transit	WLC/CEC	Promote bus	Whitburn, Bathgate, North Livingston	TRAN 1 HOU3	Study	(Pr) Scot. Exec. (Sc) Bus operators	(M)	(M)	
WL9	Car Park Extensions	WLC	Promote Rail use	All areas	TRAN 1	All extensions substantially complete November 2005	(Pr) Scot Exec. funding extensions at Livingston North, Bathgate, Uphall Station, Livingston South. (Sc) Also seek developer contributions for West Calder, and Linlithgow subject of study.	(S)-(M)	(S)-(M)	

Key

* Pr - Primary
Sc - Secondary
Ot - Other

(P - year) - PROGRAMMED
** original assumption in AP 2003
(S) - SHORT TERM - 1/3 years (to 2006)
(M) - MEDIUM TERM - 4/8 years (to 2011)
(L) - LONG TERM - 9/12years (to 2015)

*** 2005 Revision
(S) - SHORT TERM - 1/3 years (to 2008)
(M) - MEDIUM TERM - 4/8 years (to 2013)
(L) - LONG TERM - 9/12years (to 2015)

**** linked to implementing structure plan transport and/or development strategy

SCHEDULE 3

Key Development-Related Actions and Investments

Area	Development Phasing	Prime Funding	Other Interests	Timing*	Comments	Timing Review	Progress and Key (Priority) Actions
EDINBURGH							
Newbridge, Kirkliston, Ratho:				See Key Diagram and HOU3			
West Edinburgh Tram – reserve land for route/ halts	Adoption of RWELP At development start	Developer	CEC	(S)-(M)	Details to be agreed with CEC	(S)-(M)	
West Edinburgh Tram System	Phased introduction	Scot.Exec.	Developer, CEC	(M)	Scottish Executive. Target for opening 2008/09	(M)	
Upgrade water/drainage		SW Developer		(M)	Dependent on location of new housing	(M)	
Primary Schools		Developer		(M)	Additional PS at Kirkliston.	(M)	
High Schools		Developer		(M)	Potential extension of Queensferry HS (Kirkliston). Increase capacity in WL RC schools.	(M)	
Inclusion of Affordable Housing	Applied to schemes throughout area, at development start	Developer	Housing Assocs	(S) - (L)	Threshold for Rural West Edinburgh is 40 dwellings – 15% to be affordable.	(S)-(L)	
Waterfront:				See Key Diagram and HOU3			
Land Reserve for tram (route and halt facilities)	At development start	Developer	CEC	(S)-(L)	Details to be agreed with CEC	(S)-(M)	
Provision of North Edinburgh Tram System (contribution to)	Phased Introduction	Scot. Exec.	CEC, developer	(M)	Scottish Executive. Target for opening 2008/09.	(S)-(M)	

Public Transport Improvements (Ferry Road/Central Corridor)		Developer	Scot. Exec. CEC		Details to be agreed with CEC	(S)-(M)	
Spine Road	1st Phase complete 2nd phase u/c	Scot Exec, CEC	Developer	(S)	Waterfront Avenue complete (open). Waterfront Broadway - extension to ink with W. Shore Road.	(S)	
New Double Stream Primary School	Phased Introduction	Developer	CEC	(M)	Expected to be required around 2008. Outline Planning Permission granted	(S)	
Extension to High School	Phased Introduction	Developer	CEC	(M)	Extend existing school or part redeveloped on new site. Dependent on outcome of bid for PPP funding.	(M)	Planning Application for new Craigmoynton school
Coastal Protection Works	Phased Introduction	Developer	CEC, SNH	(S)-(L)	To be agreed with CEC	(S)	
Contamination	Phased with development	Developer		(S)-(L)	To be phased but in advance of development areas and agreed by CEC	(S)	
Affordable Housing	Phased with development	Developer	Housing Assocs	(S)	15% of units to be affordable (40 unit threshold).	(S)	
South-East Wedge:							
Public Transport Link (Biomedipark, Greendykes)	Phased with development	Scot Exec	CEC	(S)-(L)	Government funding under Public Transport Fund secured. See also MC	(S)-(L)	

Area	Development Phasing	Prime Funding	Other Interests	Timing*	Comments	Timing Review	Progress and Key (Priority) Actions
EAST LOTHIAN:							
Blindwells New Settlement:				See Key Diagram and HOU₃			
Master Plan/Local Plan	Prior to planning consent	Developer	ELC	(S)	Requirements to be outlined in Finalised East Lothian Local Plan 2005. Developers must prepare a Master Plan.	(S)	
Review and provide additional secondary school capacity	Phased introduction	Developer	ELC	(S)(M)(L)	Consider appropriate provision and site location as part of Master Plan.	(S)-(L)	
2 New ND Primary Schools	One at development start followed by a second as development progresses. Phased capacity increases at each school as required.	Developer	ELC	(S)(M)(L)	Each to have pre-school and appropriate community facilities	(S)-(L)	
Increased permanent capacity at St Martin's RC Primary School.	St Martin's - extend at existing school.	Developer	ELC	(S)-(L)	Extend existing school as part of Master Plan.	(S)-(L)	
Inclusion of Affordable Housing	Phased with development	Developer	Housing Assocs	(S)-(L)	Affordable housing policy approved as supplementary planning guidance and included in Finalised East Lothian Local Plan 2005.	(S)-(L)	

Foul drainage to be connected to Coastal Interceptor via Tranent outfall, subject to available capacity. Alternative provision of a new WWTW.	Prior to development	Developer and SW		(S)	WWTW option requires to be considered in context of Edinburgh Coastal Strategy	(S)	
Dunbar:				See Key Diagram and HOU3			
Master Plan/Local Plan	Prior to planning consent	Developer	ELC	(S)	Requirements outlined in Finalised East Lothian Local Plan 2005. Developers must prepare a Master Plan.	(S)	
Increased permanent capacity at Dunbar Secondary School	Phased introduction	Developer	ELC	(S)-(M)	This would accommodate pupils from Dunbar and East Linton, subject to a catchment review of the Dunbar Grammar and Knox Academy, Haddington.	(S)-(M)	
Consider best location for new primary school provision	Phased introduction	Developer	ELC	(S)-(M)	Review of Dunbar and West Barns primary school catchment areas will be required.	(S)-(M)	
Inclusion of Affordable Housing	Phased with development	Developer	Housing Assocs	(S)-(L)	Affordable housing policy approved as supplementary planning guidance and included in Finalised East Lothian Local Plan 2005	(S)-(L)	
Upgrade to West Barns WWTW	Prior to development	SW		(S)	Planning consent granted for new WWTW.	(S)	

Sewer upgrading	Prior to development	Developer		(S)	Interceptor sewer operating at capacity. Extensive off-site works required with pumping. Outfall to River Tyne may be required.	(S)	
Musselburgh and Wallyford:				See Key Diagram and HOU₃			
Master Plan/Local Plan	Prior to planning consent	Developer	ELC	(S)	Requirements outlined in Finalised East Lothian Local Plan 2005. Developers must prepare a Master Plan.	(S)	
Increased permanent capacity at Musselburgh Grammar School	Phased introduction	Developer		(S)-(M)		(S)-(M)	
Increased permanent capacity at Pinkie St Peter's ND Primary School.	Phased introduction	Developer/ ELC		(S)-(M)	Additional local pre-school provision would be provided at Pinkie St Peter's.	(S)-(M)	
Increased permanent capacity at Loretto RC Primary School.	Phased introduction	Developer		(S)-(M)	Might include increased pre-school capacity	(S)-(M)	
Site for and new ND Primary School in Wallyford	Initial capacity at development start followed by further phased capacity.	Developer/ELC		(S)-(M)	Local community primary school with pre-school and community facilities on new site in Wallyford.	(S)-(M)	
Inclusion of Affordable Housing	Phased with development	Developer	Housing Assocs	S)-(L)	Affordable housing policy (approved as supplementary planning guidance and included in Finalised East Lothian Local Plan 2005.	(S)-(L)	

Inclusion of Affordable Housing	Phased with development	Developer	Housing Assocs	(S)-(L)	Affordable housing policy approved as supplementary planning guidance and included in Finalised East Lothian Local Plan 2005.	(S)-(L)	
Local water storage to be augmented	Prior to development	Developer and SW		(S)		(S)	

MIDLOTHIAN:

A7/A68/Waverley Line Corridor:

See Key Diagram and HOU3

Master Plan for all significant development areas, including new settlement.	Required prior to planning consent	Developer	MC	(S)	Requirements to be outlined in Local Plan. MC to prepare/ commission development briefs. Developers to prepare Master Plan.	(S)	Shawfair Masterplan submitted. MLP2003 sites at Harvieston, Newbyres, Hopefield, Kippielaw and Lugton, Wester Cowden, East Newtongrange, Lingerwood, South Mayfield, Vogrie Rd – briefs approved. Outstanding sites expected shortly. ELSP2015 allocations to be progressed following ‘deposit’ of Local Plan Review.
Waverley Rail Line to Gorebridge plus stations at Eskbank, Newtongrange and Gorebridge	Funding to be committed prior to devt of new settlement	Scot Exec	Rail Industry, MC, CEC, Scot Borders,	(M)	Devt. to Shawfair could be opened by 2005/06. Required for Shawfair (1994 structure plan) Earliest date for opening to Gorebridge – 2008. Devt along	(M)	Parliamentary approval in principle September 2005.

4 x ND primary schools; single streams in Gorebridge, Bonnyrigg, Mayfield/Newtongrange, and 2 stream in Dalkeith.	Phased with development	Developer	MC	(S)	Required for 1994 structure plan and identified in Midlothian Local Plan.	(S)	Gorebridge – feasibility/costed/dev contributions negotiations underway; Bonnyrigg – dev contrib. negotiations underway; Mayfield/Newtongrange – costing (and for sites A, B+ S dev contrib negotiations) underway; Dalkeith – approved; completion expected 2007.
Extend Newbattle HS	Phased with development	Developer	MC		Required for 1994 structure plan and identified in Midlothian Local Plan.		Costed.
1 x ND primary school (New Settlement)	Early phasing	Developer	MC	(L)	Depending on location of new settlement, early devt may be possible prior to new school – if short term accommodation available in nearby school.		
1 x extension to ND primary schools (Dalkeith) plus catchment changes (essential)	Phased with development	Developer	MC	(M)	Size of extension to be assessed – dependent on final selection of sites		
Expansion to ND/D primary school/s at Rosewell	Phased with development	Developer	MC	(M)	Expansion additional to that required for current Audit and LP sites.	(S)	Costed; MC support for principle of and funding towards new school.
Gorebridge, Mayfield and Newtongrange Water Supply Improvements	Prior to development starting	SW Developer		(M)	Capacity available for some of 1994 LSP development.	(S)	No capacity now available. Arrangements in place for new supply tank to be funded by SW/developers. Negotiations underway re funding share/ programme timing.

Area	Development Phasing	Prime Funding	Other Interests	Timing*	Comments	Timing Review	Progress and Key (Priority) Actions
Gourlaw/Rosebery Filters – Water Supply Rationalisation	Prior to devt in Rosewell starting	SW Developer				(S)	Improvements underway at Rosebery. Expected completion summer 2006.
Rosewell WWTW Expansion	Prior to development in Rosewell starting	SW Developer				(S)	Improvements underway; completion expected Summer 2006
Esk Valley Trunk Sewer Capacity Expansion	Phased with development if required	Stirling Water/ SW	Developer		Requirements of any new settlement will need to be subject of study.		
Eastern Interceptor Sewer Upgrade/ Expansion	Dependant on outcome of study.	SW	MC/CEC/ ELC			(S)-(M)	Study commissioned by SW. Costs unknown until study complete.
Inclusion of Affordable Housing	Phased with development	Developer	Housing Assocs/MC	(S)	Dependent on Housing Needs Assessment/Housing Strategies	(S)-(M)	S75 agreements completed/ underway re MLP2003 sites. Proposed changes to affordable housing policy subject of LP consultation.
Gorebridge WWTW Expansion	Prior to development in South Gorebridge starting.	SW Developer			Need for expansion will depend on scale/location of new proposals.		

Other:

Distributor Roads (Bonnyrigg; Mayfield; Shawfair)	Phased with development or in advance	Developer		(S) - (M)	Required for 1994 LSP; identified in Midlothian and Shawfair Local Plans	(S) – (M)	Bonnyrigg distributor road – construction started.
Environmental Improvements	Phased with development	Developer		(S) – (M)	Required for 1994 LSP; identified in Midlothian Local Plan	(S)-(M)	S75 agreements completed/ underway including this requirement.

Community/ Neighbourhood/Health facilities	Phased with development	Developer	MC/ NHS Trust	(S) – (M)	Required also for 1994 LSP; identified in Midlothian and Shawfair Local Plans	(S)-(M)	Review of Gorebridge community facilities/ requirements completed – input to S75 agreements.
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A701 Corridor:

See Key Diagram and HOU3

Master Plan for all significant development areas	Required prior to planning consent	Developer	MC	(S)	Requirements to be outlined in Local Plan. MC to prepare/ commission development briefs. Developers to prepare Master Plan.	(S)	MLP2003 sites at Greenlaw, Deanburn, Eskmills - briefs approved. ELSP2015 allocations to be progressed following 'deposit' of Local Plan Review.
Park & Ride Straiton	Phased with development	CEC/ Scot. Exec	MC	(S)		(S)	Planning consent obtained. CEC project. 2006 construction expected.
Rebuild/Extend Lasswade Community High School plus catchment changes	Phased with development	MC/ Developer		(M)	Rebuild required irrespective of development; additional capacity required for E&LSP; catchment adjustments required to enable development in both CDAs.	(M)	Costed.
Extend Beeslack HS plus catchment changes	Phased with development	MC/ Developer		(M)	Size of extension to be assessed – dependent on final selection of sites.	(M)	
1 x ND primary school or extensions to several existing schools (eg Bilston, Roslin, Auchendinny, Penicuik schools)	Early phasing	Developer	MC	(L)	Depending on location of allocations some early devt may be possible prior to new school – if short term accommodation available in nearby school.	(L)	

Area	Development Phasing	Prime Funding	Other Interests	Timing*	Comments	Timing Review	Progress and Key (Priority) Actions
Extend Mauricewood PS, Penicuik	Phased with development	Developer	MC	(S)	Required for 1994 structure plan and identified in Midlothian Local Plan.	(S)	4-class extension planned start 2006.
Refurbishment of Paradykes, Loanhead and Roslin ND PS plus catchment adjustments	Phased with development	MC		(M)		(M)	
West Midlothian Water Supply Improvements	Prior to development starting in corridor north of Penicuik	SW/ Developer			Water supply constraint only relates to A701 corridor north of Penicuik. Penicuik supply already augmented.		
Esk Valley Trunk Sewer Expansion	Phased with development if required.	Stirling Water/ SW	Developer				
Eastern Interceptor Sewer Upgrade/ Expansion	Dependant on outcome of study.	SW	MC/CEC/ ELC			(S)-(M)	Study commissioned by SW. Costs unknown until study complete.
Roslin WWTW Expansion	Prior to development in Roslin starting.	SW/ Developer			Need for expansion will depend on scale of new proposals.		
Inclusion of Affordable Housing	Phased with development	Developer	Housing Assocs/MC	(S)	Dependent on Housing Needs Assessment/ Housing Strategies	(S)-(M)	S75 agreements completed/ underway re MLP2003 sites. Proposed changes to affordable housing policy subject of LP consultation.

Other:

Community/ Neighbourhood/Health facilities	Phased with development.	Developer	MC/NHS	(S) – (M)	Required also for 1994 structure plan; identified in Midlothian Local Plan.		Replacement library and new swimming pool under construction at Penicuik. Planning consent for new medical centre at Roslin.
Distributor Roads (Loanhead; NW Penicuik) (subject to outcome of MLP Review)	Phased with development or in advance	Developer				(S)-(M)	Required in association with possible housing sites (Ashgrove, Loanhead and NW Penicuik), subject of MLP Review.

WEST LOTHIAN:**Winchburgh/Broxburn/Uphall;****See Key Diagram and HOU₃**

Master Plan for all development area	Required prior to planning consent	Developer	WLC	(S)	Requirements outlined in Local Plan and developers must prepare a Master Plan with mixed uses (including employment) commensurate to a major expansion.	(S)	Local plan finalised. Community consultation has taken place on draft master plan. Masterplan submitted with outline planning application.
New ND Secondary School	At development start	Developer	WLC	(S)	Interim joint secondary/primary occupation.	(M)	
4 Single Stream PS Equivalents	Phased Introduction	Developer	WLC	(M)/(L)	Required per 1000 houses completed.	(M)/(L)	
Single-stream Denominational PS	Phased Introduction.	Developer	WLC	(M)/(L)	Timing to be agreed with WLC	(M)/(L)	
M9 Junction	At development start	Developer	Scot Exec.	(S)	Agreement required from Scottish Executive.	(M)	STAG appraisal underway

Area	Development Phasing	Prime Funding	Other Interests	Timing*	Comments	Timing Review	Progress and Key (Priority) Actions
Park and Ride (M9 Junction)	At development start	Developer	Bus operators	(S)	Agreement required from Scottish Executive.	(M)	
Access onto A89	Secondary to M9 Link	Developer		(M)	Requirement/timing dependent on Master Plan.	(M)	
Sewage Treatment Works	Development Start	Developer	SW	(S)	There is no capacity – required immediately.	(M)	
Rail Station (Winchburgh or East Broxburn)	Phased through agreement with WLC	Developer	Rail Industry	(M)	Full transport study required (in Local Plan) to determine phasing, and potential linked to major west Edinburgh transport initiatives.	(M)	Study commenced
Inclusion of Affordable Housing	At development start	Developer	Housing Assocs/Joint Partners.	(S)	Requirements and phasing to be determined by WLC (housing needs study and in Local Plan)	(S)	Affordable housing policy approved by committee and included in finalised local plan
Health Centre (Expansion)	Early phasing	WLHNT	Developer		An early requirement to expand service provision	(M)	

Other;

Environmental Improvements/Access Enhancements	Phased with development	Developer	Scot. Exec, BWB, CSCT	(S)-(L)	To be phased but in advance of development areas and agreed by WLC (via Local Plan)	(S)-(L)	
Decontamination	Phased with development	Developer		(S)-(L)	To be phased but in advance of development areas and agreed by WLC (via Local Plan)	(S)-(L)	
Community Facilities/ Neighbourhood Centre	Phased with development	Developer	WLC	(S)-(L)	Opportunity to incorporate facilities within concept of school campus – master plan exercise and Local Plan requirement.	(S)-(L)	

Livingston & Almond Valley:**See Key Diagram and HOU3**

Master Plan for all development area	Required prior to planning consent	Developer	WLC	(S)	Requirements outlined in Local Plan. Developers to prepare a Master Plan of mixed uses – including employment, shopping and commercial uses.	(S)	Local Plan Finalised
New ND Secondary School	At development start	Developer	WLC/PPP	(S)	Interim joint secondary/primary occupation.	(M)	
4 Single Stream PS Equivalents	Phased introduction	Developer	WLC/PPP	(M)/(L)	Required per 1000 houses completed.	(M)/(L)	
Single-stream Denominational PS	Phased introduction.	Developer	WLC/PPP	(M)/(L)	Timing to be agreed with WLC	(M)/(L)	
Distributor accesses onto the strategic road network (focusing on the A71)	Phased introduction	Developer		(S)	Requirements and phasing dependent on a Master Plan, a transport assessment and as identified in the Local Plan	(M)	
Inclusion of Affordable Housing	At development start	Developer Assocs./Joint Partnerships	Housing	(S)	Requirements and phasing to be determined by WLC (housing needs study and in Local Plan)	(S)	Affordable housing policy approved and included in local plan.
New Health Centre	Early phasing	WLHNT	Developer (site)	(S)	Service provision at capacity so an early requirement.	(M)	

Other:

Environmental Improvements/ Access Enhancements	Phased with development	Developer	WLC, CSCT	(S)-(L)	To be phased but in advance of development areas and agreed by WLC (via Local Plan)	(S)-(L)	
Community Facilities/ Neighbourhood Centre	Phased with development	Developer	WLC	(S)-(L)	Incorporate facilities within concept of school/ neighbourhood campus (Master Plan).	(M)-(L)	

Area	Development Phasing	Prime Funding	Other Interests	Timing*	Comments	Timing Review	Progress and Key (Priority) Actions
Armadale:				See Key Diagram and HOU3			
Single-Stream Primary School	At development start	Developer	WLC	(S)	Timing to be agreed with WLC (and in Local Plan)	(M)	
Contribution to Denominational Primary School	Phased capacity provision	Developer	WLC	(S)-(M)	Contribution to secure additional capacity, to be agreed with WLC and identified in Local Plan	(S)-(M)	
Distributor links to strategic road network (A89/A801)	At development start	Developer	WLC	(S)	To provide access and minimise impact on other residential areas and town centre	(M)	
Traffic Management Schemes	At development start	Developer	WLC	(S)	As required to minimise impact on town centre	(M)	
Inclusion of Affordable Housing	At development start	Developer	Housing Assocs/Joint Partnerships	(S)	Requirements and phasing to be determined by WLC (housing needs study and in Local Plan)	(S)	Affordable housing policy approved and included in local plan.
Master Plan for all development area	Required prior to planning consent	Developer	WLC	(S)	Requirements to be in Local Plan Developers to prepare a Master Plan of mixed uses – including employment, shopping and commercial uses.	(S)	Local Plan finalised
Other:							
Environmental Improvements/Access Enhancements	Phased with development	Developer	WLC, CSCT	(S)-(L)	To be phased but in advance of development areas and agreed by WLC (via Local Plan)	(S)-(L)	
Whitburn:				Existing allocation in HOU3; up to 1500 houses identified in adopted local plan		Allocation increased to 2000 houses in finalised West Lothian Local Plan	
Master Plan for all development area	Required prior to planning consent	Developer	WLC	(S)	Planning applications submitted separately for the open cast coal operation and redevelopment	(S)	

					proposals (2003) as master planning exercises. Minded to grant subject to Section 75 Agreements, and with Scottish Executive. Anticipate first housing by 2006, at 150/200 house per annum.		
Single Stream Primary School	Phased with development	Developer	WLC	(S)-(M)	Phasing through agreement with WLC	(M)-(L)	
Contribution RC Primary Provision	Phased with development	Developer	WLC	(S)-(M)	Phasing through agreement with WLC).	(M)-(L)	
M8 Junction	At development start	Developer	Scot Exec.	(S)	Seeking agreement from Scottish Executive.	(S)	
Park and Ride (M8 Junction)	At development start	Developer	Bus Operators	(S)	Seeking agreement from Scottish Executive.	(S)	
Inclusion of Affordable Housing	At development start	Developer	Housing Assocs/Joint Partnerships	(S)	Requirements and phasing to be determined by WLC (housing needs study and in Local Plan)	(S)	Land for affordable housing is to be secured through section 75 agreements

Other:

Denominational Secondary School (district-wide) - related to HOU3	Phased Introduction	Developers	WLC	(S)	A district-wide requirement to provide a new secondary school, funded by pro-rata developer contributions and WLC - further details to be provided by WLC and included in local plan.	(M)	Policy included in finalised local plan and supplementary planning guidance approved.
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* P - year) - PROGRAMMED
(S) - SHORT TERM - 1/3 years (to 2006)
(M) - MEDIUM TERM - 4/8 years (to 2011)
(L) - LONG TERM - 9/13years (to 2015)

Timing Review
(S) SHORT TERM (to 2008)
(M) MEDIUM TERM (to 2013)
(L) LONG TERM (to 2015)

APPENDIX 1

Key Implementation Policies to be Actioned Through Local Plans

Policy	Requirement	Local Plan Area	Comment	Progress
Housing				
HOU3	Local plans to be finalised within 18 months of SP approval	East Lothian, Midlothian, West Lothian, Rural West Edinburgh, Edinburgh City.	To ensure housing land supply is maintained by bringing forward new strategic allocations.	CEC (Rural West actioned, Edinburgh City in progress). MLC (Midlothian LP in progress) ELC (Finalised East Lothian Local Plan 2005 actioned) WLC (Finalised West Lothian LP actioned)
HOU4	Enabling effectiveness and sequence in meeting HOU3 allocations	East Lothian, Midlothian, West Lothian Rural West Edinburgh, Edinburgh City.	Within the local plans or in action plans	CEC (Rural West LP actioned, Edinburgh City LP in progress). MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned)
HOU5	Identifying HOU3 infrastructure	East Lothian, Midlothian, West Lothian Rural West Edinburgh, Edinburgh City.	Within the local plans or in action plans	CEC (Rural West LP actioned, Edinburgh City LP in progress). MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned)
HOU6	Identifying HOU3 community requirements	East Lothian, Midlothian, West Lothian Rural West Edinburgh, Edinburgh City.		CEC (Rural West LP actioned, Edinburgh City LP in progress). MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned)
HOU7	Justifying affordable housing	All local plans	To accord with respective housing needs studies and Government policy	CEC (Rural West LP actioned, Edinburgh City LP in progress). MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned).

Economic Development

ECON1	Review established employment land supply	All local plans	To ensure an effective supply/ choice of sites	CEC (Rural West LP actioned, Edinburgh City LP in progress). MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned).
				WLC (Finalised West Lothian LP actioned).

ECON2	Identifying specific land requirements	Midlothian, Shawfair, East Lothian	Some limited Green Belt releases to bring forward 50 hectares in Midlothian, and 40 hectares in East Lothian	MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned).
ECON3	Identifying new technology clusters (of National Importance)	Supported in principle, but specifically in Midlothian and Edinburgh City Local Plans		CEC (Edinburgh City LP in progress). MLC (Midlothian LP in progress)
ECON4	Identify established use boundaries in the Green Belt	Rural West Edinburgh	Master plans for Edinburgh Airport, The Royal Highland Showground, Heriot-Watt University Campus (Riccarton)	CEC (Heriot-Watt masterplan agreed. Airport Masterplan in consultation draft form. Royal Highland Showground to be relocated following Government decision)
ECON6	Identify boundaries of major office development centres	West Lothian, Rural West Edinburgh, Edinburgh City, Midlothian, East Lothian	Specifically Edinburgh City Centre, Edinburgh Park/South Gyle, Granton, Leith, Livingston.	CEC (Rural West LP actioned, Edinburgh City LP in progress.) MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned).

Transport

TRAN1	Safeguard transport proposals in Table 5.1	All local plans	A number of such proposals cross local plan and authority areas so implementation will require co-ordination.	CEC (Rural West LP actioned, Edinburgh City LP in progress.) MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned).
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Retailing and Town Centres

RET5	Define boundaries/roles of town and other centre (Schedules 6.1 & 6.2)	All local plans	Includes provision of new shopping facilities to serve areas of housing growth	CEC (Rural West LP NA, Edinburgh City LP in progress.) MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned).
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Policy	Requirement	Local Plan Area	Comment	Progress
Environment				
ENV2	Define Green Belt boundaries	Midlothian, Shawfair, East Lothian, Rural West Edinburgh and Edinburgh City.	The current boundaries may require amendment as a result of satisfying other E&LSP development requirements	CEC (Rural West LP actioned, Edinburgh City LP in progress.) MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned).
ENV4	Review of landscape designations across the Lothians with SNH	All local plans	The review to be led by SNH and there is no current timescale, commitment - so early inclusion in local plans may be problematic	No progress to date
ENV10	Identify broad areas for opencast coal extraction	Midlothian, East Lothian and West Lothian	Areas named in ENV 10 and conforming to earlier structure plan modification as required by the Scottish Executive	WLC (Finalised West Lothian LP actioned)
ENV11	Have regard to provisions of Area Waste Plan	All local plans	Identify areas of search for waste management facilities and include site selection criteria.	WLC (Finalised West Lothian LP actioned)
Implementation				
IMP1	Local plans to be finalised within 18 months of SP approval	All local plans	To maintain housing and economic land supply	CEC (Rural West LP actioned, Edinburgh City LP in progress.) MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned).
IMP4	Identify essential infrastructure and services	All local plans	Within the local plans or in action plans	CEC (Rural West LP actioned, Edinburgh City LP in progress.) MLC (Midlothian LP in progress). ELC (Finalised East Lothian Local Plan 2005 actioned). WLC (Finalised West Lothian LP actioned).

You can get this document on tape, in Braille, large print and various formats if you ask us. Please contact Interpretation and Translation Service on 0131 242 8181 and quote reference number 03330. ITS can also give information on community language translations. You can get more copies of this document by calling 0131 529 3900.

如欲查詢本文件的翻譯資訊，請電愛丁堡市議會傳譯及翻譯服務部 (ITS)及說明檔案編號 03330，電話：0131 242 8181。

آپ کی کپی میں ہل جانے والی ٹیپ میں اس دستاویز کے ترجمے کے بارے میں معلومات کیلئے براۓ مہربانی انٹرپرائز سٹریٹس ایجنسیوں سے رابطہ کریں اور ریفرنس نمبر 03330 کا حوالہ دیں۔

আপনার সম্প্রদায়ের ভাষায় এই মঙ্গলপত্রের অনুবাদ পেতে হলে ইন্টারপ্রেটেশান এ্যান্ড ট্রান্সলেশন সার্ভিস-এর সাথে 0131 242 8181 নম্বরে টেলিফোন করে রেকর্ডের নম্বর 03330 উল্লেখ করুন।

إذا كنت ترغب في معلومات عن ترجمة هذا المستند إلى لغة جاليتك نرجو الاتصال هاتفيا بمكتب الترجمة على الرقم 0131 242 8181 و انكرالمستند الذي رقمه 03330 .

green belt economy land supply transport jobs housing



east lothian edinburgh midlothian west lothian