

Longniddry Development

Community Newsletter

February 2014

The purpose of this newsletter is to update you on emerging proposals by Socially Conscious Capital Ltd - the development partner of the Wemyss & March Estate - for the sustainable expansion of Longniddry.

As you may be aware we have been working with The Prince's Foundation on preparing a Vision and Masterplan for Longniddry.

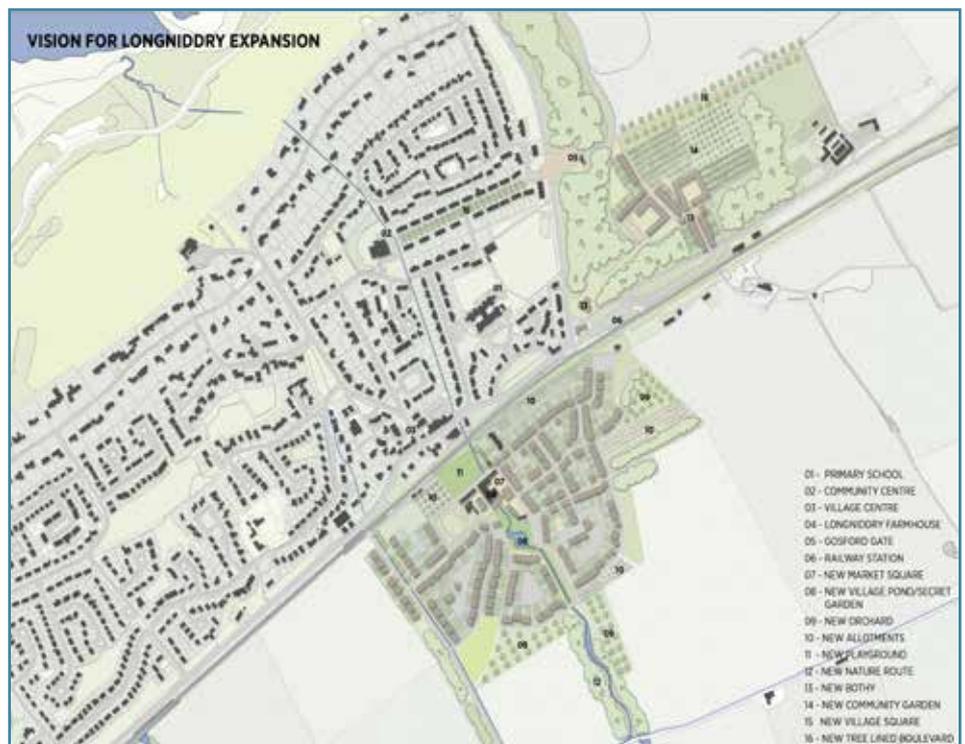
Housing need in East Lothian

- SESPlan* has published draft Supplementary Guidance requiring East Lothian Council to identify land for an additional 3,560 new houses to be delivered by 2024. This requirement is on top of all the existing allocations within the county, including sites such as Blindwells.
- SESPlan has identified the East Coast Strategic Development Area - which Longniddry is within - as an appropriate location for new housing due to its rail and other transport connections. There is also a recognised demand for housing in the village, especially for new families and young couples, as well as downsizing opportunities for the elderly.

Emerging proposals for Longniddry

The Vision and Masterplan report has identified two potential locations for new sustainable development in Longniddry: the majority of new development would take place around Longniddry Farm south of the railway, but it could also be possible for some new development to take place within the Gosford Estate to the east of the village. This would deliver:

- an exemplar village extension of up to 450 new houses, including a range of house types and tenure options
- an additional mix of uses such as a range of community facilities, shops, small offices, allotments, greenspaces and community orchards
- new development within a 5-minute walk of the village centre and shops
- new development using regular bus and train services, thereby minimising dependence on travel by car
- new development supporting and improving existing services, such as the primary school and road network. It would also be possible to provide enhanced GP, dentist and other community facilities within the new development if necessary



A Public Exhibition on the Vision and Masterplan report will be held by Socially Conscious Capital and The Prince's Foundation on Tuesday 25th February from 4pm to 8pm at the Longniddry Inn. Please come along and provide us with your feedback.

The Vision and Masterplan report can be found online at: www.longniddrydevelopment.com

*The Strategic Development Planning Authority for Edinburgh and South East Scotland - <http://www.sesplan.gov.uk>



Preserving Longniddry's character

- The scale of new development would ensure that Longniddry remains a village and great care is being taken to reflect Longniddry's and East Lothian's local vernacular and character.
- The landscape design would provide defined and defensible boundaries to prevent the risk of future sprawl.
- The proposed new development would take up only 0.043% of East Lothian's arable land*, and it is not in the designated Green Belt.



Artist's impression - new village pond, view from the mill

Connectivity & integration

Proximity and walkability are key to connectivity and integration, which is why the proposed new development has been limited to areas within a 5-minute walk from the existing village centre.



- The new development will also see improvements made to the physical connections under the railway line.
- The mix of uses and facilities would provide people with reasons to go from north to south and vice versa.
- The traffic along Main Street will also be slowed down by a number of public realm interventions and design features.
- Just as important as the physical connections is the social integration which will be done by ensuring that there are reasons for people on either side of the railway to cross over to the other.

For further information please contact:

Email: contact@longniddrydevelopment.com

Address: Wemyss & March Estate Office, Longniddry EH32 0PY



*These figures have been derived from Macaulay Land Institute data (August 2011) and are based on a net developable area of 0.16 sq km.