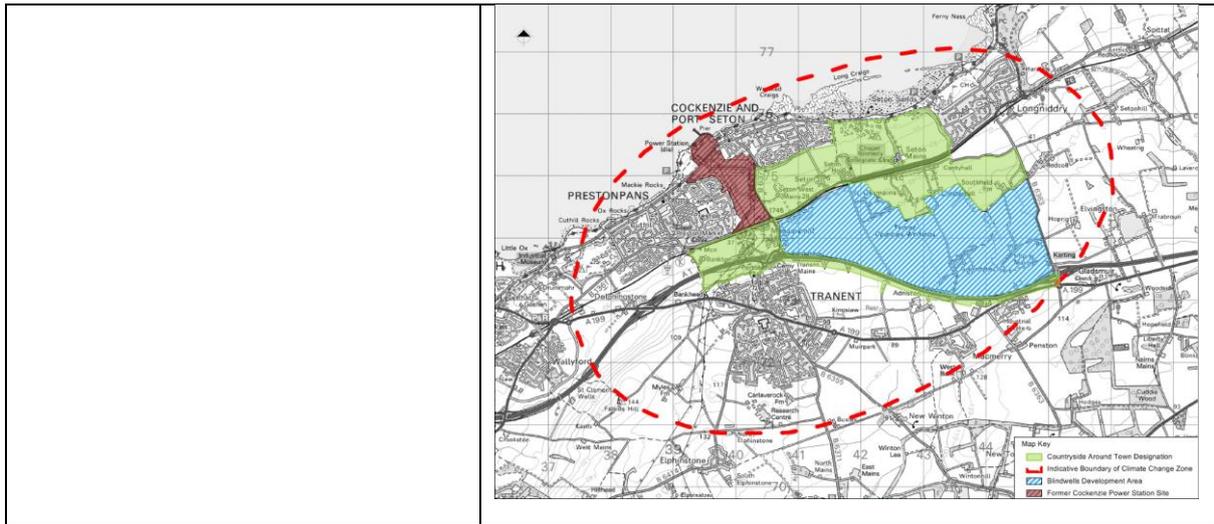




National Developments – Response Form

Please use the table below to let us know about projects you think may be suitable for national development status. You can also tell us your views on the existing national developments in National Planning Framework 3, referencing their name and number, and providing reasons as to why they should maintain their status. Please use a separate table for each project or development. **Please fill in a [Respondent Information Form](#) and return it with this form to scotplan@gov.scot.**

Name of proposed national development	“The Blindwells, Cockenzie and Climate Change Zone: An Area of Opportunity & Co-ordinated Action.”
Brief description of proposed national development	<p>This sub-regional area can become an exemplar of how sustainable inclusive growth can enable an innovative and just place-based transition to carbon neutral. The emerging vision for the area is <i>‘an influential, innovative, healthy and carbon neutral place that is a vibrant destination and attractor’</i>.</p> <p>A full description of this candidate National Development is set out at Annex 1 of East Lothian Council’s full Call for Ideas response. If appropriate, we would welcome on-going engagement with Planning and Architecture Division colleagues as NPF4 and these proposals are developed.</p>
Location of proposed national development (information in a GIS format is welcome if available)	<p>This candidate National Development area would include the settlements of Tranent, Prestronpans, Cockenzie/Port Seton and Longniddry, and the land between them including two strategic development sites, namely the Blindwells Development Area and former Cockenzie Power Station site.</p> <p>The boundaries of the area will be subject to finalisation, including following consideration of the public consultation on the proposals during May and June 2020, but they are shown indicatively below and within the accompanying GIS shape file.</p>



What part or parts of the development requires planning permission or other consent?

Panning permission has been approved for an on-shore interconnector for an off-shore wind project at the former Cockenzie Power Station site. At the Blindwells Development Area 1,600 homes and 10 hectares of employment land has planning permission in principle. The remaining development in this area is at conceptual stage and requires business case development, design development and planning permissions etc.

When would the development be complete or operational?

The full development potential of this sub-regional area is anticipated to come forward over the next 30 years to 2050.

Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.

Blindwells new settlement is an Edinburgh and South East Scotland City Region Deal project, and the Blindwells Development Area is identified within the East Lothian Local Development Plan 2018 (ELLDP2018), comprising the allocated BW1 site and safeguarded BW2 site. The former Cockenzie Power Station site is identified as a National Development within National Planning Framework 3, and is also currently allocated in accordance with that within the ELLDP2018. The Climate Change Zone proposal is also emerging from a Countryside Around Town policy designation in the ELLDP2018.

The former East Lothian coal field could be one of Scotland’s top-ten locations for low carbon sustainable inclusive growth that enables a just transition to net zero carbon. The Blindwells Development Area and former Cockenzie Power Station site are 625 hectares, most of which is previously developed land.

Within the Blindwells Development Area, the initial 130 hectare phase of the new town is underway; 410 hectares expansion land is safeguarded. There is major potential in business case development and delivery for collaboration, partnership, collective impact and financial innovation to create a sustainable, influential, innovative, healthy, inclusive and carbon neutral place. There could be scope for a

Masterplan Consent area here. The adjacent former Cockerzie Power Station site has unique assets and considerable potential for a wide range of uses focused on employment. There may be a focus on cruise related activity and sustainable construction alongside energy with a pipeline of projects across the region and beyond. Conditions have changed in relation to the delivery of thermal generation and carbon capture and storage here, and we would welcome recognition of this and the wider opportunities within NPF4.

There is significant potential for environmental improvement, regeneration and enterprise in the area in association with development. A Climate Change Zone is proposed between, and includes parts of, the neighbouring communities and sites. It focuses on securing 'place quality and value'¹, including health and wellbeing, and seeks to narrow the inequality gap. It aims to knit the place together, balance development with enhanced green, blue and active travel networks, and to enable strong resilient communities by drawing on their identity and assets and by addressing challenges and converting them into opportunities and multiple benefits. It proposes a sub-regional water management system to improve the water environment, better manage surface water, ground water and treated mine water and to enable geothermal opportunities, manage flood risk and protect material assets. Overall, the proposal aims to be a catalyst for sustainable inclusive growth and to enhance health and well-being, biodiversity and habitat.

We want to enable this nationally important gateway growth location by integrating with existing and potential enhancements of UK cross border, regional and local connectivity, including digital networks. We can make best use of existing assets, and target investment in new multifunctional low carbon assets. There is significant potential to increase job density and productivity and effectively integrate land use and transport. Collective impact here can deliver investment, enterprise, skills development and training, as well as innovative low carbon projects and delivery. This could create a skilled workforce and new jobs in the low carbon economy.

We want to plan the future of this area collaboratively and synergistically to benefit people, places, the environment, climate and economy. We propose that this area becomes a fresh National Development, and that it is designated as '*An Area of Opportunity & Co-ordinated Action*'.

Keep In Touch

For more information and other resources



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