



## 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.

Name of proposed national development	Tranent Expansion 2050
Brief description of proposed national development	Tranent 2050 would include the delivery of c. 4,000 new homes alongside employment, new community and transport infrastructure, parkland and strategies for enhancements to the existing town which demonstrate how increases to quality of life can be achieved over the next 30 years. Furthermore, this will embrace digital infrastructure, home/community working, local food production, electrified transport (public and personal) and energy generation all of which will drive us towards achieving net zero emissions by 2045.
Location of proposed national development (information in a GIS format is welcome if available)	Tranent, East Lothian
What part or parts of the development requires planning permission or other consent?	All built elements of the proposal will require planning consent. The proposal also includes the potential for extensive parkland, country park and large areas of trees to be planted.
When would the development be complete or operational?	The development would be delivered in a phased approach and assuming a total construction period of up to 30 years years.
Is the development already formally recognised – for example identified in a development plan, has planning permission, in receipt of funding etc.	No

Contribution of proposed national development to the national development criteria (maximum 500 words):

With its highly strategic location, the growth of Tranent up to 2050 and beyond can capture a wide range of significant benefits for the existing community in terms of transport infrastructure and a thriving town centre while delivering housing and other community infrastructure in a logical and well planned way.

### **Logical Growth**

Up to 2050 Tranent's growth is likely to be focussed to the east of the settlement. This would provide the opportunity to support the delivery of key infrastructure such as the Adniston junction with the A1 as well as an outer orbital road for the town. These measures could transform the town centre by helping alleviate traffic congestion, support improvements and contribute to economic growth.

On the western edge of Tranent the orbital road could connect to Haddington Road at Polson Park. The Park is currently hidden from view but this high quality amenity space could be opened up to form a key green gateway to the town.

The proposals for Tranent include employment / business, a wide variety of homes, education and community facilities. The town's expansion would also offer the potential enhanced green infrastructure with access and wider connections to a range of open spaces and parkland.

The strong network of public transport, core paths and cycling links around Tranent would be strengthened with links to the existing train station at Prestonpans (by electric bus) and the potential new station at Blindwells.

### **Making Tranent a Carbon Neutral Town**

Considering Tranent's roots as a coal mining town, it seems poetic that this could be an opportunity to sustainably expand the settlement and in so doing effectively make the entire settlement carbon neutral through green transport infrastructure, renewable energy generation and significant carbon offsetting.

### **Developing at scale**

Undoubtedly, developing at scale will provide a much greater opportunity for the delivery of energy centres, on-site energy generation through GSHP, wind and solar.

Long term and ambitious planning for major settlement expansion will also ensure that the critical mass of population will be available to sustain, support or even grow the town centre. A more diverse town centre will also reduce the need for residents to travel to neighbouring settlements or regional centres such as Edinburgh quite as often.

### **Exemplar Placemaking**

But we want to do more than just build houses. We want to create a sense of place. Exceptional houses will have a physical quality in their own right; each will however be integrated with each other in a larger sustainable community of scale.

Each community will have the capacity for energy generation.

The communities will be linked by a network of paths and off road cycle routes and each will have the capacity to either grow their own food on site or on the south facing grow rooms that surround them.

We will give these communities the choice to be self sufficient. And they will be integrated - old and young will live together. Affordable properties will be integrated with private properties and all will be tenure blind.

### **Quality of Life**

With carbon neutrality our focus, Tranent offers the potential for huge improvements to digital infrastructure, personal mobility and house design to make it possible (indeed very attractive) for the people living here to work from home a minimum of three days per week. This will significantly lower their overall carbon footprint. We will commit to making this happen by writing this qualification into their title deeds/changing the local tax they pay.

### **Inclusive Growth**

Tranent 2050 development represents a £2billion investment in the ELC economy. This impact will have a consequential effect in the districts tax base and further strengthen ELC's programme of investment in town centres and community infrastructure.

It will deliver a new Orbital Road, a new junction with the A1, employment sites, bus services and P&R, support the new rail halt at Blindwell and importantly it will support the regeneration of Tranent Town centre.

**Supporting information is provided as the 'Tranent 2050 NPF4 Submission Document'**