

East Lothian Council Cockenzie Masterplan A Vision for our Communities

Greenhills: delivering the Masterplan In conjunction with
Cockenzie & Port Seton Community Council



Prestonpans, Cockenzie & Port Seton

innovate
future
jobs
improve
environment
prosperity
economy
inspire
sustainable
gateway
visionary

Masterplan Key Objectives

Flourishing Economy:

- Develop the area's economic potential;
- Strengthen the area's transport connections;
- Vibrant & economically viable local communities

Active communities:

- Build sustainable, attractive communities

Sustainable Place:

- Extend and improve green network & protect the area's natural heritage;
- Improve the sense of place;
- Protect, enhance & promote historic & cultural environments;
- Contribute to climate change mitigation and adaption



A template for the future

to benefit County and Country

Encouraging ELC to formally adopt the Masterplan will allow our Council to market the site with the confidence that they have the backing of their communities and stakeholders.

The principles outlined in this Masterplan can be used to inform future decisions by the Council and other stakeholders undertaking development on the site of the former Cockenzie Power Station and surrounding area'

Cockenzie Masterplan Report, pg 9

to benefit the communities bordering the Cockenzie site

- The creation of jobs matters
- The time and resources we invest in our communities matters
- Our health, mental-health and general well-being matter
- Our opportunities to access nature and the outdoor environment matter
- Our opportunities to access outdoor leisure and recreation matter
- Our land and sea environs matter

Jobs & a harmonious balance between industry and communities

The Cockenzie Masterplan

There can be no getting away from the fact that we need jobs, so the focus of the Masterplan was to look at how jobs could be provided at the same time as taking on community concerns regarding environment, green space, history, heritage, leisure, recreation and tourism.

The principles that the Masterplan embraces include:

- Maximising employment opportunities;
- Creating a high quality setting to encourage investment;
- Working with the grain of the place & employing existing assets;
- Maintaining and enhancing the character of the district;
- Introducing new landscape amenity features;
- Encouraging ambitious design;
- Improving routes, access and legibility of wayfinding;
- Efficient development to avoid sprawl and make the most of the opportunities;
- Creating a new East Lothian destination;
- Planning for future flexibility

The Masterplan achieved those principles, along with the potential for upwards of 3,200 jobs that could contribute to parts of our communities no longer being on the list of socially deprived areas. That is a goal we should all be working towards.



The Cockenzie Masterplan, Zone 1 'Coastal' Icon

Catalyst for Positive Change: Part 1 Former Power Station Site



ELC Cockenzie Masterplan

The Masterplan suggests that within Zone 1, an opportunity exists for a major public art installation. Not art for art's sake, but to act as a focal point for the tourist economy, bringing large numbers of people to visit the area who otherwise would not.

Page 56, Part 8 of the Masterplan goes on to suggest the installation could reflect the history of the area and perhaps the former energy uses of the site, using iconography which could, for example, reflect the large chimney structures of the powerstation and become part of a larger narrative about the site, visible from far afield as with other natural and man-made monuments throughout East Lothian.

Examples are given, including the Kelpies at Falkirk's Helix Park (1 million visitors in year 1) and Gateshead's Angel of the North.

The 3 Harbours Arts Festival 2008 art installation which saw the lums spectacularly illuminated and visible from all around the Forth coastline and beyond, may now be seen as visionary. 3HAF took it even a step further, with world famous violinist Tasmin Little performing to the two chimneys of Cockenzie in 2008 and completing a concert within one of the chimneys for ITVs South Bank Show.

That may have seemed to many to be a bit 'off the wall' in 2008. Similarly, it may have seemed to many to be utter nonsense to suggest that two giant horse heads within parklands, a rotating boat lift or an Angel fashioned from scrap metal could or would boost tourism and economy as it can now be evidenced to be the case.

Image: The Northern Echo





930,000
visitors in 2016



50.2%
increase of visitors



51.6%
increase in the economic
impact from tourism

Investfalkirk.com advises that with 2 of Scotland's Top 10 Tourist attractions in the Falkirk area, 2016 saw growth in visitors to 930,000 - an increase of 50.2% from 2009 to 2016, with an increase in the economic impact from tourism of 51.6% in the same period.

Bearing in mind all that Greenhills has to offer - Waggonway, Battle of Prestonpans, John Muir Way, Cycle Route 76, coastal gateway to East Lothian's historic castles and harbours, beaches and parklands and the world famous Golf Coast - the potential benefit to the County is significant.

There are many ideas that could be considered for an iconic art installation at Cockenzie, providing an innovative way to create jobs while at the same time catering for the growing leisure, recreation & tourism market.

Possible Greenhills 'Off the Wall Thinking'...Illuminated lums, visible from far and wide; an adventure destination with one lum as home to an indoor climbing arena; one lum home to an amphi-theatre/cinema - restaurant at the top with spectacular views in all directions; a permanent home for the Great Tapestry of Scotland and the footfall that would bring.

**Falkirk & Newcastle thought BIG.
We should too.**



The Cockenzie Masterplan, Zone 1 'Coastal' existing footprint

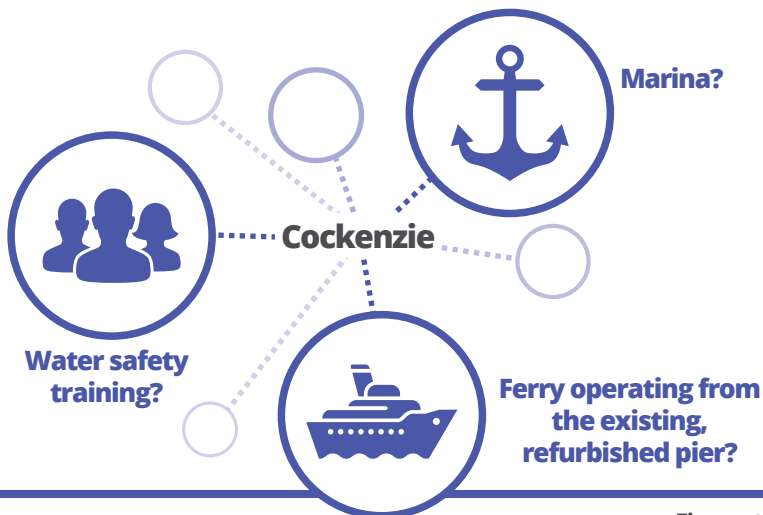


ELC Cockenzie Masterplan

The Development Summary on Page 56, Part 8 of the Masterplan for Zone 1 reads - Energy & mixed use area with employment (office & small-scale manufacturing or workshops) energy (such as handling off-shore energy); recreation; local limited residential accommodation as part of the mixed-use zone, retail, bar, cafe, restaurant uses; marine based activity; hotel; sports, health & fitness activities; connected to wider site with a network of green space and extensive walking & cycle routes.

Some time ago it was suggested by a local fisherman that the footprint of the old power station could be flooded to create a marina. With the footprint being below the water level, there would be an ongoing requirement for pumps to be running. This would do away with that concern, while at the same time, create a non-tidal marina on the East of the Forth.

A lock system would be required at the location of the existing metal bridge at Cockenzie as well as floating pontoons. Add to that the potential for water safety training and a ferry service running from the existing pier, beating the Musselburgh road traffic and the Masterplan's marine based activity box could be ticked.



Destination Cockenzie / Destination Prestonpans

**East Lothian's Gateway
in the West**

**The communities bordering
the Cockenzie site would
be the new East Lothian
destination**



To the sea side of the marina could be retail, bars, cafe, ice cream parlour, restaurants, sports, health & fitness activities, possibly even small workshop units - all connecting to the wider site with green space, walking and cycle routes.

Perhaps a sea bus running from Cockenzie to Musselburgh, Leith or further afield? No dredging required and no negative impact on environment.

The Masterplan identifies buildings such as the Moffett Gateway Club and Bergen Fish Market - spectacular in design - to meet office, hotel and health & fitness requirements.

Or, linking in with Prestonpans Yachting and Boating Club, there is the potential to create an artificial reef with scuba diving training and scuba club activities

These could be sited possibly on the Edinburgh Road side of the marina, along with multi-storey car parking. Then visualise on the seaside the spectacularly illuminated iconic lums (adventure destination / amphi-theatre / cinema / restaurant)...

The Cockenzie Masterplan, Zone 1 'Coastal' Greenhills



ELC Cockenzie Masterplan

Greenhills is included in Zone 1, with the suggestion on Page 54, Part 8 of the Masterplan that the space allows for festivals, events, music, performances, markets and other community and commercial events.

Temporary and pop-up structures and services would be provided so that water, power and lighting could be integrated into the hard landscape to accommodate these uses.

The Masterplan goes on to suggest that landscaping should be improved where Greenhills meets Edinburgh Road, with Greenhills offering opportunities for picnics, play-parks, cyclists, John Muir Walkers and other outdoor community uses. Improved connected routes, John Muir Way and existing pathways enhanced with improved signage & lighting, linking communities and other routes through the Cockenzie site.



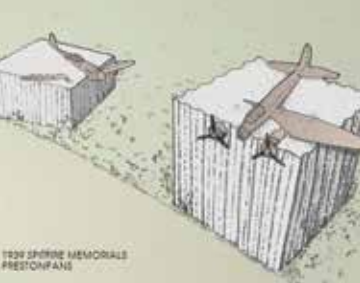
The importance of Greenhills to the health and wellbeing of our communities should not be underestimated.

It is a space that allows our children to run, cycle, play, picnic, sledge, putt, roll eggs and fly kites; for adults to enjoy similar activities; for sporting clubs to train, dogs to be walked, horses to ride, hands to be held, lips to be kissed, prams to be pushed.



Image: Micheal Palmer

It's a viewpoint for fireworks, a look-out point to Fife and ships in the Forth; a space for battlers to battle and for communities to come together.



Providing quality services in quality surroundings and selling quality products would bring in the crowds and boost the economy.

This is evidenced by the success of Archerfield. Their fairy trail and monthly street food cafes bring in families from near and far. Prestonpans, Cockenzie and Port Seton need a quality development which creates sustainable jobs and creates a sense of community identity.

Through the enhanced Greenhills landscape proposed by The Masterplan and the leisure, recreation and tourism opportunities on the existing footprint site in Zone 1, our new East Lothian destination will see a rocketing of visitors to both communities and County. Destination Cockenzie. Destination Prestonpans. The Gateway to East Lothian from our Capital City and beyond.

Our communities have a wealth of artistic talent that could be woven into the Cockenzie Tapestry.

- Andrew Crummy's '3 Women', standing atop of each of the 3 Greenhills, looking out to the Forth in contemplation - a part of our history and heritage, looking to the future;
- The monuments proposed by The Spitfire Project, a result of the work undertaken by the Coastal Regeneration Forum in 2010, paying tribute to the first air raid on the UK of World War 2 which took place in the skies above East Lothian and the Forth;
- We can build on the fishing heritage in both communities with seafood festivals and regular markets selling fresh, local produce and goods.
- Maybe even launch Cockenzie Cockles or lobsters with a breeding programme - creating jobs, attracting visitors, increasing footfall and generating income.

Greenhills, our community 'green lung'

The Cockenzie Masterplan, Zone 2 ‘The Energy Quarter’



ELC Cockenzie Masterplan

Power generation has to be included in the development of the site as a requirement of the Scottish Government's National Planning Framework 3 (NPF) policy. Although it is a legal requirement that energy is produced at Cockenzie, NPF, doesn't say exactly how this requirement should be met.

Inch Cape / Red Rock have applied to East Lothian Council for planning permission to locate a transformer building on part of the site of the old Cockenzie Power Station. This would allow cables from their off-shore wind farm to land at Cockenzie and from there, connect to the National Grid via the main transformer building on the South side of Edinburgh Road.



Inch Cape / Red Rock locating at Cockenzie would tick the NPF energy requirement on the Cockenzie site.

The Masterplan takes NPF into account in Zone 2 ‘The Energy Quarter,’ suggesting this could range from energy production to handling power from an off-shore location, to more passive energy types, and other uses associated with energy production.

This could include compounds for electrical switchgear and transformers and other equipment; maintenance, workshops and manufacturing; offices, headquarters facilities, apprenticeships in the energy sector and support uses such

as small local specialist retail and services such as cafes, shops and restaurants for local workers and other users.

The Cockenzie ‘Energy Quarter’ a home for Inch Cape

The Masterplan has taken on board the views of communities and stakeholders, by locating **Inch Cape** in The Energy Quarter, behind the existing transformer building.

This would allow Inch Cape / Red Rock to locate not only their transformer building at Cockenzie, but to also consider making Cockenzie home to their energy HQ. In turn, that would add to job creation and apprenticeship opportunities.



Another HQ that could be invited to consider Cockenzie as their home would be the Scottish Government’s **state owned Energy Company** - announced earlier this year.

With Cockenzie being included in the NPF for energy generation, it would make good sense for the Scottish Government to give this serious consideration.

A comparison may be drawn with the Energy Agency in Denmark, which administers energy and supply as well as climate change initiatives, employing 400 staff. This fits perfectly with the vision identified for Zone 2 and, if Scotland’s Energy Company is modelled similarly, the potential for around 400 jobs could be delivered through their presence in The Energy Quarter.

And, with innovation running throughout the Cockenzie site, 3d printing could be a perfect fit for Zone 2. This innovative technology could greatly reduce the need for the large scale shipping of components - sending a single electronic file instead of burning tonnes of fuel in order to get a product closer to its customers with massively reduced transport time and reduction in CO2 emissions, benefitting both environment and clients.



The Cockenzie Masterplan, Zone 3 ‘The Coal Store’



ELC Cockenzie Masterplan

Zone 3 in The Masterplan is the ‘power-house’ of the development.

An employment zone to bring jobs and apprenticeship opportunities, as well as the creation of a remarkable and unique landscape for a range of settings. From light industrial through to office and HQ potential.

Excess surface water is a reality and existing concern; The Masterplan addresses that issue by diverting excess surface water from the north of the site and reusing it as a valuable asset and visual commodity (SuDS), with the potential for outdoors recreation and water-based pursuits.



Parallels can be drawn with Edinburgh Park and Gogarburn in considering the value of quality landscaping in attracting investment and high quality development.

The Masterplan suggests that Zone 3, The Coal Plant, could be accessed from the ‘coal road’ the B6371 and that it could contain the highest density of employment uses as well as some of the most powerful landscape assets.

This could act as a catalyst, together with other site benefits such as good infrastructural connections, a local indigenous potential workforce and an attractive marine environment, for a really strong local employment area which would help to create a place with a full spectrum of assets, from landscape, jobs, recreation through to potential for a very high quality of life.’

The Masterplan, Section 8, page 62

In June 2018, The Edinburgh Evening News carried an article 'Business case for proposed new film studio very close' outlining how Creative Scotland were close to putting forward a business case to ministers for a new film studio in Scotland.

The studio would be separate to Wardpark Studio in Cumbernauld (*potentially looking at 100s of jobs and pumping 10s of millions of pounds into the local economy over the next two decades, Jim Logue, North Lanarkshire Council*) and separate to the proposed Pentland Studios near Straiton. A film studio could be a perfect fit for our Coal Store.

Cockenzie Innovation Hub – inspiring creativity

The Cockenzie site Energy Quarter and Coal Plant Powerhouse could provide an **'Innovation Hub'** for companies and individuals looking to set out in business or bring their business to a new level by creating a space that inspires them and encourages creativity.

This would provide an opportunity to invite new companies into the County and encourage the creation of new businesses—creating both jobs and apprenticeships. Not only a home for the software development industry (440 new tech start-ups were incorporated in Scotland in 2017, a 77% increase on the previous year), but also some of the more emerging technologies.

Data Centres: There is an ever increasing need for infrastructure to accommodate the modern world.

Micro brewery: (Scottish brewery industry doubled from 2010 to 2017), celebrating our Garden County - home to the best brewing and distilling barley in the world. Barley harvested from the Prestonpans Battlefields, SUDS waters recycled and used in the distilling process. Yes, another off the wall thought, but why not?

And while the proximity to highly populated residential areas may mean Cockenzie is not the best choice for Skyrora to test rocket engines, it could be home to component manufacturing for the space industry.

The Cockenzie Masterplan, Zone 4 ‘Battle of Prestonpans’



ELC Cockenzie Masterplan

The Masterplan advises that Zone 4 is not intended as a location for major development, but a landscape asset that retains and celebrates the battlefield site, allows access and maintains and improves the setting for the Waggonway and other local features.

Zone 4 represents the safeguarding of many of the landscape assets and will contribute significantly to its green nature and to the flow of the pathways and routes throughout the site. The Masterplan clearly identifies the significance of the battlefield site and important routes that run through it as being critical to the overall character of the Cockenzie site. The railway spur could be retained to serve the larger site.

The Battle of Prestonpans Heritage Trust

Have long held a vision that the fields remaining from the Battle of Prestonpans be retained as farmland and as a place for contemplation and remembrance. Welcoming to locals and tourists and ensuring the Battle of Prestonpans becomes a destination for those with an interest in history and heritage. The Trust applied for and were granted permission in 2014 to site two tables to honour the Fallen in the area believed to have been the site of The Thorntree.

It's interesting to think that we've all grown up with knowledge of the Battle of Prestonpans, but up until very recently, there was very little local or national recognition of the historic waggonway that runs through the remaining Battle of Prestonpans fields.





Parry People Mover
Stourbridge Town

That is changing thanks to the **1722 Waggonway Project**, created to interpret, preserve and enhance the waggonway route and associated industries and environments of Scotland's first railway, the 1722 Tranent to Cockenzie Waggonway.

The significance of the Zone 4 area has been recognised in The Masterplan not only in the importance of both Battle and Waggonway, but in the need for green space to balance the level of development proposed for Zones 1 - 3. The Masterplan identifies the need for a 'green lung' which will run down the West of the site, from the South to the coast with woodland and planting introduced to reinforce the existing green network and to enhance local wildlife habitats and routes.

The Masterplan suggests that the railway spur could be retained to serve the larger site or could revert to landscape if no longer required. The former line linked the coal plant with a siding just before Prestonpans Railway Station. This link could be beneficial to travellers from Edinburgh heading to new workplaces at Cockenzie, to students heading to a potential new campus, locals and tourists alike. It's a fairly short route and could well compete with the .8 of a mile (1.3km) Stourbridge Town Branch Line which is served by a Class 139 Parry People Mover.

All these ideas are food for thought, but demonstrate how the Masterplanners have listened and interpreted the ideas from communities and stakeholders alike.

Scotland, The Innovators

As a nation, Scotland has been globally recognised for her innovative and quite remarkable contribution to the world – technology, communication, transportation – the list goes on.

A democratic consultation process resulted in the East Lothian Council / Peter Brett Masterplan which captured the vision of communities and stakeholders on how to best utilise the Cockenzie site. The outcome is innovative thinking to create upwards of 3,200 jobs while retaining a harmonious balance between job creation, communities and environment. Reaping Rewards while Nurturing Nature.

Through the parcel of land at Cockenzie, our Communities, County and Country have the opportunity to contribute to national innovation.

The Masterplan evidences that our communities and stakeholders believe we have what it takes to join John Logie Baird, Alexander Graham Bell, Alexander Fleming, John Boyd Dunlop, John Napier, Thomas Telford – a few of our earliest innovators.

**We too are visionary, innovative and creative.
We need to work to encourage our Council to believe that too.**

The Cockenzie Masterplan is ambitious – ambitious in terms of maximising the economic benefits and job potential of the site – creating options, priorities and a preferred masterplan that builds upon the site's existing assets with the greatest economic and social impact creating the environment and opportunities that will support a flourishing economy and help build a prosperous, safe and sustainable location.

Cockenzie Masterplan Report, part 1

Community Orchard

Battle Orchard Community Greenspace Community Asset

- Established by Prestonlinks Woodland Group in 2008. ELC Ranger Services, local folk, volunteers & school children participated.
- Grant aided by BBC Breathing Spaces
- Trees selected were heritage varieties that would have grown in the area in 1745, hence 'battle orchard'
- Heritage trees sourced from as far afield as Isle of Wight nursery which had taken possession of East Lothian rootstock.
- Planting inside boundary fence as well as outside.
- Double avenue of apples was to end with an open space with a Thorntree planted.
- Smaller second orchard with wild flowers planted behind transformer building, but sadly destroyed
- Walked & enjoyed by many, daily.
- Roe deer, hares, barn owl, sparrowhawk, thrushes, and all other birds common to the area.
- orchids and wide variety of butterflies and bees.



The Community Orchard - for the benefit and enjoyment of the communities bordering the Cockenzie site.

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