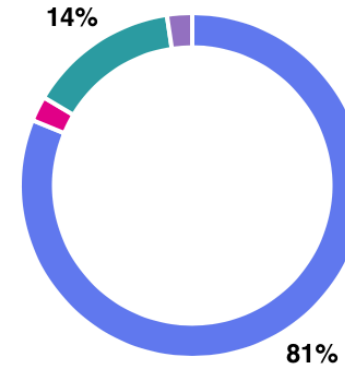


Saltoun's Future - Housing Development Survey

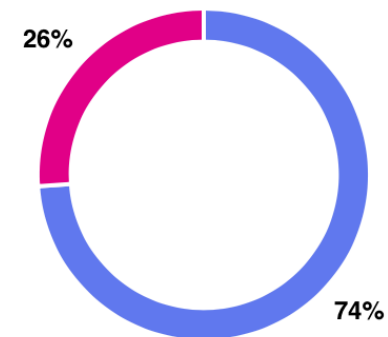
1. Where is the location of your home?

● East Saltoun	69
● West Saltoun	2
● Surrounding area	12
● Prefer not to say	2



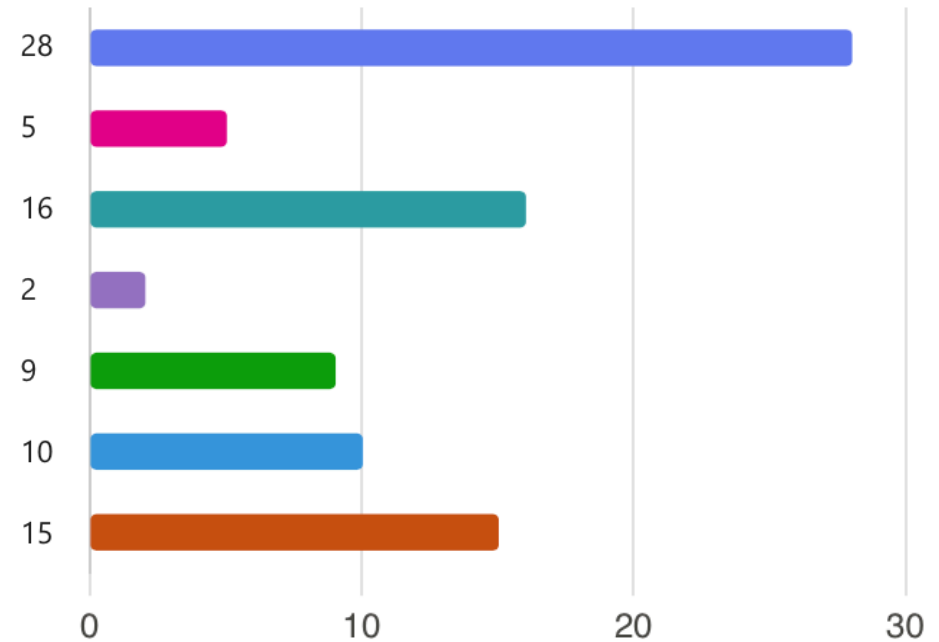
2. What best describes the location of your home in East Saltoun?

● My home is on the edge of the village and / or has views over the fields	51
● My home is without views over fields	18



3. What statement **best describes your feelings** about new residential development on the edges of East Saltoun?

- I **do not want any new buildings** anywhere around the edges of the village under any circumstances.
- I am particularly **concerned about the impact on my own home** and do not want the views from it to change.
- I am principally concerned that **new buildings will change the character of the conservation village**, but less concerned about the impact on my own home.
- I **do not have a strong view** about new houses.
- I am **concerned about my own home, but would accept nearby new development if it was well designed**, attractive and in keeping with the character of the village.
- I think new houses, that maintain the character of the village, will **on balance be a benefit to life in the village**.
- As long as the character of the village is maintained, the **opportunity to get a developer to invest in new village facilities and amenities** makes me very positive about the idea of new development.



4. Please **indicate your response** to the following statements about new residential development on the edges of East S
 altoun from your own personal perspective.

[M](#)

● Strongly disagree ● Disagree ● Neutral ● Agree ● Strongly agree

I fear losing views of the landscape from my home

I don't want new buildings to be near my home

The character of the conservation village will change for the worse

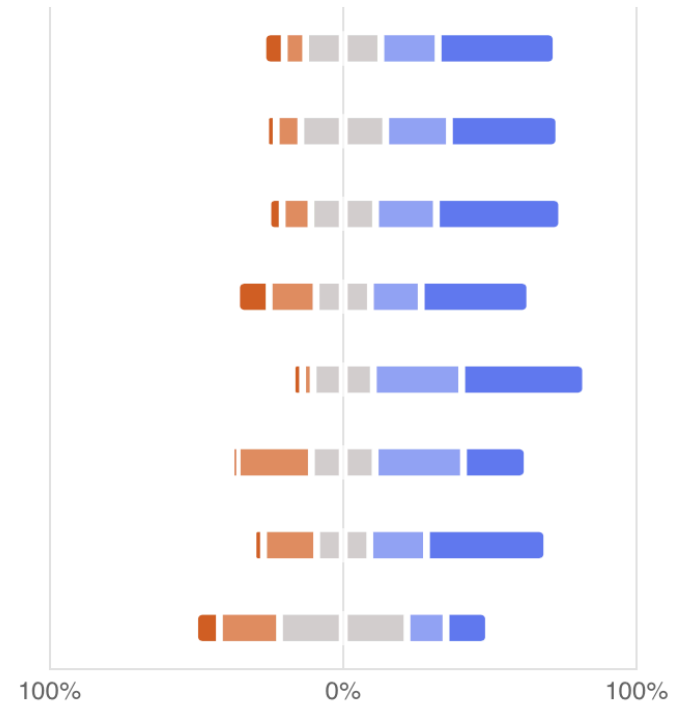
The village will become too big

Building works will continue for many years

New developments are always unattractive

Additional residents will bring too much traffic

New buildings will decrease the value of my home



5. Thinking about the possibility of new development in East Saltoun, please drag the boxes below to rank **the importance of these statements to you**, putting your most important issue at the top: [Mc](#)

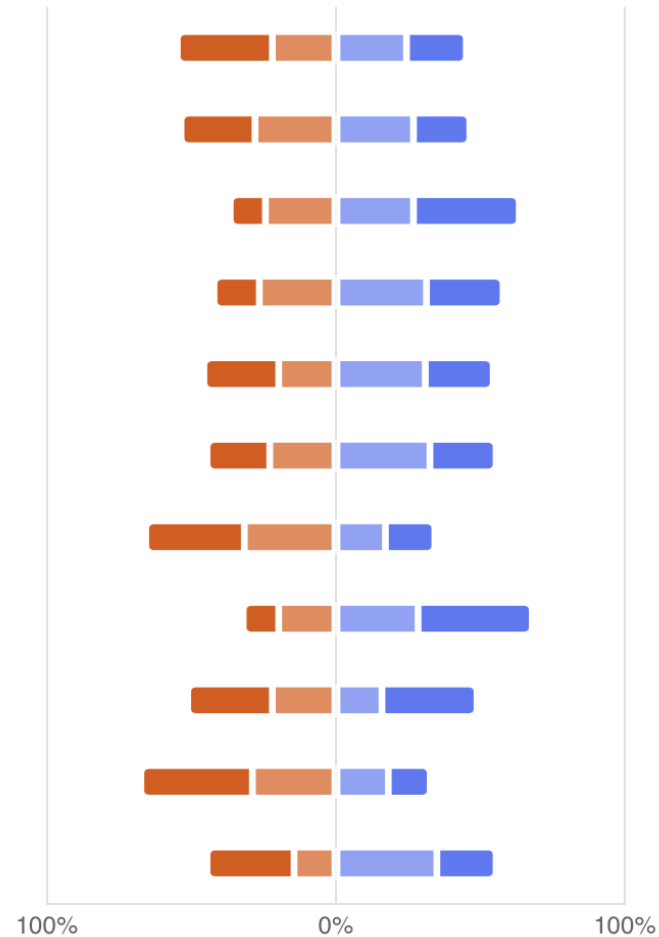


6. If new homes are going to be built in the area, for each of the following suggestions, to what extent **do you feel they would improve the outcome?**

[Mo](#)

- This would provide no benefit
- This might provide a small improvement
- A good idea and would make a meaningful improvement
- This is essential to enable me to support any development

- Creating meaningful green space between new and existing houses
- Planting trees and shrubs so that existing houses do not look directly on to new ones
- New houses are built in keeping with the style of existing buildings
- All new houses are individually styled so that there was no new 'housing estate'
- New houses are built downhill from existing houses to preserve views over the landscape
- New buildings are made from stone and wood to match the older buildings in the village
- New buildings are limited to one storey
- Small groups of new buildings are prioritised over large uniform designs
- Improved traffic calming measures are installed in the village
- Electric car charge points are installed in the village
- Sustainability features integrated into new buildings materially exceed required minimums



7. What potential benefits **do you think** the community should look for if there is new residential construction?

[M](#)

● Strongly disagree ● Disagree ● Neutral ● Agree ● Strongly agree

Support for the school / nursery to reopen

Support for the Village Hall

Improvement in bus connections

More recreation space

Support for a shop

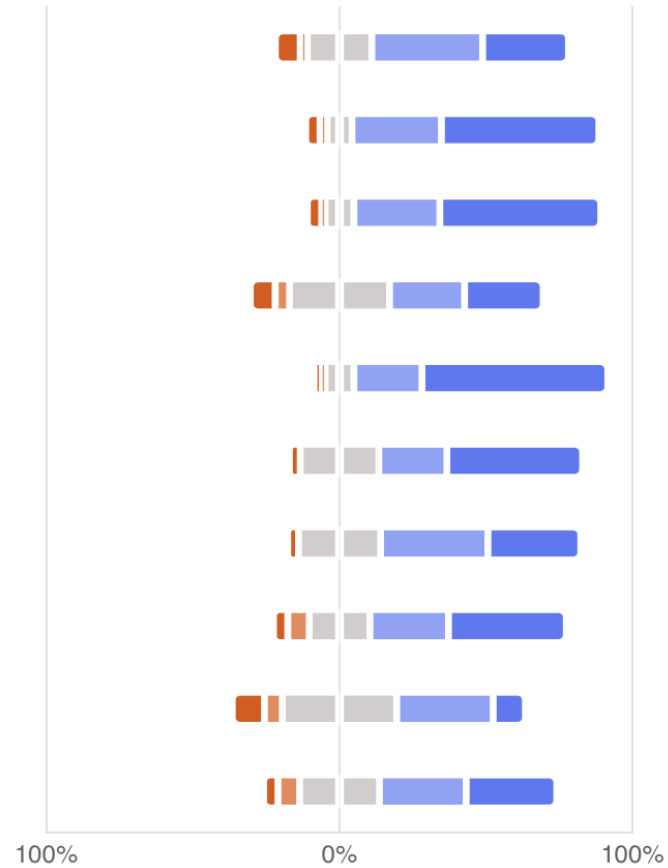
Support for a café

More community events

Creation of walking / cycling path network

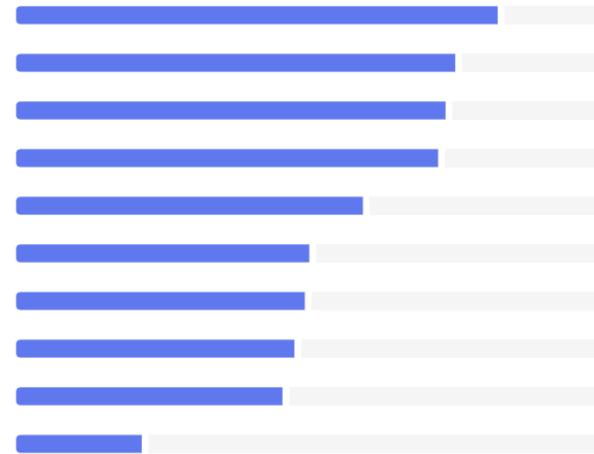
Additional space for businesses (office or workshop)

Community sustainability projects (e.g. community heat & power)



8. There are potential benefits to having more people in the village. Rank the following in the order that is **most important to you**. [More](#)

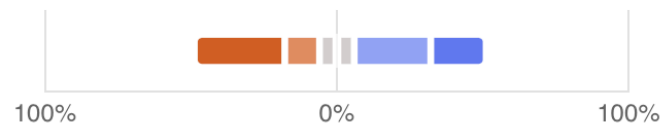
- 1 Support for the village Hall in East Saltoun
- 2 Support for a (grocery) shop in East Saltoun
- 3 Improvement in bus connections
- 4 Support to reopen the school & nursery
- 5 Support for a village café in East Saltoun
- 6 More walking & cycle paths connecting with other villages
- 7 Community sustainability (e.g. community heat & power projects)
- 8 Additional / improved recreation space / playparks
- 9 More community events in the village hall and elsewhere
- 10 Potential to add space for businesses (office or workshop)



9. Having thought about the potential impact **as you see it** that any new residential development would create, to what extent would you agree with the following statement? [More](#)

- Strongly Disagree
- Disagree a little
- Neutral
- Agree a little
- Strongly agree

I would be willing to support new residential development on the edge(s) of East Saltoun that is in keeping with the character of th...

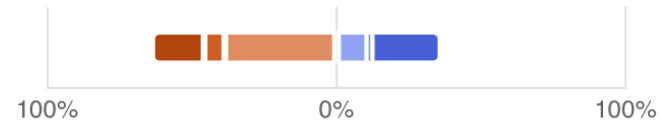


10. Do you think the addition of new properties will change the value of your home?

[More](#)

- Decrease a lot
- Decrease a little
- Remain unchanged
- Increase a little
- Increase a lot
- I don't know / this is not important to me

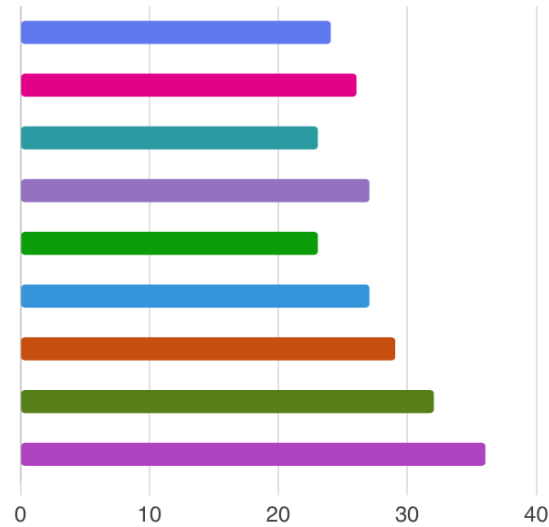
Once any new development is complete I think the value of my home will...





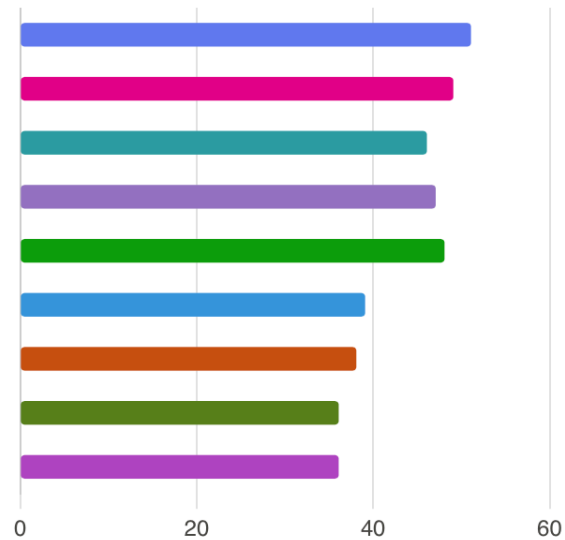
11. If there was to be new residential development on the edges of the village, **where do you think** it should be located? Looking at the map, please select all the relevant areas in the boxes below.

- Area A 24
- Area B 26
- Area C 23
- Area D 27
- Area E 23
- Area F 27
- Area G 29
- Area H 32
- Area J 36



12. Contrasting with the above question, if there was to be new residential development on the edges of the village, **where do you NOT think it should be located?** Looking at the map, please select all the relevant areas in the boxes below.

- Not in Area A 51
- Not in Area B 49
- Not in Area C 46
- Not in Area D 47
- Not in Area E 48
- Not in Area F 39
- Not in Area G 38
- Not in Area H 36
- Not in Area J 36



13. If you would like to leave any specific comments about locations, to enrich your responses to Q12 and Q13, please do so here. Please also add any comments about other locations in East or West Saltoun or the surrounding area that might be suitable for development.

The approach and long views to the village would be impacted most by residential development in front of the church D E

For question 3 - the final option (developer offering improved services) I think it a disingenuous option to put here as no offer of this has been made by the landowner HFEL. I worry that community members pick this thinking that these options are actually on the table. Also the 'very positive' in this final statement for Q3 is odd!

Questions 7, 11 and 12 are weighted such that the sum may be more in favour than real support by means of the questions themselves being faulty. This is bad statistics and these questions should be discarded.

It may be easier to manage infrastructure to the top of the village as I understand the plumbing/waste pipes drawing effluent away from Burnet Crescent were already under pressure.

I have chosen areas in Q12 and 13 which I think would preserve some of the views on the approaches to East Saltoun and have least impact on the existing houses.

Site F has already been discounted by ELC and the Scottish Reporter as being unsuitable for development. When development was first brought up (in approx 2015), it felt very much like this location was pushed so the development was away from the more expensive houses in the village. Site A would obliterate any views from that end of the village. Site J is far too far away from the village and would constitute essentially another, separate village. Bit pointless. Site E would obliterate the best views in the village.

Area J is the only area that should have any development on it if at all. This zone is the only one where there will be zero impact to any existing village houses with views. This would maintain the integrity of the conservation zone around the village.

The Scottish Government Reporter found particularly the infrastructure of roads, bus services, power line [difficult to put underground] all amounted to the proposition of houses built in area H not possible.

East Lothian is becoming a hideous mass of soulless housing schemes. The word development is not accurate. Spoil, ruin or wreck might be better. If they build behind houses then the village won't look very different, but that doesn't help the people who enjoy living really by a field. There is no way to make everyone happy but killing the poppy fields by the church in area E and D are the very saddest options

Development was already rejected in area H by the Scottish Government reporter, not only for its location but also the size and impact on local roads. Since then nothing has changed except guidelines for development more than 20 minutes away from the main A1 corridor is not allowed. This, plus the status of East Saltoun as a conservation village, makes development on a large scale totally inappropriate, and would almost certainly be turned down again, if East Lothian Council wish to put it in the Development plan for a second time.

Don't think there will ever be a new shop regardless how many new houses are built. No need for additional buses, as not many people use them as it is.

Plot C would be fine for development if it is included in a meaningful plan for redeveloping the hall with a view to raising funds to pay for a new hall in the same location. If a sale of Plot C is not required to do that then it should be retained as a valuable green space for recreation. I am against development at the top end of the village largely because of the increased traffic that would inevitably use the Petersmuir road. That road is already abused with heavy plant etc and speeding.

Don't put it in a b or c it would look ugly and improper

Areas J and H are the only viable options to maintain village character and lessen potential traffic issues.

I find the questionnaire difficult and leading. There is an emphasis on the potential adverse effects on development and asking me to rank them even though I consider these are outweighed by the positive impacts. I don't want to rank things that I consider less important than the positives. No-one is putting forward a solution to fund a new village hall other than fund raising contribution from development. Likewise I can't see how the school/grocery shop will become viable without more residents? Houses in villages of ageing populations with no community facilities are less marketable/valuable.

I am opposed to any new developments. I do not feel it enriches the small, community we have here.

The approach to the village from Pencaitland is such a feature and part of the historical character of the village. To change that and change the view of the Church as you drive towards the village would be so very sad. If there are to be new houses they should be on a single side of an existing road and extend that road further so as to not change the views of anyone already living in the village.

The view of East Saltoun, with the church spire and small number of houses grouped round about is unique. It would be lost forever were new houses to be built in the fields below.

New housing in area H. was rejected by the Scottish Reporter in the first LDP for reasons that it would change the character of our Conservation village (area H also happens to be the highest point in the village making any new development visible from far and wide. Nothing has changed since LDP1. I do not want houses built anywhere in the village. Asking us to choose sites for development will only cause the village to become fragmented and create a NIMBY situation; no one wants new builds to destroy the peace and quiet of our village.

Area H & J were subject to appraisal in the previous LDP and dismissed by the Reporter. The Reporter stated 'the proposal may have significant impacts on the character of the village and on the conservation area'. Additionally these two areas are in the most elevated position in the village therefore the most exposed to weather and most visible. Furthermore it is prime agricultural land. Currently the village benefits from a reasonable 'dark sky' environment. Development would increase the light pollution.

You have left out the houses on hall terrace which invalidates these questions and does not reflect the true impact on the village.

People have moved to this village as it is a conservation one. They should not be penalised and lose their views . Area J would have little or no impact on any views to existing villagers. This is the only location that I would reluctantly support

No new housing development at all . Only allowing in the hall playing field to allow monies for a new hall build , area J has no impact on any current residents views from their homes

At this stage some of these questions are difficult to answer given the speculative nature. As a newcomer to the village what attracted us here was the rural aspect and the associated benefits of this. We need to ensure that any future development of the village does not give the greenlight to developers/East Lothian Council to develop the village beyond recognition whilst providing the current residents with little benefit. It is fundamental that any development contributes significantly to the village in terms of infrastructure and opportunities. Providing new housing with no community benefit and improved infrastructure should not be an option.

Area C might have less impact on the village as a whole and small enough to be unattractive to a large builder. A number of small scale developments would be preferable to a single larger development. We would not in principle be in favour of building on prime agricultural land though G does 'round off' that corner.

A modest number of new houses in East Saltoun, in small groups or gap plots e.g. garage site or a portion of the village hall grounds, would be acceptable. But not large numbers surrounding the village.

I think developing the already playing field etc. beside the village hall would be wrong because not only is this already used by the community re events and personal recreation, this area is already used by the village hall, as an extension to playgroup space and also gives the option to create playground space for the school (as it most successfully did in the past) plus, this well tended area of grass, is also able to be used for the school's sports days in the same way as the neighbouring village hall used to also be used for PE and concerts organised by the school, therefore giving the pupils more space to perform to parents.

Any new development should be close to a railway line to Edinburgh and it would make a lot more sense to reopen the line to Pencaitland and build any new development close by. This would be the 'green' option, in my view. Pencaitland has far more facilities than East Saltoun.

Mix of private / local authority (or similar) housing available at all or only some (or any) of these locations? or are all assumed to be intended as private as some local authority housing is required to provide some alternative lower cost options for potential future families of existing residents

Areas A and E are near existing play areas/school/playing fields, and attached to developments added to the village from 1960s onwards. New building would be more aligned with their architectural styles than those in G, H and J. Developments on B and D would considerably alter the main approach to the village and they are also further from amenities. Most younger people live in the outer areas and newcomers will potentially have younger children or young people.

I do not support the use of top grade agricultural land for the building of homes.

I do not support any development.

The old garage area is ripe for development

14. If you feel that you have not been able to express your views adequately through the survey questions, please make additional comments in the box below.

Small pockets of development would work well with the size of the village however development of whole fields as residential would irreparably affect the character of the village. The current planning framework is not nuanced enough to cater for the well designed proposal that FLA produced.

This survey does not consider the actual issues of housing development in East Saltoun. Q11 feels like it has been designed in collaboration with HFEL.

Fewer and fewer areas in East Lothian conserve traditional villages and landscapes, and there appears to have been a marked decrease in wildlife in recent years. This is one of the few areas near the capital that provides true nature refuge and an example of historic Scottish architecture. New building projects would do irreparable harm not only to this village but also to future generations access to unspoilt nature and connection to history. The profit of a few landowners, who acquired their land well knowing it had no building consent, should not be allowed to trump the historic value of this location for all others who own and use this area, nor for future generations.

It's all very well to talk about improvements to amenities etc due to new housing development but unless the development is linked to specific, firm, guaranteed requirements for a developer to meet as part of the land sale/planning permission then it's just pie in the sky. HFE talked about benefits to the village but admitted that they couldn't actually meet this as it entirely depended on the developer to which the land was sold. HFE talked about reopening the village shop but the current premises is owned by ELC so they wouldn't have been able to actually do this. Vague promises were made regarding rebuilding the village hall (and a plot with no sewage, water or power offered) but again, pie in the sky. It's talking about vague possible benefits balanced against completely changing the character of the village.

I do not believe that new houses would be any benefit to the village. The closest Dr office is in Ormiston and they are full so where are all these new houses going to register for a medical practice? I was told by a practice in haddington that I was outside their district. This is just one if many issues with building new homes.

We need to get the school back open and they only way to do that is increase demand by building new houses

The survey implied consent to the idea of housebuilding. This is not necessarily the case for me personally

I worry about the wording of these forms. Multiple choice is fine until the answers are looked at out of context when many questions could be seen to be leading, especially in the order of importance questions which you can't opt out of otherwise they just get submitted in the order they are presented.

I feel that some of your questions were implying acceptance of the need for future development. This is an entirely false premise designed to engineer responses that would falsely indicate support. I am very concerned that this will give a false impression of consent for future development. Each question, for example, makes a statement, which we are not given the option to disagree . I do NOT think more people in the village is a good idea, the position of East Saltoun, with poor road connections is not going to change. ELC can make it's quota of housing easily in extending the huge developments that are already under construction or planned. The open spaces and walks are already there and enjoyed, there is no need for development to create what is already there. A village shop will not be viable, unlike Humble, because we are within 15 minutes of Haddington, and shopping habits have changed in the last 10 years. The birth rate is declining and ELC have already taken the decision to move children to Pencaitland. The primary reason why there is pressure for development in East Saltoun is the land owners desire to change the use of prime agricultural land and make a tidy profit. They have no interest in promoting East Saltoun, other than a source of income.

In the last forty year East Saltoun has changed dramatically, e.g. Smiddy cottage when there was none, dryden cottages, three additional new houses to the South East Humble Rd (don't know names of houses), Byre Court, conversion of the old farm buildings, Frank Fiddes house, The Glebe and Burnet Crescent, all built within the last forty fifty year, were and when does it stop ?.

I am broadly agreeable to housing development which is tasteful, in keeping with the current architectural vernacular and which is spread around the village (rather than one estate) provided it brings enhanced facilities and an overall view is taken of the future of the village at the same time. There should also be a mixture of builds including appropriate single storey, small units suitable for the elderly and some affordable housing. I am also concerned that the current sewage system is apparently at capacity (I am told) and there has been no discussion about that. I stopped fishing on the Tyne a few years ago because of the visible pollution at the outfall. My main concern is that we don't end up looking like Blindwells (rather than Longniddry Village).



See above. I was frustrated the questionnaire forced me to rank statements I didn't agree with.

Experience tells me that in East Lothian transport running from east to west and vice versa, both bus and train is reasonable and hugely better than transport running from north to south and vice versa. In East Saltoun the bus takes one to Haddington. We live 18 miles from Edinburgh but there are no buses from the village and if one wishes to take a bus from Pencaitland which takes at least 90 minutes by what means does one get there? By car is the answer. It is far too dangerous to walk along the road to Pencaitland, which has no pavement. Integration of transport never seems to be considered. Where are the buses to link up with the arrival of trains at railway stations? No, one must drive to the railway stations. Some car parks are full causing another problem.

i feel there are no potential benefits to more people in village question 8 therefore i have not adjusted any of the answers they do not reflect my opinion

1. The fields that surround East Saltoun are some of the most fertile in East Lothian and should stay that way. 2. If we start changing the nature of our Conservation villages, there will be no villages left for future generations to choose as their home.

I have intentionally ignored any questions relating to potential development as I do not believe any development should take place. Asking landowners to submit land for development is not effective planning. Of course landowners will submit land purely on a profit making basis. East Saltoun is in a less accessible location in regional terms than many other East Lothian settlements and has a limited range of local facilities and services. Therefore development would not be focusing development in the most accessible and sustainable locations. East Saltoun has limited access to public transport and any development would lead to an increase in car-based journeys and resultant greenhouse gas emissions.

Preference would be to have no new houses in an expansive development at all

Although I have completed questions 7 & 8, I feel strongly that some of these things such as having a village shop, cafe, community events, use of the village hall and bus connection etc, can be done without having to have a new housing development. The transport infrastructure should be maintained by the ELC and the village shop lease is the Council's responsibility to the community, rather than giving the lease to a shop which sells lotions and potions, as we currently have. The sewage drainage infrastructure is bad in the village with all the sewage currently going into the large septic tank and then discharging into the River Tyne. Until this is rectified there is now way any more houses should be build ANYWHERE in this village or the surrounding area.

I feel VERY strongly that Saltoun Primary School should definitely NOT have been mothballed, let alone be suggested for potential closure, as I explained in one of your previous surveys. In the future, I believe that new housing would add to the requirement for a village school, as well as other village amenities, not forgetting Saltoun Church.

Bringing more people out into the countryside and developing houses on prime agricultural land is just not sustainable practice. The infrastructure is inadequate in small East Lothian villages. Pencaitland and Tranent are nearer the A1 and A68 and should take preference if there has to be expansion.

Benefits from new housing - if more business space included and walking/cycling network developed, then there is a rationale for support of a cafe/shop. If not developed, residents will continue to shop or buy coffees elsewhere.

Personally while I completely accept the need for new homes in both urban and rural areas. I do not support the use of top grade agricultural land for housing development. For me this does not make sense when we are trying to reduce our imports / make the most of what we can grow locally. For me to support such a development there would need to be a very clear plan on how to make the development carbon neutral. How to increase the carbon neutrality of the community as a whole. Green energy, making it possible for people to use public transport/ walk or cycle locally, increasing the biodiversity in other local areas, planting more woods on less productive farm land, farming less animals etc. I would want to see a project that was about providing good quality housing. I would love it if part of the development was given to the local authority for local authority rent. While I accept and share the loss people feel for the school and shop, I don't think having a larger village solves these issues. Local / small shops are struggling across the country. Likewise communities are changing and developing in new ways. I think Humble Hub appears to be a good model as a customer- but how easy it is to make a living in this way I'm not sure. Equally I'm not sure there is room for another hub. In my view it is better to accept these days of local shops are gone and focus on other ways to develop community. Likewise, in my view the school is lost and I can't see it returning. I think it is better to focus energy on other community activities for children or cross generational activities. I found this survey frustrating. I felt like I was being forced to express myself in a way that doesn't fit how I feel and now they are going to be put into a pie chart representing how the community feels when actually it's how they answered the questions asks.

Question 7 isn't very well designed. There is no guarantee any of those things would happen should new development happen. The number of houses needed for those things to become reality are close to the number HfE envisages and this village should not be subjected to that.

I have a big concern about the extra traffic that will ensue. It can be assumed that each property will have to own at least one car. What about the environmental impact? Noise increase for our own and surrounding properties situated near or on the road. Safety for pedestrians and cyclists. Lack of passing points for cyclists (many groups of cyclists on the cycle route). Environmental concerns to local nature. Additional delivery traffic - online shopping.

16. Please select your age group

● Under 18	1
● 18-25	0
● 26-45	24
● 46-65	32
● 66-85	26
● Over 85	0
● Prefer not to say	2

