

INTRODUCTION

Welcome to this public exhibition for a new residential development at the former Edenhall Hospital site in Musselburgh.

The site is allocated within East Lothian Council's Local Development Plan for housing (MH5) and is being promoted through the planning process by Dundas Estates.

A new Proposal of Application Notice (PoAN) was submitted in July 2026. In accordance with the Planning Regulations there will be two public events. The purpose of the first event is to enable the local community to influence the proposals and input to the design of the layout and development. You can do this by discussing your ideas with members of the design team and by visiting our website at:

www.dundas.co.uk/whats-on/events/edenhall

Your ideas and comments will be taken into account as the proposals evolve and which we will then present at the second event to take place in October 2026. All feedback is then collated within a Pre - Application Consultation (PAC) report which is submitted to the local authority in support of the application.

SITE LOCATION

The site is located on the southern edge of the existing town of Musselburgh. It is situated to the east of Inveresk and just to the north of the existing east coast railway line. It is also close to the A1 which connects Musselburgh with Edinburgh and the rest of East Lothian.

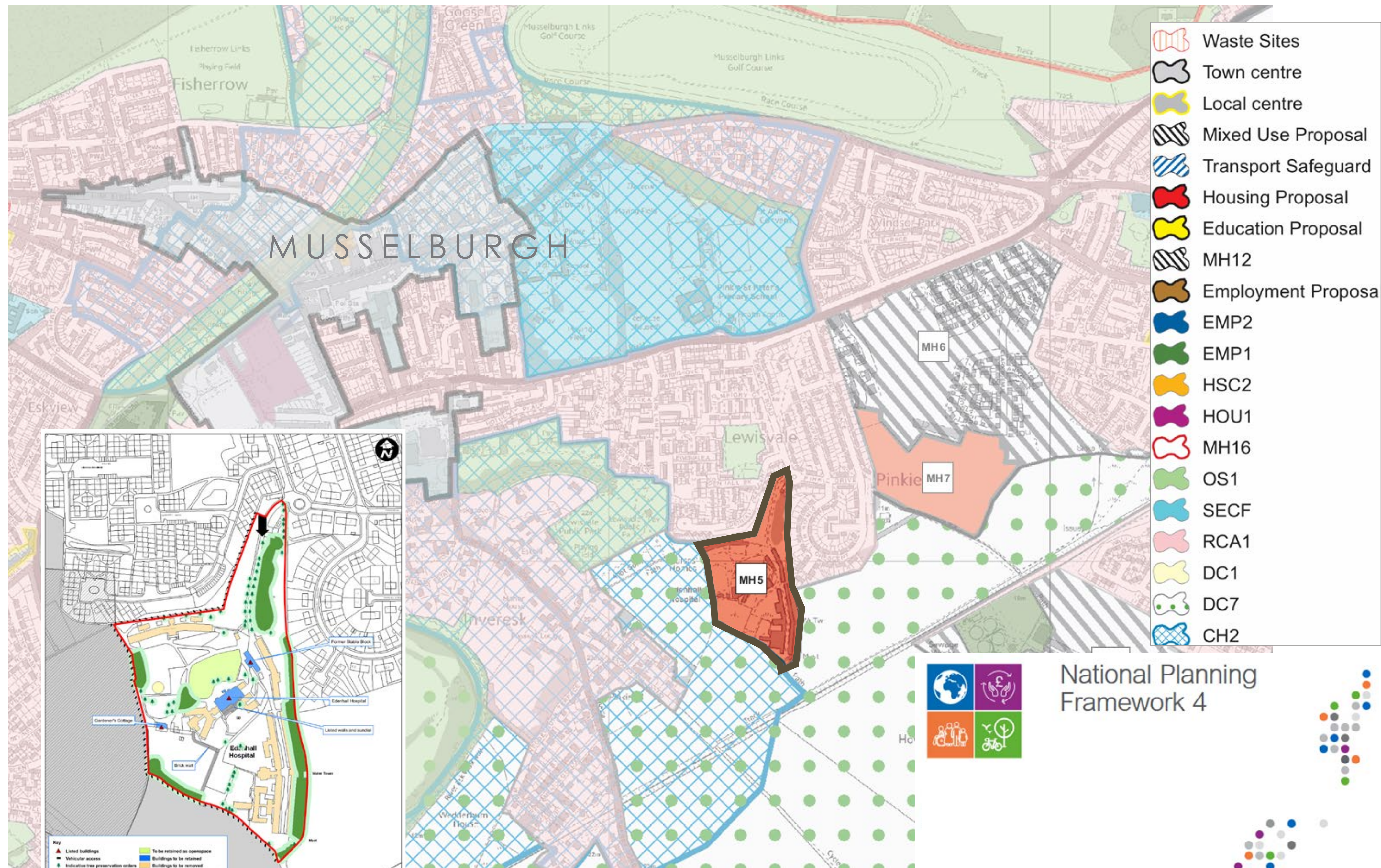
It is accessed from Edenhall Road to the north of the site. It is surrounded by existing houses to the north, east and west.



EXISTING CATEGORY C-LISTED BUILDING - PINKIEBURN HOUSE



LOCAL DEVELOPMENT PLAN



Local Development Plan

The site is allocated within the adopted East Lothian Local Development Plan (LDP) 2018.

PROP MH5 : Former Edenhall Hospital Site, Musselburgh

Land at the former Edenhall Hospital site is allocated for a residential development of circa 100 homes. Any development proposals for the site must include a comprehensive masterplan for the entire allocated site that integrates development with the surroundings. Any development here is subject to the mitigation of any development related impacts, including on a proportionate basis for any cumulative impacts with other proposals including on the transport network, on education and community facilities, and on air quality as appropriate.

The design and layout of the site will also take into account local and national design guidance such as:

Design Standards for New Housing Areas (ELC)

Creating Places

National Planning Framework 4 (NPF4)

Creating Places identifies six qualities of successful places:

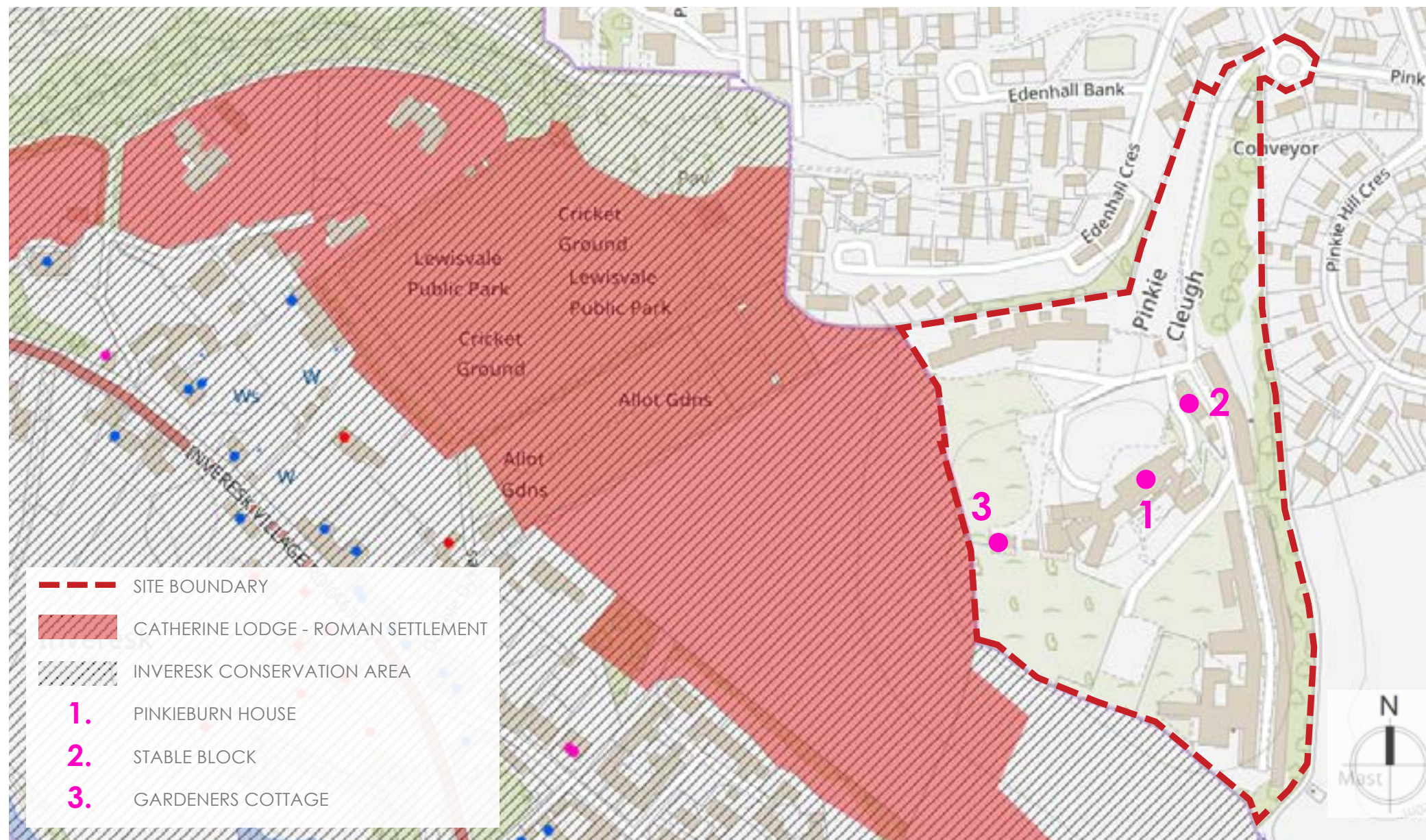
- distinctive;
- safe and pleasant;
- easy to move around;
- welcoming;
- adaptable; and
- resource efficient



National Planning Framework 4



CONSTRAINTS + OPPORTUNITIES

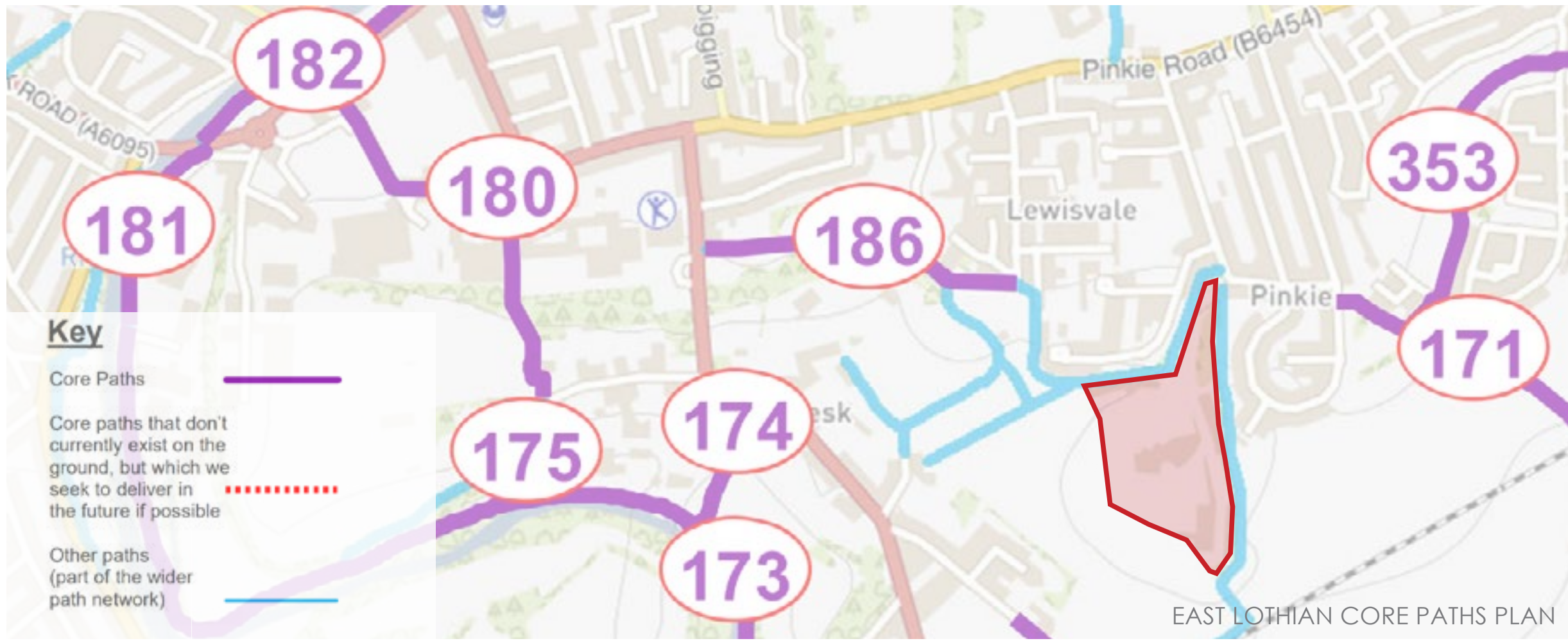


Heritage

The historical map shows the site sitting to the east of the historical village of Inveresk. Pinkieburn House and the associated Stables Block are visible on the map and date back to 1826. The Gardeners Cottage is thought to have been built around 1894-1899. The avenue leading into the site from the north is shown lined with trees.

The railway line is illustrated and the potential site of the Battle of Pinkie in 1547 is annotated to the south east. The site also lies to the east of an old Roman Settlement and the Inveresk Conservation Area.

The 3 category C-listed buildings within the site are to be retained as part of the proposals. The listings also mention the Ornamental Garden, Walls, Sundial and Entrance Gatepiers.



Biodiversity

The new development will require the provision of a SUDS basin to deal with all surface water within the site. This presents opportunities to improve the biodiversity of the site. Existing hedgrows and tree planting will also be enhanced.

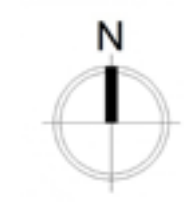
Connectivity

The development of the site creates an opportunity to extend the local footpath and cycle network through the new neighbourhood.

These new paths could be taken through open spaces within the new neighbourhood. Moving paths away from existing roads would help to make the network safer and more attractive.

The site is also well placed to take advantage of surrounding local amenities and existing public transport network. All within 20 minutes walk of the site and in accordance with the requirements of NPF4.





WHAT HAPPENS NEXT ?



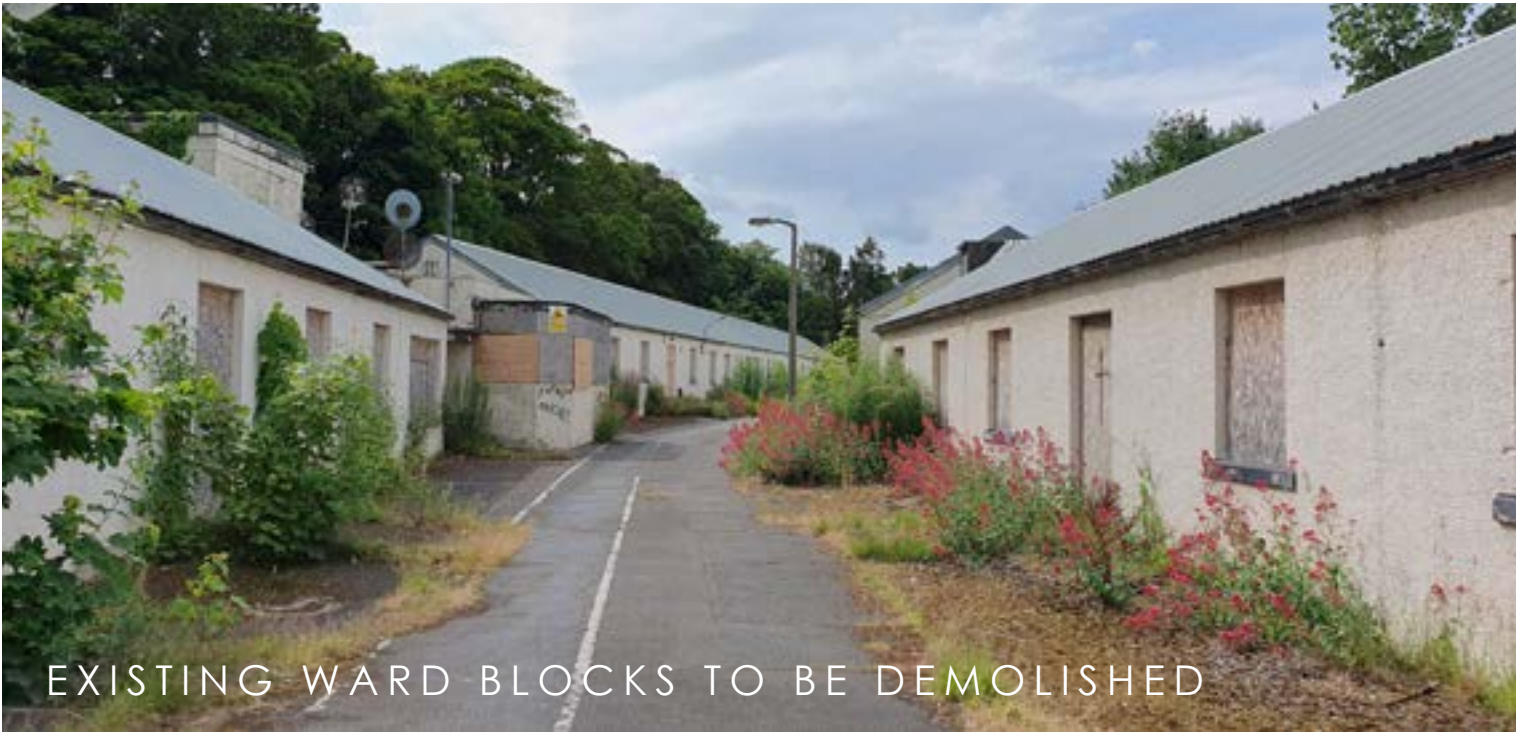
EXISTING ACCESS ROAD



EXISTING C-LISTED STABLES BLOCK



EXISTING C-LISTED GARDENERS COTTAGE



EXISTING WARD BLOCKS TO BE DEMOLISHED



EXISTING FLY TIPPING ON THE SITE

Have your say

You are invited to comment on the proposals by speaking to members of the design team and by visiting our website at:

www.dundas.co.uk/whats-on/events/edenhall

You can also view the presentation boards on the website and fill out the associated comments box.

Alternatively, you can send your comments to us using the contact details provided below:

Dundas Estates & Development Co. Ltd
Alderstone House
MacMillan Road
Livingston
EH54 7AW

Email: mikeandrews@dundas.co.uk

Please provide any feedback by the end of September 2026.

What Happens Next?

There will be another community event on the 8th of October 2026 where updated plans will be presented, taking into account feedback from the first event.

After the second event we will collate all the comments received and consider any amendments within the design ahead of submitting a formal planning application for the site to East Lothian Council. The application will likely be submitted later in 2026.



POTENTIAL HOUSE TYPES

