



APPLICATION FOR PLANNING PERMISSION 22/00848/DPP FOR THE ERECTION OF 395 DWELLINGS, FORMATION OF ACCESS ROAD, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS AT LAND EAST AND NORTH EAST OF AUCHENDINNY, THE BRAE, AUCHENDINNY, PENICUIK

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the erection of 395 dwellings, formation of access road, car parking, landscaping and associated works on land east/north east of Auchendinny, The Brae, Auchendinny, Penicuik.**
- 1.2 There have been 164 representations and consultation responses from Scottish Water, Historic Environment Scotland, The Woodland Trust, Roslin and Bilston Community Council, the Council's Archaeological Advisor, the Council's Ecological Advisor (TWIC), the Council's Senior Manager Neighbourhood Services (Roads), the Council's Senior Manager Neighbourhood Services (Flood Officer), the Council's Land Resources Manager, the Council's Senior Manager Protective Services and the Council's Education Executive Business Manager.**
- 1.3 The relevant development plan policies are policies 1, 2, 3, 4, 6, 7, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, and 31 of the National Planning Framework 4 (NPF4) and policies STRAT3, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN2, TRAN5, IT1, RD1, ENV2, ENV4, ENV7, ENV8, ENV9, ENV10, ENV11, ENV14, ENV15, ENV17, ENV23, ENV24, ENV25, NRG6, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017 (MLDP).**
- 1.4 The recommendation is to grant planning permission subject to conditions and the applicant entering into a planning obligation to secure contributions towards necessary infrastructure and the provision of affordable housing.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 The site is located on the eastern/north eastern fringes of Auchendinny, near Penicuik. It is bound to the west by The Brae (B7026) and residential properties located on Firth Crescent, Firth Road and The Brae.
- 2.2 Directly to the north and north east of the site lies an unclassified road, with the former Oatslie Landfill and agricultural fields beyond. A single residential property (Lee Lodge) is also located along the site's northeastern boundary. The River North Esk Valley and associated woodland bounds part of the site to the south and southeast. In addition, a number of residential properties are located along parts of the southern boundary (including Small Steps Cottage, Sandia, Firth View Firth lodge and others within the same hamlet).
- 2.3 The site comprises an irregular shaped parcel of land measuring 27.8 hectares. The site slopes from the north to the south west and south east towards the nearby River North Esk Valley. It contains a series of former agricultural fields and a former golf driving range (now demolished). It also contains a series of overhead (and underground) high voltage electricity cables with associated pylons.
- 2.4 Firth Road bisects the south western part of the site, splitting the site into two parcels of land. This road also contains associated footpath links, linking the site to the existing hamlet to the south. A footpath is located along The Brae to the west of the site. An unclassified road runs along the north and north east of the site.
- 2.5 The site is allocated as a strategic housing land allocation within the Midlothian Local Development Plan (Site Hs20 - Auchendinny).
- 2.6 The existing built form within Auchendinny is varied, ranging from single storey bungalows along The Brae, two-storey Victorian properties and two-storey 1950s/1960s post-war houses and flats.

3 PROPOSAL

- 3.1 Detailed planning permission is sought for 395 residential dwellings with associated roads, landscaping, open space, footpath/cycle ways, a sustainable urban drainage system (SUDS) and other associated works.
- 3.2 The overall Masterplan includes the provision of the following:
 - 395 residential units over three phases (including affordable housing within each phase).
 - Formation of one new primary vehicular access within the north western corner of the site to The Brae, and improvements to Firth

Road and the corresponding footpath to allow for a creation of a second vehicular access to the site.

- Provision of a primary spine road running from the primary vehicular access in a north-south circular direction through the site towards, but not connecting with, Firth Road. A network of secondary access roads are also proposed to link residential properties to the primary spine road.
- Provision of a network of paths running the full extent of the site as follows:
 - A primary 3m wide multi-user route from The Brae at the north western corner of the site and extending south east along a new spine road (to the north of the Glencorse Centre); linking up to 2m wide footpath running along the length of a linear greenway; then extending back to 3m wide multi-user route west of the site into the areas of open space within the south western corner of the site; finally extending south along the western boundary to the south western corner of the site at the edge of the application boundary (and applicant's control) – with potential to facilitate future connection to the NCR196 (a National Cycle Network route) on land outwith the applicant/Council's control via a separate approval process (led by the Council) and not part of this planning application.
 - Provision of additional 3m wide multi-user route links within the site connecting to from the north west of the proposed school site to the unclassified road to the northeast of the site (close to the existing landfill vehicular access); then extending northwest around the northern site boundary to the junction with The Brae; and connecting the north-eastern corner of the site to the unclassified road to the north of Gunpowder Cottage.
- Provision of a series of 2m wide pedestrian footpaths throughout the site linking residential properties to primary routes.
- Provision of various public open spaces running adjacent to the primary spine road through the centre of the site, an 'entrance green' within the north west corner of the site, a 'civic square' within the central part of the site and other local open spaces within the south western corner of the site. An extensive area of informal open space is provided within the southern part of the site.
- Retention of existing trees to northern boundary of the site, and existing mature woodland to the eastern and southern boundaries with sufficient space incorporated to allow safe retention of such trees.

- Two individual trees to eastern boundary to be removed to accommodate the development, with linear group of mixed species along the access road to Firth Lodge/ Old Woodhouselee, in the south west corner of the development to also be removed.
- Provision of structure planting or landscape buffers along key interfaces including the western, southern and north eastern site boundaries and adjacent to existing residential properties in addition to hedgerow planting and shrubs.
- Provision of a large area of woodland structure planting along the southern boundary (between the existing and proposed properties) that will include Birch, Rowan, Alder, Aesculus Hippocastanum Baumannii, Hornbeam, and Maple.
- Finally, whilst not part of this planning application, the masterplan identifies an area of land measuring approximately 1.5 hectares within the north western part of the site 'safeguarded' for the provision of a new two-stream primary school.

3.3 With respect to the proposed housing, the average housing density comprises approximately 19 dwellings per hectare and will consist of the follow housing mix:

House Type:	Number:
Private:	
3-bed	64
4-bed	195
5-bed	38
<u>Total Private</u>	297

Affordable:	
2-bed Cottage Flat	60
2-bed	20
3-bed	18
<u>Total Affordable</u>	98

3.4 The application is accompanied by:

- Design and Access Statement (DAS);
- Ecology Assessment;
- Great Crested Newt Protection Pan;
- Habitat Suitability Assessment;
- Great Crested Newt eDNA Results;
- Flood Risk Assessment;
- Transport Assessment;
- Design Risk Assessment;
- Pre-Application Consultation Report;

- Road Safety Audit;
- Site Investigation Report;
- Review of Heat Network Suitability; and
- Tree Survey and Arboriculture Assessment.

4 BACKGROUND

- 4.1 The site has an extant planning permission for residential development, including formation of access roads, parking, SUDS and associated works and land safeguarded for possible education use. Application 20/00089/DPP for 395 dwellings was approved by Committee at its meeting of November 2020. The site has been subject to a change in ownership/developer (previously a coalition of Stewart Milne Homes, Avant Homes and Miller Developments) and the current application seeks to remix and amended the site layout and house types from that previously approved.
- 4.2 As the proposal comprised a new major scale planning application it was necessary for the applicant to re-consult the local community and other interested parties. The applicant carried out a pre-application consultation (22/00577/PAC) for residential development, the erection of a primary school and associated roads, landscaping, open space, footpath/cycle ways, SUDs and infrastructure, which was reported to Committee at its meeting of August 2022.
- 4.3 A previous pre-application consultation (17/00606/PAC) relating to application 20/00089/DPP was reported to the Committee at its meeting of 14 November 2017.
- 4.4 An Environmental Impact Assessment (EIA) Screening Opinion (17/00767/SCR) for residential development and a primary school was determined in September 2017 and it was confirmed that an EIA was not required. The proposed development to which this application relates is comparable to that identified within application reference 17/00767/SCR, and as such it remains the opinion of the planning authority that by virtue of factors including its nature, size and location, it is considered unlikely that the proposed development would have significant environmental effects. Therefore the planning authority's opinion is that the proposed development does not constitute an "EIA development" and environmental impact assessment is not required.
- 4.5 The application for planning permission constitutes a 'Major Development' as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and thereby it requires to be determined by the Planning Committee.

5. CONSULTATIONS

- 5.1 **Scottish Water** does not object to the application. The water supply will be fed from Rosebery Water Treatment Works. The foul water

drainage will be dealt with by the Edinburgh PFI Waste Water Treatment Works. Both have sufficient capacity at present, however it is not possible to reserve capacity for future developments (this is a separate regulatory process between the applicant and Scottish Water).

- 5.2 For reasons of sustainability, and to protect Scottish Water customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into the combined sewer system. There may be limited exceptional circumstances where they would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical and technical challenges.
- 5.3 In order to avoid costs and delays where a surface water discharge to the combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request.
- 5.4 **Historic Environment Scotland** does not object to the application.
- 5.5 The **Woodland Trust** object to the planning application on the basis of potential damage and detrimental impact to an area of Ancient Woodland of Semi Natural Origin.
- 5.6 **Roslin and Bilston Community Council** object to the planning application on the following grounds:
- The proposed development would result in an unacceptable increase in traffic using Oatslie Road – there is an insufficient assessment of potential increased traffic using Oatslie Road;
 - Oatslie Road is unsuited for through traffic. Measures to prevent any increase in traffic at this location should be identified;
 - The proposed development would encourage trips by car rather than foot or cycling conflicting with active travel policies;
 - There is a lack of provision of safe links between the proposed development and the facilities in Roslin;
 - For residents in the proposed development, Roslin contains the nearest doctors' surgery. Roslin Medical Practice is at capacity in relation to its present staffing level. There is a strong possibility that residents in the proposed development would travel to Roslin for healthcare. Roslin also contains the nearest pharmacy, post office and supermarket. There is concern over increased journeys between Roslin and the proposed development;
 - The proposed development would accommodate a large number of children of primary school age without any assurance that they would have access to a primary school, or that there are any safe routes to school; and

- The developer should be required to fund the full cost of a new school for the proposed new houses.
- 5.7 The **Council's Archaeological Advisor** does not object to the application and has confirmed that no further archaeological work is required in relation to the application site. The site has previously been archeologically evaluated (with subsequent targeted excavation) and reported upon appropriately.
- 5.8 The **Council's Ecological Advisor - The Wildlife Information Centre (TWIC)** does not object to the application and has confirmed that the supporting information submitted is sufficiently thorough. The report concludes that there will be no effects on protected species or habitats and includes recommendations for biodiversity enhancements. A condition is suggested to ensure a pre-construction survey for badgers is undertaken.
- 5.9 The **Council's Senior Manager Neighbourhood Services (Roads)** does not object to the application subject to details concerning bus shelter provision; electric vehicle charging points; off-site improvement works; and details of additional cycleway/footpath provision being secured by conditions.
- 5.10 The **Council's Senior Manager Neighbourhood Services (Flood Officer)** does not object to the application subject to details concerning surface water drainage management (SUDS) being secured by condition.
- 5.11 The **Council's Land Resource Manager** does not object to the application and has confirmed that the internal network of paths for the development is sufficient, along with the provision of acceptable access points into and out of the proposed development.
- 5.12 The **Council's Senior Manager Protective Services** does not object to the application subject to conditions to secure site investigation works.
- 5.13 The **Council's Education Executive Business Manager** does not object to the application. The development would give rise to an anticipated 111 primary school pupils and 79 secondary school pupils. Developer contributions towards education facilities would be required to mitigate the demand from the proposed development. The catchment schools are:
- Non-denominational primary Roslin Primary School / Mauricewood Primary School
 - Denominational primary Sacred Heart RC Primary School
 - Non-denominational secondary Beeslack Community High School
 - Denominational secondary St David's RC High School

- 5.14 The Council utilises a primary school pupil product ratio of 0.28 per dwelling and a secondary school pupil product ratio of 0.2 per dwelling when calculating anticipated primary and secondary school pupil numbers from developments and also for the purposes of negotiating developer contributions with applicants.
- 5.15 The **Midlothian Health and Social Care Partnership** did not provide a response to a consultation request on the application.
- 5.16 The consultation responses are available to view in full on the online planning application case file.

6. REPRESENTATIONS

- 6.1 There have been 164 comments received, 163 objecting to the application, and one neutral representation. The objections included 155 objections on a standard template, and eight individually written objections, with one individually written neutral representation. Two further objections were received via the standard template, but with no address provided, and as such are not valid representations.
- 6.2 Representations received can be viewed in full on the online planning application case file. A summary of the main points raised are as follows:

Summary of comments received via standard objection template:

Scale and Layout

- The scale of the proposed development is disproportionate and inappropriate for a small village;
- The development will have a detrimental impact on the 39 dwellings to the south west of Firth Road;
- There is an increase in the housing numbers proposed compared to that allocated within the MLDP;
- There is no school provision at the site;
- The safeguarded school site could become additional housing;
- The proposed embankment at the edge of the development south west of Firth Road could have an impact on sunlight/daylight to existing dwellings and could also result in overlooking;
- There is a lack of assessment provided with the application regarding sunlight studies/impacts;
- Encroachment of the built development to the south west of the site from that previously approved scheme;
- The development will have an impact on land designated under Protection of River Valleys and associated concern over impact on the River Esk and Glencorse burn and protected species which are said to inhabit these areas.

Active Travel

- There is a lack of provision of active travel routes between Auchendinny and Roslin as required by Midlothian Councils Active Travel Strategy, Green Network Supplementary Guidance and MLDP;
- Unsuitability of cycling routes and pavements between Auchendinny and Roslin;
- There will be increased traffic levels on the B7026 as a result of the proposed development;
- There is a lack of connectivity to route NCR196;
- No priority is given to active travel over car usage;
- Failure to meet aims of MLDP Policy DEV5 and DEV6 with regards to accessibility, active travel and cycle parking;
- Concern as to why the cycle path at Firth Road is now proposed to be 2m wide, making it unsuitable for cyclists, and why there is the loss of a 3m cycle path to the eastern perimeter of the proposed school site losing connectivity around the site;
- Note that pedestrian and cyclist access to the back road past Oatslie landfill site should come out directly opposite the old railway line through the landfill site;
- Request for developer contributions towards active travel routes towards Roslin and the creation of a shared use path from the north of the site to the proposed cycle way at the A701;
- Request that shared paths have clear priority at street crossings and be at least 4m wide;
- The prioritised cyclist crossing point at main entrance looks to be dangerous; and
- There should be a requirement for dedicated cycle stores to be built near the flats at the development.

Transport Assessment

- There will be an increase in vehicles on Firth Road resulting in safety concerns at the junction onto it because of the poor visibility;
- Inaccuracy of submitted transport assessment including walking distances to local bus stops which is not as stated, with actual distance rendering walking and public transport an unrealistic travel choice for future residents;
- The unsuitability of Firth Road for two way traffic at the area adjacent to the play park owing to street parking and associated concern over road safety;
- The proposed pedestrian crossing at the north end of The Brae is noted to be dangerous with the three way junction leading to road safety issues. The pavement should be extended to the western side of the road in this location;
- Concern over proposed travel to school routes owing to no primary school being proposed;

- The footpaths surrounding the site, including the core path that runs across The Brae are in a poor state;
- Safety concerns at The Brae relating to poor visibility from driveways/ entrances to existing dwellings;
- Query over accuracy of vehicle movements stated in the transport assessment for a development of the scale proposed; and
- Failure to incorporate developments in Roslin and Bilston/Seafield in the committed development assessment within the submitted transport report.

Local Services

- Additional pressure on doctor's surgery and primary school places.

Summary of additional comments received via individually written objections:

- Query over continued accessibility of Firth Road;
- Concern over construction traffic and access constraints/ road safety implications;
- Lack of an EIA undertaken for the application;
- Access to Firth Road not suitable for scale of development proposed;
- Loss of prime agricultural land;
- Negative impact on climate crisis as a result of the development;
- Concern over impact of development on protected species and the need to consider wildlife through detailed design and landscape features;
- Lack of nearby facilities and services, contrary to 20 minute neighbourhood concept;
- Overprovision of car parking spaces for new dwellings encourages private car use;
- There will be a detrimental impact on road/traffic safety as a consequence of the increase in volume of traffic resulting from the proposal;
- Increased noise associated with additional traffic;
- Concern over current and proposed maintenance of roads, drains, surface and pavements in and around the development/ Auchendinny;
- Lack of bus travel and public transport availability in the area;
- Loss of character and history of the village;
- Need for traffic calming measures/ weight limits to restrict HGVs using the main road and bridge in the village;
- There is a need for vegetation clearance and pavement widening along The Brae to better facilitate active travel;
- There should be the inclusion of cycle lanes along The Brae;

- Lack of detailed flood consideration and lack of evidence demonstrating that there will be no flood risk to existing properties;
- Concern over the proposed embankment to the south west of the site with regards to flooding/drainage at existing properties;
- Concern that the Glencorse Centre car park will become overcrowded with construction workers/ visitors to the development;
- There is a need to upgrade the play park at the Glencorse Centre;
- There will be an increase in demand on the services provided at the Glencorse Centre and inability to manage this in line with planned cuts to funding;
- Unacceptable increase in traffic using Oatslie Road and associated safety concerns. The transport assessment fails to recognise the existence of Oatslie Road and likelihood this will be used by traffic avoiding the B7026;
- Concern over flooding from Glencorse Burn, and increased risk of flooding to existing dwellings at Dalmore Estate;
- Objection to proposed design of development; and
- The proposals to plant native trees and plants to encourage wildlife/ birds is supported.

7. PLANNING POLICY

7.1 The development plan is comprised of National Planning Framework 4 (2023) and the Midlothian Local Development Plan 2017.

7.2 The following policies are relevant to the proposal:

National Planning Framework 4 (NPF4)

7.3 **Policy 1 Tackling the climate and nature crises;** sets out to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

7.4 **Policy 2 Climate mitigation and adaptation;** sets out to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

7.5 **Policy 3 Biodiversity;** sets out to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

7.6 **Policy 4 Natural Places;** sets out to protect, restore and enhance natural assets making best use of nature-based solutions.

7.7 **Policy 6 Forestry, woodland and trees;** sets out to protect and expand forests, woodland and trees.

- 7.8 Policy **7 Historic assets and places**; sets out to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.
- 7.9 Policy **12 Zero Waste**; sets out to encourage, promote and facilitate development that is consistent with the waste hierarchy.
- 7.10 Policy **13 Sustainable transport**; sets out to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.
- 7.11 Policy **14 Design, quality and place**; sets out to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.
- 7.12 Policy **15 Local Living and 20 minute neighbourhoods**; sets out to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.
- 7.13 Policy **16 Quality homes**; sets out to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.
- 7.14 Policy **17 Rural Homes**; supports development proposals or new homes in rural areas where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development, and meets set conditions including where the site is allocated for housing within the local development plan. Development proposals for new homes in rural areas shall consider how the development will contribute towards local living.
- 7.15 Policy **18 Infrastructure first**; sets out to encourage, promote and facilitate an infrastructure first approach to land use planning, which puts infrastructure considerations at the heart of placemaking.
- 7.16 Policy **20 Blue and green infrastructure**; sets out to protect and enhance blue and green infrastructure and their networks.
- 7.17 Policy **21 Play, recreation and sport**; sets out to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.
- 7.18 Policy **22 Flood risk and water management**; sets out to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

- 7.19 Policy **23 Health and Safety**; sets out to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.
- 7.20 Policy **24 Digital Infrastructure**; sets out to encourage, promote and facilitate the rollout of digital infrastructure across Scotland to unlock the potential of all our places and the economy.
- 7.21 Policy **25 Community wealth building**; sets out to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.
- 7.22 Policy **31 Culture and creativity**; sets out to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.

Other National Policy

- 7.23 **Designing Places, A Policy Statement for Scotland** sets out the six key qualities which are at the heart of good design namely identity, safe and pleasant environment, ease of movement, a sense of welcome, adaptability and good use of resources.
- 7.24 The **Scottish Government's Policy on Architecture for Scotland** sets out a commitment to raising the quality of architecture and design.

Midlothian Local Development Plan 2017 (MLDP)

- 7.25 Policy **STRAT3: Strategic Housing Land Allocations** states that strategic land allocations identified in the plan will be supported provided they accord with all other policies. The development strategy supports the provision of 350 units on allocated housing site (Hs20).
- 7.26 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.
- 7.27 Policy **DEV3: Affordable and Specialist Housing** seeks an affordable housing contribution of 25% from sites allocated in the MLDP. Providing lower levels of affordable housing requirement may be acceptable where this has been fully justified to the Council. This policy supersedes previous local plan provisions for affordable housing; for sites allocated in the Midlothian Local Plan (2003) that do not benefit from planning permission, the Council will require reasoned justification in relation to current housing needs as to why a 25% affordable housing requirement should not apply to the site.

- 7.28 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.29 Policy **DEV6: Layout and Design of New Development** states that good design and a high quality of architecture will be required in the overall layout of development proposals. This also provides guidance on design principles for development, materials, access, and passive energy gain, positioning of buildings, open and private amenity space provision and parking.
- 7.30 Policy **DEV7: Landscaping in New Development** requires development proposals to be accompanied by a comprehensive scheme of landscaping. The design of the scheme is to be informed by the results of an appropriately detailed landscape assessment.
- 7.31 Policy **DEV9: Open Space Standards** sets out the necessary open space for new developments. This policy requires that the Council assess applications for new development against the open space standards as set out in Appendix 4 of that plan and seeks an appropriate solution where there is an identified deficiency in any of the listed categories (quality, quantity and accessibility).
- 7.32 Policy **TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.33 Policy **TRAN2: Transport Network Interventions** highlights the various transport interventions required across the Council area, including the A701 realignment.
- 7.34 Policy **TRAN5: Electric Vehicle Charging** seeks to promote a network of electric vehicle charging stations by requiring provision to be an integral part of any new development.
- 7.35 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes.
- 7.36 Policy **RD1: Development in the Countryside** sets out where appropriate development would be acceptable in the countryside subject to defined criteria. The policy states that proposals for development will be of an appropriate scale and character appropriate to the rural area and well integrated to the rural landscape.
- 7.37 Policy **ENV2: Midlothian Green Networks** supports development proposals brought forward in line with the provisions of the Plan that help to deliver the green network opportunities identified in the Supplementary Guidance on Green Networks.

- 7.38 Policy **ENV4: Prime Agricultural Land** does not permit development that would lead to the permanent loss of prime agricultural land unless there is appropriate justification to do so.
- 7.39 Policy **ENV7: Landscape Character** states that development will not be permitted where it significantly and adversely affects local landscape character. Where development is acceptable, it should respect such character and be compatible in terms of scale, siting and design. New development will normally be required to incorporate proposals to maintain the diversity and distinctiveness of the local landscapes and to enhance landscape characteristics where they have been weakened.
- 7.40 Policy **ENV8: Protection of River Valleys** outlines that development within the river valley protection areas of the Rivers North and South Esk and River Tyne will not be permitted unless there is a specific locational need for the development.
- 7.41 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of the proposed development. Furthermore it states that sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.
- 7.42 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environment.
- 7.43 Policy **ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.44 Policy **ENV14: Regionally and Locally Important Nature Conservation Sites** states that development will not be permitted where it could adversely affect the nature conservation interest of such sites, unless it can be demonstrated that appropriate mitigation measures are in place.

- 7.45 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.46 Policy **ENV17: Air Quality** states that the Council may require further assessments to identify air quality impacts where considered requisite. It will refuse planning permission, or seek effective mitigation, where development proposals cause unacceptable air quality or dust impact.
- 7.47 Policy **ENV 23: Scheduled Monuments** outlines that Development which could have an adverse effect on a scheduled monument, or the integrity of its setting, will not be permitted.
- 7.48 Policy **ENV24: Other Important Archaeological or Historic Sites** seeks to prevent development that would adversely affect regionally or locally important archaeological or historic sites, or their setting.
- 7.49 Policy **ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.
- 7.50 Policy **NRG6: Community Heating** requires that, wherever reasonable, community heating should be supported in connection with buildings and operations requiring heat.
- 7.51 Policy **IMP1: New Development** ensures that appropriate provision is made for a need which arises from new development. Of relevance in this case are education provision, transport infrastructure; contributions towards making good facility deficiencies; affordable housing; landscaping; public transport connections, including bus stops and shelters; parking in accordance with approved standards; cycling access and facilities; pedestrian access; acceptable alternative access routes, access for people with mobility issues; traffic and environmental management issues; protection/management/compensation for natural and conservation interests affected; archaeological provision and 'percent for art' provision.
- 7.52 Policy **IMP2: Essential Infrastructure Required to Enable New Development** to Take Place states that new development will not take place until provision has been made for essential infrastructure and environmental and community facility related to the scale and impact of the proposal. Planning conditions will be applied and where appropriate, developer contributions and other legal agreements will be used to secure the appropriate developer funding and ensure the proper phasing of development.
- 7.53 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

Supplementary Guidance

- 7.54 The adopted **Green Networks Supplementary Guidance 2018 (SG)** seeks to create 'an improved network of woodland, wildlife habitats, greenspace and watercourses has increased the attractiveness of Midlothian as a place to live, work, invest and visit'.
- 7.55 A series of Strategic Green Network Connections identified in the MLDP are relevant to the Penicuik-Auchendinny area including: Strategic Connection 2: Shawfair - Penicuik Link. 'Connection Points' are also identified that require to be linked to each other by multi user paths. With respect to Auchendinny, the primary requirement relates to a requirement to provide a link from Connection Point 23 (NCR 196 at Dalmore Mill) through the site to Connection Point 25 (Auchendinny – at the north eastern corner of the site at the dismantled former railway line). It does not specify a particular alignment but identifies suggested connection points where connection is identified.
- 7.56 In addition to the connection above, various site-specific requirements for Site Hs20 are identified within the Green Networks SG including the provision of established boundary planting averaging 20m to minimise the impact on the North Esk Valley and the protection of ancient and semi-natural ancient woodland. It also requires the inclusion of biodiversity enhancements on landscape proposals. Finally, connections are encouraged from Firth Crescent to the Brae and from the north of the site to the A701.

8. PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations.

Principle of development

- 8.2 The site is allocated as a strategic housing land allocation within the MLDP (Site HS20) and is located within the built up area of Auchendinny where there is a presumption in favour of appropriate residential development.
- 8.3 The southern part of the site (containing open space and a proposed multi-user route) is located outwith the built up area of Auchendinny and is allocated as land within the countryside in the MLDP. Policy RD1 requires that development in the countryside is related to agriculture, horticulture, recreation or tourism. Also, it needs to be of a scale and character appropriate to the rural area. As the proposed development within this part of the site includes informal open space, landscaping/woodland planting and the provision of a multi-user route

this meets the above tests given that these features specifically enhance recreation opportunities within this part of the site therefore complying with MLDP policy RD1.

- 8.4 Moreover, the site is also allocated as prime agricultural land. However, an exception within MLDP policy ENV4 provides a specific exemption for all sites allocated for development within the development strategy in the MLDP. In this instance, given the site's allocation for housing within in the MLDP, it's future development and the 'loss' of prime agricultural land is compliant with the requirements of this policy. As such, the wider spatial strategy objectives within the MLDP considered that future development for housing would outweigh any potential benefit brought by its allocation as prime agricultural land. As such, the loss of this prime agricultural land is acceptable.
- 8.5 The indicative number of units allocated for site HS20 in the MLDP is 350.
- 8.6 As highlighted in this report, extant planning permission (20/00089/DPP) exists for 395 dwellings at the site. Development has not commenced on the site, however the applicant has commenced submitting information pursuant of discharging conditions.
- 8.7 In light of the site's allocation and the extant planning permission the principle of a residential development is well established.
- 8.8 The Council is required to maintain a supply of effective housing land (enough land allocated and coming forward for housing to meet its housing targets) at all times. The number of homes required in a local authority area is set by the Scottish Government in NPF4 and is met by the development strategy and policies of the MLDP and the assessment of individual proposals. Where a shortfall in the supply of effective housing land emerges, sites that are not allocated for residential development should be considered as possible additional sites to make up the shortfall. With a 10 year housing target being set at 8,850 units (for the life of MLDP2, to be prepared for adoption in 2026/27) it is a reasonable presumption that an annualised target of 885 units will be expected prior to the adoption of MLDP2 – this provides an impetus to support the granting of planning permission for residential development on allocated housing sites such as the one proposed.
- 8.9 The development land allocations made and confirmed in the MLDP remain and are not amended as a result of the adoption of NPF4.
- 8.10 With regard NPF4, although the site is allocated for housing in the MLDP, consideration still needs to be given to the sites location in terms of sustainability. In this regard, although the site has limited facilities in its immediate proximity, it is reasonably close to Penicuik, the Midlothian Science Zone and Roslin and as such within a range of

local shops and services, employment opportunities, leisure facilities, public transport options and active travel connections and as such is considered to be in a sustainable location in compliance with the principles of NPF4.

- 8.11 The proposed residential development will not conflict with adjacent land uses.

Design, Place-making, Layout and Form of Development

- 8.12 The proposed development seeks approval for 395 dwellings, comprising 63 terrace dwellings; 16 semi-detached dwellings, 256 detached dwellings, and 60 cottage flats (4 in a block style buildings). The average density is approximately 19 dwellings per hectare (if the 5.7 hectare informal open space and 1.5 hectare proposed school site are both excluded from the calculation). This reflects a medium density development within a suburban area and is not inherently out of character with the surrounding context.
- 8.13 The principle change from the already approved layout (20/00089/DPP) are the house types proposed. The proposed scheme moves away from the provision of a larger number of cottage flats and has sought to deliver increased numbers of terraced, semi-detached and detached dwellinghouses. This approach does increase demand for space. It is however noted that the proposed dwelling numbers and the general layout proposed reflects that approved under application 20/00089/DPP.
- 8.14 The proposed development incorporates a typical suburban layout that includes a well-coordinated and comprehensive design approach that takes cognisance and responds to features/constraints within the site and the adjacent site interfaces.
- 8.15 The proposed vehicular connection to the site generally reflects the road alignment approved as part of the previous detailed planning permission. This includes retention of the proposed access to the north west of the site off The Brae, and from Firth Road.
- 8.16 An appropriate network of internal streets and secondary links are also retained, alongside shared drives and private driveways, facilitating suitable parking provision to accommodate the needs of future residents. This is combined with new footpath/cycleway creating acceptable provision of connectivity from the site to nearby pedestrian footpath/cycle network. This arrangement enables safe, efficient pedestrian and vehicular movements within the site in accordance with Designing Streets guidance.
- 8.17 The proposed layout facilitates the creation of open space, landscaping and woodland/structure planting, combined with a spine road that incorporates a tree lined avenue along the primary spine road running

north-south then extending east-west towards the south western corner of the site, improving visual amenity and creating an enhanced landscape offer within the site along with incorporating footpath connections. Additionally, various open space areas are proposed including an entrance green, civic square, secondary open spaces and a substantial informal open space area within the south of the site. Cumulatively, this proposal does not result in an overdevelopment of the site.

- 8.18 The proposed dwellings are generally orientated to the primary internal access road, secondary streets/links and towards the adjacent public open space. This creates a strong consistent streetscape frontage and attractive outlooks for future residents. Furthermore, the orientation of houses fronting open spaces, and the proposed SUDS basins provide for natural surveillance and deliver a good layout with character and interest.
- 8.19 The proposed layout seeks to deliver private amenity space within the development. Midlothian's space standards are generally achieved, with some properties having an excess of amenity space and others falling just short. However, where garden areas are considered to be just short of requirements, reasonable garden depths are achieved.
- 8.20 In addition to the above, the proposed development retains good levels of separation within the development. Back to back distances are achieved where such properties are proposed. Where rear to gable relationships occur, appropriate 16m distances are achieved in the majority of dwellings. In instances where such distances fall slightly below standards ordinarily sought, there are no facing windows proposed therefore reducing any privacy impacts to an acceptable level.
- 8.21 The proposed footprint of development extends closer to existing residential properties off The Brae at the south west of the site compared to the previously approved scheme. The proposed encroachment on the open space in this location is marginal, with a distance of circa 35m to neighbouring properties retained (the general standard is a 25m separation distance). On balance, the extension of proposed development in this location will not lead to an unacceptable detrimental impact to the character and amenity of neighbouring properties. No visual conflict is identified with neighbouring development.
- 8.22 No phasing plan has been submitted with the application. It should be made a condition of a grant of planning permission that a comprehensive annotated phasing plan and phasing schedule is submitted for the prior written approval of the planning authority. The structural landscaping for the site should be completed in the early phases of development to enable it to grow and become established to complement the built form as it comes forward. Furthermore, the

phasing should address the timing of pedestrian and cycling connections through the site.

- 8.23 The proposed built form is therefore generally considered to respond to the site's characteristics appropriately and would be considered to comply with NPF4 policy 14 and MLDP policies DEV5 and DEV6.
- 8.24 The proposed housing mix includes a range of dwelling types, styles and sizes, including two-bedroom cottage flats and 2, 3, 4 and 5 bedroom houses. This results in a good variety of housing types and sizes and is considered to be appropriate for a site of this nature – providing a series of houses to accommodate varied housing demand.

Affordable Housing

- 8.25 The provision of 25% affordable housing is in accordance with MLDP policy DEV3 and is acceptable.
- 8.26 The existing planning permission for the site (20/00089/DPP) provides for 25% affordable housing provision (99 units) to be delivered by means of the transfer of serviced remediated plots at identified trigger points to the Council. This was secured through the agreed planning obligation which will be modified/amended to reflect the proposed development should permission be granted.
- 8.27 The quantum of affordable units is appropriate according to policy DEV3. The location of the affordable units largely reflects the extant planning permission and is acceptable.

Architectural Styles

- 8.28 The proposed dwellings in terms of their scale, massing, height and positioning within the site do not appear incongruous nor visually dominant within the immediate area. Whilst retention structures are proposed within a small number of properties, these are modest (a maximum of 0.55m in height) and primarily run perpendicular to the respective dwellings at the side and rear of the plots. Additionally, some dwellings feature a purpose under build owing to the levels of the site. In the main these are below 0.5m as would ordinarily be sought through development proposals.
- 8.29 There are a small number of dwellings which feature a higher under build of 0.6m, with one instance of 0.8m. This would detract from the visual amenity of the street scene and should be avoided. Should permission be granted a condition should be attached to ensure that no under build on the site exceeds 0.5m, thus ensuring that the proposed external levels within the site are not incongruous or visually dominant within the immediate area.

- 8.30 The proposed open space to the southern section of the site is suitably graded to avoid a substantial level change and it is complemented by landscaping which minimises potential unreasonable visual impacts. This minimises engineering works within the site and ensure that levels across the site, including finished floor levels for the proposed dwellings, are acceptable in planning terms.
- 8.31 All the proposed houses will be two storeys in height, and traditional in form. The vast majority would include pitched roofs with one house type including a hipped roof. This will create a continuity in style and built form that will establish distinct neighbourhood character areas that complement the visual amenity of the nearby area.
- 8.32 Properties with an 'Active Gable' are proposed where they are located adjacent to open space and footpath frontages. The purpose of such a design feature is to create visual interest to the street scene as well as providing for enhanced natural surveillance. As proposed, the 'Active Gable' features are not satisfactory and do not provide for the level of enhanced visual interest which would ordinarily be sought. Any grant of permission would be subject to a condition requiring additional details for such plots. Details should seek to incorporate additional windows to street facing gables, or alternatively look to provide enhanced landscaping to plot boundaries as compared to that which is currently proposed.
- 8.33 The external finishing materials and colours of the proposed dwellings are acceptable in planning terms, subject to a condition requiring the provision of samples on any grant of planning permission.
- 8.34 Details of proposed ground surface materials have not been provided and should permission be granted a condition relating to the proposed ground surface materials should be attached.
- 8.35 Cumulatively, the layout results in an acceptable outcome that does not appear as an overdevelopment of the site. The proposed layout results in a well-coordinated, comprehensive design rationale that takes cognisance and responds to the features/constraints within the site and the adjacent site boundaries.

Areas of Improved Quality

- 8.36 The planning authority require an enhanced design quality with at least 20% of the proposed dwellings to be located within Areas of Improved Quality (AIQ). The corresponding enhancements relate to the design and layout of individual buildings, the use of materials (including building finishes, boundary treatments and ground surfaces).
- 8.37 Within such areas, the external finish materials are required to create prominent landmark grouping or key individual buildings that define these enhanced character areas. An AIQ seeks to add interest and

character to developments, particularly in developments of the scale proposed.

- 8.38 In this instance, the proposed AIQ for this site comprises dwellings primarily focussed at the entrance to the site, dwellings facing onto areas of open space, those dwellings along the linear open space toward the southern end of the site, and those on the eastern part of the site fronting onto the SUDS basin. In terms of the number of dwellings included, the locations and built form the proposed AIQ is acceptable.
- 8.39 The proposed external finishes of dwellings within AIQ are acceptable, with the use of single material and colours on whole elevations, along with natural slate roofing. These finishes would provide a simple palette of contemporary materials that complement and enhance the proposed built form.
- 8.40 The proposed boundary treatments across the site, both within and outwith the AIQ require refinement. Should planning permission be granted a condition relating to further details of boundary treatments will be required. Boundary treatments within AIQ should comprise high quality stone walls, or half stone wall/half railing features.

Boundary Treatments

- 8.41 A variety of boundary treatments are proposed within the site. These include 1.8m high timber boundary fences, fence with stone piers, and Anstone walls. Many of these features are also complemented by adjacent shrubs, tree planting or landscaped areas that soften their appearance.
- 8.42 Where garden boundaries are abutting a road or are prominent in the street scene then it is important that they be bounded not by a fence as is proposed in some instances; but instead, by a higher quality of boundary treatment such as fence with stone piers, or Anstone walls as proposed in other areas of the development. As such, a condition will be required on any grant of planning permission requiring approval of the proposed boundary treatments. Subject to the aforementioned condition, the proposed boundary treatments will generally be in keeping with the character and amenity of the area and are therefore acceptable.

Garden Ground

- 8.43 The MLDP requires good levels of amenity for residential development in terms of garden sizes, open space and the separation distances between dwellinghouses to mitigate against overlooking, loss of privacy and a sense of overbearing on neighbours. The requirements with regard usable private garden sizes should be: (i) 100 square metres for terraced houses of 3 or more apartments; (ii) 110 square metres for

other houses of 3 apartments; and (iii) 130 square metres for houses of 4 apartments or more.

- 8.44 With respect to the proposed development, the majority of the proposed dwellings meet the requirements, with a number of properties across the site exceeding such requirements. Despite this, selected dwellings fall below the minimum sizes above. Of the detached and semi-detached houses that fall below, they only fall marginally below and they have access to various areas of communal open space including the substantial open space areas to the south of the site. Such variety in garden sizes allows for variation in the built form to the benefit of the overall design. As such, they are acceptable in this instance.
- 8.45 Moreover, the typical layout of terraced house, being narrow fronted houses, dictates that if the minimum size was applied they would have overly long gardens. The proposed houses are similar to those of the rest of the houses in the development, which is not significantly below the minimum size. Given the close proximity of the proposed dwellings to communal open spaces it is considered that the relaxation in the size of the gardens of the terraced houses is justified in this particular case.
- 8.46 The development manages to deliver acceptable levels of spatial separation between proposed dwellings and falls only marginally short of the minimum standard where it does not meet the minimum. In the case of those that fall marginally short, the shortfall would not result in significant harm to the amenity of those properties in terms of overlooking or intrusiveness and thus is not significant.
- 8.47 All of the proposed buildings are sufficiently distanced from existing neighbouring houses out with the site boundary so as not to give rise to any demonstrable harm to their residential amenity in terms of loss of daylight, loss of sunlight or overlooking. There would be no significant harm to the amenity of any existing neighbouring property from the proposed development.
- 8.48 In general the currently proposed layout is acceptable and the proposed development will not undermine the objectives of MLDP policy DEV6.

Access and Transportation

- 8.49 Primary access to the site is proposed at the north western corner of the site to The Brae. A secondary access is provided within the western part of the site via an extension of Firth Road. These arrangements create an acceptable engineering design solution that would facilitate safe, efficient vehicular manoeuvrability to/from the site. They also allow for traffic generation associated with the proposed development to be accommodated sufficiently within the local road network.

- 8.50 A primary spine road runs through the site and provides an efficient connection to a network of internal secondary roads allowing safe efficient safe manoeuvrability to corresponding dwellings.
- 8.51 The proposed development includes a series of informal paths, 2m wide footpaths and 3m wide multi-user routes which facilitate integrated opportunities for active travel, cycling and sustainable travel opportunities.
- 8.52 Previous grant of planning consent for the site included the provision of a 3m wide multi-user route running along the western side of the site identified for a proposed new school. This route ran from Firth Road to join the proposed cycleway/footpath opposite plot 72 and provided a convenient active travel route for residents at the southern side of the development to travel northward to access the new crossing point on The Brae. Any future development proposals which come forward for the proposed school site will be required to facilitate a 3m wide cycleway/ footpath.
- 8.53 The loss of the proposed 3m wide multi-user route at this location, and along Firth Road, as part of the proposed development results in the loss of an important element of the layout previously approved and the wider path network across the site, and a continuous 3m wide multi-user route should be reinstated.
- 8.54 The optimal location for such a path, to allow connectivity from the north of the site at The Brae, down to the proposed open space and 3m wide multi-user route at the south of the site would be to extend the proposed 2m wide footpath which runs through the central landscaped area of the site to allow for the provision of a 3m path. Such provision would ensure that active travel through the site is encouraged and result in a convenient active travel route for users of the site. This can be secured by a condition on a grant of planning permission.
- 8.55 Sufficient access is afforded to public transport opportunities, with improvement sought by the Council's Senior Manager Neighbourhood Services (Roads) to encourage more sustainable travel options away from car based travel. Specifically, the provision of new bus shelters (on the A701/Edinburgh Road) and multi-user cycle path routes. These can be secured via a condition on a grant of planning permission.
- 8.56 The Council's Senior Manager Neighbourhood Services (Roads) raises no concern with the transportation assessment update report submitted with the application subject to conditions outlined above relating to: bus shelter provision (two 5-bay shelters); electric vehicle charging points and specifications; off-site improvement works to The Brae; and details of additional cycleway/footpath provision being secured by condition(s).

- 8.57 The proposed private and visitor parking accords with the Council's car parking standards. The proposed parking area located to the rear of plots 80-83 includes the provision of 10 parking bays, 6 of which are proposed for visitor car parking. The proposed layout details parking spaces located directly adjacent to the 2m wide public footway with no landscape buffer proposed. This is not acceptable and details should be submitted to show the relocation of 2 visitor parking spaces to roadside parking bays to allow for enhanced boundary treatments in this location with provision of low level planting to the street frontage. Such details can be required by condition.
- 8.58 Overall the proposed development is considered to comply with NPF4 policy 13 and MLDP policy TRAN1.

Multi-User Cycle Path & Green Networks

- 8.59 In terms of requirements for a multi-user cycle path, the Green Networks SG requires a multi-user path that connects from the NCR196 (around Dalmore Mill) to the north of the site (around the former railway line). The proposed development includes a series of 3m wide multi-user route which link up from the north west and north east of the site, through its centre, towards the south of the site. The multi-user cycle path to the south of the proposed development contributes towards the delivery of strategic accessibility objectives for this area. This allows for the provision of a cycle path to the edge of the site on land within the applicant's control.
- 8.60 This above approach is supported in principle and seeks to allow the Council to progress with planned feasibility options for the final part of the multi-user cycle path over the River North Esk on land not owned/controlled by the applicant. This option specifically allows for consideration of a future connection facilitated by the Council from the south western corner of the site (in the applicant's control) to the NCR196 and the possible future realisation of accessibility connections through the site to NCR196.
- 8.61 In addition to the above multi-user cycle ways, 2m wide pedestrian footpaths are located across the site, ensuring safe, direct and coherent access from The Brae to homes and open space across the site. The Council's Land Resource Manager does not object to the application and has confirmed that the internal network of paths for the development is sufficient, along with provision of acceptable access points into and out of the proposed development.
- 8.62 The section of 2m wide public footway opposite plots 90, 91, 92 and 93 could be viewed as redundant owing to its proximity to the adjacent 3m wide multi-user route. This land could be better used to facilitate additional landscaping to the development and should be replaced by a 2m wide grass verge or low level planting over this section. This can be secured by a condition on a grant of planning permission.

- 8.63 The proposed outcomes are considered to accord with NPF4 policy 13, MLDP policy TRAN1 and the intent of the Green Networks SG as it provides a multi-user cycle path from the northern connection point, through the entire site, to the south western and south eastern corners of the site. This will allow for direct connectivity to NCR196 to be provided by the Council once feasibility options are prepared by the Council to confirm the most suitable and practical option to achieve this once engineering and ownership constraints have been addressed.

Open Space

- 8.64 The proposed open spaces are similar in size compared to the extant planning permission. The proposed development provides an extensive range of formal public spaces including a civic square, 'entrance green', secondary open spaces and a linear greenway within the centre of the site. This is combined with substantial areas of informal open space within the south western corner of the site that significantly exceeds the open space requirements for a development of this nature.
- 8.65 In light of the significant open space provided the development is considered to comply with NPF4 policy 21 and MLDP policy DEV8, notwithstanding that infrastructure contributions will be required towards offsite open space and play space provision. These shall be secured via a planning obligation that would accompany any grant of planning permission.

Landscape and Visual Impact

- 8.66 The MLDP settlement strategy for site Hs20 includes objectives to include transitional edges to the river valley including SUDS, open space and boundary enhancement of existing vegetation, retention of the existing vegetation along the boundaries of the former driving range and an avenue with trees/paths/swales. The applicant's landscape plans demonstrate that these outcomes are achieved.
- 8.67 The submitted tree survey and arboriculture assessment report provides assessment of tree cover within the development site and at the site boundaries and describes the impact of the development on these features. Findings include the retention of a narrow strip of trees along the minor access road/north east boundary to be retained; retention of mature woodlands along the east and south boundaries with sufficient space incorporated to allow safe retention of all trees in these areas; the removal of two individual trees (tag numbers 4458 and 4459, adjacent to Lee Lodge) to accommodate the development; and the removal of a linear group of mixed species along the access road to Firth Lodge/ Old Woodhouselee, in the south west corner of the development. Although recently submitted, the survey report appears dated given that a number of the above features proposed for removal have already been removed to accommodate development.

- 8.68 It is noted that the removal of the stated trees was granted under the existing consent at the site and therefore no further action is required on this matter.
- 8.69 A woodland management plan should be submitted for approval to ensure the remaining woodland strip is actively managed (including by means of thinning and restocking with a variety of native species), to maintain continuous cover along the north east boundary with Oatslie Road.
- 8.70 NPF4 places greater emphasis on biodiversity enhancement and affords greater protection to the natural environment, woodland and trees where these have the potential to be adversely affected by development proposals. Concern was raised through representations as to potential damage and detrimental impact of the development on existing ancient woodland in the vicinity of the site. Specifically, concern was raised over increased vulnerability of habitats to the outside influences, or edge effects, that result from the land's change of use. On balance, it is considered that the proposed landscape strategy, including tree removal and substantial replanting, results in an acceptable outcome that enhances landscaping opportunities within the site and successfully integrates the proposed development into the surrounding landscape whilst minimising the impact on the existing natural environment.
- 8.71 Further details on the proposed landscaping across the site should be required by way of condition. Such details should include increased provision of areas of biodiverse/flowering lawn mix throughout the proposed network of greenways and more widely at the fringes of the site, to optimise biodiversity and habitat value; including within the green spaces overlooked by Plots 90 - 101, 170 -174, 183 - 186, 168 - 174, 219 - 220 and those at the eastern extent of the site at Plots 149 - 152 and 157 – 162.
- 8.72 Additionally, enhanced landscaping details should be provided for areas of open space between Plots 245 + 247; and 289 – 300. In instances such as these where small strips of open space are proposed issues can occur with regard to maintenance and safety concerns and where possible this should be avoided.
- 8.73 The proposed streets are predominantly bound by green verges and associated landscaping that will aid in creating attractive vistas, particularly when travelling north - south through the site. Overall, the landscape strategy accords with NPF4 policy 4 and 6, and MLDP policy ENV11.
- 8.74 In terms of visual impact, the proposed development will not result in unacceptable impacts to any sensitive nearby receptors, including heritage assets.

- 8.75 The provision of woodland planting around the site, particularly substantial planting along the southern edges of the site provides suitable landscape screening to prevent any unreasonable visual intrusion into the existing river valley. This outcome minimises the visual impact of the proposed development from the North Esk Valley and heritage assets within the wider context. This outcome complies with MLDP policy DEV6 with respect to boundary impacts on existing landscape character and MLDP policy ENV8 relating to the protection of river valleys in that it will not have an impact on the landscape and conservation value of the existing river valley.

Flood Risk and Surface Water Drainage

- 8.76 The applicant's flood risk assessment (FRA) outlines that there are two small watercourses towards the east and south east of the site that drain to the River North Esk, with Glencorse Burn flowing to the west of the site. The SEPA National Flood Maps show that the site lies outside of the floodplain of the River North Esk and the site is not at significant risk from fluvial nor groundwater flooding.
- 8.77 The SUDS proposal as delineated on the application comprise two SUDS basins to the east of the site, designed as relatively soft features in the landscape. The SUDS scheme will ensure that there will be no net detriment to the locality's surface water drainage whilst providing a locally attractive space which enhances biodiversity.
- 8.78 Given concerns raised through representations over the possibility of surface water runoff from the side slope proposed to be formed adjacent to plots 356, 362, 363 and 368 – to the south west boundary of the site - a land drain or landscaped bund should be formed at the foot of the slope to reduce the possibility of run-off onto adjacent properties located off The Brae. This can be secured via condition on a grant of planning permission.
- 8.79 There has been no objection from the Council's Senior Manager Neighbourhood Services (Flood Officer). Subject to the provision of a condition covering the addition of measures to reduce potential surface water run off at the foot of the slope to the south west of the site, and the aforementioned mitigation measures in the form of SUDS, the proposed drainage, would accord with the corresponding objectives of NPF4 policy 22 and MLDP policy ENV9 and ENV10.

Ecological Matters

- 8.80 Ecology reports were submitted which have been reviewed by the Council's Biodiversity Advisor, TWIC. The Ecological Assessment and accompanying information covering the whole of the site submitted do not recommend against the development on grounds of impact on biodiversity.

- 8.81 It is recommended that a pre-construction check for badgers is undertaken no more than 3 months prior to the commencement of works. This can be required by condition to any grant of planning permission. With such a condition the proposed development complies with NPF4 policy 3 and MLDP policy ENV15.

Archaeology/Heritage

- 8.82 No objection to the proposed development was received from either the Council's Archaeological Advisor or Historic Environment Scotland. The Council's Archaeological Advisor confirmed that no further archaeological work is required in relation to this application site. The site area has already been archaeologically evaluated (with a subsequent targeted excavation), and reported upon appropriately under the prior consent granted at the site and as such the proposed development is considered to comply with NPF4 policy 7 and MLDP policy ENV24.

Safeguarding Land for Education

- 8.83 The sites strategic housing land allocation within the MLDP (Site HS20) refers to the requirement for a new single stream primary school within the site. As identified on the site plan, an area of land to the north of the site has been selected for the possible provision of such, and excluded from the proposed development land.
- 8.84 Whilst the allocation refers to a school, the Council has decided not to pursue this option. The lack of provision of the school therefore in this instance, does not equate to grounds for the refusal of the application.
- 8.85 The future use of the school site, should a school not be required, is not a matter for consideration as part of the assessment of this application and any forthcoming proposals would be dealt with under a separate planning application. However, the site is part of the application site and if left undeveloped could have an adverse impact on the visual amenity of the area. Therefore, clarification will be sought with regards to what will be done with the parcel of land in the meantime, perhaps by utilising some informal landscape planting or accommodating the construction compound.

Percent for Art

- 8.86 Details of a public art strategy for the proposed development will be required to ensure that the percent for art required by MLDP policy IMP1 is met. This can be secured via a condition on any grant of planning permission.

Feasibility of District Heating System

- 8.87 In order for the Government's renewable energy and heat demand targets to be met, it is important that all types of new developments consider the role they play in using heat from renewable sources.
- 8.88 MLDP Policy NRG6 states that community heating within new developments should be supported where technically and financially feasible.
- 8.89 The conclusions of the submitted *Review of Heat Network Suitably Report* are considered to be sound. The planning authority agree that there is no heat network within the vicinity of the site to enable to development to be served, nor are there any pipeline projects for the near future.
- 8.90 The applicant has confirmed that consideration has been provided to safeguarding for future district heating pipes at Auchendinny, however with consideration that a Community Heating Network is not viable at the site, and will not be throughout the construction of the site at this location as confirmed in the Heat Network report, such safeguarding has not been provided.

Contamination and Remediation

- 8.91 The Council's Senior Manager Protective Services recommends that a standard contaminated land site investigation condition is attached to any consent granted to ensure that the land in the application site is suitable for its intended use.
- 8.92 The planning application is accompanied by Geotechnical Design & Environmental Risk Assessment Report providing detail as to the suitability of the land for its intended use and to assess potential risks from contamination in the context of the development.
- 8.93 Appropriate assessment of the submitted information, along with a remediation strategy outlining how such measures will be implemented and a validation report confirming how the corresponding remediation approaches have been undertaken will be required. This can be secured by a condition on a grant of planning permission.
- 8.94 The proposed development, subject to appropriate conditions complies with NPF4 policy 23 and MLDP policy ENV16.

Developer Contributions and Affordable Housing

- 8.95 In relation to Midlothian Council, policies relevant to the use of planning obligations are set out in the MLDP and Midlothian Council's Developer Contributions Guidelines (Supplementary Planning Guidance). If the Council is minded to grant planning permission for the development it

will be necessary for the applicant to enter into a planning obligation to secure:

- A financial contribution towards primary education capacity;
- A financial contribution towards secondary education capacity;
- A financial contribution towards the A701 realignment and A702 link road project/public transport;
- A financial contribution towards off site children's play and open space improvements;
- Long term maintenance arrangements for communal open space within the site; and
- The provision of affordable housing (25%).

8.96 Scottish Government advice on the use of Section 75 Planning Agreements is set out in Circular 03/2012: Planning Obligations and Good Neighbour Agreements. The circular advises that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the proposed development acceptable in planning terms (paragraph 15);
- serve a planning purpose (paragraph 16) and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area (paragraphs 17-19);
- fairly and reasonably relate in scale and kind to the proposed development (paragraphs 20-23); and
- be reasonable in all other respects.

8.97 Developer contributions, including for affordable housing provision, have been secured through a planning obligation which was concluded in relation to planning permission 20/00089/DPP. Should this application be granted planning permission a revised planning obligation would be required to be completed ahead of the issuing of a new permission in order to ensure that it is also bound by the obligation.

8.98 The planning obligation associated with the existing planning permission for the site (20/00089/DPP) secured financial contributions towards additional capacity in relation to primary and secondary education, the A701 Relief Road and associated works and off site play/open space provision. In addition, the agreement provides that the necessary affordable housing provision (25% of the total consented units) will be met by means of the transfer of serviced remediated plots to the Council.

8.99 The existing agreement provided that there was a period of one year from the granting of permission in respect of 20/00089/DPP for the

Council to draw down the primary school land. That period fell away without the school land being drawn down and furthermore the Council, at its meeting in December 2022, in agreeing the update to the Learning Estate Strategy agreed that the delivery of a primary school at this site would no longer be pursued and primary pupils arising from this site would be accommodated by extending another existing primary school. The revised obligation will therefore omit provisions in relation to the primary school land reservation.

- 8.100 The requirements as set out above for any proposed planning obligation would meet the above tests.

Other Matters

- 8.101 Concerns were raised by objectors regarding the existing capacity of general practice medical facilities within the immediate area and the potential impacts of new housing on the capacity of health and care services. This matter is required to be addressed by the Midlothian Health and Social Care Partnership through the provision of sufficient health service capacity. That can involve liaison with the Council as planning authority (and initial discussions on this have been undertaken at a strategic level) but it is not, on its own, a sufficient basis in itself on which to resist or delay the application.

9. RECOMMENDATION

- 9.1 That planning permission be granted for the following reason:

The proposed development site will contribute to the sustainable delivery of housing in compliance with the policies of National Planning Framework 4 and the vast majority of the site is allocated for housing in the Midlothian Local Development Plan 2017 (MLDP) forming part of the Council's committed housing land supply and where there is a presumption in favour of an appropriate form of development. The remainder of the site is located within the Countryside where the complimentary recreational development proposed (multi user cycle path) is of a scale and nature appropriate to the character of this area. This presumption in favour of development is not outweighed by any other material conditions.

Subject to:

- a. The prior signing of a planning obligation to secure:
- A financial contribution towards primary education capacity;
 - A financial contribution towards secondary education capacity;
 - A financial contribution towards the A701 realignment and A702 link road project/public transport;
 - A financial contribution towards off site children's play and open space improvements;

- Long term maintenance arrangements for communal open space within the site; and
- The provision of affordable housing (25%).

The legal agreement shall be concluded within six months. If the agreement is not concluded timeously the application will be refused.

b. The following condition:

1. The development to which this permission relates shall commence no later than the expiration of three years beginning with the date of this permission.

Reason: To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019).

2. Development shall be carried out in accordance with the layout approved on site plan site plan ref. AUCH/SK004 Rev M.2 unless otherwise agreed in writing by the planning authority.

Reason: For the avoidance of doubt as to what is approved.

3. Development shall not begin until details of the phasing of the development has been submitted to and approved in writing by the planning authority. The phasing schedule shall include the construction of each residential phase of the development, the provision of affordable housing, the provision of open space, structural landscaping, the SUDS provision and transportation/roads infrastructure. Structural landscaping and transportation/roads infrastructure shall form part of Phase 1 of the scheme. Development shall thereafter be carried out in accordance with the approved phasing unless agreed in writing with the planning authority.

Reason: To ensure the development is implemented in a manner which mitigates the impact of the development process on existing land users and the future occupants of the development.

4. Notwithstanding that specified on application drawings hereby approved the external elevations of the buildings indicated on site plan ref. AUCH/SK004 Rev M.2 as 'Active Gables' are not approved. Development shall not begin until the following have been submitted to and approved in writing by the planning authority:
 - i. housetype elevations with increased provision of external windows to street fronting gables on plots 31, 53, 93, 121, 130, 154, 188, 220, 320, 338, 341, 352, 358, 377, 384, 389, and 391.

Development shall thereafter be carried out in accordance with the approved elevations.

Reason: *To ensure the quality of the development is enhanced by the creation of visual interest to the street scene as well as providing for enhanced natural surveillance in accordance with NPF Policies 14 and 23 and policies DEV2 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

5. Unless otherwise agreed in writing by the planning authority, the footpath identified in colour orange between points A and B on site plan ref. AUCH/SK004 Rev M.2 is not approved and shall instead be 3m wide and constructed to an adoptable standard to facilitate a multi-user route.
6. Development shall not begin until an updated scheme for footpath, multi-user paths, cycle ways and parking has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i) Bus shelter improvements on the A701 to create two 5-bay shelters on either side of the road;
 - ii) Details of traffic calming measures to ensure priority is afforded to users of the proposed 3m wide multi-user route where this intersects with the proposed internal road network.
 - iii) Details of 3m wide multi-user route across the site including those identified in terms of Condition 5 to specify precise alignment, surface material specifications and gradients for the path;
 - iv) Details of revised parking arrangements to the east of plots 80-83 onto laybys at adjacent proposed spine road; and
 - v) Details of proposed cycle parking/storage facilities for proposed cottage flats.

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be agreed in writing by the planning authority.

7. The proposed off-site improvements to The Brae including the change in speed limit, gateway feature, and pedestrian crossing shall be submitted to and approved in writing by the planning authority prior to occupation of any individual phase of development (as approved under Condition 3). Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason for conditions 5 - 7: To ensure that future users of the site and existing local residents have access to the provision of safe and convenient access to and from the site; to ensure that all footpaths and multi-user paths meets the Councils design requirements; and to ensure that the development accords with the requirements of NPF policies 13 and 15 and MLDP policy TRAN5.

8. Development shall not begin until details, including a timetable of implementation, of superfast fibre broadband have been submitted to and approved in writing by the planning authority. The details shall include delivery of superfast fibre broadband prior to the occupation of the building. The delivery of superfast fibre broadband shall be implemented as per the approved details.

Reason: To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure; and to comply with policy IT1 of the Midlothian Local Development Plan 2017.

9. Development shall not begin until details of the provision and use of electric vehicle charging stations have been submitted to and approved in writing by the planning authority. The charging units shall be rapid changing units and located in publicly accessible areas within the development. Publicly available electric vehicle charging points shall be designed with a single, double head charging unit which can serve two adjacent bays. Banks of end-on charging bays are preferred with the bays being located adjacent to landscaped areas rather than property frontages. Where end-on electric vehicle bays are located on public footways the standard 2m wide footway will require to be widened to provide room for the charging unit and any bollards required. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: To ensure the development accords with the requirements of policy TRAN5 of the Midlothian Local Development Plan 2017.

10. Development shall not commence until details of a scheme to deal with surface water run off to the land to the west of plots 356, 362, 363 and 368 is submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: To ensure that the development is provided with adequate surface water drainage; and to ensure that development complies with policies ENV9 and ENV10 of the Midlothian Local Development Plan 2017

11. Development shall not begin until details and, if requested, samples of materials to be used on external surfaces of the buildings and hard ground cover surfaces have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority. External materials and finishes of improved quality shall be provided for properties within the Areas of Improved Quality.

Reason: *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies DEV2 and DEV6 of the Midlothian Local Development Plan 2017 and national planning policy, guidance and advice.*

12. Development shall not begin on an individual phase of development (identified in compliance with condition 3) until details of the siting, design and external appearance of ancillary structures of that phase have been submitted to and approved in writing by the planning authority for that phase. Development shall thereafter be carried out to the design and specifications approved, or such alternatives as may be agreed in writing with the planning authority.

Reason: *To ensure the proposed development is appropriate in its design and complies with policies DEV2, DEV5 and DEV6 of the Midlothian Local Development Plan 2017.*

13. Notwithstanding the plans hereby approved, the proposed boundary treatments delineated on site plan ref. AUCH/SK004 Rev M.2 are not approved. Development shall not begin until updated details of boundary treatments to street frontages have been submitted to and approved in writing by the planning authority. Boundary treatments of improved quality shall be provided for properties within the Areas of Improved Quality. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason: *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies DEV2, DEV5 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

14. Development shall not begin on an individual phase of development (identified in compliance with condition 3) until an updated scheme for hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - (i) Additional hedge planting to the boundaries of plots 288, 299, 300, 385, and 395;

- (ii) Details of proposed additional landscaping to replace the proposed section of 2m wide public footway opposite plots 90, 91, 92 and 93;
- (iii) Details of proposed enhanced scheme of landscaping to open space adjacent to plots 245, 246 and 247, 248; and 291, 292 and 293, 294; and 295, 296 and 297, 298;
- (iv) Details of tree protection measures, complying with BS5837:2012, for all trees that are to be retained;
- (v) A Woodland Management Plan outlining sustainable management, monitoring, maintenance and replanting requirements for existing woodland within the site;
- (vi) Specifications for roadside tree planting showing cross sections of tree pits, adequate rooting volume for street trees and specification for urban tree planting systems;
- (vii) Details of street furniture and play/ trim trail provision across the development, including location and specification; and
- (viii) Updated scheme of landscaping to include enhanced provision of flowing lawn mix across the proposed network of greenways.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance. Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required.

Reason: *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies DEV5, DEV6 and DEV7 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

15. Prior to the commencement of development a pre-construction check for badgers shall be undertaken and the findings shall be reported upon and submitted to the planning authority for approval in writing. Thereafter, development shall be carried out in accordance with the approved findings and recommendations.

Reason: *To protect and enhance protected species and other biodiversity on the site in accordance with policy ENV15.*

16. Development shall not begin until details of a sustainability/biodiversity scheme for the site, including the provision of house bricks and boxes for bats and swifts throughout the development, as well as mammal passage points in walls and fences, has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in

accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: *To ensure the development accords with the requirements of policy DEV5 of the Proposed Midlothian Local Development Plan 2017.*

17. Development shall not begin until updated details showing the repositioning of Plots 39-46; 60-64; and 72-83 have been submitted and approved in writing by the planning authority to show the repositioning of gables to house type ERINVALE. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be agreed in writing with the planning authority.

Reason: *To ensure that the proposed layout presents an acceptable level of amenity for future residents and responds positively to the street scene in line with policies DEV2 and DEV6 of the Midlothian Local Development Plan 2017.*

18. Development shall not begin until a scheme, including a timetable of implementation, of 'Percent for Art' have been submitted to and approved in writing by the planning authority. The 'Percent for Art' shall be implemented as per the approved details.

Reason: *To ensure the quality of the development is enhanced by the use of art to reflect its setting in accordance with policies DEV6 and IMP1 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

19. No building shall have an under-building that exceeds 0.5 metres in height above ground level unless otherwise agreed in writing by the planning authority.

Reason: *Under-building exceeding this height is likely to have a materially adverse effect on the appearance of a building.*

20. The development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any, contamination and/or previous mineral workings and include:
- i. the nature, extent and types of contamination and/or previous mineral workings on the site;
 - ii. measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;

- iii. measures to deal with contamination and/or previous mineral workings encountered during construction work; and
 - iv. the condition of the site on completion of the specified decontamination measures.
21. On completion of the decontamination/remediation works referred to in Condition 20 above and prior to any dwelling house being occupied, a validation report or reports shall be submitted to the planning authority confirming that the works have been carried out in accordance with the approved scheme. No dwelling house shall be occupied unless or until the planning authority have approved the required validation.

Reason for conditions 20 and 21: To ensure that any contamination on the site is adequately identified and that appropriate decontamination measures are undertaken to mitigate the identified risk to site users and construction workers, built development on the site, landscaped areas, and the wider environment.

22. Development shall not begin until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include:
- i. Details of a construction access;
 - ii. signage for construction traffic, pedestrians and other users of the site;
 - iii. controls on the arrival and departure times for construction vehicles, delivery vehicles and for site workers (to avoid school arrival/departure times);
 - iv. details of piling methods (if employed);
 - v. details of any earthworks;
 - vi. control of emissions strategy;
 - vii. a dust management plan/strategy;
 - viii. waste management and disposal of material strategy;
 - ix. a community liaison representative will be identified to deal with the provision of information on the development to the local community and to deal with any complaints, regarding construction on the site;
 - x. prevention of mud/debris being deposited on the public highway;
 - xi. material and hazardous material storage and removal; and
 - xii. controls on construction, engineering or any other operations or the delivery of plant, machinery and materials (to take place between 0700 to 1900hrs Monday to Friday and 0800 to 1300hrs on Saturdays).

Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

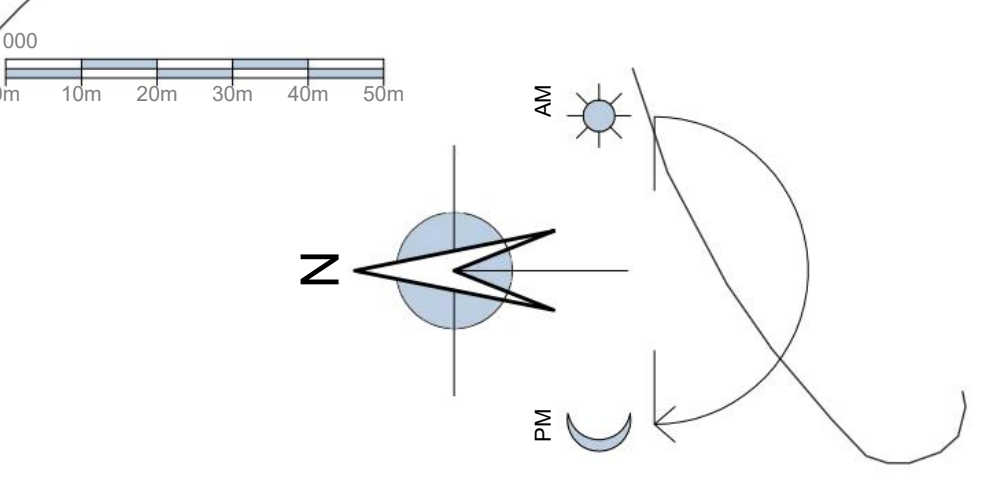
Reason: *In order to control the construction activity on the site, ensure environmental impact during the construction period is acceptable and to ensure appropriate mitigation is in place.*

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date:	20 March 2023
Application No:	22/00848/DPP
Applicant:	The Technical Department Bellway Homes Scotland East
Agent:	N/A
Validation Date:	19/12/2022
Contact Person:	Alison Ewing, Planning Officer
Email:	alison.ewing@midlothian.gov.uk
Background Papers:	Planning application 20/00089/DPP

- Bellway Development Boundary
- Affordable Housing
- Shared Driveway
- 1800mm Timber Boundary Fence
- 1800mm Fence with Stone Piers
- 1800mm Ashstone wall
- *

Plot with Activated Gable



NOTES :-

All Properties to be a minimum of 1 Meter away from Boundaries.

All footpaths minimum 900mm wide.
Common footpaths to be min 1200mm wide.

Driveways to be minimum 3.3m wide.
Groundworker to **ASK** if in doubt

All landscaping shown for information only. Refer DWA Landscapes current drawings for up to date information.

Any retention, levels or surface finishes information is shown for information only, Refer to Mike Gemmell Associates current drawings for current Engineering designs.

Approximate garden sizes for guidance only. These may vary slightly, depending on site specific conditions.

Auchendinny, Ponleuk		29.99 acres (net)		64.20 acres (gross)			
rev D	July 2022	Sq Ft	Nos	Coverage	Av Sft	%	Total %
Hanbury 3 Bed terrace		801	0	0	0		
Kinloch 3 bed semi		902	0	0	0		
Kinloch 3 bed terrace		928	19	17632	9280	3	
Glencoe 3 bed semi		955	6	5730		2	
Erinvale 3 Bed det		1040	13	13520		4	
Erinvale 3 Bed terrace		1040	6	6240		2	
Fulford 3 bed det		1045	0	0	0		
Lytham 3 bed det		1072	3	3216		1	
Rosevale 3 bed det		1084	7	7588		2	64
Oakmont 4 bed det		1203	28	33684		9	
Victoria 4 bed det		1315	35	46025		12	
Pinehurst 4 bed det		1382	11	15202		4	
Avondale 4 bed det		1410	33	46530		11	
Muirfield 4 bed det		1447	32	46304		11	
Lomond 4 bed det		1502	19	28538		6	
Carrick 4 bed det		1503	4	6012		1	
Doyles 4 bed det		1586	0	0	0		
Burgess 4 bed det		1615	34	54910		11	196
Sunningdale 5 bed det		1793	25	44825		8	37
Turnberry 5 bed det		1847	12	22164		4	12
		297	407400	1372	100		297
Coverage per net acre		13,583 sq ft/acre					
Coverage per gross acre		6,346 sq ft/acre					
Affordable		4.16 acres (net)		4.36 acres (gross)			
		Sq Ft	Nos	Coverage	Av Sft	%	Total %
HT001 1 Bed 2p Cottage Fla		527	0	0	0		
HT002 GF 2 Bed Cott Flat		743	30	22290		31	
HT002 FF 2 Bed Cott Flat		843	30	25290		31	
HT003 2 Bed Sp Mid Terr		865	20	17300		20	
HT007 3 bed Sp End Terr		985	18	17730		18	
Sub-total		98	82610	843	100		100
Coverage per net acre		19,856 sq ft/acre					
Coverage per gross acre		18,963 sq ft/acre					
Total		34.15 acres (net)		68.55 acres (gross)			
		Sq Ft	Nos	Coverage	Av Sft	%	Total %
Affordable		98	82610			25	
Private		297	407400			75	
Sub-total		395	490010	1241	100		100
Coverage per net acre		14,348 sq ft/acre					
Coverage per gross acre		7,148 sq ft/acre					

AMENDMENTS

Issue	Date	Detail
M	Dec 22	Plots 1, 2, 3, 6 & 9 revised.
L	Nov 22	Minor changes to suit Planning
J	Nov 22	Updated for Planning Application
		Additional colouring and
		pathways/driveways updated
I	Nov 22	Enhanced areas redline changed to blue

Bellway

Bellway Homes Limited

SCOTLAND WEST

Bothwell House
Hamilton Business Park
Cairst Street
Hamilton
ML3 0QA
Tel: 01698 477440

SCOTLAND EAST

6 Almondvale Business Park
Almondvale Way
Livingston
West Lothian
EH54 6GA
Tel: 01506 594420

Project

RESIDENTIAL DEVELOPMENT AUCHENDINNY MIDLOTHIAN

Drawing

PROPOSED DEVELOPMENT LAYOUT

Scale	Drawn By	Date
1:1000@A0	HH	23/09/19
Drawing No		
AUCH/SK/004		M

BELWAY HOUSE MATERIAL CODING KEY	
<div>A</div> areas of improved quality (85no. units)	
STONE WORK (Basecourses ONLY)	Thistlestone Buff Black Dressed Stone
PRECAST:	Buff
RENDER (full height):	White Wet Dash Render
ROOF TILE:	Cupa H14 Natural Slate
DOOR COLOUR:	White
WINDOW COLOUR:	White
RAINWATER GOODS:	Black
FASCIAS / SOFFIT:	White (P.V.C.U)
<div>B</div>	
STONE WORK:	Thistlestone Buff Black Dressed Stone
PRECAST:	Buff
RENDER PANELS:	Tuscan Chip on Magnolia Background
ROOF TILE:	Russell Highland Slate Grey
DOOR COLOUR:	White
WINDOW COLOUR:	White
RAINWATER GOODS:	Black
FASCIAS / SOFFIT:	White (P.V.C.U)
<div>C</div>	
STONE WORK:	Thistlestone Buff Black Dressed Stone
PRECAST:	Buff
RENDER PANELS:	Iceberg White Chip on White Background
ROOF TILE:	Russell Highland Slate Grey
DOOR COLOUR:	White
WINDOW COLOUR:	White
RAINWATER GOODS:	Black
FASCIAS / SOFFIT:	White (P.V.C.U)