

# Notice of Meeting and Agenda



## Planning Committee

**Venue:** Council Chambers/Hybrid,  
Midlothian House, Dalkeith, EH22 1DN

**Date:** Tuesday, 04 June 2024

**Time:** 13:00

### Executive Director : Place

**Contact:**

Clerk Name: Democratic Services  
Clerk Telephone:  
Clerk Email: [democratic.services@midlothian.gov.uk](mailto:democratic.services@midlothian.gov.uk)

### Further Information:

This is a meeting which is open to members of the public.

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## **1 Welcome, Introductions and Apologies**

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## **2 Order of Business**

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Including notice of new business submitted as urgent for consideration at the end of the meeting.

## **3 Declaration of Interest**

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Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

## **4 Minute of Previous Meeting**

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|------------|---|---------|
| <b>4.1</b> | Minute of the Planning Committee of 30 April 2024, submitted for approval       | 5 - 12  |
| <b>4.2</b> | Minute of the Special Planning Committee of 21 May 2024, submitted for approval | 13 - 18 |
| <b>4.3</b> | Action Log  | 19 - 20 |

## **5 Public Reports**

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|------------|--|----------------|
| <b>5.1</b> | MLDP2 Evidence Report and Local Housing Land Requirement   | 21 - 676       |
| <b>5.2</b> | MLDP2 – Local Place Plans for Validation and Registration  | 677 -<br>1022  |
| <b>5.3</b> | Planning Obligations Annual Update   | 1023 -<br>1042 |
| <b>5.4</b> | 23/00599/DPP – Application for the demolition of existing school and the erection of community campus comprising of primary school and nursery, formation of sports pitches, roads and car parking and associated works at the site of the Mayfield Primary School, Stone Avenue, Mayfield | 1043 -<br>1066 |
| <b>5.5</b> | 24/00148/DPP - Application for the formation of a site access, remediation works and installation of utilities and drainage infrastructure at the site of the former Monktonhall Colliery  | 1067 -<br>1090 |
| <b>5.6</b> | 24/00107/DPP – Application for change of use from children’s nursery (class 10) to office and ancillary support centre (class 4) at 3 Eskview Villas, Dalkeith   | 1091 -<br>1102 |
| <b>5.7</b> | 24/00176/DPP – Application for the erection of a single dwellinghouse on land at 4 Fala Village, Pathhead  | 1103 -<br>1116 |

- |            |  |                |
|------------|--|----------------|
| <b>5.8</b> | 23/00595/DPP - Application for the formation of recycling facility and waste transfer station; continuation of landfill operations and associated works for a 17 year time period at the former Middleton Limeworks Quarry   | 1117 -<br>1144 |
| <b>5.9</b> | 23/00773/S42 – Section 42 to amend the wording of conditions 1 and 6 attached to the grant of planning permission 22/00546/S42 for the infilling and restoration of the former Middleton Limeworks Quarry to extend the duration of the temporary planning permission and the subsequent landscaping maintenance to reflect the potentially revised expiration date of the planning permission – from 31 March 2024 to 31 March 2026 | 1145 -<br>1158 |

## **6 Private Reports**

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No items for discussion

## **7 Date of Next Meeting**

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The next meeting will be held on Tuesday, 10 September 2024 at 1pm.



# Minute of Meeting

Planning Committee  
Tuesday, 4 June 2024  
Item 4.1



## Planning Committee

Date	Time	Venue
Tuesday 30 April 2024	13:00	Council Chambers, Midlothian House/Hybrid

### Present:

Councillor Alexander	Councillor McManus
Councillor Bowen	Councillor Milligan
Councillor Cassidy	Councillor Parry (virtual)
Councillor Curran	Councillor Pottinger (virtual)
Councillor Imrie (Chair)	Councillor Russell
Councillor McCall (virtual)	Councillor Scott
Councillor McEwan	Councillor Virgo
Councillor McKenzie	Councillor Winchester

### In Attendance:

Derek Oliver	Chief Officer Place
Peter Arnsdorf	Planning, Sustainable Growth and Investment Manager
Kevin Anderson	Executive Director Place
William Venters	Principal Solicitor
Grace Cowan	Head of Primary Care & Older People's Services (Virtual)
Gary Leadbetter	Democratic Services Officer
Hannah Forbes	Assistant Democratic Services Officer

## 1. Welcome, Introduction and Apologies

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The Chair welcomed everyone to the meeting of the Planning Committee.

## 2. Order of Business

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As per the Agenda.

## 3. Declarations of interest

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Councillor McManus and Councillor McCall each made a declaration of transparency in relation to Item 5.5, noting that multiple members of the community have approached them both about this matter.

Councillor Pottinger made a declaration of transparency in relation to Item 5.3, noting that they have spoke to a number of constituents in the past about this matter.

## 4. Minutes of Previous Meetings

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4.1 The Minute of the Planning Committee Meeting of 12 March 2024 was submitted and approved as a correct record.

4.2 The Action Log was noted.

## 5. Reports

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Agenda No	Report Title	Submitted by:
5.1	<b>Development Plan Scheme for Midlothian Number 16 (DPS 16)</b>	<b>Chief Officer Place</b>
<b>Outline of Report and Summary of Discussion</b>		
<p>The Planning, Sustainable Growth and Investment Manager presented the report. The report seeks approval for the Development Plan Scheme for Midlothian number 16 (DPS16). Preparation of the Development Plan Scheme is a statutory requirement. Each year local planning authorities are required to prepare, publish and submit a DPS to Scottish Ministers setting out their intentions with respect to reviewing the development plan for their area over the coming 12 months.</p> <p>It is recommended that the Committee:</p> <ul style="list-style-type: none"><li>a) Approves the Development Plan Scheme for Midlothian number 16 (appended to the report);</li><li>b) Instructs the Planning, Sustainable Growth and Investment Manager to arrange for publication of the Development Plan Scheme for Midlothian number 16 on the Council's website, have copies placed in all Midlothian public libraries and has a copy submitted to Scottish Ministers for their information:</li></ul>		

- c) Authorises the Planning, Sustainable Growth and Investment Manager to make any necessary non-material changes to documents prior to publishing.

The Chair thanked the Planning, Sustainable Growth and Investment Manager for the report and opened it up for questions.

It was queried whether this was the final chance the Elected Members would have to consider the Scheme. The Planning, Sustainable Growth and Investment Manager explained that this Item was just an annual update and that Elected Members still have to make the decision of future housing numbers and detailed policies for the next Local Plan.

In relation to page 27 of the report and concerns on the future of Beeslack High School, further clarification was requested on what the land can be used for. The Planning, Sustainable Growth and Investment Manager explained that this information would come in time when the Council works through its decision making for the future of Beeslack High School.

A question was raised in relation to self-build housing and the plan around this. The Planning, Sustainable Growth and Investment Manager explained that, in terms of working through the next Local Plan the next stage would be to decide whether there should be a policy on self-build proposals. It was noted that it is unknown at the current time whether there is actual interest in this, although it was highlighted that there were a dozen entries on the register which suggested that there is an interest. As such, it was recommended that there is a need for a policy around this. The Chair stated that a policy line could perhaps be placed on the MDLP 2.

**Decision**

The recommendations were approved unanimously.

**Action**

Planning, Sustainable Growth and Investment Manager

Agenda No	Report Title	Submitted by:
<b>5.2</b>	<b>Short-term Lets and the Planning System</b>	<b>Chief Officer Place</b>
<b>Outline of Report and Summary of Discussion</b>		
<p>The Planning, Sustainable Growth and Investment Manager presented the report. The purpose of the report is to inform the Committee of the role the Planning System has in regulating, or not, short-term lets. The report was requested by the Council's Local Review Body (LRB) at its meeting of 25 March 2024.</p> <p>The Chair thanked the Planning, Sustainable Growth and Investment Manager and opened it up for questions.</p> <p>In relation to a question around planning permission and short-term lets, the Planning, Sustainable Growth and Investment Manager explained that when</p>		

something is labelled a short-term it does not automatically mean that it requires planning permission. There is a need to look at the consequence of this labelling.

It was noted that the overlap between the licensing function and planning function is considerable and that is perhaps labour intensive to have planning and licensing meetings to consider a short-term let. It was queried whether, as such, an ad-hoc planning and licensing meeting could be held together. The Chair queried whether this matter could be deferred to officers to consider. The Chief Officer Place stated that they were happy to look at this but explained that this would be difficult as one property might need to be considered by the Planning Committee, Licensing Board and the General Purposes Committee. It was also noted that different legislation would need to be considered as well, meaning that it would have to be different forums.

In relation to paragraph 5.5 of the report and the presumption in favour of short-term lets, it was queried how this would affect housing stock and the availability of letting or long-term lets in the future, given the housing shortage. It was asked whether there were figures on how many short-term lets there were currently. The Planning, Sustainable Growth and Investment Manager stated that they did not have this data to hand yet noted that they were nowhere near the levels of Edinburgh or other big cities in terms of it being a problem. It was noted that if it were to become a problem then the Council can instigate control areas.

#### Decision

Look at how an application is dealt with where it might be required to be looked at by different committees/boards/forums, etc.

#### Action

Planning, Sustainable Growth and Investment Manager / Chief Officer Place

Agenda No	Report Title	Submitted by:
5.3	<b>Confirmation of a Tree Preservation Order for a Group of Trees at Land North of the Old Golf House, Newbattle, Dalkeith</b>	<b>Chief Officer Place</b>

#### Outline of Report and Summary of Discussion

Councillor Cassidy declared an interest in the Item and left the meeting.

The Chair noted that an email had been received from a member of the public regarding this item and that this had been distributed to the Elected Members.

The Planning, Sustainable Growth and Investment Manager presented the report. The report seeks the Committee's approval to confirm a Tree Preservation Order 2 of 2024 issued on 18 January 2024 regarding one group of trees at land north of the Old Golf House, Newbattle, Dalkeith.



It is recommended that the Committee:

- a) Confirm the Tree Preservation Order (2 of 2024) for one group of trees at land north of Old Golf House, Newbattle, Dalkeith; and
- b) Instruct the Planning, Sustainable Growth and Investment Service Manager to carry out the necessary procedures, following confirmation and endorsement of a tree preservation order, which are required by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010.

The Chair thanked the Planning, Sustainable Growth and Investment Manager for the report and opened it up for questions.

It was queried what the Council's position was in terms of following up on trees that may have been filled with weedkiller. The Planning, Sustainable Growth and Investment Manager noted that some of the felling has been taking place for a while, noting that there was a report presented to the Planning Committee on this in November, which authorised a report being made to the procurator fiscal for prosecution. In terms of the trees that have been damaged, it was explained that these are being monitored and that it is slightly too early to determine if they will recover. Due to the damage caused so far, the Council has stipulated that trees must be replanted. It was further noted that depending on the outcome of the monitoring activity the prosecution can be amended if need be.

Councillor Cassidy returned.

**Decision**

The recommendations were approved unanimously.

**Action**

Planning, Sustainable Growth and Investment Manager

Agenda No	Report Title	Submitted by:
5.4	<b>24/00119/PAC – Pre-application Consultation for a Mixed Use Development including Class 1A (shops, financial, professional and other services); Class 11 (assembly and leisure) and Class 4 (business); and associated infrastructure, car parking, servicing, access arrangements and landscaping and land 90m South West of Asda Petrol Filing Station, Loanhead</b>	<b>Chief Officer Place</b>
<b>Outline of Report and Summary of Discussion</b>		
The Planning, Sustainable Growth and Investment Manager presented the report. The purpose of this report is to advise the Committee of the submission of a Proposal		

of Application Notice (PAN) and corresponding pre-application consultation for a mixed-use development including Class 1A (shops, financial, professional and other services), Class 11 (assembly and leisure) and Class 4 (business); and associated infrastructure, car parking, servicing, access arrangements and landscaping at land 90m south west of Asda Petrol Filling Station, Loanhead.

The pre-application consultation is reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

It is recommended that the Committee notes:

- a) The provisional planning position set out in the report;
- b) that any comments made by Members will form part of the minute of the Committee meeting; and
- c) that the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application.

The Chair thanked the Planning, Sustainable Growth and Investment Manager for the report and opened it up for questions.

It was requested that, if the application is to come forward, details of the road network disruption that would result from the development are shared with the Committee.

A question was raised in relation to high pressure water pipes on the land and whether this needed to be considered. The Planning, Sustainable Growth and Investment Manager explained that there was some work undertaken on the site previously which addressed this.

**Decision**

**Action**

Agenda No	Report Title	Submitted by:
5.5	<b>23/00791/DPP – Application for the Erection of 12 Flatted Dwellings on Land at Windsor Square, Penicuik</b>	<b>Chief Officer Place</b>

**Outline of Report and Summary of Discussion**

The Planning, Sustainable Growth and Investment Manager presented the report.

The purpose of the report is to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for a mixed-use development including Class 1A (shops, financial, professional and other

services), Class 11 (assembly and leisure) and Class 4 (business); and associated infrastructure, car parking, servicing, access arrangements and landscaping at land 90m south west of Asda Petrol Filling Station, Loanhead.

The pre application consultation is reported to the Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

It is recommended that the Committee notes:

- a) The provisional planning position set out in the report;
- b) That any comments made by Members will form part of the minute of the Committee meeting; and
- c) That the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application.

The Chair thanked the Planning, Sustainable Growth and Investment Manager for the report and opened it up for questions.

Questions were raised in relation to the potential of flooding at the site and the availability of parking. The Planning, Sustainable Growth and Investment Manager explained that policy requires there to be 12 parking units, but the development is proposing 20 parking units. In terms of drainage or flooding arrangements, the Planning, Sustainable Growth and Investment Manager noted that new development sites are supposed to mitigate this and that there will be new drainage.

The Chair explained that if this development is not approved today then it will revert back to the previous application for 12 flats which was approved in 2021. It was noted that the difference is that the current proposal is for modular build units.

It was queried whether a condition could be placed on the development to ask that the properties were let to over 55-year-olds. The Planning, Sustainable Growth and Investment Manager stated that whilst this is possible the developer is an affordable housing provider so it targets need and works with the Council to do so as a Registered Social Landlord. As such, the Planning, Sustainable Growth and Investment Manager recommended that the Council do not apply such a condition.

#### Decision

Councillor McEwan moved the recommendations, seconded by Councillor Winchester.

#### Action

Planning, Sustainable Growth and Investment Manager

## **6. Private Reports**

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No items for discussion

## **7. Date of Next Meeting**

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The next meeting will be held on Tuesday, 4 June 2024 at 1:00 pm.

The meeting terminated at 13:43 pm.

# Minute of Meeting

Planning Committee  
Tuesday, 4 June 2024  
Item 4.2



## Special Planning Committee

Date	Time	Venue
Tuesday 21 May 2024	13:30	Council Chambers, Midlothian House/Hybrid

### Present:

Councillor Alexander	Councillor Imrie (Chair)
Councillor Bowen (virtual)	Councillor McEwan
Councillor Curran	Councillor McKenzie
Councillor Drummond	Councillor Pottinger (virtual)

### In Attendance:

Derek Oliver	Chief Officer Place
Peter Arnsdorf	Planning, Sustainable Growth and Investment Manager
William Venters	Principal Solicitor
Kevin Anderson	Executive Director Place (virtual)
Gary Leadbetter	Democratic Services Officer
Hannah Forbes	Assistant Democratic Services Officer

## **1. Welcome, Introductions and Apologies**

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The Chair welcomed everyone to the Special Planning Committee meeting. The Chair explained that this meeting was part of a three-part process, the first part of which was the site visit, the second part being this meeting and the third part being the Planning Committee meeting on 4 June 2024.

The Chair explained that the meeting was to allow representation from both the applicant and any objectors. The Chair highlighted that the third part of the process would be the determination of the application. The Chair noted that as this was a three-part process, any Elected Member that did not attend the site visit would not have the opportunity to participate on the basis of fairness.

The Chair asked the Planning, Sustainable Growth and Investment Manager to provide the Committee and attendees with a brief introduction. The Planning, Sustainable Growth and Investment Manager explained that the Council had received a planning application for the formation of a recycling facility and waste transfer station and the continuation of landfill operations and associated works at Middleton Lower Quarry, Gorebridge. The Planning, Sustainable Growth and Investment Manager stated that in terms of the scale and nature of the operation, under National Planning Framework 4, these works are defined as a national development. As a national development there are additional requirements, hence the pre-determination meeting. The Planning, Sustainable Growth and Investment Manager explained that the applicant and any other interested party are given the opportunity to make representations to the Planning Committee. The purpose of the meeting is for the Committee to hear these representations and seek clarification or ask questions so as to gather information. The purpose is not to determine the application.

Apologies were received from Councillor Virgo, Councillor McCall, Councillor Winchester, Councillor Curran and Councillor Smail.

Councillor Scott had also recused themselves from the meeting due to a conflict of interest.

## **2. Order of Business**

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The Chair explained the order of business and outlined that the representation for the applicant would have the opportunity to speak first, after which the objectors would also be given the opportunity to speak. Each party would then be given the opportunity to ask the other questions, before the Elected Members would also be given the opportunity to ask questions of either the officers, the representation for the applicant or the objectors.

## **3. Declarations of interest**

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None.

## **4. Minutes of Previous Meetings**

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None.

## 5. Reports

Agenda No	Report Title	Submitted by:
5.1	<b>Application for Planning Permission 23/00595/DPP for Formation of Recycling Facility and Waste Transfer Station; Continuation of Landfill Operations and Associated Works at Middleton Limeworks, Gorebridge</b>  <b>Procedures for a National Development – Holding a Hearing</b>	<b>Chief Officer Place</b>
<b>Outline of Report and Summary of Discussion</b>		
<p>The representation for the applicant spoke to a presentation which was shared with the Committee.</p> <p>The first objector, a representative from the Moorfoot Community Council, provided their reasons for objecting the application. They stated that the Moorfoot Community Council strenuously objects the application and noted that they have gathered 150 signatures on a petition from Moorfoot residents in objection to the application. They stated that this had been shared with Midlothian Council and requested that this be considered.</p> <p>The second objector, a member of the public, spoke to a presentation which was shared with the Committee.</p> <p>It was agreed that the presentations would be shared with the Elected Members.</p> <p>The Chair provided an opportunity for the applicant to respond to the objectors.</p> <p>The representation for the applicant stated, in response to the claim the member of the public made about SEPA withdrawing the PPC, that this was not the case and that they could still tip in the site if they chose to. However, they noted that due to workload and work location they are in a different location. The representation also stated that with regard to the clean up of the tip, they would be undertaking this when they had the opportunity. They also stated they will use excavators to improve the roads and the infrastructure for the vehicles.</p> <p>The Chair provided an opportunity for the objectors to respond to the representation for the applicant.</p> <p>The representative from the Moorfoot Community Council stated that prior to this application the Community Council had experienced difficulties in engaging with NWH. However, once this application was made the representative noted that the communication had improved, although this had then again deteriorated. The</p>		

representative stated that engagement with the Community Council and the community was imperative.

The representative for the applicant stated that communications had dropped off during Covid-19, although noted that they had been in contact with the Community Council to offer their services and to query whether NWH's attendance at a Community Council's meeting was desired. The representative stated this offer had not been taken up.

The representative for the applicant, in relation to a query that had been raised about non-hazardous waste, explained that any waste that had been processed at the site was considered non-hazardous waste. The representative also stated that in respect of leachability the site will be subject to full lining which is CQA tested and that there will be full monitoring.

The Chair invited the Elected Members to ask questions of the Officers, representation of the Applicant and/or the Objectors.

The representative of the Moorfoot Community Council was asked whether there was ever an agreed form of liaison between NWH and the residents and the Community Council. The representative explained that when the Chair of the Community Council attended the meetings at the local town hall they had raised concerns about the inability to get NWH to engage with them. The representative stated that after these concerns were raised the communications, for a period of time, did improve. However, the representative explained that the Chair had since noted that it was difficult to engage with NWH, other than when doing so is beneficial for NWH, although they recognised that this was their perspective. It was noted that it would be useful to outline in the report to the Committee how this issue would be addressed.

In relation to the upgrade and maintenance of the road it was queried how this would work and who would determine if it was being maintained properly. It was asked that these aspects be incorporated into the report for the Planning Committee. The Chief Officer Place agreed that this could be included in the report.

A question was raised in relation to the infilling of the quarry and whether there is a timescale for this. The representation for the applicant explained that there was no bond on the upper quarry, which was infilled under a permit from SEPA. It was noted that SEPA changed how they addressed these matters which had led to the withdrawal of the permit to bring in soil. As such, the last part of the site does not have soil, although two thirds of the site does have soil and is well grassed. The representation for the applicant stated that NWH have confirmed that they would be willing to look at this with SEPA and plan out how to address the remainder of the site. The representation explained that there was a bond in place for the lower site and that a new bond would be put in place for the recycling operation. The Chair stated that it would be useful to have this information in the report to the Planning Committee.



It was queried about the footpath that had been requested and who would be responsible for both placing and maintaining this. The second objector explained that there had been a suggestion from the community that they would like a footpath. They noted that crash barriers had been put in but there is not enough of a gap currently for a footpath. It was asked if this could be looked at. The Chair stated that this could be put down to a community ask and perhaps be a condition, were the application to be approved.

A query was raised about the cleaning of vehicles. The representation for the applicant explained that there is a proposal for an extended concrete road and to put in a body wash and wheel wash with a rumble strip. It was noted that they believe this extra roadway and wash way will minimise the need for the road sweeper, however this would still be available on request. They explained they would prefer this rather than it being a condition, as at the moment it is a condition to have a road sweeper which is impacting on the community.

A question was raised as to the percentages of truck movements in terms of any increase at Middleton and a decrease at Mayfield, should the application be granted. The representation for the applicant explained that at Middleton there is an average of 27 HVGs entering and exiting the site when it is operating. In this respect they noted that there would not be a change from the current norm, which had been assessed as acceptable by the Roads Authority. With respect to Mayfield, the representation for the applicant noted they were not sure of the numbers but that they imagined it would be the same or slightly more. Although it was noted that this would drop down out of the Mayfield industrial estate as everything would be going in and out of the Middleton site.

It was queried whether traffic lights could be installed if speed was an issue. The Planning, Sustainable Growth and Investment Manager advised that in terms of assessing any application the highway implications would be considered and an assessment would be made. It was noted that the volume of traffic is unlikely to change, although this is part of an ongoing assessment.

In relation to traffic movement, it was asked how there would not be a change in the number of lorries entering and exiting the site at Middleton, if facilities are moved there. The representation for the applicant explained that they are planning on reworking a lot of the soil within the site, so a lot of the stock feed would come out and a lot of the vehicles would not be entering to drop this off.

It was queried how the A7 would be impacted by the potential for a line of vehicles outside the site. The representation for the applicant stated that they foresee no issues such as this, noting that there may be some vehicles querying before entering the site but this would be limited.

The Chair thanked both the representation for the applicant and both objectors for their submissions.

#### Decision

In the report to the Planning Committee regarding this application, include/consider:

- How communications between the Community Council, community and NWH are to be addressed.
- How the road will be upgraded and who will determine if it is being maintained properly.
- How the quarry will be infilled by NWH, with recognition of the role of SEPA, etc.

**Action**

Planning, Sustainable Growth and Investment Manager

**6. Private Reports**

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No items for discussion

**7. Date of Next Meeting**

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The next meeting will be held on Tuesday 4 June at 1:00pm.

The meeting terminated at 14:44pm.

## Planning Committee Action Log

No	Date of meeting	Item No and Title	Action	Action Owner	Expected completion date	Comments
1.	10/10/2023	<b>Motion - Old Craighall Road</b>	Report on protocols when dealing with road closures around new developments be presented to a future Planning Committee	Executive Director Place	June	





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## MIDLOTHIAN LOCAL DEVELOPMENT PLAN 2 – EVIDENCE REPORT

Report By Chief Officer Place

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### 1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the Committee with a copy of the Midlothian Local Development Plan 2 (MLDP2) Evidence Report (Appendix A) and associated Participation Report (Appendix B), the Children and Young People Participation Report (Appendix C) and information on the next stages of the preparation of MLDP2, including the 'Gate Check' (validation of information to base MLDP2) process by Scottish Ministers of the Evidence Report and its accompanying documents. The local development plan regulations require approval of the Evidence Report to be taken by full Council.
- 1.2 The report sets out that decisions regarding the next steps, i.e. the submission of the MLDP2 Evidence Report for Gate Check, will be required by Council at its meeting of 25 June 2024. The report also outlines the expectation that the Evidence Report submitted for Gate Check will contain an indicative Local Housing Land Requirement (LHLR) for MLDP2. The report concludes by informing the Committee of a 'Call for Ideas' exercise for MLDP2 that will be undertaken between July and October 2024.

### 2 BACKGROUND

- 2.1 At its meeting of 28 February 2023 the Committee commenced the review of the adopted Midlothian Local Development Plan (2017) (MLDP). Its replacement, MLDP2, is timetabled for adoption in late 2026. MLDP2 will be required to cover a 10-year period and therefore its lifespan is expected to be 2026-2036.
- 2.2 The first step of the review of MLDP is preparing an Evidence Report for MLDP2 which contains the information upon which MLDP2 will be based and has been prepared in liaison with partners and interested bodies. An Evidence Report has been produced and is in Appendix A of this report - further details of its production are set out in the report.
- 2.3 The Evidence Report is a comprehensive document intended to identify and provide the information on which to base production of MLDP2, both the spatial strategy and policy framework. The Evidence Report has been produced in accordance with the Town and Country

Planning (Scotland) Act 1997 and Scottish Government's Local Development Planning Guidance (May 2023).

- 2.4 A Participation Report (Appendix B) and Children and Young People Participation Report (Appendix C) have also been produced which sets out the details of the engagement undertaken in the production of the Evidence Report and how the requirements of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and the Planning (Scotland) Act 2019 (hereafter referred to as the Act) have been met.
- 2.5 The regulations require the Evidence Report and associated documents to be approved by full Council before it can be submitted to Scottish Ministers for Gate Check and as such will be presented to Council at its meeting of 25 June 2024.
- 2.6 The report documents those matters presented to elected members in the May 2023 and November 2023 workshops and continues the progression of MLDP2 as previously reported to Committee at its meetings of 28 February 2023, 16 May 2023, 31 October 2023, 28 November 2023, 23 January 2024 and 30 April 2024. An elected member drop-in session has also been scheduled (at the time of drafting this report) for 28 May 2024.

### **3 THE EVIDENCE REPORT**

- 3.1 As set out in previous reports to the Committee, and in line with national planning legislation and guidance, engagement on the production of the Evidence Report has been on topics, issues and infrastructure relevant to MLDP2. As required by planning legislation the engagement and Evidence Report production has not been on site specific matters (e.g. development allocations) or new planning policies for MLDP2. Engagement on site specific and policy and strategy matters will occur during production of the MLDP2 Proposed Plan. The report to Committee of 30 April 2024 on the Development Plan Scheme 16 (DPS16) set out the timetable for production and engagement to be undertaken on the MLDP2 Proposed Plan.
- 3.2 Public consultation on the Evidence Report is not a requirement, but the Council's Planning Service undertook targeted engagement to collect/clarify information for its production. As already stated, the Participation Reports (Appendix B and C) set out the engagement undertaken including this additional step.
- 3.3 The Evidence Report was prepared in the following way:
1. The identification of information needed for the Evidence Report to inform production of the MLDP2 Proposed Plan;
  2. The identification of key stakeholders from whom to collect relevant and necessary information for the Evidence Report;
  3. During the Spring - Autumn 2023 undertaking a public engagement exercise and survey work to collect information on matters/facilities in communities which are valued or need improving.

4. Working with community bodies in 2023 and 2024 for them to produce a Local Place Plan;
5. Engaging with identified key stakeholders in 2023 and 2024 including, where appropriate as part of the engagement process, sharing relevant draft sections of the Evidence Report to help collect and verify information set out in the Evidence Report;
6. Keeping Midlothian Council's Committee informed with regular update reports (see paragraph 2.6 of this report); and
7. Presentation of the Evidence Report to Council to seek authorisation for it to be submitted to Scottish Ministers for Gate Check.

### Content of Evidence Report

- 3.4 The Evidence Report has been prepared based on a series of 34 topic chapters. The range of the 34 topics is required to help collect the information necessary to inform production of the spatial strategy and policy framework of MLDP2. The topics were chosen to align with the policies of National Planning Framework 4 (NPF4). The topic chapters have been grouped under the three NPF4 principles of Sustainable Places, Liveable Places and Productive Places.
- 3.5 The 34 topic chapters in the Evidence Report are listed in Table 1 below. Where relevant the topic chapters inside the Evidence Report refer to the public engagement undertaken.

**Table 1: Evidence Report Topic Chapters**

No.	Evidence Report Topic Chapters
	<b>NPF4 Principle - Sustainable Places</b>
1	Climate Change Mitigation and Adaptation
2	Biodiversity (inc. Soils)
3	Forestry, Woodland and Trees – Not yet been subject to engagement.
4	Natural Places and Landscape
5	Historic Assets and Places
6	Brownfield, Vacant and Derelict Land and Empty Buildings
7	Green Belt and Coalescence
8	Active Travel
9	Public Transport
10	Roads
11	Wind Energy
12	Solar Energy
13	Geothermal and Hydro Energy
14	Zero Waste
	<b>NPF4 Principle - Liveable Places</b>
15	Design, Quality and Place
16	Local Living and 20-Minute Neighbourhoods
17	MATHLR and Local Housing Land Requirement
18	Affordable, Disabled, Specialist and Other Housing

19	Site Selection Methodology
20	Heat and Cooling
21	Education
22	Health
23	Energy Infrastructure
24	Water and Drainage Infrastructure
25	Blue and Green Infrastructure
26	Flood Risk and Water Management
27	Digital Infrastructure
28	Rural Development
29	Local Place Plans – This is a summary collation document/chapter which was not itself subject to engagement.
	<b>NPF4 Principle - Productive Places</b>
30	Town, Local and Commercial Centres and Retail
31	Tourism
32	Culture and Creativity
33	Business, Industry and Community Wealth Building
34	Minerals

- 3.6 The topic chapters format follow an indicative template provided in the Scottish Government’s Local Development Planning Guidance (May 2023) and are sets out as follows:
- summary of relevant evidence on the topic for MLDP2;
  - summary of engagement with key stakeholders;
  - summary of implications of the evidence for MLDP2; and
  - data gaps and statements of agreement and dispute on evidence between the Council and stakeholders.
- 3.7 The Evidence Report contains a position statement providing information on how the Evidence Report was produced. The position statement also identifies where there are disputes on evidence with which the Council has engaged stakeholders, and where there are data gaps in evidence for MLDP2. Scottish Government’s Local Development Planning Guidance (May 2023) requests these are set out in a position statement for the Evidence Report. This is intended to help inform and guide the Scottish Government Reporter(s) that will be appointed by Scottish Ministers to conduct the Gate Check of the Evidence Report.
- 3.8 As identified in the Scottish Government’s Local Development Planning Guidance (May 2023), the Evidence Report includes an evaluation of MLDP. The evaluation includes information on the adopted plan’s delivery on outcomes, delivery of development allocations, and an evaluation of its development strategy and policy framework which will help in the preparation of MLDP2.

#### **4 LOCAL HOUSING LAND REQUIREMENT (LHLR)**

- 4.1 As part of the Evidence Report the Council has to set an indicative LHLR for MLDP2. The LHLR is the indicative number of new homes



for which land will be required to be allocated in MLDP2, for the 10-year period of the plan 2026-2036. This inclusion of an indicative LHLR in the Evidence Report is an expectation set out in the May 2023 Scottish Government Local Development Planning Guidance and NPF4.

4.2 The LHLR should be based upon the Minimum All-Tenure Housing Land Requirement (MATHLR). The MATHLR for Midlothian, as explained in the 28 February 2023 and 28 November 2023 MLDP2 reports to Committee, is set out in National Planning Framework no. 4 (NPF4) at 8,850 homes. The expectation in NPF4 is that MLDP2 provides land for a minimum of 8,850 homes.

4.3 A summary of how the MATHLR figure is derived was provided in paragraph 2.10 of the 31 October 2023 Housing Land Audit 2023 report to Committee, and is repeated below for reference:

“The MATHLR (housing target) is based on 2018 Population and Housing Estimates from NRS (National Records of Scotland) which gives a 10-year household projection for Midlothian of 5,950 households. To this is added the outstanding need identified at 1,114 units (this brings the total to 7,064 units). To this figure a 25% generosity allowance is added (1,766 units), bringing the total to 8,830 units – the Scottish Government then rounds this figure to the nearest 50 resulting in a Midlothian MATHLR target of 8,850.”

4.4 As set out in Committee reports of 28 February 2023 and 31 October 2023, a significant amount of land to meet that requirement is already allocated in Midlothian through the current MLDP (adopted by the Council in 2017). Section 2 of the 31 October 2023 report to Committee on the Midlothian Housing Land Audit 2023 set out that as of 31 March 2023 the established housing land supply was 11,799 units, of which 11,052 were effective. It also set out that by April 2026 the Housing Land Audit 2023 projects an effective housing land supply of 8,524, with an additional 600 units from safeguarded sites that could raise that figure to 9,124 units. This level of supply is based upon programmed delivery rates set out in Housing Land Audit 2023. The level of supply available in April 2026 will depend upon the rate at which homes in the audit are built - whether they are built more quickly or slower than programmed and if all the sites identified come forward for development or are carried forward in MLDP2.

#### Selecting a Local Housing Land Requirement (LHLR)

4.5 The expectation of NPF4 is that the MATHLR figure of 8,850 homes will be exceeded and that the LHLR figure for MLDP2 should be higher than 8,850 homes for the 2026-2036 MLDP2 10-year period. Scottish Government expects planning authorities to provide a generous housing land supply through their local development plans. It is for the Council to decide by how much more than the 8,850 MATHLR figure it provides in its indicative LHLR for MLDP2.

- 4.6 NPF4 sets no specific methodology or formula to follow to identify a LHLR. It is for the local authority to decide. The May 2023 Scottish Government Local Development Planning Guidance sets out sources of information that planning authorities may wish to consider in identifying a LHLR. These include a range of factors including, the MATHLR, relevant Housing Needs and Demand Assessment (HNDA), the Council's Local Housing Strategy (LHS), Strategic Housing Investment Plan (SHIP), Midlothian's Housing Land Audit 2023 (HLA2023), demand for self-build housing, potential windfall sites, other housing information (vacant properties, short-term lets and second homes) and accommodation needs for the Gypsy/Traveller and Travelling Showpeople community. Ensuring infrastructure availability (and delivery), environmental implications, economic considerations and place-making objectives are, from a general planning perspective, factors that should also be taken into account in identifying a LHLR.
- 4.7 As stated, it is for the Council to determine by how much it exceeds the MATHLR in identifying a LHLR. It could choose to minimally exceed the MATHLR figure by selecting a LHLR figure of perhaps between 8,850 and 9,000 - on the basis of the MATHLR already significantly exceeds, by approximately 25%, the 2018 NRS (National Records of Scotland) Population and Housing Estimate of a 10 year household projection growth for Midlothian of 5,950 and that Midlothian's actual housing need, identified in the third Housing Needs and Demand Assessment for Edinburgh and South East Scotland (HNDA3) is 1,114 households. The issues particularly associated with the provision of health care and education infrastructure highlighted in the Evidence Report highlight the impact of the very significant housing growth in Midlothian and implications for future growth. Members might consider this supported a lower exceedance of the 8,850 MATHLR figure.
- 4.8 Alternatively, the Council could choose a higher figure of housing land supply in excess of 8,850 homes, to help provide further housing land supply generosity to:
- protect against sites not being delivered;
  - the supply being built out in advance of the 10 year plan period and as a consequence unplanned sites being promoted with the risk of planning by appeal for new sites;
  - to provide a continuity of supply beyond the 10-year period of the plan to mitigate the risk of significantly allocations for MLDP3 (NPF4 advises that local plans should provide an indication of a place in 20 years' time); and
  - to meet the Council's place-making objectives such as:
    - a. An increased provision of affordable housing including the Council's own housing programme and aspirations;
    - b. Support for starter homes/first time buyer homes;
    - c. Support for homes for the elderly (bungalows and 4 in a block properties);
    - d. Support for specialist housing (homes for the disabled and independent homes with some care provision);

- e. Housing to support rural populations and economies;
- f. Identified redevelopment of redundant buildings/sites;
- g. Promoting economic growth through development; and
- h. Place-making opportunities which benefit local communities.

4.9 When setting a LHLR elected members will need to take into account the factors identified in this report and the Evidence Report. If Members wish to choose a LHLR that significantly exceeds the MATHLR for Midlothian then more housing allocations would be needed. While this report sets out the significant quantity of housing land supply available, further new housing land allocations and/or increased housing densities of existing sites without a planning permission are still likely to be needed to comfortably exceed the MATHLR, more so if existing allocations are built more quickly than programmed. At this stage it is not known if sufficient infrastructure could be made readily available for supporting a LHLR that was significantly more than the 8,850 home MATHLR figure.

#### Risks of a Low Local Housing Land Requirement (LHLR)

- 4.10 Members should be aware of possible risks for going for a LHLR (for the 2026-2036 MLDP2) that is minimally above the 8,850 home MATHLR figure of NPF4. Policy 16f of NPF4 sets out circumstances where land not allocated for housing can be brought forward for housing if delivery of housing sites is happening substantially earlier and quicker than expected in the Housing Land Audit. To help maintain a plan-led system and help avoid the development of unallocated sites for housing, elected members may choose to have a LHLR sufficiently higher than the MATHLR – this would result in addition land allocations in MLDP2. In addition, and/or alternatively where appropriate, housing densities of already allocated sites that do not have planning consent could potentially be increased as a means of providing more housing supply.
- 4.11 Related to this matter is the completion and using up (or “build out”) of the current effective housing supply. Section 2.4 of the Midlothian Housing Land Audit 2023 (see 31 October 2023 Committee report on Housing Land Audit 2023) provides details of current and previous housing completions in Midlothian. It sets out that in the year 2022/2023 there were 908 housing completions and there were 818 house completions in the year 2021/2022. Both were record years for the number of housing completions. For comparison the five-year rolling average from 2017/2018 to 2021/2022 was 656 completions a year. Future completion levels cannot be known with certainty and are susceptible to economic and market circumstances. The Council works with Homes for Scotland (the umbrella organisation for the house building industry in Scotland) to, as best it can, set out through the housing land audit process credible programmed housing completion information in Midlothian. It is unknown if the higher than average completions of the past two years (2021/2022 and 2022/2023) will continue, or whether they may have been inflated due to a built-up

of demand during the coronavirus pandemic, which has now been capped by current market conditions.

4.12 The implication of this for the LHLR and MLDP2 is that if the quicker than historic levels of completions of the past two years continues the available effective housing land supply from allocations identified in the current MLDP (2017) will reduce quicker between now and the adoption of MLDP2 in late 2026. Regardless of this position the MLDP2 will still need to have allocated housing land for a minimum of 8,850 homes.

4.13 If sufficient allocated housing land were not available in MLDP2 and quicker rates of completions continued, then a consequence will be that unallocated housing sites may be brought forward or be granted planning permission on appeal. Choosing a LHLR marginally above the MATHLR will guard against unplanned development and planning by appeal.

Local Housing Land Requirement – Possible Scenarios for MLDP2:

4.14 Below are three possible LHLR scenarios for consideration (elected members can consider alternative scenarios which may arise from the continuing engagement programme):

	<b>Option</b>	<b>Opportunities</b>	<b>Risks</b>
<b>1</b>	8,850 – 9,000  In line with the NPF4 MATHLR target	<ul style="list-style-type: none"> <li>Continued growth within known infrastructure constraints;</li> <li>Position most reflective of local communities and service providers based on the early engagement (with the exception of the house building industry).</li> </ul>	<ul style="list-style-type: none"> <li>Dependant on all sites already allocated for housing being delivered;</li> <li>Risk of planning by appeal if the existing supply is built out ahead of schedule; and</li> <li>Limited opportunities for the Council to progress new place-making objectives.</li> </ul>
<b>2</b>	9,001 – 11,000  Additional Generosity	<ul style="list-style-type: none"> <li>Provides a buffer against sites not being delivered and/or the supply of housing being built out ahead of schedule resulting in unallocated housing sites coming forward;</li> <li>Additional employment and investment opportunities; and</li> <li>Enhanced place-making opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>Impact on infrastructure – education, health provision services and transportation infrastructure.</li> </ul>
<b>3</b>	11,001 +  Significant Growth	<ul style="list-style-type: none"> <li>Provides a buffer against sites not being delivered and/or the supply of housing</li> </ul>	<ul style="list-style-type: none"> <li>Significant impact on infrastructure – education, health provision services and</li> </ul>

		being built out ahead of schedule resulting in unallocated housing sites coming forward; <ul style="list-style-type: none"> <li>• Additional employment and investment opportunities; and</li> <li>• Enhanced place-making opportunities.</li> </ul>	transportation infrastructure.
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4.15 A compromise might be that the Council set the LHLR at the additional generosity (9001-11,000) level on the understanding that the above MATHLR units only come forward if the following criteria apply:

- Any new allocations incorporate a higher than 25% affordable housing provision and homes which are marketed for first time buyers and the elderly.
- Those settlements in Midlothian that have had the greatest scale of growth since the adoption of the 2017 MLDP, such as Bonnyrigg and Roslin for example, are safeguarded against further allocations;
- Any new allocations must fully fund any required new infrastructure without financial detriment to the Council; and
- Any new allocations must demonstrate a direct economic and employment benefit to Midlothian.

4.16 At Evidence Report Gate Check the appointed Scottish Government Reporter is expected to take a view on whether there is sufficient information in the Evidence Report to establish an indicative LHLR and to demonstrate:

- a transparent and understandable explanation of how the indicative LHLR has been arrived at; and
- The planning authority's views on the matters listed under Section 15(5) of the Town and Country Planning (Scotland) Act 1997 are expected to inform the LHLR which will provide a target for meeting housing needs of people living in the area as required by Section 15(1A) of the 1997 Act.

4.17 The matters listed under section 15(5) of the Town and Country Planning (Scotland) Act 1997 are:

- the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district;
- the principal purposes for which the land is used;
- the size, composition, health and distribution of the population of the district;
- the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people;
- the availability of land in the district for housing, including for older people and disabled people;
- the desirability of allocating land for the purposes of resettlement;

- the health needs of the population of the district and the likely effects of development and use of land on those health needs;
- the education needs of the population of the district and the likely effects of development and use of land on those education needs;
- the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population;
- the capacity of education services in the district;
- the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district;
- the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities);
- how that infrastructure is used; and
- any change which the planning authority thinks may occur in relation to any of the matters mentioned above.

4.18 The most relevant topic chapters in the Evidence Report on these matters are:

No.	Evidence Report Chapters
	<b>NPF4 Principle - Sustainable Places</b>
1	Climate Change Mitigation and Adaptation
2	Biodiversity (inc. Soils)
4	Natural Places and Landscape
6	Brownfield, Vacant and Derelict Land and Empty Buildings
7	Green Belt and Coalescence
8	Active Travel
9	Public Transport
10	Roads
	<b>NPF4 Principle - Liveable Places</b>
17	MATHLR and Local Housing Land Requirement
18	Affordable, Disabled, Specialist and Other Housing
19	Site Selection Methodology
21	Education
22	Health
24	Water and Drainage Infrastructure
26	Flood Risk and Water Management
29	Local Place Plans

## 5 NEXT STEPS - EVIDENCE REPORT SUBMISSION

5.1 Section 16B(5) of the Town and Country Planning (Scotland) Act 1997 requires the planning authority to approve the proposed Evidence Report for submission to Scottish Ministers for Gate Check. This requirement is met by the submission of the Evidence Report to the Department of Planning and Environmental Appeals Division (DPEA).

- 5.2 A series of documents are being prepared to support and be submitted with the Evidence Report as an overall package for Gate Check. The documents are set out in Table 2 below. The Council’s decision with regard setting the LHLR will also be incorporated into the submission pack. Due to the number of documents needed to support the Evidence Report it is not possible to attach them all to the report.

**Table 2: Documents to be Provided to DPEA / Scottish Ministers for Gate Check of MLDP2 Evidence Report**

Document Title	Content of Document	To be presented to Council at its meeting of 25 June 2024
Evidence Report	a. Position Statement b. Topic Chapters 1-34 c. Evaluation of MLDP	Yes
Participation Report	Details of engagement and evidence that legislative planning requirements have been met. The Participation Report will be within the Evidence Report document.	Yes
Children and Young People Participation Report	Details of engagement with children and young people.	Yes
DPEA Contact Sheet	Schedule of those engaged in production of Evidence Report.	No – but the documents should be taken as being part of the overall Evidence Report package and will be available for elected members’ inspection if required. Council approval will still be sought for submission of the documents to Scottish Ministers as part of the Evidence Report “Gate Check”.
Schedule of Documents and Midlothian Council Documents	Schedule and actual documents used by Midlothian Council to inform production of Evidence Report (Background Papers).	
Strategic Environmental Assessment (SEA) Scoping Report and SEA Environmental Baseline Report	Assessment of Evidence Report against the Strategic environmental assessment Regulations	

*Note – all documents listed in table 2 will be submitted to Scottish Ministers for the Evidence Report “Gate Check”.*

- 8.5 After submission of the Evidence Report and accompanying documents for Gate Check, Scottish Ministers/DPEA will appoint a Reporter(s) from the DPEA to undertake the Gate Check. The Gate Check is intended to confirm if the Council has met relevant planning legislative requirements in producing the Evidence Reports, namely undertaken sufficient engagement with parties identified in legislation and collected sufficient information and evidence for it to produce a proposed plan for its local development plan. As stated earlier in this report, the Participation Report to be submitted for Gate Check sets out how the Council’s Planning Service considers the legislative requirements for producing the Evidence Report have been met.

- 8.6 It is not known how long the Gate Check process will take. Indications given to the Council from the DPEA are that it may be between three weeks and three months. The length of time taken will depend upon how, and whether, the DPEA appointed Reporter(s) considers the Evidence Report demonstrates it has been prepared in accordance with planning legislation and that sufficient information has been collected to allow the Council to proceed to start preparing a Proposed Plan for MLDP2.
- 8.7 The Council cannot start preparing the MLDP2 Proposed Plan until it has successfully been through the Gate Check process. If the appointed Reporter(s) is satisfied that a planning authorities' Evidence Report meets the requirements of Gate Check and contains sufficient information they will inform the Council of this by letter. The letter will set out why they consider the information in the Evidence Report to be sufficient.
- 8.8 If the Gate Check DPEA appointed Reporter(s) considers the Evidence Report does not contain sufficient information they will prepare and send to the Council an Assessment Report. The Assessment Report will set out the Reporter's reasons for not being satisfied with Evidence Report and provide recommendations for improving the Evidence Report. During the Gate Check process, the Reporter may seek further clarification on matters from the Council.
- 8.9 The best way to have a swift Gate Check is for the Council to submit to Scottish Ministers/DPEA an Evidence Report that is prepared in accordance with relevant planning legislation and contains sufficient and necessary information. After the 25 June 2024 Council meeting, the Planning Service will be in the position to submit such an Evidence Report to Scottish Ministers/DPEA.

## **9 "CALL FOR IDEAS" FOR MLDP2**

- 9.1 DPS16 approved by the Committee at its meeting of 30 April 2024 sets out that a "Call for Ideas" for MLDP2 will be undertaken during the period July-October 2024. This process seeks to invite ideas from interested parties for MLDP2. This can include ideas on MLDP2's spatial strategy and policy framework, locations for development or locations for safeguarding from development. All responses received will be given consideration. The "Call for Ideas" will be advertised on the Council's website, through its social media and also directly to known stakeholders and to those who have registered interest in being kept informed of MLDP2 progress.
- 9.2 Evidence Report chapter 19 Site Selection Methodology sets out an approach that the Council will follow to assess existing development sites, and new sites suggested that come through the "Call for Ideas" exercise. The Council will be under no obligation to use the sites suggested through this exercise.



## 10 RECOMMENDATION

10.1 It is recommended that Committee:

- (a) Notes the content of the report including the Evidence Report (Appendix A), the Participation Report (Appendix B) and the Children and Young People Participation Report (Appendix c);
- (b) Note that Council, at its meeting of 25 June 2024, will be requested to approve the Evidence Report and associated documents for submission to Scottish Ministers for “Gate Check”; and
- (c) Set the Local Housing Land Requirement (LHLR) at the additional generosity (9001-11,000) level subject to those criteria set out in paragraph 4.15 of this report (and any additional criteria elected members wish to add through the preparation of the proposed plan process). If the stated criteria are not met the LHLR shall be set at 8,850 – 9,000 In line with the NPF4 MATHLR target.

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 24 May 2024

**Contact Person:** Grant Ballantine, Lead Officer Conservation and Environment  
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**Background Papers:** MLDP2 Committee reports of 28 February 2023, 16 May 2023, 31 October 2023, 28 November 2023, 23 January 2024 and 30 April 2024.

**Appendix A:** MLDP2 Evidence Report;

**Appendix B:** MLDP2 Participation Report; and

**Appendix C:** MLDP2 Children and Young People Participation Report





# Midlothian Local Development Plan 2

Evidence Report: Children and Young  
People Participation Report

May 2024



Midlothian



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# Part 1 – Introduction

## 1. Introduction

### Background

- 1.1 Midlothian’s children and young people were asked to tell us about what they think about the places where they live. The feedback has been gathered to support the production of an Evidence Report which will be used to inform the next Local Development Plan (MLDP2).
- 1.2 Every local authority in Scotland must prepare a Local Development Plan (LDP) for their area. This sets out proposals and policies for the development and use of land and for the protection and conservation of natural assets and amenity. An LDP also sets out the detailed policies used to determine planning applications. The [current LDP for Midlothian](#) was adopted on 7 November 2017.
- 1.3 The Planning (Scotland) Act 2019 introduced the statutory need for councils to engage with children and young people during the preparation of a Local Development Plan into the Town and Country Planning (Scotland) Act 1997 (as amended)
- 1.4 The Town and Country Planning (Scotland) Act 16A(2) stipulates that:  
*“[P]lanning authorities must first consider discharging their duty under subsection (1) by means of contact with schools, youth councils and youth parliament representatives within their district.”*
- 1.5 Section 16B(4)(a) of the Town and Country Planning (Scotland) Act also states that planning authority, in their evidence report, should include a statement on:  
*“[T]he steps taken by the planning authority in preparing the report to seek the views of the public at large, including in particular the views of (iii) Children and Young People.”*
- 1.6 The United Nations Convention on the Rights of the Child seeks to:  
*“protect children from harm, provide for their growth and development, and empower their participation in society.”* ([Improvement Service, 2024](#))
- 1.7 The United Nations Convention on the Rights of the Child (Incorporation) (Scotland) Act was incorporated into Scots law in January 2024 and public authorities must act within the UNCRC requirements.

## Objectives

- 1.8 In addition to meeting the above statutory obligations, the objectives of the engagement exercise were as follows:
- Reach a range of children and young people across Midlothian, through online surveys and in-person engagement with schools, youth groups, colleges, youth councils and Members of the Scottish Youth Parliament.
  - Develop an awareness in children and young people of the purpose of Local Development Plans and the ability for them to influence decision making.
  - Use a [Place Based Approach](#) and [Place Standard Tool](#) to devise interactive in-person engagements sessions and as the basis of the online surveys to gather the views of children and young people regarding the future development of their place.
  - Collate all feedback and summarise the findings to support MLDP2's Evidence Report, and which in turn would help inform production of the MLDP2 Proposed Plan.

## The Place-Based Approach

- 1.9 Using a place-based approach to collecting information helps us to understand the issues where we live and help bring different people and groups together to make our places better.
- 1.10 Lots of people in our communities face challenges and issues, like ill health or bad environmental surroundings. But not everyone experiences these challenges in the same way. That is why it is important to collect views and information from different people across Midlothian, so that the Council can better understand what people need and how the Local Development Plan can help make where people live, better.



# Part 2 – Engagement Methods

## 2. Engagement Methods

### Overview

- 2.1 The Council used both online and in-person engagement methods when collecting evidence from children and young people to support MLDP2.
- 2.2 Please see Appendix 1 for full details of all children and young people engagement activities and when these took place. These details are also published on the Council's website.
- 2.3 In total, the views of 157 children and young people were collected.
- 2.4 2.1.5 Map 1 in Appendix 2 shows the areas where place-based information was collected from children and young people.



### In-Person Engagement

- 2.5 The following groups of children and young people were invited to participate in in-person engagement between May and October 2023:

- Primary Schools
- Secondary Schools
- Youth Groups
- Parents of Saltersgate School Pupils
- Midlothian Youth Platform
- Midlothian Youth Champions
- Members of Scottish Youth Parliament
- Edinburgh College

- 2.6 All of the above, invited groups, met with Planning Officers, except Members of the Scottish Youth Parliament (MSYP). No response to the invitation to engage was received from Midlothian's MSYPs.

## School and Youth Group Visits

- 2.7 Planning officers visited six Primary Schools, two Secondary Schools and three youth groups (representing both primary and secondary age), speaking to 134 children and young people (see Table 1, below).
- 2.8 All schools were contacted via the Council Head Teacher Bulletin to ask them to express their interest in participating in officer led in-school MLDP2 workshops. This method of communication did not receive any replies.
- 2.9 Planning Officers met with parents of four disabled children whom attend Saltersgate School. As the voices of these children were advocated through their parents, they have been included within the total number of children represented.

Name of Group	Primary, Secondary or Youth Group	Settlement	Class/Age	Number of Participants
Lasswade High School	Secondary	Bonnyrigg	S1-S3 (11-14)	20
Newbattle High School	Secondary	Mayfield/Easthouses	S1-S3 (11-14)	20
Ladywood Youth	Youth Group	Penicuik	S5 – Leavers (16-18)	4
<b>Total Participants of Secondary Age (11-18)</b>				<b>44</b>
Woodburn Primary School	Primary	Dalkeith	P5-P7 (8-12)	10
Stobhill Primary School	Primary	Gorebridge	P5-P7 (8-12)	10
Tynewater Primary School	Primary	Pathhead (and surrounding area)	P5-P7 (8-12)	10
Moorfoot Primary School	Primary	North Middleton (and surrounding area)	P5-P7 (8-12)	10
Roslin Primary School	Primary	Roslin	P4-P7 (7-12)	11
Bilston Primary School	Primary	Bilston	P5-P7 (8-12)	11
Saltersgate	Primary age children represented	Midlothian wide		4 (parents)
Ladywood Youth	Youth Group	Penicuik	P6-P7 (9-12)	9
Bonnyrigg Youth	Youth Group	Bonnyrigg	P7 (11-12)	15
<b>Total Participants of Primary Age (7-12)</b>				<b>90</b>
<b>Total Number of Children and Young People Involved in Workshops</b>				<b>134</b>



## Primary Schools

- 2.10 With the support of the Council's Parent Liaison Officer, six primary schools were selected based on geographic location and were contacted directly. All six primary schools participated. P4s-P7s engaged in the in-person workshops. For data protection reasons, no personal details were collected at in-person workshops. Therefore the results cannot be distilled down to specific age, gender or disability.
- 2.11 The younger age groups (early years – P4s) were provided with an opportunity to participate in the “Me and My Place” drawing activity (see Appendix 3). This activity was advertised directly to schools and also on the Council's social media pages. No responses to the “Me and My Place” drawing activity were received.
- 2.12 The workshop activity undertaken with the primary schools was devised based on the principles of the Place Standard Tool for Children. A map of the area local to the school was placed in the middle of the group. Each participant was provided with a pen and post-it notes. Around the map were a series of photographs based on the following themes:
- Moving around
  - Streets and buildings
  - Schools, shops and other places
  - Spaces to play, hang out and have fun
  - Homes and communities
  - Feeling safe
- 2.13 The children were asked three questions:
1. What is good/what do you like about your area?
  2. What is bad/what don't you like about your area?
  3. If you had a magic wand, what would you change about your area?

The above questions were asked one by one, allowing for discussion amongst the group before answers were captured on post-it notes and stuck onto the map.

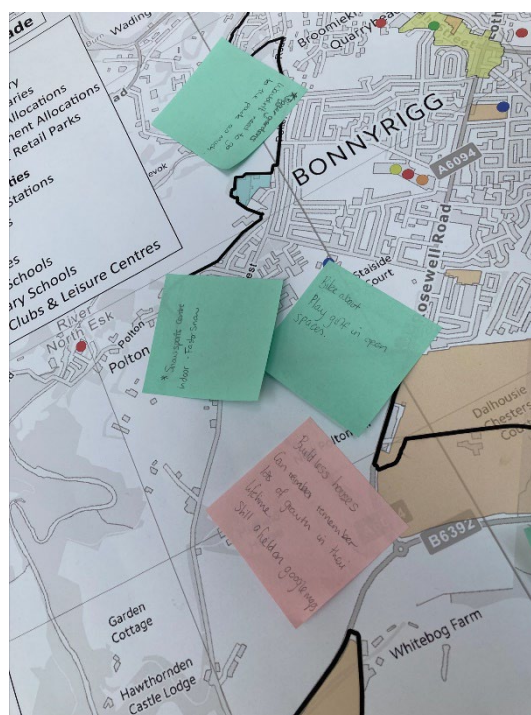


## Secondary Schools

- 2.14 Planning officers visited Lasswade and Newbattle High School's to lead workshops with representatives from the Student Voice. These schools were selected as MLDP2 public drop-in sessions were already being held those days in Lasswade and Newbattle Libraries.
- 2.15 The format of these workshops was the same as that carried out in the primary schools except for Lasswade High School where officers conducted a combination of the map-based exercise and group discussions focused on the Place Standard Survey questions.

## Youth Groups

- 2.16 Planning officers also attended Ladywood Youth Group and Bonnyrigg Youth Group, which are facilitated by the Council's Communities, Lifelong Learning and Employability (CLLE) team.
- 2.17 The engagement activity was the same as used for the schools. Officers set up a station which the children could visit if they wished to. The children who visited the station were asked the same questions as the primary school children, however, given the more informal nature of the youth group setting, officers had more of a chat with the children and officer's captured each child's answer on their behalf, as discussions were had.



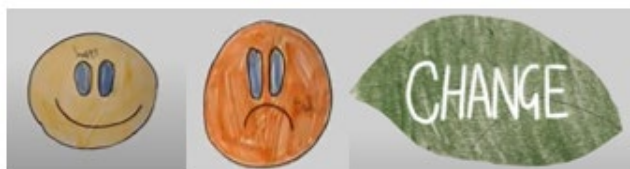
## Youth Councils

- 2.18 Planning officers held a focus group with seven members of Midlothian Youth Champions (MYC) (care experienced young people) and Midlothian Youth Platform (MYP). Four members of MYC attended (ages 16-24) and three members of MYP. A summary of their comments is shown in Section 3 of this report.

2.19 Attendees were asked:

1. What is good/what do you like about your area?
2. What is bad/what don't you like about your area?
3. If you had a magic wand, what would you change about your area?

An interactive session involving post it notes was planned, planning officers went with the flow of the conversation. The majority of the engagement time was spent on the discussion.

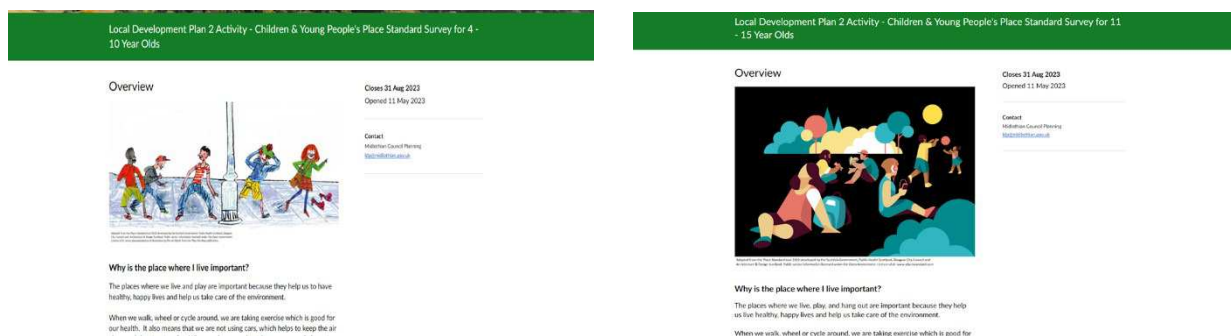


## Online Engagement

2.20 Three online 'Place Standard' surveys (running from March 2023 and closed in August 2023) were published for children and young people, accommodating for different age groups:

- Children & Young People's Place Standard Survey 4 -10 Year Olds
- Children & Young People's Place Standard Survey 11 -15 Year Olds
- Children & Young People's Place Standard Survey 16 -25 Year Olds

2.21 The surveys were published on the Council's Citizen Space webpage which is advertised through the MLDP2 pages of the Council's website. The surveys were also advertised via the Council's social media platforms, by CLLE colleagues to their external networks, to all schools and to Newbattle College (no response was received from Newbattle College to confirm that the surveys had been shared).



2.22 The surveys were also published on the Midlothian section of the Young Scot website. As an incentive, young people who completed the survey through the Young Scot page received points (the Young Scot advert is shown in Appendix 4 of this report).

2.23 16 online survey responses were received across all age categories. Copies of the survey questions are attached as Appendix 5.



# Part 3 – Engagement Findings

## 3. Engagement Methods

3.1 All comments collected from online surveys, children and young people at schools and youth groups and have been collated and can be found in Appendices 3 and 6. In line with the place-based approach, responses have been grouped into settlements (towns and villages). The below tables offer examples of some of the responses received.

### Schools, Youth Groups and Online Surveys


























3.2 The below examples of results (Tables 2, 3 and 4) combine both in-person and online feedback, broken down into the following age groups:


























- Children aged 4-11 (Table 2)
- Children aged 12-15 (Table 3)
- Children and young people aged 16 – 25 (Table 4)

3.3 All comments collected from Primary Schools, Secondary Schools and Youth Groups can be found in Appendix 5 of this report. All feedback received from participants via online surveys can be viewed in Appendix 7.

Table 2 – Summary of in-person and online feedback from children and young people age 4-11

Children Age 4-11					
Bilston					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	I can walk to my school, library and to my clubs. I can walk to the doctor, dentist and shops with my mum and dad.		Some shops are too small and if you go to a shop, they might not have the stuff you need.		A closer A&E
	Everyone knows everyone.		New houses not in keeping with the old.		More local shops
	Good to have local shop for the elderly.		Difficult to get a Dr appointment.		More playgrounds
					The environment needs improving.

Loanhead					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	It is very safe		Too many busy roads to cross		Put on a bus from Loanhead to Hillend as I ski race lots and I won't be able to go on my own when I am older.
	Loanhead library is really good.		Because of the busy roads my mum doesn't like me cycling around.		Wide paths to use my bike and scooter.
	I can walk to my school, library and to my clubs. I can walk to the doctor, dentist and shops.				Put a cinema at Straiton
Roslin					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	Shops are near		The park isn't fun anymore		Build a swimming pool
	It feels safe		Not enough play equipment for disabled children		Clothes shops
	It's really historic		Paths are not accessible for wheelchair users		New houses should look more interesting
					Flats with small gardens at the front door
Bonnyrigg					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	Straiton nearby		Schools are too full		Improve bus service
			Need to take the train or car to Edinburgh because buses are not useful		Plant more trees
			Too many building sites		Build less houses

Newtongrange					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	Welfare Park is really good		Schools, shops, doctors and Community centre are withing a walking distance, however it's hard to get there by the wheelchair.		Plant more trees
	Nice gardens		No cycling paths connecting the village to other places e.g. Gorebridge.		Needs to be more wheelchair friendly
	Plenty of parking				GP practice needs to be developed, as there is hard to get to the doctor.
Dalkeith					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	Good number of areas for children to play in - Country Park, astro turf and fields.		Can't go clothes shopping in Dalkeith.		Need more accessible play equipment for parks.
	Lots of shops		Paths and walkways are overgrown.		More paths near houses not roads
	Good paths and cycle networks		Keep taking play equipment away from parks but not replacing it.		Wish we had more football astro pitches so we can keep healthy.
Gorebridge					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	I love the library and the community hall. They have good activities I go to with my family.		You can't cycle safely because there's cars all down one side of the road and you have to cycle on the wrong side, and you can't see properly.		I would like a bus stop outside my house
	Good corner shops		Some parts of Gorebridge have long walks to get to bus stops.		Bigger shops/ shopping centres/ clothes shops
	Good safe routes to school				Play parks and skate parks

Pathhead					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	It is very wild and scenic		Park is only for small children		Build on brownfield land first before greenspace
	Like going to the park		Cars speeding		Smaller flats for older people
	Good places to play and do what I want		Worried that all the green space will be built on		Safe roads
Newlandrig					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	I like the scenery		Fast drivers which make walking feel unsafe		
	I like the walks		Not enough for teenagers to do		
Fala Dam					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	Good community		Speeding		Something to stop people speeding
	Walks and greenspaces				
North Middleton					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	Lots of green		Public transport not any good.		I would love a café or something to go to.
	Small village and know most people		Have to cross the A7 to get bus stop which prevent people from going very much.		Bus stops
	Nature		There are no actual shops like Scotmid or mini Tesco.		A shop with food/essential supplies.






























Penicuik					
What is good about your place?		What is not good about your place?		If you had a magic wand, what would you change about your place?	
	Like living near to a park		It's hard to scoot with the bumps in the pavement.		Refurbish the skate park.
	I like the park because it has so much stuff.		Need to go clothes shopping in Edinburgh.		Need more play equipment for older kids - zip wires.
	Feel safe walking. Also cycle and walk to school. Have lollipop crossing.				More things for children and young people with autism to do so that they feel safe.

Table 3 – Summary of in-person and online feedback from children and young people age 12-15

Young People Age 12-15					
Loanhead and Bilston					
What are the assets in your place?		What are the issues of concern for your place?		What would you change about your place?	
	Good selection of shops		Not enough places for teenagers to go		Need a place with gaming facilities
	Good bus frequency		Too many new houses		More wildlife
	Amazing viaduct		Too many potholes		Quicker road from Bonnyrigg to Lasswade
Penicuik					
What are the assets in your place?		What are the issues of concern for your place?		What would you change about your place?	
	Lots of cafes		Kids losing green spaces to housing		Need more clothes shops
	Good bus service to Eastfield		Need to go clothes shopping in Edinburgh		Parks for older children and young people
	Old railway track is good for cycling		Roads are more busy with the new housing		More variety of shops on the high street
Roslin and Rosewell					
What are the assets in your place?		What are the issues of concern for your place?		What would you change about your place?	
			Potholes		Need bigger shops like Tesco and Asda























Bonnyrigg					
What are the assets in your place?		What are the issues of concern for your place?		What would you change about your place?	
	Bonnyrigg is small but everything you need. It is a compact place like a village.		Not enough places to sit		Build less houses. Can remember lots of building growing up.
	Good parks and open spaces		Need more space between new houses		Need park equipment for older kids
	Easy to get about by bike		Bus service is not frequent		Make driveways bigger for homes with multiple cars

Table 4 - Summary of in-person and online feedback from children and young people age 16-25

Young People Aged 16-25					
Penicuik					
What are the assets in your place?		What are the issues of concern for your place?		What would you change about your place?	
	There are plenty buses, and they are free to me.		There just aren't enough places for us to go.		Places for us to go to meet up.
					More football pitches and astros.
Dalkeith					
What are the assets in your place?		What are the issues of concern for your place?		What would you change about your place?	
	Lots of streetlights.		Some shops look dated.		Plant more trees.
	Green spaces.				More, higher paid employment.
	Good transport.				Better parking

## Youth Councils

3.4 The Midlothian Young Champions and Midlothian Youth Platform focus group had a strong awareness of planning issues in their local communities. Topics which were spoken about in length were:

- A feeling of lack of services in local communities for local people. Midlothian is becoming a commuter area with many people travelling to Edinburgh. These people do not use Midlothian services and will do their shopping, visit the doctor or gym in Edinburgh on their way home from work. The group felt that the people working and living in Midlothian had limited services and local amenities available to them.
- Housing needs also came up in discussions. Particularly a lack of affordable housing and those specially equipped to meet the needs of disabled residents. One member of the group said they may need to leave Midlothian to afford a home. They said lots of young people are

having to do that. They don't want to be separated from family and friends but also want to leave home and be independent.

- The lack of health care facilities and the pressure on GP surgeries was raised. The distance in which people had to travel to their doctors came up. This was a particular concern for disabled people who had to rely on family for transportation. The group highlighted that a poor public transport system meant that some people could not access the health services when required.
- Poor public transport was mentioned (see above). Issues with young people hanging about on buses due to free bus pass. Impact on anti-social behaviour.
- The group raised their concern over coalescence of Bonnyrigg and Rosewell.
- Members identified an "us" and "them" mentality between old and new residents where lots of housing has been built. E.g. "New Rosewell" and "Old Rosewell". New residents are not always welcomed in and many old residents feel that people live in Midlothian but travel to Edinburgh to shop and work (see top comment).
- The group also mentioned how some new developments in existing settlements are so large that they feel separate to existing communities. E.g. Hopefield does not feel like it is part of Bonnyrigg. People who live there would say they live in Hopefield, not Bonnyrigg.
- A sense of helplessness was felt by the group in relation to the rate in which development is occurring and the service and infrastructure provision not catching up. The group did not feel like residents had enough power to change things.
- The group would like to see developers put in services that children and young people can use.

# Part 4 – Next Steps



## 4. Next Steps

- 4.1 The Council will look at all the views they have collected from children and young people and take these into consideration when writing policy for the next Local Development Plan.
- 4.2 Planning officers will engage with and consult with children and young people again, during the MLDP2 Proposed Plan stage. The Council will keep the website and social media channels updated with details of how to get involved.



# Appendices

## Appendix 1 – Summary of Engagement

Section 16A of the Planning (Scotland) Act, 2019, requires a Planning authority to publish information about its arrangements to *promote and facilitate participation by children and young people in preparing the Local Development Plan*. The information published must be kept up to date.

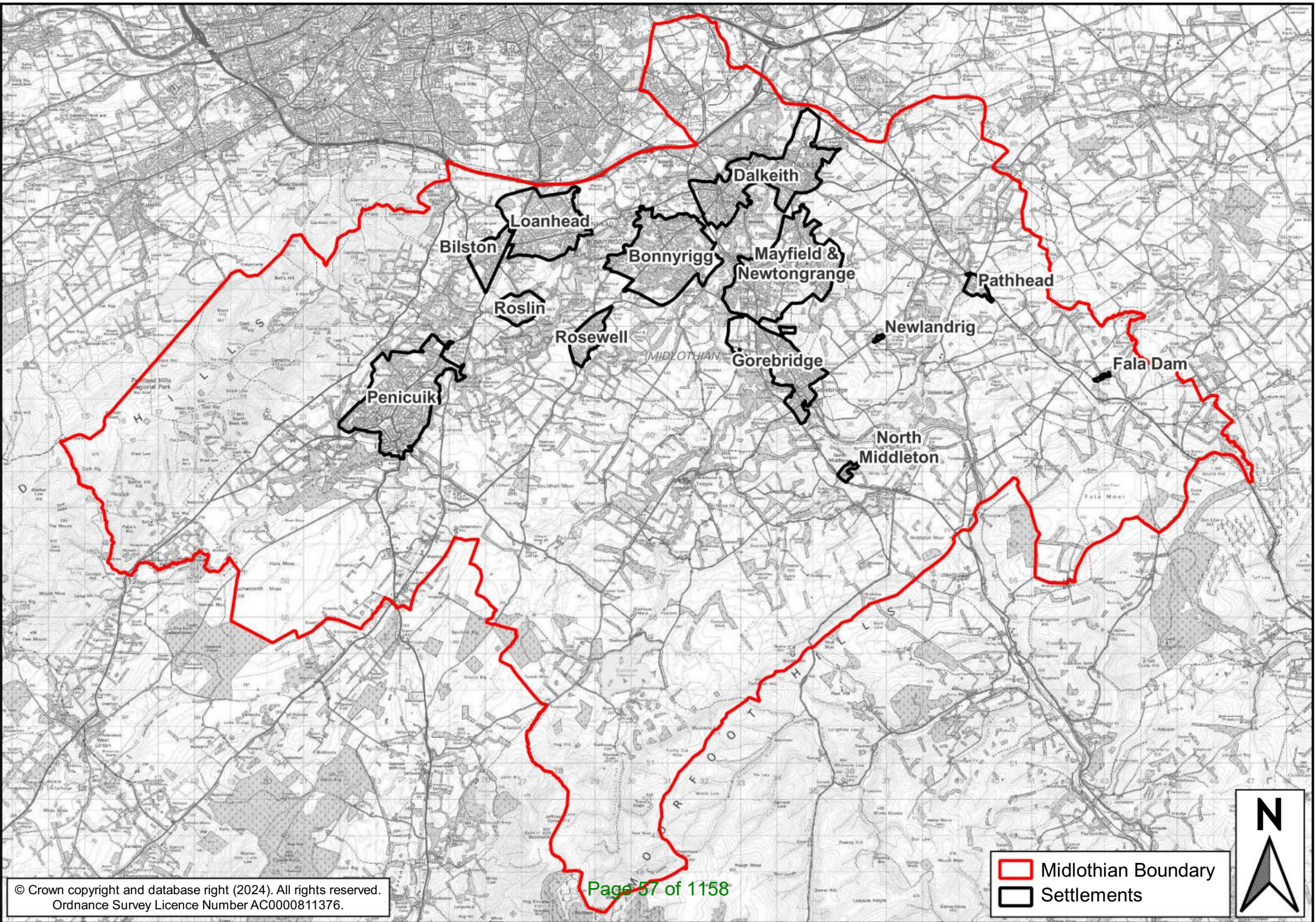
The following sets out the Council's engagement activities with children and young people and young people (up to 25 years old) between May – November 2023.



<b>Month</b>	<b>Age Group</b>	<b>Activity</b>	<b>Facilitator</b>	<b>Coverage</b>
May – August 2023	4 – 10 Year Olds	Online Place Standard Survey	Midlothian Council	Online Survey available for all Midlothian 5 -10-year-olds.
May – August 2023	11 – 15 Year Olds	Online Place Standard Survey	Midlothian Council	Online Survey available for all Midlothian 11 – 15-year-olds.  Published on Young Scot Page. Young Scot points gained for completing the survey.
May – August 2023	16 – 25 Year Olds	Online Place Standard Survey	Midlothian Council	Online Survey available for all Midlothian 16 – 25-year-olds.  Published on Young Scot Page. Young Scot points gained for completing the survey.
May - June 2023	8 – 12 Year Olds	Interactive Place Standard mapping sessions in school	Midlothian Council - Planning Officer with support of Parental and Learner Liaison Officer	All Primary Schools invited.  Six Primary Schools visited.
May - June 2023	11 – 14 Year Olds	Interactive Place Standard mapping sessions in school	Midlothian Council - Planning Officer with support of Parental and Learner Liaison Officer	Two Secondary Schools
May - June 2023	9 – 18 Year Olds	Interactive Place Standard mapping sessions	Midlothian Council Planning Officer	Various Council run youth groups
June 2023	Saltersgate School	Focus group with parents	Midlothian Council - Planning Officer with support of Parental and Learner Liaison Officer	Saltersgate School
June 2023 – July 2023	Early Years – Primary 4	“Me and My Place” drawing activity to be completed in school or at home	Midlothian Council with the support of schools advertising in parent newsletters.	All Primary Schools  All of Midlothian – published via

				Midlothian Council social media pages.
September 2023	16 – 24 Year Olds	Focus group, based on principals of Place Standard Tool	Midlothian Council Planning Officers	Youth Councils – Midlothian Youth Platform and Midlothian Youth Champions
October 2023	16 – 25 Year Olds	Stall in foyer of Edinburgh College, Midlothian Campus	Midlothian Council Planning Officers	Edinburgh College Students

## Appendix 2 – Mapped Representation of Feedback





	Midlothian Boundary
	Settlements



## Appendix 3 – Me and My Place Engagement Activity Invitation

# Me and My Place

## If I had a Magic Wand...



Adapted from the Place Standard tool (2022) developed by the Scottish Government, Public Health Scotland, Glasgow City Council and Architecture & Design Scotland. Public sector information licensed under the Open Government Licence v3.0. www.placestandard.scot Illustration by Tim Acton/Art from the 'Play the Way' publication.

**The places where we live and play are important because they help us to have healthy, happy lives and help us take care of the environment.**

We are asking children and young people who live in Midlothian to tell us what they think about their community and how the next Local Development Plan could make Midlothian an even better place to grow up in. A Local Development Plan is a document with maps that sets out how our towns and villages will grow and change.

### How do I take part?

Think of the place where you live, or somewhere in Midlothian that you know well or visit a lot, and then draw a picture of that place. On your own or with the help of an adult, write down:

- **What do you like** about the place you have chosen?
- If you had a **magic wand**, what would you change to make the place you have chosen better?

Send a photo of your picture and written answers to [LDP@midlothian.gov.uk](mailto:LDP@midlothian.gov.uk) or post your picture to the address below by 14<sup>th</sup> July 2023. Please do not include your name, anyone else's name or address with your submission.

**Thank you** – we can't wait to see all of your brilliant pictures!

### How do I find out more?

**Website:** [www.midlothian.gov.uk/MLDP](http://www.midlothian.gov.uk/MLDP)

**Email:** [ldp@midlothian.gov.uk](mailto:ldp@midlothian.gov.uk)

**Write to:** LDP Team, Planning Sustainable Growth & Investment Service,  
Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith, EH22 3AA



## Appendix 4 – Online Survey Questions

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### OVERVIEW PAGE SURVEY 4 -10 YEAR OLDS

##### *Why is the place where I live important?*

The places where we live and play are important because they help us live healthy, happy lives and help us take care of the environment.

When we walk, wheel or cycle around, we are taking exercise which is good for our health. It also means that we are not using cars, which helps to keep the air clean and the streets safe. When we have good outdoor spaces and places to play, it makes us happy and healthy and helps us to spend time with friends and family.

When there are places like shops, libraries, cafes, schools and nurseries close by, we are able to walk to these places and use them easily.

The places where we live and spend our time can also make us feel close to our friends and neighbours and help us to feel proud of a place and take care of it.

##### *Why do my views matter?*

This survey is for children aged 4 -10 years old.

Your thoughts and opinions are very valuable to us and we want to be able to use your ideas to make our next Local Development Plan and your place even better.

Please answer the following questions to help us understand what matters to you about your area – what is good, what isn't and **if you had a magic wand**, what would you change to make where you live even better.

Please don't tell us your name, anyone else's name, or names of places (like where you, friends or relatives live). As this is an anonymous survey, we will unfortunately be unable to use any answers which include that information for privacy reasons.

You can write the answers yourself or ask an adult to help you if you need.

---

#### Section 1 – All about where I live

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 1 – What are the streets and buildings like where I live?

You might want to think about things like:

- Do the streets and buildings look nice?
- Do the streets and buildings feel nice to be in?
- Is it easy to find my way around my place and know where I am?
- Is it easy for everyone to get around, whatever their age, mobility or disability?

What do you like about the streets and buildings where you live right now?

How would you use your magic wand to make your streets and buildings better?

What score would you give the streets and buildings? (select one option)

Not good – I really don't like them!

Okay – I think they could be better!

Good – I really like them!

---

#### Question 2 – What are the schools, shops and other places like where I live?

You might want to think about things like:

- How easy is it to get to my school? Can I walk or take the bus or train easily?
- Are there clubs and hobbies I enjoy nearby?
- Do I have to go far to visit a doctor or dentist?
- Are there shops where you live?
- Can I, or an adult, get most things I need without travelling a long way?

What is good about the schools, shops and other places where you live right now?

How would you use your magic wand to make the schools, shops and other places where you live better?

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

What score would you give the schools, shops and other places?

Not good – I really don't like them!

Okay – I think they could be better!

Good – I really like them!

#### Question 3 - Are there libraries or community halls nearby? What are they like?

What do you like about the libraries and community halls right now?

How would you use your magic wand to make your experience using libraries or community halls better?

What score would you give the libraries and community halls?

Not good – I really don't like them!

Okay – I think they could be better!

Good – I really like them!

---

#### Question 4 – What spaces are there for you to play and have fun where you live?

You might want to think about things like:

- Where are the places that I play and have fun in?
- How do I get to these places?
- Do these places include everyone, no matter their age, mobility or disability?
- Do I have to cross a busy road to get to the places that I play and have fun in?
- Are there enough of these types of places?

What do you like about the spaces to play and have fun where you live right now?

How would you use your magic wand to make the spaces to play and have fun where you live better?

What score would you give the spaces to play and have fun?

Not good – I really don't like them!

Okay – I think they could be better!

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

Good – I really like them!

---

#### Section 2 – Moving about and feeling safe where I live

##### Question 5 – How easy is it to walk, scoot, wheel or cycle to places that I need and want to go?

You might want to think about things like:

- Thinking about everything I do in a day/week, where are the important places that I need to or want to go to? E.g. nursery, school, the park, a friend's or relative's house, clubs.
- Can I walk, wheel, cycle or scoot easily and safely to these places?

What do you like about getting to the places that you need and want to go to where you live right now?

How would you use your magic wand to make it easier to get to the places that you need and want to go to?

What score would you give moving about your place?

Not good – I really don't like it!

Okay – I think it could be better!

Good – I really like it!



## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 6 – Do I feel safe where I live?

You might want to think about things like:

- What makes me feel safe or unsafe?
- Do I ever feel scared in my place?
- Are some places where I feel less safe than others; where are they, and when are they unsafe?

What good things make you feel safe about where you live right now?

How would you use your magic wand to make your place feel safer?

What score would you give for how safe you feel in your place?

Not good – I really don't feel safe!

Okay – I think something could be done to make me feel safer!

Good – I feel really safe!

---

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 7 – Me and my magic wand

Thinking about everything you have said, if you could only use your magic wand to make one thing where you live, better, what would that be?

#### Section 3 – About me

**Question 8** – Where do you live? Please enter the first five characters of your postcode, for example "EH22 3". This will help us to see whether other children are identifying specific issues in some areas.

**Question 9** – What age are you?

4 -6

6 – 10

**Question 10** – Do you consider yourself to have a disability?

Yes

No

Prefer not to say

**Question 11** – Gender

Please click on one option below to indicate your gender.

Male

Female

Other

Prefer not to say

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### OVERVIEW PAGE SURVEY 11 – 15 YEAR OLDS

##### *Why is the place where I live important?*

The places where we live play, and hang out are important because they help us live healthy, happy lives and help us take care of the environment.

When we walk, wheel or cycle around, we are taking exercise which is good for our health. It also means that we are not using cars, which helps to keep the air clean and the streets safe. When we have good outdoor spaces and places to play and hang out it makes us happy and healthy and helps us to spend time with friends and family.

When there are places like shops, libraries, cafes and schools close by, we are able to walk to these places and use them easily.

The places where we live and spend our time can also make us feel close to our friends and neighbours and help us to feel proud of a place and take care of it.

##### *Why do my views matter?*

This survey is for children aged 11 – 15 years old.

Your thoughts and opinions are very valuable to us and we want to be able to use your ideas to make our next Local Development Plan and your place even better.

Please answer the following questions to help us understand what matters to you about your area – what is good, what isn't and **if you had a magic wand**, what would you change to make where you live even better.

Please don't tell us your name, anyone else's name, or names of places (like where you, friends or relatives live). As this is an anonymous survey, we will unfortunately be unable to use any answers which include that information for privacy reasons.

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#### Section 1 – All about where I live

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 1 – What are the streets and buildings like where I live?

You might want to think about things like:

- Do the streets, and buildings look and feel nice?
- Is it easy to know where I am in my place?
- Is it easy to find my way around my place and know where I am?
- What things could we change to make the streets and buildings better in my place?
- What else is important about the streets and buildings in my place?

What is good about the streets and buildings where you live right now?

What would you use your magic wand on to make your streets and buildings better?

What score would you give the streets and buildings? (select one option)

Not good – lots of improvement needed!

Okay – some improvement needed!

Good – it's as good as it can be!

---

#### Question 2 – What are the schools, shops and other places like where I live?

You might want to think about things like:

- What is my school like?
- How easy is it to get to my school? Can I walk or take public transport easily?
- Are there places and spaces where I can join clubs and enjoy hobbies?
- Do I need to be taken to these places by car or can I walk, wheel or cycle?
- Do I have to go far to visit a doctor or dentist?
- What are the shops like in my place?
- Can I, or an adult, get most things I need without travelling too far?

What is good about the schools, shops and other places where you live right now?

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

What would you use your magic wand on to make the schools, shops and other places where you live better?

What score would you give the schools, shops and other places?

Not good – lots of improvement needed!

Okay – some improvement needed!

Good – it's as good as it can be!

---

### Question 3 - Are there libraries or community halls nearby? What are they like?

What is good about the libraries and community halls right now?

What would you use your magic wand on to make your experience using libraries or community halls better?

What score would you give the libraries and community halls?

Not good – lots of improvement needed!

Okay – some improvement needed!

Good – it's as good as it can be!

---

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 4 – What spaces are there for you to play, hang out and have fun where you live?

You might want to think about things like:

- Where are the places that I play, hang out and have fun in?
- How do I get to these places?
- Are there enough of these types of places?
- Do these places feel like they include everyone, no matter their age, disability or gender?
- What are the worst things about playing in my place?
- What are the best things about playing in my place?

What is good about the spaces to play, hang out and have fun where you live right now?

What would you use your magic wand on to make the spaces to play, hang out and have fun where you live better?

What score would you give the spaces to play, hang out and have fun?

Not good – lots of improvement needed!

Okay – some improvement needed!

Good – it's as good as it can be!

---

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Section 2 – Moving about and feeling safe where I live

#### Question 5 – How easy is it to walk, scoot, wheel or cycle to places that I need and want to go?

You might want to think about things like:

- Can I walk, wheel, cycle or scoot easily and safely to school or the places I play or hang out?
- What things would I change to make it easier and safer to walk, wheel, cycle and scoot to school or around my place?
- Is there a difference in how easy it is to walk, wheel, cycle or scoot around?
- What would make it a better place for everyone to get to where they want to go regardless of their age, disability or gender?
- What else is important about walking, wheeling, scooting and cycling in your place?

What is good about getting to the places that you need and want to go to where you live right now?

What would you use your magic wand on to improve getting to the places that you need and want to go to where you live?

What score would you give moving about your place?

Not good – lots of improvement needed!

Okay – some improvement needed!

Good – it's as good as it can be!

---

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 6 – Do I feel safe where I live?

You might want to think about things like:

- What makes me feel safe or unsafe?
- Do I ever feel scared in my place?
- Are some places less safe than others; where are they, and when are they unsafe?
- What could change to make me feel safe in my place all the time?

What good things make you feel safe about where you live right now?

What would you use your magic wand on to make your place feel safer?

What score would you give for how safe you feel in your place?

Not good – lots of improvement needed!

Okay – some improvement needed!

Good – it's as good as it can be!

---



## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 7 – Me and my magic wand

Thinking about everything you have said, if you could only use your magic wand to change one thing in your place, what would that be?

#### Section 3 – About me

**Question 8** – Where do you live? Please enter the first five characters of your postcode, for example “EH22 3”. This will help us to see whether other children are identifying specific issues in some areas.

**Question 9** – What age are you?

4-6

7-12

13-15

**Question 10** – Do you consider yourself to have a disability?

Yes

No

Prefer not to say

**Question 11** – Gender

Please click on one option below to indicate your gender.

Male

Female

Other

Prefer not to say

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### OVERVIEW PAGE SURVEY 16-25 YEAR OLDS

##### *Why is the place where I live important?*

The places where we live, hang out and relax are important because they help us live healthy, happy lives and help us take care of the environment.

When we walk, wheel or cycle around, we are taking exercise which is good for our health. It also means that we are not using cars, which helps to keep the air clean and the streets safe.

When we have good outdoor spaces and places to hang out, it makes us happy and healthy and helps us to spend time with friends and family.

When there are places like shops, libraries, cafes, schools, colleges, gyms and clubs close by, we are able to walk or cycle to these places and use them easily.

The places where we live and spend our time can also make us feel close to our friends and neighbours and help us to feel proud of a place and take care of it.

The places where we spend our time are important in lots of ways. Completing this survey will help you to think about what is important to you in the place where you live and use facilities.

##### *Why do my views matter?*

This survey is for anyone aged 16 – 25.

Your thoughts and opinions are very valuable to us and we want to be able to use your ideas to make our next Local Development Plan and your place even better.

Please answer the following questions to help us understand what matters to you about your area and where change needs to happen.

Please don't tell us your name, anyone else's name, or names of places (like where you, friends or relatives live). As this is an anonymous survey, we will unfortunately be unable to use any answers which include that information for privacy reasons.

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Section 1 – All about where I live

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##### Question 1 – What are the streets and buildings like where I live?

You might want to think about things like:

- Are there interesting and beautiful streets, squares and buildings?
- Does your place have landmarks? If so what are they like?
- Is it easy to know where you are in your place?
- Do people often get lost in your place?
- Are there vacant and derelict\* land in your place?
- What things could be changed to make the streets, squares and buildings better?
- What else is important about the streets, squares and buildings in your place?

\*Definitions below for pop out box:

Vacant land - Previously developed land, which has no constraints and the Council's Planning Department shows as currently available for redevelopment.

Derelict land - Previously developed land which has some constraints for redevelopment. Most likely caused by its previous use.

What is good now about the streets and buildings where you live?

What could be better about the streets and buildings where you live?

What score would you give the streets and buildings in your place? (select one option)

- 1 – Terrible
- 2 – Bad
- 3 – Almost OK
- 4- OK
- 5 – Better than OK
- 6 – Good
- 7 – Excellent

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 2 –What are the spaces for recreation, sport and hanging out like in and around where I live?

You might want to think about things like:

- What are they like, and are there enough?
- Are some places better to hang out in than others?
- Is access to, or the feeling of safety within these spaces affected by age, gender, ethnicity, religious belief, sexual orientation or disability?
- Why do you like these places? What stops you from using the other spaces/places?
- Are there things missing to do in your place?
- Do people ever make the wrong assumptions about you when you're out and about?
- What else is important about play, hanging out, games and hobbies in your place?

What is good now about the spaces for recreation, sport and hanging out like in and around where you live?

What could be better about the spaces for recreation, sport and hanging out in and around where you live?

What score would you give the spaces for play, recreation, sport and hanging in and around where you live?

- 1 – Terrible
- 2 – Bad
- 3 – Almost OK
- 4- OK
- 5 – Better than OK
- 6 – Good
- 7 – Excellent

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Section 2 – Moving about and how it feels to live in my place

#### Question 3 – How easy is it to walk, wheel or cycle to places that I need and want to go?

You might want to think about things like:

- Is it easy for you and your friends, or family, to walk, wheel, cycle and move around in your place? If not, why not?
- Is there a difference in how easy it is to walk, to wheel and to cycle? How easy is it to move around in your place in a wheelchair or with a pram?
- What things could change to make it easier and safer to walk, wheel and cycle to school/college/university?
- What would make it a better place for everyone to get around?
- What else is important about walking, wheeling, cycling and moving around your place?

What is good about getting to the places that you need and want to go to where you live right now?

How could getting to the places that you need and want to go to where you live be made better?

What score would you give being able to move about where you live?

- 1 – Terrible
- 2 – Bad
- 3 – Almost OK
- 4- OK
- 5 – Better than OK
- 6 – Good
- 7 – Excellent

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

**Question 4** - How easy is it to get to where I need to or want to go by bus, train, or other type of public transport?

You might want to think about things like:

- Where do you need to get to by bus or train (or other public transport)? This could be school, college, university, work. How often do you need to get there?
- Is it easy to get to all the places you need to or want to go? If not, why?
- Is public transport accessible for all regardless of age, gender, mobility or disability?
- Apart from free buses, is other public transport a good price for you? If not, what should it be?
- Do you feel comfortable using the public transport in your place? Why?
- What else is important about public transport in your place?

What is good about public transport where you live?

How could public transport where you live be made better?

What score would you give public transport where you live?

- 1 – Terrible
- 2 – Bad
- 3 – Almost OK
- 4- OK
- 5 – Better than OK
- 6 – Good
- 7 – Excellent

**Question 5** – How well am I connected to nature where I live?

You might want to think about things like:

- Where are the best places for nature where you live?
- How easy is it for you to get out regularly to a natural space?
- Would you like there to be more nature in your place?
- Are the natural spaces well taken care of in your place?
- Are there important places near you for nature which should be protected? Where? Why are they important?
- What things could we change to make your place better for nature?
- Thinking about climate change, what things could we change in your place to help the planet?
- What else is important about the nature in your place?

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

What is good about natural spaces where you live right now?

How could natural spaces where you live be made better?

What score would you give natural areas where you live?

- 1 – Terrible
- 2 – Bad
- 3 – Almost OK
- 4- OK
- 5 – Better than OK
- 6 – Good
- 7 – Excellent

#### Question 6 – Do I feel safe and/or comfortable where I live?

You might want to think about things like:

- Do you ever feel scared in your place?
- Are there areas where you feel unsafe or uncomfortable? Is it a specific space or specific type of space?
- Is the area safe for all regardless of the time of day, age, gender, ethnicity, religious belief, sexual orientation or disability?
- What about these spaces / areas that make you feel this way?
- Were the areas more / less safe than they used to be? What has changed?
- Are there any social issues that add to you feeling unsafe?
- What could change to make you feel safe and comfortable in your place?
- What else is important about feeling safe and comfortable in your place?

What good things make you feel safe/comfortable where you live right now?

What could make you feel safer/more comfortable where you live?

What score would you give how safe/comfortable you feel where you live?

- 1 – Terrible
- 2 – Bad
- 3 – Almost OK
- 4- OK
- 5 – Better than OK
- 6 – Good
- 7 – Excellent

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 7 – Do I feel like I live in a community?

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You might want to think about things like:

- Do you enjoy living in your place / neighbourhood? What is good / bad about it?
- Are there many other young people of your age in your community? Do you know some / many of them?
- Are people in your community nice to you and/or nice to other young people?
- Do the young people in your community say what they think and are listened to?
- Are there people of different ages and from different cultures living in your place?
- What things could we change in your place, to make the housing and community better?
- What else is important about homes, friends and neighbours in your place?

What good things make where I live feel like a community?

What could be done to make where I live feel more like a community?

What score would you give the feeling of community where you live?

---

- 1 – Terrible
- 2 – Bad
- 3 – Almost OK
- 4- OK
- 5 – Better than OK
- 6 – Good
- 7 – Excellent



## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

#### Question 8 – Do I feel proud of where I live?

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You might want to think about things like:

- What makes you proud about your place?
- Do you feel welcomed in your place? How? Why?
- Do you have special buildings or monuments in your place? What are they about and what do you think of them?
- Are there traditions in your place? If so, how do you celebrate them?
- What is the culture like in your place? Do you have celebrations of yours and other people's traditions?
- What would make you or other people feel prouder and part of your place?
- Do you feel more or less proud and a part of your place than when you were younger? If so, what has changed to make you feel this way?
- What else is important about feeling proud and a part of your place?

What things make you feel proud of where you live?

What could be done to where you live to make you feel more proud of it?

What score would you give your sense of pride about where you live?

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- 1 – Terrible
  - 2 – Bad
  - 3 – Almost OK
  - 4 – OK
  - 5 – Better than OK
  - 6 – Good
  - 7 – Excellent
- 

#### Question 9 – My priorities for change

Thank you for answering all of these questions. Thinking about everything you have told us, what are the three things you think need to change the most in your place?

Remember, you know place where you live really well. If you think there is anything else that we need to know about your place that we haven't already asked you, we would love to hear about it!

#### Section 3 – About me

## Appendix 4 Online Survey Questions

### Midlothian Council MLDP2 Evidence Report: Children and Young People Engagement Report

**Question 10** – Where do you live? Please enter the first five characters of your postcode, for example "EH22 3". This will help us to see whether other children are identifying specific issues in some areas.

If you study in Midlothian and you live elsewhere, your views are still valuable to us. Do you study at a college/university in Midlothian?

Yes – I study at a college/university in Midlothian and live in Midlothian

Yes – I study at a college/university in Midlothian but I live elsewhere

N/A

**Question 11** – What age are you?

16- 18

19-21

21-25

**Question 12** – Do you consider yourself to have a disability?

Yes

No

Prefer not to say

**Question 13** – Please click on one option below to indicate your gender.

Male

Female

Other

Prefer not to say

## Appendix 5 – Young Scot Survey Advert

Midlothian Local Development Plan 2 - Tell us about you place

Midlothian Council are working on the next Local Development Plan. A Local Development Plan is a document with maps and policies that sets out how towns and villages will grow and change over a 10 year period. We are asking children and young people who live, study or work in Midlothian to share what they think about their community and how the next Local Development Plan could make Midlothian an even better place to live.

If you are between 11-15 years old, you can share your views by filling out this survey - [Local Development Plan 2 Activity - Children & Young People's Place Standard Survey for 11 - 15 Year Olds - Midlothian Council - Citizen Space](#)

If you are between 16-25 years old, you can share your views by filling out this survey - [Local Development Plan 2 Activity - Children & Young People's Place Standard Survey for 16 - 25 Year Olds - Midlothian Council - Citizen Space](#)

For more information and to keep up to date with how your views will be used, visit Midlothian Council's Local Development Plan webpages - [Midlothian Local Development Plan 2 | Development plans and policies | Midlothian Council](#)

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## Appendix 6 – School and Youth Group Workshop Comments

## PRIMARY SCHOOL WORKSHOP RESULTS

Children Aged 7-9		
Bilston		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
The community around us in Bilston.	Litter.	Hospitality.
I like the schools in Bilston.	There is too much rubbish.	Paths.
Wildlife.	I don't like all the stuff that is getting broken in the local parks.	I would like all the potholes fixed.
Libraries.	I think that it's bad that people litter.	More parking spaces.
Shops close by.	Some shops are too small and if you go to a shop, they might not have the stuff you need.	A closer A&E.
A few parks around.	Vandalism.	I would add more bins in estates and more shops.
GP close.	Small deforestation.	More hospitals.
It is very safe.	Pollution.	More local shops.
My grandma lives really near me.	Lots of litter.	More playgrounds.
I think the schools are modern.	people smoking vapes and fags.	New parking spaces.
I also think it's easy to walk to school as it's close.	In Bilston there are teenagers who smoke and vape, and they leave it on the ground and a little kid might use it because they didn't know.	More bins.
I think it's good that school is very close, and you can walk.	The bad thing about Bilston is the teenagers do bad stuff like vandalising and vaping in MUGAs and littering and saying rumours and breaking stuff that costs money.	Get rid of potholes.
The good think about Bilston is the people are kind and nice.	Difficult to get a Dr appointment.	Help on the roads.
Living in Bilston is good because there's nice people.	Not enough green spaces.	Makes things inexpensive.
The streets are good because some of them are smooth.	New houses not in keeping with the old.	More libraries.




The good thing about Bilston is that there's a shop where you can get sweets and food.	Shops aren't good.	More local shops.
There's lots of houses where I can meet my friends and play at the park.	Need to go to Asda (in Straiton) for big shop.	The environment needs improvement.
That my friends are close to my house.		More shops.
That my mum lets me go to school by myself.		More bus stops.
Good to have local shop for the elderly.		More parks.
Can walk or take the bus places.		More bins.
Bilston is family friendly.		More sports.
Everyone knows everybody.		I would put more stuff in the playground like monkey bars and climbing frames.
		More speed bumps.
		More traffic lights.
		More flat roads.
		More hospitals for emergencies.
		More bins.
		Grow more trees.
		More hospitals.
		More parking spaces.
		More green spaces and fields.
		More hospitals in Bilston.
		More shops.
		I would make more hospitals or care homes.
		I would make everything cheaper for the cost of living.
		Keep land for woods.
		Better equipment in the park. Needs to be inclusive for disabilities.
		More green spaces.
		Small children need play equipment, not just bigger kids.

Children Aged 8-9		
Roslin		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Shops are near.	Not enough bins.	A gym or like workout stuff in park.
Bus stops are near.	Most of the time the roads getting worked on.	Bigger library.
The parks are near.	Spray painting the railway tunnel.	Swimming pool.
Shops are near.	No crossings.	More bins.
Parks.	Litter.	More clubs.
History.	Potholes.	Hotels for pets (e.g. cattery/kennels).
Buses.	Railway tunnel has too much graffiti.	Trees protected.
Good wildlife.	Litter and spray paint on railway path.	Trams.
Good outdoor space.	The park isn't that fun anymore.	Pet shops.
Most things you can walk to.	Teenagers.	Gyms.
Good shops.	Not any park equipment for disabled children.	Tesco.
The co-op.	Paths not accessible for wheelchairs.	Clothing shops.
Good wildlife.	Toddlers can't use the park alone.	Dog kennels.
Good shops.	Taylor Wimpey - potholes.	Swimming pool with flume.
There's a football pitch.	Only one cycle path.	Tennis court.
There's a co-op.	Don't always feel safe.	Trams.
A park.	More traffic with new houses.	Need more sports equipment.
The co-op is really near.	Busy road to cross to get to Taylor Wimpey estate.	More activities.
It feels safe.	Squashed shops.	Need more shops.
Lovely wildlife.		Dog nursery/kennels.
It's really historic.		Tennis team for Roslin.
The people are lovely.		A pet café.
I love the library a lot.		More crossings.






Polly's milkshakes are lovely.		More space.
Shops/mini market.		Get rid of abandoned shed in the glen.
Parks.		Need more for teens.
Close to Eden Rock.		More crossings.
Friends live near.		More stuff in the park.
Can see lovely views of the hills.		Clothes shops.
Hillend Snow Sports is really good.		Protection around the trees.
Frequent bus.		Paint over spray paint.
Parking is good.		Space for dogs in a park.
Post Office.		More local clubs.
Good dentists.		Vets.
Deliberator.		Basketball.
P7s become tour guides at chapel.		Sports shops.
Taylor Wimpey estate is well connected to paths.		Golf.
Old buildings tell a story and without them their stories would be lost.		More nature.
		Areas for dogs not to run away.
		Community garden.
		Need park equipment for all ages.
		New houses should look more interesting.
		SUDs - more biodiversity.
		Make the glen more magical - like Abbotsford House in the Borders.
		More skate shops
		Flats with small gardens at the front door.
		Keep the glen open.

Children Aged 8-9

Dalkeith		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Good ways to get into Edinburgh.	Can't go clothes shopping in Dalkeith.	Need more accessible play equipment for parks.
Lots of public transport.	Bus stops aren't up to date.	Turn empty shops back into a shop and not leave it empty.
Good local school.	No clothing shops.	Lower prices (for activities).
Good places to play.	There are fences around an area with benches next to the school.	More bins.
Lots of clubs.	People littering.	More recycling points.
Lots of open ground to run around.	No clothes shops.	More parking.
Lots of shops and buildings.	Benches in a fenced area next to school.	No littering.
Lots of paths for dog walkers and dogs.	People's behaviour (in the context of antisocial behaviour).	Fix the parks.
Lots of parks and fun places for children.	Stuff not noticeable.	More recycling.
Lots of public transport.	The lake near Sainsbury's is not good for the environment.	More fun clubs.
Convenient shops.	Not any places to park.	Change the prices for food.
Nice walks.	Got rid of last green grocers in Dalkeith and put in a hairdresser instead.	More bins outside of parks, outside of shops and outside of football astro.
The astroturf.	Litter.	Less litter - weekly litter picks and more bins.
Free health care (this was in the context of pharmacies and GPs).	Iron in River Esk makes it look dirty.	Weekly traffic lights checks (discussion around accessibility issues when crossings do not work).
The people are nice in the Council.	Small pond near Sainsbury's is dirty.	More paths near houses not roads.
The shops aren't that far.	Paths and walkways are overgrown.	Need more clubs e.g. gaming, chess, cooking, art, eating.
Good services e.g. doctors, police station, fire station, dentist/opticians.	Some bus stops don't work.	Need more parking. Lots of cars and no driveways mean people park on the roads.
Lots of schools/learning opportunities.	Like the local food markets but they are expensive.	Reduce litter by adding more bins and at Midlothian events like 'Midstock' for the stalls to




		be cheaper or be able to bring your own food.
Green spaces e.g. astro, parks, Dalkeith Country Park.	I don't like how my street is covered in litter.	Weekly checks on traffic lights.
Connected to other places with paths/roads.	A lot of litter.	More secure bins.
Shops and cafes.	People play "ding-dong ditch".	A club where kids can be kids.
Football/rugby pitches.	Litter.	Not enough variety of clubs.
Lots of sports clubs.	Keep taking play equipment away from parks but not replacing it.	More bins in convenient places.
Beach nearby.		Astroturf for after football games.
Train station in Eskbank.		Help places look tidier.
Lots of ways to get into Edinburgh for work and shopping - bus, train.		More activities in Dalkeith.
Chemists/pharmacy.		Litter pickers/more bins in Dalkeith.
Leisure centre - swimming pool, library.		More parking space.
The local shops are good.		Less hairdressers/barbers. More options.
Lots of paths to walk and cycle paths.		More paths.
Peaceful and quiet.		More local services.
Local food markets bring people together (in the context of talking about community feel).		More bins.
I like the fact that there are lots of shops nearby, so I don't have to travel. I also like that there are a set of woods near my house to see wildlife.		More crossings.
Local services.		More parking spaces.
Public transport.		More youth clubs.
Variety of clubs.		Need better equipment in play parks.
Free health care (this was in the context of pharmacies and GPs).		Limit hairdressers and food places. Need more variety.
Young Scot Card.		Maintenance checks on crossings.
A lot of parks.		More paths at houses so don't have to walk on the road.

Lots of services like police, fire, doctors.		Anti-social behaviour. Some police officers and feel safe sometimes.
Lots of transport - bus, train, car.		
Good amount of areas for children to play in - Country Park, astro turf and fields.		
Lots of green space for wildlife, bird watching.		
Good paths and cycle networks.		

Children Aged 8-9		
Gorebridge		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Everywhere is safe.	Not enough parking spaces.	More museums that are closer to get to.
Everyone is kind and nice.	Bus takes too long to get to Edinburgh.	Cheaper sports centre with every sport like football, basketball, tennis, rugby, golf.
Lots of local shops.	Long walks to get to bus stops. (This was interesting as some of the group lived close to a bus stop and others had to walk).	Days out like a zoo or a play park but that's big with different interactive things to do.
Good safe routes to school.	The pavements.	Park equipment like flying fox, big swings, gymnastics bars, slides.
The parks.	There is no McDonald's.	More restaurants, café, hotels.
The people.	Teenagers set fires.	Would like a new high school so don't have to travel to Newbattle.
Feel safe.	Arniston - Border bus along Birkenside/New Hunterfield but Arniston residents complained about a bus going past their houses.	Bigger parks - green space and equipment.
Good community.	Not a lot of parking	Bigger shops rather than having to go to lots of different shops.
Good corner shops.	No pitches	Need a theme park.




It's good because everybody is nice.	Not enough things to do to keep people out of trouble	A high school.
Good spaces to hang out.	Litter on the astro pitches makes it not a nice place to be	More food places.
Sports centres and Arniston Football Stadium.	People speed through the estates. Not enough speed bumps	Shops and roads.
Parks.	Busy with all the new houses	Outdoor shopping centre.
Bus stops.	Difficult to get Dr appointment	More rugby and football pitches.
Green space.	Lots of cigarette butts.	A big shop.
Safe.	Anti-social behaviour.	Add more fun things in play parks.
Library.	Teenagers.	Shops like a mini Fort (Kinnaird).
The shops.	Not that many shops.	Play parks and skate parks.
Scotmid and a football pitch.	"I do not like how on buses are swarmed by teenagers being disrespectful."	Shopping Centre.
		More bus stops.
		A hotel.
		More shops like a Starbucks.
		More things in the parks.
		More shops
		"I would like a bus stop outside my house."
		Free (activity/leisure) centres and Gym for kids.
		Bigger shops/shopping centres. Clothing shops.
		"I would change the fact that there is not enough parking so add more parking bays for different estates and streets".
		A hotel.
		More shops like a Starbucks.
		More things in the parks.
		More shops.
		I would like a bus stop outside my house.
		Free (activity/leisure) centres and Gym for kids.

		Bigger shops/shopping centres. Clothing shops.
		I would change the fact that there is not enough parking so add more parking bays for different estates and streets.
		A hotel.
		More shops like a Starbucks.
		More things in the parks.
		More shops.
		I would like a bus stop outside my house.
		Free (activity/leisure) centres and Gym for kids.
		Bigger shops/shopping centres. Clothing shops.
		I would change the fact that there is not enough parking so add more parking bays for different estates and streets.
		Stop vandalism around my place /robbery.
		Less houses so that dogs can play and to have picnics.




Children Aged 10-12		
Penicuik		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Really like the Gala shows and the parade.	Spinner taken out Ladywood Park and not replaced.	Refurbish the building in Bogwood Park.
Feel safe walking. Also cycle and walk to school. Have lollipop crossing.	Only likes the swings in Ladywood Park.	Would like trampolines in Ladywood Park.
Good school (Strathesk).	Sometimes glass on the cycle path.	Would like more activities.

Like living near to a park.	Don't like people who cause trouble or drop litter.	Want more parks.
Can cycle to Loanhead along the pavement.	It's hard to scoot with the bumps in the pavement.	Walks and places to go play.
Can get to school (Strathesk).	Only park is Bogwood.	Want the roundabout back.
Like the youth club (Ladywood) and comes every week.	A lot of cars but not too many. Doesn't feel any busier.	Need more parks.
Likes playing hockey at Auchendinny.	Sometimes the fields smell.	Refurbish the skate park.
Good entertainment in the town.	Hard to scoot with bumps in the pavement.	Inside skate park.
Lots of parks and clubs.	Too much rubbish at the skate park.	More biking tracks like a pump track with ramps or a downhill track.
Good views of the Pentlands.	Feel scared sometimes. People hide in the bushes.	I'd stop all the litter.
Like the shows in the Gala.	Meet friends at the park but the play equipment needs tidied up.	Need more play equipment for older kids - zip wires.
Good park.	"Can feel unsafe when walking on my own".	More things for children and neurodiverse young people to do so that they feel safe.
Shops, like Tesco, good.	Need to go clothes shopping in Edinburgh.	Maybe paths could be smoothed a bit.
Do a lot of cycling in the local area. Can go up to Tesco.	There is a bit too much broken glass, rubbish and stuff that can damage the environment.	The parks could be a bit bigger.
Don't have to go outside Penicuik to go clothes shopping.	The (town) centre has nothing.	I like having a nice view of the Pentlands.
Easy to get places.	Not many baby groups.	I like having a few bike trails.
Roads are easy to cross	Shoes in the trees at the skate park.	More traffic lights to make it (roads) safer.
Like Ladywood park - a lot of things.		Tall buildings.
Go to park every day.		Use land next to Ladywood Centre as a library.
Shopping in Tesco but can get to Asda.		More libraries and things for kids to do.
Shops look nice from outside.		Take the bushes away and make it safer.
Feels like an ok place to live.		Tidy up the skate park.
Railway path is really good.		
Good to have signs to direct you around the town and where things are.		
Use the railway path and big field to cycle round.		

I like the park because it has so much stuff.		
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Children Aged 8-9		
Pathhead		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Plenty of space.	Speeding.	Stop vaping/stop throwing away vapes.
High education at schools.	"Litter everywhere I look".	More pathways.
Good food that is safe to eat.	Car fumes.	More places for teenagers to go.
It's very wild and scenic.	Barbed wire on roads.	More places for wildlife.
Everyone knows each other	Speed limit far too high	"I don't like most of the people".
Lots of green space.	Vandalism.	No more vaping please and smoking and robbing.
Friendly people.	Fly tipping.	Make traffic lights for deaf and blind people.
Lots of friends here.	Road collisions.	I would get more shop security.
I like the village.	The animals can escape and go fast down the hills and it is a danger to people.	Lower speed limit.
Scenery.	I don't like that they don't have more fences for the animals.	Ban vaping and smoking. They can hurt your lungs.
People.	Cars speeding.	Safe roads.
It is nice and quiet/calm.	I don't like all the littering.	Keep green spaces but still build all the houses (the context of this was a discussion on using brownfield land first before greenspace).
Wheelchair ramps in the shops.	Antisocial behaviour - noisy neighbours.	More paths for walking dogs.
Like going to the park.	Park is only for young people (small children.)	Places for animals to hibernate out of danger from development.
Good community spirit- live next to friends.	Worried that all the green space will be built on.	Smaller flats and more contained for older people.
Good spaces to play and do what I want.		More homes for refugees.









Children Aged 8-9		
Newlandrig (and surrounding)		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
"I like the scenery where I live".	fast drivers which make walking feel unsafe.	Lower the speed limit.
"I like the walks".	Lots of potholes.	
Small and not too big.	Digs dirt everywhere.	
Newlandrig is small and has lots of greenery and has an egg and traybake shop	Litter is bad for biodiversity.	
	Delivery vehicles go readily fast.	
	Litter in the forest.	
	Not enough for teenagers to do.	
	Cars go way too fast through Newlandrig.	If we had a 30-minute neighbourhood then we could cycle to Groebridge.
	One participant didn't know that there was a swimming pool in Midlothian. Goes to Lasswade and thought it was in Edinburgh as it felt so far away.	A good shop in Newlandrig.
	Temple/Carrington. Newlandrig - no shops. Need to do online shopping.	
	Lots of beer bottles on the ground.	

Children Aged 8-9




Fala/ Fala Dam




What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Rural.	Speeding.	Something to stop people speeding/lower the speed limit.
Good community.	Cyclists going very fast without warning.	Less litter.
Know everyone.	Litter.	
Walks and greenspaces.		
Animals.		
Quiet.		




Children Aged 8-9		
North Middleton		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Friendly.	Public transport not any good. Only a bus every 2 hours.	A shop.
Lots of green.	Have to cross the A7 to get bus stop which prevent people from going very much.	Swimming pool.
Like going to Newbattle pool.	Growth is bad for climate change.	Bus stops.
Can cycle to new gym in Danderhall.	Too many cars with dirty exhausts.	"That the teenagers would respect the elderly on buses and would stop putting the cigs and vapes on the ground."
New friends (in the context of talking about people moving into Midlothian).	Not enough cycle paths.	That a gym for kids could open.
There's a tuck shop every Friday which is really good.	There are no actual shops like Scotmid or mini Tesco	I would love a café or something to go to. Because the tuck shop is only on Friday, and you just go and pick it up. You can't sit in.
Greenery.	Only one bus stop on the opposite side of the A7 which makes crossing hard.	A shop with food/essential supplies.
Small village and know most people.	Speed limit (too fast).	No stealing.
The tuck shop that opens every Friday.	Too many houses being built.	Slow speed limits.
Nature.	No buses.	More shops.
	Almost no buses.	Stop vandalism.
	Drug users.	Cars to slow down.
	Smoke.	A shop.
		Speed cameras.
		A café.
		More parking spaces.

Children Aged 11-12		
Bonnyrigg		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Fort Kinnaird & Straiton (FK better).	Schools are too full.	Improve bus services.
	Don't always feel safe.	More indoor places to sit or hang out.
	Bus services overcrowded.	Air conditioning in schools.
	Not enough shops.	Build less houses.
	Take train or car to central Edinburgh - buses aren't useful.	Plant more trees.
	Not enough places to go or things to do with friends.	Multiple medium size parks needed across the area.
	Not enough choice of takeaway types.	More flying foxes and adventurous play.
	"Pittendreich pond can be stinky."	Have a new major park like at the Kelpies.
	Too many building sites.	Create more space for nature.
	Play parks are too small.	
	Nothing for older kids to play on around Lasswade Centre.	

## SECONDARY SCHOOL WORKSHOP RESULTS




Children Aged 12-14		
Loanhead		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Good selection of shops.	Not enough places for teenagers to go.	Need to fill potholes.
Good gymnastics club. ESGA/ Gym.	Too many potholes.	A place with gaming facilities.
Good bus frequency.	Too many new houses.	Funfair more frequent.
Amazing viaduct.		Get rid of the old Mary Burn House – demolish.
“I love Dryden Tower and its history.”		Add more wildlife.
Good place for the weekend		Quicker road from Bonnyrigg to Lasswade.

Children Aged 12-14		
Bilston		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
I love Dryden Tower and its history.	"Bilston = Bad".	Need to fill potholes.
Amazing viaduct.	Potholes.	A place with gaming facilities.
	Not enough places for teenagers to go.	Add more wildlife.
	Too many new houses.	




Children Aged 12-14		
Roslin and Rosewell		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
	Potholes.	Need a big shop like Tesco or Asda.
	Campers in the woods.	Need a private bus.
		Woodland classroom.
		Private bus.
		Noise meter at Tesco Express.
		Another shop in Rosewell.




Children Aged 12-14		
Bonnyrigg/ Lasswade/Hopefield		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Lots of well-located schools.	Too many potholes on Broomieknowe Road.	More police/traffic control.
Bonnyrigg is small but everything you need. It is a compact place like a village.	Not enough places to sit.	More benches in open space.
Lots of nice primary schools.	Open space is not accessible to public in Eskbank.	Need 1 or 2 more cafes in Bonnyrigg.
Good walking and open spaces.	"Bellway houses too close together. Need more space in-between."	Need more benches and sitting places
Good amount of public transport.	Less parks.	Need more bins. Some places can be messy e.g. High Street.
Good amount of open space everywhere.	Not enough frequency of buses (31).	More fitness equipment needed in parks.
Good number of sports centres.	Less parks [than there used to be].	Indoor snow sport centre - wouldn't need to travel to the outdoor one.
Bonnyrigg High Street is good. Lots of shops/places to go. Lots in local neighbourhood.	Too many houses being built around Bunrbrae.	Build less houses. Can remember lots of building growing up. House is still a field on Google Maps.
Good golf facilities.		Bigger gardens so don't need to go to park as much.
Cycle path - Dalkeith to Penicuik very well used.		Quicker Road from Bonnyrigg to Lasswade.
Getting about by bike.		More space in-between houses or build flats.
Park good if you are young.		Need park equipment for older kids.
		"If you have a driveway make them bigger! Because some people might have multiple cars."
Good amount of public transport.		More benches.
Good parks and open space.		More open space.

Tesco express is very good at Lasswade Centre.	“Used to hang out on the building sites. More freedom to use that space as we wanted to.”	Funfair more frequent.
The flats with co-op under it is really good in my opinion, its way less of a long walk for me so that we can go to the shop and buy stuff quickly.		Bigger gardens wouldn't need to go to the park as much.
Tesco/McDonalds		More benches and sitting place.

Children Aged 12-14		
Newtongrange		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
The community.	Don't feel safe walking around on own.	Keep Newtongrange Library.
Newtongrange players.	Cockpen area - lack of shops.	Outdoor movie in park in Newtongrange.
“The best Gala Day.”	Nothing in Dalkeith. Prefer to go to Edinburgh.	Primark in Dalkeith.
Small community - maybe nice for families but not or young person.	Community divide between new and old estates. New people don't get involved in Gala Day etc.	Ice/roller skate rink.
Hang out in the park or go to two cafes on main street.	Nothing to do - swimming pool gone.	Safe space to hang out with friends.
Shops are for top-up shopping. Need to go to Hardengreen.	Have to get the bus to places that we want to go to.	Some town clubs.
Train is quicker to get about.	Not enough space on bus. Not a double decker.	Keep the free bus pass.
	“Old buildings look scruffy. A difference between old tatty buildings not looked after and the old listed/historic buildings with history.”	Internet café with free Wi-Fi.
		Cockpen area needs more activities.
		Take bars off Primary school window.



Children Aged 12-14		
Gorebridge		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
	"Bus takes a long time but don't like getting it because it is busy and crowded. People on buses behave badly."	A teenage pub with no alcohol. Like Lane 7.
	"Teenagers vaping and drinking. Nothing for them to do."	Needs a police station.
	Noone really uses the skatepark. Just a simple one.	

Children Aged 12-14		
Mayfield		
What is good about your place? 	What is not good about your place? 	If you had a magic wand, what would you change about your place? 
Big park.	Houses aren't well looked after.	A discussion on about accessible homes. Spoke about flats and the need for lifts for older people and maybe families with buggies.
Open space and fields.	Need to go to Fort or Straiton for clothes. Nothing in Dalkeith.	Football Store at the top of Mayfield.
Good park used by young kids.		More sporty shops like football, basketball. Any type of sports shop.
		More shops near the top end of Mayfield.

## Priorities for Change Activity (Lasswade High School Pupil Voice)

### Resources:

- Photograph sheets. Images demonstrating Place Standard themes (as per Midlothian Place Standard Survey for 11-15 Years olds [Local Development Plan 2 Activity - Children & Young People's Place Standard Survey for 11 - 15 Year Olds - Midlothian Council - Citizen Space](#))
- Place Standard Survey question prompts
- Use the photograph sheets to prompt conversations while answering the Place Standard Survey questions
- At the end, plot the scores on the Place Standard Wheel and note the top priorities for change

Notes from Place Standard exercise with Lasswade S1-S2 pupils – KL  
Scores (0-3) below, pupil notes in following pages

SCORE = 2 Q3 – Spaces to Play, Hang Out and Have Fun

SCORE = 1.5 Q1 – Streets and Buildings

SCORE = 1.5 Q4 – Moving About

SCORE = 1.5 Q6 – Homes and Community

SCORE = 1 Q2 – Schools, Shops & Other Places

SCORE = 1 Q5 – Feeling Safe



## Q1 – Streets and Buildings – SCORE = 1.5

### What are the streets and buildings like where you live?

You might want to think about things like:

- Do the streets and buildings look and feel nice?
- Is it easy to find your way around your place and know where you are?
- What things could be changed to make the streets and buildings better?
- What else is important about the streets and buildings where you live?

What do you like about the streets and buildings where you live right now?

There are too many cars in the streets. There are issues with fast cars and car parking in the streets. There is not enough car parking in the town. There is anti-social behaviour in the Bonnyrigg town centre, which is linked to the pubs in the town centre. The condition of the pavements and roads (potholes) are poor. It is difficult to move around by walking and cycling. Some streets and paths are not inviting and seem dangerous at night. Some buildings and roofs in the town are in poor condition. The modern flats near the Co-op on the High Street are good. Like the modern buildings and modern design in the town.

*Planning Officer Note:* modern flats ref. 17/00012/DPP (residential and retail at Former Bonnyrigg Market Site)

If you had a magic wand, how would you use it to make the streets and buildings where you live better?

Make it easier to walk and cycle around the streets and town. Make spaces and routes accessible for people with disabilities. Improve pavements and roads. Safe paths. Reduce and slow down cars on the streets. Modern buildings and modern design.

## Q2 - Schools, Shops & Other Places – SCORE = 1

### What are the schools, shops and other places like where you live?

You might want to think about things like:

- What is your school like?
- How easy is it to get to your school? Can you walk or take public transport easily?
- Are there places and spaces where you can join clubs and enjoy hobbies?
- Do you need to be taken to these places by car or can you walk, wheel or cycle?
- Do you have to go far to visit a doctor or dentist?
- What are the local shops like?
- Can you, or an adult, get most things you need without travelling too far?

What do you like about the schools, shops and other places where you live right now?

Quite like the Lasswade High School. The Newbattle High School is in better condition and cleaner than the Lasswade High School though. Can walk or take bus to school. Not enough lifts in Lasswade High School for people with disabilities. Most pupils go to the Tesco Express for lunch as it is near the school. Some walk to Cheeky Chicken for lunch. Most pupils do not walk to the shops at the High Street because it is too far. Liked the Spar in the town centre but it closed. Mainly old shops in town.

*Planning Officer Note:* Distance from school entrance to – Tesco Express is 200m; Depending on the route taken the distance to other popular shops is – Cheeky Chicken: 630-790m; High Street crossroads: 750-870m; High Street: 800-1,200m.

If you had a magic wand, how would you use it to make the schools, shops and other places where you live better?

Need more small shops and lunch options near the school.

### Q3 - Spaces to Play, Hang Out and Have Fun – SCORE = 2

What spaces are there for you to play, hang out and have fun in where you live?

You might want to think about things like:

- Where are the places that you play, hang out and have fun in?
- How do you get to these places?
- Are there enough of these types of places?
- Do these places feel like they include everyone, no matter their age, disability or gender?
- What are the worst things about playing in your place?
- What are the best things about playing in your place?

What do you like about the spaces to play, hang out and have fun in where you live?

Some parks and skate parks do not feel safe and there are issues with vandalism. Like the swings in the local parks. Walk to local parks. At weekends, go to the bigger parks and also Waverley Park (Bonnyrigg), Dalkeith Country Park, Lasswade Centre swimming pool. Dalkeith Country Park is quite far to travel. Go Ape at Dalkeith Country Park is too expensive. Good light show at Dalkeith Country Park at Christmas time. Some parks are not accessible for people with disabilities. Not enough activities and parks for people with disabilities.

If you had a magic wand, how would you use it to make the spaces to play, hang out and have fun in where you live better?

More activities and parks for people with disabilities. Safer parks and less vandalism. More affordable or free activities. More local play space and activities. Better paths and routes to play space.

#### Q4 - Moving About – SCORE = 1.5

How easy is it to walk, scoot, wheel or cycle to places that you need and want to go to?

You might want to think about things like:

- Can you walk, wheel, cycle or scoot easily and safely to school or the places you play or hang out?
- What things would you change to make it easier and safer to walk, wheel, cycle and scoot to school or around your place?
- Is there a difference in how easy it is to walk, wheel, cycle or scoot around?
- What would make it a better place for everyone to get to where they want to go regardless of their age, disability or gender?
- What else is important about walking, wheeling, scooting and cycling in your place?

What do you like about getting to the places that you need and want to go to where you live?

Use the railway path to move around town. Need to link this better to town. Mainly walk to move around town rather than cycle or scoot. The condition of the pavements and roads (potholes) are poor. It is difficult to move around by walking and cycling. Difficult for people with disabilities to move around the paths and pavements due to their condition and lack of path links. Some streets and paths are not inviting and seem dangerous at night. Use the bus to travel further but this can feel dangerous due to some of the teenage passengers.

What do you like about getting to the places that you need and want to go to where you live?

Improve condition of pavements and paths. Link up paths so it is easier to move around. Link the railway path better to the town. Improve paths for people with disabilities. Make bus travel feel safer.

Q5 - Feeling Safe – SCORE = 1

**Do you feel safe where you live?**

You might want to think about things like:

- What makes you feel safe or unsafe?
- Do you ever feel scared in your place?
- Are some places less safe than others; where are they, and when are they unsafe?
- What could change to make you feel safe in your place all the time?

What things about your area help you to feel safe?

Do not feel safe walking around place unless with friends. Some streets and paths are not inviting and seem dangerous at night. Some parks and skate parks do not feel safe and there are issues with vandalism. Bus travel can feel dangerous due to some of the teenage passengers. There is anti-social behaviour in the Bonnyrigg town centre, which is linked to the pubs in the town centre. Some sites have abandoned buildings, which make the area feel unsafe.

If you had a magic wand, how would you use it to make your area safer?

Safer paths and more lighting. More paths links. Less anti-social behaviour in parks and town centre and on buses.

## Q6 – Homes and Community – SCORE = 1.5

### Does my place feel like a community?

You might want to think about things like:

- Do you enjoy living in your place / neighbourhood? What is good / bad about it?
- Do the young people in your community say what they think and are listened to?
- Are there people of different ages and from different cultures living in your place?
- Are there enough different homes to meet everyone's needs in your place?
- What else is important about homes, friends and neighbours in your place?

What is good about living in your place/community right now?

Enjoy living in neighbourhood. People of different ages live in the neighbourhood. Have friends and family in the neighbourhood. Like the housing. Need mixture of homes for different families. Neighbourhood looks quite nice. It could be safer. Anti-social issues in parks and buses linked to teenagers.

If you had a magic wand, what would you change about living in your place/community?

Neighbourhood could feel safer. Address anti-social issues in parks and buses linked to teenagers. Need mixture of homes for different families.

## COMMUNICATING CLEARLY

We are happy to translate on request and provide information and publications in other formats, including Braille, tape or large print.

اگر آپ کو ہماری معلومات اور خدمات اور مواد میں تبدیلیاں دیکھنے میں مدد  
کی ضرورت ہے، تو ہمیں اطلاع دے سکتے ہیں اور اس بات پر عمل درآمد کر سکتے ہیں۔

Zapewnimy tłumaczenie na żądanie oraz dostarczymy informacje i publikacje w innych formatach, w tym Braillem, na kasecie magnetofonowej lub dużym drukiem.

ਅਸੀਂ ਸੋਗ ਬਣਨ ਤੇ ਪੂਰੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪੁਸ਼ਟ  
ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੈਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸਮਲਵ ਹਨ।

Körler için kabartma yazılar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri sağlamak ve tercüme etmekten memnuniyet duyuyoruz.

اگر آپ چاہیں تو ہماری معلومات اور خدمات اور مواد میں تبدیلیاں دیکھنے میں مدد  
کی ضرورت ہے، تو ہمیں اطلاع دے سکتے ہیں اور اس بات پر عمل درآمد کر سکتے ہیں۔





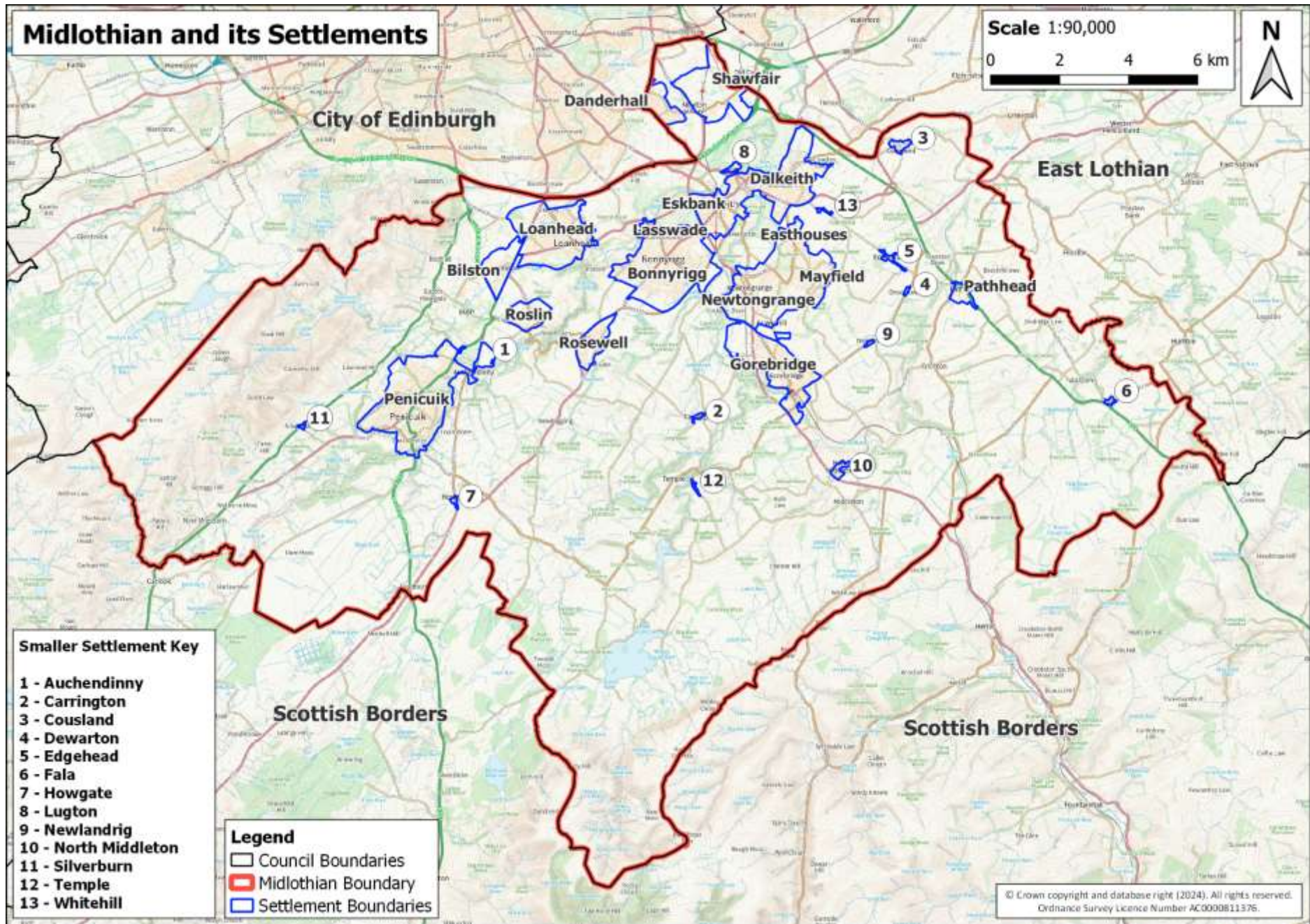
# Evidence Report

## June 2024

(for 4 June 2024 Planning Committee)

Midlothian Local Development Plan 2





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# Part 1 - Introduction

## Introduction

1. This is the Evidence Report for Midlothian Local Development Plan 2, prepared under the Town and Country Planning (Scotland) Act 1997, as amended, and the Town and Country Planning (Development Planning) (Scotland) Regulations 2023. The Evidence Report was approved by Midlothian Council on **xxx** 2024.
2. Midlothian Council's Planning Committee on 28 February 2024 authorised commencement of the review of the Midlothian Local Development Plan (adopted in November 2017). Following this the Evidence Report and supporting documentation was produced in the following way:
  - Identification of information needed for the Evidence Report to inform production of Midlothian Local Development Plan 2 Proposed Plan;
  - Identification of key stakeholders from whom to collect relevant and necessary information for the Evidence Report
  - During Spring-Autumn 2023 undertaking public engagement and survey work to collect information on matters in communities relating to their good and bad features and what people would improve;
  - Working with community bodies in 2023 and 2024 for them to produce Local Place Plans;
  - Engaging with identified key stakeholders in 2023 and 2024 including, where appropriate as part of the engagement process, sharing relevant draft parts of the Evidence Report to help collect and verify information and positions set out in the Evidence Report;
  - Keeping Midlothian Council's Planning Committee informed with regular reports (28 February 2023, 16 May 2023, 31 October 2023, 28 November 2023, 23 January 2024, 30 April 2024 and 4 June 2024)
  - Finalise the Evidence Report in 2024 and put it to the 25 June 2024 meeting of Midlothian Council to get authorisation for it to be submitted to Scottish Ministers for "Gate Check".
3. The Participation Report sets out the engagement undertaken to help inform production of the Evidence Report. Public consultation on the Evidence Report is not a requirement, but the Council chose to undertake targeted engagement to collect information. The Council considered this an effective method of collecting the necessary information.



# Part 2 – Position Statement

## Position Statement

### Meeting Legislative Requirements

4. A Participation Report has been prepared to set out how the Evidence Report meets the statutory requirements of the Town and Country Planning (Scotland) Act 1997 with regarding to evidence requirements set out in sections 15(5) of the 1997 Act, and the engagement requirements set out in sections 16B(2) and 16B(4) of the 1997 Act.

### Style and Scope of Evidence Report

5. Midlothian Council has chosen to produce its Evidence Report on a topic basis, seeking to follow the policy themes of Scottish Government National Planning Framework 4 (NPF4). The Council is aware from the Scottish Government Local development planning guidance (2023) that the 33 topic areas of NPF4 should not be interpreted as a check list of information to be included in the Evidence Report. The Council considers it needs the breadth of information from the Evidence Report chapters to help produce the Proposed Plan. The Council considers that the Evidence Report broken down into topic chapters sets out necessary evidence for informing the production of the Midlothian Local Development Plan 2 (MLDP2) Proposed Plan and its development strategy and policy framework.
6. The Council considers the comparatively small size and geography of Midlothian, and the close proximity to each other of many of its communities, lends itself better to the information being gathered through a topic based approach. Where possible, the Council has sought to gather the topic based information in a place based manner.

### Engagement Undertaken During Evidence Report Production

7. The extensive engagement undertaken in the production of the Evidence Report is set out in the Participation Report and individual Evidence Report chapters. The Council is satisfied that it has undertaken appropriate and sufficient engagement.
8. The Participation Report (particularly through its Appendix 1) sets out that the Council considers the statutory evidence requirements of the Town and Country Planning (Scotland) Act 1997 Act have been met in the Evidence Report. The Participation Report directs the reader to where the information collected to meet the requirements is located.
9. The Participation Report constitutes the statement required to meet the requirements of section 16B(4) of the Town and Country Planning (Scotland) Act 1997.

10. In line with the Scottish Government Local Development Planning Guidance (2023) the Evidence Report does not go into site specific or policy matters, as they will be addressed at Proposed Plan stage.
11. Therefore some matters, including developer contributions, are considered in a very general sense. As developer contributions are matter for MLDP2 and its Delivery Programme, they have not been engaged on during Evidence Report production and engagement. The references to developer contributions in the topic chapters have not been subject to engagement.

## Sufficiency of Evidence Gathered

12. Each individual topic chapter contains a short position statement on the purpose of the Evidence Report chapter and whether or not the Council considers it complete. The Council is satisfied that it has undertaken appropriate and sufficient engagement and has collected sufficient available information in its Evidence Report to progress to Proposed Plan preparation. Table 1 sets out where there are information gaps in the Evidence Report and thereby insufficiencies in information collection. The extent of information collected is set out in the topic chapters.

## Disputes and Identified Information Gaps

13. Table 1 sets out where disputes and or information gaps have been identified in the production of Evidence Report chapters. Further details on these disputes and information gaps are provided within the individual topic chapters.
14. Unless identified in Table 1, Midlothian Council considers there to be no disputes or information gaps with topic chapters. Where information gaps are not identified, but disputes are identified, it will be apparent from the Evidence Report chapter whether the dispute considers there is an information gap. In such situations, unless it has identified it, the Council does not consider there to be an information gap.

Table 1: Disputes and Identified Information Gaps

Chapter No.	Chapter Title	Dispute Identified	Information Gap Identified
<b>Sustainable Places</b>			
1	Climate Change Mitigation and Adaptation	No	No
2	Biodiversity (including Soils)	No	No
3	Forestry, Woodland and Trees	No	No
4	Natural Places and Landscape	No	No
5	Historic Assets and Places	No	No
6	Brownfield, Vacant and Derelict Land and Empty Buildings	Yes	No
7	Green Belt and Coalescence	Yes	No
8	Active Travel	No	No
9	Public Transport	No	Yes
10	Roads	No	Yes
11	Wind Energy	No	No
12	Solar Energy	No	No
13	Geothermal and Hydro Energy	No	No
14	Zero Waste	No	Yes
<b>Liveable Places</b>			
15	Design, Quality and Place	No	No
16	Local Living and 20-Minute Neighbourhoods	No	No
17	MATHLR and Local Housing Land Requirement	Yes	No
18	Affordable, Disabled, Specialist and Other Housing	No	Yes
19	Site Selection Methodology	Yes	No
20	Heat and Cooling	No	No
21	Education	Yes	No
22	Health	No	Yes
23	Energy Infrastructure	No	No
24	Water and Drainage Infrastructure	No	No
25	Blue and Green Infrastructure	No	No
26	Flood Risk and Water Management	No	Yes
27	Digital Infrastructure	No	Yes
28	Rural Development	No	No
29	Local Place Plans	N/A	Yes
<b>Productive Places</b>			
30	Town, Local and Commercial Centres and Retail	Yes	Yes
31	Tourism	No	Yes
32	Culture and Creativity	No	No
33	Business, Industry and Community Wealth Building	Yes	No
34	Minerals	Yes	No

## Key Areas of Change in Midlothian

15. In line with paragraph 125 of the Scottish Government Local Development Planning Guidance (2023), below is a summary of key areas of change in Midlothian. These have been identified by planning officers and have been informed by the engagement undertaken during Evidence Report production. References to relevant topic chapters, where further information is provided, are also set out below:

### Population and Household Growth

- The growth in population and number of households in Midlothian has been the biggest area of change in Midlothian since the adoption of Midlothian Local Development Plan 2017 (MLDP 2017) and the early years of this century.
- **Topic 17: MATHLR and Local Housing Land Requirement** provides information on the scale of population and household growth in Midlothian.
- The MLDP 2017 proposal plans, and settlement statements identify the committed development sites and development sites allocated in the plan.

### Settlement Growth and Integration of New Development

- The population and household growth has led to the growth of many Midlothian settlements. This is highlighted in the proposals maps of the MLDP 2017.
- The shortage of brownfield sites in Midlothian settlements, identified in **Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings**, combined with the very significant strategic housing requirements identified for Midlothian, have led to the significant increasing in size of many of Midlothian's settlements.
- A significant amount of housing is being built in a comparatively short space of time, bringing new people to live in Midlothian. This is a key change, bringing with it issues associated with integrating existing and newer residents in communities.

### Education Estate

- The growth in population since 2001 has greatly influenced and driven the need for an expanded school estate. **Topic 21: Education** provides details of education capacity issues in Midlothian.
- Since 2000, new secondary schools have been built at Dalkeith (a campus of two high schools, denominational and non-denominational), Newbattle and Lasswade. This has meant the replacement of four of Midlothian's six secondary schools. New primary schools have been and are being built across Midlothian.

### Healthcare Capacity

- The population and household growth, combined with increasing needs of an ageing population and there being more younger people, has placed very significant pressure on healthcare facilities and access to them in Midlothian.
- **Topic 22: Health** provides more information on healthcare matters in Midlothian.

### Road Network

- The issues of increased population and housing growth and has created issues for the road network. **Topic 10: Roads** focuses on road network matters.



### Loss of Agricultural Land

- The population and household growth evidenced in **Topic 17: MATHLR and Local Housing Land Requirement** has meant the growth of settlements, which in turn has led to the loss of agricultural land adjoining settlements.

### Economy and Town Centres

- Chapter 33 of this Evidence Report indicates, that over the past 20 years, Midlothian has become increasingly integrated with the wider Lothian and Scottish economy. Significant numbers of people still commute out from Midlothian for work.
- As with other towns across the country, retail in Midlothian town centres and their role and purpose, continues to evolve and change.

## Evaluation of the Midlothian Local Development Plan 2017

16. In accordance with paragraph 93 of the Scottish Government Local Development Planning Guidance (2023), Part 4 of this Evidence Report provides a brief evaluation on of the adopted MLDP 2017. In line with the 2023 guidance this evaluation assesses “whether the previous plan has delivered on its outcomes, and allocations, identify any lessons learnt for the preparation of the new plan and consider the appropriateness of the previous spatial strategy.”



# Part 3 – Policy Topics

17. This part of the Evidence Report is structured around the policy topics set out in NPF4. There are some differences in the topic structure to reflect local circumstances. The topics are covered in the following order:

- Topic 1: Climate Change Mitigation and Adaptation
- Topic 2: Biodiversity (including Soils)
- Topic 3: Forestry, Woodland and Trees
- Topic 4: Natural Places and Landscape
- Topic 5: Historic Assets and Places
- Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings
- Topic 7: Green Belt and Coalescence
- Topic 8: Active Travel
- Topic 9: Public Transport
- Topic 10: Roads
- Topic 11: Wind Energy
- Topic 12: Solar Energy
- Topic 13: Geothermal and Hydro Energy
- Topic 14: Zero Waste
- Topic 15: Design, Quality and Place
- Topic 16: Local Living and 20-Minute Neighbourhoods
- Topic 17: MATHLR and Local Housing Land Requirement
- Topic 18: Affordable, Disabled, Specialist and Other Housing
- Topic 19: Site Selection Methodology
- Topic 20: Heat and Cooling
- Topic 21: Education
- Topic 22: Health
- Topic 23: Energy Infrastructure
- Topic 24: Water and Drainage Infrastructure
- Topic 25: Blue and Green Infrastructure
- Topic 26: Flood Risk and Water Management
- Topic 27: Digital Infrastructure
- Topic 28: Rural Development
- Topic 29: Local Place Plans
- Topic 30: Town, Local and Commercial Centres and Retail
- Topic 31: Tourism
- Topic 32: Culture and Creativity
- Topic 33: Business, Industry and Community Wealth Building
- Topic 34: Minerals

## Topic 1: Climate Change Mitigation and Adaptation

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) Act 1997 as amended:  <u>Section 3F:</u></p> <ul style="list-style-type: none"> <li>LDPs must include policies requiring all developments in the area to be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use, calculated on the basis of the approved design and plans for the specific development, through the installation and operation of low and zero-carbon generating technologies.</li> </ul> <p><u>Section 15(5)(a):</u></p> <ul style="list-style-type: none"> <li>the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 1:</p> <ul style="list-style-type: none"> <li>LDPs must address the global climate emergency and nature crisis by ensuring the spatial strategy will reduce emissions and adapt to current and future risks of climate change by promoting nature recovery and restoration in the area.</li> </ul> <p>NPF4 Policy 2:</p> <ul style="list-style-type: none"> <li>The LDP spatial strategy should be designed to reduce, minimise or avoid greenhouse gas emissions. The six spatial principles identified in NPF4 should form the basis of the spatial strategy, helping to guide development to, and create sustainable locations. The strategy should be informed by an understanding of the impacts of the proposals on greenhouse gas emissions.</li> <li>LDPs should support adaptation to the current and future impacts by taking into account climate risks, guiding development away from vulnerable areas, and enabling places to adapt to those risks.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC115</b> UK Local Authority and Regional Greenhouse Gas Emissions National Statistics (2022)  <b>MC116</b> Local Authority Greenhouse Gas Map  <b>MC117</b> UK Climate Change Risk Assessment 2022  <b>MC118</b> Evidence for the third UK Climate Change Risk Assessment Summary for Scotland  <b>MC120</b> Scottish Government Heat in Buildings Strategy  <b>MC121</b> Home Analytics database (Energy Saving Trust)  <b>MC122</b> Midlothian Place and Wellbeing Outcome Indicators (Public Health Scotland)  <b>MC139</b> Scottish Climate Change Adaptation Programme 2019-2024  <b>MC140</b> Working Together to Build Climate-Resilient, Health and Equitable Places (Public Health Scotland, Improvement Service &amp; Adaptation Scotland)  <b>MC210</b> Draft Strategic Flood Risk Assessment 2024</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> </ul>



- SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).

It is not intention of this Evidence Report chapter to repeat the content of other chapters. It should be read in conjunction with other chapters, including:

- Topic 2: Biodiversity (inc. Soils)
- Topic 3: Forestry, Woodland and Trees
- Topic 4: Natural Places and Landscape
- Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings
- Topic 7: Green Belt and Coalescence
- Topic 8: Active Travel
- Topic 9: Public Transport
- Topic 10: Roads
- Topic 11: Wind Energy
- Topic 12: Solar Energy
- Topic 13: Geothermal and Hydro Energy
- Topic 14: Zero Waste
- Topic 15: Design, Quality and Place
- Topic 16: Local Living and 20-Minute Neighbourhoods
- Topic 19: Site Selection Methodology
- Topic 20: Heating and Cooling
- Topic 22: Health
- Topic 23: Energy Infrastructure
- Topic 24: Water and Drainage Infrastructure
- Topic 25: Blue and Green Infrastructure
- Topic 26: Flood Risk and Water Management
- Topic 28: Rural Development
- Topic 30: Town, Local and Commercial Centres and Retail
- Topic 31: Tourism
- Topic 33: Business, Industry and Community Wealth Building
- Topic 34: Minerals

### Summary of Evidence

**No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.**

#### Purpose and Scope of Chapter

- 1.1. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development. This chapter focuses on information relating to climate change adaptation and mitigation.
- 1.2. This Summary of Evidence section is structured in the following order:
  - Greenhouse Gas Emissions and Climate Change Impacts
  - Climate Change Mitigation
  - Climate Change Adaptation

### Greenhouse Gas Emissions and Climate Change Impacts

1.3. Table 1.1 set outs an extract from the UK local authority and regional greenhouse gas emissions national statistics, published by the UK Government (**MC115**). These statistics provide an annual breakdown of the greenhouse gas emissions, covering territorial emissions of carbon dioxide, methane and nitrous oxide estimates, from 2005 to 2021. The data provided is in kilotonnes of carbon dioxide equivalent (kt CO<sub>2</sub>e). The extracted information is for Midlothian and Scotland for 2005 (the first available figures in the series) and 2021 (latest available figures).

Table 1.1: Greenhouse Gas Emissions 2005-2021

kt CO <sub>2</sub> e	Midlothian		Scotland	
	2005	2021	2005	2021
Total emissions	726.5	513.4	62,984.8	40,652.8
Per capita emissions	9.1	5.4	12.3	7.4
Emissions per sq km	2.0	1.4	0.8	0.5

Source: UK local authority and regional greenhouse gas emissions national statistics 2005-2021 (published 6 July 2023)

1.4. Midlothian's total emissions continue to decrease, sitting slightly below the Scottish level in terms of percentage decrease (29.3% for Midlothian between 2005 and 2021, against a 35.5% decrease for Scotland over the same period). However, when taken on a per capita basis the decrease for Midlothian (40.7%) over this period is slightly higher than for Scotland as a whole (39.8%). This may reflect the growing population of Midlothian since 2005, in comparison to a Scotland national level.

1.5. Emissions in the UK local authority and regional greenhouse gas emissions national statistics are broken down by end user sectors. Spatial planning can have an influence over both emissions from energy production and consumption by end users. The Local Development Plan has a role in supporting the decarbonisation of most of these sectors, particularly transport and domestic. Table 1.2 highlights that transport and domestic energy are the biggest sources of carbon emissions in Midlothian.

Table 1.2: Emissions by end-user sector (kt) for Midlothian 2005 - 2021

	2005	2021	2021 % of total	% change 2005-2021
Industry	44	47.7	9	+8.4%
Commercial	83.5	24.4	5	-70%
Public Sector	28.6	21.5	4	-24.8%
Domestic	208.8	143.2	28	-31.4%
Transport	159.8	137.5	27	-14%
LULUCF Emissions* Net	71.9	51.6	10	-28.2%
Agriculture	73.2	69.7	14	-4.8%
Waste Management	56.5	17.8	3	-68.5%



Source: UK local authority and regional greenhouse gas emissions national statistics 2005-2021 (published 6 July 2023)

\* LULUCF = Land Use, Land Use Change & Forestry

- 1.6. Millerhill Recycling and Energy Recovery Centre is identified as a significant local emitter in Midlothian in the UK local authority and regional greenhouse gas emissions national statistics (161.88 ktCO<sub>2</sub>e in 2021) (**MC115**). The Melville Gate data centre is also identified on the BEIS Local Authority Greenhouse Gas map (**MC116**).
- 1.7. The changes in climate already being experienced are projected to continue and intensify. For Midlothian this means that average temperatures will increase across all seasons, typical summers will be warmer and dryer, typical winters will be milder and wetter, intense and heavy rainfall events will increase in both winter and summers, there will be reduced frost and snowfall, and weather is likely to become more variable. Sea levels are also projected to rise, which will not impact Midlothian directly but may have a significant effect on neighbouring authorities.
- 1.8. The third UK Climate Change Risk Assessment (**MC117**) assesses 61 risks and opportunities from climate change to Scotland, including to business, infrastructure, housing, the natural environment, and health and risks from the impacts of climate change internationally. The risk of flooding to people, communities and buildings remains among the most severe risk for Scotland and is the costliest hazard to businesses. Flooding remains a key risk to infrastructure, and water scarcity in summer is an issue, particularly for private water supplies. Evidence on flooding is contained in **Topic 26: Flood Risk and Water Management**.
- 1.9. The CCRA Evidence Report (**MC118**) identifies risks in Scotland that have a high future magnitude score and where more action is required now to address them, after considering any existing adaptation responses. Most of the identified risks, particularly the following, are relevant to Midlothian:
  - The impacts of climate change on the natural environment, including forests and agriculture;
  - The impact of extreme temperatures and storm events on infrastructure services, including energy, transport, water and Information and Communication Technologies (ICT);
  - The impact of increasing high temperatures on people's health and wellbeing and changes in household energy demand due to seasonal temperature changes;
  - Increased severity and frequency of flooding of homes, communities and businesses; and
  - Damage to cultural heritage assets as a result of temperature, precipitation, groundwater and landscape changes.
- 1.10. Climate impacts and extreme weather can affect anyone, but some people have the potential to be more affected than others. The impact will depend not just on exposure to the event, but also their social vulnerability. People and communities experiencing multiple causes of vulnerability are more at risk. Social vulnerability comes about through the interaction of a number of personal, environmental and social factors that affect the way in which climate hazards impact on the well-being of individuals or groups. Personal features of the individual, such as age and health, affect sensitivity to climate impacts. Older people, the very young and people in poor health tend to be more sensitive to the



health effects from climate impacts like floods and heatwaves because of their higher physical susceptibility relative to others in the population.

- 1.11. Deprivation is one important measure of social vulnerability. In Scotland, social deprivation is measured on an area base through factors representing income, employment, health and disability, education, barriers to services, crime and living environments. Climate change is a route through which deprivation can be worsened. There are 13 data zones in Midlothian in the 20% most deprived data zones nationally (see Table 1.3).

Table 1.3: SIMD data for Midlothian 2020

Midlothian data zones in the most deprived 10% nationally			
Data zone reference	Intermediate Zone	Population	Ward
S01011010	Dalkeith - 01	578	Dalkeith
S01011011	Dalkeith - 02	802	Dalkeith
S01011012	Dalkeith - 03	688	Dalkeith
Midlothian data zones in the most deprived 20% nationally			
Data zone reference	Intermediate Zone	Population	Ward
S01010965	Straiton - 04	529	Midlothian West
S01011010	Dalkeith - 01	578	Dalkeith
S01011011	Dalkeith - 02	802	Dalkeith
S01011012	Dalkeith - 03	688	Dalkeith
S01011022	Easthouses - 02	593	Midlothian East
S01011024	Easthouses - 04	793	Midlothian East
S01011026	Mayfield - 02	527	Midlothian East
S01011027	Mayfield - 03	946	Midlothian East
S01011038	North Gorebridge - 02	1005	Midlothian South
S01011044	Gorebridge & Middleton - 05	658	Midlothian South

### Climate Change Mitigation

- 1.12. Climate change mitigation means avoiding and reducing the flow of greenhouse gases into the atmosphere. Achieving net zero is a fundamental part of the national approach to climate change mitigation. Net zero emissions will be achieved when all GHG emissions released by human activities are counterbalanced by removing GHGs from the atmosphere. The first step is to reduce emissions by changing out actions and processes, but not all emissions can be avoided. To get to net zero, any unavoidable emissions have to be balanced by schemes that offset the same amount of greenhouse gases entering the atmosphere, for example by planting trees, restoring peatland or using technology like carbon capture and storage.
- 1.13. The target date for net zero emissions of all greenhouse gas emissions in Scotland is 2045 (set in the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019). Interim targets are 75% lower than the baseline by 2030 and 90% by 2040. The baseline date is 1990. By 2021 emissions in Scotland had fallen by 49.2%. In December 2019 Midlothian Council declared a Climate Emergency and set a target of Midlothian being net zero by 2030.



- 1.14. Decarbonisation of the building stock, both existing and new, is vital if net zero emissions targets are going to be met. Embodied carbon in buildings, which includes all the emissions from the construction materials, the building process, all the fixtures and fittings inside as well as from deconstructing and disposing of a building at the end of its lifetime is also a very important consideration, particularly in a high growth area such as Midlothian. Embodied carbon is separate from operational carbon, which is the amount of carbon emitted when it is in use. Developing net zero carbon buildings requires embodied carbon to be reduced to a minimum. Using fewer resources can also have benefits in terms of reducing costs and risk around resource availability for developers. Examples of steps which can be taken to reduce embodied carbon include:
- Reusing buildings instead of constructing new ones;
  - Limiting use of carbon-intensive materials and choosing low carbon alternatives;
  - Reusing materials and using high-recycled content materials;
  - Maximising structural efficiency and using fewer finish materials; and
  - Minimising waste.
- 1.15. Midlothian's largest source of GHG emissions is domestic energy use. Energy use in a domestic setting is significantly affected by the building fabric and by the primary heating fuel. The Scottish Government's Heat in Buildings Strategy (**MC120**) sets out that, where technically and legally feasible and cost-effective, all homes should achieve a good level of energy efficiency (at least equivalent to an EPC Band C) by 2033. In addition to fabric-based energy efficiency measures being integral to new homes and retrofitted to existing homes, installation of low and zero emission heating systems will also be required. The Heat in Buildings Strategy highlights the role of the planning system in reducing emission from buildings, both in relation to new development and the retrofitting of solutions to existing buildings and places. The Home Analytics data for Midlothian (**MC140**) shows that of 40,000 domestic properties, 49% of homes have an EPC (energy performance certificate) of C or above, while 50% of homes have an EPC of D or below, this is in line with the national average. The majority (89%) of homes are connected to the gas grid, this is higher than the national average (83%). Of those who are not on mains gas, 4% are heated using electricity, 3% use oil, 2% biomass and 1% LPG. Additionally, 30% of homes are uninsulated.
- 1.16. Ensuring that new homes are located and designed to provide high levels of climate resilience and use sustainable materials and construction methods also has a key link to health and wellbeing. This link is articulated through the Place and Wellbeing Outcomes and associated indicators (**MC122**). The physical environment, including changes in climate, affect health and health inequalities directly and indirectly.
- 1.17. In addition to reducing emissions, carbon sequestration is an important component of climate change mitigation. Carbon sequestration is the process of capturing and storing carbon from the atmosphere. This can be through natural processes or through the use of technology (carbon capture and storage). Woodlands and peatland are the best forms of natural carbon sequestration and are relevant options in Midlothian, but other forms such as grasslands, wetlands and well managed soils of all types are also valuable. Carbon capture and storage, or CCS, traps carbon dioxide (CO<sub>2</sub>) from industrial facilities and transports it in liquid form for permanent storage in geology deep below the Earth's surface. The technology and its potential application in Scotland is still developing.





1.18. In nature-based climate change mitigation, ecosystem services are used to reduce greenhouse gas emissions and to conserve and expand carbon sinks. Examples of nature-based solutions include restoring ecosystems such as peatlands so they sequester carbon, and better integrating nature into urban areas. Nature-based solutions complement the significant emissions cuts which need to be achieved by decarbonising the economy and lifestyles.

### Climate Change Adaptation

1.19. The Intergovernmental Panel on Climate Change (IPCC) defines adaptation as “the process of adjustment to actual or expected climate and its effects”. Climate change adaptation is about responding to the climate changes witnessed over the last few decades and preparing for the challenges that will come as the climate continues to change.

1.20. The Scottish Climate Change Adaptation Programme 2019-2024 (**MC139**) is the Scottish Government’s statutory five-year programme for adapting to climate change. The Scottish Climate Change Adaptation Programme Progress Report 2023 explains that the locked in effects of climate change are already causing impacts for managing water, maintaining and developing infrastructure, restoring biodiversity, protecting against soil degradation and delivering health, social care and other essential services. These are all relevant to the Local Development Plan.

1.21. Blue and green infrastructure is a key component in making places more resilient and adaptive to climate change. Tree planting, street trees, green roofs, and other permeable vegetated surfaces such as open spaces, all play a role in water management as part of sustainable drainage systems. Managing surface water through SUDS, particularly nature-based solutions, has multiple benefits, most of which are relevant to climate change adaptation, including those relating to flood risk management, carbon reduction and sequestration, and biodiversity. Blue spaces such as ponds, lakes and rivers can also have a cooling impact and help reduce urban temperatures.

1.22. Other components of blue and green infrastructure, particularly nature-based solutions, can also have benefits relating to climate change. For example:

- Cycling and walking networks as part of green corridors can contribute to CO<sub>2</sub> reduction by providing active travel options;
- Tree planting can provide carbon storage and support flood water management. Trees can also provide shade and evapotranspiration, which can help reduce daytime temperatures in urban areas and provide health benefits by cooling during heat waves. Trees which give shade to buildings can also reduce need for air conditioning, saving carbon;
- Green infrastructure can also provide biodiversity benefits and support soil health; and
- Renewable energy generation (e.g. ground-source heat pumps) can be incorporated into green and blue spaces.

1.23. In nature-based climate adaptation, the goal is to preserve ecosystem services that are necessary for human life and to reduce the impact of anticipated negative effects of climate change. Nature-based solutions have co-benefits for biodiversity and human health and wellbeing alongside climate benefits.

1.24. Most flooding incidents in Midlothian are the result of surface water flooding. Fluvial (river) flooding is a less significant risk in many areas due to the incised character of Midlothian’s river valleys. Both surface water flooding and fluvial flooding risk are predicted to worsen due to the changing weather patterns resulting from the locked in effects of climate change. More information is provided in the draft Strategic Flood Risk Assessment (MC210).

1.25. Local and international climate impacts will have wide-ranging effects on the health and wellbeing of the population. Most climate-related impacts will contribute to poorer health and risk worsening health inequalities. See **Topic 22: Health** for more detail. Examples of direct effects include:

- periods of high temperatures increasing risk of acute mortality, particularly among older people and those with pre-existing health conditions, risk of pre-term birth and risk of injury, particularly for children; and
- extreme storm and flood events can result in death or injury and biological or chemical contaminants resulting from flood events can cause illness.

Climate impacts also affect health and wellbeing indirectly through people’s social, economic, and physical environment.

1.26. The extent to which individuals and communities living in climate-impact-prone areas are adversely affected by climate impacts depends on their social vulnerability. Also, adaptation measures can have benefits for health and wellbeing beyond those directly linked to climate change. These are often called co-benefits. These co-benefits are more likely to occur when adaptation measures are targeted at the building blocks of good health.

### Summary of Stakeholder Engagement

1.27. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of Midlothian Local Development 2 (MLDP2) is contained in the Participation Report (MC011). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Children and Young People
- Key Agencies Group Corporate Workshop
- Local Place Plans
- Key Agencies
- Midlothian Community Planning Partnership Climate Emergency Group

#### Public Engagement

1.28. Climate related matters and concerns were highlighted by members of the public – the general themes of this were the negative effects of urban expansion, the increasing number of cars resulting from the growing population contributing to emissions, existing communities and housing are poorly adapted in relation to climate change, the need for new housing to not be reliant on gas power, and the potential for Midlothian to become a science/sustainability/climate change resilience hub.

#### Children and Young People

1.29. There was limited mention of climate change and related matters in the engagement with children and young people. Comments made included concern that growth in Midlothian

is bad for the climate, and pollution/litter being bad for the environment. A full breakdown of engagement with children and young people can be found in the Children and Young People Participation Report (MC170).

### Local Place Plans

1.30. Local Place Plans were submitted to Midlothian Council in late 2023 by eight communities. Draft Local Place Plans were submitted by two communities. More information is provided in **Chapter 29: Local Place Plans**. The following issues/proposals were identified relating to climate change:

- Damhead and District: one of six key aims is to proactively build on the positive aspects of the local area to limit climate change and restore biodiversity.
- Eskbank and Newbattle: priorities include supporting and encouraging biodiversity in time of climate change to help make local spaces more climate resilient; and providing an adequate buffer along rivers to provide long term protection against encroaching development and the pressures from climate change across the catchment.
- Gorebridge: climate mitigation and adaptation linked priority to have sustainable urban drainage which protects the Gore Water.

1.31. There were also many issues/proposals linked to related topics such as active travel, reducing emissions from traffic congestion, biodiversity, nature-based solutions and greenspace. The matters raised in these linked topics, and identified in other chapters, will be used to inform MLDP2.

### Key Agencies Group Corporate Workshops

1.32. **MC012** sets out the outcomes of the Corporate Workshops facilitated by the Key Agencies Group. In relation to climate change, the following comments were made during the workshops:

- opportunities include improving public transport and the active travel network, integrating the circular economy and blue and green infrastructure with all the cultural and heritage aspects of Midlothian, and district heating;
- drivers for change include: addressing transport issues, car use and congestion; connecting communities to greenspaces and preserving natural areas; adapting and retrofitting traditional buildings; balancing the climate and biodiversity emergencies and net zero targets with growth; and ensuring a just transition that addresses challenges like congestion charges, electric cars and boilers for those in lower incomes;
- a key challenge is the need for shared action to combat climate change; and
- In terms of a sustainable Midlothian, the vision is that “Given the variety and scale of the different types of open green spaces in Midlothian, these significant natural assets were a reoccurring positive feature that has helped to shape much of the areas unique character and identity, alongside its many cultural and heritage assets. Bringing nature into towns, connecting people with the landscape, building resilience in conserving and recycling assets will help address the climate and nature crisis enabling local biodiversity to recover and flourish and local circular economies to emerge. Blue green infrastructure will need to be embedded in the way Midlothian plans for how existing and new communities integrate going forward with creative and sustainable design solutions. Maximising opportunities with district heating networks combined with renewables to harness local wind and solar power will also help Midlothian meet its net zero targets”.



**Key Agencies**

1.33. Engagement has taken place with SEPA, Historic Environment Scotland and NatureScot. Comments were provided on a draft of this chapter and appropriate amendments made.

**Midlothian Community Planning Partnership Climate Emergency Group**

1.34. Engagement has also taken place with the Midlothian Community Planning Partnership Climate Emergency Group during the preparation of this chapter.

**Summary of Implications for the Proposed Plan**

**Greenhouse Gas Emissions and Climate Change Impacts**

1.35. MLDP2 will have a role in supporting decarbonisation, mostly through its influence over the built environment, transport and energy generation. The plan’s spatial strategy will need to be designed to reduce, minimise and avoid greenhouse gas emissions, in line with the mitigation hierarchy show in Figure 1.1. Figure 1.1 illustrates the steps which should be implemented sequentially in order to reduce carbon emissions as much as possible. This can be applied to both the MLDP2 Spatial Strategy and to development.



Figure 1.1: Climate Change Mitigation Hierarchy

**Climate Change Mitigation**

1.36. Given the scale of housing related growth required by NPF4, it will be particularly important for Midlothian that the spatial strategy and site selection methodology reflect net zero commitments. The spatial strategy of MLDP2, particularly where new homes are located, matters because the carbon emitted daily by a person is significantly affected by where they live. This is because location affects the amount residents need to travel and how attractive different travel options (e.g. walking, cycling, public transport or car based) are. MLDP2 will need to demand the highest possible standards from developers in terms

of Net Zero, alongside all the other aspects of successful place making. See **Topic 19: Site Selection Methodology** and **Topic 15: Design, Quality and Place** for more information.

- 1.37. For Midlothian, the most significant sources of GHG emissions are domestic and transport, and MLDP2 will need to help address both directly. New development and retrofitting of existing building stock and places will both be relevant. MLDP2 will have an important role in climate change mitigation due to the influence it has on reducing energy demand (for example through optimising the efficiency of building fabric and reducing the need to travel), reducing embodied carbon (for example minimising carbon impacts of construction) and enabling low carbon energy supply both on and off site. MLDP2 has a role in supporting increased energy efficiency in new buildings, working alongside building standards and construction related standards. Consideration is needed on its role in tackling energy efficiency of existing building stock through retrofitting energy efficiency measures, energy generation opportunities and decarbonising domestic heating. See **Topic 11: Wind Energy**, **Topic 12: Solar Energy**, **Topic 13: Geothermal and Hydro Energy** and **Topic 20: Heat and Cooling** for more information.
- 1.38. A challenge and implication for MLDP2 is to try and help prevent the design and construction of buildings and places that will need retrofitting in the future. Reducing the need to travel by car will be important for MLDP2 for reducing transport related GHG emissions. The design of places and the improvement of sustainable transport infrastructure, particularly active travel infrastructure, will be key. See **Topic 8: Active Travel** and **Topic 9: Public Transport** for more information. Reducing car-dependency involves a range of social, economic and environmental factors, many of which are outwith the control of the land-use planning system. MLDP2, working with partners, will need to promote built form and land use patterns that help enable widespread use of walking, wheeling, cycling and public transport as an alternative to car-based travel. Density, settlement size, layout of the buildings, mixed use of land, and access to facilities and services are key aspects that can be shaped by local plan policies and planning decisions.

### Climate Change Adaptation

- 1.39. Paragraph 1.8 highlights climate risks with particular relevance to Midlothian and MLDP2. The response to the biodiversity crisis which will need to be embedded in MLDP2, and the Forestry & Woodland Strategy, will aim to contribute positively to the management of impacts of climate change on the natural environment. See **Chapter 2: Biodiversity (including Soils)** and **Topic 3: Forestry, Woodland and Trees** for more information. MLDP2 will also need to place expectations on infrastructure providers that resilience is designed-in to new infrastructure, and where possible retrofitted to existing infrastructure. See infrastructure topics for more information. MLDP2 will require the design of places and buildings, including green infrastructure, to contribute positively to how increasing average temperatures and extreme heat events will be managed. See **Topic 25: Blue and Green Infrastructure** and **Topic 15: Design, Quality and Place** for more information. The response to the increased risk of flooding, including surface water flooding, is dealt with in **Topic 24: Water and Drainage Infrastructure**, **Topic 25: Blue and Green Infrastructure** and **Topic 26: Flood Risk and Water Management**. The potential for damage to our cultural heritage assets because of climate change will also be incorporated into policy. See **Topic 5: Historic Assets and Places** for more information. The response to climate change contained in MLDP2 will need to take into account social vulnerability factors,



including the likelihood of the effects of climate change being felt more acutely in areas of deprivation in Midlothian.

1.40. The role of MLDP2 in terms of carbon sequestration will need to support technological approaches (see **Topic 11: Wind Energy**, **Topic 12: Solar Energy** and **Topic 13: Geothermal and Hydro Energy**) and sequestration through nature (see **Topic 2: Biodiversity (including Soils)**).

1.41. MLDP2 will be a key tool in moving Midlothian towards being a climate adapted place. This will require a whole place approach which combines the adaptation and mitigation measures required to deliver a resilient future. Nature-based solutions should be an integral element of this.

#### **Public Engagement**

1.42. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence**

1.43. A draft version of this chapter was reviewed by SEPA, NatureScot, Historic Environment Scotland, Scottish Forestry and members of the Midlothian Community Planning Partnership Climate Emergency Group. Those who responded agree with the content.

##### **Evidence Disputes with Stakeholders**

1.44. No disputes with stakeholders have been identified in the preparation of this chapter.

##### **Information Gaps/Uncertainties**

1.45. None.

## Topic 2: Biodiversity (including Soils)

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) Act 1997 as amended: <u>Section 15(5)(a)</u></p> <ul style="list-style-type: none"> <li>The principal, cultural, economic, social, built heritage and environmental characteristics of the district.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 3:</p> <ul style="list-style-type: none"> <li>LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy.</li> <li>LDPs should also promote nature recovery and nature restoration across the development plan area, including by: <ul style="list-style-type: none"> <li>facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity;</li> <li>restoring degraded habitats or creating new habitats; and</li> <li>incorporating measures to increase biodiversity, including populations of priority species.</li> </ul> </li> </ul> <p>NPF Policy 5:</p> <ul style="list-style-type: none"> <li>LDPs should protect locally, regionally, nationally and internationally valued soils, including land of lesser quality that is culturally or locally important for primary use.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC099</b> Scottish Biodiversity List  <b>MC098</b> Midlothian Local Biodiversity Action Plan 2019-2024  <b>MC001</b> Single Midlothian Plan 2023-2027  <b>MC100</b> Midlothian Nature Network Method Statement  <b>MC101</b> NatureScot Developing with Nature Guidance  <b>MC102</b> Research into Approaches to Measuring Biodiversity in Scotland  <b>MC103</b> Greater London Authority Design Guide on Urban Greening for Biodiversity Net Gain  <b>MC144</b> Improvement Service Elected Member Briefing Note: Nature-based Solutions  <b>MC104</b> National Soil Map of Scotland (Midlothian extract)  <b>MC105</b> Peat and Peaty Soils in Midlothian Map  <b>MC106</b> Land Capability for Agriculture Map  <b>MC107</b> Prime Agricultural Land in Midlothian Map  <b>MC108</b> Risk of Subsoil Compaction in Midlothian Map  <b>MC155</b> Midlothian Council Nature Conservation Planning Guidance (2021)  <b>MC154</b> Draft Scottish Biodiversity Strategy to 2045</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul>



It is not intention of this Evidence Report chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:

- Topic 1: Climate Change Mitigation and Adaptation
- Topic 3: Forestry, Woodland and Trees
- Topic 4: Natural Places and Landscape
- Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings
- Topic 25: Blue and Green Infrastructure

### Summary of Evidence

No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.

#### Purpose and Scope of Chapter

- 2.1. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development. This chapter focuses on biodiversity matters as a whole topic in Midlothian and sets out relevant issues. Details of nature conservation designations are provided in **Topic 4: Natural Places and Landscape**.
- 2.2. This section is structured in the following order:
- Habitats and Species
  - Local Priorities
  - Midlothian Nature Network
  - Securing Positive Effects for Biodiversity
  - Soils

#### **Habitats and Species**

- 2.3. Biodiversity is the variety of all living things and the ecosystems where they live. Physical features including the Pentland Hills and Moorfoot scarp and foothills with their reservoirs, and the incised river valleys of the Esk and Tyne river systems, form the framework for Midlothian's varied biodiversity both in terms of habitats and species. The Midlothian Local Biodiversity Action Plan (LBAP) (**MC098**) identifies all habitats and species identified in the Scottish Biodiversity List and present in Midlothian as local priorities.
- 2.4. The draft Scottish Biodiversity Strategy to 2045 (**MC154**) highlights the extent for Scotland's biodiversity crisis, and the continuing decline of the natural environment. In the absence of Midlothian specific data, it is assumed that the general Scottish trends are equally applicable at a local level for the purposes of the Local Development Plan. The same assumption is made about the Marine and Terrestrial Species Indicators, which show from 1994 to 2016, the average abundance of 371 species of bird, mammals, butterflies and moths declined by 31%. Average abundance increased in the mid-1990s, and in the early 2000's, subsequently declining from 2004. The five key drivers of this change are land use change, climate change, pollution, invasive species and conservation action.
- 2.5. Healthy rivers are important sources of biodiversity generally and specifically in Midlothian where the River North Esk, River South Esk, River Tyne and their tributaries dominate and heavily influence the landscape and ecosystems. Healthy rivers can also provide services





to communities, including drinking water, crop irrigation, energy generation and recreational industries that support local economies. Climate change and extreme weather such as droughts, heatwaves, rainstorms and floods diminish water quality because the variety and volume of pollutants entering these ecosystems together with habitat modifications. Degradation has left them less able to recover through natural processes. Certain river species face further stresses with rising river temperatures and prolonged periods of dry spells.

- 2.6. Water pollution from all sources has an impact on the carbon cycle (photosynthesis and respiration) in rivers, where excess nutrients in surface waters contribute to algal blooms. These algal blooms, in turn, also effect carbon dioxide levels. If freshwater systems are impacted, this has a knock-on effect on terrestrial habitats which co-depend on the health of aquatic systems. Ensuring adequate buffer zones to minimise pollutants entering the river systems along with riparian woodland cover to provide shade from increasing climate induced temperature change can contribute to protecting the river health.

### Local Priorities

- 2.7. The Midlothian LBAP 2019-2024 (**MC098**) identifies six priorities agreed by the Midlothian Biodiversity Partnership – pollinators; homes for wildlife; rivers, streams and ponds; invasive non-native species; people and nature; and protected sites and species. Twenty-three actions are identified within these six priorities – some of which are directly relevant to the Local Development Plan, for example:
- Requiring planting schemes for new developments, greenspace and active travel routes to include a wide variety of nectar rich plants to help sustain pollinators;
  - Requiring swift and bat boxes to be installed;
  - Promoting the creation and management of wildlife homes and routes as part of wider biodiversity schemes in new development, ensuring connections are made to neighbouring areas to provide opportunities for wildlife to move around;
  - Increasing the number of ponds and rain gardens created through SUDS schemes in new development, ensuring there is wildlife benefit;
  - Promoting man-made fish barrier modification and/or removal on Midlothian's rivers;
  - Exploring the potential for a Midlothian urban forest; and
  - Promoting the creation, protection, and enhancement of native hedges in new developments.
- 2.8. The Single Midlothian Plan 2023-2027 (**MC001**) identifies shared outcomes and action, some of which relate to biodiversity and are relevant to the Local Development Plan:
- Improving river health (river fly monitoring and adoption of freshwater sites by schools); and
  - Promoting biodiversity in small scale spaces including gardens.
- 2.9. The Council's Nature Conservation Planning Guidance (**MC155**) provides background information on biodiversity that will be relevant to Midlothian Local Development 2 (MLDP2) Proposed Plan preparation.

### Midlothian Nature Network

- 2.10. NPF4 requires LDPs to facilitate the creation of nature networks and strengthen connections between them to support improved ecological connectivity. The Midlothian Nature Network Method Statement (**MC100**) explains the approach taken by the Council



to identifying the existing Midlothian Nature Network, and options available for identifying opportunities to improve ecological connectivity within the network.

### Securing Positive Effects for Biodiversity

- 2.11. Planning has an important role in helping to address damage to nature. The Local Development Plan will have an influence on the five key drivers of change (see paragraph 2.3) to varying extents through its role in protecting assets and guiding the location and form of development. NPF4 Policy 3a requires development proposals to contribute to the enhancement of biodiversity. The NatureScot Developing with Nature guidance (**MC101**) is aimed at “local” developments in the hierarchy of developments and provides an understanding of what common measures to enhance biodiversity can be used in a development. There is currently no guidance relating to national or major developments, or development that requires an EIA, to inform delivery of the requirements of NPF4 Policy 3b.
- 2.12. The recent Research into Approaches to Measuring Biodiversity in Scotland (**MC102**) commissioned by the Scottish Government recommends the creation of a biodiversity metric framework as a tool for assessing biodiversity at the site or project scale which enables consistent and comparable assessment of losses or gains in biodiversity across sites. NatureScot has commenced work to develop an adapted biodiversity metric suitable for use in supporting delivery of NPF4 Policy 3b.
- 2.13. Urban Greening Factor (UGF) is a planning tool which can be used to improve the provision of on-site green infrastructure that new developments are expected to provide. Whilst not a tool which is specifically targeting biodiversity, good design of the urban greening created will deliver benefits for biodiversity, including the creation of new habitats. Typically, the better-quality surface cover types (e.g. high-quality landscaping, vegetated drainage systems) that score highest in the UGF are also the ones which have the most potential to provide benefits for biodiversity. As explained in the Greater London Authority Design Guide on Urban Greening for Biodiversity Net Gain, ecologically informed and inspired design can ensure that new urban greening provides functioning habitats where biodiversity can exist alongside development and augment existing nearby habitats.
- 2.14. NPF4 defines nature-based solutions as “actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously providing human wellbeing and biodiversity benefits”. Further explanation from NatureScot states that “Nature-based solutions refer to the use of nature and natural environments to help tackle socio-environmental challenges, providing benefits to people and nature. In particular these solutions can help us mitigate and adapt to climate change”. There are different ways nature-based solutions can be implemented in urban and rural environments, providing ecosystem services including creating habitats, generating social and cultural activities, regulating environments and providing resources.
- 2.15. The Elected Member Briefing Note on Nature-based Solutions from the Improvement Service (**MC144**) highlights practical approaches that local authorities can take to nature-based solutions, including developing strategic approaches to spatial planning, transport and development that aim to secure the multiple benefits of nature-based solutions. Protecting and restoring features of biodiversity value, including locally important habitats



and species, is a key part of this along with placing an increased emphasis on multi-functional green infrastructure and seeking positive effects for biodiversity through policies and processes on managing new development.

### Soils

- 2.16. The predominant soil types in Midlothian are brown soils and mineral gleys. Mineral podzols, alluvial soils, peat, peat podzols, peaty gleys and peat are also present (see **MC104**). **MC105** shows the location of peat and peaty (carbon rich) soils in Midlothian. Peatland is important as a habitat, as a regulator of water flow and quality and for carbon sequestration. Midlothian has 706.5 hectares of raised bog habitat (domes of peat growing to 10m+ in height, solely rainwater fed with waterlogged, acidic surface).
- 2.17. Soil compaction reduces the pore space within soil, resulting in a poor soil structure that restricts the development of plant roots. It also affects the soil water status, causing waterlogging during wetter periods and drought conditions during drier periods, which in turn limits root development. Poor rooting significantly inhibits plant growth on compacted soils and, in the case of trees, can also increase the risk of trees being blown over during storm events. The Risk of Subsoil Compaction map (**MC108**) shows the likelihood of the subsoil becoming compacted due to agricultural traffic, but this information is also relevant to development sites and the consequences of poor soil management on site during construction. Poor soil management on site during construction will have direct consequences for surface water management and green infrastructure in the long term.
- 2.18. Prime agricultural land is defined as land identified as being Class 1, 2 or 3.1 in the Land Capability for Agriculture classification (James Hutton Institute). The Prime Agricultural Land in Midlothian map (**MC107**) shows that 26% of Midlothian (9,255ha) is prime agricultural land. It is largely clustered in the centre and north of Midlothian, close to existing settlements.
- 2.19. As a high-level image Figure 2.1 represents the approximate areas of prime agricultural land in Midlothian. It clearly demonstrates its proximity to Midlothian settlements.

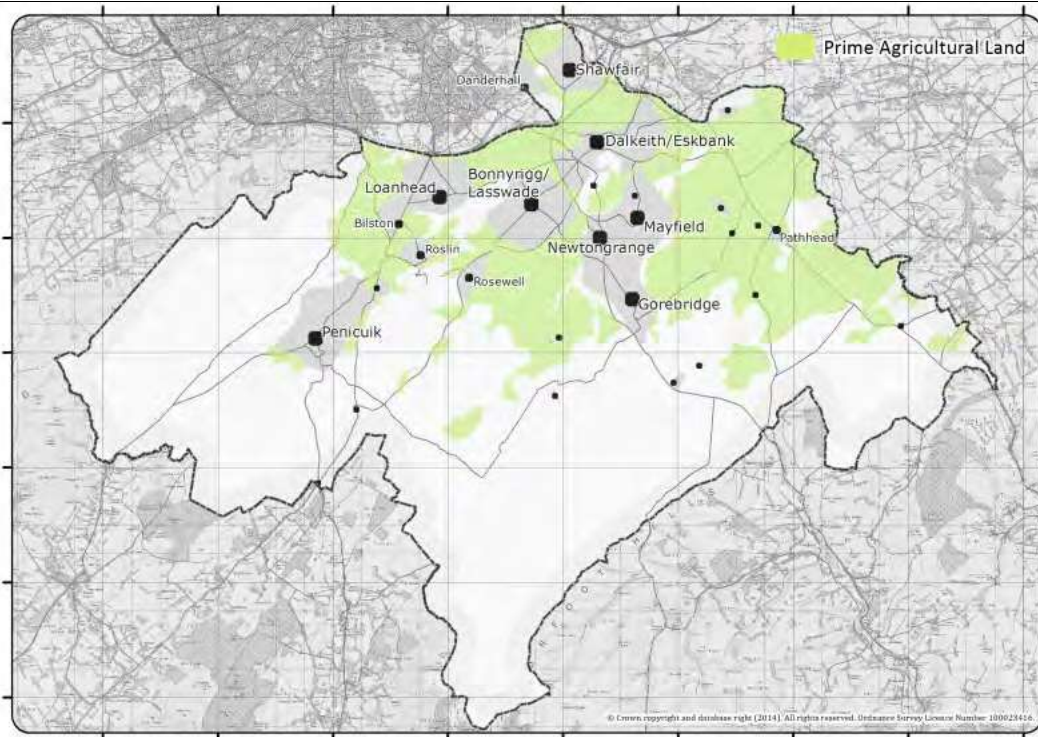


Figure 2.1 - Approximate areas of prime agricultural land in Midlothian

- 2.20. Prime agricultural land is significant because it produces the highest crop yields with relatively lower inputs of energy and resources. It is therefore an important resource in relation to food supply. NPF4 Policy 5b sets out the circumstances under which development on prime agricultural land will be supported.
- 2.21. Soil quality is an important element of food security. The biggest medium to long term risk to the UK's domestic food production comes from climate change and other environmental pressures like soil degradation, water quality and biodiversity. Wheat yields in the UK dropped by 40% in 2020 due to heavy rainfall and droughts at bad times in the growing season. Many factors affect the output of domestic production, including the availability and suitability of land for particular forms of food production; inputs such as labour, water, fertiliser, pesticides and seeds; and climate and environmental factors such as soil health and rainfall.

### Summary of Stakeholder Engagement

- 2.22. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:
- Public Engagement
  - Children and Young People
  - Key Agencies Group Corporate Workshop
  - Local Place Plans
  - Key Agencies
  - Midlothian Local Biodiversity Site Steering Group
  - Midlothian Community Planning Partnership Climate Emergency Group



### Public Engagement

2.23. Biodiversity issues were highlighted by members of the public at the drop-in sessions and through the place standard survey. The general themes of this were:

- The potential for increasing biodiversity in greenspaces;
- Loss of biodiversity due to urban expansion;
- The value of greenspaces, hedgerows and woodland to communities; and
- Importance of greenspaces and biodiversity to health and wellbeing.

### Children and Young People

2.24. Biodiversity issues were also highlighted by children and young people in the targeted engagement with them (see **MC170** for full breakdown of comments). The general themes of this were:

- Value of existing greenspaces, trees, woodland and wildlife;
- The value of wild and scenic nature of rural areas.
- The need for more spaces for wildlife and places for animals to live and hibernate; and
- The negative effect of litter on biodiversity.

### Local Place Plans

2.25. Local Place Plans were submitted to Midlothian Council by eight communities. Two communities have submitted draft Local Place Plans. More information is provided in **Topic 29: Local Place Plans**. The following issues/proposals were identified relating to biodiversity:

- Bonnyrigg and District: develop the existing SUDS ponds at Burnbrae Terrace as a wildlife refuge.
- Damhead and District: key aim of proactively building on the positive aspects of our local area to limit climate change and restore biodiversity; proposed actions include increasing green wildlife-friendly areas and linking them to create corridors, and protecting existing wildlife and promoting biodiversity..
- Eskbank and Newbattle: proposed actions include protecting natural spaces by adopting a more nature sensitive pruning and cutting regime which maximises benefits of hedges, treelines and flowering meadows; set aside spaces or limit/rotate access to allow recovery of some of our most well used natural spaces; restoring and enhancing natural spaces to improve habitat quality and natural processes, for example by planting buffer strips along waterways and parks, promoting hedgerows instead of fences and setting aside some park spaces for wildflower meadows, and working with house builders to promote biodiversity in communal areas; and connecting habitats and removing barriers to increase resilience and encourage and support species migration, promoting free flowing rivers by removing barriers, and ensuring passage of species by supporting projects such as hedgehog highways.
- Gorebridge: proposals include the protection, conservation, preservation of ecosystems, river, walks and heritage in Gore and Arniston Glens; the development of a green corridor along the Gore and Arniston Glens linking with the South Esk River; and ensuring development bordering the Glens treat the neighbouring ecosystems with respect.
- Newtongrange: proposals include installing bird/bat boxes and beastie boxes in the park to encourage wildlife habitats; and conducting community education programmes on the value of trees, the consequences of artificial turf and the importance of greenspaces.



- Rosewell: actions include community adoption of spaces for environmental benefit and community growing; identifying areas of greenspace that could have increased biodiversity such as wildflower meadows and additional tree planting.
- Roslin and Bilston: proposals include encouraging landowners to keep trees and hedgerows in good condition; ensuring developers and factors conform to the LBAP; and replacement of areas of mown grass with trees and wildflower mix.
- Loanhead and District: proposals include linking the biodiversity rich scrubland at the rear of Straiton Retail Park with the Straiton Local Nature Reserve; and signage where areas are being managed for biodiversity (e.g. changed mowing regimes).

### Key Agencies Group Corporate Workshop

2.26. **MC012** sets out the outcomes of the Corporate Workshops facilitated by the Key Agencies Group In relation to biodiversity, the following comments were made:

- Drivers for change – balancing the climate and biodiversity emergencies and net zero targets with growth;
- Challenges – for natural spaces challenges include implementing NPF4 policy goals, inadequate holistic environmental planning, and preserving and enhancing green space and biodiversity amidst rapid growth; and
- Story of change (2050) and the imagined place Midlothian would be by then – Midlothian includes a nature rich, biodiverse landscape of woodlands, hills and peatland. Collaborative working is the norm, helping to protect the environment and bring people together to solve and work through issues productively with a more efficient use of resources. Midlothian will be better connected to natural assets in and around the authority, green corridors will bring the natural landscape into densely populated areas, enhancing biodiversity, health and opportunities for play or respite.

### Key Agencies

2.27. Engagement has taken place with SEPA, Scottish Forestry and NatureScot. Discussions were held on the scope of this chapter and biodiversity matters relating to MLDP2. Comments were provided on a draft of this chapter and appropriate amendments made.

### Midlothian Local Biodiversity Site Steering Group

2.28. Engagement has taken place with members of the Steering Group. Comments were provided on a draft of this chapter and appropriate amendments made. The Midlothian Local Biodiversity Site Steering Group is comprised of Midlothian Council, Scottish Wildlife Trust, the local wildlife records centre (TWIC) and local wildlife/botanical experts and recorders.

### Midlothian Community Planning Partnership Climate Emergency Group

2.29. Engagement has also taken place with the Midlothian Community Planning Partnership Climate Emergency Group during the preparation of this chapter.

## Summary of Implications for the Proposed Plan

### Habitat and Species

2.30. Protecting biodiversity, reversing biodiversity loss and delivering positive effects for biodiversity from development will be a key theme for MLDP2 and its delivery. MLDP2 will have an influence in relation to the five key drivers of biodiversity loss listed by NatureScot (land use change, climate change, pollution, invasive species and conservation action). Action to support habitats and species on the Scottish Biodiversity

List and present in Midlothian will, where relevant to MLDP2, be prioritised, along with river health.

### Local Priorities

- 2.31. MLDP2 will need to integrate the relevant commitments from the Midlothian LBAP and Single Midlothian Plan, and commitments made in future LBAPs, taking into account NPF4 Policy 3, the NatureScot Developing with Nature Guidance and other relevant national policy or guidance which emerges. See **Topic 25: Blue and Green Infrastructure** and **Topic 3: Forestry, Woodland and Trees** for more information.

### Nature Networks

- 2.32. MLDP2 will need to spatially define the Midlothian Nature Network at a specific point in time, with the intention that the network will expand and improve over time as new nature rich habitat areas are created and connectivity across the network increases. MLDP2 will need to ensure that the existing network is protected, and that enhancements are encouraged and supported. Where development sites are allocated in MLDP2, the site statements will need to clearly identify the biodiversity and nature network related expectations from development.

### Securing Positive Effects for Biodiversity

- 2.33. The timescale for creating a Scottish biodiversity metric framework is not known at the time the Evidence Report was being prepared. It is therefore appropriate for Midlothian Council to consider other options for a tool to help increase biodiversity through development which can be implemented through MLDP2. Urban Greening Factor will be an option considered for this tool due to the benefits it can deliver in terms of urban greening and surface water management (see **Topic 25: Blue Green Infrastructure** and **Topic 1: Climate Change Mitigation and Adaptation** for more information). Nature-based solutions should be incorporated into the spatial strategy and policies of MLDP2 with the intention of producing co-benefits for biodiversity, climate change adaptation and mitigation, community health and wellbeing, education and skills development, the green economy and community wealth building.

### Soils

- 2.34. It is not anticipated that that MLDP2 will need to supplement the protection for peatland or carbon rich soils provided by NPF4 Policy 5.
- 2.35. Risk associated with soil compaction, particularly on development sites will be addressed through MLDP2, supplementing NPF4 Policy 5a. The form of risk management will be explored in the preparation of the Proposed Plan and may include requirements such as soil sustainability plans for greenfield developments and minimum standards for soil management on site.
- 2.36. NPF4 Policy 5b refers to prime agricultural land or land of lesser quality that is culturally or locally important for primary use that is identified by the LDP. No land “of lesser quality that is culturally or locally important for primary use” has been identified at this stage in plan preparation. Given the location of prime agricultural land in Midlothian, concentrated around settlements, there is significant potential that, should new allocations be necessary, allocations may need to be on prime agricultural farmland. However, given the importance of prime agricultural land to food security and climate change resilience, it may perhaps be pragmatic to only consider applying an exception to NPF4 Policy 5b on



Class 3.1, ensuring continuing protection for Class 1 and 2 land. Exceptions relating to Class 3.1 land would be limited to sites allocated for development through MLDP2. See **Topic 19: Site Selection Methodology** for more information.

**Developer Contributions**

- 2.37. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:
- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
  - facility deficiencies resulting from or exacerbated by the new development;
  - affordable housing;
  - transport and active travel infrastructure;
  - protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
  - site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
  - percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

- 2.38. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

**Public Engagement**

- 2.39. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

**Statements of Agreement / Dispute**

**Agreement on Evidence**

- 2.40. A draft version of this chapter was reviewed by SEPA, NatureScot, Scottish Forestry, members of the Midlothian Community Planning Partnership Climate Emergency Group and the Midlothian Local Biodiversity Site System Steering Group. Those who responded agree with the content.

**Evidence Disputes with Stakeholders**

- 2.41. No disputes with stakeholders have been identified in the preparation of this chapter.

**Information Gaps/Uncertainties**

- 2.42. None.



## Topic 3: Forestry, Woodland and Trees

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) Act 1997 as amended: Section 15(5)</p> <ul style="list-style-type: none"> <li>• The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.</li> <li>• The principal purposes for which the land is used.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 6:</p> <ul style="list-style-type: none"> <li>• LDPs should identify and protect existing woodland and the potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to support and expand nature networks.</li> <li>• The spatial strategy should identify and set out proposals for forestry, woodland and trees in the area, including their development, protection and enhancement, resilience to climate change, and the expansion of a range of types to provide multiple benefits. This will be supported and informed by an up-to-date Forestry and Woodland Strategy.</li> </ul>
<p><b>Links to Evidence</b></p>	<p><b>MC200</b> Draft Forestry and Woodland Strategy  <b>MC100</b> Nature Network Method Statement  <b>MC238</b> Policy on Control of Woodland Removal  <b>MC098</b> Midlothian Local Biodiversity Action Plan  <b>MC491</b> Midlothian's Climate Change Strategy 2020  <b>MC240</b> Scottish Government Climate Change Plan 2018-2032</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>• SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this Evidence Report chapter to repeat the content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 1: Climate Change Mitigation and Adaptation</li> <li>• Topic 2: Biodiversity (inc. Soils)</li> <li>• Topic 4: Natural Places and Landscape</li> <li>• Topic 5: Historic Assets and Places</li> <li>• Topic 19: Site Selection Methodology</li> <li>• Topic 22: Health</li> <li>• Topic 25: Blue and Green Infrastructure</li> <li>• Topic 28: Rural Development</li> <li>• Topic 31: Tourism</li> </ul>
<p><b>Summary of Evidence</b></p>	
<p>No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.</p>	



- 3.1. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development. This chapter focuses on forestry, woodland and trees matters within the scope of the Local Development Plan.
- 3.2. The existing tree and woodland resource in Midlothian is set out in the draft Forestry and Woodland Strategy 2024 (**MC337**). There are multiple data sources relating to the existing trees, woodland and forests including the National Forest Inventory, Native Woodland Survey, the Ancient Woodland Inventory and CSGN Woodland Habitat data. Map 1 of the draft Forestry and Woodland Strategy (**MC337**) shows the extent of existing woodland cover in Midlothian. The draft Forestry and Woodland Strategy also shows native woodland and ancient woodland in Midlothian. In Midlothian there are three broad types of forest and woodland – commercial forestry, native woodland (including ancient woodland and riparian woodlands) and urban trees and woodland. Creation and management issues and priorities will vary between these, but there are common themes around supporting expansion of woodland coverage in line with national targets; promoting and supporting the forest industry; and promoting woodland creation and management practice which protects and enhances environmental quality, biodiversity, landscape and historic assets.
- 3.3. The existing tree and woodland resource identified through the draft Forestry and Woodland Strategy form part of the Midlothian Nature Network. The methodology for identifying the existing Nature Network is explained in the Method Statement (**MC100**). Step 2 in the methodology is to identify connectivity opportunities. A nature network needs to provide a high level of ecological connectivity to be purposeful. Achieving this generally means connecting habitat areas either through habitat corridors or “stepping stones”.
- 3.4. The woodland spatial strategy is set out in the draft Forestry and Woodland Strategy. It identifies areas unsuitable for woodland creation, and preferred, potential and sensitive areas. The priorities set out in the draft Forestry and Woodland Strategy directly relevant to the Local Development Plan include:
- Increasing canopy cover in urban areas – individual trees, structural woodlands in association with development etc.
  - Improving woodland habitat connectivity to support biodiversity, contributing to Midlothian’s Nature Network.
  - Protecting native and riparian woodlands, which are of strategic importance to Midlothian.
  - Maximising the contribution of trees to sustainable water management using nature-based solutions.
  - Promoting sensitive management of existing trees and woodland in Conservation Areas and protected Gardens and Designed Landscapes.
  - Promoting the use of a mix of species to build resilience to the effects of climate change and tree diseases whilst supporting and encouraging local sources of young trees to reduce potential health impacts from imported tree stock.
- 3.5. As set out in the Scottish Government Policy on Control of Woodland Removal (**MC238**), there is a strong presumption in favour of protecting woodland resources and only limited circumstances where removal without compensatory planting is acceptable. The Scottish Government’s Climate Change Plan 2018-2032 (**MC240**) sets the target that by 2032,



Scotland's woodland cover will increase from around 18% to 21% of the Scottish land area.

- 3.6. Trees have multiple benefits for the environment and people in addition to their vital function of converting carbon dioxide into oxygen. They store carbon, clean the air by soaking up pollutants and toxins, provide habitats for birds, insects and other wildlife, and help to prevent soil erosion. Trees can help to attenuate water flow, reducing the impact of heavy rain. They also help to moderate temperature, providing shade and shelter, and in urban areas can have a cooling effect. Trees also boost physical and mental health and wellbeing and contribute to the economy in many different ways directly and indirectly. Numerous studies have identified a positive relationship between greenspace, particularly greenspace that includes trees, and population health. The restorative potential of forests and wellbeing for mental health is not just through access and use, but also through their aesthetic contribution to the places where people live and the landscapes they enjoy. Evidence also shows that for children who are given the opportunity to experience outdoor learning and play, often there are associated improvements in their physical, social and emotional development, as well their disposition to learning and attainment levels.
- 3.7. Management of urban woodlands is one of the actions set out in the Midlothian Local Biodiversity Action Plan 2019-2024 (**MC098**). Within this is a commitment to work with stakeholders to explore the potential for a Midlothian Urban Forest. In addition, Midlothian's Climate Change Strategy 2020 (**MC491**) Action Plan includes a commitment to:
- Promote the concept of developing an "urban forest" in Midlothian,
  - Securing 21% canopy cover in new development sites,
  - Set a presumption against the loss of mature trees,
  - Replacement tree planting for all unavoidable tree loss, and
  - Securing biodiversity net gain on all development sites.

### Summary of Stakeholder Engagement

- 3.8. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of Midlothian Local Development Plan 2 (MLDP2) is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:
- Public Engagement
  - Children and Young People
  - Local Place Plans
  - Midlothian Council Land and Countryside
  - Scottish Forestry

### Public Engagement

- 3.9. Tree and woodland issues were highlighted by members of the public at the drop-in sessions and through the online Place Standard survey. The general themes of this engagement were:
- Need more trees in town centres and along streets to enhance appearance and counteract some of the pollution from cars.
  - Not enough new trees being planted in new development areas to compensate for the loss of open fields.



- Too many mature trees are being lost on development sites. Developers should be forced to conserve as many as possible.
- Fruit trees should be planted in green areas in neighbourhoods.
- Trees and hedges should be added to all new build gardens to help with sustainable drainage.
- Streets with trees feel more welcoming and increase the attractiveness of an area.

### Children and Young People

3.10. Some comments about trees were made during the engagement with children and young people (**MC170**). In summary, children and young people would like our existing trees to be protected and for more trees to be planted.

### Local Place Plans

3.11. Local Place Plans were submitted to Midlothian Council by eight communities. Draft Local Place Plans have been received from an additional two communities. More information is provided in **Topic 32: Local Place Plans**. The following issues/proposals were identified relating to trees and woodland:

- Damhead and District – replace allocation Mx1 (Pentland Studios) in MLDP 2017 with Rural Land Use (agriculture, livestock, horticulture, wildlife management, equestrian and other rural land-based businesses) or Native tree cover restoration. Recognise the Damhead Nature Network.
- Eskbank and Newbattle – protect the trees on the north side of tree-lined Melville Gate Road and retain to screen the proposed development.
- Gorebridge – protect boundary trees on the Nancy Teuch pathway and greenspaces including Gore Glen.
- Newtongrange – conduct community education programmes on the value of trees, the consequences of artificial turf and the importance of green spaces.
- Rosewell and District – support and facilitate activities to protect areas around the village (e.g. woods, horse trails, cycle and footpath network). Provide support for conserving and planting native woodlands and wildflower meadows.
- Roslin and Bilston - The pleasantness of much of the Bilston and Roslin area derives from trees and hedgerows. These features also contribute to biodiversity. Landowners should be given every encouragement to keep trees and hedgerows in good condition. Where new developments are planned, they must be designed so that any on-site or adjacent trees and hedgerows are not adversely affected. Developers continue to plant non-native trees and fail to conform to the Local Biodiversity Action Plan. Developers large and small must be required to conform to the Local Biodiversity Action Plan, as must those who are subsequently responsible for ongoing maintenance of green areas. Bilston and Roslin have areas of grass that require regular mowing and that are little used by local residents. Wherever possible, such areas should be planted with trees and wildflower mix.

### Midlothian Council Land and Countryside

3.12. Engagement has taken place with Midlothian Council's Land and Countryside Service regarding the Council's woodland and tree responsibilities. Their views have been integrated into this chapter.



**Scottish Forestry**

3.13. Engagement with Scottish Forestry has taken place regarding the Forestry and Woodland Strategy and this chapter. Their views and comments have been integrated into this chapter.

**Summary of Implications for the Proposed Plan**

3.14. MLDP2 will integrate the protection and careful management of existing trees and woodland into the spatial strategy, policies, site selection and settlement statements. Additional policy on control of tree and woodland removal, supporting the Scottish Government Policy on Control of Woodland Removal and NPF4, will be considered.

3.15. The woodland spatial strategy will be integrated into the spatial strategy for Midlothian in MLDP2. Trees and woodland will also be integrated into the Nature Network defined in MLDP2.

3.16. MLDP2 will integrate, and where appropriate deliver, commitments in the Local Biodiversity Action Plan and Midlothian Climate Change Strategy. Ensuring existing trees are carefully integrated into new development, and opportunities for new planting are maximised, will be an integral element in briefs for allocated sites.

**Developer Contributions**

3.17. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

3.18. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

**Public Engagement**

3.19. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.



**Statements of Agreement / Dispute**

**Agreement on Evidence**

3.20. A draft version of this chapter was reviewed by Scottish Forestry and Midlothian Council's Land and Countryside Service. Those who responded agree with the content.

**Evidence Disputes with Stakeholders**

3.21. No disputes with stakeholders have been identified in the preparation of this chapter.

**Information Gaps/Uncertainties**

3.22. None.

## Topic 4: Natural Places and Landscape

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) Act 1997 as amended: <u>Section 15(5)(a)</u></p> <ul style="list-style-type: none"> <li>The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 4 requires:</p> <ul style="list-style-type: none"> <li>LDPs will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts. The spatial strategy should safeguard them and take into account the objectives and level of their protected status in allocating land for development.</li> <li>Spatial strategies should also better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area.</li> </ul>
<p><b>Links to Evidence</b></p>	<p><b>MC109</b> Nature Conservation Designations in Midlothian Map  <b>MC110</b> Midlothian Local Biodiversity Site System Methodology  <b>MC111</b> Guidance on Establishing and Managing Local Nature Conservation Site Systems in Scotland 2006  <b>MC112</b> MLDP 2017 Supplementary Guidance on Special Landscape Areas  <b>MC113</b> Guidance on Designating Local Landscape Areas  <b>MC114</b> Local Geodiversity Site Evidence Note  <b>MC159</b> Midlothian SSSI Site Condition Information</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 2: Biodiversity (including Soils)</li> <li>Topic 5: Historic Assets and Places</li> <li>Topic 25: Blue and Green Infrastructure</li> </ul>
<p><b>Summary of Evidence</b></p>	
<p>No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.</p> <p><u>Purpose and Scope of Chapter</u></p> <p>4.1. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development. This chapter focuses on natural heritage designations and landscape protection in Midlothian.</p>	



4.2. This Summary of Evidence section is structured in the following order:

- Designated Sites
- Special Landscape Areas
- Geodiversity

### Designated Sites

4.3. There are two Special Protection Areas (SPAs) (Fala Flow and Gladhouse Reservoir) and one Special Area of Conservation (SAC) (Peeswit Moss) in Midlothian. There are 16 Sites of Special Scientific Interest (SSSI) in or partly in Midlothian. This total includes the two SPAs and the SAC which are also SSSIs. Not all sites are in a favourable condition (**MC159**). Midlothian has one Local Nature Reserve – Straiton Pond – designated under the National Parks and Access to the Countryside Act 1949, and four Country Parks designated under the Countryside (Scotland) Act 1967 – Vogrie, Roslin Glen, Dalkeith and Hillend. Part of the Pentland Hills Regional Park also lies in Midlothian.

4.4. The Midlothian Local Biodiversity system was established in 2008 following the recommendations in the Guidance on Establishing and Managing Local Nature Conservation Site Systems in Scotland 2006 (**MC111**). It is operated by the Midlothian Local Biodiversity Steering Group. There are currently 62 designated Local Biodiversity Sites (LBS) in Midlothian and five proposed Local Biodiversity Sites.

4.5. The methodology used for assessing potential LBS and reviewing designated sites was developed by the Council in partnership with The Wildlife Information Centre (TWIC) and the Local Biodiversity Site Steering Group (**MC110**). The methodology contains criteria for assessing the biodiversity value of sites and incorporates social factors into the assessment. The methodology is updated annually as required, with changes approved by the Steering Group. The next update will incorporate any changes required as a result of the 2023 update to the Guidance on Establishing and Managing Local Nature Conservation Site Systems in Scotland.

4.6. Potential LBS are identified in the following ways:

- Identification as part of a review and assessment of available data or survey work,
- Identification of potential sites by TWIC as a result of data collated, surveyed and assessed by them, or
- A proposal by Midlothian Council, TWIC, or another member of the Steering Group – potential sites can be nominated via one of these three bodies.

4.7. The site selection criteria for determining if sites should become an LBS are:

- Species status;
- Species diversity;
- Habitat importance;
- Connectivity to habitat network or corridor;
- Biodiversity features; and
- Social factors, e.g. connecting local communities to nature, community management or educational use.

### Special Landscape Areas

4.8. MLDP 2017 established the boundaries of seven Special Landscape Areas (SLA) which replaced the previous Areas of Great Landscape Value (AGLV). The AGLV review and designation of Special Landscape Areas followed the 2006 Guidance on Local





Landscape Designations (**MC113**). This guidance was refreshed in 2020. Statements of Importance for each of the seven SLAs were published in the MLDP 2017 Supplementary Guidance on Special Landscape Areas (**MC112**). The SLAs are:

- Fala Moor;
- Fala Rolling Farmland and Policies;
- Gladhouse Reservoir and Moorfoots Scarp;
- North Esk Valley;
- Pentland Hills;
- South Esk Valley and Carrington Farmland; and
- Tyne Water Valley.

- 4.9. The objectives of the local landscape area/special landscape area designation are to recognise that a specific area has special importance, to highlight the landscape values that are important to communities and to promote positive action and management. Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. The natural environment of Scotland is the product of over 9,000 years of interaction between people and nature; it is a historic environment, entirely shaped by this interaction. All aspects of the environment, natural capital, landscapes, ecosystems services and habitats, are both natural and cultural, so it is important to ensure that decision making should be properly informed and should ensure that all aspects of the environment are considered, protected and, as possible, enhanced.
- 4.10. Paragraph 2.1.3 of the 2020 Guidance on Designating Local Landscape Areas (**MC113**) advises that it may not be necessary to carry out a comprehensive review of designation carried out under the 2006 guidance. Paragraph 2.7.16 explains that the management recommendations in the statement of importance should be informed by a clear understanding of the social, economic and environmental processes causing change to this landscape, and that it is important that the actions are clear, simply stated and directly relate to the valued special qualities identified for the area.

### Geodiversity

- 4.11. Local Geodiversity Sites provide a mechanism to ensure that the value of geodiversity is given appropriate recognition. They also offer an opportunity to stimulate interest in geology and share its importance and relevance at a community (and national) level. Geodiversity is listed as an asset to be protected under NPF4 Policy 33: Minerals. Local Geodiversity Sites were previously known as Regionally Important Geological and Geomorphological Sites (RIGS). Previous Midlothian local plans had identified a small number of regionally geologically important sites.
- 4.12. Sound geodiversity information is needed before a site can be assessed to determine whether or not it should be selected as an LGS. Surveys are carried out by competent geologists who are able to record the information required to make an assessment. Site owners should, wherever possible, be contacted and asked for permission for access to survey and monitor sites. The following criteria are used for designating LGS. LGS should:
- contain geological and/or geomorphological features, and
  - have value for one or more of these reasons; scientific, historical, educational and/or aesthetic value.



### Summary of Stakeholder Engagement

4.13. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). The summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Key Agencies
- Lothian and Borders GeoConservation Group

#### Public Engagement

4.14. The value of our natural places and landscape were highlighted by members of the public – the general themes of this were the overall value to communities, recreational use of the countryside and the negative effects of urban expansion, particularly on the biodiversity and landscape.

#### Local Place Plans

4.15. Local Place Plans were submitted to Midlothian Council in late 2023 by eight communities. Two draft Local Place Plans were also submitted. More information is provided in **Topic 29: Local Place Plans**. The following issues/proposals were identified relating to natural places and landscape:

- Damhead and District: priorities/proposals – proposed actions include maintaining rural aspects of the area, open spaces and the good quality agricultural land; and promoting the area as a green gateway to Midlothian and the Pentland Hills.
- Eskbank and Newbattle: priorities include continuing to protect and enhance the river valleys, Newbattle Strategic Greenspace Safeguard and North Esk Valley Special Landscape Area.
- Gorebridge: priorities include the protection, conservation and preservation of ecosystem, rivers, walks and heritage in the Gore and Arniston Glens; and the development of a green corridor along the Gore and Arniston Glens linking with the South Esk River;
- Rosewell and District: priorities include supporting and facilitating activities to protect areas around the village (e.g. woods, horse trails, cycle and footpath networks); and protect the area to the north side of the Rosewell bypass.
- Loanhead: In addition to the Straiton Nature Reserve, there are three other areas in close proximity that are currently abandoned and could be regenerated to form an even larger area for leisure and recreation; and the Area located between Straiton Nature Reserve and the northern edge of Edgefield Relief Road needs to be protected and integrated with the local community, neighbouring new developments and the cycle network.

#### Key Agencies Group Corporate Workshops

4.16. In relation to natural places and landscape, the following comments were made during the corporate workshops (**MC012**):

- The variety and scale of the different types of open green spaces and country walks, and the rich heritage and history are a key strength;



- The opportunity to promote Midlothian as an active tourism destination, with fishing, walking and making better use of the water, linked to the cultural and heritage aspects of the area was identified;
- Preserving natural areas amid growth remains crucial due to threats such as the loss of greenspace. Connecting communities to greenspace is essential amidst higher demand and potential loss of countryside;
- For natural spaces, challenges include implementing NPF4 policy goals, and preserving and enhancing green space and biodiversity amidst rapid growth; and
- The “story of change” included a vision of the topography of Midlothian in 2050 will be more actively accessed and connected to the people of the region. This will include a nature rich, biodiverse landscape of woodlands, hills and peatlands. Midlothian will be better connected to natural assets in and around the authority. Green corridors will bring the natural landscape into densely populated areas, enhancing biodiversity, health and opportunities for play or respite.

### Key Agencies

4.17. Engagement has taken place with Historic Environment Scotland and NatureScot. Comments were provided on a draft of this chapter, and amendments incorporated made.

### Lothian and Borders GeoConservation Group

4.18. Lothian and Borders GeoConservation group (LBGC) is comprised of volunteer geology experts and local authority planning and natural heritage officers which judges the suitability of proposed sites for designation as Local Geodiversity Sites (LGS). Planning officers engaged with the group and sites have been identified in Midlothian for consideration for inclusion in MLDP2.

4.19. The LBGC committee has been responsible for designating sites which have been integrated into Council plans for Edinburgh, East Lothian and West Lothian and the Scottish Borders. The LBGC committee meet as necessary to examine survey reports, assess sites against the agreed selection guidelines and consider representations. The committee may seek the views of other geology experts or other relevant organisations. The LGS selection process described ensures recognition of sites of value in Midlothian to give protection in planning policy so that they may be managed and conserved where necessary.

### Summary of Implications for the Proposed Plan

#### Designated Sites

- 4.20. MLDP 2017 Policy ENV14 protected designated and proposed sites and corridors of regional or local nature conservation interest. NPF4 Policy 4d only covers sites designated as a local nature conservation sites or landscape area. The need for an additional local policy for MLDP2 covering proposed designations needs to be considered so that proposed sites have planning policy protection through MLDP2. Proposed sites will be protected through MLDP 2017 until it is replaced by MLDP2.
- 4.21. MLDP2 will need to consider which components/elements of natural place and landscape designations (including natural environment, country and regional park(s), and landscape designations) are safeguarded through reliance on NPF4’s policy framework, and where policy provision may be required in MLDP2 to ensure these valuable and valued features



of Midlothian are safeguarded and enhanced. MLDP2's development strategy will need to consider how it safeguards the environmental assets of Midlothian.

### Special Landscape Areas

4.22. A review of the areas designated as Special Landscape Areas, or their boundaries are not considered necessary. However, a review of the "opportunities for change" sections of the Statements of Importance are likely to be required given changes in context relating to climate change, biodiversity, agriculture, forestry and rural development (including tourism) to ensure key issues and opportunities are identified.

### Geodiversity

4.23. Nineteen sites have been identified as potential candidates for designation as Local Geodiversity Sites (LGS) and consideration will need to be given to designating and including protection for them in MLDP2. The potential LGS are important, as the site(s):

- has rocks which are representative of their stratigraphic position in Midlothian;
- is a good example of the rock or feature it contains;
- has an interesting or unusual geological structure or feature which is not found elsewhere in the Midlothian region;
- has been important for geological research;
- is particularly easy to access, especially for geodiversity educational purposes;
- in combination with other nearby sites, it may tell an interesting or educational geodiversity story;
- is being permanently preserved as a rock exposure and will be accessible in the future; and
- it is expected that only one or two of these statements will apply to each Local Geodiversity Site.

### Developer Contributions

4.24. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under "infrastructure first");
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.



4.25. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

**Public Engagement**

4.26. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

**Statements of Agreement / Dispute**

**Agreement on Evidence**

4.27. A draft version of this chapter was reviewed by NatureScot and Historic Environment Scotland. They are in agreement with the evidence.

**Evidence Disputes with Stakeholders**

4.28. No disputes with stakeholders have been identified in the preparation of this chapter.

**Information Gaps/Uncertainties**

4.29. None.

## Topic 5: Historic Assets and Places

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)(a)</u> <ul style="list-style-type: none"> <li>The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.</li> </ul>
NPF4 LDP Requirements	NPF4 Policy 7: <ul style="list-style-type: none"> <li>LDPs, including through their spatial strategies, should support the sustainable management of the historic environment.</li> <li>LDPs should identify, protect, and enhance valued historic assets and places.</li> </ul>
Links to Evidence	<p>MC149 Midlothian Designations Inventory  MC168 Local Development Plan Evidence Request Report  MC169 Maps of Listed Buildings Locations and Historic Battlefields  MC172 Interim Guidance on Conservation Areas: Designation of Conservation Areas and Conservation Area Consent  MC173 Note on Historic Environment Designations in Midlothian and Relevant Strategy Documents  MC022 Buildings at Risk Register Inventory  MC337 Midlothian Draft Forestry and Woodland Strategy  MC177 Historic Environment Record Sites 2023  MC178 Historic Environment Record Events 2023  MC179 A Guide to Climate Change on Scotland’s Historic Environment  MC180 Green Recovery Statement  MC181 Understanding Carbon in the Historic Built Environment</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (MC011) and Children and Young People Participation Report (MC170).</li> <li>SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 1: Climate Change, Mitigation and Adaptation</li> <li>Topic 3: Forestry, Woodland and Trees</li> <li>Topic 4: Natural Places and Landscape</li> <li>Topic 31: Tourism</li> </ul>
<b>Summary of Evidence</b>	
<p>No disputes with stakeholders or information gaps have been identified in the preparation of this Evidence Report chapter.</p> <p><u>Purpose and Scope of Chapter</u></p> <p>5.1. This chapter focuses on the historic assets and places of Midlothian. The Council considers it has undertaken sufficient engagement with key stakeholders for this chapter</p>	



and collected necessary evidence for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Listed Buildings
- Conservation Areas
- Gardens and Designed Landscapes
- Scheduled Monuments and Battlefields
- Archaeological and other Historic Sites
- Buildings at Risk Register
- Other Relevant Strategy Documents
- Local Place Plans

### Listed Buildings

- 5.2. Historic buildings are a very important visible demonstration of Midlothian's heritage, with many styles and periods being reflected in buildings across the county. The Local Development Plan Evidence Request Report (**MC168**) identifies 698 designated listed buildings spread across Midlothian. Of the 698, 324 are category C status, 306 are category status B and 68 are category A status. Maps of all listed buildings in Midlothian are included in (**MC169**).

### Conservation Areas

- 5.3. MLDP 2017 identifies 21 conservation areas. They are listed in Table 1 of **MC173**. The conservation areas were designated based on best practice and Historic Environment Scotland guidance available at the time they were designated (**MC172**).
- 5.4. Midlothian Council uses conservation areas to identify, preserve, and enhance areas of historic and/ or architectural importance. Midlothian has many such areas which contribute to the distinctive character of its urban and rural environment and the quality of life in Midlothian.
- 5.5. The Council is producing conservation area character appraisals and management plans. Information is available on the Council's website and also in Table 1 of **MC173**. Currently eight conservation areas have character appraisals, of which five are character appraisals and management plans approved by the Council. The methodology used to produce character appraisals and management plans follows Historic Environment Scotland's guidance (**MC172**). There is not a fixed timetable for undertaking the review of the remaining conservation area character appraisals.

### Conservation Regeneration Projects

- 5.6. There is currently a Townscape Heritage and Conservation Area Regeneration Scheme (CARS) running in Penicuik, due to be completed by the end of 2024. Two other similar such schemes have been completed in Midlothian – Dalkeith (2009-2013) and a CARS project in Gorebridge (2013-2018). The main aims of the regeneration schemes have been to:
- restore the historic and architectural fabric of identified areas in town centres;
  - enhance the conservation areas and improve the quality of the public realm;
  - encourage additional investment in the social and economic infrastructure of project town centres, including the reuse of historic buildings;
  - promote a greater awareness of conservation and the historic environment, through education and training; and
  - promote a greater understanding of the history and heritage of project areas.



### Gardens and Designed Landscapes

- 5.7. The HES Inventory of Historic Gardens and Designed Landscapes (**MC149**) identifies nationally important landed estates with their policy parkland and landscapes. These are designated on the basis of their aesthetic, historical, scenic and/ or nature conservation value. The list is reviewed and maintained by HES. All gardens and designated landscapes included in the Inventory have been designated in accordance with HES' Designation Policy and Selection Guidance.
- 5.8. MLDP 2017 identifies the 10 Gardens and Designed Landscapes designated in Midlothian, that are spread across county's approximate 35,000 hectares. The designated areas comprise a combined area of 2,298 hectares, though this includes portions of the grounds of Dalkeith House and Newhall that extend into East Lothian and the Scottish Borders respectively. The gardens and designed landscapes are listed in Table 2 of **MC173**. The designated gardens and landscapes are very significant features in Midlothian, having significant influences in shaping its land use, representing parts of the county's history.

### Scheduled Monuments and Battlefields

- 5.9. MLDP 2017 identifies scheduled monuments and battlefield sites as designated by HES. There are 75 Scheduled Monuments in Midlothian and two battlefield sites.
- 5.10. There are eight category types of scheduled monument in Midlothian. The types and land coverage area set in Table 3 of **MC173**. The latest designation was made in 2003.
- 5.11. HES lists two Inventory of Historic Battlefield sites in Midlothian – Battle of Rullion Green and Battle of Roslin – which can be seen on plan **MC174**. The battlefields are identified in MLDP. They are located in the northwest of the county and form a combined area of 740 hectares. Both sites were designated by HES prior to the adoption of MLDP 2017 and there has been no change to them since. There appears no prospect of any other sites being designated. The Council is unaware of any other battlefield sites in Midlothian.

### Archaeological and other Historic Sites

- 5.12. The Historic Environment Record, or HER, is a record of all known archaeological and historical sites in East Lothian and Midlothian. The record is also sometimes called the Sites and Monuments Record (SMR). The HER is maintained by the East Lothian Council Archaeology Service based in Haddington. Midlothian Council accesses this data through an archaeological service level agreement with East Lothian Council.
- 5.13. The HER is available online and can be searched either through its map or by an advanced search. A request was made to the HER for a list of all known sites contained in Midlothian. A list of HER sites in Midlothian is evidenced in **MC177**.

### Buildings at Risk Register

- 5.14. HES' maintained list of important buildings at risk identifies 36 entries in Midlothian, of which 25 are listed buildings and seven of those 25 are category A listed buildings. Buildings on the HES register are normally listed buildings or unlisted buildings within conservation areas that may be at risk due to them being structurally unsound, long-term vacant or damaged by fire.





- 5.15. The Register was updated in 2022. HES provided Midlothian Council with an updated Buildings at Risk Register (BARR) spreadsheet in October 2023 (**MC022**).
- 5.16. The BARR allows HES to share the results of their investigations into heritage buildings that are vacant or fallen into a state of disrepair. It produces information that helps understand threats to the historic environment and opportunities for building and community regeneration. An At-Risk survey of Midlothian was completed in 2022. A summary of its findings is set out in **MC168**.
- 5.17. A post survey report is being drafted by HES with an in-depth analysis of the survey results. These reports aim to inform decision-making within the historic environment, including prioritisation, and is anticipated to be issued to the Midlothian Council for comment in due course.

#### Other Relevant Strategy Documents – Historic Environment Scotland and Historic England

- 5.18. Information has been collected on the historic environment and climate change from the below documents and is summarised in **MC173** for reference in MLDP2 proposed Plan production:
- A Guide to Climate Change on Scotland’s Historic Environment (HES 2019) (**MC179**);
  - Historic Environment Scotland Local Development Plan Evidence Request Report (**MC168**);
  - Green Recovery Statement, HES, 2022 (**MC180**) and
  - Carbon in the Built Historic Environment, Historic England, 2019 (**MC181**).

#### Summary of Stakeholder Engagement

- 5.19. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:
- Public Engagement
  - Children and Young People
  - Local Place Plans
  - Community Groups
  - Historic Environment Scotland

#### Public Engagement

- 5.20. The views on the historic environment expressed by the wider public at the drop-in sessions were not numerous, possibly due to the open nature of the questions being asked. The online surveys drew out more focused answers on Midlothian’s historic environment, likely reflecting the use of the Place Standard Tool question prompts, used to support the survey questions.
- 5.21. A prominent message reflected in survey feedback was that the public values Midlothian’s historic environment. In general, the public felt that new housing developments have not taken existing architecture into account and that the historic value of these architectural assets have been diminished by the proximity of new developments.



5.22. Overall, the survey demonstrated that the public wish to see the historic buildings and places protected in the face of new development and that any new development takes into consideration of the historic setting in which they are being built. A sample of quotes from the Place Standard Surveys:

- “I really like living in Midlothian. It's great seeing the industrial heritage against the backdrop of the surrounding hills”;
- “Local landmarks, historic buildings and their environs are being eroded and destroyed by new builds”; and
- “There are some beautiful places with architectural gems.”

### Children and Young People

5.23. Planning officers visited schools and youth groups to gather the views of children and young people across Midlothian (see **MC170**). In some areas, it was evident that the children and young people were aware of their local history and wanted to see it be protected and preserved. An example of a comment from one primary school student – *“Old buildings tell a story and without them their stories would be lost”*.

### Local Place Plans

5.24. Local Place Plans were submitted to Midlothian Council in late 2023 by eight communities. Two draft Local Place Plans were also submitted. More information is provided in **Topic 29: Local Place Plans**.

5.25. In respect of the historic environment, Bonnyrigg and District LPP identified:

- Bonnyrigg has a fantastic history, but this is not advertised in any way. Mining, football, carpets making etc.
- In response to a commitment made in the MLDP 2008, a new Dalhousie Conservation Area has been designated relating to land to the southeast of the town and including several important and / or listed buildings, including Cockpen Church. The MLDP allocated housing site Hs11 Dalhousie South, which is adjacent to the northern edge of this Conservation Area, and its development has been reflected in its location next to the Conservation Area, especially avoiding a negative impact on the setting of Cockpen Church.

5.26. Roslin and Bilston proposed the following in their LPP:

- Greater protection of the site of the Battle of Roslin. The field north-east of site Hs186 is part of the battle site. A large new housing estate is under construction on Hs18. To prevent any further encroachment on the battle site and to preserve the setting of the battle site monument it is essential that the field north-east of Hs18 be retained as open farmland.
- Roslin Cross is a focal point of the conservation area. Direction signs at the Cross are necessary but must be kept to a minimum. For travellers coming from the Bilston direction, there should be a single sign incorporating all the information relating to Manse Road, Chapel Loan and Penicuik Road. Similarly, for travellers approaching along Penicuik Road there should be a single sign showing all the information about Main Street, Manse Road and Chapel Loan. To negotiate the Cross, traffic goes relatively slowly, so there is scope for use of signs with smaller lettering and smaller overall size. The lamppost signs would then not be needed. The lamppost should not be used for display of signs. Taken together, these measures would reduce clutter and be less intrusive.



- In the past, Chapel Loan has gained much of its character from its mighty hedgerow trees. Some of the trees have gone. Those that remain should be retained for as long as possible. Native hardwood trees such as oak and beech should be planted to replace those that have gone. Ornamental trees would not be appropriate.
- The three burial grounds make an important contribution to the character of their part of the conservation area. They are adjacent to Minstrel Walk and the access to the Castle which are both well-used walking routes. The character of this part of the conservation area must be preserved.
- There are numerous attractive views that contribute to the character of the conservation area. Development that would spoil these and other views should not be permitted.
- In recognition of the original character of Bilston, the earliest part of the village should be designated as a conservation area. The proposed boundary takes in houses on Caerketton Avenue, Allermuir Avenue, the mission church (now the parish church) and green public space along the Bilston Burn.
- The battle site and the ground of the former Dryden House should be designated as a conservation area. Designation of a conservation area would bring to the fore the historic and architectural importance of the battle site and the grounds of Dryden House. It would help ensure that this importance is protected and enhanced.
- Local volunteers are carrying out work to conserve the Curling Pond and its associated building. The character of the Pond is greatly enhanced by the mature trees that surround it. Immediately to the east, the site of the former Moat Colliery spoil heap is now an established woodland traversed by public footpaths. It is of high amenity value. To give necessary protection to the woodland and the Curling Pond, they should be designated as a conservation area.

### Community Groups

- 5.27. Newtongrange Village Voices collectively attended the Newtongrange Library public drop-in and a planning officer met separately with them in September 2023 to discuss concerns that the group had regarding housing development and population growth in the village. Matters relating to the heritage of Newtongrange were raised at the drop-in event.
- 5.28. Roslin Heritage Society - A request was made to amend the boundary of Roslin's Conservation Area to include the Roslin Moat Local Biodiversity Site as well as older parts of Roslin.
- 5.29. Friends of Roslin Moat - A request was made for Roslin Moat Local Biodiversity Site to be included in the Roslin Conservation Area for reasons of setting, historical significance, architecture, and wildlife and biodiversity.

### Historic Environment Scotland

- 5.30. Planning officers met regularly with HES Senior Environmental Assessment and Advice Officer throughout the early stages of plan preparation and the Strategic Environmental Assessment Scoping. A full schedule of meetings and associated minutes are available if requested.
- 5.31. HES provided Midlothian Council with an evidence statement which has been used to inform this and related Evidence Report chapters. HES have also reviewed draft versions of this chapter.



### Summary of Implications for the Proposed Plan

#### Listed Buildings

- 5.32. MLDP2 will continue to protect and enhance all categories of listed buildings in Midlothian. MLDP2 should also consider the impact of the climate emergency and the most appropriate means to improve the resilience of listed properties in the face of climate change.
- 5.33. Consideration will be needed by the Council on whether NPF4 policies 7b and 7c partially replace MLDP 2017 Policy ENV 22. There are implications on policy wording around the demolition of and extensions or alterations to listed buildings, including policy which is specific to climate resilience and the adaptation of listed buildings in the face of climate change. Any required MLDP2 policy on Listed Buildings will be led by the stipulations of NPF4 and HES guidance on managing change in the historic environment.

#### Conservation Areas

- 5.34. MLDP2 will continue to protect conservation areas from the adverse impacts of development. MLDP2 will also consider the extent to which conservation area policy can rely on the NPF4 policy 7e-7g framework.
- 5.35. Although it is possible to amend a Conservation Area boundary at any point within the lifetime of a Local Development Plan, Midlothian Council prefer to do this through the local development plan process. Alterations to Conservation Area boundaries or the designation of new conservation areas will be considered during the preparation of the Proposed Plan. As this is a site-specific matter, potential changes have not been explored at this stage. Any changes will be assessed using Historic Environment Scotland's Guidance on the Designation of Conservation Areas and Conservation Area Consent (2019).

#### Gardens and Designed Landscapes

- 5.36. Gardens and Designed Landscapes will continue to be protected in accordance with the provisions of NPF4. The extent to which NPF4 can be used as the main policy framework against which to assess proposals will be considered. The Midlothian Forestry and Woodland Strategy will consider the appropriateness of allowing tree planting in or near these designations.
- 5.37. There may be other gardens and designed landscapes which are not included in HES' Inventory and may be of regional or local importance. When the council becomes aware of these, they will be recorded accordingly.

#### Scheduled Monuments and Battlefields

- 5.38. MLDP2, in association with NPF4, will need to continue to give protection to scheduled monuments and designated battlefield sites. Liaison will be required with HES to ensure current information is used during MLDP2 Proposed Plan production.
- 5.39. The Forestry and Woodland Strategy (MC200) will need to consider the appropriateness of supporting tree planting in designated battlefields.



**Buildings at Risk**

5.40. A review of the current Buildings at Risk Register will be undertaken at MLDP2 Proposed Plan stage and consideration given on if, and how, this might be reflected in the policy framework and development strategy of MLDP2.

**Local Place Plans**

5.41. In accordance with NPF4 advice, historic assets of particular significance to communities which are identified in Local Place Plans (LPPs) will be regarded. MLDP2 Proposed Plan preparation will need to take into account the matters raised in local place plans that relate to the historic environment – these are listed in the previous section of this chapter.

**Developer Contributions**

5.42. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- Infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- Facility deficiencies resulting from or exacerbated by the new development;
- Affordable housing;
- Transport and active travel infrastructure;
- Protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- Site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

5.43. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

**Public Engagement**

5.44. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

**Statements of Agreement / Dispute****Agreement on Evidence**

5.45. Historic Environment Scotland (HES) reviewed draft versions of this chapter. HES confirmed their agreement of its contents.

**Evidence Disputes with Stakeholders**

5.46. No disputes with stakeholders have been identified in the preparation of this chapter.



**Information Gaps/Uncertainties**

5.47. None.

## Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u> : <ul style="list-style-type: none"> <li>The physical and environmental characteristics of the district.</li> </ul>
NPF4 LDP Requirements	NPF4 Policy 9: <ul style="list-style-type: none"> <li>LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.</li> </ul>
Links to Evidence	<p><b>MC022</b> Buildings at Risk Register Spreadsheet  <b>MC196</b> Maps showing locations of vacant and derelict land  <b>MC024</b> Introduction to Brownfields  <b>MC025</b> Open Mosaic Habitats  <b>MC026</b> Local Living and 20-Minute Neighbourhoods Planning Guidance  <b>MC209</b> Comments from Homes for Scotland on draft Evidence Report Chapters, February 2024  <b>MC302</b> Additional Commentary, Homes for Scotland, March 2024</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 2: Biodiversity (inc. Soils)</li> <li>Topic 16: Local Living and 20-Minute Neighbourhoods</li> <li>Topic 17: MATHLR and Local Housing Land Requirement</li> <li>Topic 18: Affordable, Disabled, Specialist and Other Housing</li> <li>Topic 19: Site Selection Methodology</li> </ul>
<b>Summary of Evidence</b>	
<p>Disputes about information availability have been identified in the preparation of this chapter of the Evidence Report.</p> <p><u>Purpose and Scope of Chapter</u></p> <p>6.1. This chapter focuses on brownfield, vacant and derelict land and empty buildings matters in Midlothian and sets out relevant issues. The Council considers it has undertaken thorough engagement with the key stakeholders for this Evidence Report chapter and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:</p> <ul style="list-style-type: none"> <li>Location of Brownfield Land in Midlothian</li> <li>Scottish Vacant and Derelict Land Survey</li> <li>Midlothian Council Urban Capacity Work</li> <li>Buildings at Risk Register (BARR)</li> </ul>	



- Local Living and 20-Minute Neighbourhoods
- Biodiversity Value of Brownfield Land

#### Location of Brownfield Land in Midlothian

6.2. The locations of all brownfield land, including vacant and derelict land and empty buildings in Midlothian can be seen in maps **MC196**.

#### Scottish Vacant and Derelict Land Survey

6.3. The Scottish Vacant and Derelict Land Survey (SVDLS) is updated annually each autumn with data returns from Scottish local authorities to the Scottish Government and published the following spring. It involves reporting the annual change in the take-up of brownfield land and recording new sites which have become vacant or derelict. These are mapped and various details are recorded for them, including the former use of the land, the likelihood of it coming back into use and how soon this may take place. Sites are categorised according to whether they are:

- Vacant land – brownfield sites which are ready for new development, and which must be within settlements; or
- Derelict – brownfield sites which can either be inside or outside settlements, but are not ready for new development, for example due to the presence of unusable buildings.

6.4. SVDLS sites include those that are allocated for employment use or housing or are windfall sites where developers have pursued planning applications for housing but work on site has not yet started or has stalled. The SVDLS requires Councils to identify sites that have been removed from the survey since the last return, for example due to development on them commencing or due to them becoming naturalised. The SVDLS does not include vacant brownfield sites that are outwith settlement boundaries.

6.5. Midlothian Council has contributed annually to the SVDLS process, including visiting and mapping sites to verify their suitability for inclusion in the return. The latest SVDLS submitted to the Scottish Government was that of October 2023. It lists 39 sites that cover a cumulative area of 76ha. These can be seen in **MC196**. At the time of writing this chapter, the Scottish Government had not yet published the annual SVDLS. The sites vary considerably in size, with the smallest being 0.1ha (which is the lowest threshold area for inclusion in the SVDLS). The two largest sites comprise nearly 50% of the total area of all the sites. The two largest sites are:

- Monktonhall Bing located between Shawfair and Whitehill Mains (19ha); and
- The site of the former Monktonhall Colliery (18ha).

6.6. Other key messages from the latest Midlothian SVDLS are:

- 25 of the 39 sites (covering 58ha) are classed as derelict while the remaining 14 (18ha) are classed as vacant;
- 28 of the 39 sites (47ha) are within settlements, while the remaining 11 sites (29ha) are in the countryside, as designated by the adopted MLDP 2017.

6.7. There is generally no obvious discernible pattern regarding the distribution of vacant and derelict sites in Midlothian, as they are spread throughout the county. However, two exceptions are a small group of larger sites in the Shawfair area (due to the mining past of that locality) and a group of sites in and around Newtongrange (most of which are vacant industrial land). The rural south of Midlothian had historically been home to many





former SVDLS sites due to legacy industrial activities. However, most of these have been removed from the dataset due to them having naturalised over the decades since they fell out of productive use.

- 6.8. A breakdown of the previous uses of current SVDLS sites is provided in the table below and beneath that is a breakdown of sites by how long they have been vacant or derelict.

Table 6.1: breakdown of Midlothian's 2023 SVDLS sites by previous use

Previous Use	Number of Sites	Combined Area of Sites (ha)
Agriculture	7	5.44
Defence	1	0.42
Education	2	7.71
Passive open space	1	0.79
Recreation & leisure	4	0.87
Manufacturing	1	1.05
General industrial (excluding manufacturing)	6	2.23
Mineral activity	9	49.11
Residential - housing	1	0.27
Residential – hotels, hostels etc.	2	0.45
Storage	4	3.95
Transport	1	3.58

Table 6.2: breakdown of Midlothian's 2023 SVDLS sites by their duration of vacancy/dereliction

When Site Became Vacant/Derelict	Number of Sites	Combined Area of Sites (ha)
1980 or earlier	10	32.59
1981 - 2000	4	21.07
2001 - 2014	8	2.92
2015 - 2023	15	15.08
<b>Total</b>	<b>37</b>	<b>71.66</b>

Note: It is unknown when the remaining two sites (circa 4.34 ha) became vacant or derelict.

- 6.9. The SVDLS requires respondents to rate the 'development potential' of sites, which captures the likelihood of them coming back into productive use and how soon this may be. These ratings reflect the circumstances of the time and will change between surveys. The current position of Midlothian's 39 SVDLS sites (**MC196**) is:
- 11 sites (35ha) are expected to be developed in the next five years;
  - 18 sites (14ha) are expected to be developed between the next five and ten years;
  - 6 sites (4ha) are unlikely to be developed within the next ten years; and
  - 4 sites (23ha) are judged as unlikely to be developed at all.
- 6.10. Numerous SVDLS sites have been removed from the register since around the time that the current Local Development Plan was adopted in November 2017. The 2017 survey was completed shortly before this and though the statuses of all sites are reviewed each year, a particularly detailed review took place at that time. Since then, a total of 82 sites have been removed from the SVDLS return, covering a combined area of 165ha. Most of the instances of sites being removed has been due to their naturalisation (29 sites covering 84ha). The other most common reasons for removal were development into residential projects (12 sites, 9ha) and for industrial activity (11 sites, 19ha). These



figures include 11 sites removed from Midlothian's 2023 SVDLS on account of them being redeveloped or naturalised. These covered an area of 32 ha in total. Around half of this was due to the removal of a single site, the former landfill west of the A701 at Loanhead as it was judged by Council officers to have become naturalised.

- 6.11. Consideration is given annually on identified sites as to whether they should be included in the autumn SVDLS return to Scottish Government. Since 2017 39 sites (covering an area of 33ha have been added (though some have since been removed). As stated, since 2017 82 sites (covering an area of 165ha) have been removed. This indicates a clear and strong overall trend towards the re-use and naturalisation of vacant and derelict land in Midlothian.

#### **Midlothian Council Urban Capacity Work**

- 6.12. Midlothian Council has not prepared a formal Urban Capacity Study (UCS) for engagement or consultation as part of the preparation of the next local development plan, Midlothian Local Development Plan 2 (MLDP2). The Council does not intend publishing or consulting on an UCS. The SVDLS identifies the vacant and derelict land. The Call for Ideas exercise to be undertaken as part of MLDP2 Proposed Plan preparation will assist in identifying possible sites for consideration in meeting MLDP2 requirements.
- 6.13. Council planning officers have used their local place knowledge and information from the October 2023 SVDLS return to Scottish Government to identify SVDLS sites and other sites within settlement boundaries. No assessment of development potential has been undertaken. Sites will be considered for their appropriateness and development potential during MLDP2 Proposed Plan preparation. This process will also help identify sites that might appropriately be included within the autumn 2024 SVDLS return to Scottish Government.

#### **Buildings at Risk Register**

- 6.14. Historic Environment Scotland (HES) maintains a list of important buildings that are at risk in Scotland. This is called the Buildings at Risk Register (BARR). These are normally listed buildings or unlisted buildings within conservation areas and may be at risk due to them being structurally unsound, long-term vacant or damaged by fire. The current BARR contains 36 entries within Midlothian, 25 of these are listed of which seven are category 'A' listed. The Register was updated in 2022. HES provided Midlothian Council with an updated BARR spreadsheet in October 2023 (MC022)
- 6.15. The BARR allows HES to share the results of their investigations into heritage buildings that are vacant or fallen into a state of disrepair. It produces information that helps understand threats to the historic environment and opportunities for building and community regeneration. An At-Risk survey of Midlothian was completed in 2022 (MC027). For Midlothian it identifies:
- A 60% increase in the number of buildings on the At-Risk Register from pre-survey 2022 figures;
  - Poor Condition and Moderate Risk remains the most frequent assessment, most new At-Risk buildings are entered on the Register at Poor condition;
  - Most At-Risk buildings continue to be of residential type, buildings related to Midlothian's industrial heritage also feature – from coal mining to gunpowder and lime production;



- There are concentrations of At-Risk buildings in Dalkeith, Newtongrange, Penicuik and Newbattle Conservation Area;
- Two churches have recently been added to the Register. Church of Scotland estate reviews are likely to result in more church buildings being vacated;
- Mavisbank House and Penicuik House estates, are high profile At-Risk cases in Midlothian. Penicuik House has been consolidated and operates as a visitor attraction. An initiative to reinstate its designed landscape and repair associated buildings, is being pursued alongside proposals to build a visitor centre and holiday accommodation. The Landmark Trust is developing a long-term project to restore and convert Mavisbank House to holiday accommodation with an ambition to encourage wider understanding and enjoyment of the surrounding policies; and
- In comparison to the national average, positive outcomes, or resolution, of At-Risk buildings is positive in Midlothian. The average saved to lost ratio across Scotland is 3:1, rising to 5:1 for listed buildings. Midlothian's average is 5:1, rising to 29:1 for listed buildings.

6.16. HES is drafting a post survey report with an in-depth analysis of the survey results. The aim of this is to help inform decision-making within the historic environment, including prioritisation. When available the report will be issued to Midlothian Council for comment.

#### **Local Living and 20-Minute Neighbourhoods**

6.17. The Scottish Government's Local Living and 20-Minute Neighbourhoods Planning Guidance (**MC026**) sets out the benefits of local living on the climate and environment, health and wellbeing, the local economy and the quality of life for communities. The guidance, in line with NPF4 policy 9, highlights the important role that retrofitting and repurposing existing buildings has in reducing emissions associated with new construction but retaining embodied carbon within existing structures. The guidance also emphasises the value of active and vibrant local centres for communities due to services, facilities and employment opportunities found there. Places designed for local living can help to keep economic activity in local centres, increase footfall to sustain existing business as well as encouraging community wealth building. The guidance indicates that "[m]any approaches to local living may seek to redevelop brownfield, vacant and derelict land, helping to bring land back into productive use, reducing blight and encouraging investment in our communities". The document also sets out the potential for 20-minute neighbourhoods and local living to improve the health and wellbeing and overall quality of life of communities.

#### **Biodiversity Value of Brownfield Land**

6.18. NPF4 policy 9(a) sets out that the biodiversity value of brownfield land which has naturalised should be taken into account when determining whether a site is sustainable for reuse. The biodiversity value of brownfield sites is recognised and is often very high, due to the natural regeneration that occurs. Buglife's The Invertebrate Conservation Trust (**MC024**) highlights that wildlife-rich brownfields develop as a result of periodic disturbance and abandonment, combined with low nutrient soils.

6.19. A report by Wildlife and Countryside Link (**MC025**) explains how redeveloping brownfield land can provide sustainable development opportunities, reduce pressure on the green belt and other undeveloped land, and offer chances to promote economic regeneration. The report also highlights that a minority of previously developed sites are havens for wildlife. Two of the UK's top sites for wildlife diversity, are brownfield land and support



some of the UK's most scarce and threatened species. In many cases they provide the last 'wild space' in urban areas for local communities, allowing them access to nature and consequently improving the communities' well-being.

- 6.20. Brownfield sites are usually prioritised for development, or 'greening' by turning the sites into public greenspaces. Such uses are not compatible with brownfield biodiversity and lead to the loss of species (MC024).

### Summary of Stakeholder Engagement

- 6.21. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (MC011). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:
- Public Engagement
  - Local Place Plans
  - NatureScot and Historic Environment Scotland
  - Homes for Scotland

#### Public Engagement

- 6.22. A full summary of all comments received at via Place Standard Surveys and public drop-in sessions are included in the Participation Report (MC011). In summary, the comments received from the public indicate support use of brownfield land first before developing on greenfield land.

#### Local Place Plans

- 6.23. Local Place Plans were submitted to Midlothian Council in late 2023 by eight communities. Two draft Local Place Plans were also submitted. More information is provided in **Topic 29: Local Place Plans**.
- 6.24. The main issues and priorities raised by local places plans in relation to the brownfield, vacant and derelict land are as follows:
- Damhead and District wish to see brownfield land developed as a priority over greenfield, particularly the Green Belt;
  - Eskbank and Newbattle suggest that there may be opportunities for small-scale developments when Highbank care home is closed or on the vacant walled garden site off Avenue Road, where smaller two-bedroom properties could be favoured;
  - Eskbank and Newbattle also identified the "derelict cutting" which was to be developed as a cycle/footpath from Dalkeith to Eskbank Station, to be retained for establishing a cycle/footpath in the future;
  - Newtongrange have requested that derelict buildings are addressed to improve safety; and
  - Newtongrange wish to see the site behind the National Mining Museum developed.

#### NatureScot and Historic Environment Scotland

- 6.25. Planning officers have met regularly with NatureScot and HES throughout the evidence gathering and Evidence Report drafting. Their feedback on biodiversity and historic environment matters has been reflected in this chapter. Their comments are recorded in minutes of those meetings.



**Homes for Scotland**

- 6.26. Planning officers engaged with Homes for Scotland in the production of this Evidence Report. They were of the view there is insufficient brownfield land, vacant and derelict land or land within Midlothian settlements to meet Midlothian's housing need and demand and that other land would be needed to meet these requirements.
- 6.27. Homes for Scotland felt that the urban capacity study (UCS) work undertaken by the Council should be subject public consultation (**MC184**). Homes for Scotland considered the content of the UCS could help focus an MLDP2 Call for Ideas. As stated earlier in this chapter, the Council does not intend publishing or consulting on an UCS.
- 6.28. Planning officers engaged with Homes for Scotland in March 2024 to seek validation on the accuracy of the content of a final draft of this chapter, and whether the engagement had been fairly represented. Comments on brownfield matters are included within the response received from Homes for Scotland in **MC302**. The section on Statements of Agreement / Dispute in this chapter addresses a point made by Homes for Scotland.
- 6.29. The content of this chapter was validated by Homes for Scotland in their April 2024 response (**MC332**).

**Summary of Implications for the Proposed Plan****Windfall and Allocation of Brownfield Sites**

- 6.30. Delivering the MLDP 2017 spatial strategy resulted in significant development across Midlothian. At the time there were few brownfield opportunities to accommodate the growth. To help conform with NPF4 Policy 9, the MLDP2 development strategy will need to identify and consider appropriate and available brownfield to help meet its development requirements. However, it is Midlothian Council's view from the evidence available that there remains a limited selection of suitable brownfield sites in which to accommodate significant additional future growth.
- 6.31. NPF4 Policy 16 restricts housing windfall development to, amongst other things, proposals consistent with rural homes policy, smaller scale opportunities within the settlement boundary, or affordable sites of less than 50 units (NPF4 policy 16 (f) 2nd, 3rd and 4th bullet). This is likely to reduce future housing supply from windfall - though typically, though not always, windfall sites in Midlothian are smaller scale. The Scottish Government has not quantified in a number what size constitutes small scale. That will be a matter for Midlothian Council through MLDP2.
- 6.32. Midlothian Council will not wish to lose the contribution of windfall sites, which are often in brownfield and accessible locations within settlement boundaries. Windfall sites have contributed very significantly to Midlothian Council's social housing programme since 2006. Given NPF4 policy 16, MLDP2 will need to consider what sites might have come forward as windfall, and assess whether they might be allocated as housing, or other development sites, in MLDP2. This will be particularly important for larger windfall sites as NPF4 policy 16 may not support them as windfall developments. Planning officer work on quantifying possible sites within settlement boundaries and on the Scottish Vacant and Derelict land Survey will have a role in this.



#### Housing Density

6.33. MLDP2 will need to consider appropriate densities for brownfield sites relative to their location, including from higher density development such as flatted development.

#### **Biodiversity Value**

6.34. Some derelict sites will have been out of use for so long that natural colonisation will have taken place. Colonised sites with minimal intervention can result in a rich diversity of species. In line with NPF4 Policy 9(a), MLDP2 will need to take the biodiversity value of a site which has naturalised into consideration. How this biodiversity value will be calculated is yet to be determined. Further information is available in this equivalent section in **Topic 2: Biodiversity (inc. Soils)** in the point Securing Positive Effects for Biodiversity.

6.35. Selection of new development sites will consider the extent to which brownfield, vacant or derelict land has naturalised, and take a judgement on whether the redevelopment of such a site for is sustainable in terms of biodiversity loss.

#### **Buildings at Risk**

6.36. A review of HES's Buildings at Risk Register will be undertaken at Proposed Plan stage. The development strategy of MLDP2 will need to consider how and if it can support the safeguarding, restoration and appropriate redevelopment of sites on the Buildings at Risk Register.

#### **Public Engagement**

6.37. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence**

6.38. A draft version of this chapter has been reviewed by NatureScot and Historic Environment Scotland. Both NatureScot and Historic Environment Scotland confirmed that they agree with the content of this report.

6.39. Homes for Scotland and the Council are in agreement that there is little available brownfield land in Midlothian to help meet the LHLR. Homes for Scotland and the Council are in agreement that there is little contribution from vacant residential properties in Midlothian to help meet the LHLR. Homes for Scotland and the Council are in agreement that the very low-level presence of second homes in Midlothian is not relevant to it making a contribution to MLDP2's LHLR – i.e. second homes are not significantly reducing the available housing stock in Midlothian.

##### **Evidence Disputes with Stakeholders**

6.40. Homes for Scotland felt that the urban capacity study (UCS) work undertaken by the Council should be subject public consultation (**MC209**). Homes for Scotland dispute any findings of the Urban Capacity Study as they have not had an opportunity to comment on it. They have concerns about deliverability if Midlothian Council relies too much on land which is not available for development, and this may lead the Council to incorrect conclusions in its settlement strategy for MLDP2.



6.41. The Council notes the comments but does not intend publishing or consulting on an UCS. The UCS work will be used to help inform the Council's work on MLDP2 Proposed Plan preparation. The UCS work is currently incomplete.

**Information Gaps/Uncertainty**

6.42. The Council considers the evidence complete. However, the outcome of further engagement in March 2024 with Homes for Scotland seeking verification of the content of the chapter can be seen in **MC302**.

6.43. Homes for Scotland consider the needs of residents should dictate the setting of the Local Housing Land Requirement, not the extent of available brownfield land, nor levels of previous delivery. Their comments indicate concern at no housing need data being in the topic paper/ draft chapter. The Council does not consider it is setting an LHLR by the level of brownfield land in Midlothian. The Council is evidencing that there is comparatively very little available brownfield land in Midlothian to contribute toward the LHLR. This chapter does not therefore refer to LHLR or housing need matters.

## Topic 7: Green Belt and Coalescence

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended, Section 15(5): <ul style="list-style-type: none"> <li>The principal and environmental characteristics of the district.</li> </ul>
NPF4 LDP Requirements	NPF4 Policy 8: <ul style="list-style-type: none"> <li>LDPs should consider using green belts to support their spatial strategy as a settlement management tool to restrict development around towns and cities. Green belts will not be necessary for most settlements but may be zoned around settlements where there is a significant danger of unsustainable growth in car-based commuting or suburbanisation of the countryside.</li> <li>Green belts should be identified or reviewed as part of the preparation of LDPs. Boundary changes may be made to accommodate planned growth, or to extend, or to alter the area covered as green belt.</li> </ul>
Links to Evidence	<p><b>MC075</b> Midlothian Local Development Plan 2017  <b>MC300</b> Midlothian Green Network Supplementary Guidance (2018)  <b>MC301</b> Green Belt Technical Note (2013) for Main Issues Report for the Midlothian Local Development Plan 2017  <b>MC013</b> Strategic Environmental Assessment (SEA) Scoping Report  <b>MC011</b> Participation Report  <b>MC209</b> Comments from Homes for Scotland on draft Evidence Report Chapters, February 2024  <b>MC302</b> Additional Commentary, Homes for Scotland, March 2024</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 2: Biodiversity (inc. Soils)</li> <li>Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings</li> <li>Topic 16: Local Living and 20 Minute Neighbourhoods</li> <li>Topic 17: MATHLR and Local Housing Land Requirement</li> <li>Topic 19: Site Selection Methodology</li> <li>Topic 25: Blue and Green Infrastructure</li> <li>Topic 28: Rural Development</li> </ul>
Summary of Evidence	
Disputes with stakeholders have been identified in the preparation of this chapter of the Evidence Report.	





### Purpose and Scope of Chapter

- 7.1. This chapter focuses on green belt and coalescence matters in Midlothian and sets out relevant issues and emerging trends. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient, and available evidence on the topic for Proposed Plan development.
- 7.2. This Summary of Evidence section is structured in the following order:
- Green Belt Land in Midlothian
  - Green Belt Review
  - Settlement/Community Coalescence
  - Newbattle Strategic Greenspace Safeguard

### Green Belt Land in Midlothian

- 7.3. Green Belt land in Midlothian is shown in the Figure 7.1.

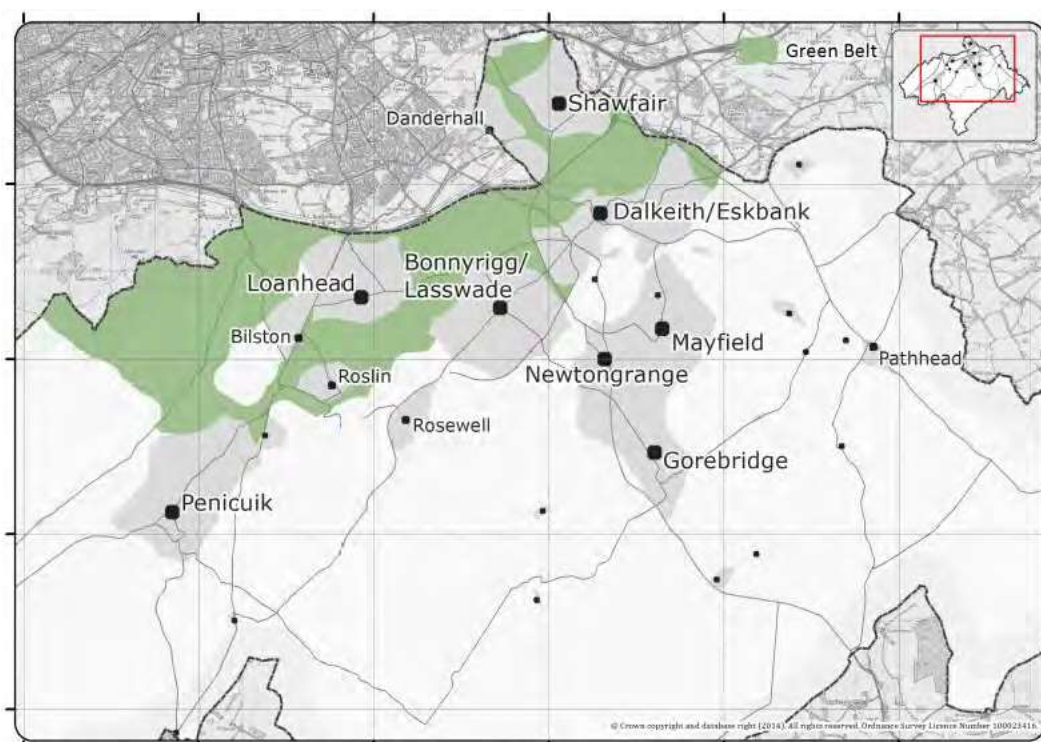


Figure 7.1: Green Belt Land - MLDP 2017 (MC075)

- 7.4. Land designated as green belt in Midlothian is part of the wider Edinburgh Green Belt. The Edinburgh Green Belt has influenced the scope and scale of long-term development in Midlothian. It has encouraged development within urban areas and expansion of settlements beyond the Green Belt, further away from Edinburgh. The Green Belt Technical Note (2013) (MC301) produced for the Main Issues Report of MLDP 2017 provides further detail on the history of the green belt.
- 7.5. To meet strategic housing and economic development requirements, MLDP 2017 and previous Midlothian local plans made changes to Green Belt boundaries to accommodate very significant levels of growth. **Topic 17: MATHLR and Local Housing Land Requirement** gives details of the scale of housing growth in Midlothian since 2003.



- 7.6. Figure 7.2 below provides a visual comparison between the land designated as green belt in the current adopted MLDP 2017 and the land designated as green belt in previous Midlothian local plans. The green belt designations in the 2003 and 2008 Midlothian Local Plans and the Shawfair Local Plan 2003 are represented by the green shading. The land designated as green belt in MLDP 2017 is covered with the vertical black lines. The green shaded areas without the black vertical lines are no longer designated as green belt.

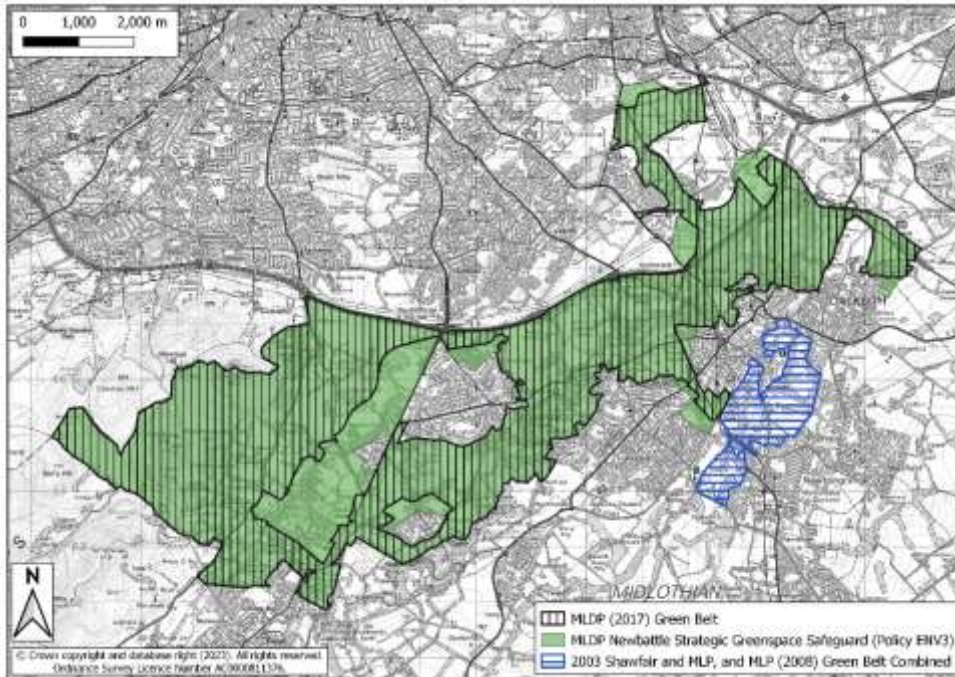


Figure 7.2: Current and Previous Green Belt in Midlothian

- 7.7. Areas removed from the green belt by the adoption of MLDP 2017 included housing and economic allocations, a mixed-use development allocation (site Ec3) to the west of the A701 from Loanhead to the Midlothian Science Zone (MSZ), and the MSZ itself. The MSZ was a large removal from the green belt so that MLDP 2017 could accord with the then extant Scottish Planning Policy. MLDP 2017 introduced a separate policy, policy ECON 2, for the MSZ which balances the aims of promoting bioscience research and development with securing a high-quality environment. Many of the allocated sites within the MSZ remain undeveloped.
- 7.8. Also shown in Figure 7.2 is the Newbattle Strategic Greenspace Safeguard. This was introduced in MLDP 2017 with its associated policy, policy ENV 3. Further details of this designation are provided later in this chapter in the section “Newbattle Strategic Greenspace Safeguard”.
- 7.9. Table 7.1, below, quantifies the area of green belt in Midlothian identified in MLDP 2017 and its predecessor Midlothian local plans. It shows that in MLDP 2017 green belt extends over 3,370ha, or 9.5% of the Midlothian Council area. This compares to 3,889ha in the 2008 Midlothian Local Plan, and a nearly identical figure of 3,858ha of green belt land across the 2003 Midlothian and Shawfair Local Plans combined. The resulting loss of green belt land in Midlothian between 2003 and the present time is therefore 488ha.



Table 7.1: Spatial Extent of Green Belt Land in Midlothian since 2003

Local Plan/ Local Development Plan	Extent/ Area (ha) of Green Belt	% of Midlothian that is/was Green Belt
MLDP 2017	3,370	9.5%
MLP 2008	3,889	10.9%
MLP 2003*	3,476	9.7%
Shawfair LP 2003	382	1.1%

\* The Midlothian Local Plan 2003 identified a separate part of the green belt to that identified in the Shawfair Local Plan 2003. When combined the areas designated as green belt extend to 3,858ha or 10.8% of Midlothian's area.

7.10. Separate to the green belt losses, or deletions, identified in this chapter, the Midlothian Local Plan 2008 extended the green belt from the Midlothian Local Plan 2003 around south Loanhead and northwest Bonnyrigg. These extensions were retained in MLDP 2017 (see Figure 7.3). The Council has made green belt extensions where it considered it appropriate to do so.

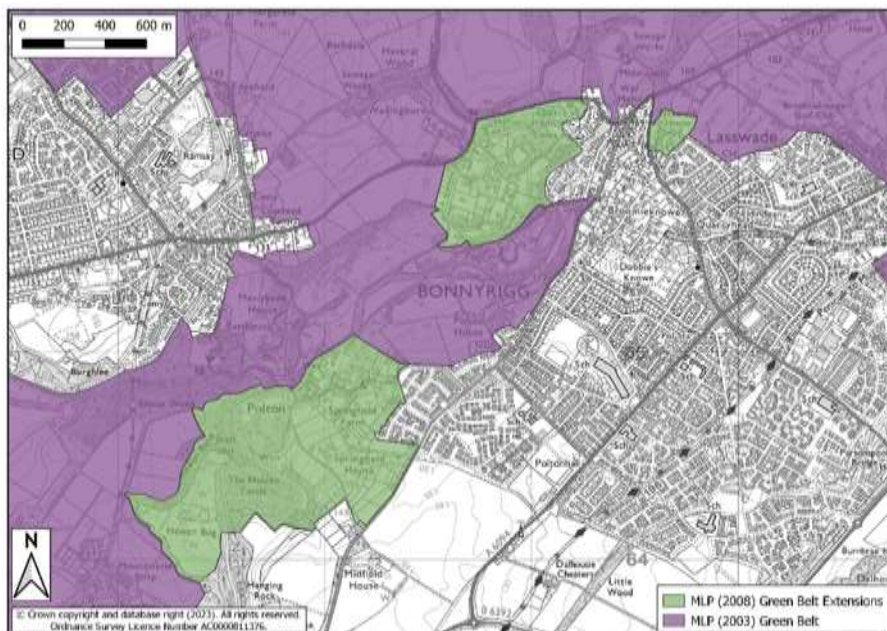


Figure 7.3: Midlothian Local Plan 2008 Green Belt additions at Loanhead and Bonnyrigg - retained as Green Belt in MLDP 2017

7.11. Figure 7.4 illustrates the overlap between housing sites and green belt from previous local plans, to demonstrate losses of it to residential development. The housing sites are divided into two types to reflect the sites being at various stages of the planning process:

- Red sites are allocated sites from the current (MLDP 2017) or previous local plans that have planning consent but have not yet commenced construction, as well as allocated sites which do not yet have planning permission.
- Blue sites are sites which have been completed since 2014 or on which construction has commenced.

Figure 7.4 does not include sites marked as 'constrained' in the latest Housing Land Audit or future windfall sites.

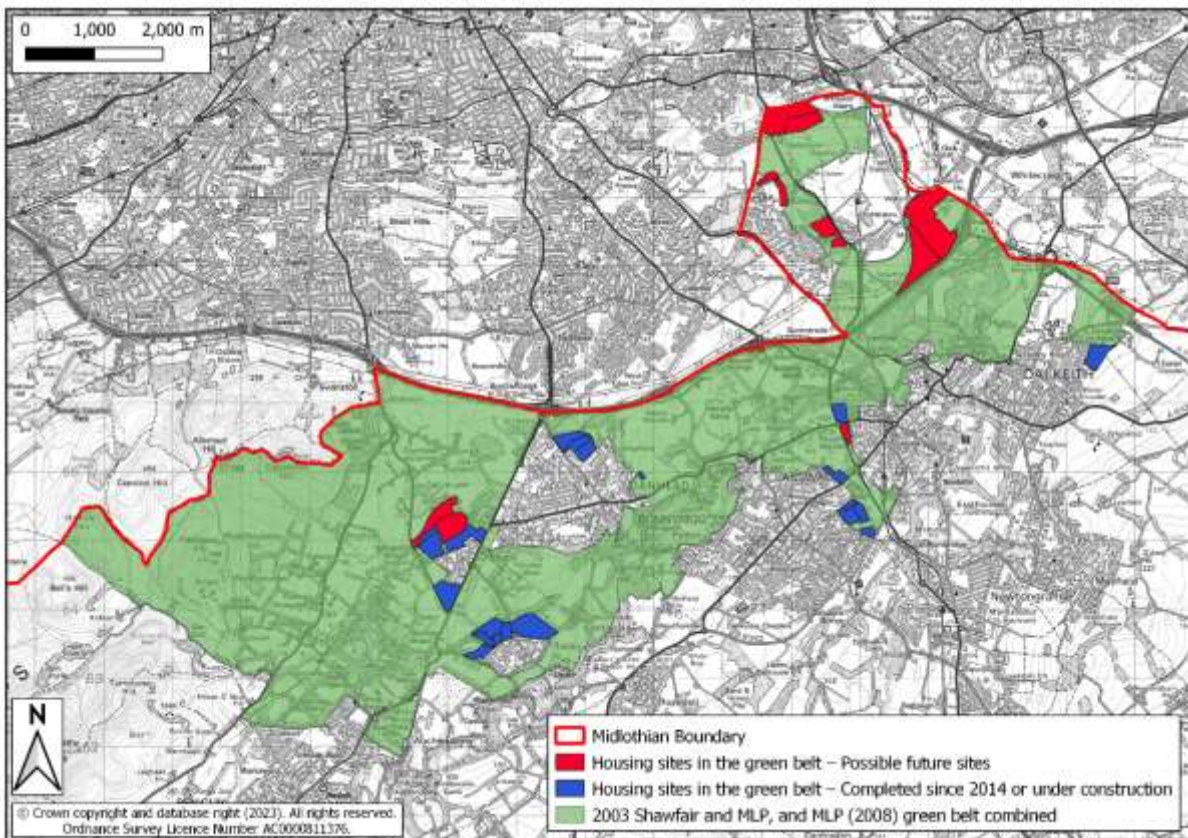


Figure 7.4: Housing sites allocated on green belt land in past Midlothian Local Plans and MLDP 2017

- 7.12. Figure 7.4, information from allocations in MLDP 2017 and previous Midlothian local plans show that (at the time of writing this chapter):
- There are 21 sites that are currently under construction or that have been completed since 2014 in past green belt, across an area of 113.5ha;
  - There are 10 possible future housing sites which cover a combined area of 132.9ha; and
  - This means that a total of 246.4ha of green belt land from the 2003 MLP, Shawfair LP and 2008 MLP has been or may be developed for housing.
- 7.13. There are five green belt sites (including a pair of sites, h44 (AA2&AA3)) from the current MLDP 2017, which have been developed for housing. These are shown in Figure 7.5. They are all in the Shawfair area and extend over 47.9ha. Note that these are already counted in the figures from the previous paragraph. There are no housing sites in the Newbattle Strategic Greenspace Safeguard.

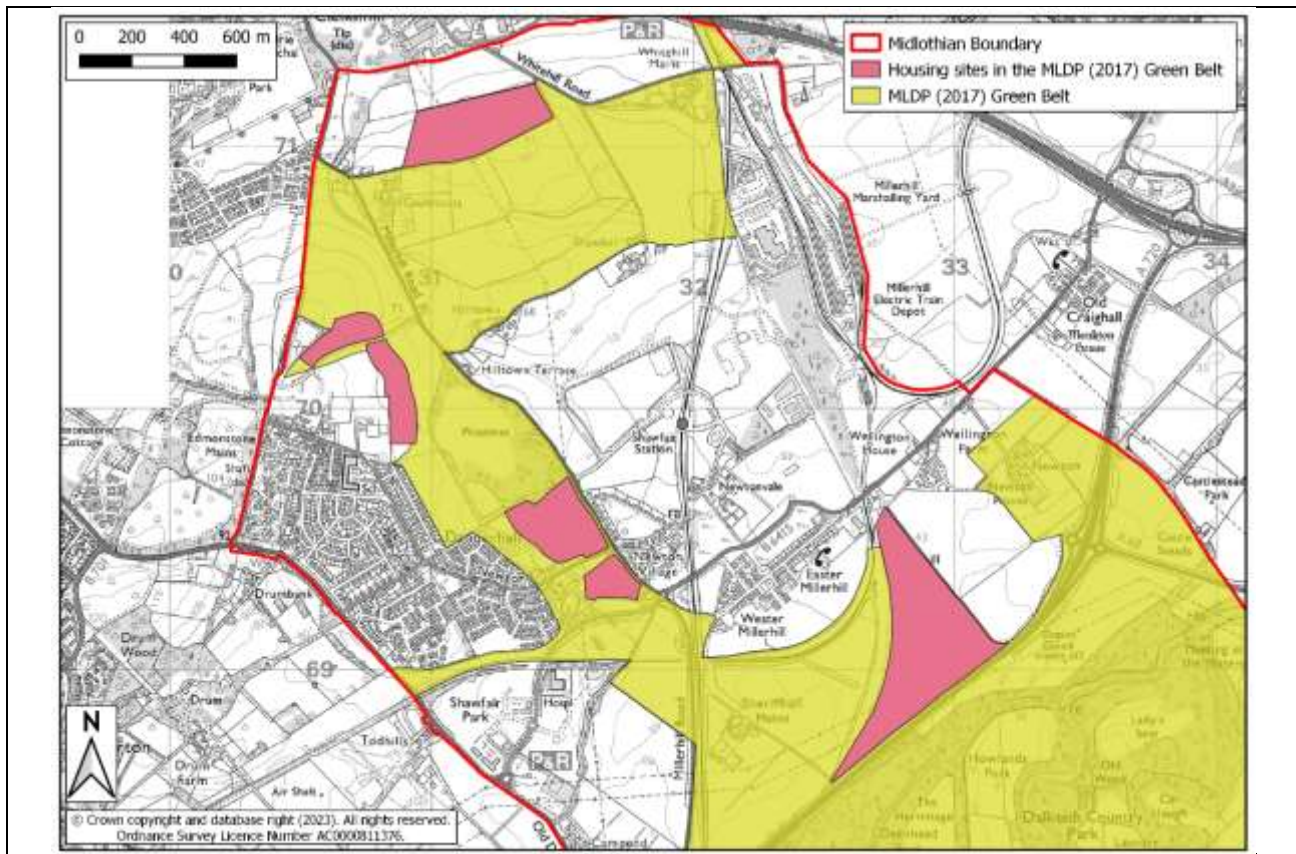


Figure 7.5: Development of green belt land from MLDP 2017 for housing as opposed to green belt land from past Local Plans

### Green Belt Review

- 7.14. No green belt review has been carried out at Evidence Report stage for MLDP2.
- 7.15. It is likely any formal review of the green belt would be undertaken in the future as part of a wider cross-boundary review with neighbouring planning authorities. This would likely be with City of Edinburgh Council and East Lothian Council, with whom the green belt spreads across joint contiguous local authority boundaries. The timing of a green belt review would need to be considered at Proposed Plan stage of MLDP2. Midlothian Council has discussed this matter with City of Edinburgh Council and East Lothian Council during the preparation of this chapter.
- 7.16. There are significant resource and Council officer time issues for Midlothian Council in undertaking a green belt review. The Council would want to consider cross border and wider green belt policy matters before undertaking a review. Midlothian Council considers that it should get through the Gate Check to confirm its approach to a green belt review. This is because, after the Gate Check, the Council will know the Local Housing Land Requirement (LHLR) that it will need to meet in the MLDP2 Proposed Plan. Knowing the LHLR will help indicate the scale of any new housing sites that are likely to be required for MLDP2. This will help inform the Council if it is likely that green belt sites may be needed to meet development requirements.
- 7.17. The Council considers that the site selection assessment methodology (see **Topic 19: Site Selection Methodology**) will greatly assist in identifying suitable and/or preferred sites for development. This, combined with knowledge of the LHLR for MLDP2 after



completion of the Gate Check process, will help inform the need and scale and type of any review that may be required.

### Green Belt Monitoring

7.18. To support the Evidence Report, Council planning officers have used monitoring information to help understand the scale and trends of development proposals coming forward on green belt land. This was to also help ascertain the significance and scale of development pressure in the green belt, and to further help understand settlement coalescence pressures in Midlothian. The information indicated that, although there have been some larger planning applications consented in the green belt, namely residential, these relate to allocated housing sites. The majority of consented planning applications relate to smaller scale proposals such as householder applications, single dwelling houses, camping pods, renovation of existing and erection of new agricultural buildings.

### Settlement/Community Coalescence

7.19. The proposals map of MLDP 2017 (**MC075**) and Figure 7.1 of this chapter highlight the very close proximity to each other of Midlothian's largest and most populated communities. These illustrate close proximity in a comparatively small areas that is very close to Edinburgh, with associated development pressures that come from being on the border of a growing capital city.

7.20. In some areas settlement and community coalescence has already occurred. In other areas communities, while physically separated, are very close to each other. While not unique to Midlothian, unlike in other parts of Scotland there are not significant distances between Midlothian communities. They are very close to each other.

7.21. Engagement on previous Midlothian Council land use planning documents, has strongly and clearly highlighted how important community identity is to many people living within these communities, and how they wish to maintain those different identities and not lose them. These matters may be difficult for a non-resident to identify or fully understand, but it is a very important part of place, identity and local living. This message has consistently and strongly been fed back to Council planning officers over a number of years. It has reflected in a strong desire from communities for measures to be put in place to prevent settlement and community coalescence, and loss of identity. Concern of communities getting closer, merging and ultimately Midlothian becoming a part of Edinburgh (either by perception or in reality) have also consistently been raised with Council planning officers.

7.22. From looking at the proposals map of MLDP 2017 (**MC075**) and Figure 7.1 of this chapter, and from monitoring the use of MLDP 2017 Policy DEV1 Community Identity and Coalescence, a sense of coalescence pressures can graphically be identified in the following communities and settlements:

- Dalkeith and Easthouses;
- Mayfield and Newtongrange;
- Gorebridge and Newtongrange;
- Dalkeith, Eskbank and Bonnyrigg;
- Roslin, Bilston and Loanhead;
- Loanhead and Lasswade/Kevock;
- A701 Corridor; and
- Shawfair and Cauldcoats.



- 7.23. As indicated earlier in this section of the chapter, there is also the concern fed back from long-standing public engagement of a feeling, and actual reality, of Midlothian merging with Edinburgh.
- 7.24. Understanding coalescence pressures helped to identify where coalescence has already happened and key locations where further coalescence is most likely to occur. MLDP 2017 Policy DEV 1 Community Identity and Coalescence has been little used, and identifying protected areas spatially may give additional force to this policy, particularly if linked to green network development and the aspirations of Local Place Plans.

#### **Newbattle Strategic Greenspace Safeguard**

- 7.25. The location and extent of the Newbattle Strategic Greenspace Safeguard is identified in the below graphic (Figure 7.6) taken from MLDP 2017 (Figure 5.3 **MC075**). It was first introduced and designated through MLDP 2017. The safeguarded/ designated area is protected through MLDP 2017 Policy ENV 3 Newbattle Strategic Greenspace Safeguard.
- 7.26. The designation aims to help contribute to giving long-term settlement identity safeguarding, by restricting development in this very important location, to a number of communities close to the River South Esk, including Dalkeith, Eskbank, Bonnyrigg, Easthouses and Newtongrange.
- 7.27. The Safeguard was designated for a number of reasons, namely:
- to prevent development in the area, other than for ancillary uses relevant to existing uses and/or development for agriculture, horticulture, forestry, countryside recreation or tourism;
  - resist development pressures in the area, to help maintain individual settlement identities and separation in this area; and
  - help provide and maintain access to countryside activities on the doorstep of the surrounding expanding communities.
- 7.28. The North Esk and South Esk river valleys, and the grounds of Dalkeith Estate and Newbattle Abbey provide the core of the green network in this area. The Newbattle Strategic Greenspace Safeguard is in the Council's opinion a vital, green space between Dalkeith, Eskbank, Bonnyrigg, Easthouses and Newtongrange, and provides important landscape setting for, and distinction between, these settlements (**MC300**). The safeguard was primarily put in place due to continued pressure for residential development on this strategically important greenspace. This strategic greenspace is characterised as a designed woodland, open parkland and agricultural use, with some localised residential development.
- 7.29. Midlothian Council considers that the Newbattle Strategic Greenspace Safeguard has been successful in its ambition to prevent coalescence. It has received positive feedback from members of the public and has been supported by the Council. As such, no changes are proposed to be made to the strategic green space boundary and the existing area will be retained in MLDP2.
- 7.30. Since designation the Council considers the role and importance of the safeguarded area in terms of biodiversity, carbon sequestration and helping with climate change adaptation has greatly increased. This, in the Council's, view helps support its continued designation.





**Figure 7.6: The location and extent of the Newbattle Strategic Greenspace Safeguard (MC075)**

7.31. The Council does not intend undertaking a review of the designation because it is a comparatively new designation, that it considers it is working well in protecting this important location and contributing toward climate change mitigation. The designation is comparatively new and further time should be given to further assess its continued success in meeting its purpose.

### Summary of Stakeholder Engagement

7.32. A full breakdown of all stakeholder engagement which has taken place to support the Evidence Report stage of MLDP2 can be found in the Participation Report (MC011). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Local Place Plans
- NatureScot
- SEA Consultation Authorities
- Homes for Scotland

### Public Engagement

7.33. In summary, comments received at the drop-in sessions and via online surveys, settlement coalescence was raised as a strong concern. This is particularly in the context of the significant growth experienced in the past 20 years and future growth requirements for Midlothian.

7.34. A Business and Organisations survey was also conducted. A summary of points raised in relation to the green belt is that local authorities are required, by NPF4 and LDP





guidance, to undertake a formal review of the green belt as part of the new LDP process. No other comments were received from the Business and Organisations survey on green belt or coalescence matters.

### Local Place Plans

- 7.35. Local Place Plans were submitted to Midlothian Council in late 2023 by eight communities. Two draft Local Place Plans were also submitted. More information is provided in **Topic 29: Local Place Plans**.
- 7.36. The main issues and priorities raised by Community Bodies in relation to the green belt are as follows:
- Bonnyrigg and District identified the coalescence of Bonnyrigg and Eskbank as an issue identified by community surveys.
  - Damhead and District wish for the green belt boundary to remain and a firm “eastern boundary” to be established and loss of green space; and
  - Damhead and District also advocate for prioritising the development of brownfield over greenfield land, especially over green belt land.
  - Gorebridge wish to see green belt established between new housing and Gowkshill.
  - Mayfield and Easthouses raised a loss of green spaces and the issue of community coalescence.
  - Rosewell and District propose the inclusion of the Rosewell side of the Roslin Glen to be allocated as green belt and wish MLDP 2 to recognise this.

### NatureScot

- 7.37. Planning officers have met regularly with the NatureScot Environmental Assessment and Advice Officers throughout the early stages of Evidence Report preparation and the Strategic Environmental Assessment Scoping. A full schedule of meetings and associated have been kept of engagement with NatureScot.

### SEA Consultation Authorities

- 7.38. The Strategic Environmental Assessment (SEA) Scoping Report **MC013**, which has been reviewed and supported by the Consultation Authorities (SEPA, Historic Environment Scotland and Nature Scot) contains the following on coalescence as an SEA matter within the proposed SEA Framework for MLDP2 (see page 19 of **MC013**). The Council considers this demonstrates the Consultation Authorities support for consideration of settlement coalescence as an issue. The Council has updated its site selection methodology to use the Key Agency (**MC312**) site assessment methodology, but it is adapted to Midlothian circumstances to include coalescence as an assessment criterion.

### Homes for Scotland

- 7.39. Planning officers met with Homes for Scotland during Evidence Report production and engaged with them on draft chapters. Their comments on green belt and coalescence matters are contained in document **MC062**. Homes for Scotland’s submission on this emerging chapter are **MC209**. They submitted further comment (**MC302**) following further engagement from the Council seeking to conform the Evidence Report was a fair representation of engagement undertaken. The summary of points made by Homes for Scotland on green belt and coalescence matters set out in these documents are:
- Homes for Scotland informed the Council they consider a green belt review is required as part of production of MLDP2. They do not consider it to be a discretionary matter and would be concerned if the Council treated it as such.



- During engagement it was agreed the Council would record that for Homes for Scotland it is a concern that the green belt was not reviewed during Evidence Report production and that they had been expecting one to have been undertaken at that stage. Further, they would dispute a green belt review not being undertaken prior to the site selection process to identify any new sites to meet strategic housing requirements for MLDP2. Homes for Scotland stated they would dispute no green belt review undertaken during MLDP2 production.

- 7.40. The Council's position on undertaking a green belt review is set out in the Green Belt Review part of the 'Summary of Evidence' section of this chapter. The Council considers that its approach is proportionate to satisfy the Evidence Report requirements as well as in terms of financial and planning officer resources. Any potential identified sites which fall within the green belt would be assessed at MLDP2 Proposed Plan stage. These matters and the Council's approach to a green belt are disputed by Homes for Scotland, as set out in **MC209** and in **MC302**.
- 7.41. The Council considers the green belt review matter should be considered further following the Gate Check process and when LHLR figure is known. That will help inform the scale and type of green belt review that may be required. The Council further considers that the housing site assessment methodology will help inform the approach to be taken with green belt and green belt sites, and whether it can be done on a site-by-site basis.
- 7.42. The Council had commenced engagement on the basis it anticipated a formal green belt review would take place in the next Local Development Plan cycle (**MLDP3**). The Council's position at the beginning of engagement had been that any decisions on boundary changes to, or land releases from the green belt, would be considered on a site-by-site basis at MLDP2 Proposed Plan stage.
- 7.43. In reference to the Council's engagement with NatureScot, Homes for Scotland in **MC302** "*wish to highlight that it remains unclear whether NatureScot fully appreciate the planning policy and guidance direction which indicates that a comprehensive review of green belt should be undertaken but, in any case, NatureScot's remit is only in respect to nature and landscape matters, and not the range of other matters now relevant to the green belt.*"
- 7.44. In **MC302** Homes for Scotland state that many green belt locations in Midlothian, as a generalisation, are in sustainable locations with opportunities to support NPF4 policy objectives. Homes for Scotland validated the content of this chapter in their April 2024 response (**MC332**).
- 7.45. Homes for Scotland has concerns about the apparent weight being given by the Council to settlement coalescence as a planning matter. In meetings with them, the Council was informed by Homes for Scotland, that while coalescence might be a factor, it is not in their view a planning consideration given significant weight by NPF4. In their view developing closer to existing services and facilities can represent a more efficient use of land and resources, help support existing nearby services and facilities, help promote more local living and the 20-minute neighbourhood concept and help reduce the need to travel.



- 7.46. Homes for Scotland considers the Newbattle Strategic Greenspace Safeguard designation should be reviewed as part of MLDP2 production. Homes for Scotland dispute that the reassessment was not done as part of Evidence Report production. They consider, as with other designations, they should not just roll forward into MLDP2 but should be reassessed. Homes for Scotland is concerned at the impact that the safeguard will have on the site selection process for identifying new sites to meet strategic housing requirements. Concern was expressed at meetings that sites may be prevented from coming forward in this location, a location that is in proximity to existing facilities and services.
- 7.47. As with their position on undertaking a green belt review, Homes for Scotland consider a review of the safeguard should be undertaken in advance of site selection for MLDP2 Proposed Plan production.

### Summary of Implications for the Proposed Plan

#### Green Belt and Green Belt Review

- 7.48. Midlothian Council will continue to retain green belt land in MLDP2. MLDP2 will need to identify the extent of the green belt. NPF4 policy 8 (a) (ii) bullet point four, sets out a high-level requirement for the design of proposals in the green belt. MLDP2 will be required to take a judgement on the need for local policy in relation to scale, massing and visual appearance.
- 7.49. MLDP2 will need to decide on its green belt policy framework. This will include what scale of reliance is placed on NPF4's green belt policy framework, and whether the outcome of Council monitoring work on development proposals in the green belt indicates any local policy features are required in MLDP2.
- 7.50. No green belt review has been carried out at Evidence Report stage. The significant resource issues for Midlothian Council in undertaking a green belt review have been highlighted in the 'Summary of Evidence' of this chapter. The Council considers the timing, and the nature of any green belt review would need to be considered at Proposed Plan stage of MLDP2. The Council considers the matter of green belt review should be considered further when through the Gate Check process and the LHLR figure for MLDP2 is known. That will help inform the need, scale and type of any review that may be required. The Council further considers the housing site assessment methodology will greatly assist in identifying suitable and/or preferred sites for development.
- 7.51. It is likely any formal review of the green belt undertaken would be done in the future as part of a wider cross-boundary review with neighbouring planning authorities. Midlothian Council has discussed this matter with City of Edinburgh Council and East Lothian Council during the preparation of this chapter.

#### Settlement/Community Coalescence

- 7.52. The Council considers settlement identity and settlement coalescence important and valid considerations for forward land-use planning in Midlothian. The Council considers settlement identity an important contributory factor to successful place making. The Summary of Evidence section of this chapter for Settlement/Community Coalescence provides further details on the issue in Midlothian and where it is perhaps more pronounced.



- 7.53. MLDP2 Proposed Plan preparation will need to consider if it requires an equivalent to MLDP 2017 Policy DEV 1 Community Identity and Coalescence. If so, any changes that may be required would need to be considered.
- 7.54. Council monitoring work has identified that MLDP 2017 Policy DEV 1 Community Identity and Coalescence has been little used. Identifying protected areas spatially may give additional support this policy, particularly if linked to green network development and the aspirations of Local Place Plans. However, policies should not necessarily be deleted just because they appear, quantifiably, to be little used. They may still serve an important function and be used in the preparation of proposals, even if they are not referenced frequently in Development Management reports on planning applications. This needs to be considered at MLDP2 Proposed Plan development stage.
- 7.55. The location of any new development allocations in MLDP2 will need to be considered in the context of settlement identity and coalescence. The policy direction of NPF4 on place making and coalescence will also need to be considered in MLDP2 Proposed Plan preparation. The Council considers that coalescence would need to be assessed against the spirit of the intended policy outcome of NPF4 Policy 8, which states that the “*identity of settlements is protected and enhanced.*”

#### **Newbattle Strategic Greenspace Safeguard**

- 7.56. Given, in the opinion of the Council, the success of the Newbattle Strategic Greenspace Safeguard (MLDP 2017 Policy ENV 3) in protecting settlement identity in this location, no changes are proposed to this designation. It is proposed that this designation will roll forward into MLDP2 Proposed Plan.
- 7.57. MLDP2 Proposed Plan will need to have an equivalent policy to MLDP 2017 Policy ENV 3. Depending on consideration of Local Place Plans and further engagement during Proposed Plan production, MLDP2 may need or wish to consider additional strategic safeguards in other parts of Midlothian.

#### **Public Engagement**

- 7.58. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence**

###### NatureScot

- 7.59. A draft of this chapter was reviewed by NatureScot. NatureScot confirmed that they are happy with the content of both chapters, and support, in particular, the continuation of the Newbattle Strategic Greenspace Safeguard designation. NatureScot recognise Council resourcing issues and support a green belt review further into the process with the LHHR figure in mind.

##### Settlement/Community Coalescence as a Site Assessment Criterion

- 7.60. The Strategic Environmental Assessment (SEA) Scoping Report, which has been reviewed and supported by the Consultation Authorities (SEPA, Historic Environment Scotland and Nature Scot) supported the proposed SEA Framework for MLDP2 considering settlement coalescence as an issue for SEA.



Other

7.61. Homes for Scotland were provided with a draft of the Evidence Report to seek verification that their engagement was fairly represented. Homes for Scotland responded (**MC302**) and their further comment is reflected in this Statements of Agreement / Dispute section.

**Evidence Disputes with Stakeholders**Green Belt and Green Belt Review

7.62. Homes for Scotland:

- consider a green belt review is required as part of production of MLDP2 and that this is not discretionary. Page 48 of NPF4 was quoted where it states in the third paragraph of the “Local development Plans:” section “green belts should be identified or reviewed (writer’s own emphasis) as part of the preparation of LDPs.”
- is concerned that the green belt was not reviewed during Evidence Report production. They had expected one to have been undertaken during Evidence Report production.
- would dispute a green belt review not being undertaken prior to the site selection process for any new sites to meet strategic housing requirements for MLDP2.
- would dispute no green belt review undertaken during MLDP2 production.
- would have concerns if Midlothian Council relies too much on land which is not available for development, which may lead the Council to incorrect conclusions in its green belt review and MLDP2’s settlement strategy.

7.63. The Council’s position on undertaking a green belt review is set out in the Green Belt Review part of the Summary of Evidence section of this chapter. The outcome of further engagement in March 2024 with Homes for Scotland seeking verification of the content of the chapter can be seen in **MC302**.

7.64. Regarding the green belt review in **MC302**, Homes for Scotland set out that a suggestion (from the Council) that a limited green belt review is appropriate because of finances and resources is not, in their view, a reasonable one in the context of the emphasis NPF4 places on how important it is to have a robust evidence base for the LDP. They state they are not entirely clear what the Council means when it says that sites will be assessed on an individual basis at the Proposed Plan stage, as that would be the case in any circumstances. The Council believes consideration of resource is proportionate, and that knowing the scale of LHLR and allowing for further dialogue with City of Edinburgh and East Lothian councils is appropriate.

7.65. In reference to the Council’s engagement with NatureScot, Homes for Scotland in **MC302** “*wish to highlight that it remains unclear whether NatureScot fully appreciate the planning policy and guidance direction which indicates that a comprehensive review of green belt should be undertaken but, in any case, NatureScot’s remit is only in respect to nature and landscape matters, and not the range of other matters now relevant to the green belt.*” The Council does not have a position on Homes for Scotland’s comment.

7.66. Homes for Scotland consider it would be premature for the Council to decide that there is no need to release green belt land because it (the Council) does not anticipate housing allocations will be required.

7.67. The Council considers its approach reasonable and proportionate and will be informed by the scale of LHLR. At this stage the Council has not decided there would be no need for



release of green belt land. NatureScot recognise Council resourcing issues and support a green belt review further into the process with the LHLR figure in mind.

#### Settlement Coalescence

- 7.68. Homes for Scotland has concerns about the apparent weight being given by the Council to settlement coalescence as a planning matter. In their view coalescence might be a factor, but in their view, it is not a planning consideration given significant weight by NPF4. They consider developing closer to existing services and facilities can represent a more efficient use of land and resources, help support existing services and facilities, help promote more local living and the 20-minute neighbourhood concept and help reduce the need to travel. The Council's position on coalescence is set out in the Settlement/Community Coalescence part of the previous section of this chapter, Summary of Evidence.
- 7.69. Homes for Scotland:
- considers the Newbattle Strategic Greenspace Safeguard designation should be reviewed as part of MLDP2 production.
  - dispute that the reassessment was not done as part of Evidence Report production. They consider, as with other designations, they should not just roll forward into MLDP2 but should be reassessed.
  - is concerned at the impact that the safeguard will have on the housing site selection process for identifying new sites to meet strategic housing requirements.
  - concerned that housing sites may be prevented from coming forward in this location, a location that is in proximity to existing facilities and services.
  - concerned it is being treated like a green belt designation.
  - As with their position on undertaking a green belt review, Homes for Scotland consider a review of the safeguard should be undertaken in advance of site selection for MLDP2 Proposed Plan production.
- 7.70. The outcome of further engagement in March 2024 with Homes for Scotland seeking verification of the content of the chapter can be seen in **MC302**.
- 7.71. Homes for Scotland validated the content of this chapter in their April 2024 response (**MC332**).
- 7.72. Disputes are reiterated about the Council treating the Newbattle Strategic Greenspace Safeguard designation as green belt, that parts of it could accommodate development without necessarily resulting losses of identity or depreciation of landscape setting. Home for Scotland states it is unaware of an objective assessment having been undertaken by the Council on the designation, progression of any countryside recreation initiatives within the designation, and it would be premature to exclude development from this area.
- 7.73. The Council's position is that no formal review has been undertaken and no countryside recreation initiatives within the designation have been progressed. The Council's position on the Newbattle Strategic Greenspace Safeguard is set out in the Settlement/Community Coalescence part of the 'Summary of Evidence' section, above.
- 7.74. Homes for Scotland's comment on a 'Countryside around Towns' policy (**MC332**) reflects a previous reference to this policy which was removed in earlier versions of this chapter.



**Information Gaps/Uncertainties**

7.75. None.

## Topic 8: Active Travel

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district (including transport systems),</li> <li>• (e) how that infrastructure is used.</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u></p> <p>Have regard to:</p> <ul style="list-style-type: none"> <li>• (e) (vii) any regional transport strategy.</li> <li>• (e) (viii) any local transport strategy.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 13:</p> <ul style="list-style-type: none"> <li>• LDPs should prioritise locations for future development that can be accessed by sustainable modes. The spatial strategy should reflect the sustainable travel hierarchy and sustainable investment hierarchy by making best use of existing infrastructure and services.</li> <li>• LDPs should promote a place-based approach to consider how to reduce car-dominance. This could include low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation and minimising space dedicated to car parking. Consideration should be given to the type, mix and use of development; local living and 20-minute neighbourhoods; car ownership levels; the accessibility of proposals and allocations by sustainable modes; and the accessibility for users of all abilities.</li> <li>• LDPs should be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. Plans should be informed by evidence of the area's transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. This should identify any potential cumulative transport impacts and deliverable mitigation proposed to inform the plan's infrastructure first approach. Where there is likely to be an impact on the trunk road or rail network, early engagement with Transport Scotland is required.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> </ul> </li> </ul>





	<ul style="list-style-type: none"> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
Links to Evidence	<p>MC261 Information Note: Active Travel  MC276 Audit of Infrastructure and Services  MC347 SEStran 2035 Regional Transport Strategy  MC351 SEStran Strategic Network Cross Boundary Active Travel Report  MC352 National Transport Strategy 2  MC353 Strategic Transport Projects Review 2  MC350 Midlothian Active Travel Strategy 2018-21  MC348 Draft Midlothian Active Travel Strategy 2023  MC349 Draft Midlothian Local Transport Strategy 2024  MC354 Route Map to 20% Reduction in Car Kms by 2030  MC356 Cycling Framework for Active Travel  MC343 Cycling by Design  MC357 Active Travel Framework 2019  MC358 Cycling Action Plan for Scotland 2017  MC359 Sustainable Travel to Stations Strategy 2023  MC360 Network Rail Design Manual – Parking and Mobility at Stations  MC361 Network Rail Design Manual – Public Realm Design Guidance for Stations  MC362 Network Rail Design Manual – Medium to Small Stations  MC363 National Walking Strategy  MC364 Long Term Vision for Active Travel in Scotland to 2030  MC365 Edinburgh City Mobility Plan</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (MC011) and Children and Young People Participation Report (MC170).</li> <li>• SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).</li> </ul> <p>It is not intention of this Evidence Report chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 1: Climate Change, Mitigation and Adaptation</li> <li>• Topic 9: Public Transport</li> <li>• Topic 10: Roads</li> <li>• Topic 15: Design, Quality and Place</li> <li>• Topic 16: Local Living and 20 Minute Neighbourhoods</li> <li>• Topic 22: Health</li> <li>• Topic 29: Local Place Plans</li> </ul>



## Summary of Evidence

No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.

### Purpose and Scope of Chapter

8.1. This chapter focuses on Active Travel. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Regional and Local Context
- Existing Active Travel Infrastructure
- Proposed Active Travel Infrastructure

### **Regional and Local Context**

8.2. The approved SEStran 2035 Regional Transport Strategy (RTS) (**MC347**) provides the framework and a direction for transport in the southeast of Scotland area covered by the eight partner local authorities: The City of Edinburgh, Clackmannanshire, East Lothian, Falkirk, Fife, Midlothian, the Scottish Borders, and West Lothian. The RTS outlines four Strategy Objectives which provide a transformative strategic framework for the RTS to provide a step change for transport in the region. These are:

- Transitioning to a sustainable, post-carbon transport system.
- Facilitating healthier travel options
- Transforming public transport connectivity and access across the region
- Supporting safe, sustainable, and efficient movement of people and freight across the region

8.3. The Midlothian Active Travel Strategy 2018-2021 (**MC350**) aims to provide a safe and accessible environment for walking and cycling, especially for commuting and short trips to local facilities. The Strategy's objectives are sought to be achieved through a series of soft and hard measures, including events, route promotion and infrastructure improvements, such as:

- raise awareness of all aspects of active travel and promote walking and cycling as alternative transport modes for short trips and commuting;
- encourage more people to walk and cycle more often by providing them opportunities to do so;
- increase the availability of active travel infrastructure and develop infrastructure improvements which encourage active travel;
- improve the safety of walking and cycling and reduce the number of yearly walking and cycling casualties;
- ensure walking and cycling needs are included in new development design
- maintain, repair and upgrade walking and cycling infrastructure, including routes and facilities;
- increase active travel in schools through a variety of walking and cycling programmes;
- seek and support funding for walking and cycling initiatives throughout Midlothian; and
- monitor and evaluate the objectives and action plan of the strategy.



- 8.4. The Active Travel Strategy (**MC350**) also identifies routes for development (including short, medium and long term aspirational active travel routes and proposed cycleways) which will connect and integrate the Midlothian settlements.
- 8.5. The draft replacement Midlothian Active Travel Strategy 2023 (**MC348**) will set out long-term plans to improve active travel networks and facilities. This strategy will outline priority infrastructure projects that are most needed, most in-demand, and that help to close gaps in, and enhance, the Midlothian's active travel network.
- 8.6. The Midlothian Local Transport Strategy is currently being developed (**MC349**). The forthcoming Midlothian Local Transport Strategy Chapter 5 provides a baseline of the active travel provision and demand in Midlothian and considers the potential problems around walking, wheeling, and cycling in Midlothian.
- 8.7. The SEStran Strategic Network Cross Boundary Active Travel Report (**MC351**) outlines cycling mode share data (from Cycling Scotland Annual Cycling Monitoring Report 2019) for the SEStran local authority areas:
- Journeys under 5km – 51.7%
  - Access to 1 or more bikes – 31.4%
  - No access to private car – 21.6%
  - Cycle Share (median) – 0.5%
- 8.8. Data from the Cycling Scotland [Cycling Open Data Portal](#) highlights the following trends:
- An increase in the proportion of journeys under 5km from 44.1% to 54.0%.
  - An increase in households with no access to a car for private use from 19.3% to 25.0%.
  - An increase in employees cycling to work regularly from 3.8% to 5.6%.
  - A decrease in households with access to one or more bicycles for private use from 46.3% to 28.0%.
  - A decrease in pupils cycling to primary school from 9.1% to 7.5%.

#### Existing Active Travel Infrastructure

- 8.9. As noted in the draft Midlothian Active Travel Strategy 2023 (**MC348**), a high-level baseline audit of the active travel network has been undertaken in developing the active travel action plan and will be progressed further as the action plan is finalised. More in-depth auditing of specific aspects and sections of the network has also been delivered as part of the development of guidance around new housing layout, as well as in school travel planning and the development of routes to school. A detailed audit of the Sustrans National Cycle Network Route 196 will be undertaken using funding from the Sustrans Barrier Removal Fund. A summary of active travel path availability, accessibility and mapping is noted in Table 8.1. A map of Midlothian's existing active travel network is shown in Figure 8.1.



Table 8.1 Active travel path availability

Active Travel Path	Availability / Accessibility
Footpaths	Map of footpaths presented in Midlothian Active Travel Map and Midlothian Active Strategy 2019.
Core Paths	Map of Core Paths presented in Midlothian Active Travel Strategy 2019 and Core Paths List/Map
Cycleways / multi-user paths	Map of cycleways/ multi-user paths presented in Midlothian Active Travel Map and Midlothian Active Strategy 2019.
On-road cycle lanes	Map of cycleways/ multi-user paths presented in Midlothian Active Travel Map and Midlothian Active Strategy 2019.
National Cycle Network (NCN) routes	Map of National Cycle Network routes presented in Sustrans NCN map, Midlothian Active Travel Map, and the Midlothian Active Strategy 2019.
National Cycle Network – NCN Route 1	Cross-border route (25km section in Midlothian) NCN Route 1 – Newcastle to Edinburgh (Coast to Castles) The NCN Route 1 passes through Midlothian on quiet roads from the Borders via the Granites, northwards towards Middleton, Temple, Carrington and Bonnyrigg. The route becomes mainly off-road in Bonnyrigg and continues towards Dalkeith campus. The route then continues towards Whitecraig in East Lothian and connects into Musselburgh and Edinburgh.
National Cycle Network – NCN Route 196	Cross-border route (16km section in Midlothian) NCN Route 196 – Penicuik to East Lothian via Dalkeith A mostly segregated cycleway begins at Valleyfield in Penicuik and extends eastwards through Auchendinny, Roslin Glen, Rosewell, Bonnyrigg, Eskbank and Dalkeith. The route also connects to Haddington via the Pencaitland cycleway. Part of the former route from Hardengreen to Sheriffhall has been severed by the Borders Railway, and an alternative route via Eskbank/Newbattle is in place.
Section of cross-border route: Eskbank to Gilmerton	Cross-border route (3.5km section in Midlothian) A combination of on-road cycle lanes along Melville Road and segregated cycleway along Gilmerton Road connects with the existing cycleway along Gilmerton Road in Edinburgh.
Section of cross-border route: Roslin to Shawfair	Cross-border route (3.5km section in Midlothian) A segregated cycleway begins at Roslin and extends northwards via Loanhead to Gilmerton. The path was recently extended to Shawfair using a disused railway line, thus completing an important commuter and leisure link.
Trunk Road Active Travel scheme (A68)	Transport Scotland has recently completed (2023) the following scheme: A68 Pedestrian Crossing at the Community Centre in Pathhead.
Trunk Road Active Travel scheme (A68)	Transport Scotland has recently completed (2023) the following scheme: A68 South of Pathhead – Phase 1 – widening/improvement of existing footway.
Horse riding paths	The Tyne Esk Trails (42 miles of horse paths) located in Midlothian are: 1. Esk Valley Trail (8 miles), 2. Mount Lothian Trail (11.5 miles), 3. Thornton Trail (9 miles) and 4. Vogrie Trail (13.5 miles). Maps and routes presented by South of Scotland Countryside Trails.



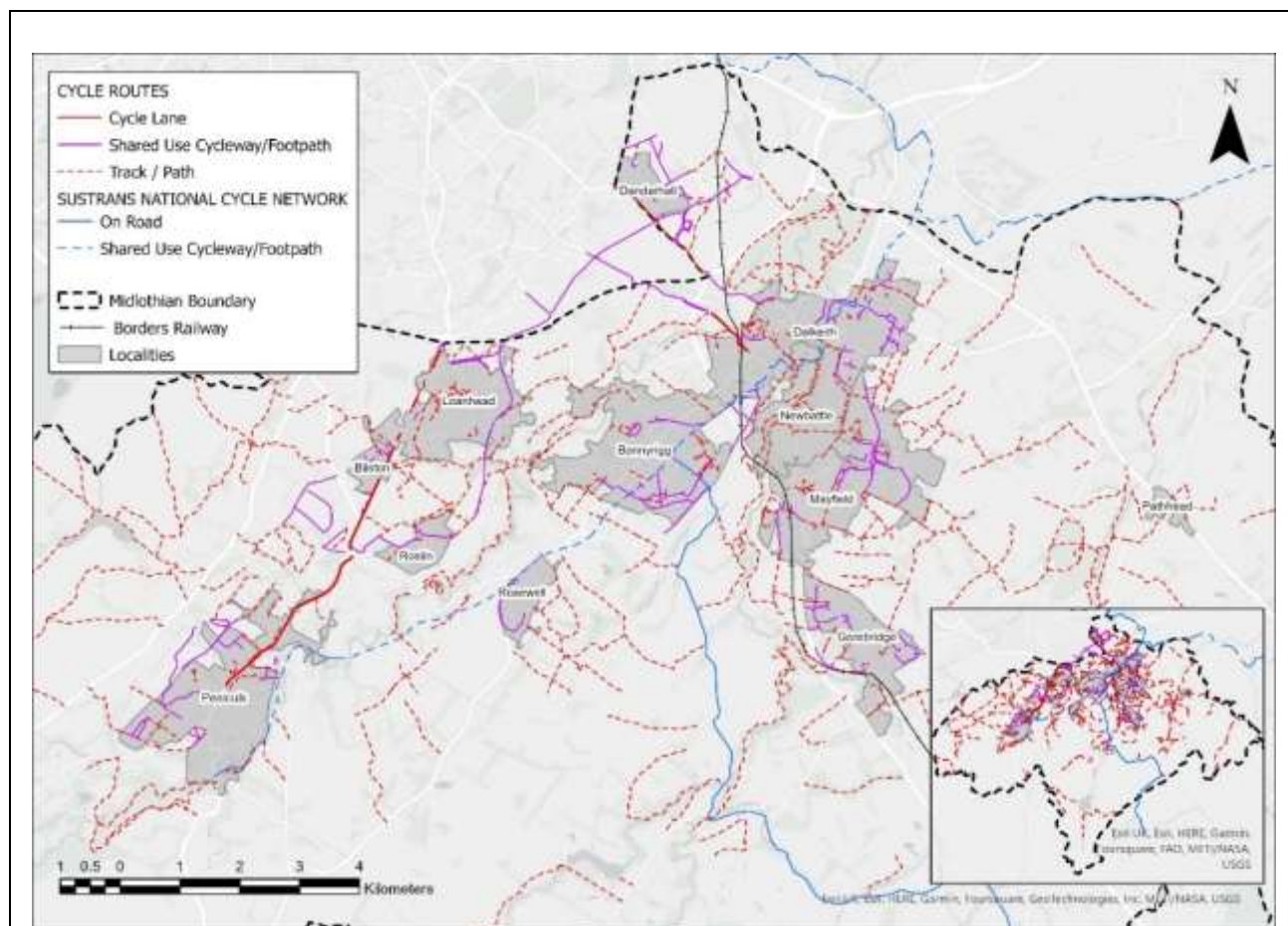


Figure 8.1 Midlothian Existing Active Travel Network

8.10. The SEStran Strategic Network Cross Boundary Active Travel Report (Appendix B – Site audit summary technical note) (MC351) outlines the status of missing links identified in the previous Strategic Cross Boundary Cycle Development report (2015). The barriers which are particularly relevant to Midlothian are shown in Table 8.2. The missing links which are particularly relevant to Midlothian are shown in Table 8.3.

Table 8.2 Barriers to using active travel routes

Barrier	Description	Status
B	Sheriffhall Roundabout – uncontrolled crossings	Proposal by others
C	Gilmerton Station Road – uncontrolled crossings	No change from previous study
D	Straiton Roundabout north – no cycling provision	Consultant proposals consider this barrier

Source: SEStran

Table 8.3 Missing links identified in Strategic Network Cross Boundary Active Travel Report

Link	Description	Status	Strategic
4	Old Dalkeith Road – gaps in cycle lane provision	Proposals by others	Yes
7	Loanhead railway track bed – connect Gilmerton shared use path to Lasswade Road shared use path	Route surfaced	Yes
8	A7 Bonnyrigg – shared use path to Gilmerton Road	No change from previous study	Yes
9	Loanhead railway track bed – connect Gilmerton shared use path with Shawfair	Route surfaced	Yes
10	A7 to Sheriffhall – connect with new junction	Proposals by others	Yes
11	Lasswade shared use path	No change from previous study	No
12	Loanhead railway path – extension westwards to Straiton and beyond	No change from previous study	Yes
13	A701 – gaps in cycle lane provision	No change from previous study	Yes
15	Cycle route through new Bilston development	No change from previous study	Yes
16	Peebles – Penicuik railway path	No change from previous study	No

Source: SEStran

### Proposed Active Travel Infrastructure

8.1. Liaison with Midlothian Council Strategic Transport Planning service and Sustrans has identified proposed active travel projects and routes which are in Midlothian. These are shown in Table 8.4.

Tables 8.4 - Proposed active travel projects and routes.

Project	Proposals / Investment / Opportunities / Status
Aspirational active travel routes and proposed cycleways	Short, medium, and long term aspirational active travel routes, and proposed cycleways in Midlothian. Noted and mapped in the Midlothian Active Travel Strategy 2018-23 ( <b>MC350</b> ) per Midlothian settlement.
NCN Review and Development Plan	Identification of improvements to existing NCN and location of aspirational routes. Finding opportunities to connect larger settlements to the NCN.
NCN Route 196 resurfacing	Stage: Consultation/technical design. Proposed resurfacing of NCN 196 between Rosewell and Auchendinny. A recent consultation has finished, with feedback having been collated. Discussions are being held with Sustrans over potential funding awards and requirements. A flexible resin surface is proposed as a solution pending councillor approval.
NCN Barrier removal programme	Stage: Design. Working with the Edinburgh and Lothians Greenspace Trust to remove physical barriers along the National Cycle Network.



Local Transport Strategy	Stage: Key issues consultation. Consultations have recently taken place with both internal and external stakeholders to identify key issues and priorities in the coming plan.
Active Travel Strategy	Stage: Internal consultation. Receiving feedback from internal stakeholders
Designing and Aligning Midlothian	Stage: Nearing completion. Deliverables being finalised with input from key stakeholders.
Dalkeith Town Centre Regeneration	Stage: Design and pre-planning. Involves transport-related decisions around the regeneration of a number of town centre buildings in Dalkeith. Feedback has been provided to improve active travel and public transportation access, and this forms a part of the main project.
Shawfair Connections	Stage: Pre-procurement. Places for Everyone project (Sustrans) A consultant will soon be sought to examine potential linkages between the Shawfair site and neighbouring trip generators, including those in neighbouring local authorities. Links to the Edinburgh BioQuarter and the Queen Margaret University campus are of particular interest.
Beeslack High School – Routes to School	Stage: Feasibility. Investigating safe routes to the new Beeslack High School site.
Easthouses – Routes to School	Stage: Design. Works being carried out to ensure adequate connectivity to the future Easthouses Primary School site.
Community Cycle Storage	Stage: Design. Implementing cycle storage solutions in local town centres

- 8.2. Active travel commissions and proposals within the SEStran region, highlighted as important in the development of the Strategic Network, include:
- A7 Wisp – Sheriffhall (feasibility stage)
  - A701 Straiton – Gowkley Moss (feasibility stage)
  - Edinburgh Cameron Toll – Edinburgh BioQuarter (detailed design and consultation)

### Summary of Stakeholder Engagement

- 8.3. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support 'Sustainable Transport / Active Travel' is as follows:
- Public Engagement
  - Children and Young People
  - Local Place Plans
  - Key Agencies Group Corporate Workshops
  - Wider Local Government Services
  - Transport Infrastructure and Service Providers

### Public Engagement

- 8.4. Seven public drop-in sessions were held in public libraries across Midlothian. An online Place Standard survey was also conducted. A summary of public feedback regarding active travel is as follows:
- Limited off-road cycle routes.
  - Develop off-road cycling and walking paths network.
  - Paths and routes for walking and cycling do not connect.



- Improve active travel connectivity to established leisure walks.
- Need for cycle links to Edinburgh.
- Better and more active travel paths and shared space required.
- Provide connections to longer distance routes.
- Connect settlements through paths network.
- Connect settlements to Edinburgh.
- Prioritise road space reallocation in favour of active travel options for pedestrians and cyclists.
- Develop pavements and increase widths.
- All developments should prioritise active travel.
- Build strong active travel routes and public transport into new development. Better signage required for active travel routes.
- Connect town centres active travel paths.
- Develop active travel infrastructure – from Eskbank Toll to A7; link the bridge over A7 (near Eskbank Station/ community hospital) to existing and new routes; develop disused railway line from Eskbank Station to King's Park.
- Provide active travel infrastructure in new developments.
- More seating required along active travel routes.
- Active travel routes to schools need improvement.
- Integrate active travel infrastructure and link to local historic sites.

### Children and Young People

8.5. Planning officers sought to engage with children and young people by way of in-person school and youth group workshops and online Place Standard surveys. The Children and Young People Participation Report (**MC170**) provides more information on how the views of children and young people were gathered and a summary of comments received. In summary, comments in relation to Active Travel were:

- Good walking routes and open spaces.
- Cycle paths are well liked.
- Do not feel that safe walking alone.
- Some children and young people felt that they were able to get to school easily via active travel, and some felt limited by need to take the bus or be driven.
- Some cyclists go very fast in rural areas.
- Improve the quality of paths – litter, potholes, uneven surfaces.

### Local Place Plans

8.6. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by communities in relation to active travel are as follows:

#### Bonnyrigg and District (MC219)

- Penicuik to Dalkeith walkway – Extend proposals to increase the path width to 4metres to include the area from Hopefield (Castell Maynes) to Cockpen Road.
- A7 Urbanisation Project – The LPP area would benefit from progress on this project to provide active travel provision along the A7 road between Gilmerton Road Roundabout and Dalhousie Road, Newtongrange.

#### Damhead and District (MC220)

- Develop an integrated network of paths for walkers, cyclists, and horse riders.
- Address 20mph and 40mph speed limits.
- Create better paths around SRUC fields.





- Improve pavements.
- Separate paths from vehicular traffic.

#### Eskbank and Newbattle (MC221)

- Improve active travel route between Eskbank railway station and Eskbank.
- Improve the safety of pedestrian route from supermarket car park and Hardengreen Lane to Eskbank railway bridge and station.
- Need for safe pedestrian crossings and provision of pavements to improve access to bus stops (at A7 and B703 roads) and Eskbank railway station.
- Active travel improvements at the B703 road at and around Newbattle Abbey.
- Re-opening of path leading from Cemetery Road (by the Water Tower) to River North Esk bridge, giving access to Ironmills Park.

#### Gorebridge (MC222)

- Improve and develop footpaths and cycleways.
- Improve disability access and safer crossings.

#### Mayfield and Easthouses (MC223)

- A safe route from Lothian Drive to the new Easthouses Primary School.

#### Newtongrange (MC224)

- Dropped kerbs design.
- Accessibility and inclusivity.
- Better cycle routes.
- Zebra crossings and speed limits.
- Pavement reviews, especially under viaduct and 1st to 10th Street.
- A7 crossings and footpath to Dalhousie Castle.
- A7 pathways between King's Gate and Newtongrange Main Street.
- Electric scooter safety.

#### Rosewell and District (MC225)

- Improve transport links.
- Improve safe footpaths through Rosewell village.
- Improve access for all within Rosewell village.

#### Roslin and Bilston (MC226)

- Active travel – B7006 between Bilston and Roslin.
- Active travel – to the proposed new Beeslack High School.
- Active travel – between Auchendinny and Roslin.
- 20 mph speed limits (A701 / B7003) to promote active travel, safety, health, and amenity.
- Responsible use of routes dedicated to active travel.
- Active travel and access to Roslin Glen Country Park.
- Safe conditions for mobility-impaired persons.

### **Key Agencies Group Corporate Workshops**

8.7. Feedback from the corporate workshops (MC012) on Active Travel was as follows:

- Extensive footpath network in towns and countryside, walking distance to most schools is easy and private estates being open to the public to walk in were seen as being strengths of the authority area.
- Secure more active travel through the design of new development.
- Improved pedestrian and cycle routes.
- Improvements to active travel infrastructure.
- Green walking, wheeling, cycling networks.



- Further expansion / connection of active travel network.
- Not enough opportunities for integrated public transport and safe routes for walking and cycling.

#### Midlothian Council Active Travel Team

8.8. The Council is developing relevant strategies including Local Transport Strategy, Active Travel Strategy, Electric Vehicle Strategy and Parking Standards, of which planning officers have been involved.

#### Transport Infrastructure and Service Providers

8.9. Engagement was had with Transport Scotland, Network Rail, ScotRail and Lothian Buses. Comments received have been incorporated into this chapter.

#### Summary of Implications for the Proposed Plan

- 8.10. The Midlothian Local Development Plan 2 (MLDP2) spatial strategy and policy should align with relevant national, regional, and local level strategies, objectives, policies, infrastructure plans, and hierarchies, as noted below. MLDP2 should be based on an integrated infrastructure first approach and set out the infrastructure requirements to deliver the spatial strategy.
- 8.11. NPF4 Policy 13 (Sustainable Transport) replaces MLDP Policy TRAN1 (Sustainable Travel). MLDP2 will be informed by the NPF4 National Spatial Strategy (spatial principles) – just transition, conserving and recycling assets, local living, compact urban growth, rebalanced development, and rural revitalisation.
- 8.12. MLDP2 will be informed by the NTS2 (**MC352**) sustainable investment and travel hierarchies – reduce the need to travel and promote active travel and public transport over private car use for the movement of people. MLDP2 will be informed by the STPR2 Transport Planning Objectives and Final Recommendations.
- 8.13. NPF4 National Development 8 (National Walking, Cycling and Wheeling Network) will inform the MLDP2 spatial strategy. As noted in the NPF4 Regional Spatial Priorities, active travel networks will need to expand to make walking, wheeling, and cycling an attractive, convenient, safe, and sustainable choice for everyday travel. Accessibility will be key and will involve investment in infrastructure and services in line with the sustainable travel and investment hierarchies. Active travel routes within and between towns and other communities should be linked to strategic routes for residents and visitors. These matters, and their contribution to place making, will need to be considered in MLDP2 Proposed Plan development.
- 8.14. MLDP2 will be informed by the STPR2 (2022) (**MC353**) Final Recommendations regarding ‘Improving active travel infrastructure’ and ‘Influencing travel choices and behaviour’, including:
- connected neighbourhoods;
  - active freeways and cycle parking hubs;
  - village-town active travel connections;
  - connecting towns by active travel;
  - long distance active travel network; and



- Increasing active travel to school.
- 8.15. MLDP2 will be informed by the Route map to 20% Reduction in Car kms by 2030 (**MC354**), including the delivery of 20-minute neighbourhoods, improved town centres, safer speed limits on appropriate roads, and investment in active travel.
- 8.16. MLDP2 strategy and policy will be informed by the Infrastructure Investment Hierarchy and the Infrastructure Investment Plan for Scotland (**MC355**), including investment in active travel infrastructure, and reallocating road space in favour of walking, wheeling, and cycling, encouraging active travel for everyday journeys.
- 8.17. MLDP2 will be informed by the Cycling Framework for Active Travel 2023 (**MC356**), which acknowledges that there is a need for both direct on-road infrastructure and off-road quiet routes to take account of concerns about personal safety and to account for local need. Providing supportive infrastructure, such as parking and secure cycle storage is vital to maximise uptake. The role played by placemaking should also be considered. The ability to cycle safely in local areas is crucial to the success of 20-minute neighbourhoods, and the growth of more liveable neighbourhoods will in turn drive demand for more everyday cycling.
- 8.18. As noted in Cycling by Design (**MC343**), cycling infrastructure should form part of an integrated transport system and built environment, where users will, at different times, need to walk, wheel, cycle and travel transport and private motor vehicle.
- 8.19. When planning for new development sites in MLDP2, there is an opportunity to build in cycle friendly conditions from the outset. Cycling by Design (**MC343**) outlines a permeable network planning approach, which requires a layout of streets within new development sites to connect to their surroundings. This should comprise of primary routes, secondary routes, and local access routes. The planning of internal networks should be informed by MLDP2 and the potential connections to the wider transport network.
- 8.20. MLDP2 placemaking should implement the Cycling by Design (**MC343**) core principles of safety, coherence, directness, comfort, attractiveness, and adaptability. This should be applied to all schemes delivering cycling infrastructure, new and improved roads, new development, and other built environment features. Trialling of potential measures using more flexible infrastructure with assist with these aims.
- 8.21. Cycling by Design (**MC343**), provides detailed design guidance in relation to cycle links, crossings, junctions, and trip end facilities which should inform MLDP2 placemaking. Cycling by Design proposes a Design Review, which should be submitted by the design organisation and detail how the design is able to provide a high level of service. MLDP2 policy could be developed to address the Design Review process for proposed cycling infrastructure in development schemes.
- 8.22. There are opportunities for Midlothian Council to specify and enforce design requirements to developers and contractors through the planning process via MLDP2 and planning guidance, and provide information on:
- The key points of connection to the wider cycle network.



- Any requirements for off-site cycle route improvements.
- Requirements for the on-site cycle network in line with Cycling by Design requirements.
- Requirements for other cycling infrastructure such as cycle parking.

- 8.23. As noted in Active Travel Framework 2019 (**MC357**), having local access to appropriate infrastructure in place to enable safe access to walking and cycling is a crucial element of the overall approach to increasing use of active modes. As noted in the Cycling Action Plan for Scotland 2017 (**MC358**) the primary investment focus should be on enabling cycling through changing the physical environment for short journeys to enable anyone to cycle. There is a need to develop cycling and walking networks in rural areas, to connect rural communities and promote cycle tourism.
- 8.24. MLDP2 strategy and policy will be informed by the Cycling Action Plan for Scotland (**MC358**), which highlights key infrastructure, integration, and roads safety actions:
- grow and maintain the National Cycle Network (NCN) to provide a strategic network of longer distance routes;
  - develop national cycling and walking network, especially in rural areas;
  - deliver and maintain high quality, local infrastructure;
  - encourage the implementation of 20mph streets/ zones in communities to improve road safety; and
  - improve integration with public transport.
- 8.25. MLDP2 will be informed by the Sustainable Travel to Stations Strategy (2023) (**MC359**) to grow the number of sustainable transport journeys to and from local neighbourhoods to railway stations, and better integrate railway stations into the communities they serve. MLDP2 will be informed by the 2030-2035 targets to increase walking, wheeling, cycling and bus trips to the railway stations and the necessary outputs, including the delivery of 20-minute neighbourhood priorities, and improved conditions and connectivity for active and sustainable travel. This will inform strategy and policy regarding the Midlothian railway stations and local areas at Shawfair, Eskbank, Newtongrange, Gorebridge.
- 8.26. Engagement with Network Rail and ScotRail has highlighted that the consideration of footpaths, cycle paths and access to stations needs to be undertaken at the earliest stage in the development process. Travel to stations by active travel should be prioritised over travel by car. Network Rail requests that Shawfair station properly links into new housing as it develops. MLDP2 should address the impact of proposing and building residential development near train stations. The Network Rail Design Manuals - Parking and Mobility at Stations (**MC360**), Public Realm Design Guidance for Stations (**MC361**), and Medium to Small Stations (**MC362**) will inform MLDP2 strategy and policy regarding the Midlothian railway stations and local areas at Shawfair, Eskbank, Newtongrange and Gorebridge.
- 8.27. MLDP2 will be informed by the objectives of the National Walking Strategy (**MC363**), including creating better quality walking environments with attractive, well designed, and managed built and natural spaces for everyone.
- 8.28. MLDP2 strategy and policy will be informed by the Long-Term Vision for Active Travel in Scotland to 2030 (**MC364**), to ensure more people are walking and cycling for short,



everyday journeys (up to 2 miles walking or 5 miles cycling). MLDP2 will be informed by the visions for infrastructure, transport integration and planning, including:

- comprehensive networks are available for walking and cycling;
- main roads into town centres have segregated cycling provision;
- safe routes to schools;
- high-quality public transport system with multi-modal interchanges;
- active travel is integrated with public transport;
- development planning and management focus on the concept of walkable neighbourhoods, ensuring a mix of facilities within walking and cycling distances of where people live, and that population densities are sufficient to make public transport and local services viable;
- local streets are seen as multifunctional spaces, with active roles to play in supporting local economies, establishing green networks, encouraging social interaction and activity and where spaces are accessible to all; and
- all new developments follow design guidance such as Designing Streets, putting people and place before vehicle movement.

8.29. The [Cycling Scotland statistics](#) for the Midlothian area (5 years, 2017-2021) highlight increases in the proportion of journeys under 5km (from 44.1% to 54.0%) and employees cycling to work regularly (3.8% to 5.6%). The MLDP2 Spatial Strategy and placemaking must ensure that cycling infrastructure is proposed for short and local journeys.

8.30. The MLDP2 strategy and policy will be informed by the SEStran Regional Transport Strategy 2035 (**MC347**) objectives and proposals.

8.31. The emerging Midlothian Active Travel Strategy (**MC348**) will inform MLDP2 policy to ensure that future development complements the existing and planned active travel network, and that sustainable transport and active travel are key drivers in the location and design of new developments. The Midlothian Active Travel Strategy will inform the MLDP2 spatial strategy through the Strategic Project Pipeline (10-year), which addresses major routes and network expansion; and the Local Neighbourhood Action Plan, which addresses local routes and integration in new development. The MLDP2 spatial strategy should consider the following regarding active travel and new developments:

- Safe and accessible active travel connectivity with new developments.
- New developments connect to existing active travel network.
- Locality of new developments to public and shared transport facilities.

8.32. MLDP2 will be informed by the Edinburgh City Mobility Plan (**MC365**), including:

- Interchange hubs at gateways to the city centre.
- Development of additional regional interchanges.
- Use of some arterial routes for commuting by cycle.

8.33. MLDP2 will be informed by the stakeholder engagement, which highlighted a range of opportunities, including:

- Further expansion and connection of active travel infrastructure.
- Provide connections to longer distance routes and connect to Edinburgh.
- Integrate and improve local paths and connect local settlements.
- Connect town centres to existing and new routes.
- Secure more active travel through the design of new development.



### Developer Contributions

- 8.34. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:
- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
  - facility deficiencies resulting from or exacerbated by the new development;
  - affordable housing;
  - transport and active travel infrastructure;
  - protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
  - site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
  - percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

- 8.35. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

- 8.36. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence

- 8.37. Transport Scotland and Network Rail have reviewed and are satisfied with this chapter.

#### Evidence Disputes with Stakeholders

- 8.38. None.

#### Information Gaps/ Uncertainties

- 8.39. None.



## Topic 9: Public Transport

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district (including transport systems),</li> <li>• (e) how that infrastructure is used.</li> </ul> <p>The Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u></p> <p>Have regard to:</p> <ul style="list-style-type: none"> <li>• (e) (vii) any regional transport strategy,</li> <li>• (e) (viii) any local transport strategy.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 13:</p> <ul style="list-style-type: none"> <li>• LDPs should prioritise locations for future development that can be accessed by sustainable modes. The spatial strategy should reflect the sustainable travel hierarchy and sustainable investment hierarchy by making best use of existing infrastructure and services.</li> <li>• LDPs should promote a place-based approach to consider how to reduce car-dominance. This could include low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation and minimising space dedicated to car parking. Consideration should be given to the type, mix and use of development; local living and 20-minute neighbourhoods; car ownership levels; the accessibility of proposals and allocations by sustainable modes; and the accessibility for users of all abilities.</li> <li>• LDPs should be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. Plans should be informed by evidence of the area's transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. This should identify any potential cumulative transport impacts and deliverable mitigation proposed to inform the plan's infrastructure first approach. Where there is likely to be an impact on the trunk road or rail network, early engagement with Transport Scotland is required.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
Links to Evidence	<p> <b>MC262</b> Information Note: Public Transport  <b>MC276</b> Audit of Infrastructure and Services  <b>MC347</b> SEStran 2035 Regional Transport Strategy  <b>MC366</b> Workforce Mobility – Project Description  <b>MC367</b> Midlothian Orbital Bus STAG – Case for Change Report  <b>MC368</b> SEStran Mobility Hubs Strategic Study  <b>MC349</b> Midlothian Local Transport Strategy (draft) 2024  <b>MC352</b> National Transport Strategy 2  <b>MC370</b> Edinburgh Strategic Sustainable Transport Study Phase 1 Summary Report  <b>MC371</b> Edinburgh Strategic Sustainable Transport Study Phase 2 Summary Report  <b>MC372</b> Scotrail Timetable Consultation – Fit for the Future  <b>MC373</b> Scottish Transport Statistics 2022  <b>MC353</b> Strategic Transport Projects Review 2  <b>MC354</b> Route Map to 20% Reduction in Car Kms by 2030  <b>MC374</b> Rail Services Decarbonisation Action Plan – Pathway to 2035  <b>MC359</b> Sustainable Travel to Stations Strategy 2023  <b>MC360</b> Network Rail Design Manual – Parking and Mobility at Stations  <b>MC361</b> Network Rail Design Manual – Public Realm Design Guidance for Stations  <b>MC358</b> Cycling Action Plan for Scotland 2017  <b>MC365</b> Edinburgh City Mobility Plan </p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>• SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this Evidence Report chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 1: Climate Change, Mitigation and Adaptation</li> <li>• Topic 8: Active Travel</li> <li>• Topic 10: Roads</li> <li>• Topic 15: Design, Quality and Place</li> <li>• Topic 16: Local Living and 20 Minute Neighbourhoods</li> <li>• Topic 22: Health</li> <li>• Topic 29: Local Place Plans</li> </ul>





## Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this chapter of the Evidence Report but an information gap has been identified.

- 9.1. This chapter focuses on Public Transport. The Council considers it has undertaken thorough engagement with key stakeholders and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:
- Local / Cross Boundary Strategy and Policy Priorities
  - Existing Transport Infrastructure and Services
  - Proposed Transport Infrastructure and Services

### Local / Cross Boundary Strategy and Policy Priorities

#### Regional Transport Strategy

- 9.2. The approved SEStran 2035 Regional Transport Strategy (RTS) (**MC347**) provides the framework and a direction for transport in the southeast of Scotland area covered by the eight partner local authorities: The City of Edinburgh, Clackmannanshire, East Lothian, Falkirk, Fife, Midlothian, the Scottish Borders, and West Lothian. The RTS vision has been developed to reflect new national, regional, and local policy priorities:

*'A South-East of Scotland fully integrated transport system that will be efficient, connected and safe; create inclusive, prosperous, and sustainable places to live, work and visit; be affordable and accessible to all, enabling people to be healthier; and delivering the region's contribution to net zero emissions targets.'*

- 9.3. The RTS (**MC347**) outlines four Strategy Objectives which provide a transformative strategic framework for the RTS to provide a step change for transport in the region. These are set out below:
1. Transitioning to a sustainable, post-carbon transport system.
  2. Facilitating healthier travel options.
  3. Transforming public transport connectivity and access across the region.
  4. Supporting safe, sustainable, and efficient movement of people and freight across the region.

#### Workforce Mobility Project (City Region Deal) (2024)

- 9.4. The Workforce Mobility Project (**MC366**) aims to increase the flow of disadvantaged groups into good employment. The first phase of the project, to be complete in 2024, is focused on working with partners to improve bus services using demand data from the existing commuting workforce (not currently using public transport). This data will be collected and analysed to provide the opportunity to optimise the public transport network and cater for a new demand that supports a viable alternative to the private car in many circumstances.
- 9.5. The Postcode Analysis Tool (**MC366**) gathers data from businesses across the Edinburgh and Southeast Scotland region and aims to identify who can and cannot achieve sustainable travel (walking, cycling, bus and train) to/from their workplace. The data can inform MLDP2 and identify where housing development can take place to maximise the



use of existing assets and supplement existing travel demand to justify transport and infrastructure investment.

- 9.6. The Business Accessibility Tool (**MC366**) displays sustainable travel catchment area maps for a selected business. A catchment area in this instance is the area where travel to/from the business using public transport is achievable. Business accessibility analysis is being undertaken for the following a range of business and the following locations: Newtongrange, Eskbank, Dalkeith, Bonnyrigg, Loanhead, Easter Bush and Penicuik. Initial analysis is included in the Evidence Report and further analysis will inform the development of MLDP2.

#### Midlothian Orbital Bus Study (SEStran / Midlothian Council) (2023)

- 9.7. Midlothian Council in partnership with SEStran commissioned transport consultants to complete a study (**MC367**) into the potential for introducing enhanced bus priority measures along four key bus corridors in Midlothian:
- Corridor 1 – A6094 Whitecraig to A6094 Eskbank
  - Corridor 2 – B6392 Eskbank to A772 Gilmerton Junction
  - Corridor 3 – A7 Gorebridge to A7 Danderhall
  - Corridor 4 – A6094 Eskbank to A701 Straiton
- 9.8. The study is funded through the Transport Scotland's Bus Partnership Fund (BPF). The main aim of the study is to develop and assess options to enhance bus priority on each of these corridors in order to reduce bus journey times and improve bus journey time reliability for trips within Midlothian and to neighbouring local authorities. Options may include:
- bus priority lanes;
  - bus gates; and
  - traffic signal priority for buses at junctions.
- 9.9. The outcomes of the study will provide Midlothian Council with the ability to develop Outline Business Cases for deliverable options, progressing them to design and implementation stages in the future.
- 9.10. An initial set of Transport Planning Objectives were prepared to guide development and assessment of bus priority options identified, as follows:
- To improve public transport journey times between Midlothian, East Lothian, and West Edinburgh.
  - To improve punctuality and reliability of bus services in Midlothian through reducing the impact of congestion and traffic delays.
  - To establish a Midlothian Bus Alliance, which is able to meet the requirements of a Bus Service Improvement Partnership, through developing a shared vision for bus services in the Midlothian and surrounding areas.
- 9.11. Problems associated with the bus network in Midlothian include:
- Poor public transport accessibility between Midlothian, East Lothian, and West Edinburgh.
  - Congestion and delays to bus services in Midlothian where routes intersect the dominant north-south traffic flows on the main arteries to and from Edinburgh.



- Constrained bus movements and routing options in western Midlothian due to a lack of suitable infrastructure for east-west connectivity between Loanhead, Straiton and Lothianburn.
- Public transport, particularly rail, between East Lothian and Edinburgh city centre was already at capacity pre-COVID and accessibility to other destinations is limited.
- Rapid growth and development in Midlothian, East Lothian and West Edinburgh will add pressure to the transport network.

9.12. Opportunities identified with the bus network in Midlothian include:

- Potential to improve east-west connectivity by public transport and encourage development of new bus services.
- Opportunity to increase public transport accessibility through improved punctuality and reliability of bus services in Midlothian.
- Contribute to National Transport Strategy objectives.
- Greater partnership working between bus operators and local authorities to the benefit of bus passengers and residents in Midlothian.

9.13. One option package has been developed per study corridor as outlined below (Figure 9.1). The full details are provided in **MC367**.

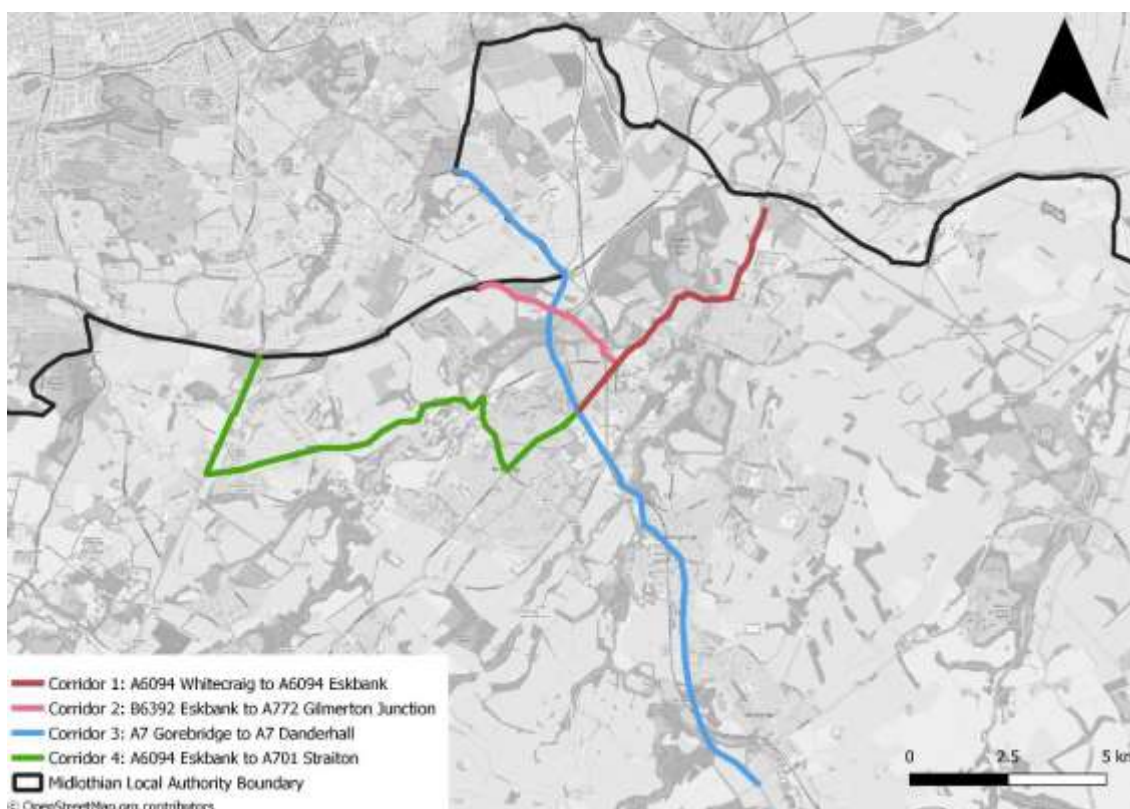


Figure 9.1: Midlothian Orbital Bus Study – Corridors 1-4

Source: Midlothian Orbital Bus Study (SEStran / Midlothian Council)

#### Mobility Hubs Strategic Study

9.14. The SEStran Mobility Hubs Strategic Study 2020 (**MC368**) demonstrates the role and scope of Mobility Hubs within the SEStran region and identifies potential locations. The study defines a Mobility Hub as:

*'... a recognisable and easily accessible place which integrates different transport modes and supplements them with enhanced facilities, services and information aimed at encouraging more sustainable travel, creating sense of place and improving journeys and travel choices.'*

- 9.15. For a place to be defined as a Mobility Hub, it should meet the following criteria:
- co-location of public transport and shared transport (at least one or more public transport mode, and one or more shared transport mode);
  - safe and secure bicycle storage;
  - a place for everybody (good lighting, visibility, accessibility, and safety);
  - the redesign of space (improving the surrounding public realm);
  - serves local needs (residential population, employment, visitors, or multiple user types); and
  - identify the space as a Mobility Hub through a branded pillar or board and provide travel information, which is clear and visible.

#### Potential demand and need for Mobility Hubs (Mapping)

- 9.16. The SEStran study (**MC368**) maps demand and need for Mobility Hubs with the SEStran region. This identifies medium level demand in the Penicuik, Loanhead, Bonnyrigg, Newtongrange and Dalkeith areas. This also identifies possible Mobility Hub locations at (Table 9.1):

Table 9.1 - Demand and need for Mobility Hubs with the SEStran region.

Mobility Hub Type	Possible Location
Large interchanges / city hubs	New town – Shawfair
Transport corridor / linking hubs	Park and Ride – Sheriffhall Rail station – Eskbank
Small market town / village hubs	Town centres – Penicuik, Dalkeith Rail stations – Gorebridge, Newtongrange

- 9.17. The SEStran study (**MC368**) (and Appendix G – Selection of Potential Pilot Locations identifies the highest priority locations for a Mobility Hub in the Midlothian local authority area (Table 9.2):

Table 9.2 - Highest priority locations for a Mobility Hub in the Midlothian

Mobility Hub Type	Location / Priority	Comments / Reasoning
Market town / linking hub	Jarnac Court / Dalkeith town centre	The data analysis shows a high potential demand for a Mobility Hub. Buses, sustainable transport portal and cycle parking are already available. Midlothian is introducing e-bikes to the area.
Transport corridor	Eskbank Station / Edinburgh College	The data analysis shows medium potential demand for Mobility Hub, although adjacent areas show higher levels of demand. Midlothian is introducing e-bikes. Trains, sustainable transport portal and cycle parking are in place. Existing Park and Ride site close to the station.



Transport corridor	Sheriffhall Park and Ride	Existing Park and Ride site. Bus led hub. The data analysis shows medium potential demand for Mobility Hub.
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#### Draft Midlothian Local Transport Strategy (Draft Case for Change)

9.18. The draft Midlothian Local Transport Strategy (LTS) (**MC349**) is currently being developed. The draft Strategy includes:

- Stage 1 – Analysis of transport problems and opportunities.
- Stage 2 – Setting outcomes.

9.19. Chapter 6 of the draft LTS (**MC349**) provides a baseline of public transport connectivity in Midlothian and considers the potential problems with bus and rail.

#### Future Development – Implications for the Local Transport Strategy

9.20. The draft LTS (**MC349**) outlines the implications in relation to future development. The level of development planned in Midlothian is considerable, with the number of houses set to increase by 27% by 2036. This rate of increase will have significant implications for transport demand. Furthermore, many of the residential sites identified are in greenfield locations, creating additional challenges in terms of the provision of sustainable transport options. In order to facilitate and support this increase, it is essential that the LTS prioritises the need to reduce unsustainable travel and the delivery of new/improved public and active travel connections between the planned new developments and key destinations.

9.21. The Draft LTS considers the following public transport issues in detail:

- Connectivity analysis
- Bus
- Potential problems around bus travel in Midlothian
- Rail

9.22. Figure 9.2 of this chapter shows average public transport journey times between each Midlothian postcode and Edinburgh city centre, during AM peak period. Figure 9.2 also shows access by public transport to employment for each of Midlothian's data zones to all jobs within Midlothian and the southeast Scotland region. The figures highlight quicker journey times and better access from the settlements in northern Midlothian (Danderhall, Dalkeith, Bonnyrigg and Loanhead) and within proximity to the main road/bus corridors and rail stations (Shawfair, Eskbank, Newtongrange and Gorebridge). Further analysis undertaken in the draft LTS highlights Tier 3 data zones with high levels of deprivation and poor levels of connectivity to associated opportunities and services. Tier 3 locations identified in need of potential intervention and improved access to services include those within Penicuik, Loanhead, Danderhall and Dalkeith.

9.23. Analysis undertaken in the draft LTS (**MC349**) indicates that, in total, 17% of households in Midlothian do not have convenient access to a bus stop. Some areas experience particularly low rates of access, including Newbattle, Penicuik and Bonnyrigg. Full detail is provided in the report.

9.24. Engagement with Lothian Buses during the development of the Evidence Report highlights that in some locations this issue could be solved with bus stop relocation of



new access footways. The LTS outlines the implications for the LTS in relation to future development, as noted below (MC339).

- Nearly 20% of households in Midlothian do not currently benefit from convenient access to a bus stop (as defined above). Residents in these areas have a longer walk than what would be reasonably expected given where they live and this is likely to deter some people in these locations from using the bus, with long walks being a particular barrier for certain equality groups, including those with mobility issues / young children and those with concerns around personal safety when using public transport / walking, particularly at night.
- Around 10% of households in Midlothian only have convenient access to bus stops with poor service frequency (less than one bus every hour). While some of these households are in more rural locations, the analysis indicates that there are also households in Midlothian's settlements falling into this category. While some households may opt to walk further to access more frequent services, as discussed above, long walks to bus stops can be particularly challenging for some equality groups, resulting in inequalities in access.

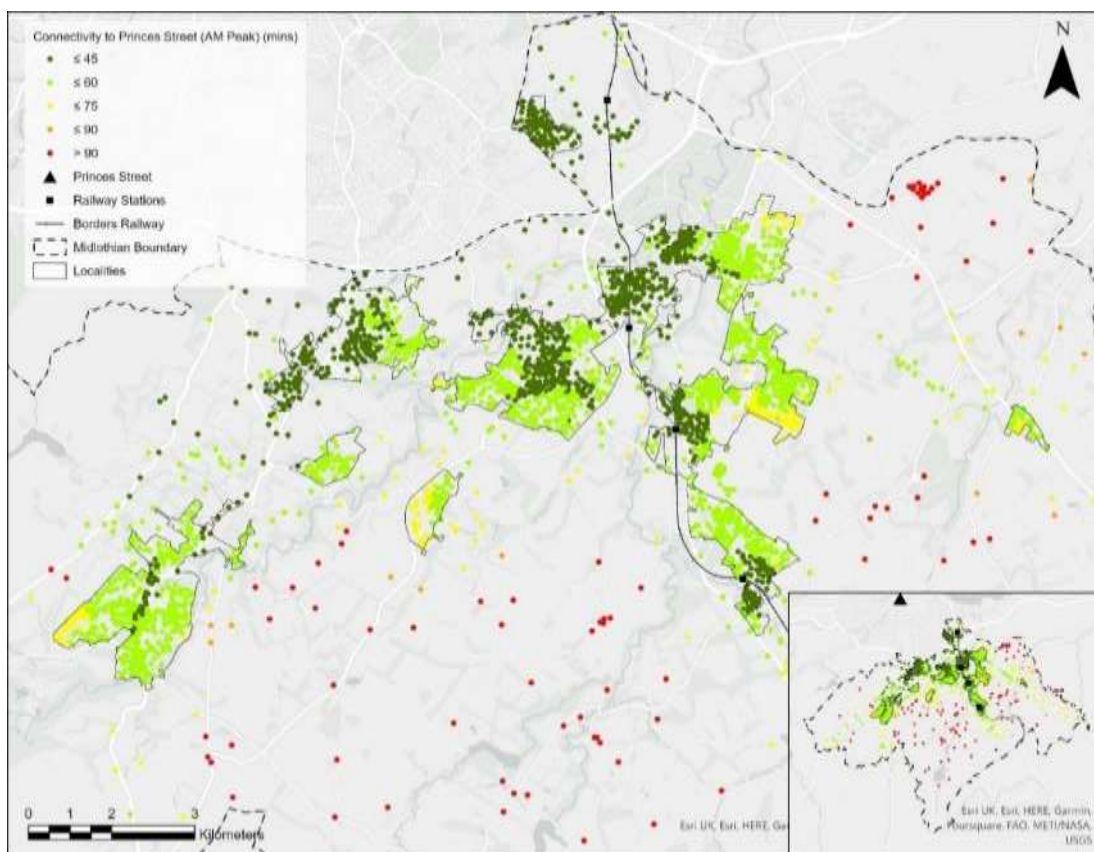


Figure 9.2: LTS Draft Case for Change Figure 6.1 – Connectivity to Edinburgh City Centre

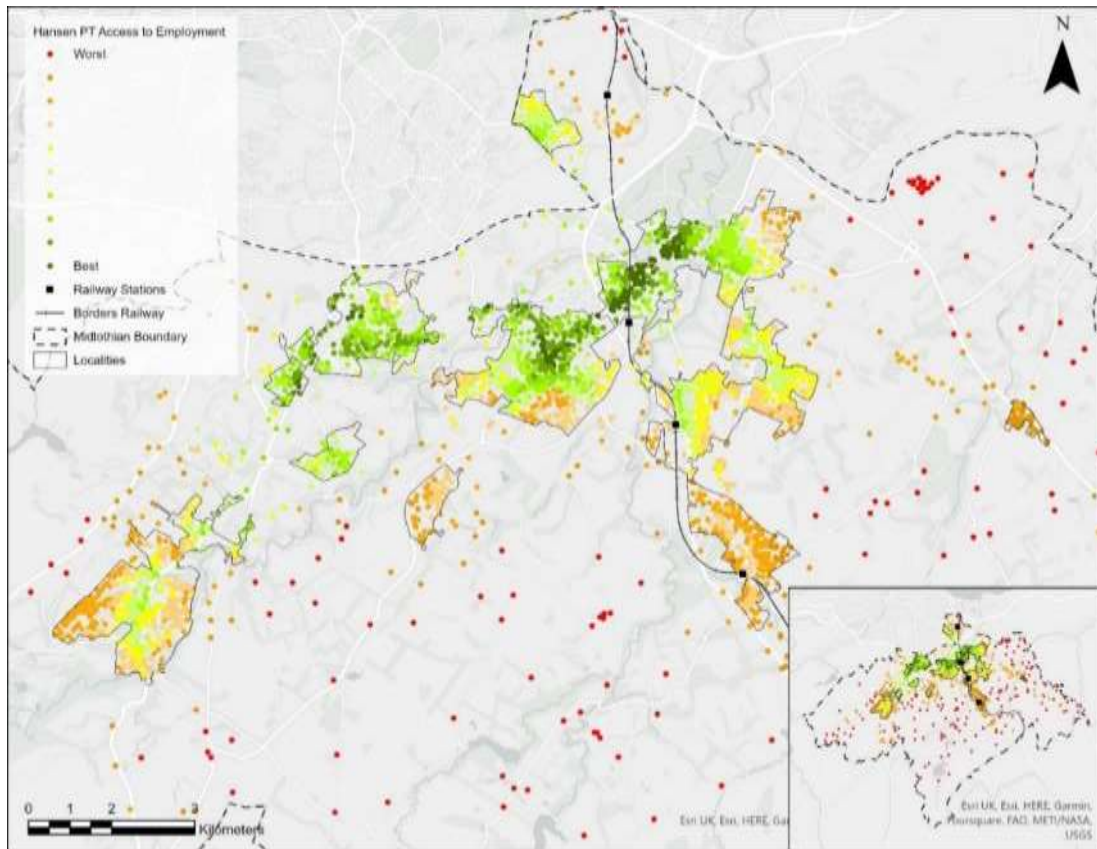


Figure 9.3: LTS Draft Case for Change Figure 6.2 – Connectivity to Employment

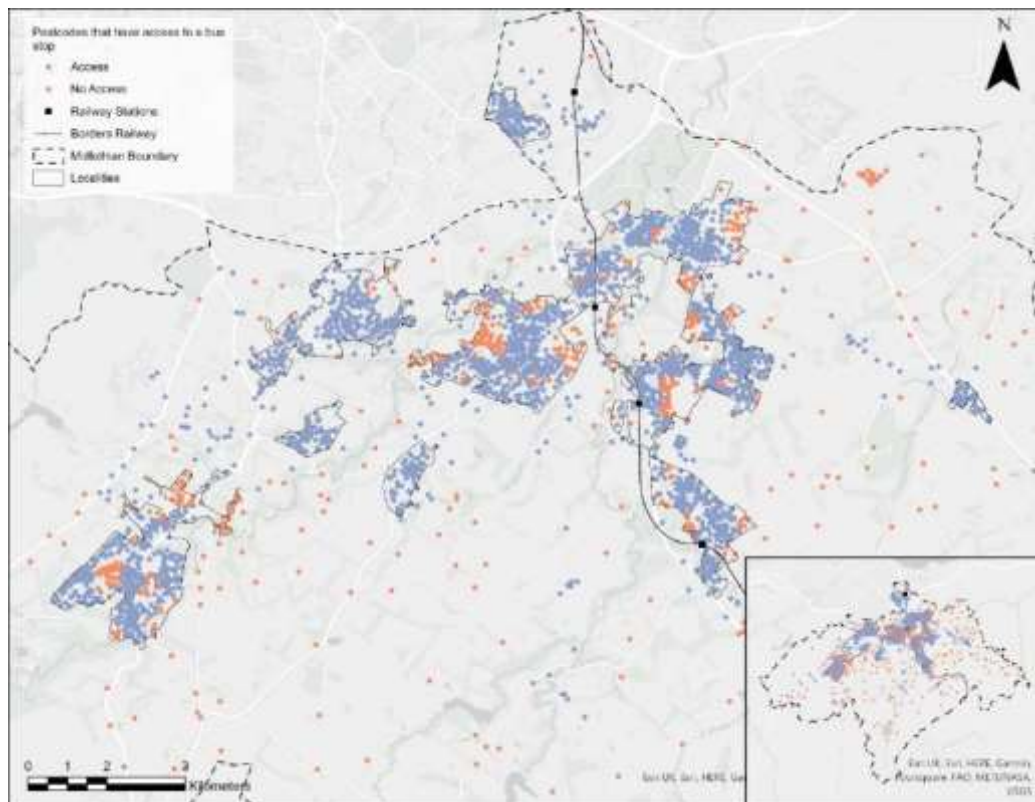


Figure 9.4: LTS Draft Case for Change – Postcodes with/without convenient access to bus stop

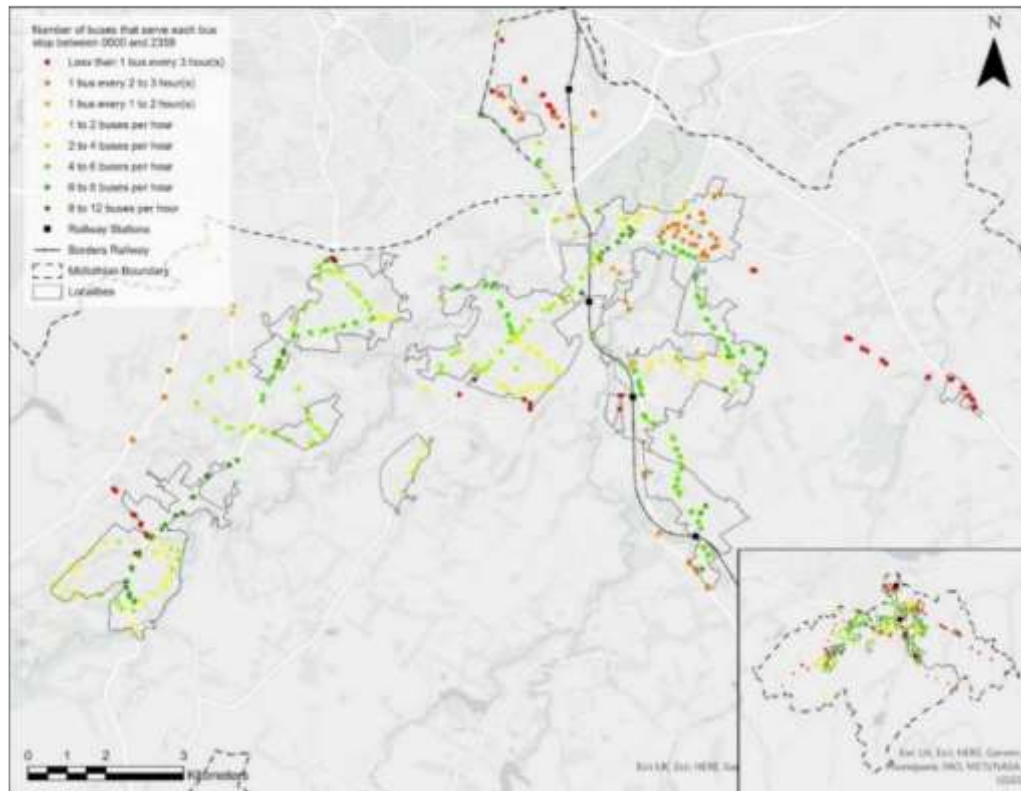


Figure 9.5: LTS Draft Case for Change Fig. 6.10 – Frequency of bus services by bus stop (weekday)

#### Rail Network

9.25. The draft LTS (**MC339**) highlights some key issues in relation to the rail network in Midlothian, as noted below.

- The east of Midlothian benefits from good rail links to Edinburgh via the Borders Rail Line with a relatively frequent service, long operating hours, and journey times which are quicker than the equivalent journey by car. There are, however, no rail links in the west of the local authority area.
- Overall, Eskbank is the busiest station in Midlothian, accounting for nearly 50% of the total number of passengers using the service from one of the Midlothian stations. This is followed by Newtongrange, Gorebridge, and Shawfair.
- Use of the Midlothian Borders Railway stations had been increasing since the stations opened in 2015. However, there was a sharp fall in numbers as a result of COVID-19. While station by station counts covering the post-COVID period are not currently available, national level datasets indicate that rail use has not yet returned to pre-COVID-19 levels.





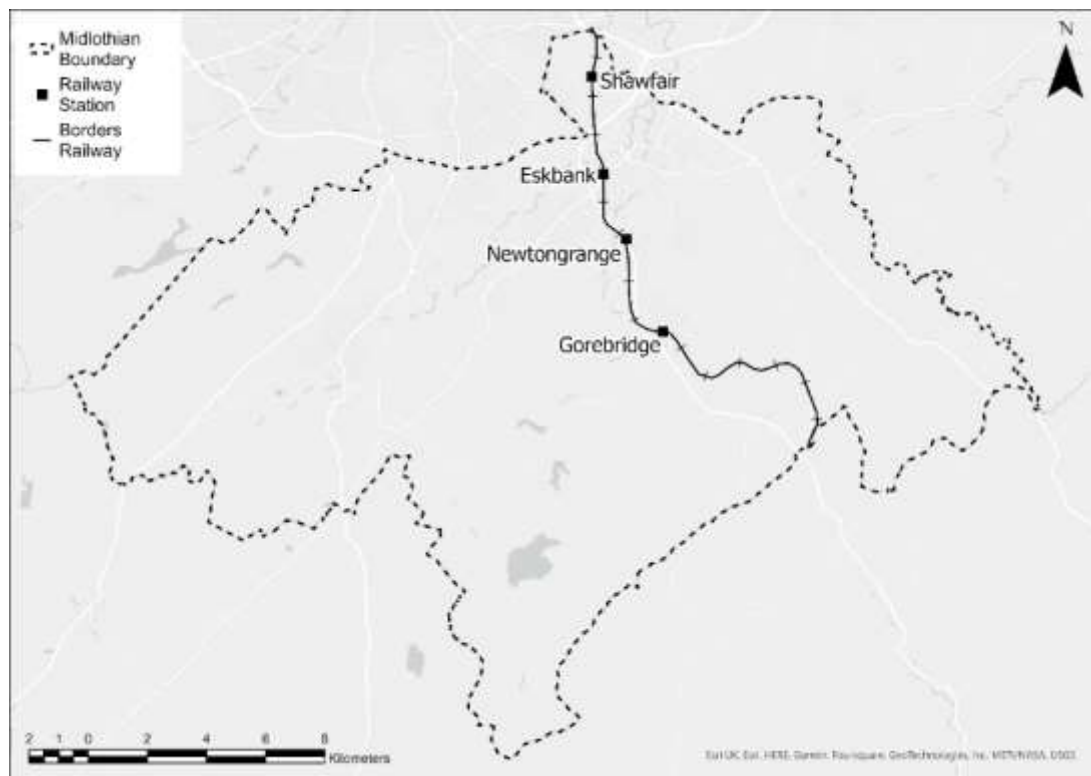


Figure 9.6: LTS Draft Case for Change Fig. 6.16 – Midlothian rail network

#### City Mobility Plan 2021-2030

9.26. The Edinburgh City Mobility Plan (2021) (**MC352**) commits to delivering sustainable, safe, and integrated mobility for Edinburgh over a 10-year period to 2030. Its vision is that:

*'Edinburgh will be connected by a safer and more inclusive net zero carbon transport system delivering a healthier, thriving, fairer and compact capital city and a higher quality of life for all residents.'*

9.27. The Plan outlines policy measures relating to movement and place. Key actions for delivery by 2025 include:

- A comprehensive mass rapid transit plan for the city and region will be completed. This will include new bus and tram systems, as well as enhanced interchange facilities. The strategic business case for a north south tram line will be agreed, linking Granton to the BioQuarter and beyond.
- A comprehensive new bus route network will be in place, with interchange hubs at gateways to the city centre.
- The plan for sustainable and 20-minute neighbourhoods will be starting to deliver, meaning fewer obstacles for pedestrians, ease of cycling through measures like filtered permeability, and less car dominated public spaces.

9.28. Key actions for delivery by 2030 include:

- The mass transit network, including tram, will have been extended west and beyond and will have been developed to connect the Waterfront in the north to the Royal Infirmary in the south and beyond.



- The city region's seven park and ride facilities will be upgraded to support fast and frequent public transport along strategic bus lanes and mass rapid transit routes travel from these interchanges into the city.
- Additional regional interchanges will have been developed where required. This will give people travelling to the city a better choice to leave their cars at these interchanges and travel around the city on a fast, efficient public transport network.
- Some arterial routes will be being used for mass commuting by bike.

#### Edinburgh Strategic Sustainable Transport Study (2021)

9.29. The City of Edinburgh Council commissioned the Edinburgh Strategic Sustainable Transport Study Phase 1 Summary Report (**MC370**) in early 2020 to establish a policy-led rationale for future mass transit in the city. The study considered ten corridors where transit could best support policy outcomes. Four were recommended for further consideration with two prioritised for further development in the near term. These are Granton to the city centre and onwards to the southeast quadrant of the city serving Edinburgh Royal Infirmary, BioQuarter and beyond.

9.30. Further analysis of the Granton and southeast corridors in Phase 2 Summary Report (**MC371**), establishing corridor specific objectives, assessing possible route options, and carrying out preliminary analysis to support the case for mass transit. Three options have been considered for the Southeast corridor and all are being taken forward for further analysis at the next stage of project development. These are:

- Option E1a – BioQuarter to Newcraighall via largely segregated route.
- Option E1b – BioQuarter to Sheriffhall via mixed on-street and segregated alignment.
- Option E1c – BioQuarter to Sheriffhall via Shawfair on segregated alignment.

#### **Existing Transport Infrastructure and Services – Rail**

9.31. A summary of railway infrastructure in Midlothian is noted below in Table 9.4.

Table 9.4 - Summary of railway infrastructure in Midlothian

Borders Railway line	The Borders Railway line was re-established in 2015 and provides 30 miles (48km) of new track and seven new stations. The line connects Edinburgh Waverley station and Tweedbank, Scottish Borders. Network Rail Scotland looks after Scotland's railway infrastructure, including the Borders railway line. The route can be viewed on the <a href="#">Network Rail network maps</a> . The Borders Railway was built as a largely single-track line with passive provision for electrification. The route includes three dynamic passing loops providing around 9 miles (15km) of double track which enables the provision of half hourly services.
Millerhill Railway Depot	MLDP 2017 site e25 (economic development allocation). Millerhill Railway Depot (previously referred to as the Millerhill Marshalling Yard). Engagement with Network Rail confirms that the site is home to several activities as noted below: <ul style="list-style-type: none"> <li>• It is a commercial freight yard providing stabling, maintenance and servicing for general freight trains.</li> <li>• The ScotRail Electric Multiple Unit (EMU) depot was opened in 2018. It was created as part of the Edinburgh to Glasgow Improvement Programme which included electrification of the railway and this new</li> </ul>



	<p>depot is for maintenance of the new electric trains (Electric Multiple Units (EMUs)).</p> <ul style="list-style-type: none"> <li>• The site is used as an infrastructure hub for Network Rail for stabling, making up and forwarding engineering trains for the whole of Scotland. For example, this includes loading/unloading sleepers and panels. It has also been identified as a suitable location for an Aggregate Handling Depot to load ballast and remove spoil from wagons.</li> <li>• Sleeper loading operations take place here.</li> <li>• The site is also a key through-route for freight trains from across Scotland.</li> </ul>
Borders Railway line stations	<p>There are four railway stations in Midlothian:</p> <ul style="list-style-type: none"> <li>• Shawfair, Eskbank, Newtongrange and Gorebridge</li> </ul> <p>Three stations are in the Scottish Borders:</p> <ul style="list-style-type: none"> <li>• Stow, Galashiels, and Tweedbank</li> </ul> <p>Three stations in City of Edinburgh</p> <ul style="list-style-type: none"> <li>• Waverley, Brunstane and Newcraighall</li> </ul> <p>Station locations can be viewed on the <a href="#">Network Rail stations map</a> and the ScotRail stations and facilities information in Table 9.5.</p>

Table 9.5 - Railway Stations and facilities within Midlothian (Borders Railway line – Edinburgh to Tweedbank)

	Shawfair Station (SFI)	Eskbank Station (EKB)	Newtongrange (NEG)	Gorebridge (GBG)
Address	9 Harlaw, off Old Craighall Road	Hardengreen Industrial Estate	23 Murderdean Road	Station Road
Post code	EH22 1SB	EH22 3NX	EN22 4PE	EH23 4JX
Platforms	2	1	1	1
Seated area	No	No	No	No
Waiting room	Yes. Shelter on platforms	Yes. On platform	Yes. On platform	Yes. Shelter on platform.
Wi-Fi	No	Yes	Yes	Yes
Accessibility	Category A station. Step-free access to both platforms	Category A station. Step-free access to single platform	Category A station. Step-free access to single platform	Category A station. Step-free access to single platform
Cycle storage spaces	20 stands	30 stands	20 stands	20 stands
Cycle storage sheltered	Yes	Yes	Yes	Yes
EV charge spaces	2	2	2	2
Disabled spaces	3	11	3	5
Car park spaces	53	248	53	73

9.32. The Borders Railway route, station locations and service timetable are summarised in Table 9.6 and Table 9.7.



Table 9.6 - Borders Railway route, station locations and service timetable

Borders Railway line route	The Borders Railway line was re-established in 2015 and provides 30 miles of new track and seven new stations. The line connects Edinburgh Waverley station and Tweedbank, Scottish Borders. The rail service is provided by ScotRail (diesel train stock).
Borders Railway line stations	Four stations are in Midlothian: <ul style="list-style-type: none"> <li>• Shawfair, Eskbank, Newtongrange and Gorebridge</li> <li>• Three stations are in the Scottish Borders: <ul style="list-style-type: none"> <li>• Stow, Galashiels, and Tweedbank</li> <li>• Three stations in City of Edinburgh <ul style="list-style-type: none"> <li>• Waverley, Brunstane and Newcraighall</li> </ul> </li> </ul> </li> </ul> Refer to Audit (Existing Transport Infrastructure – Rail) for further information relating to the Midlothian rail stations.

Table 9.7 - ScotRail timetables and routes – ScotRail timetable consultation

Service / timetable 2015 (original)	The Borders Railway service was established in 2015 as: <ul style="list-style-type: none"> <li>• 30-minute daytime (half-hourly service / 2 trains per hour)</li> <li>• 60-minute evening (hourly service / 1 train per hour)</li> </ul>
Service / timetable 2021 (consultation)	A national consultation (Fit for the Future) was undertaken in autumn 2021 in relation to rail timetables (including the Borders rail route). The consultation included reducing the Borders Railway service to: <ul style="list-style-type: none"> <li>• 60-minute daytime (hourly service / 1 train per hour)</li> <li>• 30-minute during peak periods only (half-hourly service / 2 trains per hour)</li> </ul>
Service / timetable 2022 and 2023 (current)	Following the consultation (Fit for the Future), ScotRail made the decision to reinstate as a trial: <ul style="list-style-type: none"> <li>• 30-minute daytime (half-hourly service / 2 trains per hour)</li> <li>• 60-minute evening (hourly service / 1 train per hour)</li> </ul> The timetable has been operating since May 2022. The demand for the service and how passengers are using the service are currently being monitored by ScotRail.

9.33. In the 'Fit for the Future' consultation (**MC372**), ScotRail proposed to continue to provide two trains per hour between Edinburgh and Tweedbank during peak hours and one train per hour for the rest of the day. However, it was proposed that through services between Tweedbank, South Gyle, and Glenrothes with Thornton will all terminate or start at Edinburgh Waverley. The Saturday timetable was proposed to increase to provide two trains per hour during the day. ScotRail received 434 responses from customers who travel on services between Edinburgh and Tweedbank. This compares to 74,000 passenger trips per month along the route in 2019. The most frequently mentioned topics were frequency (59%) and capacity (14%). There were specific comments about the time of the first arrival at Edinburgh and the frequency of services at the end of the traditional evening peak period. Following the consultation, ScotRail made a change to 'Fit for the Future' timetable in May 2022 and operate two trains per hour during the day, rather than just in peak periods.

9.34. Average seating occupancy on the Borders Railway route on a typical weekday in 2019 was 24% of seat miles provided, and with the same level of demand applied to the May



2022 timetable, that would reduce to 22%. Most services on this route will operate with six carriages during peak periods and three carriages outside these times. The reintroduction of two trains per hour during the day will be on a trial basis only to test how quickly off-peak demand recovers and grows beyond pre-pandemic levels. The time of the first service from Tweedbank to Edinburgh was reviewed for the December 2022 timetable, however the operation of an additional service is subject to there being sufficient traincrew available. There continues to be a significant amount of excess capacity with an average of 12.4 passengers per carriage over the past three periods (2022-23), compared to an average of 14.5 passengers per carriage for the same period pre-pandemic.

9.35. The Borders Railway service timetable (21 May 2023 – 9 December 2023) is summarised in Table 9.8. Tables 9.9 and 9.10 summarise rail passenger journeys to/from Midlothian and to/from specific Borders Rail stations between 2015 and 2022.

Table 9.8 - Borders Railway Service – [Current Timetable](#) (May 2023)

21 May – 9 Dec 2023	Southbound – Edinburgh – Newcraighall – Tweedbank (departures)					
	Monday – Friday		Saturday		Sunday	
Station	First train	Last train	First train	Last train	First train	Last train
Edinburgh	06:10	23:43	06:10	23:44	09:12	23:11
Shawfair	06:27	23:59	06:27	23:58	09:26	23:25
Eskbank	06:32	00:04	06:32	00:03	09:31	23:30
Newtongrange	06:35	00:07	06:35	00:06	09:39	23:33
Gorebridge	06:40	00:12	06:40	00:11	09:39	23:38
Galashiels	07:06	00:38	07:06	00:37	10:05	00:05
	Northbound – Tweedbank – Newcraighall – Edinburgh (departures)					
	Monday – Friday		Saturday		Sunday	
Station	First train	Last train	First train	Last train	First train	Last train
Tweedbank	05:49	23:19	05:49	23:19	08:48	22:47
Gorebridge	06:19	23:49	06:19	23:49	09:18	23:17
Newtongrange	06:22	23:52	06:22	23:52	09:21	23:20
Eskbank	06:25	23:55	06:25	23:55	09:24	23:23
Shawfair	06:32	00:03	06:32	00:02	09:28	23:28
Brunstane	06:39	00:14	06:39	00:09	09:36	23:37

Table 9.9 - Capacity – Rail passenger journeys (2015-16 to 2020-21) (MC373)

Start/End points (thousands) on journeys within Scotland – To/From/Within Midlothian

2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
285	533	637	680	656	77



Table 9.10 - Passenger journeys (thousands) to/from Borders Rail station 2015-16 to 2021-22

Station	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
City of Edinburgh							
Brunstane	166.0	162.1	177.3	178.1	171.8	30.3	78.8
Newcraighall	224.0	234.8	278.5	286.4	265.6	32.1	121.5
Midlothian							
Shawfair	13.2	22.2	31.6	41.1	46.5	6.7	27.6
Eskbank	128.3	274.8	338.9	367.0	364.5	45.4	159.0
Gorebridge	59.3	98.2	115.1	123.9	112.4	11.3	60.0
Newtongrange	86.4	141.6	157.0	154.2	139.2	13.9	75.6
Scottish Borders							
Stow	39.7	67.5	69.8	71.2	70.7	8.3	43.3
Galashiels	213.8	346.3	356.3	360.4	328.4	37.5	186.9
Tweedbank	300.6	436.2	437.0	443.8	420.2	38.5	203.7

### Existing Transport Services – Bus

9.36. The bus service providers, which operate in Midlothian are [Lothian Buses](#), [Borders Buses](#), [Prentice Buses](#), [Houston's Coaches](#) and [Lothian Community Transport Services](#).

9.37. Lothian Buses services and timetables are summarised in Table 9.11.

Table 9.11 - Lothian Buses Services (April 2024)

No.	Route	Midlothian destinations
<a href="#">Lothian Buses</a>		
3	Clovenstone – Mayfield	Dalkeith, Mayfield
4	Hillend – Queen Margaret University	Hillend
15	Waterloo Place – Easter Bush	Hillend, Easter Bush
29	Silverknowes – Gorebridge	Eskbank, Newtongrange, Gorebridge
X29	Gorebridge – Edinburgh	Newtongrange, Gorebridge
31	East Craigs – Bonnyrigg or Polton Mill	Lasswade, Bonnyrigg, Polton, Hopefield
X31	Rosewell – Edinburgh	Lasswade, Bonnyrigg, Rosewell
33	Wester Hailes – Millerhill	Danderhall, Sheriffhall Park and Ride, Millerhill
X33	Gorebridge – Edinburgh	Dalkeith, Easthouses, Mayfield, Newtongrange, Arniston, Gorebridge
37	Silverknowes – Penicuik Deanburn or Easter Bush	Straiton, Loanhead, Bilston, Roslin, Easter Bush, Penicuik
X37	Penicuik Deanburn – Edinburgh	Straiton, Bilston, Roslin, Penicuik
46	Rosewell – Musselburgh	Danderhall, Dalkeith, Eskbank, Bonnyrigg, Hopefield, Polton, Rosewell
47	Cammo – Penicuik Ladywood	Straiton, Bilston, Penicuik
47B	Cammo – Penicuik Ladywood via Easter Bush	Straiton, Bilston, Easter Bush, Penicuik
48	Gorebridge – Musselburgh	Danderhall, Dalkeith, Easthouses, Mayfield, Newtongrange, Gowkhill, Gorebridge



<u>Lothian Buses (East Coast Buses)</u>		
139	Dalkeith Campus – Midlothian Community Hospital	Eskbank, Dalkeith
140	Musselburgh – Penicuik	Dalkeith, Eskbank, Bonnyrigg, Lasswade, Loanhead, Bilston, Roslin, Penicuik
141	Musselburgh – Penicuik	Dalkeith, Eskbank, Bonnyrigg, Lasswade, Loanhead, Bilston, Easter Bush, Penicuik
<u>Lothian Buses (Night Bus)</u>		
N3	Haymarket – Gorebridge	Eskbank, Dalkeith, Easthouses, Mayfield, Newtongrange, Gowkshill, Gorebridge
N31	City Centre – Bonnyrigg	Lasswade, Bonnyrigg, Hopefield
N37	Silverknowes – Penicuik	Straiton, Loanhead, Bilston, Roslin, Penicuik

9.38. Other bus services and timetables are summarised below in Table 9.12.

Table 9.12 - Other Bus Services (Current at April 2024)

No.	Route	Midlothian destinations
<u>Borders Buses</u>		
51	Galashiels – Edinburgh	(A68 road) Fala, Pathhead, Edgehead, Dalkeith, Danderhall
X62	Galashiels – Edinburgh	(A701 road) Penicuik
X95	Hawick – Edinburgh	(A7 road) Middleton, Newtongrange, Eskbank, Danderhall
<u>Prentice Buses</u>		
111	Haddington – Edinburgh Royal Infirmary	Route runs to the north of Danderhall
<u>Houston's Coaches</u>		
101, 101A 102	Dumfries – Edinburgh	Silverburn, Penicuik, Flotterstone
<u>Lothian Community Transport Services</u>		
R1	Dalkeith – Bonnyrigg – Carrington – Temple – Gorebridge – Tesco (Eskbank)	Dalkeith, Bonnyrigg, Carrington, Temple, Gorebridge, Eskbank
R2	Dalkeith – Gorebridge – Bonnyrigg – Tesco (Eskbank)	Dalkeith, Gorebridge, Bonnyrigg, Eskbank
R3	Dalkeith – Danderhall – Newton Village – Millerhill – ASDA (The Jewel)	Dalkeith, Danderhall, Newton Village, Millerhill
R4	Dalkeith – Lasswade – Loanhead – Sainsburys and ASDA (Straiton)	Dalkeith, Lasswade, Loanhead
R5	ASDA (Straiton) – Bonnyrigg – Carrington – Temple – Gorebridge	Straiton, Bonnyrigg, Carrington, Temple, Gorebridge

### Proposed Transport Infrastructure and Services – Rail, Bus, and Tram

9.39. This section focuses on proposed transport infrastructure and services in Midlothian and adjacent local authority areas. Tables 9.13 to 9.15 summarise proposed rail, bus, and tram infrastructure. Tables 9.16 and 9.17 summarise proposed rail and bus services.



Table 9.13 - Proposed Transport Infrastructure – Rail

Location/Route	Opportunities
Borders Rail – Eskbank Station	Aspirational / medium timescale (4-6 years). Improved bus/train interchange facilities at Eskbank Station.
Borders Rail – Newtongrange Station	Aspirational / long timescale (7-20 years). Increased station length at Newtongrange Station and thus capacity on Borders Railway.
Extension of Borders Railway	The Borderlands Inclusive Growth Deal includes funding to develop a shared understanding of the benefits and challenges of options to extend the Edinburgh – Tweedbank Borders Railway to Carlisle. This will include undertaking feasibility work to further develop the business case for the reinstatement of the railway.
Track gauge	Network Rail have set out track gauging commitments in their Delivery Plan for Control Period 7 (2024-2029). Network Rail have defined Scottish Gauge based on the type of train fleet. The Borders Railway line is located within the Scottish Gauge route SG2 (Suburban and Inter-City Fleet).

Table 9.14 - Proposed Transport Infrastructure – Bus

Proposal / Aspiration	Detail / Timescale
Midlothian Orbital Bus – north/south routes	<p>Potential enhanced bus priority measures along key bus corridors in Midlothian:</p> <ul style="list-style-type: none"> <li>• A7 Gorebridge to A7 Danderhall</li> <li>• B6293 Eskbank to A772 Gilmerton Junction</li> </ul> <p>Study is funded through the Bus Partnership Fund (Transport Scotland). The study develops and assesses options to enhance bus priority on these corridors in order to reduce bus journey times and improve bus journey time reliability for trips within Midlothian and to neighbouring local authorities. Options may include:</p> <ul style="list-style-type: none"> <li>• bus priority lanes;</li> <li>• bus gates; and/or</li> <li>• traffic signal priority for buses at junctions.</li> </ul>
Midlothian Orbital Bus – east/west routes	<p>Potential enhanced bus priority measures along f key bus corridors in Midlothian:</p> <ul style="list-style-type: none"> <li>• A6094 Whitecraig to A6094 Eskbank</li> <li>• A6094 Eskbank to A701 Straiton</li> </ul> <p>The study is funded through the Bus Partnership Fund (Transport Scotland). The study develops and assesses options to enhance bus priority along these corridors in order to reduce bus journey times and improve bus journey time reliability for trips within Midlothian and to neighbouring local authorities. Options may include:</p> <ul style="list-style-type: none"> <li>• bus priority lanes;</li> <li>• bus gates; and/or</li> <li>• traffic signal priority for buses at junctions.</li> </ul>
Midlothian Bus Alliance	Scottish Government funded Midlothian Bus Alliance is addressing traffic congestion issues regarding:





	<ul style="list-style-type: none"> <li>• bus lanes;</li> <li>• parking restrictions; and</li> <li>• traffic signalling.</li> </ul>
Midlothian Bus Priority Corridors	Programmed/medium timescale (4-6 years).
Rapid Boarding Laybys – Penicuik	Aspirational/medium timescale (4-6 years). Cross boundary services linking to Roslin, Straiton, BioQuarter, Edinburgh city centre utilise the A701 corridor through Penicuik and journey time advantage can be gained through better boarding facilities.

Table 9.15 - Proposed Transport Infrastructure – Tram Route Extension Options

Option	Route from Edinburgh BioQuarter to	New infrastructure (metres)	Positive	Negative
E1a	Newcraighall	4,560m - Largely segregated route.	Serves BioQuarter and Fort Kinnaird. Opportunity to extend beyond Newcraighall station to serve Queen Margaret University.	Long and indirect route makes transit less attractive than bus.
E1b	Sheriffhall	3,100m - Mixed on-street and segregated alignment.	Direct route to Sheriffhall Park and Ride. Opportunity to extend to Dalkeith.	Does not provide interchange with Borders Railway. Does not serve the BioQuarter as well as other routes. Limited adjacent development. Extraction of existing bus passengers making current bus service provision unsustainable.
E1c	Sheriffhall via Shawfair	4,900m - Segregated alignment.	Supports major development. Best regional connectivity. Opportunity to extend to Dalkeith.	Option viability and feasibility dependent upon land use integration and multiple site/ owners.



Table 9.16 - Proposed Transport Services – Rail

Location / Route	Opportunities
Borders Railway Services	<p>Following consultation, ScotRail made the decision to reinstate the half-hourly daytime service as a trial and the timetable has been operating since May 2022. The demand for the service and how passengers are using the service are currently being monitored by ScotRail. There continues to be a significant amount of excess capacity with an average of 12.4 passengers per carriage over the past three periods, compared to an average of 14.5 passengers per carriage for the same period pre-pandemic.</p> <p>Should future demand warrant capacity enhancements, this would be subject to a business case to support any additional funding that would be required from the Scottish Government, however:</p> <ul style="list-style-type: none"> <li>• The Borders rail infrastructure would likely require to be upgraded to facilitate a more frequent service.</li> <li>• Options to run longer trains on the Borders rail route would be subject to available rolling stock.</li> </ul>
Borders Rail – Newtongrange Station	<p>Aspirational / long timescale (7-20 years). Increased station length at Newtongrange Station and thus capacity and services on Borders Railway.</p>

Table 9.17 - Proposed Transport Services – Bus

Location / Route	Opportunities
Orbital transport corridor/bus route	<p>The orbital transport corridor is primarily an urban area that surrounds the Edinburgh city boundary. Key settlements across this location include Newcraighall to the east, Straiton to the south and Gogar to the north. This corridor is dominated by road movement along the Edinburgh City Bypass (A720), which consists primarily of private vehicular travel and offers very little in terms of public transport movement.</p> <p>A key aspirational proposal is the Edinburgh Orbital bus route. This would create a cross-city link, which has been identified as an area with scope for improvement in terms of public transport provision across Edinburgh. Key sites identified to form part of the orbital bus route include existing Park and Ride sites at Straiton and Sheriffhall, alongside proposed sites such as Millerhill and Lasswade Road. Engagement with Lothian Buses during the development of the Evidence Report notes that the key to the success of this possible scheme is to link with the existing south Edinburgh orbital route to merge demand and produce a viable service at a frequent level. A stand-alone Midlothian via A720 city bypass may not succeed. Engagement with Midlothian Council confirms that there is an urgent need to address public transport links between Blindwells and the west of Edinburgh, with service connecting to the inner orbital through Midlothian (Dalkeith/ Gilmerton, or Loanhead/ Easter Bush/ Fairmilehead). There is no current or confirmed orbital bus project along A720. Indications from STPR2 are generally supportive of some trunk road use.</p>



Northern A7 shuttle service	<p>Aspirational/medium timescale (4-6 years). Northern A7 shuttle service infrastructure, linking Shawfair to Dalkeith town centre, plus Eskbank (Hardengreen) and Eskbank Toll (Community Hospital). A leader project to encourage public transport use and interchange across the boundary and support interface with tram mode from Edinburgh city centre.</p> <p>Specialised infrastructure for express shuttle services to improve journey times to the city centre. Requires initial feasibility and options appraisal. All sites within Midlothian but key to linking Scottish Borders, Midlothian, and Edinburgh.</p> <p>Engagement with Lothian Buses during the development of the Evidence Report notes the current no.46 service (Rosewell-Musselburgh). Lothian Buses note that any new service on this corridor will eliminate the current service. Rather than introduce a new idea, better to support and improve the current service. Lothian Buses note that 'shuttle service' may be the wrong description and 'frequent all day express/limited stop services' more accurately describes what is desired.</p> <p>Engagement with Midlothian Council confirms that if a northern direct A7 service similar to the previous route was viable and the City of Edinburgh Council side of the journey delivered better bus priority on road, and journey time reliability, then a reinstatement might be preferable to the no.46 service.</p>
Bonnyrigg new housing sites	Discussions ongoing with Lothian Buses regarding improved bus connections to MLDP 2017 Bonnyrigg housing sites Hs9, Hs10, Hs11 and Hs12.

### Summary of Stakeholder Engagement

9.40. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support 'Public Transport' is as follows:

- Public Engagement
- Children and Young People
- Local Place Plans
- Key Agency Group Corporate Workshops
- Midlothian Council Services
- Transport Infrastructure and Service Providers
- Key Agencies

### Public Engagement

9.41. Seven public drop-in sessions were held in public libraries across Midlothian. An online Place Standard survey was also conducted. A summary of the issues received on public transport is as follows:

#### Opportunities (train, tram)

- Regular train service (every 30mins), including evenings.
- Link train and bus tickets to allow use on both services. Combine contactless payment options.
- Tram to Penicuik, Loanhead, Roslin and Bilston.
- Re-open rails lines, link Penicuik.



Accessibility/Service (train)

- Infrequent, unreliable and get cancelled.

Opportunities/Investment (bus general)

- Service needs to be frequent and reliable. More buses, faster service, and increased frequency (every 15-30mins) would alleviate too many cars on the roads.
- Services need to be in place at early stage for new housing development. Prioritise public transport and active travel in new developments.
- More buses and more routes. Double decker buses at peak times. Smaller buses during quiet times.

Accessibility/Service (bus general)

- Positive comments (general) – frequent, regular, reliable bus and train services.
- Negative comments (general) – infrequent, unreliable, slow bus services with too many stops, crowded, fewer routes and services, poor evening service.
- Buses on some routes reduced from double to single decker.
- No bus services to new housing.
- Poor frequency to Edinburgh (including evenings). Services do not match the needs of commuters.
- Services outwith towns need to be improved. Lack of rural services.

Opportunities/Investment (bus routes)

- Auchendinny – service required.
- Edinburgh – more frequent and express buses to/from Edinburgh (commuting to work, and night buses).
- Midlothian settlements (rural) – link and connect the rural villages. Consider community buses and shuttle buses. Include Demand Response Transport (DRT).
- Midlothian settlements – link with a circular route between settlements and town centres. Develop east-west bus routes. Access new housing and community hospital.
- Midlothian settlements (local) – Develop local, short distance services between settlements.

Opportunities/Investment (infrastructure)

- Develop Straiton Park and Ride as a transport hub.
- Use Tesco Interchange (Eskbank) as a hub for buses.
- Improve bus shelters with new enclosures and more benches. Ensure bus stops are clear and well lit.
- Use A7 road and Edinburgh City Bypass (A720) for bus services.

Opportunities / Investment (specific links)

- Rail stations – develop shuttle bus service to link Midlothian settlements to Borders Rail stations (including Eskbank and Gorebridge stations).
- Retail – Link to retail centres – Straiton, Gyle, Fort, Hermiston Gait.
- Hospital / Airport – regular direct services to Edinburgh Royal Infirmary and Edinburgh Airport.
- Link and enhanced access to Vogrie Country Park.
- Link to Haddington via Gorebridge.

Condition / Safety (general)

- Anti-social behaviour. Teenagers gather on buses/ routes. Buses do not feel safe. Police presence required.
- Poor condition and lighting of bus stops.
- Eskbank railway station – isolated, safety concerns.



- Pedestrian access not safe from Auchendinny for the 37, 47, 141 and X62 services.
- Recent bus service cuts could lead to isolation.
- Particularly in rural villages, access issues due to unsafe pedestrian routes and lack of pavements.
- Long walks to bus stops. Unsafe road crossings for pedestrians.

#### Opportunities / Investment (bus route specific)

- 15 – reintroduce the service to Penicuik and include night bus.
- 31 – direct the route to Edinburgh via Eskbank, Dobbies and Royal Infirmary.
- 31 – link Bonnyrigg and Poltonhall. Connect to Rosewell.
- X33 – revise timetable for better Sheriffhall connections.
- 37 – run more direct and express services. Better timetabling.
- 47 – run more direct and express services. Better timetabling.
- 48 – restore the service to every 20mins. Double decker buses required.
- 51/52 – increase service to minimum every 30mins, and evenings.
- 339 – reinstate the Borders Buses service (Gorebridge – Eskbank Toll).

#### Accessibility / Service (bus route specific)

- 3 – removal of access to Dalkeith Campus is an issue. Only a local circular service option.
- 15 – removal of the service is an issue. Every 60mins is not frequent enough. No longer goes to Penicuik, Roslin or Loanhead.
- 29 – frequency issues.
- 31 – needs to be improved.
- 33 – removal of the service is an issue.
- 37 – poor service.
- 46 – new service infrequent (every 30mins). Inadequate, busy, and late.
- 47 – removal of the service is an issue.
- 48 – frequency issues, not a good service.
- 49 – the removal of this service is an issue, regarding access to Royal Infirmary and direct access to Edinburgh.
- 51/52 – good option bus but expensive and infrequent (90mins). Crucial service. Isolated villages if service stops.
- 140/141 – unreliable and infrequent (every 60mins).

### **Children and Young People**

9.42. The Children and Young People Participation Report (**MC170**) provides more information on how the views of children and young people were gathered and a summary of comments received. In summary, the key comments in relation to public transport were:

- The free bus pass for children and young people is greatly appreciated.
- Some younger children feel unsafe on buses.
- Some respondents lived near bus stops which was viewed as a positive, and others who had to walk further for public transport noted this as a negative aspect of where they lived.
- Buses do not run at times suitable for school times or for young people working shifts (early morning/late at night).
- Some respondents need to cross the A7 to access bus stop to Edinburgh. They feel unsafe as there is no crossing, and the road is busy.
- Most people engaged with would be given lifts or young people with cars would drive.



### Local Place Plans

9.43. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by communities in relation to public transport are as follows:

#### Bonnyrigg and District (MC219)

- Linked bus services – Address missing link and connect Rosewell with the Lasswade Centre and Hopefield development.

#### Damhead and District (MC220)

- Promote a safe environment through a safe efficient public transport system.

#### Eskbank and Newbattle (MC221)

- Improve local bus routes and connections to Eskbank railway station.
- Improve bus services and commuting links to Edinburgh.

#### Gorebridge (MC222)

- Improve bus and train services.

#### Mayfield and Easthouses (MC223)

- Significant concerns regarding public transport and a highlighted desire for improvement.

#### Newtongrange (MC224)

- Multi-modal transportation planning.
- Accessibility and inclusivity.
- Public awareness campaigns.
- Environmental considerations.
- Funding.
- Regular updates to the community

#### Rosewell and District (MC225)

- Aim to redesign the transport infrastructure to connect to Midlothian and Edinburgh and include safe walking routes around Rosewell village.

#### Roslin and Bilston (MC226)

- Buses are unreliable as well as a limited variety of bus routes.
- All infrastructure deficits must be addressed as a priority. In these circumstances, there must be no question of giving consideration at the present time to any more new residential development at Bilston and Roslin.

### Key Agencies Group Corporate Workshops

9.44. Feedback from the corporate workshops on public transport was as follows:

#### Strengths and Assets

- Borders railway connections / access to train line.
- Strategic road and rail connections north and south.
- Proximity to local and national road network / links.

#### Drivers for Change

- Increased congestion.
- NPF4 emphasis on infrastructure and reuse.
- 20% reduction in car kms ambition.

#### Opportunities

- Expand public transport corridors.
- Sustainable transport.
- Improve east-west transport connections.



- Expand orbital connections (east/ west).
- Improved public transport connections / less car-based commuting.
- Work with Lothian Buses to improve public transport provision.
- Concentrate development around rail and public transport.
- Expand rail offer.
- Improving road and rail infrastructure.
- 20-minute neighbourhoods.

#### Challenges

- Public perception and opinion on a shift towards more sustainable forms of travel.
- Negative publicity on 20-minute neighbourhoods and local living concepts.
- Improving public transport.
- Lack of cross county bus routes.
- Lack of infrastructure to cope with population growth.
- Infrastructure has not kept pace with development.

#### Corporate Workshop – Midlothian within nation

- Opportunity – geographic location to road and rail network and airport.
- A 'strategic connection' hub.
- Major public transport connections have to go through Edinburgh.

#### Corporate Workshop – Midlothian within region

- Integrated regional transport.
- Cross boundary transport opportunity – particularly on bypass corridor.
- Opportunity to increase connectivity to the Borders.
- People travelling from Midlothian to work in Edinburgh.
- Growth of Edinburgh within Scotland impacts on all infrastructure.
- Opportunity for cross boundary working on projects.
- Look towards connections to future ferry terminals.
- Bus routes being withdrawn across authority areas.
- Reliance on Borders Buses serving Midlothian communities.
- Poor public transport connections to Gyle and Edinburgh Airport.
- Low quality public transport provision (East Lothian and Midlothian).
- Public transport to Midlothian and journey times and access to other parts of the region.
- Train service from Penicuik side would link Borders and Edinburgh.
- Expansion of tram network into Midlothian.
- Improved regional rail connectivity.

#### **Midlothian Council Services**

9.45. The Council is developing relevant strategies including Local Transport Strategy, Active Travel Strategy, Electric Vehicle Strategy and Parking Standards, of which planning officers have been involved. Engagement has also been had with the Council's Sustainable Transport and Roads teams. Comments received have been incorporated into this chapter.

#### **Transport Infrastructure and Service Providers**

9.46. Engagement was undertaken with Network Rail, ScotRail and Lothian Buses. Comments received have been incorporated into this chapter. Attempts have been made to liaise with Borders Buses, but no response was received.



### Summary of Implications for the Proposed Plan

#### Public Transport – National and Regional Strategy and Policy Priorities

- 9.47. The Midlothian Local Development Plan 2 (MLDP2) spatial strategy and policy will be informed by relevant national, regional, and local level strategies, objectives, policies, infrastructure plans, and hierarchies, as noted below. MLDP2 should be based on an integrated infrastructure first approach and set out the infrastructure requirements to deliver the spatial strategy.
- 9.48. Consideration will be needed on how and to what extent NPF4 policy 13 (Sustainable Transport) replaces MLDP 2017 policy TRAN1 (Sustainable Travel). MLDP2 will be informed by the NPF4 National Spatial Strategy (spatial principles) – just transition, conserving and recycling assets, local living, compact urban growth, rebalanced development, and rural revitalisation.
- 9.49. NPF4 National Development 6 (Urban Mass/ Rapid Transit Networks) and National Development 18 (High Speed Rail) will inform the MLDP2 spatial strategy. As noted in the NPF4 Regional Spatial Priorities, the extension of the Edinburgh Tram network provides an opportunity to reduce levels of car-based commuting, congestion, and emissions from transport. MLDP2 will need to consider how it might address possible tram network extensions from Edinburgh to Midlothian.
- 9.50. MLDP2 will be informed by the NTS2 (**MC352**) sustainable investment and travel hierarchies – reduce the need to travel and promote active travel and public transport over private car use for the movement of people. MLDP2 will be informed by the STPR2 Transport Planning Objectives and Final Recommendations (**MC353**). Investment in infrastructure and services in line with the sustainable investment and travel hierarchies is required. Public transport, including the bus network, will play an important role in decarbonisation and developing linkages to the rail system.
- 9.51. MLDP2 strategy and policy will be informed by the NTS2 priorities to reduce inequalities, take climate action, and deliver inclusive economic growth. This includes removing barriers to public transport connectivity and accessibility, and ensuring access by sustainable travel to employment, education, and training locations.
- 9.52. STPR2 Final Recommendations regarding ‘Enhancing access to affordable public transport’, ‘Decarbonising transport’ and ‘Strengthening strategic connections’, will inform MLDP2.
- 9.53. MLDP2 will be informed by the Route map to 20% reduction in car kms by 2030 (**MC354**) including the delivery of 20-minute neighbourhoods, improved town centres, safer speed limits on appropriate roads, and investment in bus transport and rail network.
- 9.54. The MLDP2 strategy and policy will be informed by the SEStran Regional Transport Strategy 2035 (**MC347**) objectives for the southeast of Scotland region:
- transitioning to a sustainable, post-carbon transport system.
  - facilitating healthier travel options.
  - transforming public transport connectivity and access.





- supporting safe, sustainable, and efficient movement of people and freight across the region.

## Bus

- 9.55. Engagement in the form of Place Standard Surveys (online) outlined negative responses (c.60%) regarding the topic of public transport. Recurring comments and opportunities, which were received and require to be addressed include:
- Bus services need to be more frequent, direct, and reliable.
  - Provide more bus services to Edinburgh, including express services.
  - Provide bus services to Edinburgh Royal Infirmary, retail parks and Country Park locations.
  - Provide bus links and shuttle services to Borders Rail stations.
  - Link Midlothian towns and villages via a circular bus route service. Develop east-west routes.
  - Link and connect rural villages and provide community buses and short distance services.
  - Improve pedestrian access to bus stops, improve lighting and the condition of bus stops.
- 9.56. MLDP2 will be informed by the current Workforce Mobility Project 2024 (**MC366**), which will provide the opportunity to optimise the public transport network and cater for a new demand that supports a viable alternative to car use. The data can inform MLDP2 and identify where housing development can take place to maximise the use of existing assets and supplement existing travel demand to justify transport and infrastructure investment.
- 9.57. MLDP2 strategy and policy will be informed by the Infrastructure Investment Hierarchy and the Infrastructure Investment Plan for Scotland (MC355), including transmission to zero-emission buses, and improved bus priority infrastructure.
- 9.58. As outlined in the Midlothian Orbital Bus Study (**MC367**), problems associated with the bus network in Midlothian include:
- Poor public transport accessibility between Midlothian, East Lothian, and West Edinburgh.
  - Congestion and delays to bus services in Midlothian where routes intersect the dominant north-south traffic flows on the main arteries to and from Edinburgh.
  - Constrained bus movements and routing options in western Midlothian due to a lack of suitable infrastructure for east-west connectivity between Loanhead, Straiton and Lothianburn.
  - Public transport, particularly rail, between East Lothian and Edinburgh city centre was already at capacity pre-COVID-19 and accessibility to other destinations is limited.
  - Rapid growth and development in Midlothian, East Lothian and West Edinburgh will add pressure to the transport network.
- 9.59. As outlined in the Midlothian Orbital Bus Study (**MC367**), opportunities identified with the bus network in Midlothian include:
- Potential to improve east-west connectivity by public transport and encourage development of new bus services.
  - Opportunity to increase public transport accessibility through improved punctuality and reliability of bus services in Midlothian.



- Contribute to National Transport Strategy objectives.
- Greater partnership working between bus operators and local authorities to the benefit of bus passengers and residents in Midlothian.

9.60. MLDP2 will be informed by the Midlothian Orbital Bus Study and bus priority and infrastructure options along the four study corridors:

- Corridor 1 – A6094 Whitecraig to A6094 Eskbank;
- Corridor 2 – B6392 Eskbank to A772 Gilmerton Junction;
- Corridor 3 – A7 Gorebridge to A7 Danderhall; and
- Corridor 4 – A6094 Eskbank to A701 Straiton.

9.61. MLDP2 will be informed by the emerging Midlothian Local Transport Strategy (**MC349**), including public transport accessibility and connectivity options. Priorities include reducing the need to travel unsustainably and the delivery of new and improved public and active travel connections between the planned new developments and key trip attractors. The LTS Draft Case for Change highlights Tier 3 data zones with high levels of deprivation and poor levels of connectivity. Locations identified in need of potential intervention and improved access to services include those within Penicuik, Loanhead, Danderhall and Dalkeith.

#### Rail

9.62. Engagement with Network Rail and ScotRail confirms that the Borders Railway was built as a largely single-track line with passive provision for electrification. The route includes three passing loops providing around 9 miles (15km) of double track which enables the provision of half hourly services. Should future demand warrant capacity enhancements, this would be subject to a business case to support any additional funding that would be required from the Scottish Government, however:

- The Borders rail infrastructure would likely require to be upgraded to facilitate a more frequent service.
- Options to run longer trains on the Borders rail route would be subject to available rolling stock.

9.63. MLDP2 will be informed by aspirational medium and long-term rail developments, including improved bus and train interchange at Eskbank Station; increased station length at Newtongrange Station and thus capacity; options to extend Borders Railway to Carlisle.

9.64. MLDP2 will be informed by the Rail Services Decarbonisation Action Plan (**MC374**) and the electrification of rail infrastructure. The Action Plan outlines a programme for the Borders Railway route, which includes an electrified network by 2035 and 2045. The Action Plan notes that Network Rail has commenced design development work on several electrification schemes to connect and consolidate the electrification of lines in central Scotland. In some instances, this will enable the relocation of rolling stock to assist with pressure points elsewhere on the network. These schemes have been agreed across the industry as being the most appropriate for initial activity and include the Borders Railway passenger line.

9.65. MLDP2 will be informed by the Sustainable Travel to Stations Strategy (**MC359**) to grow the number of sustainable transport journeys to and from local neighbourhoods to railway



stations, and better integrate railway stations into the communities they serve. MLDP2 will be informed by the 2030-2035 targets to increase walking, wheeling, cycling and bus trips to the railway stations and the necessary outputs, including the delivery of 20-minute neighbourhood priorities, and improved conditions and connectivity for active and sustainable travel.

- 9.66. Network Rail recommend that MLDP2 consider parking allocations at the Midlothian train stations and the need to make ensure stations are integrated with active travel infrastructure. ScotRail recommend that MLDP2 address access to train stations via active travel; that consideration of footpaths, cycle paths and access to stations needs to be undertaken at the earliest stage in the development process and that travel to stations by active travel should be prioritised over travel by car. MLDP2 will need to consider these matters and the impact of proposing and building residential development near train stations. Network Rail recommend that MLDP2 consider the Millerhill Railway Depot as a Strategic Transport site.
- 9.67. The Network Rail Design Manuals (**MC360** and **MC361**) will inform MLDP2 strategy and policy regarding the Midlothian railway stations and local areas at Shawfair, Eskbank, Newtongrange, Gorebridge.

#### Tram

- 9.68. MLDP2 will consider the Edinburgh City Mobility Plan (**MC352**), including the potential for, and implications of, a southern tram line to the Edinburgh Royal Infirmary and BioQuarter and beyond to Midlothian.
- 9.69. MLDP2 will also consider the Edinburgh Strategic Sustainable Transport Study (**MC370**), including options for Edinburgh Tram route development:
- Option E1a – BioQuarter to Newcraighall via largely segregated route.
  - Option E1b – BioQuarter to Sheriffhall via mixed on-street and segregated alignment.
  - Option E1c – BioQuarter to Sheriffhall via Shawfair on segregated alignment.
- 9.70. Engagement in the form of Place Standard Surveys (**MC011**) also requested the consideration of tram and rail links to west Midlothian.

#### Mobility Hubs / Transport Interchange

- 9.71. The Cycling Action Plan for Scotland (**MC358**) seeks to improve integration of active travel and public transport. MLDP2 placemaking may address this through partnership working with key agencies and stakeholders, and cycle infrastructure proposals, including improved links to transport interchanges and cycle facilities.
- 9.72. MLDP2 will be informed by the Mobility Hubs Strategic Study (2020) (**MC368**) and the demand and need for hubs in the region, including:
- Large interchanges / city hubs – Shawfair new town.
  - Transport corridor / linking hubs – Sheriffhall park and ride, Eskbank rail station.
  - Small market town / village hubs – Penicuik and Dalkeith town centres, Gorebridge and Newtongrange rail stations.



- 9.73. MLDP2 will be informed by the Edinburgh City Mobility Plan (**MC365**), including:
- interchange hubs at gateways to the city centre.
  - upgraded park and ride facilities to support public transport.
  - development of additional regional interchanges.
- 9.74. Engagement in the form of Place Standard Surveys (**MC011**) noted opportunities in relation to mobility and connectivity:
- Develop public transport hub areas.
  - Prioritise public transport and active travel in new developments and include in the early stages of development.

### Developer Contributions

- 9.75. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:
- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
  - facility deficiencies resulting from or exacerbated by the new development;
  - affordable housing;
  - transport and active travel infrastructure;
  - protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
  - site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
  - percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

- 9.76. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

- 9.77. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence

- 9.78. Transport Scotland, Network Rail and Lothian Buses have reviewed this chapter and are content with the evidence and its findings – subject to the evidence gaps noted above.



**Evidence Disputes with Stakeholders**

9.79. None.

**Information Gaps/Uncertainties**

- 9.80. Key stakeholders have identified some evidence gaps in this chapter. Transport Scotland note additional sources of evidence on the use of rail stations and the rail network (Rail Data Marketplace), which is beneficial for the chapter.
- 9.81. Network Rail note that one source of information missing from the chapter, which would be useful in assessing constraints for future development opportunities are the locations of railway bridges and level-crossings:
- List and location of all railway bridges in Midlothian.
  - List and location of all railway level-crossings in Midlothian.
  - List of accident 'hotspot' level-crossings in Midlothian.
- 9.82. This could help identify where upgrades in association with new development may be required, e.g. through developer contributions, or where there are constraints which cannot be readily overcome. Network Rail can collate this information for the Evidence Report submission and MLDP2 Proposed Plan development.
- 9.83. These evidence gaps can be addressed. The Council considers it can proceed to preparation on MLDP2 Proposed Plan on the information collected.



## Topic 10: Roads

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district (including transport systems),</li> <li>• (e) how that infrastructure is used.</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u></p> <p>Have regard to:</p> <ul style="list-style-type: none"> <li>• (e) (vii) any regional transport strategy,</li> <li>• (e) (viii) any local transport strategy.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 13:</p> <ul style="list-style-type: none"> <li>• LDPs should prioritise locations for future development that can be accessed by sustainable modes. The spatial strategy should reflect the sustainable travel hierarchy and sustainable investment hierarchy by making best use of existing infrastructure and services.</li> <li>• LDPs should promote a place-based approach to consider how to reduce car-dominance. This could include low traffic schemes, shared transport options, designing-in speed controls, bus/cycle priority, pedestrianisation and minimising space dedicated to car parking. Consideration should be given to the type, mix and use of development; local living and 20-minute neighbourhoods; car ownership levels; the accessibility of proposals and allocations by sustainable modes; and the accessibility for users of all abilities.</li> <li>• LDPs should be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. Plans should be informed by evidence of the area's transport infrastructure capacity, and an appraisal of the spatial strategy on the transport network. This should identify any potential cumulative transport impacts and deliverable mitigation proposed to inform the plan's infrastructure first approach. Where there is likely to be an impact on the trunk road or rail network, early engagement with Transport Scotland is required.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
Links to Evidence	<p><b>MC263</b> Information Note: Roads  <b>MC276</b> Audit of Infrastructure and Services  <b>MC349</b> Midlothian Local Transport Strategy (Draft) 2024  <b>MC375</b> Midlothian 20mph Speed Limit Review  <b>MC365</b> Edinburgh City Mobility Plan  <b>MC376</b> SEStran Regional Park and Ride Strategic Study – Final Report  <b>MC377</b> List of Public Roads in Midlothian  <b>MC378</b> Midlothian Map with Road Numbers  <b>MC355</b> Infrastructure Investment Plan for Scotland  <b>MC347</b> SEStran Regional Transport Strategy  <b>MC348</b> Draft Midlothian Active Travel Strategy  <b>MC352</b> National Transport Strategy 2  <b>MC358</b> Cycling Action Plan for Scotland 2017  <b>MC379</b> Development Planning and Management Transport Appraisal Guidance (DPMTAG)</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>• SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 1: Climate Change, Mitigation and Adaptation</li> <li>• Topic 8: Active Travel</li> <li>• Topic 9: Public Transport</li> <li>• Topic 15: Design, Quality and Place</li> <li>• Topic 16: Local Living and 20 Minute Neighbourhoods</li> <li>• Topic 22: Health</li> <li>• Topic 29: Local Place Plans</li> </ul>
Summary of Evidence	
<p>No disputes with stakeholders have been identified in the preparation of this chapter of the Evidence Report but an information gap has been identified.</p>	



### Purpose and Scope of Chapter

10.1. This chapter focuses on Roads. The Council considers it has undertaken thorough engagement with stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Regional Transport Strategy
- Local Context
- Existing Road Infrastructure
- Proposed Road Infrastructure

### **Regional Transport Strategy**

10.2. The approved SEStran 2035 Regional Transport Strategy (RTS) (**MC347**) provides the framework and a direction for transport in the southeast of Scotland area covered by the eight partner local authorities: The City of Edinburgh, Clackmannanshire, East Lothian, Falkirk, Fife, Midlothian, the Scottish Borders, and West Lothian. The RTS vision has been developed to reflect new national, regional, and local policy priorities:

*'A South-East of Scotland fully integrated transport system that will be efficient, connected and safe; create inclusive, prosperous, and sustainable places to live, work and visit; be affordable and accessible to all, enabling people to be healthier; and delivering the region's contribution to net zero emissions targets.'*

10.3. The RTS outlines four Strategy Objectives which provide a transformative strategic framework for the RTS to provide a step change for transport in the region. These are set out below:

- Transitioning to a sustainable, post-carbon transport system
- Facilitating healthier travel options
- Transforming public transport connectivity and access across the region
- Supporting safe, sustainable, and efficient movement of people and freight across the region

### **Local Context**

10.4. This section outlines the local road network in Midlothian, including traffic journeys within the region.

### Midlothian Local Transport Strategy (Draft Case for Change)

10.5. The Midlothian Local Transport Strategy (**MC349**) is currently being developed. The Draft Case for Change Report includes:

- Stage 1 – Analysis of transport problems and opportunities.
- Stage 2 – Setting outcomes.

10.6. The LTS (**MC339**) chapter 7 provides a baseline of the roads network in Midlothian and considers the potential problems around road-based travel. These include issues related to road journey quality, times, and safety:

- Volume of traffic on Midlothian roads.
- Congestion caused by high traffic levels.
- Issues further pronounced with projected population growth if accompanied by increased road traffic.
- Routine congestion during peak times around A720 Edinburgh City Bypass junctions.





- Congestion blocking back onto other roads, particularly A720 Edinburgh City Bypass blocking back onto north-south routes.
- Junction layouts at accident hotspots (e.g. A703/ A702; Leadburn).
- Roads surface conditions and level of road maintenance.

Figures 10.1 and 10.2 provide an overview of the routes of A and B category roads in Midlothian and AADT counts on key routes, respectively.

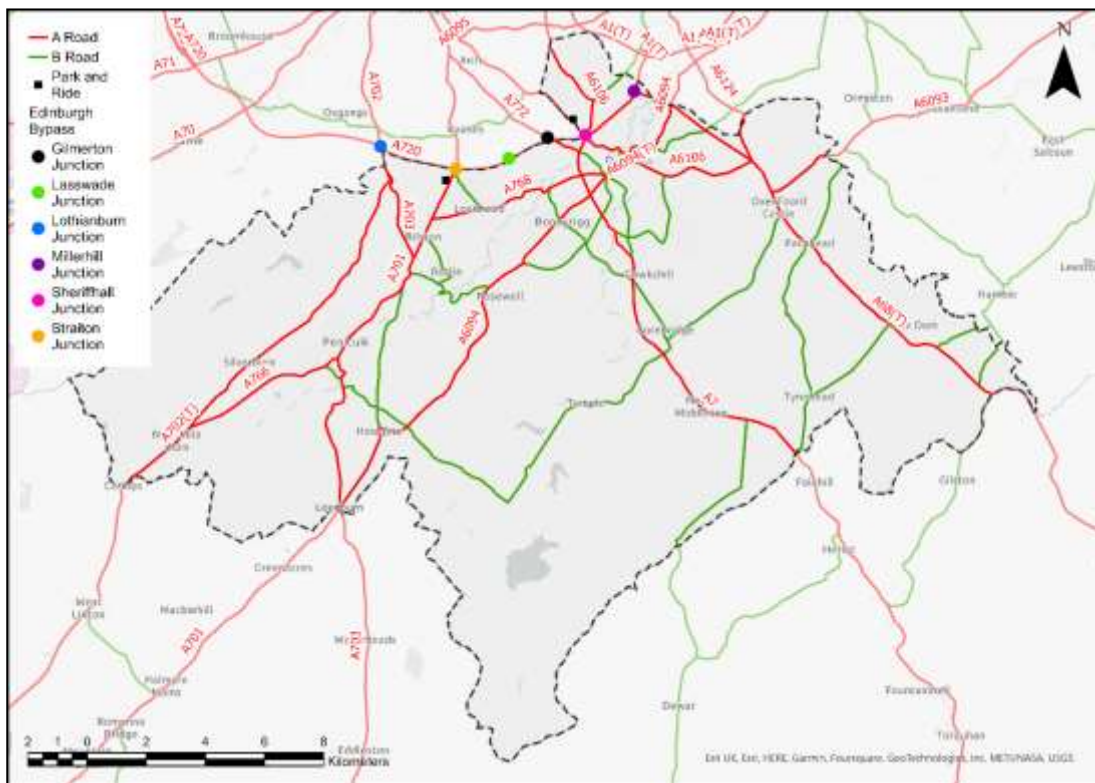


Figure 10.1 - LTS Draft Case for Change Figure 7.1 – Midlothian A and B Road Overview

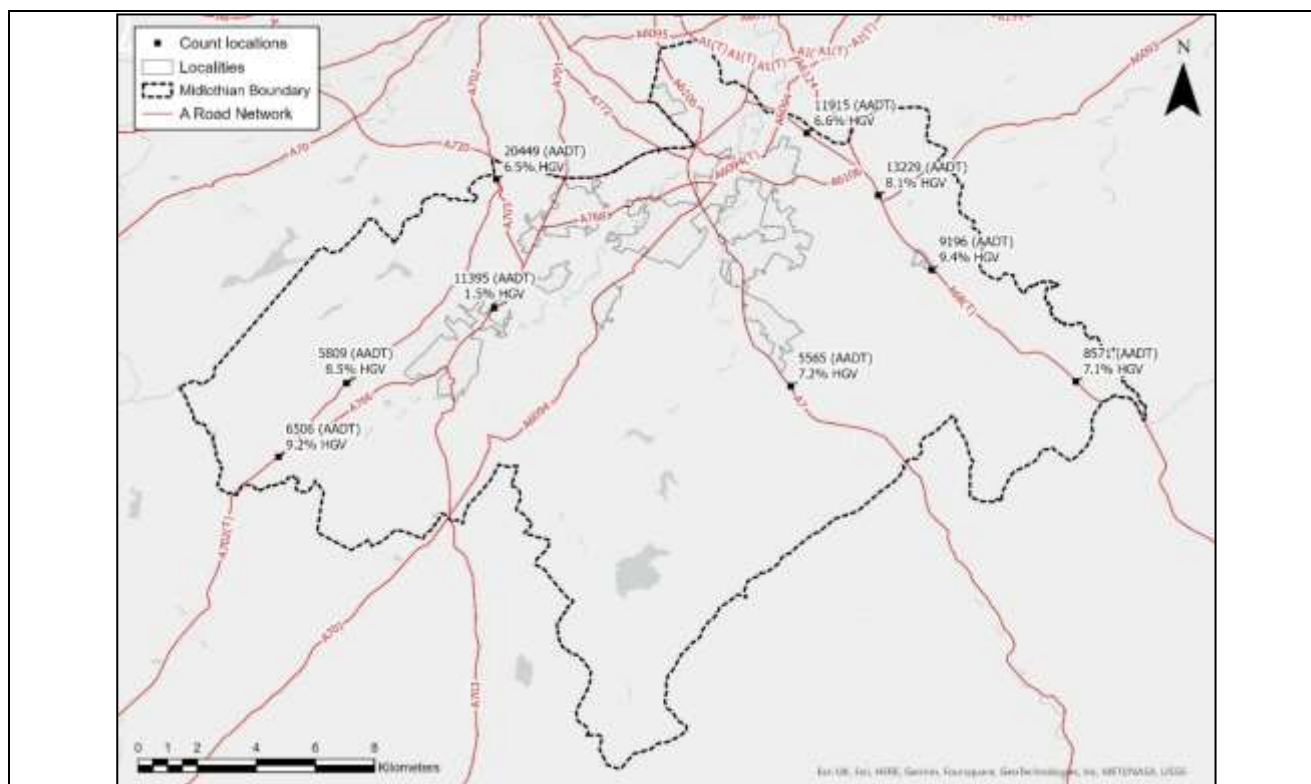


Figure 10.2 - LTS Draft Case for Change Figure 7.3 – 2022 AADT Counts on Key Routes

#### Midlothian 20mph Speed Limit Review (2023)

10.7. The Midlothian 20mph Speed Limit Review (2023) (**MC375**) addresses existing speed limits across the Midlothian Council area with a view to adjusting speed limits to 20mph in appropriate locations. The settlements reviewed were:

- Bonnyrigg
- Dalkeith
- Danderhall
- Gorebridge
- Howgate
- Lasswade
- Loanhead
- Newtongrange
- Pathhead
- Penicuik
- Rosewell
- Roslin

10.8. A public consultation exercise was also undertaken which gave the public the opportunity to comment on speed limits in their area and the speeds that vehicles travel through the area. As part of the review process, public consultation data was initially reviewed for the areas identified below:

- Old Pentland Road
- Millerhill Road
- Oxenford Equestrian Centre
- Howgate
- Pathhead

- Roslin
- Edgehead
- Dewarton

10.9. The review results are presented according to Council Wards to highlight the changes that are proposed on a local basis.

10.10. The full results of the review assessment are contained in GIS files provided to Midlothian Council. Of all the streets which were reviewed there are approximately 850 instances of streets currently under a 30mph speed limit which are proposed to be reduced to a 20mph speed limit. Meanwhile there are approximately 70 instances of streets which are currently under a 30mph speed limit which are proposed to remain at a 30mph speed limit. Following this initial review, Midlothian Council has requested that the study extends to a review of other streets within the council area which are currently subject to a speed limit of 40mph, 50mph, 60mph and 70mph.

#### City Mobility Plan 2021-2030

10.11. The Edinburgh City Mobility Plan (2021) (**MC365**) commits to delivering sustainable, safe, and integrated mobility for Edinburgh over a 10-year period to 2030. The Plan outlines policy measures relating to movement and place. Its vision seeks to see that:

*'Edinburgh will be connected by a safer and more inclusive net zero carbon transport system delivering a healthier, thriving, fairer and compact capital city and a higher quality of life for all residents.'*

#### **Existing Transport Infrastructure**

##### Transport Corridors – Midlothian and Region

10.12. The main Midlothian transport corridors outlined in the SEStran Regional Park and Ride Strategic Study (**MC376**) are noted below:

10.13. Transport Corridor 8 – Orbital is dominated by road movement along the Edinburgh City Bypass (A720), which consists primarily of private vehicular travel and offers very little in terms of public transport movement. The priority aspirational proposal for this corridor is the Edinburgh Orbital bus route. This would create a cross-city link, which has been identified as an area with scope for improvement in terms of public transport provision across Edinburgh. Key sites identified to form part of the orbital bus route include existing Park and Ride sites at Straiton and Sheriffhall, alongside proposed sites such as Millerhill and Lasswade Road.

10.14. Transport Corridor 11 – Midlothian East/Borders runs to the south of the region and consists of urban locations to the north towards Edinburgh and a rural setting to the south towards the Scottish Borders. Key settlements include Gorebridge and Galashiels. Transport movement is predominantly road and rail, with the rail network including all sites within Midlothian and the Scottish Borders, which have benefited from significantly improved rail access with the new Borders Railway line, offering direct access to Edinburgh city centre. The road network centres around the A7 and A68 main roads, which both provide a direct connection from the Scottish Borders to Midlothian and Edinburgh. A significant development for this corridor is the Shawfair masterplan. This consists of major housing and commercial development and will be served by transport infrastructure such



as Bus Park and Ride site at Newton Farm (A68 north). This is a committed development with planning permission granted and is anticipated to have a sizeable impact on the surrounding transport network. Other aspirational transport development within this corridor includes a new rail station at Redheugh, which is currently at the feasibility stage and would form part of the Borders Railway line if brought forward. It is also anticipated that an Edinburgh Orbital bus network may impact movement on this corridor.

10.15. The geography of Transport Corridor 12 – Midlothian West/Borders consists of an urban setting to the north towards Edinburgh and Midlothian and rural to the south towards the Borders, with locations including Penicuik and Peebles. The transport system for this corridor is road-intensive, with main roads such as the A701, A702, A703 and A720 (Edinburgh City Bypass) providing direct connections to Edinburgh and Midlothian. The public transport network is currently bus only, with Straiton park and ride providing the only strategic public transport option. Committed development within this corridor includes a bus park and ride facility at Lothianburn, which is anticipated to function in the same way as existing sites within this corridor such as Straiton Park and Ride. Furthermore, the Edinburgh Orbital bus network is likely to have an impact on movement within this corridor.

10.16. Table 10.2 shows the length of public roads in Midlothian.

Table 10.2 - Availability – Public Road lengths (km) – Midlothian (2021-22)

Trunk A	Trunk Total	A Roads	B Roads	C Roads	Un-classified	Total	Total all roads
39 km	39 km	93 km	100 km	101 km	405 km	699 km	738 km

Source: [Transport Scotland statistics and data](#)

#### Availability – Trunk Roads and Other Key Roads

10.17. The trunk road network is the responsibility of Scottish Ministers and comprises all motorways and some of the main A roads (local councils are responsible for non-trunk roads). Midlothian is traversed by several important A and B roads travelling north-south through the local authority area, the majority of which connect to the City of Edinburgh Bypass (A720). In contrast to the north-south connections, direct east-west connections are more limited with the bypass providing the main east-west link. There are sections of three trunk roads within Midlothian are noted, below, in Table 10.3a and other roads in Table 10.3b.

Table 10.3a – Sections of Trunk Roads in Midlothian.

<b>A68 Edinburgh- Newcastle</b>	Full route: from its junction with the A720 at the Millerhill Junction leading generally south-eastwards for 83km or thereby to the Scotland – England border. Midlothian section: to/from City of Edinburgh Bypass (A720), connecting Midlothian (Dalkeith Bypass and Pathhead) and Scottish Borders (at Soutra).
<b>A702 Edinburgh- Abington</b>	Full route: from its junction with the A720 at and including the northernmost roundabout at Lothianburn Junction Edinburgh leading generally south-westwards for 59km or thereby to its junction with the A74(M) at and including the west most roundabout leading on to the A74(M) at Abington Interchange (A74(M) Junction 13). Midlothian section: to/from City of Edinburgh Bypass (A720), connecting Midlothian and Scottish Borders.
<b>A720</b>	Full route: from its junction with the A1 at and including Old Craighall Roundabout Edinburgh leading generally westwards for 22km or thereby to a point lying to the



<b>City of Edinburgh Bypass</b>	<p>north of its junction with the M8 at Hermiston Interchange Edinburgh. The A720 City Bypass creates significant severance across the north of Midlothian. There are only five crossing points by road and routine congestion and incidents on the A720 City Bypass can cause north-south traffic accessing the A720 City Bypass to queue back and block north-south travel.</p> <p>Sheriffhall Roundabout is the only A720 at-grade junction. As a result, there is often significant queuing, especially during peak hours. The A720 City of Edinburgh Bypass Junctions (east to west) in Midlothian and southern east Edinburgh are:</p> <ul style="list-style-type: none"> <li>- Millerhill Junction – A68</li> <li>- Sheriffhall Junction – A7, A7 (Old Dalkeith Road), A6106 (Old Dalkeith Road) and A6106 (Millerhill Road)</li> <li>- Gilmerton Junction – A772 (Gilmerton Road)</li> <li>- Lasswade Junction – C35 (Lasswade Road)</li> <li>- Straiton Junction – A701 (Straiton Road), A701 (Burdiehouse Road)</li> <li>- Lothianburn Junction – A702 (Biggar Road)</li> </ul>
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Table 10.3b - Other Important A Road routes in Midlothian are noted below.

<b>A6094</b>	Connects Bonnyrigg with Leadburn and the junction with the A701/A703 in south-west Midlothian, passing around Rosewell. The A6094 via Howgate is used by most north-south traffic to avoid Penicuik.
<b>A7</b>	Connects the Sheriffhall Roundabout at the junction with the City of Edinburgh Bypass (A720) to Newtongrange and Gorebridge and onward to Galashiels.
<b>A701/ A703 corridor</b>	Connects the Straiton Junction at the City of Edinburgh Bypass (A720), with Peebles, passing through the Straiton Retail Park, Loanhead, Bilston and Penicuik. At Leadburn at the southern extent of Midlothian, the route splits into the A701 for Moffat and the A703 for Peebles.

10.18. Table 10.4 shows the condition of existing public roads in Midlothian.

Table 10.4 - Public Roads (A, B, C and unclassified roads) – Midlothian (2021-22)

A Roads		B Roads		C Roads		Unclassified	
Condition Red	Condition Amber	Condition Red	Condition Amber	Condition Red	Condition Amber	Condition Red	Condition Amber
3	21	4	23	4	26	9	33

Source: [Transport Scotland statistics and data](#)

10.19. Table 10.5 demonstrates the percentage of roads in Midlothian which are classified as either red or amber and require repair.

Table 10.5 - Percentage of roads needing repairs (red and amber classification) – Midlothian

2017	2018	2019	2020	2021
32.9%	35.7%	35.0%	34.6%	36.0%

The data notes a 3.1% increase in roads needing repairs (red and amber classification) in Midlothian over the five-year period 2017 to 2021.

Source: [Scottish Government statistics and data](#)



10.20. The below table, 10.6 highlights the roads improvement schemes relevant to Midlothian.

Table 10.6 - Condition – Improvement schemes

Road	Completed improvement	Timescale
A68	Road safety scheme/ Roadside Improvement Strategy – Soutra North Vehicle Restraint System (VRS) Improvements.	completed 2023

10.21. Tables 10.7 and 10.8 outline driver journeys within Midlothian. Table 10.9 shows that the percentage of driver journeys in Midlothian, which are delayed due to traffic congestion has increased from 12.3% to 17% between 2017 and 2021.

Table 10.7 - Capacity – Driver Journeys – Total Million Vehicle Kilometres on Roads – Midlothian

2017	2018	2019	2020	2021
717 million km	716 million km	718 million km	566 million km	640 million km

Source: [Scottish Government statistics and data](#)

Table 10.8 - Capacity – Traffic on Trunk, Local Authority and All Roads in Midlothian (2017-2021) (million vehicle km)

2017	2018	2019	2020	2021
<b>Trunk roads (million vehicle km)</b>				
143	145	146	107	130
<b>Local authority roads (million vehicle km)</b>				
574	572	572	459	510
<b>All roads (million vehicle km)</b>				
717	716	718	669	765

Source: [Transport Scotland statistics and data](#)

Table 10.9 - Capacity – Percentage of Driver Journeys Delayed due to Traffic Congestion – Midlothian

2017	2018	2019	2020	2021
12.3%	14%	17%	Data not available	17%

Source: [Scottish Government statistics and data](#)

## Capacity

### Journey Time Reliability

10.22. The draft Midlothian Local Transport Strategy (**MC349**) identifies that traffic congestion is a regular problem which affects many routes Midlothian. Journey time reliability for eight key corridors is assessed in the Midlothian Local Transport Strategy Draft Case for Change (2024). Full details are provided in Table 7.1 of the Strategy.



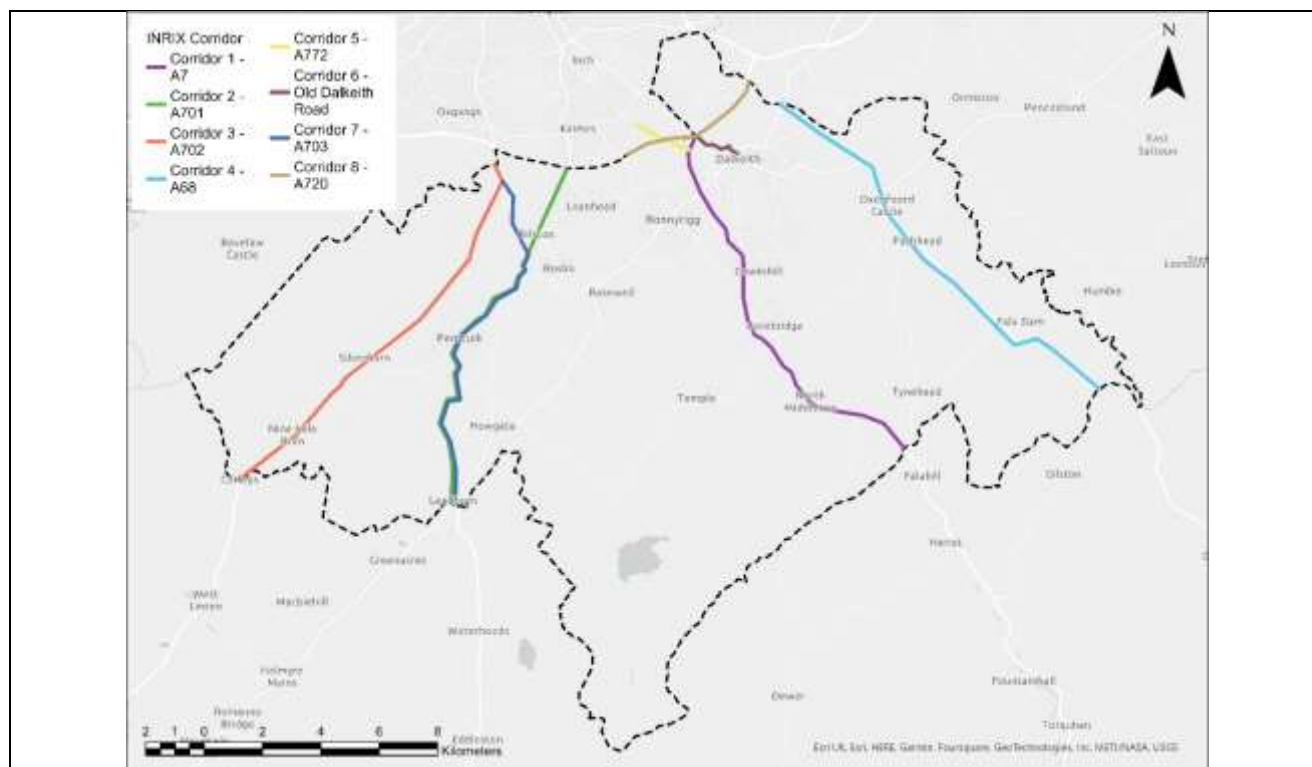


Figure 10.3 - LTS Draft Case for Change Figure 7.4 – Key Road Corridors in Midlothian

#### Local Road Network – Traffic Sensitive Roads

10.23. The list and location of public roads in Midlothian can be accessed via the Midlothian Map with Road Numbers (**MC378**) and the List of Public Roads in Midlothian (**MC377**). Traffic sensitive public roads, which have high levels of traffic, and where serious traffic disruption may ensue from the presence of road works are noted in **MC377**.

#### Local Road Network – 20mph Speed Limit Roads – Existing

10.24. The Midlothian 20mph Speed Limit Review report (**MC375**) contains information regarding current speed limits in the Midlothian Council wards.

10.25. Figure 10.4 below relates to the Bonnyrigg Ward Percentage of Driver Journeys Delayed due to Traffic Congestion and highlights the streets with existing 20mph and 30mph speed limits.



Figure 10.4 - Percentage of driver journeys delayed due to traffic congestion in Bonnyrigg.

### Proposed Transport Infrastructure – Roads

10.26. Tables 10.10 and 10.11 set out an audit of roads proposals, investments, and opportunities in Midlothian.

Table 10.10 - Proposed Roads Infrastructure – Trunk Roads

Trunk Roads	Proposals / Investment / Opportunities
A68	Stage: Road safety scheme. A68 – SRS – RIS Section 7 – A68 Millerhill Passive Safety. A68 Roadside Improvement Strategy Scheme. Replacement of non-passive lampposts.
A702 from Hillend to City Bypass.	Stage: Investigation. Road safety/Accident Investigation scheme. Potential to develop Lothian Burn junction at Hillend Snowsports Centre entrance.
A702 Penicuik Junction Marchwell	Stage: Investigation Road safety / Accident Investigation scheme.
A702 at A703 Hillend	Stage: Design/Construction. Road safety scheme/traffic signals. Transport Scotland redesign of junction.
A702	Stage: Road Safety scheme. A702 Route Action Plan. Safe Systems improvements throughout A702 in Midlothian and South Lanarkshire. Barrier new/ replacement, signs, and markings improvements.
A720 Sheriffhall Roundabout Grade Separation	Stage: Design. The existing Sheriffhall roundabout is located in the south-east of Edinburgh and is the only at-grade junction on the A720 Edinburgh City Bypass. As a result, there is often significant queuing, especially during peak hours. There has been a long-term ambition to upgrade the junction to help relieve traffic congestion and the need for grade-separation was initially identified in the first Strategic Transport





	<p>Projects Review (STPR) in 2008. A new grade separated junction on the A720 Edinburgh City Bypass at Sheriffhall is proposed, as part of the Edinburgh and South-East Scotland City Region Deal. The preferred option for the scheme was identified in 2017 and has been subject to detailed development and assessment since this date. The development and assessment of the preferred option has now been completed with draft Orders and Environmental Statement for the scheme published in 2019 for formal comment. In September 2021, the City Region Deal Joint Committee ratified their support for the scheme, with £120m of City Region Deal funding committed for its delivery. However, STPR2 (published December 2022) did not specifically reference the scheme. In early 2023, a Public Local Inquiry to consider objections received to the proposed scheme was held and the independent reporter has now made recommendations to Scottish Ministers. Reference:</p> <p><a href="#">A720 Sheriffhall Roundabout Grade Separation</a>  CPO-230-1 – <a href="#">Sheriffhall Roundabout – Compulsory Purchase Order</a>  ROD-230-5 – <a href="#">Sheriffhall Roundabout – Roads Order</a>  ROD-230-6 – <a href="#">Sheriffhall Roundabout – Roads Order</a></p>
A720 City Bypass	Stage: Study into options development. Road safety scheme.

Table 10.11 - Proposed Roads Infrastructure

Local Roads	Proposals / Investment / Opportunities
A7 Urbanisation	<p>Stage: Feasibility. Places for Everyone project (Sustrans).</p> <p>The proposed urbanisation of the A7 will introduce traffic calming, active travel and bus based public transport improvements on a 2.25 km stretch of the A7 from the Dobbies Roundabout (A7/A772/B6392) to Dalhousie roundabout (A7/B6392). Reaching the end of the procurement exercises, which have experienced some delays. Project work to begin shortly, with financial support from Sustrans.</p>
A701 Relief Road/ A702 Link Road, Straiton and Bush Loan	<p>Stage: Design. The Midlothian Local Development Plan (MLDP) 2017 supports the delivery of the A701 Relief Road/A702 Link Road scheme to support development along the A701 corridor and to support further development at Easter Bush. Specifically, the delivery of the 'Ec3 West Straiton' site is dependent upon the scheme being implemented. The proposed A701 Relief Road/A702 Link Road scheme also includes a solution that mitigates development impact at the A702(T)/Bush Loan Road junction. Midlothian Council completed a consultation on various route options for relief road and link road in October 2021 and subsequently announced its preferred route. Following an increase in estimated costs, the council is exploring ways to deliver the project in phases as funds become available. Transport Scotland is also aware of a separate study being undertaken by Midlothian Council that is investigating a signal-controlled scheme to improve public transport and active travel between Midlothian and Edinburgh through Straiton Junction. Transport Scotland await supporting information that demonstrates the impact of the scheme on the trunk road network, including on the impact on the safety and operation of the trunk road network, specifically highlighting the need to avoid queuing that impacts the A720(T) mainline.</p>



### Local Road Network – 20mph Speed Limit Roads – Proposals

10.27. The Midlothian 20mph Speed Limit Review report (MC375) contains information regarding current speed limits in the Midlothian Council wards. The example in Figure 10.5 relates to the Bonnyrigg Ward and highlights the streets with proposed 20mph and 30mph speed limits.

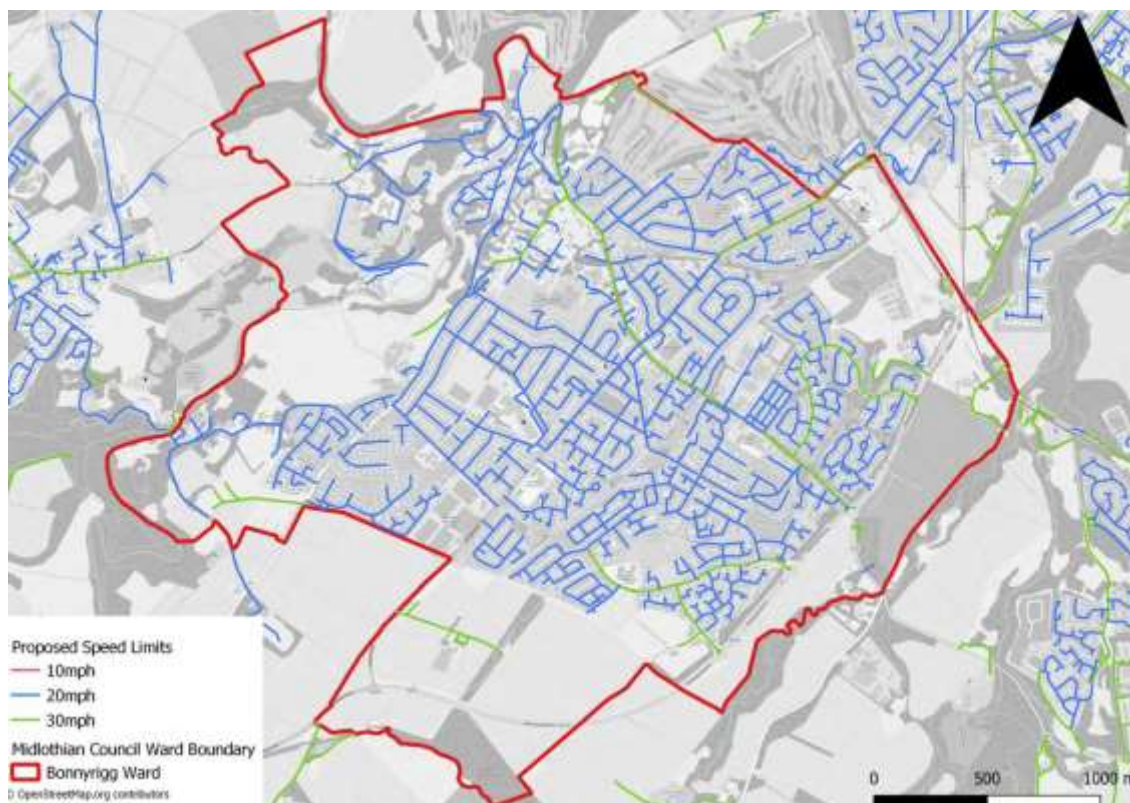


Figure 10.5 - Streets with proposed 20mph and 30mph speed limits in Bonnyrigg

10.28. The full results of the review assessment are contained in GIS files provided to Midlothian Council. Of all the streets which were reviewed there are approximately 850 instances of streets currently under a 30mph speed limit which are proposed to be reduced to a 20mph speed limit. Meanwhile there are approximately 70 instances of streets which are currently under a 30mph speed limit which are proposed to remain at a 30mph speed limit. Following this initial review, Midlothian Council has requested that the study extends to a review of other streets within the council area which are currently subject to a speed limit of 40mph, 50mph, 60mph and 70mph.

### Summary of Stakeholder Engagement

10.29. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (MC011). A summary of engagement activities to support Sustainable Transport/Roads is as follows:

- Public Engagement
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Midlothian Council Roads Service
- Transport Infrastructure and Service Providers

## Public Engagement

10.30. Seven public drop-in sessions were held in public libraries across Midlothian. Online Place Standard surveys were also conducted. The Place Standard survey asked questions both on “moving around” Midlothian and “traffic and parking” in Midlothian. **MC011** provides localised results and summaries on those themes. To further summarise both themes, feedback regarding roads was as follows:

- Traffic increased due to new build housing sites.
- Too many cars for the present infrastructure.
- Current infrastructure not built for current amount of housing.
- Traffic capacity issues, especially in areas closer to Edinburgh.
- Capacity issues at the Eskbank Toll and Sheriffhall roundabouts and Straiton, Hillend and City Bypass junctions.
- Issues with parked cars blocking roads.
- Difficulties at junctions and roundabouts due to amount of traffic.
- Congestion on roads due to traffic from new build housing sites.
- Concerns in relation to the timescale and the delivery of the proposed Sheriffhall grade separation development.
- Need to divert HGV traffic from towns and between trunk roads.
- Need to develop roads infrastructure before new build housing.
- Roads, car parks, pavements, potholes need repaired.
- Need for speed restrictions in residential areas, including physical solutions, traffic calming and 20mph limits.
- Speed limits (20mph) not being enforced.

## Local Place Plans

10.31. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by communities in relation to roads are as follows:

### Bonnyrigg and District (MC219)

- Recent and future development has resulted/ will result in in additional traffic on A7 and adjacent roads.
- Lack of proper maintenance of the roadside swale on the Distributor Road in Bonnyrigg leads to run off from the whole road flooding into Hopefield in heavy rain.

### Damhead and District (MC220)

- Improve the drainage of roads.

### Eskbank and Newbattle (MC221)

- Several locations within the community require zebra crossings for road safety.
- Congestion at peak times both locally and on trunk roads used by residents.
- It is thought that infrastructure has not kept up with population requirements such as in GP and dentist provision, and which contributes to congestion on roads through increased car use.
- Bonnyrigg Road and the other roads converging on Eskbank Toll roundabout, especially Lasswade Road, Melville Road, Eskbank Road and Dalhousie Road, all suffer from intermittent traffic speeding, and enforcement of speed limits is not sufficient to deter this. Physical measures may be required.

### Gorebridge (MC222)

- Ambition to have well maintained roads with parking to meet community and business needs.



- Action to work with Midlothian Council to identify areas of roads in need of repair.

#### Mayfield and Easthouses (MC223)

- The additional Capital and Revenue costs to the Council [as a result of new housing allocations] for Schools, Roads, other infrastructure, public services, etc will create serious financial problems for Midlothian Council.

#### Newtongrange (MC224)

- No further major housing development should be undertaken without significant upgrades roads infrastructure.
- Prioritise improvements and repairs to roads and paths, especially in the context of new housing developments.
- Comprehensive review and upgrade of the existing infrastructure to ensure it meets modern standards and can support increased housing demands. Residents are particularly interested in seeing historical routes kept up to date, for example, Lady Road and Crawlees Road need attention to allow further generations to benefit.
- Collaborate with relevant authorities to reassess the traffic routes, especially regarding the proposed Lingerwood residential development.
- Discuss the realignment of Crawlees Road, to ensure safe and efficient traffic flow for both residential and industrial traffic flow options.
- Asses the double roundabout and consider alternatives.

#### Roslin and Bilston (MC226)

- Huge numbers of houses have been and continue to be built on land next to Bilston and Roslin. Large housing estates have been recently built or are planned in nearby areas such as Auchendinny, Rosewell, Bonnyrigg and Rosslynlee. The Bush Science Park continues to expand. As a result, within the Roslin and Bilston Community Council area, roads are being used by vastly increased volumes of vehicle traffic.
- Proposal to introduce 20mph speed limits to promote active travel, safety, health and amenity. Recent and ongoing rapid development of large numbers of houses in Bilston and Roslin is bringing even more additional traffic on to local roads. All local roads in both built-up areas must be made subject to a 20mph speed limit. Other speed-reducing measures would also be beneficial.
- Safe conditions for mobility-impaired persons. Dropped kerbs have been provided at many of the locations where footways are crossed by side roads or accesses. This makes it possible for mobility-impaired persons to get about in their personal mobility vehicles.

### **Key Agencies Group Corporate Workshops**

10.32. Comments regarding roads were made at the corporate workshops:

- Proximity to local and national road network / links.
- Ability to drive across Midlothian in 30-mins.
- Increased congestion.
- NPF4 emphasis on infrastructure and reuse.
- 20% reduction in car kms ambition.
- Need to improve road and rail infrastructure.
- Re-open old assets (viaducts, etc.)
- 20-minute neighbourhoods.
- Resolving road adoption issues.
- Public perception and opinion on a shift towards more sustainable forms of travel.
- Negative publicity on 20-minute neighbourhoods and local living concepts.
- Capacity of road network.



- Lack of good condition roads.
- People travelling out of Midlothian for employment.
- Lack of infrastructure to cope with population growth.
- Infrastructure has not kept pace with development.
- Number of cars travel through Midlothian from surrounding authorities.
- People travelling from Midlothian to work in Edinburgh.
- Traffic on city bypass passing by Midlothian, that carries traffic across region.  
Problems on the bypass effect on Midlothian.
- Traffic passing through Midlothian going between these authorities.
- Bypass needs to be sorted, no access to jobs, e.g., at airport.
- Growth pressures on bypass / roads network needs monitored.
- Bypass is a major barrier to connectivity to Edinburgh.
- Integrated regional transport.
- Cross boundary transport opportunity – particularly on bypass corridor.
- Opportunity to increase connectivity to the Borders.
- People travelling from Midlothian to work in Edinburgh.

### Midlothian Council Roads Service

10.33. The Council is developing relevant strategies including Local Transport Strategy (**MC349**), Active Travel Strategy (**MC348**), Electric Vehicle Strategy and Parking Standards, of which planning officers have been involved. Liaison and meetings with the Sustainable Transport and Roads services has taken place. This engagement highlighted the following recommendations for MLDP2 relating to transport appraisal, future development, and developer contributions:

#### Transport Appraisal – Modelling

- MLDP2 should be informed by a traffic model.
- Consideration should be given to cumulative transport impacts being assessed by a Midlothian region wide traffic model. A VISUM model or similar could be used to identify future congestion hotspots and road improvement schemes to be funded by developer contributions.
- Possible to utilise evidence based on traffic modelling output for various schemes in Midlothian, including Paramics model for A701 active travel study, and A701 Relief Road models.

#### Transport Appraisal – Junctions

- Junction improvement schemes (capacity improvements), identified by traffic modelling, may be necessary to ensure the network can accommodate additional active travel trips.
- Junctions should be modelled with pedestrian signals appearing every cycle, as this has a big effect on transport delays, particularly on high demand corridors such as the A701.

#### Future development

- Priority should be given to developments with clear links and proximity to active travel routes (such as Penicuik to Eskbank cycleway) or those which have their power source supplemented by renewable energy.
- Consider development close to major cycleways, which would provide 20-minutes access to a greater area on bike.
- Preference should be given to development which provides sustainable energy and transport solutions.
- Consider 'Park and Stride', transport and walking to schools.



- Identify network of desired active travel routes, to which new development will connect to.

#### Developer Contributions

- Consider small scale low carbon energy systems as part of planning conditions, such as wind, solar and hydro, to power street lighting.
- Consider funding of localised/cross-boundary cycle hire schemes.
- Consider opportunities to fund active travel improvements.
- Consider contributions to an Urban Traffic Management and Control system to manage the Midlothian roads network effectively.

#### **Transport Infrastructure and Service Providers**

10.34. Engagement was had with Transport Scotland, Network Rail, ScotRail and Lothian Buses. Comments received have been incorporated into this chapter.

#### **Summary of Implications for the Proposed Plan**

10.35. The MLDP2 spatial strategy and policy should align with relevant national, regional, and local level strategies, objectives, policies, infrastructure plans, and hierarchies, as noted below. MLDP2 should be based on an integrated infrastructure first approach and set out the infrastructure requirements to deliver the spatial strategy.

10.36. NPF4 Policy 13 (Sustainable Transport) may replace MLDP 2017 Policies TRAN2 (Transport Network Interventions), TRAN3 (Strategic Transport Network) and TRAN4 (Freight). MLDP2 spatial strategy will be informed by NPF4 Policy 18 (Infrastructure First) to ensure roads infrastructure considerations are integral in the development plan process. MLDP2 will be informed by the NPF4 National Spatial Strategy (spatial principles) – just transition, conserving and recycling assets, local living, compact urban growth, rebalanced development, and rural revitalisation.

10.37. MLDP2 will be informed by the NTS2 sustainable investment and travel hierarchies – reduce the need to travel and promote active travel and public transport over private car use for the movement of people. MLDP2 will be informed by the STPR2 Transport Planning Objectives and Final Recommendations.

10.38. As noted in NPF4, the decarbonisation of freight will require the construction of new hubs and associated facilities to support logistics. NTS2 (2020), identifies that efficient and sustainable freight transport is promoted for the movement of goods, particularly the shift from road to rail.

10.39. MLDP2 will be informed by the STPR2 (2022) Final Recommendations, including:

- Influencing travel choices and behaviour.
- Enhancing access to affordable public transport.
- Decarbonising transport.
- Increasing safety and resilience on the strategic transport network.
- Strengthening strategic connections.

10.40. MLDP2 should prioritise locations for future development that can be accessed by sustainable modes. The spatial strategy should reflect the sustainable travel hierarchy and



sustainable investment hierarchy by making best use of existing infrastructure and services.

- 10.41. MLDP2 strategy and policy will be informed by the Infrastructure Investment Hierarchy and the Infrastructure Investment Plan for Scotland (**MC355**), including investment in active travel infrastructure, improving bus priority infrastructure, and delivering a sustainable transport system.
- 10.42. MLDP2 will be informed by the Route map to 20% reduction in car kms by 2030 (**MC375**), including the delivery of 20-minute neighbourhoods, improved town centres, safer speed limits on appropriate roads, and investment in active travel.
- 10.43. As noted in STPR2, it is estimated that if those working at home in October 2020 continue to do so for half of their working weeks, this could reduce miles travelled on the commute by between 15% (for walking) and 27% (for train journeys) in the areas studied compared to pre-pandemic levels. The reduction in car miles travelled on the commute would be 17% and cycling and bus use would both see reductions of around 21%. This would have a significant impact on congestion levels, crowding, fare income and the demand for parking. These reductions would potentially improve the quality of the journeys that are made and reductions in traffic could also reduce noise, air quality impacts and climate change emissions.
- 10.44. As outlined in NTS2 (**MC352**), the National Strategy for 20mph speed limits (2021) and the Cycling Action Plan for Scotland (2017) (**MC358**), there is a requirement to ensure appropriate roads, streets, and zones in built up areas and communities have a safer speed limit to improve road safety and encourage walking and cycling for everyday journeys. The MLDP2 spatial strategy will be informed by national strategy to address speed restrictions in residential areas, including traffic calming.
- 10.45. The MLDP2 strategy and policy will be informed by the following SEStran Regional Transport Strategy 2035 (**MC347**) objectives for the southeast of Scotland region, including Midlothian, Edinburgh, East Lothian, Scottish Borders, and West Lothian:
- Transitioning to a sustainable, post-carbon transport system;
  - facilitating healthier travel options;
  - transforming public transport connectivity and access; and
  - supporting safe, sustainable, and efficient movement of people and freight across the region.
- 10.46. MLDP2 will be informed by the emerging Midlothian Local Transport Strategy (**MC349**). The Draft Case for Change identifies issues relating to road-based travel including:
- Volume of traffic on Midlothian roads.
  - Congestion caused by high traffic levels.
  - Issues further pronounced with projected population growth if accompanied by increased road traffic.
  - Routine congestion during peak times around A720 Edinburgh City Bypass junctions.
  - Congestion blocking back onto other roads, particularly A720 Edinburgh City Bypass blocking back onto north-south routes.
  - Junction layouts at accident hotspots (e.g. A703/ A702; Leadburn).
  - Roads surface conditions and level of road maintenance.



- 10.47. Transport Scotland is aware the A702 is affected by queuing northbound at peak times, with increasing levels of development and more junctions likely to exacerbate this. The A720 City Bypass is a particular issue with capacity at all junctions, especially during peak times, but also due to the mix of local and strategic traffic and the short distances between junctions. Any increase in traffic on the A720 City Bypass, particularly at and through Straiton and Sheriffhall junctions would exacerbate these issues.
- 10.48. Traffic data outlines capacity issues at the Eskbank Toll and Sheriffhall roundabouts and at Straiton, Hillend and City Bypass junctions. Trunk road traffic (A68, A701, A720) data outlines an increase in HGV along the A68 road; and increase in delay and congestion, but a decrease in overall vehicle kms. Information regarding the local road network also highlight numerous traffic sensitive roads, particularly in the Dalkeith, Loanhead and Penicuik areas.
- 10.49. The data and capacity issues on the trunk road and local road networks and at significant junctions will inform MLDP2 strategy and policy, which will aim to ensure that unacceptable levels of traffic will not result at these locations.
- 10.50. MLDP2 will be informed by the Midlothian 20mph Speed Limit Review (**MC375**), which assessed existing speed limits across the Midlothian Council area with the view of adjusting speed limits in appropriate locations. The MLDP2 strategy and policy will also be informed by subsequent reviews of other streets which are currently subject to speed limits of between 40mph and 70mph.
- 10.51. Engagement in the form of Place Standard Surveys (online) outlined negative responses (c.60%) regarding the topic of traffic and parking. Recurring comments and opportunities, which were received and require to be addressed include:
- Opportunities / Investment
- Concerns in relation to the timescale and the delivery of the proposed Sheriffhall grade separation development.
  - Need to divert HGV traffic from towns and between trunk roads.
  - Need to develop roads infrastructure before new build housing.
- Constraints / Capacity
- Traffic increased due to new build housing sites.
  - Too many cars for the present infrastructure.
  - Current infrastructure not built for current amount of housing.
  - Traffic capacity issues, especially in areas closer to Edinburgh.
  - Capacity issues at the Eskbank Toll and Sheriffhall roundabouts and Straiton, Hillend and City Bypass junctions.
- Condition
- Road infrastructure needs to be upgraded.
  - Roads, car parks, pavements, potholes need repaired.
  - Safety / Speed
  - Need for speed restrictions in residential areas, including physical solutions, traffic calming and 20mph limits.
  - Speed limits (20mph) not being enforced.
- 10.52. MLDP2 should promote a place-based approach to consider how to reduce car-dominance. This could include:





- Low traffic schemes.
- Shared transport options.
- Designing-in speed controls.
- Bus and cycle priority.
- Pedestrianisation and minimising space dedicated to car parking.

### Transport Appraisal

- 10.53. MLDP2 will be informed by an appropriate and effective transport appraisal undertaken in line with relevant transport appraisal guidance. Current guidance is set out in the Transport Scotland's Development Planning and Management Transport Appraisal Guidance (DPMTAG) (**MC379**). This will be updated in line with NPF4 and the Local Development Planning Guidance and will become DPTAG once published. The MLDP2 transport appraisal will be undertaken in line with the Transport Scotland DPTAG methodology and approach. The Transport Scotland Land Use and Transport Integration in Scotland (LATIS) database and modelling will also be utilised.
- 10.54. Cumulative transport impacts should be assessed by a Midlothian region wide traffic model to identify future congestion hotspots and road improvement schemes. It may also be possible to utilise traffic modelling output for various schemes in Midlothian, including the A701 active travel study and A701 Relief Road models. The evidence base and transport appraisal will be utilised during the MLDP2 site assessment process.
- 10.55. The MLDP2 transport appraisal and modelling should also reflect the national ambition and commitment to reduce car kilometres by 20 per cent by 2030.

### Developer Contributions

- 10.56. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:
- infrastructure (as defined in NPF4 glossary under "infrastructure first");
  - facility deficiencies resulting from or exacerbated by the new development;
  - affordable housing;
  - transport and active travel infrastructure;
  - protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
  - site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
  - percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

- 10.57. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of



the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### **Public Engagement**

10.58. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence with Stakeholders**

10.59. Transport Scotland and Midlothian Council have reviewed and are satisfied with this chapter.

##### **Evidence Disputes with Stakeholders**

10.60. None.

##### **Information Gaps/ Uncertainties**

10.61. The Transport Scotland Land Use and Transport Integration in Scotland (LATIS) database and modelling has been identified as an evidence gap but will also be utilised at the Proposed Plan stage. The Council considers it can proceed to preparation on MLDP2 Proposed Plan on the information collected.



## Topic 11: Wind Energy

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5):</p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district</li> <li>• (e) how that infrastructure is used</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 11:</p> <ul style="list-style-type: none"> <li>• LDPs should seek to realise their area’s full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC200</b> Draft Forestry and Woodland Strategy  <b>MC242</b> Draft Energy Statement and Just Transition Plan  <b>MC243</b> Permitted Development Rights Review – Phase 3 – Public Consultation  <b>MC244</b> Onshore Wind Policy Statement  <b>MC245</b> Siting and Designing Windfarms in the Landscape  <b>MC246</b> SPEN RIIO-T2 Business Plan (2021-2026)  <b>MC247</b> Midlothian Wind Turbine Planning Application Register  <b>MC248</b> Midlothian Landscape Wind Capacity Study  <b>MC266</b> Information Note: Wind Energy  <b>MC276</b> Audit of Infrastructure and Services</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>• SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul>



It is not intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:

- Topic 1: Climate Change, Mitigation and Adaptation
- Topic 3: Forestry, Woodland, and Trees
- Topic 4: Natural Places and Landscape
- Topic 5: Historic Assets and Places
- Topic 7: Green Belt and Coalescence
- Topic 12: Solar Energy
- Topic 13: Geothermal and Hydro Energy
- Topic 23: Energy Infrastructure

### Summary of Evidence

No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.

11.1. This chapter focuses on Wind Energy. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Regional and Local Priorities and Issues
- Existing Wind Energy Infrastructure
- Proposed Wind Energy Infrastructure

#### Regional and Local Priorities and Issues

11.2. The Midlothian Landscape Wind Capacity Study 2014 (**MC248**) provides a detailed assessment of sensitivity, related to different types of wind turbine development. The Study also considers landscape character areas in Midlothian and notes the following:

*'Although there are no wind farms in Midlothian, or what might be considered as larger wind turbines, a number of operational and consented wind farm developments are located close to its boundaries in neighbouring authorities. This study therefore reviews potential cumulative landscape and visual effects in detail.'*

11.3. Key Findings:

- Any wind farm/turbine developments proposed within more sensitive landscapes should be subject to careful and thorough consideration with the developer being requested to demonstrate how they have dealt with potential effects on the constraints identified in the sensitivity assessment at a more detailed level.
- Landscape Character Areas (LCA) with greatest potential for cumulative impacts are:
  3. Mayfield / Tranent Ridge
  7. North Lammermuir Platform
  10. Plateau Grassland
  11. Moorfoot Hills
- Turbines below 30m height would relate better to the scale of more settled landscapes and there would be scope to accommodate them in the majority of Landscape Character Areas within Midlothian. However, the deeply incised, intimately scaled and richly diverse South Esk and Tyne Water valleys, the open Lowland Moorlands which lie



at the foot of the Pentland and Moorfoot Hills and the Pentland Hills, with their iconic profile of well-defined steep-sided peaks, would be sensitive even to these smaller turbines.

- Turbines below 30m high would fit more comfortably with the scale of the settled lowland landscapes of Midlothian, incurring fewer landscape and visual effects and allowing a greater number of turbines to be accommodated by reducing cumulative effects associated with multiple larger turbines. In some highly sensitive, small-scale landscapes it is recommended that turbines below 20m high only could be accommodated where they should be closely associated with farms and other buildings.

#### 11.4. Recommended spatial landscape strategy for Midlothian:

- Maintain the rugged scenery and sense of wildness associated with the Pentland Hills.
- Avoid significant cumulative effects with operational wind farms sited in the western Lammermuir Hills.
- Ensure that larger turbines are associated with more extensively scaled and simpler landscapes.
- Protect the richly diverse valleys of the North and South Esk and Tyne.
- Avoid significant intrusion on key views to the Pentland Hills.
- Conserve the low-lying moorlands which make an important contribution to the scenic diversity of landscapes within Midlothian.

11.5. Tables 11.1 and 11.2 set out summaries of sensitivity for LCA's and guidance for development.

Table 11.1 Landscape Character Areas (LCA) – Summary of Sensitivity

No.	Landscape Character Area	Settlements	Summary of Sensitivity		
			Typology A: Turbines 80m+ height	Typology B: Turbines 50m-80m height	Typology C: Turbines 30m-50m height
1	North Esk / Lower South Esk Valleys	Penicuik, Roslin,	High	High	High-Medium
2	Upper South Esk / Tyne Water Valleys	Temple, North Middleton	High	High	High
3	Mayfield / Tranent Ridge	-	High	High	High
4	Musselburgh / Prestonpans Fringe	Shawfair, Danderhall	High	High	High
5	Agricultural Plain	Pathhead	High	High	High
6	Rosewell / Carrington Spur	Rosewell, Carrington	High	High	High
7	North Lammermuir Platform	Tynehead, Fala	High	High	High



8	Moorland Fringes	Howgate, Leadburn, Middleton	High	High-Medium	Medium
9	Lowland Moorland	-	High	High	High
10	Plateau Grassland	-	High	High	High-Medium
11	Moorfoot Hills	-	High	High	High
12	Pentland Hills	-	High	High	High

Table 11.2 Landscape Character Areas (LCA) – Guidance for Development

No.	Landscape Character Area (LCA)	Guidance for development / scope to develop	
		Wind turbines above 30m high	Wind turbines under 30m high
1	North Esk / Lower South Esk Valleys	No scope for development to be accommodated in this landscape.	Limited scope to accommodate turbines under 30m high in the more developed north-eastern part of this area.
2	Upper South Esk / Tyne Water Valleys	No scope for development to be accommodated in this landscape.	Very limited opportunities for turbines below 20m to be accommodated in this area.
3	Mayfield / Tranent Ridge	No scope to develop due to the significant effects likely to occur across a range of sensitivity criteria.	Limited scope to accommodate single and small groups of turbines (less than 3no.) below 30m high in this area.
4	Musselburgh / Prestonpans Fringe	No scope for development to be accommodated in this landscape.	Very limited scope to accommodate turbines below 30m high in this area.
5	Agricultural Plain	No scope for development to be accommodated in this landscape.	Limited scope to locate turbines below 30m high. Capacity to accommodate multiple developments of turbines below 20m high.
6	Rosewell / Carrington Spur	No scope for development to be accommodated in this landscape.	Limited scope to accommodate turbines below 30m high.
7	North Lammermuir Platform	No scope for development to be accommodated in this landscape.	Limited scope to locate turbines below 30m high.
8	Moorland Fringes	No scope for turbines above 80m high to be accommodated in this landscape. Very limited scope for turbines 50-80m high to be accommodated in the central parts of this landscape,	Turbines below 30m could be accommodated but should be associated with more settled areas where a stronger woodland and enclosure pattern has potential to contain and frame this scale of development.



9	Lowland Moorland	No scope for development to be accommodated in this landscape.	Smaller turbines below 30m would interrupt the simple and open character of these moorlands and should be located at the transition with the Moorland Fringes area.
10	Plateau Grassland	No scope to develop turbines above 50m high without significant landscape and visual impacts. Very limited scope for single and small groups of turbines (around 3-5 no.) (30-50m high) sited on lower farmed hill slopes on less prominent hill slopes southwest of Fala Moor.	Turbines below 30m high could be accommodated on lower farmed hill slopes on less prominent hill slopes southwest of Fala Moor.
11	Moorfoot Hills	No scope for development to be accommodated in this landscape.	Very limited potential for single and small groups (less than 3no.) of turbines below 30m high to blade tip to be accommodated on the lower slopes of the Moorfoot Hills southwest of Gladhouse Reservoir.
12	Pentland Hills	No scope for development to be accommodated in this landscape.	Some limited scope to sensitively accommodate smaller turbines under 20m high within the more settled fringes of this area where they could relate to the reduced scale and increased pattern of small-scale elements.

Note: Very limited scope for turbines 50-80m high is noted for the central parts of the Moorland Fringes landscape.

### Existing Wind Energy Infrastructure

11.6. For full audit information on wind energy infrastructure in the authority area, please refer to **MC276** Audit of Infrastructure and Services, and **MC247** Midlothian Wind Turbine Planning Application Register.



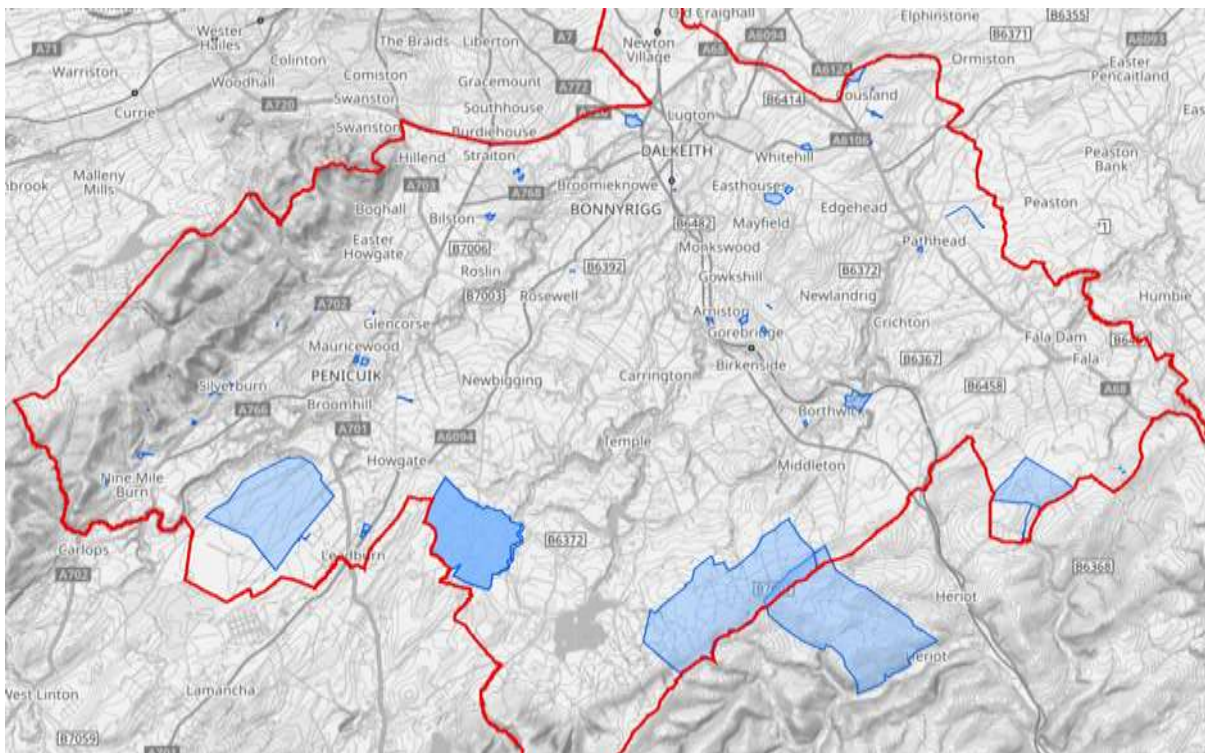


Figure 11.1: Midlothian Council – All Wind Energy Development Applications

11.7. Within the Midlothian area, several small-scale wind energy developments (1-2 wind turbines, under 50m height) are operational at farm or commercial sites, as noted in Table 11.3.

Table 11.3 – Operational wind turbines (small scale) – farm and commercial sites

Name	No of turbines	Blade Tip Height (m)	Power (kW)	Location	Application Ref.
<b>15-50m Height</b>					
Springfield Farm	2	35.5m	200kW (100kWx2)	Penicuik, EH26 8PR	15/00365/DPP PPA-290-2031
Pomathorn Farm	1	35.2m	100kW	Penicuik EH26 8PJ	13/00902/DPP amendment to permission 13/00501/DPP
Dere Street Farm	2	29.9m	100kW (50kW x 2)	Blackshiels, EH37 5TF	13/00055/DPP
Spittal Farm	1	24.9m	11kW	Ninemileburn EH26 9NA	12/00177/DPP
Cousland Park Farm Training Centre	2	34.0m	100kW (50kW x 2)	Cousland, EH22 2PD	12/00123/DPP
Southfield Farm	1	34.2m	50kW	Cousland, EH22 2NX	12/00051/DPP
Fordel Mains Farm	2	18.0m	22kW (11Kw x 2)	Fordel Mains, Cousland	11/00688/DPP



Cousland Equestrian Centre	2	34.6m	100kW (50kW x 2)	Cousland EH22 2PJ	11/00402/DPP 11/00401/DPP
<b>Total</b>	<b>13</b>	18.0m- 35.5m	683kW		

Source: **MC248** Midlothian Landscape and Wind Capacity Study 2014 and **MC247** Midlothian Wind Turbine Planning Application Register

11.8. The Midlothian Landscape and Wind Capacity Study (**MC248**) notes that there has been relatively limited expressed interest from farmers, community groups and other landowners for smaller turbines within Midlothian. A number of consents for smaller single and small groups of up to 3 turbines have been granted in Midlothian since 2007.

11.9. In the Mayfield/Tranent Ridge Landscape Character Area a single turbine, 34.2m high, is located at Southfield (ref. 12/00051/FUL) and two groups of 2 turbines under 34m high are located near Cousland (ref. 11/00688/DPP and 12/00123/DPP) and close to the A68 within this landscape character area. Two turbines, 34.6m high to blade tip have been consented near Cousland (ref. 11/00401/DPP and 11/00402/DPP), these replacing two existing 19m high turbines in the same location (ref. 05/00145/FUL). A single small turbine (15m height to blade tip) is located near Falside Hill within the part of this landscape character area that lies within East Lothian. There is a single small turbine located within the part of the Musselburgh/Prestonpans Fringe Landscape Character Area which lies in East Lothian.

11.10. In addition to the wind energy developments which are currently operational, one development was decommissioned (2no. turbines/ 19.8m height) at Cousland, as noted below in Table 11.4. This was replaced with a larger development (2no. turbines/ 34.6m height).

Table 11.4 – Currently operational wind energy developments in Midlothian.

Name	No of turbines	Blade Tip Height (m)	Power (kW)	Location	Application Ref.
<b>15-50m Height</b>					
Cousland Equestrian Centre	2	19.8m		Cousland EH22 2PJ	05/00145/FUL

Source: **MC247** Midlothian Wind Turbine Planning Application Register

11.11. The renewable energy generation data (in Table 11.5) shows that Midlothian produced 86.39 gigawatt-hours (GWh) of electricity through its 15 onshore wind turbines in 2021. This shows an increase (2.9 GWh) from 2017 (83.49 GWh) but a decrease (26.05 GWh) from the previous year in 2020 (112.44 GWh). Onshore wind equalled 87% of the total renewable energy generation in Midlothian in 2021.

Table 11.5 Generation – Renewable electricity generation (GWh) – Midlothian (2017-2021)

	Renewable electricity generation (GWh) – Midlothian (2017-2021)				
	2017	2018	2019	2020	2021
Onshore Wind	83.49	103.76	100.19	112.44	86.39
<b>Total Renewable</b>	<b>105.91</b>	<b>124.77</b>	<b>112.16</b>	<b>125.15</b>	<b>99.27</b>



Onshore Wind % of total renewable generation	79%	83%	89%	90%	87%
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Note: electricity generated over a period of time. GWh = Gigawatt hours

Source: [Scottish Energy Statistics Hub](#)

11.12. The renewable energy capacity data (in Table 11.6) shows that the maximum amount of electricity produced at any one time from onshore wind in Midlothian in 2021 was 50.0 mega-watt (MW). Onshore wind equalled 78% of the total renewable energy capacity in Midlothian in 2021.

Table 11.6 Capacity – Renewable electricity capacity (MW) – Midlothian (2017-2021)

MW = Megawatt	Renewable electricity capacity (MW) – Midlothian (2017-2021)				
	2017	2018	2019	2020	2021
Onshore Wind	50.0	50.0	14.5	14.5	50.0
<b>Total Renewable</b>	<b>61.1</b>	<b>61.4</b>	<b>89.8</b>	<b>90.6</b>	<b>64.2</b>
Onshore Wind % of total renewable capacity	82%	81%	16%	16%	78%

Note: Maximum amount of electricity produced at any one time.

Source: [Scottish Energy Statistics Hub](#)

### Proposed Energy Infrastructure

11.13. SP Energy Networks – RII0-T2 Business Plan (2021-2026) (**MC246**) sets out the vision and ambition for the transmission network in central/southern Scotland. The Strategic Focus is:

- Network modernisation.
- System security and flexibility.
- Network flexibility.
- Digitisation of power networks.

11.14. The future energy generation scenarios resulting from wind energy as demonstrated in Table 11.7.

Table 11.7 – Future energy scenarios resulting from wind energy.

Energy	Generation Projections (MW) – central / southern Scotland		
	2018	2026	2040
Wind	20	20-23	21-52

11.15. Scotland regularly generates more power from renewable sources than it consumes, which means that the transmission network plays an important role in linking these generators with sources of demand across Britain. Wind generation is one of main factors for the electricity transmission network. The steady growth in wind capacity in the network is likely to continue, based on projects currently being developed. Growth in transmission connected wind is expected to more than double in capacity across most scenarios, largely due to offshore wind.



11.16. Operational wind farms are noted in the Audit of Infrastructure and Services (MC276). Several wind farms are proposed in the Scottish Borders Council area as noted below. An application for the Torfichen Wind Farm, Midlothian proposal (19no. turbines / 114MW) has been submitted to the Scottish Government Energy Consents Unit (ECU-00004661). Proposed wind farms, including current applications for consent, and undeveloped sites with consent are noted in Table 11.8 and Figure 11.2.

Table 11.8: Proposed wind farms in Midlothian and the Scottish Borders

Name	Status	No. of Turbines	Blade Tip Height (m)	Power (MW)	Nearest settlement	Local Authority area	App Reference
<b>150-220m Height</b>							
Ditcher Law	application 2023	9	200m	59.4 MW +30.0 MW storage	Oxton, Borders	Scottish Borders	ECU – 00004890 00002173
Leithenwater	application 2024	13	12x 200m 1x 180m	85.8 MW +10.0 MW storage	Peebles, Borders	Scottish Borders	ECU – 00004619
Torfichen	application 2023	19	180m	114 MW +50.0 MW storage	Middleton and Heriot	Midlothian	ECU – 00004661
Greystone Knowe	application 2021	14	180m	70 MW + storage	Fountain-hall Borders	Scottish Borders	ECU – 00003341 00002073
Scawd Law	application 2022	8	180m	48 MW +12 MW storage	Walkerburn Borders	Scottish Borders	ECU – 00002111
<b>100-150m Height</b>							
Wull Muir	application 2022	8	149.9m	36 MW + storage	Heriot, Borders	Scottish Borders	SBC – 22/01960/ FUL
Cloch Forest 2	application 2021	12	149.9m	57.6 MW +20 MW storage	Eddleston, Borders	Scottish Borders	ECU – 00003288
Cloch	consented 2016	18	115m	54 MW	Eddleston, Borders	Scottish Borders	EC – 00003108



50-100m Height								
Huntershall	consented	1	75m	0.85 MW	Lauder, Borders	Scottish Borders	SBC	– 14/00200/FUL
<b>Total</b>		<b>108</b>	<b>75-220m</b>					

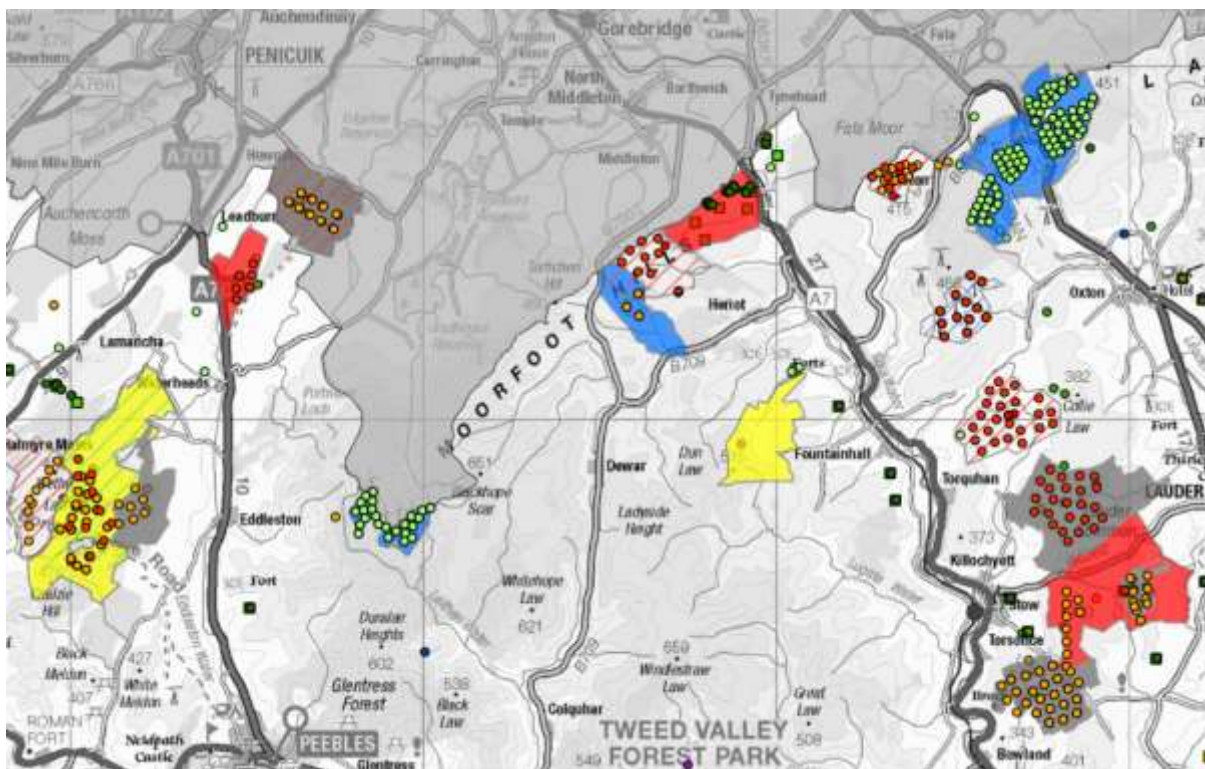


Figure 11.2 Scottish Borders Council area – [All Wind Development Applications – Map](#)

11.17. Proposed wind energy developments at Midlothian farm sites, which have received consent but have not been developed are noted in Table 11.8.

Table 11.8 Midlothian – Consented Wind Turbines (micro / small scale) – Farm sites

Name	No of turbines	Blade Tip Height	Power (kW)	Location	Application Ref.
<b>5-30m Height</b>					
Monteith House Farm	2	29.9m	200kW (100kWx2)	Gorebridge	15/00481/DPP
Rosemay Farm	2	30.0m	100kW (50kW x 2)	Leadburn, Penicuik, EH46 7BE	15/00468/DPP extension to permission 11/00817/DPP
Currie Glen Farmhouse	2	Micro 6m + blade	750W x 2	Borthwick EH23 4RA	15/00871/DPP pending
Lawfield Farmhouse	1	24.5m	11kW	Dalkeith, EH22 5TG	12/00212/PNMIC
Roseview Farm properties	1	24.8m	11kW	Leadburn EH26 8PT	09/00306/FUL

Eastside Farm	1	15.0m		Silverburn EH26 9LN	05/00991/FUL
<b>Total</b>	<b>9</b>				

Source: **MC247** Midlothian Wind Turbine Planning Application Register

11.18. Proposed wind energy developments at Midlothian commercial and industrial sites, which have received consent but have not been developed are noted in Table 11.9.

Table 11.9 Midlothian – Consented Wind Turbines (micro / small scale) – Commercial / Industrial sites

Name	No of turbines	Blade Tip Height (m)	Power (KW)	Location	Application Ref.
<b>5-30m Height</b>					
Edgefield Industrial Estate (Unit 6)	1	5.9m		Loanhead	15/00107/DPP
Edinburgh College	1	9.0m	1200kWh	Dalkeith EH22 3FR	14/00371/DPP
Bilston Glen Industrial Estate (Unit 4)	2	30.6m	100kW (2x50kW)	Loanhead EH20 9HX	11/00137/DPP
Tesco	1	10.6m	6kW	Penicuik EH26 8NP	08/00391/FUL
Edgefield Industrial Estate	1	9.0m		Loanhead EH20 9TB	07/00312/FUL 06/00712/FUL
Dobbies Garden Centre	1	6.5m		Lasswade EH18 1AZ	06/00101/FUL
Bush Estate, Horticultural Building	1			Penicuik EH26 0PH	03/00005/FUL
<b>Total</b>	<b>8</b>				

Source: **MC247** Midlothian Wind Turbine Planning Application Register

### Summary of Stakeholder Engagement

11.19. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support 'Renewable Energy / Wind Energy' is as follows:

- Public Engagement
- Wider Local Government Services
- Key Agencies Group Corporate Workshop
- National Government and Industry Bodies

### Public Engagement

11.20. Seven public drop-in sessions were held in public libraries across Midlothian. Comments were received in relation to the proposed Torfichen wind energy development. Communities value Midlothian's countryside and landscapes and wish to see them protected. An online Place Standard Surveys were also conducted. While renewable energy sources were mentioned, in general, no specific comments were received in relation to wind energy.



11.21. Planning officers engaged with children and young people through in-person school and youth group workshops and online Place Standard Surveys. The Children and Young People Participation Report (**MC170**) provides more information on how the views of children and young people were gathered and a summary of comments received. In relation to wind energy, no comments were received. However, children and young people have an awareness of the climate emergency and comment on the value they place on the biodiversity and landscape of rural communities. They wish to see the countryside protected.

#### **Wider local government services**

11.22. Liaison was had with Midlothian Energy Ltd, Scottish Renewables and Midlothian Council Landscape Services. Comments received have been incorporated into this chapter.

#### **Local Place Plans**

11.23. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by Community Bodies in relation to wind energy are as follows:

- Damhead and District (**MC220**): Wish MLDP2 to take recognition that Damhead will explore the development of a community wide energy project covering heat efficiency, microgeneration (including community turbine).
- Gorebridge (**MC222**): Community wind turbines, e.g. windfarm at Camp Wood.
- Rosewell and District (**MC225**): Community-wide energy project for Rosewell. This initiative would focus on heat efficiency and microgeneration, potentially incorporating features like community turbine in line with other Local Place Plans in Midlothian (Damhead and District Local Place Plan).

#### **Key Agencies Group Corporate Workshops**

11.24. Feedback from Council colleagues during the workshops identified opportunities with district heating networks combined with renewables to harness local wind power will also help the authority meet its net zero targets.

#### **National Government and Industry bodies**

11.25. Engagement was had with Scottish Government (Energy Consents Unit) and Scottish Renewables. An internal engagement tracker has been compiled to record all meetings.

### **Summary of Implications for the Proposed Plan**

#### **Renewable Energy / Wind Energy**

11.26. NPF4 Policy 11 (Energy) may replace MLDP 2017 Policy NRG1 (Renewable and Low Carbon Energy Projects) and encourages all forms of renewable energy development, including:

- Wind farms.
- Enabling works, such as grid transmission and distribution infrastructure.
- Energy storage such as battery storage.
- Small scale energy generation.

11.27. NPF4 National Development 3 (Strategic Renewable Electricity Generation and Transmission Infrastructure) will inform the MLDP2 spatial strategy. As noted in the NPF4 Regional Spatial Priorities, the South of Scotland is an important centre for renewable energy generation. Proposals for consolidating and extending existing wind farms and



associated grid improvements and supply chain opportunities will require a carefully planned approach.

- 11.28. Scotland's Energy Statement and Just Transition Plan (**MC242**) will inform the MLDP2 spatial strategy and policy, and outlines energy demand and aspirations, including:
- by 2030, at least the equivalent of 50% of energy across heat, transport and electricity demand comes from renewable sources.
  - by 2030, renewable heat target provisionally set at 22%.
  - by 2030, locally or community owned energy generation set at 2 GW.
- 11.29. The national target of 2GW of locally or community owned energy generation by 2030, will inform MLDP2 policy and placemaking regarding local and small-scale wind energy development.
- 11.30. The Permitted Development Rights Review (Phase 3) (**MC243**) addresses domestic renewables, including wind turbines, which will inform MLDP2.
- 11.31. The Onshore Wind Policy Statement (**MC244**) will inform MLDP2 spatial strategy and sets ambitions of a further 12GW of onshore wind by 2030, increasing from 8.78GW in 2022 to 20GW by 2030 in Scotland. The national ambitions also set a target of 2GW of locally or community owned energy generation by 2030, which will inform MLDP2 policy and placemaking regarding local and small-scale wind energy development.
- 11.32. The SP Energy Networks RIIO T2 Business Plan (2021-2026) (Transmission) (**MC246**) outlines future energy scenarios and increased demand (MW) regarding electric vehicles and heat pump installations. The Plan notes that wind energy generation is set to increase with projections for central / southern Scotland ranging from 20-23 MW in 2026 to 21-52 MW in 2040. MLDP2 strategy and policy must address the potential for wind energy development to meet national renewable energy targets and future energy demand.
- 11.33. MLDP2 will be informed by the Midlothian Forestry and Woodland Strategy (**MC200**) as well as further sensitivity studies regarding the protected natural and landscape areas in Midlothian and the region.
- 11.34. The Midlothian Landscape Wind Capacity Study (2014) (**MC248**) will help inform work on the MLDP2 spatial strategy and potential development, but MLDP2 will need to be led by NPF4. The Study outlines limited scope to develop wind turbines below 20-30m in Midlothian, and no scope for development of wind turbines above 30m high in most Midlothian LCAs due to landscape sensitivity. The Study outlines very limited scope for turbines 50-80m high in the central parts of the Moorland Fringes landscape. The Midlothian Landscape Wind Capacity Study confirms that the LCAs with the greatest potential for cumulative impacts are Mayfield/Tranent Ridge, North Lammermuir Platform, Plateau Grassland, and Moorfoot Hills.
- MLDP2 will be informed by the recommended spatial landscape strategy for Midlothian, set out in the Study:
  - Maintain the rugged scenery and sense of wildness associated with the Pentland Hills.
  - Avoid significant intrusion on key views to the Pentland Hills.
  - Avoid significant cumulative effects with operational wind farms sited in the western Lammermuir Hills.



- Ensure that larger turbines are associated with more extensively scaled and simpler landscapes.
- Protect the richly diverse valleys of the North and South Esk and Tyne.
- Conserve the low-lying moorlands which make an important contribution to the scenic diversity of landscapes within Midlothian.

11.35. MLDP2 Proposed Plan will need to consider and be guided by the policy framework of NPF4 on wind energy.

11.36. Engagement with Midlothian Energy Ltd notes that the recommendations will hinder the development of wind farms in Midlothian.

11.37. The MLDP2 spatial strategy will be informed by the cumulative impact of existing and proposed wind farm development in Midlothian (Torfichen wind farm proposal – ECU-00004661), and throughout the region in the Scottish Borders and East Lothian.

11.38. Within the Midlothian area, 15no. small-scale wind energy developments (1-2 wind turbines, under 50m height) are currently operational at farm or commercial sites. The renewable energy generation data shows that Midlothian produced 86.39 gigawatt-hours (GWh) of electricity through its onshore wind turbines in 2021. Onshore wind equalled 87% of the total renewable energy generation in Midlothian in 2021. The renewable energy capacity data shows that the maximum amount of electricity produced at any one time from onshore wind in Midlothian in 2021 was 50.0 mega-watt (MW). Onshore wind equalled 78% of the total renewable energy capacity in Midlothian in 2021.

11.39. The MLDP2 spatial strategy and policy are required by NPF4 Policy 11 to expand renewable, low-carbon and zero emissions technologies and seek to realise Midlothian's full potential for electricity and heat from these means. MLDP2 will also be informed by the NatureScot guidance Siting and Designing Windfarms in the Landscape (**MC245**) regarding wind farm siting and small-scale (15-50m) wind turbine development.

#### Developer Contributions

11.40. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under "infrastructure first");
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.





The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

11.41. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### **Public Engagement**

11.42. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence with Stakeholders**

11.43. Midlothian Council and Midlothian Energy Ltd have reviewed and are satisfied with this chapter.

##### **Evidence Disputes with Stakeholders**

11.44. No disputes raised by Midlothian Council and Midlothian Energy Ltd.

##### **Information Gaps/Uncertainty**

11.45. None.



## Topic 12: Solar Energy

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5)</p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district</li> <li>• (e) how that infrastructure is used</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 11:</p> <ul style="list-style-type: none"> <li>• LDPs should seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC085</b> Local Heat and Energy Efficiency Strategy (draft)  <b>MC242</b> Draft Energy Statement and Just Transition Plan  <b>MC243</b> Permitted Development Rights Review – Phase 3 – Public Consultation  <b>MC267</b> Information Note: Solar Energy  <b>MC276</b> Audit of Infrastructure and Services</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>• SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this Evidence Report chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 1: Climate Change, Mitigation and Adaptation</li> <li>• Topic 13: Wind Energy</li> <li>• Topic 15: Geothermal and Hydro Energy</li> </ul>



- Topic 20: Heat and Cooling
- Topic 23: Energy Infrastructure

### Summary of Evidence

No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.

#### Purpose and Scope of Chapter

12.1. This chapter focuses on Solar Energy. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Context
- Existing Solar Energy Infrastructure
- Proposed Solar Energy Infrastructure

#### **Context**

12.2. National Strategy and Policy Priorities are covered in Information Note: Solar Energy (MC267). Midlothian Council are required to prepare a Local Heat and Energy Efficiency Statement (LHEES) (MC085) for the local authority area. **Topic 20: Heating and Cooling** addresses the LHEES and provides further information. **Topic 4: Natural Places and Landscape** and **Topic 11: Wind Energy** address landscape sensitivity.

12.3. Scotland regularly generates more power from renewable sources than it consumes, which means that the transmission network plays an important role in linking these generators with sources of demand across Britain. Solar Photovoltaic (PV) generation is set to increase, including small scale rooftop schemes and larger solar farms. However, it is expected that this will have a minimal impact in winter in Scotland and a relatively low impact in summer when peak and minimum demands in the network are experienced.

12.4. Scotland's Energy Statement and Just Transition Plan (MC242) outlines energy demand and aspirations, including:

- by 2030, at least the equivalent of 50% of energy across heat, transport and electricity demand comes from renewable sources;
- by 2030, renewable heat target provisionally set at 22%;
- by 2030, locally or community owned energy generation set at 2 GW; and
- increased contributions from solar, hydro, and marine energy to the energy mix.

#### **Existing Solar Energy Infrastructure**

12.5. The renewable electricity data from [Scottish Energy Statistics Hub](#) confirms an increase in generation from solar PV in Midlothian from 2017 (3.46 GWh) to 2021 (5.60 GWh). This equates to 3.3% and 5.6% of total renewable electricity generation in 2017 (105.91 GWh) and 2021 (99.27 GWh). The data also confirms that capacity for solar PV in Midlothian increased between 2017 (4.3 GWh) and 2021 (7.4GWh). Tables 12.1 and 12.2 outline the renewable electricity generation in Midlothian by solar PV between 2017 and 2021, and the location and capacity of existing solar PV developments in Midlothian, respectively.



Table 12.1 Renewable electricity generation (GWh) – Midlothian (2017-2021)

	Renewable electricity generation* (GWh) – Midlothian (2017-2021)				
	2017	2018	2019	2020	2021
Solar Photovoltaics	3.46	4.03	4.44	5.25	5.60
<b>Total Renewable</b>	<b>105.91</b>	<b>124.77</b>	<b>112.16</b>	<b>125.15</b>	<b>99.27</b>

\*Note: electricity generated over a period of time. GWh = Gigawatt hours

Source: [Scottish Energy Statistics Hub](#)

Table 12.2 Existing Solar Photovoltaic (PV) Developments – Midlothian

Location	Solar Photovoltaic (PV) Development	Capacity / Power Output
Camp Wood Farm, Gorebridge	Ground mounted solar PV array (52no. panels)	285 watts per panel 14.82kW
Easter Bush, Bush Farm Road, Roslin	Ground mounted solar PV array (19no. rows). University of Edinburgh site.	3.00 MW 3,000 kWp
Dalhousie Road, Dalkeith	Ground mounted solar PV array (18no. rows). Edinburgh College site.	1.08 MW 1,078 kWpd

Note: maximum amount of electricity produced at any one time. kWpd = kilo watt per day

Source: Midlothian Council

12.6. Midlothian Council officers are working closely with Changeworks to deliver the Energy Efficient Scotland: Area Based Schemes (EES:ABS) projects across Midlothian. The LHEES lead is working with the individuals responsible for these projects to ensure that they are in line with LHEES priorities (**MC085**). EES:ABS projects with Midlothian Council include solar panels, battery storage and/or external wall insulation. So far, Changeworks have installed measures in over 1,038 properties across the council area. Around 650 of these are external wall installation (EWI) projects in Mayfield, Penicuik, and Bonnyrigg. Around 334 properties across Penicuik, Woodburn, Gorebridge, Danderhall and rural areas (Cousland) have had solar PV installed.

### Proposed Solar Energy Infrastructure

12.7. Table 12.3 shows the consented and proposed solar PV developments in Midlothian.

Table 12.3 - Consented and Proposed Solar Photovoltaic (PV) Development in Midlothian

Location	Solar Photovoltaic (PV) Proposal	Application Reference	Capacity / Power Output
Hawthornden Castle, Lasswade, EH18 1EQ	Ground mounted solar PV panels (500no.)	23/00685/DPP awaiting decision	0.15 MW 150 kWp
Newtongrange Parish Church	Roof mounted solar PV panels (30no.)	23/00675/DPP	10,449KW annually
Ninemileburn, Penicuik, EH26 9NE	Ground mounted solar PV panels (40no.)	23/00581/DPP	0.01 MW 16.2 kWp



Sainsburys, Straiton Mains, Loanhead, EH20 9PW	Roof mounted solar PV panels (1,288no.)	23/00522/DPP	0.54 MW 547 kWp
Edinburgh College Midlothian Campus, Dalkeith	Roof mounted solar PV panels (464no.) Edinburgh College site.	23/00323/DPP	0.19 MW 190.24kWp
Roslin Biotechnology Centre, James Hamilton Way, EH26 0BF	Ground mounted solar PV array (18no. rows)	22/00104/DPP	
Butlerfield Industrial Estate, Bonnyrigg, EH19 EJQ	Ground mounted solar PV array (984no. modules)	22/00798/DPP	0.37 MW 374 kWp
Rullion Road, Penicuik	Ground mounted solar PV array (638no.). Scottish Water site.	22/00728/DPP	0.25 MW 255 kWp
Hopelands Road, Silverburn	Ground mounted solar PV array (598no.). Scottish Water site.	22/00727/DPP	0.24 MW 239 kWp
Old Dalkeith Road, Shawfair, Danderhall	Roof mounted solar PV panels (400no.)	22/00200/DPP	0.15 MW 150 kWp
Hopelands House, Silverburn, Penicuik	Ground mounted solar PV array	20/00661/DPP	
Easter Bush, Bumstead Building, EH25 9RG	Roof mounted solar PV panels. University of Edinburgh site.	19/00068/DPP	0.15 MW 158 kWp
Easter Bush, Veterinary Centre, EH25 9RG	Car port with solar PV panels for electric vehicle charging points (10no.). University of Edinburgh.	18/00911/DPP	0.61 MW 611 kWp
Easter Bush, Greenwood Building, EH25 9RG	Roof mounted solar PV panels. University of Edinburgh site.	18/00890/DPP	0.97 MW 97 kWp
Mosshouses, Leadburn, Penicuik	Free standing solar array	15/00432/DPP	

Note: maximum amount of electricity produced at any one time

Source: [Renewable Energy Planning Database](#) and Midlothian Council

### Summary of Stakeholder Engagement

12.8. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support 'Renewable Energy / Solar Energy' is as follows:

- Public Engagement
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Energy network companies and industry bodies

### Public Engagement

12.9. Seven public drop-in sessions were held in public libraries across Midlothian. Four online Place Standard Surveys were also conducted. In relation to solar energy, a summary of feedback from these engagement sources is as follows:

- More solar panels needed on council houses (new and existing).
- Older properties may not be able to accommodate retrofitting with solar technology.
- Alternative energy sources should be the norm for new development and not the exception.



### Local Place Plans

12.10. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by Community Bodies in relation to solar energy are as follows:

- Damhead and District (**MC220**) – Wish MLDP2 to take recognition that Damhead will explore the development of a community wide energy project covering heat efficiency, microgeneration (including solar meadow).
- Gorebridge (**MC222**) – Community solar farm at Lady Brae.
- Newtongrange (**MC224**) – Promote the integration of solar energy in new housing developments and advocate for the implementation of solar panels on new and existing buildings to reduce the community's carbon footprint and energy costs.
- Rosewell and District (**MC225**) – Solar community-wide energy project for Rosewell. This initiative would focus on heat efficiency and microgeneration, potentially incorporating features like a solar meadow in line with other Local Place Plans in Midlothian (Damhead and District Local Place Plan).

### Key Agencies Group Corporate Workshops

12.11. Feedback from Council colleagues during the workshops identified opportunities with district heating networks combined with renewables to harness local solar power will also help the authority meet its net zero targets.

### Energy Network Companies and Industry Bodies

12.12. Liaison was had with Scottish Power Energy Networks, SGN, Scottish Renewables, and Midlothian Energy Ltd. Comments received have been incorporated into this chapter.

### Summary of Implications for the Proposed Plan

12.13. NPF4 Policy 11 (Energy) replaces MLDP 2017 Policy NRG1 (Renewable and Low Carbon Energy Projects) and encourages all forms of renewable energy development, including:

- Solar arrays.
- Enabling works, such as grid transmission and distribution infrastructure.
- Energy storage such as battery storage.
- Small scale energy generation.

12.14. NPF4 National Development 3 (Strategic Renewable Electricity Generation and Transmission Infrastructure) will inform MLDP2 spatial strategy and policy, which are also required to expand renewable, low-carbon and zero emissions technologies and seek to realise Midlothian's full potential for electricity and heat from these means. MLDP2 policy framework will need to consider solar energy matters. At a domestic scale, many solar panels will not require planning permission.

12.15. The national target of 2GW of locally or community owned energy generation by 2030, will inform MLDP2 policy and placemaking regarding local and small-scale solar energy development.

12.16. The Permitted Development Rights Review Phase 3 (**MC243**) addresses domestic and non-domestic renewables, including solar panels, and solar canopies in qualifying parking areas, which will inform MLDP2. MLDP2 policy may need to also address issues relating to solar panel development on listed buildings and within conservation areas.



12.17. The generation projections for solar PV in Midlothian range from 1-32MW in 2026 to 2-37MW in 2040. MLDP2 strategy and policy must address the potential for solar PV development to meet national renewable energy targets and future energy demand.

### Developer Contributions

12.18. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- Infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- Facility deficiencies resulting from or exacerbated by the new development;
- Affordable housing;
- Transport and active travel infrastructure;
- Protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- Site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

12.19. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

12.20. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence with Stakeholders

12.21. Midlothian Energy Ltd have reviewed and are satisfied with this chapter.

#### Evidence Disputes with Stakeholders

12.22. None.

#### Information Gaps/Uncertainties

12.23. None.



## Topic 13: Geothermal and Hydro Energy

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district</li> <li>• (e) how that infrastructure is used</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 11:</p> <ul style="list-style-type: none"> <li>• LDPs should seek to realise their area’s full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
<p>Links to Evidence</p>	<p>MC001 Single Midlothian Plan  MC085 Local Heat and Energy Efficiency Strategy (Draft)  MC239 Midlothian Climate Change Strategy  MC242 Draft Energy Statement and Just Transition Plan  MC250 Green Heat in Greenspaces – National Findings Report  MC252 Geothermal Mining Heat Resources – Local Authority MiRAS Outputs  MC253 Geothermal Mining Heat Resources – Local Authority MiRAS Presentation  MC268 Information Note: Geothermal and Hydro Energy  MC276 Audit of Infrastructure and Services</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (MC011) and Children and Young People Participation Report (MC170).</li> <li>• SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).</li> </ul>





It is not intention of this chapter to repeat the full content of other Report chapters. It should be read in conjunction with other chapters, including:

- Topic 1: Climate Change, Mitigation and Adaptation
- Topic 11: Wind Energy
- Topic 12: Solar Energy
- Topic 20: Heat and Cooling
- Topic 23: Energy Infrastructure
- Topic 24: Water and Drainage Infrastructure
- Topic 25: Blue and Green Infrastructure

### Summary of Evidence

No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.

#### Purpose and Scope of the Chapter

13.1. This chapter focuses on Geothermal and Hydro Energy. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Mine Water Geothermal Resource
- Mine Water Heat Network Scoping Studies
- Existing Geothermal and Hydro Infrastructure
- Proposed Geothermal and Hydro Infrastructure

13.2. Midlothian Council are required to prepare a Local Heat and Energy Efficiency Strategy (LHEES) (MC085) for the local authority area. **Topic 20: Heat and Cooling** summarises the LHEES. **Topic 11: Wind Energy** and **Topic 12: Solar Energy** provide information and summaries relating to renewable energy.

#### **Mine Water Geothermal Resource**

13.3. The Mine Water Geothermal Resource Atlas for Scotland ([MiRAS](#)) (MC252 and MC253) details the capacity for geothermal energy from mine water resources for all local authority areas in Scotland. The MiRAS considers the following factors:

- overlapping worked seams without shallow seams.
- depth to a suitable water table.
- a reasonable drilling depth.

13.4. The MiRAS also details mine water sources at the surface (Coal Authority treatment schemes or gravity discharges):

- surface heat available (0-50kW to greater than 6,400kW)
- surface heat resource type (gravity – passive treatment; pumped – passive treatment; gravity drainage; pumped – active treatment; and pumped drainage – no treatment).

13.5. The information noted above is combined by the MiRAS to present optimal mine water geothermal areas in Scotland (mine water head – metres below ground level). In Midlothian, these areas are identified primarily in central and northern region. This includes the Shawfair, Dalkeith, Bonnyrigg, Newtongrange and Gorebridge areas (See Figure 13.1).



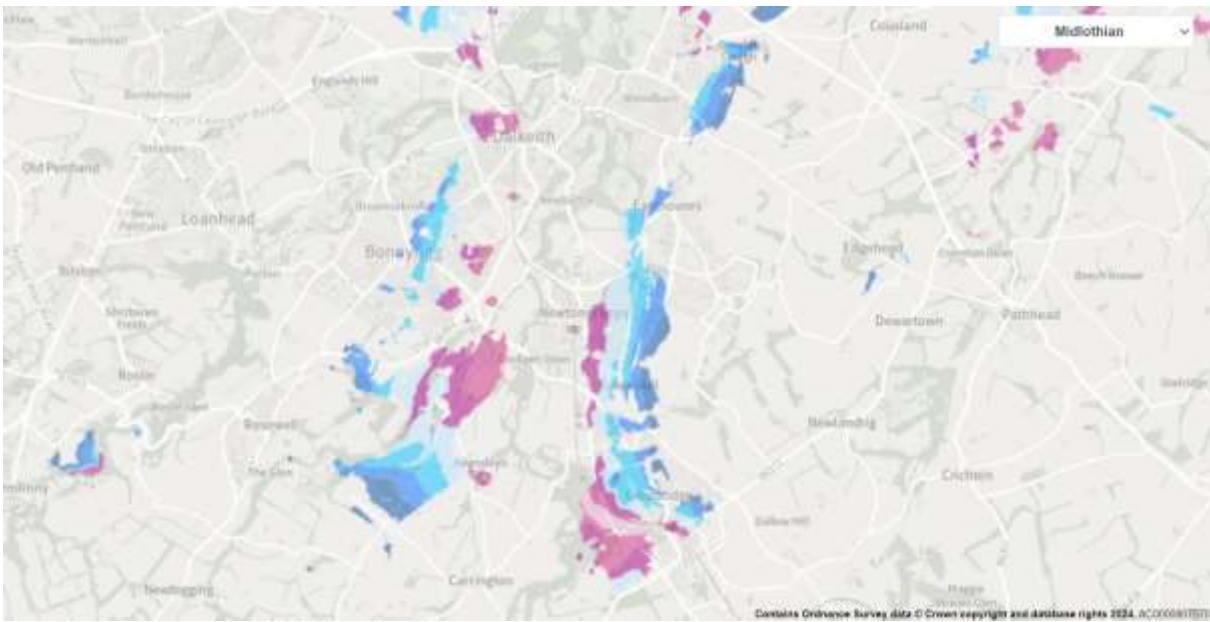


Figure 13.1 Mine Water Geothermal Resource (at March 2024)

### Mine Water Heat Network Scoping Studies

- 13.6. Scoping studies funded by the Low Carbon Infrastructure Programme (LCIP) as part of a wider project to assess the feasibility of a district energy scheme to supply a proportion of power, heating, and cooling requirements to key stakeholders in the area. The Bilston Glen Mine Water Heat Network Scoping Study is an assessment of the potential mine water heating resource within the flooded coal mines and shaft below the Bilston Glen industrial estate. The Bonnyrigg Mine Water Heat Network Scoping Study comprised an assessment of the potential mine water heating resource within flooded coal mines for commercial customers situated in the Sherwood Industrial Estate as well as a primary school near Bonnyrigg. The Lady Victoria Mine Water Heat Network Scoping Study provided a high-level assessment of the potential mine water heating and cooling resource within the flooded mine workings of the Lady Victoria colliery which is now the site of the National Mining Museum of Scotland. This involved an evaluation of the potential for a low carbon geothermal heat network to supply heat to a housing development above the colliery of c. 300 houses. The Newtongrange Mine Water Heat Network Scoping Study was assessment of the potential mine water heating resource within flooded coal mines for the Newtongrange industrial estate.
- 13.7. The [Galleries to Calories \(G2C\) project](#) demonstrates the use of legacy mine workings as recycled heat storage and transport networks. A primary aim of G2C is to install a field test site where the hydraulic and heat transport characteristics of legacy mine workings can be investigated in detail through the provision of both an injection and extraction borehole at two different locations within the mine workings, and the establishment of a demonstration of the technology. The project design is based around the need to provide a working prototype of up to 9 MW of cooling for the Advanced Computing Facility (ACF) / data centre at Easter Bush. The project utilises the heat geobattery concept of recycling excess heat from cooling demand and using legacy mine workings to store and transport the heat to users down gradient. Once this heat is distributed and stored in the subsurface, various heat pump technologies in different surface geographical locations can be employed to recover it. The recycled heat will augment the

natural geothermal heat present and sustainably replenish the natural heat extracted through the heat mining using heat pump technology. Communities which could benefit from the heat storage and transport network include Roslin, Bilston, Loanhead and Straiton.

**Existing Energy Infrastructure – Geothermal and Hydro**

13.8. No geothermal energy infrastructure has been developed in Midlothian. Data from the Scottish Energy Statistics Hub shows that renewable electricity generation (GWh) from hydro power in Midlothian equalled 1.44 GWh in 2017 and reduced to 1.34 GWh in 2018 (see Table 13.1).

Table 13.1: Renewable Electricity Generation (GWh) – Hydro – Midlothian 2017-21

	Renewable Electricity Generation (GWh) – Midlothian (2017-2021)				
	2017	2018	2019	2020	2021
Hydro	1.44	1.34	0	0	0
<b>Total Renewable</b>	<b>105.91</b>	<b>124.77</b>	<b>112.16</b>	<b>120.43</b>	<b>96.38</b>
Hydro % of total renewable generation	1.4%	1.1%	0	0	0

Note: GWh = Gigawatts/hour. Source: [Scottish Energy Statistics Hub](#)

13.9. Data from the Scottish Energy Statistics Hub shows that the installed renewable electricity generation capacity (MW) from hydro projects in Midlothian has remained at 0.4 MW between 2017 and 2021 (see Table 13.2).

Table 13.2: Renewable electricity capacity (MW) – Hydro – Midlothian (2017-2021)

	Renewable Electricity Capacity (MW) – Midlothian (2017-2021)				
	2017	2018	2019	2020	2021
Hydro	0.4	0.4	0	0	0.4
<b>Total Renewable</b>	<b>61.1</b>	<b>61.4</b>	<b>89.8</b>	<b>90.6</b>	<b>64.2</b>
Hydro % of total renewable capacity	0.7%	0.7%	0	0	0.6%

Note: MW = Megawatt. Source: [Scottish Energy Statistics Hub](#)

**Proposed Energy Infrastructure – Geothermal and Hydro**

13.10. The [Green Heat in Greenspaces](#) project (MC250) considers ground source and water source heat generation potential. The project provides an extensive range of information and analysis for the Midlothian area, which will be addressed during the development of MLDP2 strategy and policy. A summary of ground source heat data is presented in Table 13.3, Table 13.4, Table 13.5, and Table 13.6.

Table 13.3 – Ground source heat capacity in Midlothian

Ground Source Heat – Midlothian (2021)		
Total ground source heat capacity (GWh) from greenspace (20% space utilisation)	Ground source heat capacity (GWh) from greenspace (20% space utilisation) and capped at 100% settlement heat demand	Ground source heat capacity (kWh) from greenspace (20% space, capped) per heat address
407	404	10,873

% settlement heat demand that could be supported by ground source heat in greenspace	No. settlements classed as High (>=76%) for ground source heat capacity (based on 20% availability)	Carbon saving assuming all the ground source heat capacity from greenspace (20% space, capped to 100% heat demand) is usable (TCO <sub>2e</sub> )
65%	3 - Loanhead, Danderhall, Rosewell	46,657

Table 13.4 – Ground source heat capacity in Midlothian’s settlements

Ground Source Heat (GSH) – Settlement Profile – Midlothian			
Settlement	% of settlement area that is suitable greenspace to generate GSH	Potential GSH capacity from greenspaces (MWh/year)	% of annual heat demand that could be met from GSH in greenspaces
Bonnyrigg, Dalkeith, Eskbank, Woodburn, Mayfield, Newtongrange	9% Medium	193,118 High	60% Medium
Penicuik	12% Medium	66,540 High	59% Medium
Gorebridge	13% Medium	27,029 Medium	70% Medium
Loanhead	17% High	68,262 High	<b>82%</b> <b>High</b>
Danderhall	23% High	19,334 Medium	<b>100%</b> <b>High</b>
Bilston	4% Low	10,148 Low	67% Medium
Roslin	11% Medium	9,419 Low	71% Medium
Rosewell	15% High	12,024 Medium	<b>100%</b> <b>High</b>
Pathhead	5% Low	1,534 Low	16% Low

Table 13.5 – Water source heat potential in Midlothian

Water Source Heat – Midlothian		
Total water source heat potential from rivers (GWh / year)	% heat demand that could be met by total water source heat potential	Carbon saving assuming all water source heat potential is usable (TCO <sub>2e</sub> )
680	109%	78,507
Water source heat potential from rivers (GWh / year)	% heat demand that could be met by total water source	Carbon saving assuming all water source heat potential

capped at 100% settlement heat demand	heat potential from rivers at 100% heat demand	(capped at 100% heat demand) is usable (TCO <sub>2e</sub> )
522	84%	60,200

Table 13.6 - Water source heat potential in Midlothian's settlements

Water Source Heat – Settlement Profile – Midlothian		
Settlement	River source heat potential	Static water body source heat potential
Bonnyrigg, Dalkeith, Eskbank, Woodburn, Mayfield, Newtongrange	High	Low
Penicuik	Medium	Low
Gorebridge	Low	Low
Loanhead	Low	Low
Danderhall	Low	-
Bilston	Low	Low
Roslin	Low	Low
Rosewell	Low	-
Pathhead	Low	-

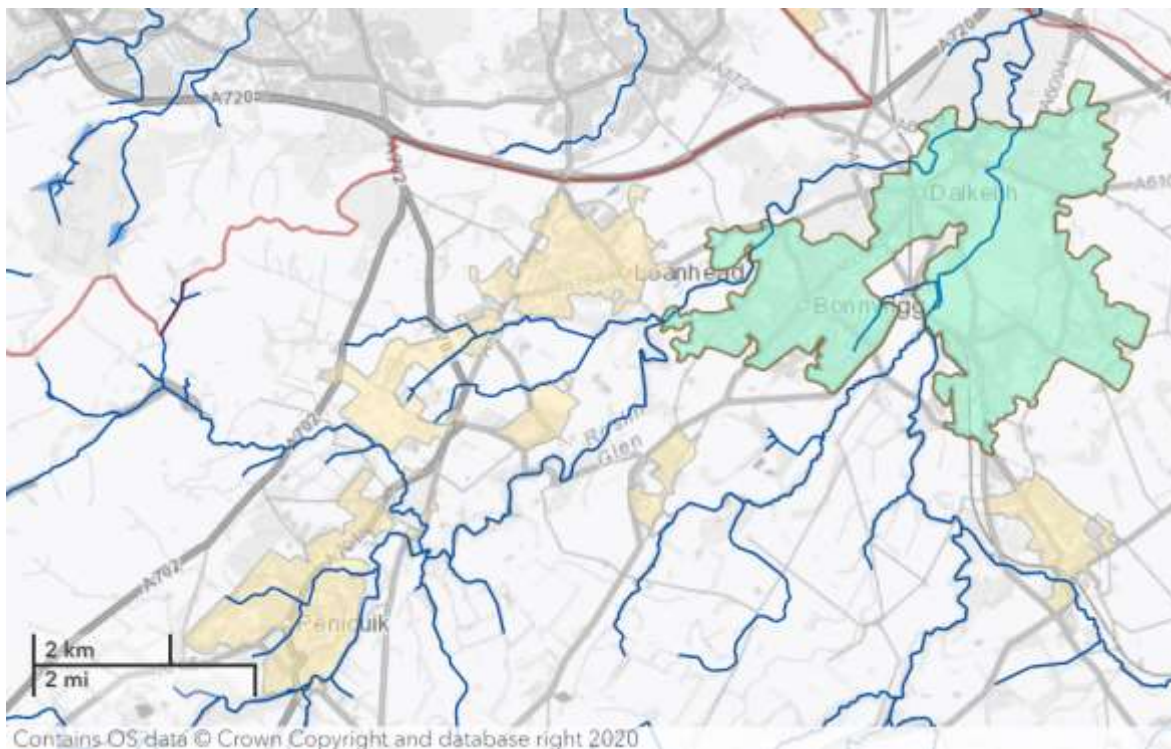
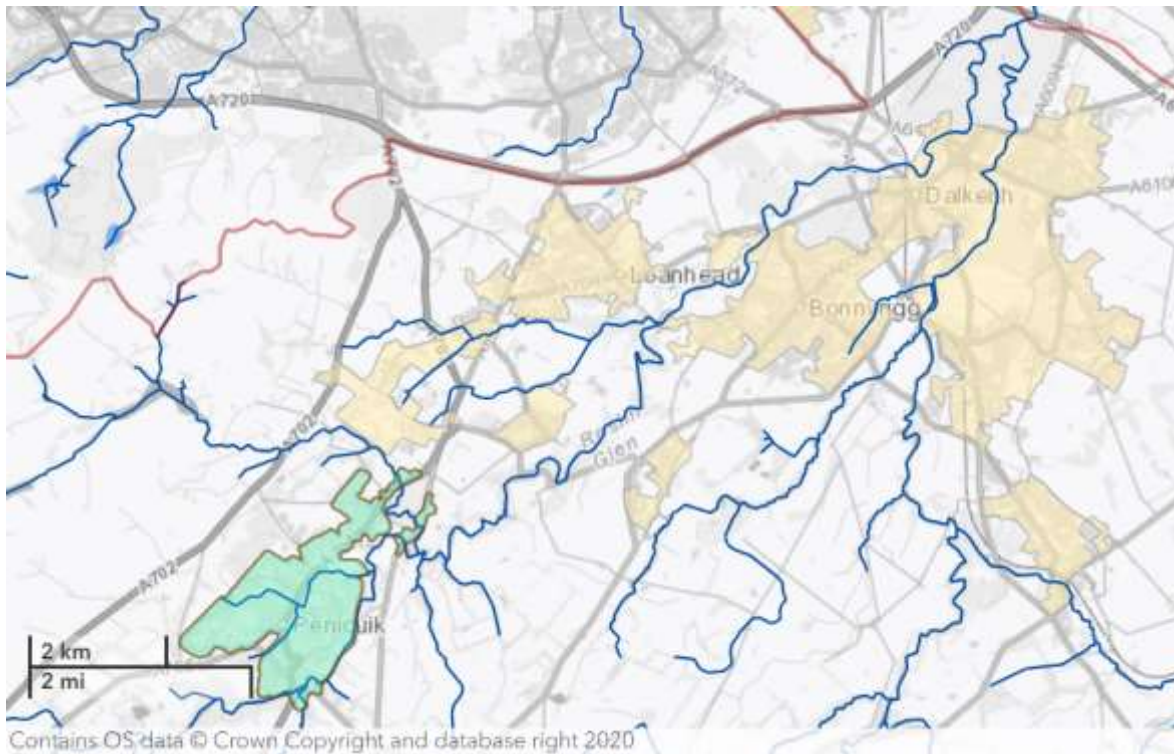


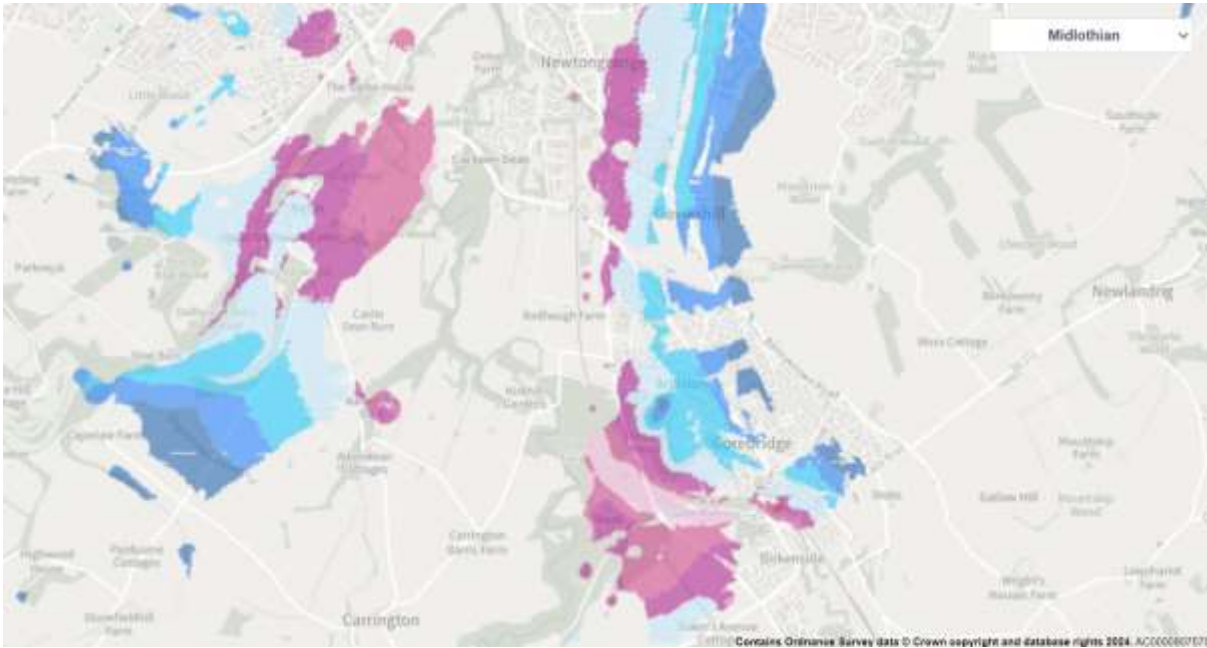
Figure 13.2 Green Heat in Greenspaces and River Source Heat Potential  
 Source: Greenspace Scotland [Green Heat in Greenspaces Settlement Profiles](#)



**Figure 13.3 Green Heat in Greenspaces – River Source Heat Potential – Medium**

Source: Greenspace Scotland [Green Heat in Greenspaces Settlement Profiles](#)

- 13.11. Midlothian Council has received an application for an EIA screening opinion of temporary mine water pilot wells at Roslin (ref [23/00778/SCR](#)). The proposal is for temporary engineering works associated with minewater heat exploration, comprising the drilling of 3no boreholes, the recharge of waste heat into flooded mineshafts for a period of 6 weeks and subsequent capping with manholes on all land at 50m south of the B7003 Penicuik Road, Oatslie Farm, Roslin, and land 300m southeast of Langhill Farm, Roslin. This proposal is linked to the [Galleries to Calories \(G2C\) Project](#) to assess use of legacy mine workings as recycled heat storage and transport networks.
- 13.12. The MiRAS details mine water sources at the surface (Coal Authority treatment schemes or gravity discharges) in Scotland:
- surface heat available (0-50kW to greater than 6,400kW);
  - surface heat resource type (gravity – passive treatment; pumped – passive treatment; and
  - gravity drainage; pumped – active treatment; and pumped drainage – no treatment).
- 13.13. The MiRAS presents optimal mine water geothermal areas in Scotland (mine water head – metres below ground level). In Midlothian, these areas are identified primarily in central and northern region. This includes the Shawfair, Dalkeith, Bonnyrigg, Newtongrange and Gorebridge areas. An example of this is shown in Figure 13.4.



**Figure 13.4: Mine Water Geothermal Resource Atlas –**

Newtongrange, Gorebridge and Bonnyrigg area

Source: [Mine Water Geothermal Resource Atlas for Scotland \(MiRAS\)](#)

13.14. As outlined in the draft Midlothian LHEES (MC085), Midlothian Energy Ltd have undertaken a heat network review, which has highlighted current heat networks, key waste heat and environmental sources of heat opportunities and potential investment zones. These are summarised in Table 13.7.

Table 13.7 - Waste heat and environmental sources of heat opportunities and potential investment zones

Key Heat Source Opportunities	Potential Investment Areas / District Heat Network (DHN) Zones
Dalkeith Mine Water Treatment Site (MWTS) Shallow mine water opportunities	Dalkeith and surrounding areas – Eskbank, Woodburn, Mayfield, Newtongrange, Lingerwood, Lasswade and Bonnyrigg

13.15. Midlothian Energy Ltd are developing proposals and business cases for low carbon energy projects within Dalkeith and other Midlothian settlements, which may utilise heat from a proposed mine water treatment site. This is briefly summarised in Table 13.8.

Table 13.8 - Proposals and business cases for low carbon energy projects within Dalkeith and other Midlothian settlements

Potential Infrastructure	Description
Dalkeith town centre – Mine water Treatment	Midlothian Energy Ltd are exploring the potential to build an energy centre in Dalkeith town centre adjacent to Junkies Addit. A Coal Authority remediation programme presents the potential to draw heat from a planned Dalkeith mine water treatment scheme (MWTS).

Scheme (MWTS) and Energy Centre	Midlothian Council Planning Reference: <ul style="list-style-type: none"> <li>• <a href="#">22/00196/PACOAL</a> – Prior approval for new mine water treatment plant.</li> <li>• <a href="#">22/00150/SCR</a> – EIA screening opinion for new mine water treatment plant.</li> </ul>
Dalkeith and surrounding areas District Heat Network (DHN)	The heat from the proposed energy centre is potentially sufficient to supply Midlothian Council buildings in Dalkeith and other surrounding buildings and areas – Woodburn, Mayfield, Newtongrange, Lingerwood, Lasswade and Bonnyrigg. The LHEES (Draft) Delivery Plan ( <b>MC085</b> ) notes an action to complete a business case for the Dalkeith and surrounding settlements DHN proposal within 1 year of LHEES adoption (i.e. approx. 2025).

### Summary of Stakeholder Engagement

13.16. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support Geothermal and Hydro energy is as follows:

- Public Engagement
- Key Agencies Group Corporate Workshops
- Midlothian Council Services and Energy Network Companies

#### Public Engagement

13.17. Seven public drop-in sessions were held in public libraries across Midlothian. No comments were received on Geothermal or Hydro energy. Four online Place Standard Surveys were also conducted. No specific comments were received on Geothermal and Hydro energy; however, some respondents did express their desire to see more renewable energy sources utilised in housing developments and retrofitting of existing buildings for adaption to climate change.

#### Key Agencies Group Corporate Workshops

13.18. Feedback from Council colleagues during the workshops identified opportunities with district heating networks to help the authority meet its net zero targets.

#### Midlothian Council Services and Energy Network Companies

13.19. Liaison and meetings were held with Midlothian Energy Ltd, Midlothian Council LHEES Team and Town Rock Energy Ltd. An internal engagement tracker has been compiled to record all meetings. Comments received have been incorporated into this chapter. Please also refer to the Audit of Infrastructure and Services (**MC276**) regarding existing and proposed energy infrastructure, capacity, and demand.

### Summary of Implications for the Proposed Plan

13.20. NPF4 Policy 11 replaces Midlothian Local Development Plan (MLDP) 2017 Policy NRG1 (Renewable and Low Carbon Energy Projects) and encourages all forms of renewable energy development. The MLDP2 spatial strategy and policy are required to expand renewable, low-carbon and zero emissions technologies and seek to realise Midlothian's full potential for electricity and heat from these means. NPF4 National Development 3 (Strategic Renewable Electricity Generation and Transmission Infrastructure) will inform the MLDP2 spatial strategy.





- 13.21. The MLDP2 spatial strategy and policy are required to expand renewable, low-carbon and zero emissions technologies and seek to realise Midlothian's full potential for electricity and heat from these means.
- 13.22. Scotland's Energy Statement and Just Transition Plan (**MC242**) will inform the MLDP2 spatial strategy and policy, and outlines energy demand and aspirations, including:
- by 2030, at least the equivalent of 50% of energy across heat, transport and electricity demand comes from renewable sources.
  - by 2030, renewable heat target provisionally set at 22%.
  - increased contributions from solar, hydro, and marine energy to the energy mix.
- 13.23. MLDP2 should also investigate the feasibility of zero carbon development zone. The Midlothian Climate Change Strategy (**MC239**), and any relevant successor, and its actions will inform production of MLDP2.
- 13.24. MLDP2 strategy and policy will be informed by the Single Midlothian Plan (2023-2027) (**MC001**) outcomes, including an increase in sustainable living, and low carbon and renewable energy development.

### Geothermal Energy

- 13.25. The MLDP2 spatial strategy will be informed by the Mine Water Geothermal Resource Atlas (MiRAS) (**MC252** and **MC253**) which details mine water sources at the surface (Coal Authority treatment schemes or gravity discharges), including surface heat available, and surface heat resource type. The MiRAS presents optimal mine water geothermal areas in Scotland (mine water head – metres below ground level). In Midlothian, these areas are identified primarily in central and northern region. This includes the Shawfair, Dalkeith, Bonnyrigg, Newtongrange and Gorebridge areas.
- 13.26. The Green Heat in Greenspaces evidence (**MC250**) confirms that the total ground source heat capacity from greenspace in Midlothian is 407GWh. Three Midlothian settlements are identified with high potential for ground source heat capacity – Loanhead, Danderhall and Rosewell.
- 13.27. The draft LHEES (**MC085**) highlights key waste heat and environmental sources of heat opportunities, which include the potential Dalkeith Mine Water Treatment Site (MWTS) and shallow mine water opportunities. The draft LHEES also outlines potential investment areas / district heat network zones, including Dalkeith and the surrounding urban area.
- 13.28. MLDP2 will be informed by the G2C project, which considers the heat geothermal battery concept of recycling excess heat (from Advanced Computer Facility at Easter Bush) and cooling demand and using legacy mine workings in the area to store and transport the heat to users down gradient, which may be beneficial to the Roslin, Bilston, Loanhead and Straiton communities.
- 13.29. The MLDP2 spatial strategy and policy will be informed by the Midlothian area studies and evidence including the identified locations of optimal geothermal areas, high potential for ground source heat capacity and, potential investment areas and district heat network zones.



### Hydro Energy

13.30. The evidence outlines that the installed renewable electricity generation capacity (MW) from hydro projects in Midlothian has remained at 0.4 MW between 2017 and 2021. The MLDP2 strategy and policy should explore opportunities to increase contributions from hydro energy to the energy mix, in line with national aspirations.

13.31. The Green Heat in Greenspaces evidence (**MC250**) confirms that the total water source heat potential from rivers in Midlothian is 680GWh/year. The Dalkeith/ Newtongrange/ Bonnyrigg area is identified as having high potential for river source heat, which will inform the MLDP2 spatial strategy.

### Developer Contributions

13.32. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

13.33. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

13.34. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence

13.35. Midlothian Council and Midlothian Energy Ltd have reviewed and are satisfied with this chapter.

#### Evidence Disputes with Stakeholders

13.36. None



**Information Gaps/Uncertainties**

13.37. None.

## Topic 14. Zero Waste

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district</li> <li>• (e) how that infrastructure is used</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u></p> <ul style="list-style-type: none"> <li>• Have regard to the national waste management plan.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 12:</p> <ul style="list-style-type: none"> <li>• LDPs should identify appropriate locations for new waste management infrastructure to support the circular economy and meet identified needs in a way that moves waste as high up the waste hierarchy as possible.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC149</b> Scotland's Zero Waste Plan  <b>MC171</b> Incineration in the Waste Hierarchy Independent Review  <b>MC254</b> Making Things Last: A Circular Economy Strategy  <b>MC269</b> Information Note: Zero Waste  <b>MC276</b> Audit of Infrastructure and Services  <b>MC369</b> Charter for Household Recycling</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>• SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul>



It is not intention of this chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:

- Topic 1: Climate Change, Mitigation and Adaptation
- Topic 20: Heat and Cooling
- Topic 23: Energy Infrastructure

### Summary of Evidence

**No disputes with stakeholders have been identified in the preparation of this chapter of the Evidence Report but an information gap has been identified.**

#### Purpose and Scope of Chapter

14.1. This chapter focuses on Zero Waste. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- National and Local Strategy
- Existing Waste Infrastructure
- Proposed Waste Infrastructure

#### **National and Local Strategy**

14.2. Scotland's Zero Waste Plan 2010 (**MC149**) highlights the aim of achieving a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland's demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste. Current targets for reducing waste and increasing recycling by 2025 include reducing total waste arising in Scotland by 15% against 2011 levels; reducing food waste by 33% against 2013 levels; recycling 70% of remaining waste and sending no more than 5% of remaining waste to landfill.

14.3. The waste hierarchy (Figure 14.1) ranks waste management options according to the best environmental outcome taking into consideration the lifecycle of the material. The lifecycle of a material is an environmental assessment of all the stages of a product's life from-cradle-to-grave (i.e. from raw material extraction through materials processing, manufacture, distribution, use, repair and maintenance, and disposal or recycling). In its simplest form, the waste hierarchy gives top priority to preventing waste. When waste is created, it gives priority to preparing it for reuse, then recycling, then other recovery, and last of all disposal (i.e. landfill).





Figure 14.1: Waste Hierarchy

- 14.4. An independent review into incineration in the waste hierarchy was announced by the Scottish Government in 2021. The Review report (**MC171**) was published in 2022 and included 14 recommendations. Recommendation 4 was that, effective immediately, the Scottish Government should ensure that no further planning permissions (i.e. beyond that already in place) are granted to incineration infrastructure within the scope of the Review unless balanced by an equal or greater closure of capacity. The Millerhill Recycling and Energy Recovery Centre is one of the operational residual waste facilities identified in the Review report.
- 14.5. A circular economy is one where products and materials are kept in high value use for as long as possible. The Circular Economy Strategy (**MC254**) sets out how the Scottish Government aims to move Scotland towards a more circular economy through using resources more efficiently, reducing waste, encouraging re-use, and increasing recycling.
- 14.6. A Midlothian Local Waste Strategy has not yet been published but is likely to be developed in 2024/2025. It is intended that the Millerhill Recycling and Energy Recovery Centre (RERC) and the Millerhill Anaerobic Digester facilities will help Midlothian Council contribute to the national recycling targets. In the Strategy, the following four areas will be prioritised: food and drink, and the broader bio-economy; remanufacturing; construction and the built environment; and energy infrastructure.

#### Existing Waste Infrastructure

- 14.7. An audit of waste infrastructure capacity, condition, needs and deliverability has been carried out. Full details are provided in **MC276**. Table 14.1 sets out household waste data. The drop in amounts landfilled reflects the incineration of waste now occurring at the Millerhill plant. The 2019 data was published in October 2020 and is the most recent available.



Table 14.1 Household Waste Data (Percent) – Midlothian – 2017-2021

	Household Waste (Percent) – Midlothian (2017-2021)				
	2017	2018	2019	2020	2021
Recycled	51.6%	58.2%	50.8%	47.3%	47.4%
Other*	4.3%	12.4%	38.4%	41.1%	40.3%
Landfilled	44.1%	29.4%	10.8%	11.5%	12.4%

\*Other – waste diverted from landfill is the fate of waste material not reused, recycled, or landfilled. It includes household waste treated by incineration, mechanical biological and heat treatment. Source: [SEPA waste analysis – household waste](#)

14.8. Table 14.2 summaries waste sites and their capacity in Midlothian. Figure 14.1 shows the location of licensed waste sites in Midlothian.

Table 14.2 All Waste – Sites and Capacity – Midlothian – 2017-2021

	All Waste Sites – Midlothian (2017-2021)				
	2017	2018	2019	2020	2021
Number of sites	32	32	34	35	35
Annual capacity (tonnes)	2,194,537	2,195,037	2,324,037	2,324,037	2,324,037
Waste accepted (tonnes)	544,639	639,506	275,309	678,316	516,685

Source: [SEPA waste analysis – waste from all sources](#)

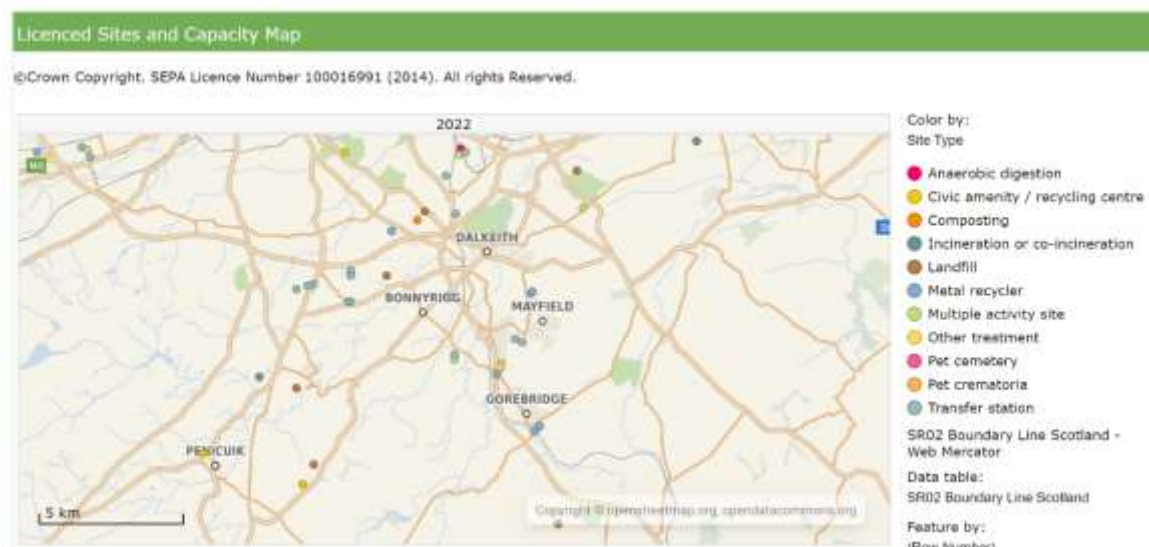


Figure 14.1 Licensed Sites in Midlothian – 2022

Source: [SEPA waste analysis – waste sites and capacity – map](#)

14.9. Midlothian has 13 registered transfer stations sites with an annual capacity of 537,680 tonnes. These sites accepted 89,468 tonnes in 2021. Midlothian has two civic amenity sites, which accepted 16,739 tonnes in 2021. The civic amenity sites are at Stobhill and Bellman's Road, Penicuik. Food waste collected by the Council is processed at the Millerhill Anaerobic Digestion Facility.

14.10. Midlothian Council is committed to achieving the Scottish Government's targets in Scotland's Zero Waste Plan (**MC149**) and The Charter for Household Recycling (**MC369**). A joint Midlothian/City of Edinburgh Council Recycling and Energy Recovery



Centre (RERC) at Millerhill to treat kerbside collected residual waste is now operational. The joint project will aid both Councils in meeting Zero Waste targets and to produce electricity from the waste. The Millerhill RERC is a thermal treatment plant will incinerate around 135,000 tonnes of household residual waste and a further 20,000 tonnes of commercial waste every year from Midlothian Council and City of Edinburgh Councils.

14.11. When the waste arrives at the Millerhill RERC, more than 2,500 tonnes of recyclable materials will be recovered and removed. Once this process is complete, the remaining waste material will be thermally treated to produce electricity and heat. The thermal treatment process will also produce approximately 38,750 tonnes of 'bottom ash' – a coarse, granular, incombustible by-product of incineration. This will be recycled off-site for use in the construction industry. The Millerhill RERC will generate up to 12MW of electricity – enough to power approximately 22,000 homes – and up to 20MW of heat – enough to meet the average heating needs of approximately 10,000 homes.

14.12. There are eleven registered landfill sites in Midlothian, two of which are operational. Details are provided in Table 14.3. The two operational sites have an annual capacity of 550,000 tonnes, and in 2021 accepted 169,744 tonnes. Table 14.4 provides details on the operational sites.

Table 14.3 Existing Landfill Sites

Site	Location	Operator / Note
Middleton Quarry	Middleton, Gorebridge, EH33 4QP	NWH Waste Services Limited <b>Operational</b>
Drummond Moor (No. 2) Landfill	Roslin, Penicuik, EH25 8QF	FCC Environment <b>Operational</b>
Oatslie Sandpit Landfill	Cluech Road, EH25 9QN	FCC Environment
Melville Sandpit Landfill	Lasswade Road, Melville, EH18 1HN	Tarmac Trading
Upper Quarrieside	Temple	Scottish Water
Preistholm Landfill	Dalhouse, Bonnyrigg	Pennant Plant
Hope Quarry Landfill	Pathhead	East Coast Skips
Drummond Moor (No.1) Landfill Site	Roslin, Penicuik, EH26 8QF	Midlothian Council
Pentland Mains Landfill	Loanhead	Lothian Recycling (1996) Limited
Pentland Mains Landfill (No.2)	Loanhead	Lothian Recycling (1996) Limited
Drummond Moor (No.2)	Roslin, Penicuik, EH26 8QF	Waste Recycling Group (Scotland) Ltd

Table 14.4: Operational Landfill Sites

Site	Middleton Quarry, Middleton, Gorebridge, EH33 4QP	Drummond Moor (No. 2) Landfill, Roslin, Penicuik, EH25 8QF
Operator	NWH Waste Services Limited	FCC Environment
Estimated date for ceasing landfill	01 January 2030	01 December 2025





Annual capacity on permit (tonnes)	300,000	250,000
Total landfill capacity (lifetime) on permit (tonnes):	1,200,000	1,815,000

### Proposed Waste Infrastructure

14.13. Midlothian Council has received an application for planning permission for the formation of a recycling centre and waste transfer station and continuation of landfill operations at Middleton Lower Quarry (ref: 23/00595/DPP). This proposal has been identified as a National Development in terms of the hierarchy of planning applications.

14.14. Zero Waste Scotland is administering a £70m Recycling Improvement Fund on behalf of Scottish Government to local authorities. Grants have been awarded to Midlothian Council under the Fund to date and will provide a significant capital injection to affect service and transformational change. Midlothian Council Neighbourhood Services have developed options for change to present to Council which address the population growth, the need to improve waste recycling rates and the need to reduce our carbon footprint. Midlothian Council projects, which have received funding include:

- In cab technology to monitor collections and target contamination.
- Kerbside service change.
- Extension of food waste collection.

### Summary of Stakeholder Engagement

14.15. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support Zero Waste is as follows:

- Public Engagement
- Children and Young People
- Local Place Plans
- Midlothian Council Waste Services
- Midlothian Energy Ltd.

### Public Engagement

14.16. Seven public drop-in sessions were held in public libraries across Midlothian. An online Place Standard Survey was also conducted. In summary, the following feedback was received:

- A significant issue with litter and need for more local waste bin provision was raised recurrently.
- There is a lot of fly-tipping occurring in the authority;
- Communities with housing development have seen an increase in waste from building sites being blown into their area;
- The closure of recycling centres is a problem;
- Overall, the quality of place is reduced in some communities due to litter and dog fouling issues.

### Children and Young People

14.17. The Children and Young People Participation Report (**MC170**) provides more information on how the views of children and young people were gathered and a summary of comments received. In relation to Zero Waste, children and young people feel that there



is an increasing issue with litter in their communities– in particular gas cylinders from vape apparatus.

### Local Place Plans

14.18. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by communities in relation to Zero Waste are as follows:

- Eskbank and Newbattle (**MC221**) identify a litter issue that is picked up by community volunteers. The community wish to see industrial units supply litter bins outside their premises.
- Gorebridge (**MC222**) wish to promote Stobhill Recycling Depot and Gorebridge Parish Church Community Recycling Centre as local resources for recycling and indicate that waste management services should match the population increase.
- Newtongrange (**MC224**) wish to increase the number of litter bins in public places to facilitate proper waste disposal; increase the frequency of inspections in local gardens and lanes to identify and address issues of waste dumping and educate residents about proper waste disposal to reduce littering and fly-tipping on the streets.
- Rosewell and District (**MC225**) identify litter and dog fouling as a significant issue in community and ask that the Council install more bins to deal with this.
- Roslin and Bilston (**MC226**) recognise that litter is a problem in their community.

### Midlothian Council Waste Services

14.19. Engagement was had with Midlothian Council Waste Services. Comments received have been incorporated into this chapter. Refer also to the Audit of Infrastructure and Services (**MC267**), regarding existing and proposed waste infrastructure, capacity, demand, and investment.

### Midlothian Energy Ltd.

14.20. Liaison and meetings were held with Midlothian Energy Ltd. Comments received have been incorporated into this chapter.

### Summary of Implications for the Proposed Plan

14.21. NPF4 Policy 12 (Zero Waste) replaces Midlothian Local Development Plan (MLDP) 2017 Policies WAST1 – WAST5. The MLDP2 spatial strategy and policy will be informed by the NPF4 Policy 12 support for the capture, distribution or use of gases captured from landfill sites or waste treatment plant.

14.22. MLDP2 will be informed by the Circular Economy Strategy (2016) (**MC254**) and the priority areas of food and drink, remanufacture, construction and the built environment, and energy infrastructure. MLDP2 should ensure that energy recovered from waste directly supports high quality heat and power schemes.

14.23. Household waste data confirms that the amount of waste generated in Midlothian was steady between 2017 (42,725 tonnes) and 2021 (43,837 tonnes). Informed by the Midlothian Waste Strategy (emerging), MLDP2 policy should address and aim to reduce the amount of household waste generated.

14.24. MLDP2 strategy and policy must have regard to the Scottish Government waste hierarchy and national waste and recycling targets including, by 2025 – reduce total



waste arising by 15%; reduce food waste by 33%; recycle 70% of remaining waste; and maximum 5% to landfill. A summary of these issues is noted below.

- 14.25. MLDP2 strategy and policy will be informed by national food waste targets and the emerging Midlothian Waste Strategy. The evidence confirms that the Anaerobic Digestion (AD) facility at Millerhill, Midlothian presently recycles discarded food collected by the two partner councils plus additional waste from local businesses and industries. Food waste accepted between 2017 and 2021 increased from 19,844 to 28,803 tonnes. The facility can process up to 30,000 tonnes of food waste per year.
- 14.26. The evidence confirms that two landfill sites are currently operational in Midlothian at Drummond Moor (no.2) and Middleton Quarry. The anticipated dates for ceasing landfill at these sites are 2025 and 2030. There is therefore limited opportunity to capture and distribute gases from landfill sites through the MLDP2 timescale. The MLDP2 spatial strategy and policy can however investigate opportunities regarding waste treatment plants. As landfilling decreases as part of the transition to a more circular economy, MLDP2 strategy should address and manage the legacy landfill sites.
- 14.27. The reduction in landfilled waste reflects the incineration of waste now occurring at the Millerhill Recycling and Energy Recovery Centre (RERC). It is hoped that the RERC and the Millerhill Anaerobic Digestion facilities will help Midlothian Council contribute to the national recycling targets of 70% by 2025, and only 5% of waste going to landfill by 2025.

#### Developer Contributions

- 14.28. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:
- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
  - facility deficiencies resulting from or exacerbated by the new development;
  - affordable housing;
  - transport and active travel infrastructure;
  - protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
  - site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
  - percent for Art.
- The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.
- 14.29. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.



**Public Engagement**

14.30. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

**Statements of Agreement / Dispute****Agreement on Evidence**

14.31. Midlothian Council Waste Services and Midlothian Energy Ltd have reviewed and are content with this chapter.

**Evidence Disputes with Stakeholders**

14.32. None.

**Information Gaps/Uncertainties**

14.33. A Midlothian Local Waste Strategy has not yet been published but is likely to be developed between 2024 and 2025. This is identified as an evidence gap in this chapter. The Council considers it can proceed to preparation on MLDP2 Proposed Plan on the information collected.



## Topic 15. Design, Quality and Place

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5)</p> <ul style="list-style-type: none"> <li>(a) the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 14:</p> <ul style="list-style-type: none"> <li>LDPs should be place-based and created in line with the Place Principle. The spatial strategy should be underpinned by the six qualities of successful places. LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics, and connectivity of the area. They should also identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans, and design codes.</li> <li>Planning authorities should use the Place Standard tool in the preparation of LDPs and design guidance to engage with communities and other stakeholders. They should also where relevant promote its use in early design discussions on planning applications.</li> </ul>
<p>Links to Evidence</p>	<p>MC001 Single Midlothian Plan  MC270 Information Note: Design, Quality and Place  MC297 Neighbourhood Plans Analysis – Land Use Issues  MC298 Dalkeith Regeneration Development Framework  MC299 Shaping Places for Wellbeing Programme – Dalkeith Project Town – Community Link Lead Report  MC303 Central Dalkeith and Woodburn Community Action plan – Place and Wellbeing Assessment Report  MC337 Mayfield Town Centre Regeneration Masterplan  MC338 Newtongrange Town Centre Regeneration Masterplan  MC339 Stobhill and Lady Victoria Masterplan  MC340 Shawfair Town Centre Strategy  MC341 Shawfair Sustainable Growth Agreement  MC342 Shawfair Masterplan  MC343 Cycling by Design  MC344 Midlothian Active Travel Strategy (Draft) 2024</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (MC011) and Children and Young People Participation Report (MC170).</li> <li>SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other Evidence chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 1: Climate Change, Mitigation and Adaptation</li> <li>Topic 5: Historic Assets and Places</li> <li>Topic 6: Brownfield, Vacant and Derelict Land</li> <li>Topic 8: Active Travel</li> </ul>



- Topic 16: Local Living and 20-Minute Neighbourhoods
- Topic 22: Health
- Topic 29: Local Place Plans
- Topic 30: Town, Local and Commercial Centres

### Summary of Evidence

No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.

#### Purpose and Scope of Chapter

15.1. This chapter focuses on Design, Quality and Place. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- LPP Place Standard Assessments
- Shaping Places for Wellbeing
- Neighbourhood Plans
- Dalkeith Regeneration Development Framework (Planning Guidance)
- Mayfield Town Centre Regeneration Masterplan
- Newtongrange Masterplans
- Shawfair

#### LPP Place Plans

15.2. Local Place Plans were introduced by The Planning (Scotland) Act 2019 (Section 14) which contains a new right for communities to produce these plans as part of the new Scottish planning system. Local Place Plans are listed in Table 15.1 and the engagement information prepared by the below Midlothian Community Councils are summarised in **Topic 29: Local Place Plans**.

Table 15.1 – Local Place Plans received by Midlothian Council

Final Local Place Plans		Draft Local Place Plans	Engagement Information
Bonnyrigg and District <b>MC219</b>	Mayfield and Easthouses <b>MC223</b>	Loanhead and District <b>MC197</b>	Moorfoot
Damhead and District <b>MC220</b>	Newtongrange <b>MC224</b>		
Eskbank and Newbattle <b>MC221</b>	Rosewell and District <b>MC225</b>	Penicuik and District <b>MC198</b>	Tynewater
Gorebridge <b>MC222</b>	Roslin and Bilston <b>MC226</b>		

#### Place Standard Assessments

15.3. As part of the Local Place Plan engagement and information gathering stage, the Place Standard Tool was utilised by some of the bodies preparing the local place plans to assess quality of place. The fourteen topics were rated on a scale of 1 to 7, with the



former representing a negative perception and the latter a positive perception. Comments can be accessed in the Local Place Plans. Six of the eight Final Local Place Plans undertook Place Standard Assessments of their community council area. The results are summarised in Table 15.2.

Table 15.2 – Place Standard Assessment Results for Local Place Plans

Place Standard Assessments undertaken for Local Place Plan areas		Bonnyrigg and District	Eskbank and Newbattle	Gorebridge	Mayfield and Easthouses	Newtongrange	Rosewell and District
Place Standard Topic							
No	Title	Place Standard Rating (1-low to 7-high)					
1	Moving around	4.4	4.7	4.6	<b>4.98</b>	4.5	5.0
2	Public transport	4.2	5.1	4.5	3.91	4.2	<b>2.0</b>
3	Traffic and parking	3.4	4.0	4.1	3.72	4.0	4.0
4	Streets and spaces	3.9	4.4	4.0	3.08	4.2	4.0
5	Natural space	<b>4.9</b>	<b>5.9</b>	<b>4.9</b>	3.12	<b>5.2</b>	<b>6.0</b>
6	Play and recreation	4.2	5.6	<b>3.2</b>	3.08	4.5	5.0
7	Facilities and services	3.9	4.8	4.3	3.29	3.9	3.0
8	Work and local economy	4.1	4.6	4.1	3.29	4.0	3.0
9	Housing and community	3.7	4.3	4.1	3.33	4.4	4.0
10	Social interaction	4.0	4.4	4.5	3.48	4.5	4.0
11	Identity and belonging	3.9	4.1	4.2	3.51	5.0	5.0
12	Feeling safe	4.1	5.1	4.2	3.33	4.5	5.0
13	Care and maintenance	3.6	4.1	3.7	<b>2.95</b>	4.0	4.0
14	Influence/ sense of control	<b>3.0</b>	<b>3.1</b>	4.0	3.23	<b>3.4</b>	4.0
<i>Average rating per LPP area</i>		4.0	4.6	4.2	3.5	4.3	4.1

15.4. The average rating for the Place Standard Assessments undertaken for six of the Local Place Plan areas are noted below, in Table 15.3. The 'moving around' and 'natural space' topics rate highest, and the 'care and maintenance' and 'influence and sense of control' topics rate lowest.

Table 15.3 - Average rating for the Place Standard Assessments

Order	Place Standard Topic	Average Rating
1	Moving around	<b>4.7</b>
2	Natural space	<b>4.7</b>
3	Public transport	4.4
4	Play and recreation	4.4
5	Feeling safe	4.3
6	Identity and belonging	4.2
7	Social interaction	4.1
8	Facilities and services	4.0



9	Work and local economy	4.0
10	Housing and community	4.0
11	Traffic and parking	3.9
12	Streets and spaces	3.9
13	Care and maintenance	<b>3.7</b>
14	Influence and sense of control	<b>3.2</b>

### Shaping Places for Wellbeing

15.5. The Shaping Places for Wellbeing Programme aims to improve wellbeing and reduce inequalities. The programme supports local authorities, health boards and partners to consider 'place' in a comprehensive and consistent way, whilst delivering on interventions and a range of national ambitions and policy aspirations including 20-minute neighbourhoods. Seven project towns, including Dalkeith are supported by project leads to guide discussion and collaboration in the decision making and place making processes. The Community Link Lead Report (**MC299**) prepared for the Dalkeith project town, summarises stakeholder conversations and engagement. The Lead Report summarises the feedback received relating to Place and Wellbeing Outcomes – Movement, Spaces, Resources, Civic and Stewardship:

- Connectivity to transport links could be improved in some areas.
- Bike use limited due to road defects and bike parking security fears.
- Local country park regarded by locals as for visitors with cars due to limited transport links for some and access costs.
- Lack of recreational spaces for young people.
- Reported lack of appropriate and affordable housing.
- Opportunity to raise awareness of social enterprise.
- Recognised good level of community spirit.
- Heritage trails valued but could be better publicised.
- Disillusionment from individuals and groups relating to consultation process for planning, leading to disengagement.
- Communities creating their own solutions – green space volunteering and creation of food pantry.

A number of other Place and Wellbeing Assessments have also been undertaken on the following:

- Single Midlothian Plan (**MC001**)
- Dalkeith Regeneration Development Framework (**MC298**)
- Central Dalkeith and Woodburn Community Action Plan (**MC303**)

### Neighbourhood Plans

15.6. A series of Neighbourhood Plans and Action Plans have been prepared for local communities within the Midlothian area. An analysis of strengths, weaknesses, opportunities, and threats for each neighbourhood/ action plan area is provided (**MC297**). A summary of recurring themes is provided in Table 15.4. The preparation dates of the neighbourhood plans should be noted and borne in mind when reading.





Table 15.4 Recurring themes arising from neighbourhood plans.

Strengths	Weaknesses	Opportunities	Threats
Access to Borders railway.	Traffic speed in town centres.	Regenerate town centres.	Pressure on established infrastructure.
Scenery, biodiversity, and natural environment.	Limited public transport options.	Expand community facilities.	Level of housing development.
Path network	No regular bus service to Edinburgh.	Utilise vacant buildings and premises.	Loss of agricultural land and green belt.
Parks and country parks.	Lack of community areas in town centres	Develop play facilities.	The impact of further development.
Public transport provision.	Lack of play areas and facilities, particularly for younger children.	Develop active travel network/ local paths. Separate cycles and vehicular traffic.	New housing may not integrate with existing place and community.
Conservation areas and historic sites.	Lack of community facilities/ indoor meeting places.	Address traffic speeds, traffic calming.	Requirement to expand health and education services due to development.
Public art in town centres.	Road and footpath safety issues.	Investigate links to Borders railway.	Flooding.
Access to open green space.	Lack of retail facilities and amenities.	Identify and utilise unused outdoor space.	Removal of park facilities.
	Town centres and high streets run down.	Food growing projects, community farms and gardens.	Wind turbines in the rural areas.
	Large traffic volume.	Develop green networks and biodiversity.	Increasing population.
	Lack of allotments or community gardens.	Protect and restore built cultural heritage.	Damage to paths and woodland.

### Dalkeith Regeneration Development Framework (Planning Guidance)

15.7. The Dalkeith Regeneration Development Framework (**MC298**) incorporates views from the engagement process and outlines a vision and strategy for improving the town centre, supported by a business case. The Framework sets out a vision for Dalkeith town centre that aims to create a greener, more attractive, more welcoming, and more prosperous place for the community to thrive in, with a specific focus on the redevelopment of the key sites in the town centre that encompasses Jarnac and Eskdail Court. The engagement process highlighted support for:



- some demolition and redevelopment, particularly around Jarnac Court and Eskdail Court.
- pedestrianising some of the town centre, where people can feel safe walking, wheeling and cycling.
- providing new, safe transport connections between local places and the town centre, especially Eskbank station, with some suggesting cycle routes and improved accessibility for pedestrians and wheelchair users.
- providing more events, activities and facilities in the town centre to encourage health and wellbeing. In particular, there were many comments about film, cinema, theatre, and sports, and free or affordable activities for teenagers.
- high quality, green, sustainable buildings that will stand the test of time.
- a greener town centre, with more trees, planters and places to sit.
- more independent businesses and a more diverse range of 'higher quality' shops, restaurants and cafes.
- Dalkeith to develop its own cultural identity and programme of events, separate to Edinburgh.

### Mayfield Town Centre Regeneration Masterplan

15.8. The Mayfield Town Centre Regeneration Masterplan (**MC337**) is a community-led initiative to regenerate Mayfield and Easthouses, which has led to the preparation of masterplan for the area. At the heart of the masterplan is a proposal to establish a community cluster, educational community and retail facilities, surrounded by a more attractive pedestrian environment – reconnecting the town centre more directly to its adjacent neighbourhoods by becoming the focus of the key route. Through the creation of a sequence of appealing streets and spaces the masterplan seeks to redefine the Mayfield town centre experience.

15.9. Opportunities for residential development are also highlighted that could deliver new housing as an integral part of the town centre, whilst making the town centre facilities the main focus. Through more sustainable patterns of movement, the masterplan seeks to create social and economic value to the benefit of the whole community, by bringing all sectors of the community together. The Masterplan also proposes the demolition and replacement of a number of currently occupied housing and retail units. Demolition and redevelopment of these units represents a significant financial overhead to the Masterplan. Opportunities to address the shortcomings in relation to fabric and repairs could potentially offer opportunities that will significantly address energy cost reductions and net zero challenges. These opportunities might result in variations to the Masterplan as proposed but still achieve the community's aspirations for improved housing and supporting local retail provision.

### Newtongrange Masterplans

15.10. Midlothian Council are developing plans for affordable housing at the heart of town centre regeneration at Newtongrange village. These plans are currently under development, with design work underway for the former swimming pool site at Newtongrange. The Newtongrange Town Centre Regeneration Masterplan 2017 (**MC338**) aims to bring about high-quality development within a cohesive, community-led vision for Newtongrange town centre. The masterplan area (totalling 2.63ha) consists of the following town centre sites:

- Church and Library site



- Leisure Centre and former Swimming Pool site
- Brotstown Developments Ltd site
- Railway Station site

15.11. Five key principles have been developed to help deliver this vision:

- Create a new 'village hub' by integrating viable community uses under one roof, set around a village scale public space at the 'heart' of the Main Street.
- Connect the village heart to the train station and National Mining Museum through a safe and attractive link.
- Fill existing gaps within the village centre with high quality contemporary homes which would be respectful to the village scale and character.
- Create a sense of arrival at the station to reinforce the village character and attract new visitors.
- Change the character of Murderdean Road to a village street, including a safe crossing to the station.

15.12. The Stobhill and Lady Victoria Regeneration Masterplan 2018 (**MC339**) aims to encourage a high quality, thriving and sustainable neighbourhood and successful commercial destination at Stobhill and Lady Victoria. The full masterplan area includes part of Lady Victoria Business Centre (4.9ha) and the Stobhill site, partly occupied by Midlothian's main Depot facility (9.7ha). The masterplan proposes a mixture of commercial uses such as retail and business/ light industrial along Murderdean Road and adjacent to the National Mining Museum with higher density residential development in the west and central parts. Areas with more family orientated housing are proposed to be located towards the eastern end of the site. The proposed retail will be a 'destination shopping' type, which will build on the tourism offer of the National Mining Museum. This provision will be complementary to, and will not compete with, the retail offer in the Town Centre.

### Shawfair

15.13. The area referred to as Shawfair relates to part of Midlothian that lies to the north of the A720 City Bypass. The Shawfair Masterplan (**MC342**) aims to provide a comprehensive and viable urban design and landscape framework to guide future development for the whole Shawfair area. It describes and explains the development, transport, environmental and landscape proposals and illustrates the type, character and quality of development envisaged.

15.14. The Shawfair Sustainable Growth Agreement (2020) (**MC341**) between Shawfair LLP, Midlothian Council and Scottish Environment Protection Agency (SEPA) commits to design, active travel, low carbon heating and sustainable working practices in the Shawfair masterplan development area. One of the key projects covered within the agreement is the delivery of a district heating system in the Shawfair town centre. This will be powered by surplus, zero carbon heat from the adjacent Millerhill Recycling and Energy Recovery Centre (RERC). The agreement aims to deliver the following outcomes:

- The creation of a well-designed place for people to live and prosper and connecting people to their environment in a positive way now and in the future. This resilient, sustainable place will protect and improve the natural environment, encourage active travel and help people to reduce their carbon footprints through excellence in design.



- A place that has efficient and low carbon buildings that use low carbon heat as standard, taking the opportunity to make use of heat provided by the Recycling and Energy Recovery Centre and other low carbon opportunities within or adjacent to the site as they become available, and allows for the expansion of the heat network where opportunities arise.

15.15. The Strategy for the development of the new town centre at Shawfair was agreed in 2022 (MC340). The design principles for the town centre are expected to include:

- An emphasis on ensuring quality (services, public realm) is delivered.
- 20-minute neighbourhood
- Well-connected and safe
- Welcoming and distinctive
- Green and pleasant
- Active and vibrant
- Serves the needs of the local community.

### Summary of Stakeholder Engagement

15.16. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (MC011). A summary of engagement activities to support 'Design, Quality and Place' is as follows:

- Public Engagement
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Wider Local Government Services
- Key Agencies and Key Agencies Group

### Public Engagement

15.17. Seven public drop-in sessions were held in public libraries across Midlothian. Four online Place Standard surveys were also conducted. Table 15.4 provides a summary of the average across all respondent ratings by topic for the online Place Standard Survey. Other surveys were undertaken with children and young people. The highest rated topic is 'Nature space', which received an average rating of 4.34. The lowest rated topic is 'Traffic and parking', which received an average rating of 3.04.

Table 15.4 - Place Standard Survey – Average topic ratings (Midlothian)

Order	Topic	Average Rating
<b>Net positive responses</b>		
1	Natural space	<b>4.34</b>
2	Play and recreation	4.03
3	Feeling safe	3.94
4	Social contact	3.82
5	Housing and community	3.57
<b>Net negative responses</b>		
6	Work and the local economy	3.45
7	Streets and spaces	3.41
8	Moving around	3.30



9	Facilities and amenities	3.21
10	Care and maintenance	3.19
11	Public transport	3.09
12	Traffic and parking	<b>3.04</b>

15.18. Table 15.5 provides a summary of the percentage per rating (1 to 7) across all respondent ratings for the Place Standard Survey. For example:

- 25.10% of respondents in Midlothian rated 'Natural Space' as 5.
- 26.34% of respondents in Midlothian rated 'Streets and Spaces' as 4.
- 31.28% of respondents in Midlothian rated 'Public Transport' as 1.

Table 15.5 - Place Standard Survey – Percentage per rating (Midlothian)

Topic	Rating						
	Negative			Neutral	Positive		
	1	2	3	4	5	6	7
Natural Space	11.11%	5.35%	13.99%	13.17%	<b>25.10%</b>	20.58%	8.23%
Play + Recreation	8.64%	10.29%	16.87%	17.28%	<b>22.22%</b>	13.17%	5.76%
Housing	13.99%	12.35%	20.58%	15.64%	<b>21.40%</b>	6.58%	4.12%
Feeling Safe	9.88%	12.76%	16.46%	17.28%	<b>18.93%</b>	13.99%	6.17%
Streets + Spaces	16.87%	13.17%	16.87%	<b>26.34%</b>	14.81%	6.58%	2.88%
Work + Economy	15.23%	11.52%	19.75%	<b>23.46%</b>	11.11%	7.00%	4.12%
Social Contact	11.11%	12.35%	<b>19.34%</b>	16.46%	16.05%	13.99%	5.35%
Facilities Amenities	<b>21.40%</b>	19.75%	13.58%	15.64%	16.05%	7.41%	3.29%
Care + Maintain	<b>21.40%</b>	16.46%	18.52%	15.23%	16.46%	7.00%	2.06%
Moving Around	<b>22.63%</b>	14.81%	13.17%	20.16%	16.46%	8.23%	2.88%
Traffic + Parking	<b>25.93%</b>	13.99%	18.52%	18.93%	12.35%	4.94%	2.88%
Public Transport	<b>31.28%</b>	18.52%	9.47%	10.29%	11.52%	13.99%	3.70%

**bold** = highest rating (1 to 7) per topic (by percentage)

### Local Place Plans

15.19. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. A summary of issues and proposals are provided in **Topic 29: Local Place Plans**.



**Key Agencies Group Corporate Workshops**

15.20. Feedback from the corporate workshops on design, quality and place was as follows:

Strengths and Assets	Drivers for Change
<p><i>Movement</i> How connected Midlothian is to other places. Road and rail networks. Proximity to Edinburgh. The Penicuik–Musselburgh cycle route.</p> <p><i>Space</i> Variety and scale of the different types of open green spaces and country walks. Rich heritage and history. Assets include Dalkeith and Vogrie Country Parks, Roslin Glen, Pentland Hills and Crichton Castle, Straiton Pond and Springfield Mill.</p>	<p><i>Movement</i> Policy ambitions for 20% reduction in car use. Addressing transport issues for schools and promoting active travel solutions offer positive changes.</p> <p><i>Space</i> Developer-led housing could alter pattern of streets and public spaces. Preserving natural areas amid growth remains crucial due to threats such as the loss of greenspace. Connecting communities to greenspaces is essential amidst higher demand and potential loss of countryside.</p>
Opportunities	Challenges
<p><i>Movement</i> Improving public transport provisions and active travel network. Developing 20 min neighbourhoods. Improving connections east and west. More green and blue infrastructure.</p> <p><i>Space</i> Promote Midlothian as an active tourism destination. Integrate the circular economy, blue and green infrastructure, and cultural and heritage aspects.</p>	<p><i>Movement</i> Active travel face obstacles due to the lack of cycle infrastructure, limiting commuting and leisure cycling. Public transport options were constrained by insufficient east/west services and road conditions impeding traffic flow.</p> <p><i>Space</i> For natural spaces, challenges included implementing NPF4 policy goals, inadequate holistic environmental planning, and preserving and enhancing green space and biodiversity amidst rapid growth.</p>

15.21. Workshop conclusions include the need to take a design-led approach and apply the Place Principle which will help to co-ordinate planned housing investments with other essential infrastructure investment decisions in education and health and transportation. Although Midlothian is comparatively well connected to other places such as Edinburgh, further improvements are recommended specifically around local public transport and increased amounts of active travel with a focus on increasing local walking and cycling opportunities in existing areas and for all new developments. This would help foster the introduction of a network of liveable 20-minute neighbourhoods. Reducing car use is essential for the transport system to be decarbonised at a pace that meets the statutory emissions targets.

15.22. Midlothian could be considered as a strategic travel hub, providing a great range of sustainable modes of transport for all its communities, with improved connections east



and west and beyond to the north and south of the country. Improved local and strategic active travel networks, integrated with blue and green infrastructure are key features for Midlothian going forward.

15.23. The variety and scale of different types of open green spaces in Midlothian are significant natural assets that have helped to shape much of the areas unique character and identity, alongside its many cultural and heritage assets. Bringing nature into towns, connecting people with the landscape, building resilience in conserving and recycling assets will help address the climate and nature crises enabling local biodiversity to recover and flourish and local circular economies to emerge.

15.24. Blue green infrastructure will need to be embedded in the way Midlothian plans for how existing and new communities integrate going forward with creative and sustainable design solutions. Maximising opportunities with district heating networks combined with renewables to harness local wind and solar power will also help Midlothian meet its net zero targets.

15.25. There are opportunities to promote Midlothian as an active tourism destination with sustainable and vibrant villages, and a network of town centres as key business locations that provide local training and employability opportunities. Applying the Town Centre First Principle will help to support town centre investment, local living, and community wealth building opportunities. Exploring the merging of facilities and services to be in central easily accessible locations now and in the future will help maximise their collective function and overall impact on local communities.

#### Midlothian Council Services

15.26. Liaison and meetings with Midlothian Council departments, including the Sustainable Transport and Economic Development teams.

#### Summary of Implications for the Proposed Plan

15.27. Consideration will be needed on to what extent NPF4 Policy 14 (Design, Quality and Place) replaces MLDP 2017 Policies DEV 5 (Sustainability in New Development), DEV 6 (Layout and Design of New Development), DEV 7 (Landscaping in New Development), DEV 8 (Open Spaces), DEV 9 (Open Space Standards) and DEV 10 (Outdoor Sports Facilities).

15.28. MLDP2 should be place-based and created in line with the Place Principle. The MLDP2 Spatial Strategy should be underpinned by the six qualities of successful places outlined in national policy and guidance: 1. Healthy; 2. Pleasant; 3. Connected; 4. Distinctive; 5. Sustainable; and 6. Adaptable.

15.29. MLDP2 will be informed by the core design and network planning principles set out in Cycling by Design (**MC343**) and the draft Midlothian Active Travel Strategy (**MC344**). There are opportunities for MLDP2 to specify design requirements for developments and provide information on:

- the key points of connection to the wider cycle network.
- any requirements for off-site cycle route improvements.



- requirements for the on-site cycle network in line with Cycling by Design requirements.
- requirements for other cycling infrastructure such as cycle parking.

- 15.30. The MLDP2 strategy and policy will be informed by the objectives, developments principles and proposals set out in the series of Frameworks, Masterplans and Town Centre Strategies prepared for Midlothian towns including Dalkeith, Mayfield, Newtongrange and Shawfair.
- 15.31. MLDP2 will be informed by the issues raised in the Neighbourhood Plans (where appropriate, given their age of production) and Local Place Plan information. The Neighbourhood Plans have identified a range of opportunities including the regeneration of town centres and utilisation of vacant buildings, and the development of active travel and green networks. The Place Standard surveys undertaken through the LPP process identified that the highest average topic ratings were moving around and natural space, with the lowest ratings being care and maintenance and influence and control.
- 15.32. Engagement undertaken through the Place Standard Survey for the MLDP2 Evidence Report identified net positive responses for Midlothian place in relation to natural space play and recreation; feeling safe; social contact; and housing and community. The Survey identified net negative responses in relation to work and the local economy; streets and spaces; moving around; facilities and amenities; care and maintenance; public transport; and traffic and parking.
- 15.33. The MLDP2 spatial strategy, policy and placemaking will be informed by the Place Standard Surveys and engagement and address all topic areas to ensure the lower rated topics are significantly improved and the higher rated topics are maintained/ improved. MLDP2 will be informed by the Place and Wellbeing Outcomes to address health and wellbeing and the delivery of successful places.
- 15.34. Engagement with the Key Agencies Group identified a need to take a design-led approach and apply the Place Principle to co-ordinate housing and infrastructure development. Improvements were recommended through the Key Agencies Group work around local public transport and increased amounts of active travel with a focus on increasing local walking and cycling opportunities in existing areas and for all new developments. The work identified improved local and strategic active travel networks, integrated with blue and green infrastructure as key features for Midlothian going forward.
- 15.35. The Key Agencies Group also identified the requirement to enable local biodiversity, connect people with the landscape and bring nature into towns. Applying the Town Centre First Principle will also help to support town centre investment, local living, and community wealth building opportunities. These issues and requirements will inform the MLDP2 strategy and policy.

#### Public Engagement

- 15.36. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.





### Statements of Agreement / Dispute

#### Agreement on Evidence

15.37. Public Health Scotland / NHS Lothian have reviewed and are satisfied with this chapter. No other bodies were supplied with draft versions. Public Health Scotland / NHS Lothian suggest that further consideration is given to health, place and wellbeing issues and developed through MLDP2:

- Continue to use the Place Standard tool to support the design and delivery of successful places.
- Use Design Version of the Place Standard to harness the outcomes of consultations and conversations using the core Place Standard tool and move these observations forward into realisable design solutions and actions.
- Embed the Place and Wellbeing Outcomes into planning. They provide a consistent and comprehensive focus for priorities for closer links between place and its impact on the wellbeing of people and planet.
- Maintain links between planning and public health, with a focus on embedding health and wellbeing considerations into MLDP2.
- Health in all policies, health impact assessment.

#### Evidence Disputes with Stakeholders

15.38. None.

#### Information Gaps/Uncertainties

15.39. None.



## Topic 16: Local Living and 20-Minute Neighbourhoods

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:</p> <p><u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>(a) the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.</li> </ul> <p><u>Section 15(2A)</u></p> <ul style="list-style-type: none"> <li>A local development plan is to include a statement of the planning authority's policies and proposals as to the provision of public conveniences.</li> </ul> <p><u>Section 15(2B)</u></p> <ul style="list-style-type: none"> <li>A local development plan is to include a statement of the planning authority's policies and proposals as to the provision of water refill locations.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 15:</p> <ul style="list-style-type: none"> <li>LDPs should support local living, including 20-minute neighbourhoods within settlements, through the spatial strategy, associated site briefs and masterplans. The approach should take into account the local context, consider the varying settlement patterns and reflect the particular characteristics and challenges faced by each place. Communities and businesses will have an important role to play in informing this, helping to strengthen local living through their engagement with the planning system.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC026</b> Local Living and 20-Minute Neighbourhood Planning Guidance  <b>MC001</b> Single Midlothian Plan  <b>MC122</b> Midlothian Place and Wellbeing Outcome Indicators  <b>MC151</b> SIMD 2020 Data  <b>MC271</b> Information Note: Local Living and 20-Minute Neighbourhoods  <b>MC345</b> Place and Wellbeing Outcomes  <b>MC346</b> 20-minute Neighbourhood Assessment Report</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not the intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 1: Climate Change, Mitigation and Adaptation</li> <li>Topic 5: Historic Assets and Places</li> <li>Topic 6: Brownfield, Vacant and Derelict Land</li> <li>Topic 8: Active Travel</li> <li>Topic 15: Design, Quality and Place</li> <li>Topic 18: Affordable and Other Housing</li> </ul>



- Topic 21: Education
- Topic 22: Health
- Topic 27: Digital Infrastructure
- Topic 29: Local Place Plans
- Topic 30: Town, Local and Commercial Centres
- Topic 33: Business, Industry and Community Wealth Building

### Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this Evidence Report chapter.

16.1. This chapter focuses on Design, Quality and Place. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Local Strategy and Priorities
- Local Living and 20-Minute Neighbourhoods

16.2. Information Note **MC271** provides further consideration of Midlothian local living and 20-minute neighbourhoods and is structured around the following categories:

- Employment and Retail
- Healthcare
- Education and Childcare
- Exercise and Leisure
- Sustainable Transport

### Local Strategy and Priorities

#### Place and Wellbeing Outcomes (2023)

16.3. The National Place and Wellbeing Outcomes (**MC345**) provide a focus for where place impacts on the wellbeing of people and planet. The Outcomes provide a common set of evidenced features that make every place – the characteristics of a place that allow those who live, learn, work, and relax there to thrive. They promote equitable outcomes for different population groups and contribute to both greater climate resilience and reduced greenhouse gas emissions. They are also key features for delivering 20-minute neighbourhood ambitions. The Outcomes are detailed in the source material noted above and are set out in 13 themes as summarised below. The Outcome themes are interlinked – interventions in one Outcome have a knock-on impact on achieving the other Outcomes. Thus, a place-based approach is the basis for their delivery. A place-based approach should consider the physical, economic, and social elements that make up a place collaboratively. For a supporting summary of Midlothian data and evidence see Midlothian Place and Wellbeing Outcome Indicators report (**MC122**) and the Evidence behind Place Standard Tool and Place and Wellbeing Outcomes (**MC345**).

#### Health

16.4. The places where we live, work and play have an important influence on our health and wellbeing throughout our lifetime. Place can directly and indirectly affect health. The places where people live, work and play are a key part of the wider environmental



influences on health, at an individual and community level. These places can create and nurture health but can also be harmful to health. The importance of place to health and wellbeing is recognised in Scotland's public health priorities, the first of which is 'a Scotland where we live in vibrant, healthy and safe places and communities.' A place-based approach is about considering the physical, economic, and social elements that make up a place collaboratively.

- 16.5. Within the context of local living, there is an opportunity to explicitly encourage a health focus that promotes health, wellbeing, and equity. It would be useful for the report to echo the health evidence report's focus on health impact assessment and 'health in all policies.' It would be particularly helpful to outline the ways in which local living could impact differently on different groups of people, and on areas of potential health impact.

#### Local living, climate, and environment.

- 16.6. The strong focus and policy support for place-based approaches at a local level, through the Place Principle and the National Planning Framework 4, provides an important opportunity to achieve health co-benefits alongside climate resilience. Local level actions contribute to improved health and equity alongside climate resilience. Adaptation measures can have benefits for health and wellbeing e.g. improving the provision of accessible and good-quality greenspace, supporting greater community engagement. Local living plans can contribute to climate resilience in a way that protects better health, maximises health and wellbeing co-benefits, does not widen or introduce new health inequalities and reduces unintended negative social and health impacts that lead to harm.

#### Single Midlothian Plan 2023-2027

- 16.7. The Single Midlothian Plan 2023-27 (**MC001**) is the current local outcome improvement plan for the Midlothian Council area, which sets out the needs of local communities and outlines key priorities. The plan focuses on reducing inequalities, promotes protective approaches and supports communities to increase their influence in decision making. The outcomes for the four-year plan period (2023-27) are:
- Individuals and communities have improved health and skills for learning, life, and work.
  - No child or household living in poverty.
  - Significant progress is made towards net zero carbon emissions by 2030.

Outcomes regarding 'Midlothian will be greener,' include:

- Learning from sustainability is increased.
- Sustainable living is increased.
- Low carbon / renewable energy development and home energy saving is increased.
- Carbon storage is increased.

#### Midlothian Settlements

- 16.8. Midlothian's communities with an identified settlement boundary in MLDP 2017 are identified on the below plan (Figure 16.1). Further information on Midlothian communities in other chapters has been compiled by planning officers (including on the history of communities) to help inform MLDP2 production.



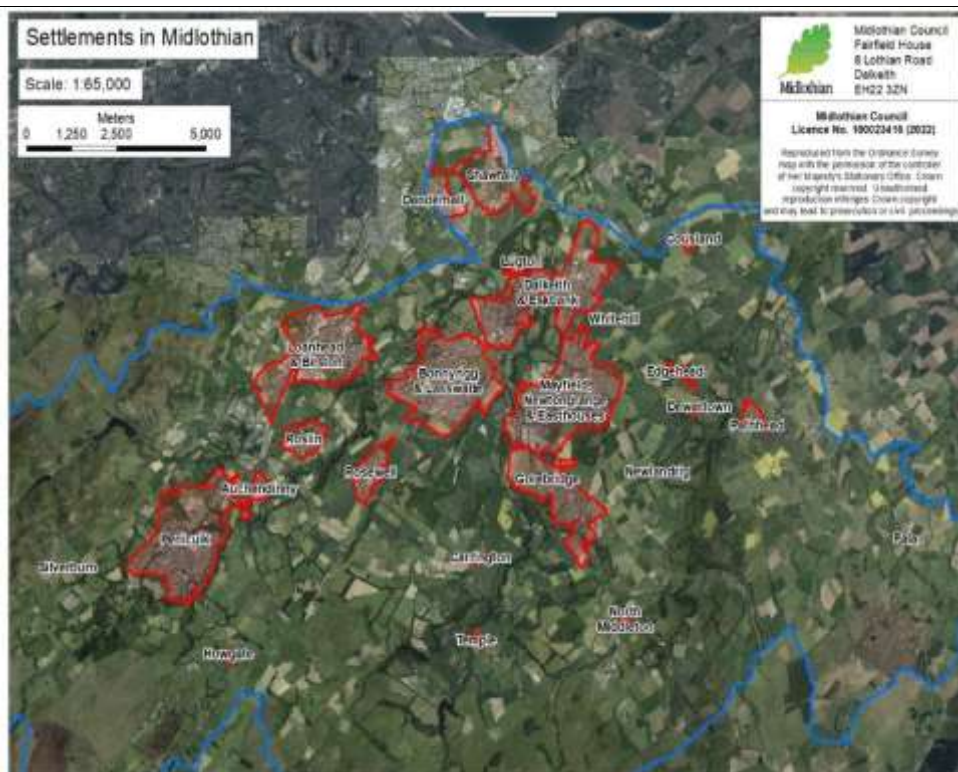


Figure 16.1 - Settlement Boundaries

## 20-Minute Neighbourhood Assessment

### Midlothian Settlements

16.9. The [Scottish Living Locally Data Portal](#) is an interactive online map that shows for all residential locations in Scotland whether they have access to 12 living locally facilities. Data is provided at individual postcode level and aggregated to the proportion of residential locations that have access to each domain for all Scottish data-zones and local authorities. The percentage of homes in Midlothian with access to the different facilities within 20-minutes (round trip) is noted below. The statistics indicate that overall, Midlothian has good access to public transport, superfast broadband, and accessible public open space. However, there could be better access to primary healthcare, pharmacy and eating establishments. These are aggregated overarching statistics that need to be looked at in more detail.

Table 16.1 - % of homes in Midlothian with access to these services within 20-minutes

Facility	% of homes with access within 20-minutes	Facility	% of homes with access within 20-minutes
Superfast broadband	94.70%	Social and cultural	66.76%
Public Transport	93.69%	Primary school	61.90%
Accessible public open space	86.17%	Healthy food retail	53.71%
Recreational resources	82.30%	Pharmacy	50.76%
Financial	70.10%	Eating establishments	43.77%

High frequency public transport	67.72%	Primary healthcare	33.59%
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16.10. The Council undertook a 20-minute neighbourhood assessment of Midlothian settlements (**MC346**) currently meet the NPF4 Policy 15 (Local Living and 20-Minute Neighbourhoods) requirements. Further Midlothian local living and 20-minute neighbourhood analysis is contained in the Information Note **MC271**.

16.11. In line with the Scottish Government's Local development planning guidance (May 2023), the Council has collated information from the Scottish Index of Multiple Deprivation (SIMD) 2020 (**MC151**) to help inform production of the Proposed MLDP2. Other chapters also refer to SIMD data and its relevance.

### Summary of Stakeholder Engagement

16.12. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support 'Local Living and 20-Minute Neighbourhoods' is as follows:

- Public Engagement
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Council Services

### Public Engagement

16.13. Seven public drop-in sessions were held in public libraries across Midlothian. A summary of public feedback is as follows:

#### Bonnyrigg, Lasswade

- deliver local centres, developed in the context of a 20-minute neighbourhood.
- town centre needs rejuvenated.
- connect town centre to the Roslin-Shawfair active travel path.
- develop path network to connect to Newtongrange.
- build strong active travel routes and public transport into new development.
- more local shops and local community groups.
- prevent coalescence of existing settlements

#### Penicuik

- develop town centre.
- poor town centre shopping options.
- improve public transport options.
- concern over capacity of existing services, facilities, and infrastructure.
- lack of housing types.
- concern about loss of countryside.

#### Dalkeith, Eskbank

- link MLDP2 and Dalkeith town centre regeneration plan.
- develop the vacant Lugton Inn site.
- protect King's Park.
- need more spaces for youth.



- develop active travel infrastructure – from Eskbank Toll to A7; link the bridge over A7 (near Eskbank Station/ community hospital) to existing and new routes; develop disused railway line from Eskbank Station to King’s Park.
- provide active travel infrastructure in new developments.
- develop new active travel bridges – over A7 (near Lasswade Road), over River South Esk.

#### Mayfield

- link MLDP2 and Mayfield Masterplan.
- develop town centre – shops, community hub, places to meet.
- concern over capacity of existing services, facilities, and infrastructure.
- develop active travel infrastructure and seating.
- improve public transport options.
- concern over coalescence, joining with Newtongrange at Monkswood.

#### Easthouses

- improve public transport options.
- develop active travel infrastructure, connecting Easthouses Road and The Beeches.
- concern over coalescence, joining with Whitehill.

#### Newtongrange

- vacant sites in town centre present development opportunities.
- retain town centre for community use, services, shops / 20-minute neighbourhood.
- develop local public conveniences.
- develop local food production.
- concern over capacity of existing services, facilities, and infrastructure.
- improve public transport options.
- develop active travel infrastructure.
- incorporate spaces for wildlife, nature, and people in new development.
- concern over distance from new housing to town centre.
- concern about loss of countryside and biodiversity.
- create differences between Newtongrange, Mayfield and Gorebridge.

#### Gorebridge

- existing town centre needs to be improved.
- poor local shopping options.
- concern over capacity of existing services, facilities, and infrastructure.
- update the leisure facilities.
- develop play facilities in residential locations.
- concern over coalescence, joining with Newtongrange and Mayfield, and loss of countryside.

#### Loanhead

- safeguard local town centre sites and develop shopping options.
- concern over capacity of existing services, facilities, and infrastructure.
- develop active travel infrastructure and sustainable transport.
- concern about loss of countryside and biodiversity.

#### Danderhall

- develop active travel infrastructure, including cycle routes.
- integrate local paths.

#### Bilston

- develop active travel infrastructure, including cycle routes.
- integrate active travel infrastructure with new Beeslack High School.



Roslin

- develop a village community hall, and religious spaces.
- concern over capacity of existing services, facilities, and infrastructure.
- improve infrastructure, paths, and lighting.
- develop active travel infrastructure, including link to Easter Bush and new Beeslack High School.
- complete the link between the Loanhead path and the Penicuik path.
- develop public transport options.
- concern about loss of countryside and woodland.

Rosewell

- develop village centre and small-scale projects.
- improve housing design and develop housing types.
- concern over capacity of existing services, facilities, and infrastructure.
- need more local services, shopping, and day to day activities.
- concern about loss of countryside and green space.

Rural East villages

- develop village community facilities.
- landmark buildings (including Fala Church) should be featured to create gateway to Midlothian.
- concern over capacity of existing services, facilities, and infrastructure.
- poor mobile phone coverage.
- develop play space, sport and leisure facilities, and recreational space, including space for youth.
- develop active travel infrastructure, including safe cycling routes and equestrian routes.
- integrate active travel infrastructure, and link to local historic sites.
- develop public transport options, including along the A68 corridor, east-west routes, and links to Borders Rail stations.
- maintain woodland.

**Local Place Plans**

16.14. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. Summaries of issues and proposals are in **Topic 29: Local Place Plans**.

**Key Agencies Group Corporate Workshops**

16.15. KAG facilitated internal Midlothian Council workshops to provide support to the Council planning team to start to establish a place-based collaborative approach with other Council and community planning partner service providers. This was done as part of their evidence gathering process for MLDP2. The workshops were an important opportunity for the Council services and key agencies to collectively get together and discuss, for the first time in the new planning regime, strategic and local matters affecting Midlothian. A report has been produced to support the workshops (**MC012**).

**Council Services**

16.16. Liaison with Midlothian Council departments (Economic Development, Sustainable Transport) and Roads teams on wider Evidence Report topics has helped inform this topic.





**Other Stakeholders**

16.17. Liaison with a range of stakeholders including Public Health Scotland, NHS Lothian, Midlothian Energy Ltd, SEStran, Sustrans and Lothian Buses on wider Evidence Report topics has helped inform this topic.

**Summary of Implications for the Proposed Plan**

- 16.18. Consideration will need to be given on the content of NPF4 Policy 15 (Local Living and 20-Minute Neighbourhoods) and to what extent it replaces MLDP Policies DEV 5 (Sustainability in New Development) and DEV 6 (Layout and Design of New Development). MLDP2's policy framework will need to consider how these matters are addressed.
- 16.19. The Regional Spatial Priorities identified in NPF4 highlight the need for LDPs in central and southern Scotland to promote local living, 20-minute neighbourhoods, a low carbon network of towns and improved access to facilities. This can help to reduce emissions, pollution, and inequalities in health. These will need to be considered in MLDP2 production.
- 16.20. As noted in the Local Living and 20-minute Neighbourhoods Planning Guidance (Draft) (**MC026**), LDP policies, proposals, and allocations for site development, informed by the principles of good place making, can help to focus investment on buildings and places that deliver sustainable and healthy communities. Options and alternatives could be used to explore how best to achieve local living in a way that responds appropriately to the context and characteristics of the proposed plan. These will need to be considered in MLDP2 production.
- 16.21. The MLDP2 spatial strategy and associated site briefs and masterplans will need to help support local living including 20-minute neighbourhoods within settlements. The approach should take into account the local context, consider the varying settlement patterns, and reflect the particular characteristics and challenges faced by each place.
- 16.22. The MLDP2 spatial strategy will need to consider how it can support housing together with local infrastructure including schools, community centres, local shops and health and social care to reduce the need to use unsustainable methods of travel, to prioritise quality of life, help tackle inequalities, increase levels of health and wellbeing, and respond to the climate emergency.
- 16.23. In line with the Town and Country Planning (Scotland) Act 1997 MLDP2 will need to include statements of policies and proposals regarding the provision of public conveniences and water refill locations.
- 16.24. MLDP2 strategy and policy will be informed by the SIMD 2020 data (**MC151**), which identifies seven Midlothian data zones within the most deprived 20% in Scotland. These include four zones in Mayfield/Easthouses. Three of the seven data zones are also within the most deprived 10% in Scotland. These zones are in Dalkeith.



- 16.25. The Council's 20-minute neighbourhood assessment (**MC346**) shows where there are gaps in accessibility from Midlothian households to local facilities. All of this work will inform MLDP2 Proposed Plan preparation. These include:
- All villages (except Danderhall and Roslin) scored below 50% for overall accessibility to facilities.
  - All towns (except Loanhead) scored below 60% for overall accessibility to facilities.
- 16.26. The Scottish Living Locally data portal shows the percentage of homes in Midlothian with access to facilities within 20-minutes. Overall, that data outlines that Midlothian has good access to public transport, superfast broadband, accessible public open space, and recreational resources (all above 80%). However, there could be better access to primary healthcare, pharmacy and eating establishments, and healthy food retail (all below 55%). Community perceptions will differ on the findings of that data. MLDP2 will need to consider relevant data in its approach to local living and 20-minute neighbourhoods.
- 16.27. MLDP2 strategy and policy will be informed by the Midlothian Place and Wellbeing Outcome Indicators Report (**MC122**), which highlights that the satisfaction rate of adults for many services and facilities in Midlothian is below the average for Scotland. These include local health services, local schools, council libraries, and council sport and leisure facilities.
- 16.28. The MLDP2 spatial strategy will need to consider SIMD zones and the gaps in accessibility to facilities and services as highlighted by a range of studies, to help the area's settlements better conform to NPF4 Policy 15 and local living in the future.
- 16.29. Engagement with the public identified several local living issues, concerns, and recommendations, which will help inform the development of the MLDP2 spatial strategy and policy framework. These include:
- link MLDP2 to current town centre regeneration plans.
  - develop/enhance town centres, including community facilities and shopping options.
  - concern over capacity of existing services, facilities, and infrastructure.
  - housing types and options.
  - play space, recreational space, and leisure facilities.
  - active travel infrastructure, link the network, and integrate within new development.
  - improve public transport options and links to rail stations.
  - concern about coalescence and loss of countryside, natural space, biodiversity, and woodland.
- 16.30. Public Health Scotland and NHS Lothian have identified the need for MLDP2 to address health implications in the context of local living, as place can directly and indirectly affect health. To inform local living in the future, they recommended that MLDP2 should:
- Address quality and accessibility of amenities, with a focus on healthy local neighbourhoods that support and facilitate healthy behaviours.
  - Addressing co-location health damaging facilities (e.g. unhealthy retailers), particularly within more deprived areas.
  - Embed the Place and Wellbeing Outcomes to focus decision-making and implementation on a common set of evidenced features that make every place.
- Monitoring supporting indicators will enable Midlothian Council to build a picture over



time to assess contribution to the delivery of the Place and Wellbeing outcomes locally. This indicator evidence will allow Midlothian Council to consistently take place and wellbeing considerations into account in development planning.

- Recognise the full range of health determinants that the Local Development Plan might affect and use a Health in All Policies approach to help ensure that harms to health are reduced for all, health inequalities are not widened, or new inequalities created, and wider health and wellbeing benefits for all are maximised.
- Understand the needs of different populations and geographies and seek to achieve equitable outcomes for all. Understand who will benefit from and who might be disadvantaged by actions and develop strategies to reduce harm. (This can be done using the Health Impact Assessment (HIA) approach). If potential unintended consequences are identified, develop mitigation measures that can be incorporated in the implementation stage.
- Develop local living planning obligations to address negative health and wellbeing impacts arising from development or to promote the inclusion of features and amenities that will enhance health and wellbeing.

#### Public Engagement

16.31. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### Statements of Agreement / Dispute

##### Agreement on Evidence

16.32. Public Health Scotland / NHS Lothian have reviewed and are satisfied with this chapter. Public Health Scotland / NHS Lothian suggest that further consideration could be given to the context of settlements e.g. – urban and rural nature of communities:

- Flexibility of approach in relation to 20-minute neighbourhoods.
- Rurality is a key dimension when considering the relationship between place and health inequalities.

16.33. Public Health Scotland / NHS Lothian also suggest that further consideration could be given to:

- Accessing quality and affordable elements of local living, for instance – affordable and well-maintained services, facilities, and amenities.
- Actions to enhance the wider physical activity system, e.g. – related to walking and cycling infrastructure as well as access to appropriate places and spaces. Context of maximising the impact of co-dependent local living actions.

##### Evidence Disputes with Stakeholders

16.34. None.

##### Information Gaps/ Uncertainties

16.35. None.



## Topic 17: MATHLR and Local Housing Land Requirement

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:  <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people;</li> <li>the availability of land in the district for housing, including for older people and disabled people;</li> <li>the desirability of allocating land for the purposes of resettlement.</li> </ul> <p><u>Section 16(2)(ab)</u></p> <ul style="list-style-type: none"> <li>have regard to the list published under section 16E of persons seeking to acquire land in the authority's area for self-build housing.</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023:  <u>Regulation 9</u></p> <ul style="list-style-type: none"> <li>the availability of land in the district for housing, including for older people and disabled people.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 16:</p> <ul style="list-style-type: none"> <li>LDPs are expected to identify a Local Housing Land Requirement for the area they cover. This is to meet the duty for a housing target and to represent how much land is required. To promote an ambitious and plan-led approach, the Local Housing Land Requirement is expected to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR) set out in Annex E (of NPF4).</li> <li>Deliverable land should be allocated to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live. Area that may be suitable for new homes beyond 10 years are also to be identified. The location of where new homes are allocated should be consistent with local living including, where relevant, 20-minute neighbourhoods and an infrastructure first approach.</li> <li>Diverse needs and delivery models should be taken into account across all areas, as well as allocating land to ensure provision of accommodation for Gypsy/Travellers and Travelling Showpeople where need is identified.</li> </ul> <p>NPF4 Policy 17:</p> <ul style="list-style-type: none"> <li>LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas.</li> <li>LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing and the appropriate resettlement of previously inhabited areas. Plans should reflect locally appropriate delivery approached. Previously inhabited areas that are suitable for resettlement should be identified in the spatial strategy.</li> </ul>

Links to Evidence	<p><b>MC029</b> South East Scotland Housing Need and Demand Assessment 3 (2021-2040)</p> <p><b>MC030</b> Household Projections for Scotland (2018 based)</p> <p><b>MC031</b> Housing Land Requirement Explanatory Report</p> <p><b>MC032</b> Relative rate of growth in dwelling stock implied by MATHLR</p> <p><b>MC033</b> Meeting Note Midlothian Council and Shelter, August 2023</p> <p><b>MC034</b> Meeting Note Midlothian Council and Scottish Land and Estates, May 2023</p> <p><b>MC035</b> Meeting Note Midlothian Council and Homes for Scotland, May 2023</p> <p><b>MC036</b> Meeting Note Housing Forum, May 2023</p> <p><b>MC038</b> Homes for Scotland - Existing Housing Need Midlothian, December 2023</p> <p><b>MC039</b> Homes for Scotland Local Housing Land Requirement and Housing Paper Comments</p> <p><b>MC046</b> Summary of Housing Land Audit</p> <p><b>MC047</b> Research into the impact of short-term lets on communities across Scotland, Scottish Government</p> <p><b>MC048</b> Households and Dwellings in Scotland Report, 2022</p> <p><b>MC049</b> Annual Housing Statistics for Scotland 2020-2021</p> <p><b>MC050</b> Midlothian Housing Land Audit 2023</p> <p><b>MC051</b> Updated homelessness data</p> <p><b>MC052</b> Windfall Calculations 2018-19 to 2022-23</p> <p><b>MC053</b> Housing to 2040</p> <p><b>MC054</b> A Scotland for the Future (Scotland's population strategy)</p> <p><b>MC055</b> LHLR Explanatory Note for MATHLR based population projection</p> <p><b>MC057</b> Scottish Vacant and Derelict Land Survey 2021</p> <p><b>MC058</b> Midlothian Council Planning Committee Report, 28 November 2023</p> <p><b>MC059</b> Midlothian Council Planning Committee Report, 31 October 2023</p> <p><b>MC060</b> Midlothian Council Planning Committee Report, 16 May 2023</p> <p><b>MC061</b> Interim Regional Spatial Strategy for South East Scotland, 2021</p> <p><b>MC062</b> Note of Homes for Scotland meeting, 18 January 2024</p> <p><b>MC063</b> Note of Homes for Scotland meeting, 7 September 2023</p> <p><b>MC064</b> Midlothian Federation of Community Councils Submission for MLDP2 Evidence Report</p> <p><b>MC065</b> Midlothian Strategic Housing Investment Plan 2024/25-2028/29</p> <p><b>MC067</b> Midlothian Local Housing Strategy 2021-2026</p> <p><b>MC077</b> Note of meeting with MECCOP, 16 August 2023</p> <p><b>MC078</b> Note of meetings with Gypsy/Traveller community in 2024</p> <p><b>MC079</b> Note of meeting with chartered surveyor/consultant</p> <p><b>MC080</b> Housing Site Selection Methodology</p> <p><b>MC186</b> Meeting Note, Midlothian Council and Scottish Land and Estates, 8 September 2023</p> <p><b>MC209</b> Note of Meeting with Homes for Scotland, 21 February 2024</p> <p><b>MC305</b> Evidence Statement, Midlothian Health and Social Care Partnership, October 2023</p> <p><b>MC306</b> Evidence Statement, Midlothian Health and Social Care Partnership, February 2024</p> <p><b>MC307</b> Meeting Minutes, NHS Primary Care, 2023</p> <p><b>MC332</b> Homes for Scotland Final Response to Midlothian Council, 15 April 2024</p>
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**MC333** Homes for Scotland submission to Midlothian Council, 28 March 2024

**MC334** Full Content of Summary of Evidence Report Topic 17 MATHLR and Local Housing Land Requirement

Also see:

- Participation Report (**MC011**) and Children and Young People Participation Report (**MC170**).
- SEA Summary Environmental Baseline (**MC013**) and SEA Scoping Report October 2023 (**MC014**).

It is not intention of this chapter to repeat the full content of other chapters. This chapter covers the housing topic of affordable and specialist housing. It should be read in conjunction with other chapters, including:

- Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings
- Topic 7: Green Belt and Coalescence
- Topic 9: Public Transport
- Topic 10: Roads
- Topic 18: Affordable, Disabled, Specialist and Other Housing
- Topic 19: Site Selection Methodology
- Topic 21: Education
- Topic 22: Health
- Topic 24: Water and Drainage Infrastructure
- Topic 28: Rural Development

### Summary of Evidence

Disputes with stakeholders have been identified. They are set out in the Statements of Agreement/Dispute section.

**The indicative Local Housing Land Requirement for Midlothian Local Development Plan 2 is XXX.**

#### Purpose and Scope of Chapter

17.1. The Council considers it has undertaken sufficient engagement with stakeholders for this chapter for Evidence Report stage of Midlothian Local Development Plan 2 (MLDP2). The Council does not consider there to be information gaps, more information required or uncertainty on data for going forward to MLDP2 Proposed Plan.

17.2. Matters relating to particular housing needs are addressed in more detail in **Topic 18: Affordable, Disabled, Specialist and Other Housing**. Matters relating to the Site Selection Methodology are addressed in **Topic 19: Site Selection Methodology**. In an effort to shorten the length of this chapter, more detailed information is provided in **MC334**. This Summary of Evidence section is structured in the following order:

- MATHLR and Established Housing Need
- Recent Housing and Population Growth in Midlothian
- Established Housing Land Supply and Windfall Assumption
- Factors used in identification of the LHLR
- Local Housing Land Requirement



- Longer Term Housing Development – Post MLDP2

- 17.3. Section 1 of **MC334** provides a summary of the main points for a planning authority to take into account in identifying an indicative LHLR for a local development plan. This chapter sets out the evidence and route Midlothian Council has taken to identifying a LHLR.
- 17.4. The LHLR figure will be the housing land requirement for the 10-year period of Midlothian Local Development Plan 2 (MLDP2), which is timetabled to be 2026-2036. The Scottish Government Local Development Planning Guidance (May 2023) expects the Evidence Report to provide a transparent and understandable explanation of how the indicative LHLR has been arrived at. The matters to be taken into account include:
- the MATHLR (Minimum All Tenure Housing Land Requirement) set out in National Planning Framework 4 (NPF4) - there is an expectation in NPF4 that the LHLR will exceed the MATHLR;
  - evidence used to inform the MATHLR and where available, more up to date information; and
  - types of information identified in Local development planning guidance (May 2023).
- 17.5. At the point of MLDP2's adoption the plan will need to identify sufficient housing land allocations to meet the LHLR.

#### MATHLR and Established Housing Need

- 17.6. NPF4 identifies a MATHLR for Midlothian of 8,850 homes. This is the minimum number of new homes for which land must be identified in MLDP2. The expectation of NPF4 is MLDP2 will identify a LHLR that exceeds the MATHLR. MLDP2 is programmed for adoption in December 2026 and will cover the 10-year period 2026-2036. Table 17.1 sets out the composition of the Midlothian MATHLR and how it was created through NPF4.

Table 17.1: Composition of Midlothian MATHLR (Minimum All Tenure Housing Land Requirement) identified in NPF4

Existing Midlothian housing need (identified in from HNDA3)	1,114 homes
New households to form over 10 years (from 2018-based NRS household growth projection data)	5,590 homes
<b>Total need over 10 years</b>	<b>7,064 homes</b>
Flexibility allowance (25%)	1,766 homes
Need plus flexibility allowance	8,830 homes
<b>Final MATHLR for Midlothian (rounded to the nearest 50 value)</b>	<b>8,850 homes</b>

- 17.7. Midlothian's MATHLR is the fifth highest in Scotland, in absolute terms, and represents the highest household growth level, in percentage terms, in Scotland of any local authority. It is equivalent to an over 20% increase on Midlothian's existing approximate 43,300 households. The average increase in household numbers for Scottish local authorities through their MATHLR is 7%. The next highest authority after Midlothian is City of Edinburgh, with a 14% increase in household numbers through its MATHLR. Further information on these relative growth rates is provided in **MC032**. The Midlothian MATHLR represents 4.5% of the total of all MATHLR figures across Scotland. Midlothian was the second smallest mainland local authority area in Scotland by population when



established in 1996. It now has a current population estimated at approximately 98,600 people (see Table 3 of **MC334**), having overtaken five other authorities in population size since 2008.

#### HNDA3 Established Housing Need

- 17.8. The South East Scotland Housing Needs and Demand Assessment 3 2021-2040 (HNDA3) (**MC029**) was confirmed as robust and credible by the Scottish Government Centre for Housing Market Analysis (CHMA) on 28 July 2022. As such the Council does not consider HNDA3 a matter for scrutiny at Gate Check. The existing identified Midlothian housing need in HNDA3 (at page 143, table 4.4 of **MC029**) is 1,114 homes, rounded to 1,100 in the MATHLR. As identified in Table 17.11 of this chapter, the MATHLR includes a 25% generosity allowance on top of existing need and projected NRS household growth.
- 17.9. Information indicating a significantly greater housing need in Midlothian need has been submitted by Homes for Scotland (**MC038** and **MC039**). Further detail is provided in paragraph 17.30.
- 17.10. HNDA3 establishes that the 1,114 of housing need is comprised of the following households:
- 762 – are homeless and in need of temporary accommodation who need resolution in social housing (source: Local Authority HL1 returns);
  - 64 - households that are both overcrowded and concealed (from the 2011 Census; and
  - 288 - households who need special forms of housing.
- 17.11. The steady growth scenario of HNDA3 (which is the preferred scenario of the City Deal Directors Group) (table 4.14, page 170 of **MC029**) identifies a demand in Midlothian of 6,300 homes for the 10-year 2026-2036 period of MLDP2. The 6,300 homes figure, which includes the existing 1,114 housing need figure and growth over that period, is comprised of:
- 2,725 - social rent homes;
  - 1,310 - below market rent homes;
  - 430 - private rent homes; and
  - 1,835 - owner occupied homes.
- 17.12. HNDA3 very strongly shows the housing demand in Midlothian is for affordable homes. Further details of the Midlothian Local Housing Strategy (LHS) (**MC067**) and Strategic Housing Investment Plan (SHIP) (**MC065**) are contained **MC334** and **Topic 18: Affordable, Disabled, Specialist and Other Housing**.
- 17.13. In March 2024 there were 5,605 applicants on the Council housing waiting list (see **Topic 18: Affordable, Disabled, Specialist and Other Housing** for more information). This highlights the very high demand for affordable housing in the area, despite continued delivery of new affordable housing units each year.

#### **Recent Housing and Population Growth in Midlothian**

- 17.14. In recent years Midlothian has been Scotland's fastest growing, in population terms, local authority. The population increased by 16.1% between the 2011 Census and the 2022 Census. The Scotland wide figure for the same period was 2.7% population growth. This





information highlights the very significant growth experienced in Midlothian over the past 15 years. This growth is projected to continue during the lifespan of MLDP2, from the significant committed housing development identified in the MLDP 2017.

17.15. Midlothian's population was steady at around 80,000 people from its establishment as a unitary authority in 1996 until 2008. Midlothian's population in 2011 had reached 83,400. The Council estimates the current Midlothian population to be approximately 98,600 people (at April 2023) – that is based on taking into account house completions since the recent 2021 census and using NRS household size data.

17.16. The rapid population growth resulted from the major housing allocations made in the 2003 Midlothian and Shawfair Local Plans, which were due to strategic housing requirements identified for Midlothian in the 1994 Lothian Region Structure Plan (approved in May 1997). Subsequently there were also significant housing allocations in the 2008 Midlothian Local Plan and the currently adopted MLDP 2017. The large-scale nature of the housing allocations in these plans since 2003 is set out in Table 17.2.

Table 17.2: Midlothian Housing Land Allocations and Identification of Housing Land Since 2003

Local Plan	Midlothian Local Plan (2003)	Shawfair Local Plan (2003)	Midlothian Local Plan (2008)	Midlothian Local Development Plan (2017)	Overall Total
New Housing Allocations	2,840	3,990	2,340	3,794	12,964
Longer term housing releases/ safeguards	1,650	N/A	N/A	1,395	3,045
Additional Housing Opportunities	N/A	N/A	N/A	600	600
Total Housing Allocations/ Identifications	4,490	3,990	2,340	5,789	16,609

17.17. These housing allocations should be seen in the context of a small district that had approximately 33,000 households in 2003 when the Midlothian and Shawfair local plans were adopted but has approximately 43,300 households in 2023 (2018-based NRS projections released in 2020 which are the most up to date available). This represents a 31% growth in the number of households in 20 years, in what was Scotland's second smallest mainland local authority by population. The MATHLR will increase growth further on top of these levels.

17.18. The Council has prepared a comparative analysis of population and household growth projections over the years 2023-2036 using NRS based estimates and the 8,850 MATHLR figure. This period was chosen as it is until the end of the projected lifespan of MLDP2. This analysis is shown in Table 3 of **MC334**. The analysis highlights the very substantial population and household growth, and that growth from the MATHLR represents significantly more growth than the NRS based projections. This has significant



potential implications for central funding to the Council if funding is based on NRS projections. The growth set out here has wide ranging resource implications for the Council as service provider.

**Midlothian Established Housing Land Supply and Windfall Assumption**

Midlothian Established Housing Land Supply

17.19. The Midlothian Housing Land Audit 2023 (HLA 2023) (**MC050**) was agreed with Homes for Scotland in September 2023. The HLA is an important source of information to estimate the quantity of potential housing supply available to help meet the MATHLR and LHLR. At 31 March 2023 the identified Midlothian Housing Land Supply in HLA 2023 was land for 12,367 homes, of which 11,052 were effective. Table 4A in **MC334** identifies how this 12,367 total supply figure is comprised.

17.20. Table 17.3 identifies a potential identified housing land supply at 31 March 2026 of 9,871 homes. That figure excludes any consideration of windfall contribution, and potential allocation in MLDP2 from possible windfall sources.

Table 17.3: Summary of Possible Sources of Identified MLDP2 Housing Sites at 31 March 2026

Status	Number of Housing Units
Effective Housing Land	8,524
Constrained Sites	747
Long Term Housing Safeguards	600
<b>TOTAL</b>	<b>9,871</b>

Source: HLA 2023

17.21. Table 17.3 indicates the extent of allocated and identified land that can be considered as possible sites for MLDP2 to help meet the LHLR. MLDP2 is programmed for adoption in late 2026. Therefore, a quantity of that 9,871 supply in Table 17.3 will have been built and not available to contribute to the MLDP2 LHLR.

17.22. HLA 2023 sets out that within the 8,524 effective housing land supply:

- 5,637 have a planning consent; and
- 2,887 are at the stage of the Council being minded to grant planning consent or have no planning consent.

17.23. These are projections from HLA 2023 and are therefore not confirmed numbers. As stated, at the point of MLDP2’s adoption, the plan will need to have housing allocations in it that identify sufficient land to meet the LHLR.

17.24. The larger the LHLR, the greater the quantity of land at new sites, or increased densification of sites without planning permission, that might potentially be required. It is likely that a LHLR significantly above MATHLR will require new housing sites for MLDP2, but this possibility cannot be ruled out either with options close to MATHLR. A “Call for Ideas” exercise and site selection process, if required, will help inform the availability of suitable sites for housing.

17.25. **MC046** contains information sourced from HLA 2023 on past and future build rates, and the projected housing supply in the year when MLDP2 is programmed to be adopted.

Over a 10-year period the MATHLR is equivalent to 885 units per year. This is a very ambitious level of completions. Delivery of 885 homes per annum in Midlothian has been exceeded in one year in the last ten – that was 908 homes completed in 2022/2023. Annual average completions in Midlothian between 2013/2014 to 2022/2023 have been 648 homes per year. The 885 equivalent figure is projected to be exceeded in one year in the next 10 years (2023/2024 to 2032/2033). Average annual completions are projected in HLA 2023 to be 735 per year. Levels of annual housing completions in Midlothian between March 2013 and March 2023 are shown in Figure 17.1.

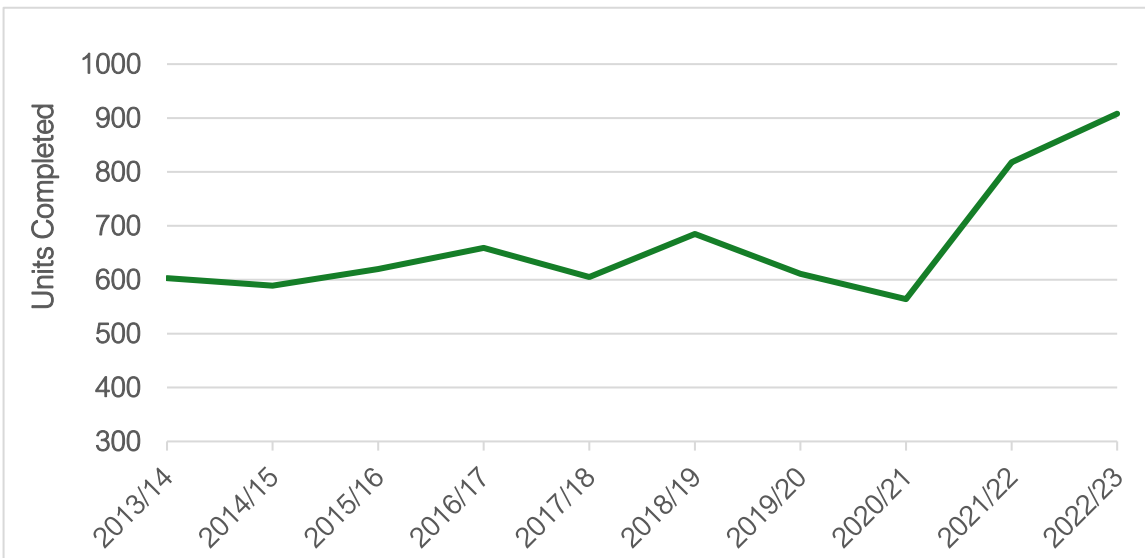


Figure 17.1: Levels of annual housing completions in Midlothian between March 2013 and March 2023

Source: Midlothian Housing Land Audit 2023

17.26. Future currently unknown windfall sites may increase the average annual completion rates. However, as the MATHLR incorporates a 25% flexibility allowance, increasing the requirement above quantified demand, it is perhaps unsurprising that actual completion rates are less than the annualised MATHLR.

Windfall Assumption

17.27. In the five years up to April 2023, windfall sites in Midlothian contributed 416 units (or 83 per year). At this rate, windfall might contribute 830 units over the MLDP2 plan period 2026 to 2036. However, NPF4 Policy 16 effectively restricts windfall to, amongst other things, proposals consistent with rural homes policy, smaller scale opportunities within the settlement boundary, or affordable sites of less than 50 units (NPF4 Policy 16 (f) 2nd, 3rd and 4th bullet). This may reduce future supply of windfall.

17.28. Set out in **MC053** are Midlothian Council calculations on a possible level of windfall development that might now come forward if NPF4 Policy 16 were applied to recent windfall contribution rates. The officer calculations highlight that recalibrating past windfall to exclude completions on sites constituting major development (50 units or more) would reduce the previous Midlothian windfall contribution to 213 over a five-year period, or 43 per year. At that rate windfall might contribute 430 units over the 10 period 2026 to 2036. For clarity, the windfall contribution would be separate and in addition to the 9,871 of identified homes set out in Table 17.3. The 9,871 identified land supply does not

include any contribution from windfall. For further clarity, the LHLR will need to be met by housing allocations. Windfall development is not able to contribute to meeting the LHLR.

### Factors used in identification of the LHLR

#### Housing Need and Demand

- 17.29. In March 2024, there were 5,605 applicants on the Council housing waiting list. This highlights the very high demand for affordable housing in the area, despite continued delivery of new affordable housing units each year. HNDA3 establishes a housing need in Midlothian of 1,114 of homes. As stated already, given the “robust and credible” status given to HNDA3 by the CHMA on 28 July 2022, the Council does not consider the level of housing need identified in HNDA3 a matter for challenge at Gate Check. It will be for the Council to identify the LHLR.
- 17.30. Homes for Scotland submitted commissioned primary research to understand housing need in Midlothian (**MC038**). It identifies a housing need of 8,300 homes – of which 5,800 is for affordable housing. The research on behalf of Homes for Scotland sets out an indicative housing requirement in Midlothian for up to 17,796, which includes a 25% generosity allowance. A summary of **MC038** is provided in **MC334**. Homes for Scotland indicated verbally to the Council that the 17,796 is not a suggested LHLR, but that it indicates the scale of housing requirement in Midlothian. Homes for Scotland’s Evidence Report submission is **MC039**. Many of the points raised in **MC039** are summarised in the “Summary of Agreements and Dispute” sections of this, and other chapters.
- 17.31. The Midlothian SHIP which runs between 2023/24 and 2027/28, details sites for 2,115 new affordable homes and programmes 2,084 of these to be built between 2024/25 and 2028/29, of which 1,761 are for social rent. In setting the LHLR the Council will wish to set a level which allows for a continuing social housing programme on this scale to meet the demand identified in the HNDA, but a targeted approach may be more efficient than raising the overall LHLR significantly above the MATHLR to meet social housing need. MLDP2 offers an opportunity to identify potential brownfield windfall sites that can help provide land for social housing and the LHLR.
- 17.32. The impact of second homes, vacant properties, houses in multiple occupation, Gypsy/Traveller and Travelling Showpeople, and those seeking self-build properties in Midlothian are not considered to be significant numerically in setting the level of the LHLR, i.e. the Council does not consider the LHLR needs to be increased to account for those housing matters.
- 17.33. Other particular housing need considerations set out in planning legislation are identified in **Topic 18 Affordable, Disabled, Specialist and Other Housing**. The policy framework of MLDP2 will have a role in meeting the housing needs for older people and disabled people. Within the overall population growth, Midlothian is projected to see greater increases in the older population groups, as well and children.
- 17.34. Engagement on need for student accommodation from education institutions has indicated there is not significant demand for student accommodation. Consequently, the Council does not consider need for student accommodation is material in setting the level of LHLR.



- 17.35. The HNDA3 evidence indicates the predominant need in Midlothian is for affordable housing. However, funding sources are reducing for the delivery of affordable housing. Concern has been expressed by Homes for Scotland and Registered Social Landlords on the impact of increasing affordable housing requirements on development viability and sites coming forward – particularly when added to increased building costs and building requirements.
- 17.36. As stated, in March 2024 there were 5,605 applicants on the Council housing waiting list. This highlights the very high demand for affordable housing in the area, despite continued delivery of new affordable housing units each year.
- 17.37. Engagement with Shelter Scotland (**MC033**) has provided insights into homelessness and matters associated with it. MLDP2 will have a role in setting out how the LHLR can help meet these different housing needs.
- 17.38. The Council does not consider rural resettlement to be an issue in Midlothian and that it has no implication for MLDP2's LHLR. Rural resettlement and development in rural areas is addressed in **Topic 28: Rural Development**.

#### Health Infrastructure

- 17.39. Evidence on health matters is set out in **Topic 22: Health**. A summary is provided here to help inform setting MLDP2's LHLR. Midlothian Council Planning Service has worked closely with Midlothian Health and Social Care Partnership (MHSCP), NHS Lothian and Public Health Scotland to produce this evidence. Identification and provision of health care capacity, provision and need is very complex and challenging.
- 17.40. Evidence provided by MHSCP and NHS Lothian (**Topic 22: Health**) outlines the very significant pressures which health and social care services in Midlothian are currently experiencing. This includes pressures upon local health services as a result of increased demand from a growing population and also from staffing and recruitment challenges. The evidence demonstrates these pressures and challenges are expected to remain.
- 17.41. The evidence reflects how these pressures will be exacerbated by the already planned housing developments from the currently adopted MLDP 2017, let alone by any new housing allocations in MLDP2.
- 17.42. There are many and varied facets to health care, but a summary of issues from the MHSCP indicates:
- capacity for Midlothian's GP practices to safely and sustainably absorb and deal with increasing demand and population growth is limited by premises / available accommodation and workforce availability;
  - ongoing pressures with recruitment and retention of permanent salaried GPs and significant challenge to recruit GP partners, with one practice having had a vacancy for over two years;
  - premises have reached their maximum capacity through refurbishment and extension opportunities, and some practices are now operating from premises which prevent them responding to changing service needs;
  - there are no viable options to increase the footprint of any GP premises across Midlothian;



- local GP data demonstrates very limited premises capacity to support any wider increase in population; and
- three practices are currently reporting significant issues with enough available accommodation for GP practice and PCIP (Primary Care Improvement Plan) staff to see patients, and a further seven practices report some issues.

17.43. Clearly there are a lot more health care services necessary than GP services. However, GP services are acknowledged as fundamental and were consistently raised, along with others such as dentists, during public engagement as part of the production of the Evidence Report (**MC011**).

17.44. The collected evidence indicates that, although it is not possible to confidently predict the demographical composition of incoming population, there is a risk that the health needs/demands associated with a rapidly increasing population could widen existing health inequalities, particularly for the most vulnerable people in Midlothian's communities. With the more vulnerable less able to access available services.

17.45. The evidence gathered through engagement with MHSCP, NHS Lothian and Public Health Scotland sets out it is very important to recognise that the causal links between the built environment and health are often complex. Every place is a different blend of physical, social and economic characteristics that interact and influence each other. Place is the term frequently used to bring together the social, economic, physical, cultural, and historical characteristics of a location. Place is the part of people's life circumstances which is related to where they are. The link between good housing and health and wellbeing is acknowledged in **Topic 22: Health**.

#### Education Infrastructure

17.46. Evidence on Education matters is set out in **Topic 21: Education**. A summary is provided here to help inform setting MLDP2's LHLR. Midlothian Council Planning Service has worked closely with Council Education colleagues to produce this evidence.

17.47. Identification and provision of education capacity is very complex and challenging. Most commonly individual planning detailed conversations are required to identify education capacity.

17.48. The sustained growth in households and population in Midlothian has led to a corresponding increase in pupil numbers, impacting on the learning estate. Significant investment has been made in modernising Midlothian schools to meet curriculum and learner requirements, and to increase capacity to accommodate increasing numbers of pupils. There is an investment programme in place designed to accommodate the pupil product resulting from housing land allocations in MLDP (2017). This investment is being made to meet the requirements of MLDP2. It will not provide any significant extra spare capacity.

17.49. There is currently limited capacity in many schools to accommodate significant further growth in pupil numbers beyond this current investment. There is also limited scope for extending many existing schools due to site constraints. **Topic 21: Education** provides more information.



- 17.50. Any significant development in any catchment area beyond current MLDP 2017 allocations is likely to require a fully developer funded solution to accommodate the resultant growth in pupil numbers. Careful consideration of the education infrastructure implications of allocations in MLDP2 will need to be integrated into the site assessment methodology used to identify any new housing sites (see **Topic 29 Site Selection Methodology**).
- 17.51. Developer contributions can only be sought to meet the school estate needs of children/ pupils resulting from new housing development. They cannot be taken for funding extensions or new schools for the needs of existing children/ pupils in a school. Extensions or new school builds for existing pupils would need to be funded by the Council.
- 17.52. MLDP2 will use up any existing education capacity. Therefore longer-term growth would need very careful consideration of the education provision, source of funding and location of new education capacity to meet requirements.

#### Transport

- 17.53. The transport related chapters (**Topic 9: Public Transport** and **Topic 10: Roads**) indicate the issues associated with the road network and public transport in Midlothian. They set out the issues of increased traffic on the roads. They also provide information on the issues public transport availability and connections across the county.

#### Water and Drainage

- 17.54. The **Topic 23: Water and Drainage Infrastructure** sets out that regular engagement occurs with Scottish Water to ensure that infrastructure is in place to meet the requirements of committed development in MLDP 2017. Scottish Water need to be provided with the LHRL and the sites and delivery programmes for where they would be delivered to advise on infrastructure capacity and the need for any necessary investment.

#### Environmental

- 17.55. A range of other chapters highlight matters, including climate change, biodiversity, Green Belt/coalescence, availability of brownfield land, that need to be taken into account in identifying a LHRL that can be delivered in manner consistent with NPF4. These matters include:
- many of Midlothian's settlements are surrounded by prime agricultural land;
  - settlement and community coalescence is an issue of concern raised in public engagement. Much of Midlothian's population is in settlements and communities in very close geographic proximity to each other, in a comparatively small area;
  - the settlements are next to or are in close proximity to valued and sensitive landscapes and natural environment;
  - there is relatively little available brownfield land within Midlothian settlement boundaries to accommodate significant housing development; and
  - issues regarding place making and reducing the need to travel to access services and facilities need to be considered.
- 17.56. A LHRL significantly above the NPF4 MATHLR would indicate a likely need for further release of greenfield sites.



Outcome of Engagement

- 17.57. The public engagement undertaken (**MC037**) during evidence gathering demonstrates, across different parts of Midlothian, very strong concern at the scale of housing growth in Midlothian and opposition to further housing development. The concern relates to the scale of housing itself, but also to its impacts on infrastructure (including health, education transport, water and drainage) and the natural environment.
- 17.58. The Midlothian Federation of Community Councils lodged a submission in November 2023 to Midlothian Council (**MC064**) requesting no major new housing allocations be made or sites identified in MLDP2, above those already identified in MLDP 2017.

**Local Housing Land Requirement**

- 17.59. At the 28 November 2023 meeting of Midlothian Council's Planning Committee, three possible options for an LHLR for MLDP2 were put before Members for them to note (**MC058**). The intention of this was to provide Members with growth scenarios and associated implications. The three options were:
- Option 1: 8,850 – 9,000 homes “In line with the NPF4 MATHLR target”;
  - Option 2: 9,001 – 11,000 homes “Additional Generosity”; and
  - Option 3: 11,001 + homes “Significant Growth”.
- 17.60. Further information is provided in **MC334** and in the 28 November 2023 Planning Committee report (**MC058**).
- 17.61. Legislative does not require a particular approach to be used to identify an indicative LHLR, beyond the expectation that the MATHLR should be exceeded and that the matters listed in legislation are taken into account.
- 17.62. Identifying the LHLR requires consideration of a range of factors, particularly availability of built and environmental infrastructure, and how that will be funded and what the funding implications are for the Council. It is essential that MLDP2 has a climate and sustainability focus to help deliver the goals and aspirations of NPF4.
- 17.63. Of particular note are the apparent issues with roads/transport capacity, education capacity beyond MLDP2, and issues with healthcare capacity now and with future growth. The responsibility for funding of these and how much will be the responsibility of the Council, particularly for increased education capacity, are very important considerations.
- 17.64. HNDA3 indicates the predominant housing need in Midlothian is for affordable housing and in March 2024 there were 5,605 applicants on the Council housing waiting list. This highlights the very high demand for affordable housing in the area, despite continued delivery of new affordable housing units each year. MLDP2 will need to consider this, in an environment where funding for affordable housing is falling and other factors affecting potential development viability and availability of land for affordable housing become ever more pressing.
- 17.65. At the point of MLDP2's adoption the plan will need to have housing allocations in it that identify sufficient land to meet the LHLR. HLA 2023 projects an effective housing land supply at 31 March 2026 of 8,524 homes, with a total established housing land supply of





9,871 homes. The difference being accounted by 747 homes on currently constrained sites and 600 in long-term safeguards. The availability of these sites will be higher or lower depending on housing completion levels between now and the adoption of MLDP2. MLDP2 will need to factor in what the available housing land supply may be available at the time of the plan's adoption and what new housing sites may be required to meet the LHLR. Adoption is programmed approximately nine months after 31 March 2026. At 31 March 2026 the total established housing land supply is estimated at being land for 9,871 homes.

17.66. Having considered the following factors:

- environmental and built infrastructure capacity (including the Climate Emergency, environmental, education, health, roads and water and sewerage capacity);
- the costs and possibilities, or not, for making investments to increase built infrastructure provision;
- engagement with the public and other stakeholders;
- Midlothian's housing need and demand, and the type of housing that is needed;
- the NPF4 MATHLR minimum requirement for MLDP2 of 8,850 homes;
- that a designated robust and credible HNDA is in place;
- possible availability of and contribution from windfall housing sites;
- housing/accommodation needs of different groups (older people, disabled, gypsy/travellers, self-build and implications of demand for affordable homes, impacts of second homes, HMOs, vacant properties, resettlement in rural areas); and
- the impact of the significant population and household growth experienced (and projected) in Midlothian since 2003, including its contribution to meeting growth in south east Scotland,

**Midlothian Council has identified an indicative LHLR for MLDP2 of: XXXXXXXX**

#### Longer Term Housing Development – Post MLDP2

17.67. NPF4 states (page 62) that areas that may be suitable for new homes beyond 10 years (i.e. past the 2026-2026 MLDP2 period and into the 2036-2046 period for MLDP3) are also to be identified in local development plans (i.e. identify them in MLDP2). This will be taken forward during preparation of MLDP2 and would very likely be done in an indicative manner. The Midlothian Federation of Community Councils has requested that sites for MLDP3 are not allocated in MLDP2 (**MC064**). Further information is provided in **MC064** and in relevant Infrastructure chapters.

#### Summary of Stakeholder Engagement

17.68. A full breakdown of all stakeholder engagement which has taken place to support the Evidence Report stage of MLDP2 can be found in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Housing Interests
- Impact of Vacant Housing Stock and Second Homes
- Houses in Multiple Occupation (HMOs)
- Self-Build Housing
- Local Housing Land Requirement



**Public Engagement**

17.69. Feedback from public drop-ins and online surveys raised matters relating to infrastructure (including health, education, roads and water/drainage) housing growth, location of new development, the natural environment, and climate change.

**Housing Interests**

17.70. Midlothian Council officers engaged with:

- Midlothian Council housing services, capital projects, and estates sections;
- Midlothian Housing Forum which included (Council housing colleagues, Registered Social Landlords, Changeworks, Shelter Scotland, Scottish Government housing division);
- Homes for Scotland;
- Scottish Land and Estates (representative body of larger land-owning interests);

17.71. Evidence of this engagement is in **MC033, MC034, MC035, MC036, MC038, MC039, MC062, MC063 and MC209**. Engagement was had on construction and build costs, deliverability, homelessness and location, accessibility and type of housing development. Details of engagement with older people, the disabled and Gypsy/Travellers is provided in **Topic 18: Affordable, Disabled, Specialist and Other Housing**.

17.72. The Midlothian Housing Forum and Homes for Scotland were provided with a draft of this chapter to seek verification that their engagement was fairly represented.

17.73. Homes for Scotland responded (**MC333 and MC332**) and their further comment is reflected in Statements of Agreement / Dispute section.

**Impact of Vacant Housing Stock and Second Homes**

17.74. Information for this has come from Scottish Government statistics and HNDA3. No targeted engagement took place on these matters. This is not viewed as an omission as contact with Council housing staff should supply any required information which may emerge since licencing.

17.75. The issue of second homes and short term lets arose in discussion with Midlothian landowners when Council staff met Scottish Land and Estates. Further details of this are in **Topic 28: Rural Development**.

**Houses in Multiple Occupation (HMOs)**

17.76. Information for this has come from Scottish government statistics, HNDA3, MLDP 2017. No direct public engagement occurred on this matter. This is not viewed as an omission as contact with Council housing staff should supply required information.

**Self-build Housing**

17.77. Engagement on this primarily first took place through the Council's consultation hub. Engagement is continuing with the register being available on the Council's website for those wishing to express an interest in self-build of their own home.

**Local Housing Land Requirement**

17.78. Engagement with parties listed in this section, and others listed in other topics, was used to help inform consideration and identification by Midlothian Council of the LHLR. This included engagement with infrastructure providers, Council services, development



interests, Scottish Government key agencies and wider public engagement undertaken through the evidence gathering for the Evidence Report. This engagement covered matters including housing demand and need, infrastructure (including health, education, roads and water/drainage) housing growth, the natural environment, climate change, retail and town centres. Concerns on the scale of future housing requirements matter have been expressed by the Midlothian Federation of Community Councils in **MC064**.

### Summary of Implications for the Proposed Plan

#### Minimum All Tenure Housing Land Requirement (MATHLR)

17.79. Table 10.1 highlights that the MATHLR, at 8,850 homes, is significantly greater than the current 1,114 household housing need identified in Midlothian in HNDA3. The 8,850 home MATHLR figure from NPF4 is a minimum. The expectation from NPF4 is that MLDP2 will provide land for at least a minimum of 8,850 homes.

17.80. MLDP2's development strategy and policy framework will need to be able to address the environmental and infrastructure capacity issues resulting from the scale of growth required by NPF4 in Midlothian. The MATHLR and LHLR will continue the significant population growth experienced in Midlothian. The 2023 Housing Land Audit identifies a significant amount of housing land is already identified that can contribute to meeting the MATHLR and LHLR. These have come from the high level of housing allocations made in Midlothian over the past 20 years identified in Table 17.2 of this chapter.

#### Local Housing Land Requirement

17.81. MLDP2 will need to identify housing land to meet the identified LHLR for the 10-year period of MLDP2 (2026-2036). The LHLR for MLDP2 has been agreed by Midlothian Council at its 25 June 2024 full Council meeting. All options for an LHLR considered by full Council would have implications for MLDP2 for the reasons identified in this and the Council's suite of evidence report chapters.

17.82. The LHLR will be a central part to MLDP2's development strategy, policy framework and housing allocations.

17.83. The larger the LHLR, the greater the quantity of new sites or increased densification of sites (i.e. more housing within the site) without planning permission, that might be required. It is likely that a LHLR significantly above MATHLR will require new housing sites for MLDP2. However, depending on the scope and findings of the sites review process, an LHLR closer to MATHLR may still require new sites or densification of sites without planning permission.

#### Identification of New Housing Sites to meet the Local Housing Land Requirement

17.84. The Council through MLDP2's Proposed Plan will need to consider if new housing sites need to be allocated to meet the Local Housing Land Requirement (LHLR). Evidence on availability of existing identified sites will need to be considered. That is addressed elsewhere in this 'Implications for Proposed Plan' section, as is consideration of possible densification of allocated sites. The sites assessment methodology in **Topic 19: Site Selection Methodology** will be used to review sites, and help identify new sites, if necessary.

17.85. MLDP2's policy framework will need to set out how the LHLR housing growth can be delivered in line with NPF4 policy requirements and Council expectations, including



where appropriate, the securing of developer contributions to meet infrastructure and other needs.

17.86. Related to **Topic 18: Affordable, Disabled, Specialist and Other Housing**, the Proposed Plan will need to consider for what types of housing such sites might be allocated. Deliverability issues associated with different housing types, including funding and viability issues e.g. for affordable and specialist housing, will need to be considered in Proposed Plan preparation.

**Midlothian Housing Land Audit (2023) and Available Identified Housing Land Supply**

17.87. The Summary of Evidence section of this chapter highlights the scale of committed housing sites and the potentially available housing sites for meeting the Midlothian LHLR. This availability has a large implication for MLDP2 Proposed Plan as it identifies a significant established housing land supply available that can help contribute toward the LHLR. A summary is provided below:

Table 17.4: Summary of possible sources of identified MLDP2 housing sites as of 31 March 2026

Status	Number of Housing Units
Effective Housing Land	8,524
Constrained Sites	747
Long Term Housing Safeguards	600
<b>Total</b>	<b>9,871</b>

Source HLA 2023

17.88. The total 8,524 effective housing supply includes 5,637 units with planning consent (these have the greatest of certainty delivery) and 2,887 units where the Council is minded to grant planning consent or there is currently no planning consent. The 9,871 total established supply also includes constrained sites totalling 747 units and 600 long-term safeguarded units.

17.89. Some of the 9,871 established housing land supply would be built out between 1 April 2026 and adoption of MLDP2 later that year. Therefore, the established housing land supply would be lower than 9,871 at the point of MLDP2’s adoption. The exact level of available established housing land supply upon adoption of MLDP2 cannot be estimated with certainty.

17.90. While there is an extensive established supply set out in HLA 2023 (**MC050**), parts of it will be subject to review during MLDP2 Proposed Plan production. There is dispute from Homes for Scotland as to the scope of the Council’s proposed review of identified established housing sites. Further details are provided in **Topic 19: Site Selection Methodology**.

17.91. Additionally, and where appropriate, the sites review process could give consideration to increasing housing densities on sites that don’t have a planning consent. This could help reduce the need for new sites and potentially may help support more sustainable patterns of development. The possibilities of achieving increased densities, and the full impact of doing so – e.g. infrastructure and environmental capacity and attractive place making, would need to be considered at MLDP2 Proposed Plan stage.

**Windfall Housing Development in Midlothian**

- 17.92. The changes to windfall development set out in NPF4 policy 16 indicate that the potential of windfall housing land supply in Midlothian will reduce. An implication of NPF4 policy 16 is that for market housing, only small-scale windfall sites can be supported, and windfall sites for up to 50 affordable homes can be supported. Unallocated sites, i.e. genuine windfall sites, that come forward during the lifetime of MLDP2, could not contribute to meeting MLDP2's LHLR. The LHLR needs to be met from allocated housing sites.
- 17.93. The main implication of this for MLDP2 is whether it would be appropriate to consider sites that may come forward as windfall in the future, for allocation. This is particularly so for larger potential windfall sites. Such an approach brings a degree of uncertainty to plan making, as often it is unknown if or when potential windfall sites might come forward. Many of the Council's social housing programme sites have come forward on windfall sites, on Council owned land.
- 17.94. If the windfall completion rates of the past five years were used as a basis to calculate possible windfall completions for the 10-year period 2026-2036 of MLDP2, then 830 windfall completions might be expected. However, following application of NPF4 policy 16, Council officers have calculated the number of windfall completions for the 10-year MLDP2 may reduce to 430 homes. This represents a drop in potential housing land supply. Further details of this calculation are in **MC053**.
- 17.95. A lot of the Council's affordable housing programme has been delivered from windfall sites on Council owned land. If less of that land comes forward or is available, then fewer affordable homes may be delivered unless alternative sources of land can be secured. This reiterates the need to consider allocation of potential windfall sites in MLDP2. Continued liaison with Council housing colleagues and reference to the Council's LHS and SHIP will be required in developing MLDP2's Proposed Plan.
- 17.96. A further implication for MLDP2 is that often, though not always, windfall sites are within settlement boundaries, making it easier for residents to benefit from and access existing services. Sites are often well placed to have potential to contribute to place making and can make support more sustainable travel patterns, reducing the distance needed to travel to access services.

**Affordable and Other Housing Needs and Requirements**

- 17.97. This chapter and **Topic 18: Affordable, Disabled, Specialist and Other Housing** provide information on the affordable housing need in Midlothian and the need and requirements for other forms of housing in Midlothian. These needs will have a significant implication for MLDP2. More details of these and the implications for MLDP2 are set out in chapter 18. HNDA3 indicates the predominant need is for affordable housing.
- 17.98. The Proposed Plan will need to consider for what types of housing new housing allocations might be made. Any deliverability issues associated with different housing types, including funding and viability issues, will need to be considered in Proposed Plan preparation.



**The Natural and Built Environment (including Brownfield and Vacant and Derelict Land)**

17.99. The following list identifies difficulties and issues that have implications for MLDP2 and will require to be considered in producing its spatial strategy to meet the LHLR in a manner consistent with NPF4:

- many of Midlothian's settlements are surrounded by prime agricultural land;
- the settlements are next to or are in close proximity to valued and sensitive landscapes and natural environment; and
- there is relatively little available brownfield land within settlement boundaries.

17.100. As stated, a LHLR significantly above the NPF4 MATHLR would indicate a likely need for further release of greenfield sites.

17.101. The matters raised in **Topic 1: Climate Change Mitigation and Adaptation** and **Topic 2: Biodiversity (including Soils)** also have relevant implications to the above.

**Impact on and Availability of Built Infrastructure**

17.102. This and other chapters set out the implications that recent, committed and MATHLR housing requirements will have for Midlothian's built infrastructure. Other relevant chapters on infrastructure matters include transport chapters, **Topic 21: Education** and **Topic 22: Health**.

17.103. MLDP2's spatial strategy and policy framework will need to consider, and help address where it is able, infrastructure issues arising from the scale of the development and growth requirement. This includes on:

- availability and location of education capacity;
- availability and location of health care capacity;
- other community facilities to help support place making; and
- public transport and active travel connectivity.

**Impact of Vacant Housing Stock and Second Homes**

17.104. The evidence does not indicate either vacant housing stock or second homes are (359 and 57 homes respectively as identified in Table 5 of **MC334**) a comparatively significant issue at this stage in Midlothian that require a specific MLDP2 policy. The matter will be considered in MLDP2 Proposed Plan preparation and kept under review to help decide if a land-use planning response on the matter is required in MLDP2.

17.105. As the Evidence Report was being prepared, a new Scotland wide licencing system for Short-term lets (STLs) has commenced, and the neighbouring City of Edinburgh Council is proposing a STL control area. This sector will need to continue to be monitored as the MLDP2 is prepared to determine if a policy response is required.

**Houses in Multiple Occupation (HMOs)**

17.106. The evidence does not indicate Houses in Multiple Occupation (HMOs) are a significant issue at this stage in Midlothian that requires a specific policy in MLDP2. The latest available information, from March 2021, set out there were 46 licensed HMOs in Midlothian. The need for a policy and/or guidance will be considered in MLDP2 Proposed Plan preparation. Management of these properties is very important and that is not a land-use planning matter.



### Self-build Housing

17.107. MLDP2 preparation will need to have regard to the Self-build Housing Register to consider how this matter is most appropriately addressed. Consideration of whether a policy is required for individual self-build properties will be needed. As will consideration be needed on the locations where the Council may support self-build properties, e.g. within settlements, within new housing developments or in rural countryside locations. The scale of demand indicated to the Council to date is very small and has no implication for MLDP2's LHLR.

### Affordable Housing Requirement Levels, Provision of Different House Types and Accessible Housing

17.108. These matters are addressed further in **Topic 18: Affordable, Disabled, Specialist and Other Housing**. This chapter, however, does show how HNDA3 sets out that the predominate housing need in Midlothian is for affordable housing.

17.109. The level of affordable housing provision through in MLDP2, and how that relates to the LHLR, will need to be considered at Proposed Plan stage. Particularly in the context with the predominant housing need in Midlothian being for affordable housing. Concern has been expressed by Homes for Scotland and Registered Social Landlords on the impact of increasing affordable housing requirements on development viability and sites coming forward – particularly when added to increased building costs and building requirements.

17.110. MLDP2 Proposed Plan will also need to consider its policy position on increasing or not, provision of different types of housing and more accessible housing.

### Longer Term Housing Development – Post MLDP2

17.111. The requirement of NPF4 policy 16 to identify in MLDP2 areas that may be suitable for new homes beyond the 10-year 2026-2036 period of MLDP2 will need to be considered in the development at Proposed Plan stage. This will involve consideration of possible development areas for MLDP3, for the period post 2036. The Council will need to consider this matter and identify a position in MLDP2.

### Developer Contributions

17.112. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.



The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

17.113. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### Public Engagement

17.114. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### Statements of Agreement / Dispute

##### Agreement on Evidence

###### Midlothian Housing Forum

17.115. The members of the Midlothian Housing Forum were engaged with during production of this chapter. Shelter Scotland were content that their views were accurately reflected, and Council housing colleagues wished express mention of the new Mixed Tenure Strategy (referenced in **Topic 18: Affordable, Disabled, Specialist and Other Housing**) but otherwise - with the exception of Registered Social Landlord's expressed concern at the impact of increased affordable housing requirements on development viability in paragraph 17.139 of this chapter - no validation or concern was raised by Members on the chapter.

###### Homes for Scotland

17.116. Final comments were received from Homes for Scotland on final drafts of this chapter on 28 March 2024 (**MC333**) and 15 April 2024 (**MC332**). Their comments are used to validate that this chapter fairly represents the engagement undertaken with them.

17.117. In order to complete the Evidence Report, no further engagement to remove disputes has occurred with them. They have been informed of this and that their comments from **MC333** and **MC332** would be incorporated into the Evidence Report and that they would be available as part of the Gate Check process.

17.118. Homes for Scotland agree with the Council that windfall development contributions are likely to be more modest than in the past due to the implication of NPF4 Policy 16.

17.119. The Housing Land Audit 2023 (**MC050**) was agreed with Homes for Scotland in September 2023.

17.120. Homes for Scotland consider that only homes built between 2026-2036 may be counted as contributing to meeting MLDP2's LHLR (**MC039** and **MC322**). The Council agree that homes built prior to MLDP2 adoption would not count towards the LHLR. The Council considers that effective land available at the start of the plan period should count towards the LHLR. The Council considers this dispute resolved and notes the concern.





**Potentially Resolved Concerns – Homes for Scotland**

17.121. Homes for Scotland requested that MLDP2 and the housing land audit operated on same yearly periods, i.e. that they both followed the financial year. The Council does not see this as a particular issue but would need to consider the matter to confirm if that could easily be implemented.

**Evidence Disputes with Stakeholders - Homes for Scotland**

Scale of LHLR for MLDP2 (Potential Dispute at 17.122)

17.122. Homes for Scotland has indicated to the Council there would be a dispute if Midlothian Council chooses (from **MC058**) Option 1 (8,850 – 9,000), Option 2 (9,001 – 11,000 units) for its LHLR, or if the Council defines Option 3 (11,001+) for an LHLR as being only slightly above 11,000 homes. The Council considers the choice of option and scale of LHLR for MLDP2 is for Midlothian Council and is based on information in this Evidence Report.

17.123. Homes for Scotland further consider that the LHLR should exceed previous completion rates and would dispute any approach that fails to achieve this. The Council considers it will choose what it considers the appropriate LHLR for MLDP2.

17.124. As part of the Council seeking verification of the representation of engagement on this chapter, **MC332** and **MC333** set out (in the Housing section) Homes for Scotland’s view on the lower levels of delivery of housing land in later years of MLDP2 and how HLA 2023 helps indicate this will occur. The Council considers the requirement of MLDP2 is to allocate land that can meet the LHLR and provide the framework within which sites are delivered.

17.125. Homes for Scotland in their submission (**MC332**) consider the HLA 2023 based figure of an estimated effective housing land supply at 31 March 2026 of 8,524 homes to be incorrect. The Council supports the 8,524 figure as an estimate based on HLA2023.

Housing Needs and Demand Assessment 3

17.126. Homes for Scotland (**MC332**) disputes the sentence in paragraph 17.12 of this chapter that in relation to HNDA3 states: “This (the HNDA3) very strongly shows the housing demand in Midlothian is for affordable homes”. The Council considers the disputed sentence to be accurate.

Other Disputes – all Homes for Scotland

17.127. Homes for Scotland disputes and has concerns on brownfield matters and the urban capacity work undertaken by the Council. These are set out in **Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings**.

17.128. Homes for Scotland disputes and has concerns on Green Belt and coalescence matters. These are set out in **Topic 7: Green Belt and Coalescence**.

17.129. Homes for Scotland disputes and has concerns on the site selection methodology and which sites would be considered for assessment. These are set out in **Topic 19: Housing Site Selection Methodology**.

**Areas of Concern - Homes for Scotland**HNDA Methodology and MATHLR

17.130. Homes for Scotland considers the HNDA methodology and the MATHLR underestimate the real level of housing need in Midlothian and that further evidence is needed to help establish the LHLR – see paragraph 17.30 of this chapter. They have provided their commissioned research information to indicate what they consider the scale of housing need (**MC038** and **MC039**). Homes for Scotland considers this information sets out the need for housing in Midlothian and should inform the setting of the LHLR.

17.131. The Council does not consider HNDA3 or the MATHLR a matter for challenge at Gate Check due to the HNDA3 being classified as robust and credible by Scottish Government CHMA in July 2022 and NPF4 (containing the MATHLR) being approved in February 2023 by Scottish Ministers. They have been used, together with other evidence, by the Council to help inform the LHLR for MLDP2.

17.132. Further information on this matter was provided to the Council in Homes for Scotland's 15 April 2024 submission (**MC332**). In this document reference is made to the Scottish Government Local Development Planning Guidance setting out the ability for stakeholders to highlight other evidence, after a robust and credible status has been achieved for HNDA, to help inform the identification of the LHLR. Homes for Scotland reiterate that their additional evidence (**MC038** and **MC039**) must be considered at this stage. The Council's position on HNDA3 and the MATHLR remains.

MLDP2 meeting its LHLR through Existing Housing Allocations

17.133. Homes for Scotland would have concern at any suggestion in the Evidence Report that the MATHLR and LHLR could be met through existing housing land allocations. Homes for Scotland does not think the Council's established housing land supply sufficient to meet the MATHLR and LHLR. It considers new housing allocations will be required to meet the LHLR for MLDP2. Homes for Scotland would also have concern at any suggestion in the Evidence Report that densification of existing sites is a possibility and point to new Scottish homes standards leading to likely larger unit sizes and lower densities. The Council notes these concerns and considers them to be matters for consideration at MLDP2 Proposed Plan stage.

Housing Land Supply Estimates from 2023 HLA Informing MLDP2 (and its LHLR) Adoption in December 2026

17.134. Homes for Scotland express concern that the Evidence Report uses estimates from the 2023 HLA of the housing land position at 31 March 2026, when MLDP is not expected to be adopted until December 2026. They state completions between April 2026 and adoption of MLDP will reduce the available land supply to contribute toward meeting the LHLR. The Council considers it is using the most update to date available information but is aware of the point they make. The Council will use the most up to date HLA as plan production progresses. The Council is aware MLDP2 will need to have sufficient land allocated in it at the point of adoption to meet the LHLR.

Allocation of Constrained Sites (this is repeated as an Area of Concern in Topic 19 Site Selection Methodology)

17.135. Homes for Scotland has concerns over any suggestion in the Evidence Report that constrained sites can be considered deliverable at this time and could contribute to the



LHLR. Homes for Scotland is opposed to the allocation of constrained sites in MLDP2 unless a clear path and commitment is identified for removing the constraint. The Council has sympathy with that. Midlothian Council would not generally seek to meet its LHLR with constrained sites (unless there is a commitment to remove constraint within the 10-year plan period). However, this matter would be considered in MLDP2 Proposed Plan development. This would be a part of site assessment and/or consideration of sites for allocation in MLDP2. Further affirmation of this concern is set out in **MC333** where the Council was seeking verification of the representation of engagement on this chapter.

#### MLDP 2017 Site Ec3 West Straiton

17.136. Homes for Scotland has concerns about the status of MLDP 2017 allocated site Ec3 and there being no quantification of how many houses may be supported in that mixed use allocation. The Council considers this is a site-specific matter that can be picked up at site review for MLDP2. This site does not have a quantified housing contribution and does not add to the totals of the established housing land supply.

#### Affordable Housing Requirement Levels, Provision of Different House Types and Accessible Housing

17.137. These matters are also referenced in **Topic 18: Affordable, Disabled, Specialist and Other Housing**.

#### Affordable Housing Requirement

17.138. Homes for Scotland wished to highlight concern about any potential of MLDP2 raising the affordable housing requirement from the current 25%. This concern was based on the impact it would have on viability and deliverability of sites. This was raised in the context of increased costs for construction and new legislative requirements placed on new house building. Homes for Scotland flagged up issues concerning there being likely less public money available to help bring forward affordable housing. Registered Social Landlords had flagged up the same concerns with the Council about potential impact on viability and sites not coming forward, from which they would get housing land for their houses, if affordable housing percentage requirements were increased. Registered Social Landlords also raised there being increasingly less public subsidy available for affordable housing. The LHS and SHIP will be very important information sources in helping identify mechanisms to help secure and deliver affordable housing.

17.139. Further affirmation of the concern on viability issues from increasing affordable housing requirements is set out in **MC333**, where the Council was seeking verification of the representation of engagement on this chapter. The Council considers these are matters for consideration at MLDP2 Proposed Plan preparation stage.

#### Provision of Different House Types and Accessible Housing

17.140. Homes for Scotland expressed concern at MLDP2 requiring more different and varied types of housing. Additionally, they considered building standards regulations should be relied upon for the delivery of accessible housing. The Council will need to consider these matters at MLDP2 Proposed Plan stage.

#### **Information Gaps/Uncertainties**

17.141. None.



## Topic 18: Affordable, Disabled, Specialist and Other Housing

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:</p> <p><u>Section 15(1A)</u></p> <ul style="list-style-type: none"> <li>The local development plan must also include targets for meeting the housing needs of people living in the part of the district to which it relates.</li> </ul> <p><u>Section 15(5):</u></p> <ul style="list-style-type: none"> <li>the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people;</li> <li>the availability of land in the district for housing, including for older people and disabled people;</li> <li>the desirability of allocating land for the purposes of resettlement.</li> </ul> <p><u>Section 16(2)(ab):</u></p> <ul style="list-style-type: none"> <li>have regard to the list published under section 16E of persons seeking to acquire land in the authority's area for self-build housing.</li> </ul> <p><u>Section 16B(3)(b):</u></p> <ul style="list-style-type: none"> <li>set out a summary of the action taken to support and promote the construction and adaptation of housing to meet the housing needs of older people and disabled people in the authority's area, and an analysis of the extent to which the action has helped to meet those needs.</li> </ul> <p><u>Section 16B(3)(c)</u></p> <ul style="list-style-type: none"> <li>set out a summary of the action taken by the planning authority to meet the accommodation needs of Gypsy and Travellers in the authority's area, and an analysis of the extent to which the action has helped to meet those needs.</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023:</p> <p><u>Regulation 9</u></p> <ul style="list-style-type: none"> <li>In preparing a local development plan, the planning authority are to have regard to any local housing strategy.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 16:</p> <ul style="list-style-type: none"> <li>Deliverable land should be allocated to meet the 10-year Local Housing Land Requirement in locations that create quality places for people to live. Areas that may be suitable for new homes beyond 10 years are also to be identified. The location of where new homes are allocated should be consistent with local living including, where relevant, 20-minute neighbourhoods and an infrastructure first approach. In rural and island areas, authorities are encouraged to set out tailored approaches to housing which reflect locally specific market circumstances and delivery approaches. Diverse needs and delivery models should be taken into account across all areas, as well as allocating land to ensure provision of accommodation for</li> </ul>



	Gypsy/Travellers and Travelling Showpeople where need is identified.
Links to Evidence	<p>MC029 Housing Needs and Demand Assessment 3  MC033 Note of meeting with Shelter Scotland  MC034 Note of Meeting with Scottish Land and Estates  MC035 Note of meeting with Homes for Scotland  MC036 Note of meeting with Midlothian Housing Forum  MC050 Housing Land Audit 2023  MC053 Housing to 2040  MC054 Scotland’s Population Strategy  MC065 Midlothian Strategic Housing Investment Programme 2023–28  MC066 Long term housing completions  MC067 Midlothian Local Housing Strategy  MC068 Note of meeting Edinburgh College  MC069 Note of meeting Edinburgh University  MC070 Mid -Year population estimate, 2021.  MC071 2018 Based population projections.  MC072 Enhancing Accessibility, Adaptability and Usability – Scotland’s Homes Consultation  MC073 Midlothian Health and Social Care Partnership Strategic Plan 2019-22  MC074 Midlothian Wheelchair Targets Report  MC076 2011 Census data, Gypsy/Travellers  MC077 Note of meeting – Gypsy/Traveller matters  MC078 Note of meetings with Gypsy/Traveller community.  MC195 Scottish Budget, 2024-25  MC205 Housing Findings from Engagement with Older People  MC328 Mixed Tenure Strategy 2024  MC332 Homes for Scotland submission to Midlothian Council 15 April 2024  MC333 Homes for Scotland submission to Midlothian Council 28 March 2024</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (MC011) and Children and Young People Participation Report (MC170).</li> <li>• SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other Evidence Report chapters. This chapter covers the topic of affordable and specialist housing. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 17: MATHLR and Local Housing Land Requirement</li> <li>• Topic 19: Site Selection Methodology</li> <li>• Topic 28: Rural Development</li> </ul>



### Summary of Evidence

An information gap has been identified in this Evidence Report chapter in relation to the needs of Gypsies/Travellers and Travelling Showpeople in Midlothian and Student Accommodation.

An area of concern with two stakeholders has been identified in the preparation of this chapter. Concern has been raised on planning policy requirements for the next local development plan, but the Council considers the implications of these are for consideration at Proposed Plan stage and not at Gate Check.

Further details of all these matters are contained in the Statements of Agreement / Dispute section of this chapter.

#### Purpose and Scope of Evidence Report Chapter

18.1. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development. Areas where the Council will seek additional information in the preparation of Midlothian Local Development Plan 2 (MLDP2) are identified in the 'Statements of Agreement / Dispute' section of this chapter.

18.2. This chapter focuses on affordable housing land targets, the need for and provision of housing for older people and disabled people, the housing needs of people in further and higher education, and the housing needs of Gypsy/ Travellers and Travelling Showpeople. This section is structured in the following order:

- National Context
- Housing Need and Demand
- Supply of Affordable Homes
- Housing Needs of People in Further and Higher Education
- Housing Needs of Older People and Disabled People
- Housing Needs of Gypsies/Travellers and Travelling Showpeople

#### **National Context**

18.3. The Scottish Government published its long-term housing strategy 'Housing to 2040' in 2021 (**MC053**). It set an ambition to deliver 100,000 affordable homes between 2021/2022 and 2031/2032, with at least 70% of these for social rent. The target is for 50,000 homes to be delivered by 2026/2027 and, following a mid-point review, a further 50,000 homes by the end of 2031/2032. The Scottish Government's 2024-25 budget has reduced the Affordable Housing Supply Programme budget to £556 million, which is estimated to be a 27% real terms reduction compared to the 2023-24 Budget. The Budget statement (**MC195**) Annex A.3 states that:

*'To make housing available to those who need it most, we will continue progress towards delivery of 110,000 affordable homes by 2032, of which at least 70 per cent will be for social rent'.*

18.4. **MC053** also refers to £20 million available over five years for more and better Gypsy/Traveller accommodation from 2021/2022. To drive a significant improvement in the quality of sites going forward, the Scottish Government is developing a Design Guide for Gypsy/Traveller sites, in conjunction with residents and local authorities.



18.5. Updated building standards in 2025/2026 are expected to underpin the new Scottish Accessible Homes Standard to future-proof new homes for lifelong accessibility. The new accessible standard will apply to all tenures and is expected to 'mainstream' a high level of accessibility. A new housing quality standard is to be introduced to be applied to all tenures, replacing the Tolerable Standard introduced in 1969 and aligned to the proposed regulatory standards for energy efficiency and heating.

### Housing Need and Demand

18.6. The South East Scotland Housing Needs and Demand Assessment 3 (HNDA3) (MC029) was confirmed as robust and credible by the Scottish Government Centre for Housing Market Analysis (CHMA) in July 2022. It is the principal source of information on the need and demand for housing and supports the production of local development plans and housing strategies. Local authorities are required to develop a HNDA on a five-yearly cycle, so this will require a new HNDA to be approved by Summer 2027. Midlothian Council considers that the data used to prepare the MATHLR to be up to date and there is no more up to date information to substitute for it.

18.7. The critical part of HNDA3 for MLDP2 are the estimates of future housing need and demand. HNDA3 used analysis of incomes, house prices, rents and affordability for a range of scenarios. The Edinburgh & South East Scotland City Region Deal Directors' Group (of which Midlothian Council is a member) considered the range of HNDA3 scenarios and outputs in February 2022, and agreed a general preference for Scenario 4: Steady Growth. Scenario 4 provides for moderate real terms income growth. It uses principal household projections and moderate/trend house price and rental growth estimates. The outputs of this scenario most closely reflect past trends. Table 18.1 sets out the annual housing requirements of HNDA3 Scenario 4: Steady Growth.

Table 18.1: Scenario 4: Steady Growth - Annual Housing Requirement for Midlothian (Extract from HNDA3 Table 4.14)

	Per Year 2021 – 2025	Per Year 2026 - 2030	Per Year 2031 - 2035	Per Year 2036 - 2040	20 Year Total	20 Year average per year
Social rent	351	322	223	221	5,587	279
Below market	147	131	131	121	2,656	133
Private rent	63	46	40	36	926	46
Owner occupied	203	181	186	183	3,768	188
Total	765	681	580	562	12,936	647
Affordable	499	454	354	343	8,243	412
Market	266	227	226	219	4,693	235

Note: Years that overlap with MLDP2 highlighted.

18.8. Table 18.1 shows that the predominant demand in Midlothian is for affordable housing. In the first 10 years of the HNDA3 period (2021-2030), 66% of demand is in the affordable sectors (social and below market rent) as the existing identified need is addressed in the first 10 years, then 60% in the remaining period to 2040.

18.9. For Midlothian, existing housing need was estimated at 1,114 households. This represents a snapshot of need at the time the HNDA was prepared. HNDA3 Table 4.4 (MC050) shows that the 1,114 of housing need is comprised of the following:



- 762 households are homeless and in need of temporary accommodation who need resolution in social housing (note: there are more up to date figures on homelessness, referenced later in this chapter);
- 64 concealed households who cannot afford to resolve their own housing issues; and
- 288 households who need special forms of housing.

18.10. Taking the figures from Table 4.14 of HNDA3 (**MC050**) and using a best fit to match them to the 10-year period of MLDP2 (2026-2036), the HNDA3 Steady Growth scenario gives a demand in Midlothian of 6,300 homes. This figure, which includes the existing 1,114 housing need figure, is comprised of:

- 2,725 social rent homes;
- 1,310 below market rent homes;
- 430 private rent homes; and
- 1,835 owner occupied homes.

18.11. HNDA3 also considers affordability of housing. From 2013 to 2018 house price growth in Midlothian was above CPI and above that of Scotland. Rental growth has also been beyond that of CPI and Scotland. HNDA3 used data on household income from the Scottish Government's local level household income estimates for 2018. The key trends emerging throughout the assessment of affordability are that, in Midlothian, 56.03% of households are unable to afford to buy and 60.94% of households cannot afford a private let, whilst 18.03% of households are deemed suitable for below market rent.

18.12. In terms of non-permanent housing, the HNDA3 notes that Midlothian Council had 802 live homeless cases at end March 2021. This number was steadily dropping after 2018 and was just over 400 in 2021/22 but has since increased to 587. There were 416 households in temporary accommodation at March 2021. There are significant pressures on non-permanent housing arising from client groups such as young care leavers, people leaving prison, people needing respite care, women and children experiencing domestic abuse and asylum seekers / refugees. Midlothian has ended the use of bed and breakfast accommodation, and 32 shared properties have been set up to provide accommodation for up to 64 people. Emergency accommodation is provided for up to eight households with children, and an additional four properties will be developed. A recent office conversion in Dalkeith town centre provides supported accommodation for 22 households.

### Supply of Affordable Homes

18.13. The Local Housing Strategy (LHS) (**MC067**) is a requirement of the Housing (Scotland) Act 2001. The LHS is the strategic document for housing in Midlothian and sets out the housing matters to be addressed across all tenures in Midlothian. The LHS shows that Midlothian Council completed 1,083 new build council houses between 2008 and 2018, with a commitment to a further 1,000. There are currently 7,121 Council residential properties in Midlothian. The level of turnover for Council properties in Midlothian is very low, and applicants have to wait a long time before accessing council housing. In 2019/2020, 306 properties were let, representing a turnover of 5%. In March 2024 there were 5,605 applicants on the Council housing waiting list. This highlights the very high demand for affordable housing in the area, despite continued delivery of new affordable housing units each year. Table 18.2 provides details of affordable housing completion in Midlothian between 2006-2021.





Table 18.2: Midlothian Council and Registered Social Landlord Affordable Housing Completions 2006-2022

Year of completion	No. completed Council units	No. of completed RSL units (Social Rent and Mid Market Rent)	Total New Affordable Units
2006	0	19	19
2007	28	12	40
2008	172	42	214
2009	237	10	247
2010	88	20	108
2011	160	33	193
2012	170	121	291
2013	76	6	82
2014	0	20	20
2015	48	0	48
2016	41	28	69
2017	87	0	87
2018	0	103	103
2019	10	39	49
2020	31	0	31
2021	90	48	138
2022	122	0	122
<b>Total</b>	<b>1360</b>	<b>501</b>	<b>1861</b>

18.14. The LHS (2021) indicates there are 3,416 Registered Social Landlord (RSL) properties in Midlothian, experiencing similar low turnover rates to Council properties. The effect of proximity to Edinburgh on increased house prices and private rents is a very strong factor in demand for council and RSL properties in Midlothian. Key actions in the LHS include:

- delivery of 1,000 new council homes - Phase 2 of Midlothian Council's Affordable Housing Programme, which has now been achieved;
- supporting the development of Mid-Market Rent units;
- investigating improved incentives to move from affordable properties (through the Incentive to Move Scheme);
- applying to Scottish Ministers to have Midlothian designated a Rent Pressure Zone; and
- agreeing specialist Housing Supply Targets including wheelchair supply targets.

18.15. A target of 484 units of specialist housing over a five-year period to 2026 (97 units per annum) is set in the LHS, as well as building a complex care facility at Bonnyrigg, and an open market purchase scheme to purchase 10 specialist homes per year.

18.16. The purpose of the Strategic Housing Investment Plan (the SHIP) (MC065) is to:

- set out investment priorities for affordable housing and identify how these will be delivered;
- identify the resources required to deliver priorities; and
- involve key partners in the delivery of new affordable housing.

18.17. The SHIP is the key document for identifying housing projects towards meeting the Scottish Government's affordable housing target. This document is updated annually to



present up to date information on affordable housing investment plans. It presents data on affordable housing development since 2006. The completion figures in Table 18.2 (above) indicate what has been achieved and are useful to set against HNDA3 to get a scale of the increases required.

- 18.18. In addition to the construction of new units, the Council has commenced an Open Market Purchase Scheme whereby ex-Council properties are purchased and returned to housing stock - with 119 re-acquired properties since 2017/18. A number of Midlothian residents have been able to purchase affordable homes using the Scottish Government's Open Market Shared Equity Scheme (OMSE) whereby purchasers pay for the biggest share of a property and the Scottish Government hold the remaining share under a shared equity agreement. 734 homes have purchased this way since 2006-07.
- 18.19. The SHIP details potential sites for 2121 new affordable homes (as well as 80 open market purchase homes), giving 2201 in total. The 2121 new homes are made up of 1,712 units for social rent (not counting the 80 purchases for social rent), 309 units for mid-market rent and 14 low cost home ownership/ shared equity units: a further 86 units are being funded through means other than the Scottish Government Resource Planning Assumptions and their detailed affordable tenure type is not specified. 2,043 of these units are programmed to be delivered between 2024/25 and 2028/29 (409 units per year, including the open market purchases), of which 1,761 units are for social rent. 1,881 are general needs homes and 240 are specialist provision homes. 912 units will be council housing and 880 units will be social rented housing by an RSL, 14 units will be Low-Cost Home Ownership/Shared Equity housing by an RSL and 309 units will be Mid-Market Rent housing provided by an RSL. 86 units will be provided by Housing Associations using alternative funding mechanisms where it is not stated whether they will be for social rent or another form of affordable housing.
- 18.20. The 1,712 new homes for social rent programmed to be built in the five-year 2024/25 to 2028/29 period, detailed in the SHIP, represent an annualised rate of completions of 342 units per year (or 358 per annum when the open market purchases are added). The 10-year requirement for social rent affordable homes for the 2026-2036 MLDP2 is set out in HNDA3 at 2,745 units (see Table 1). Provided the sites identified in the SHIP are funded the HNDA3 requirements can be exceeded in the first two and a half years of MLDP2 to end of financial year 2028/29. Thereafter, it is beyond the 5-year horizon of the SHIP. HNDA3 additionally identifies demand for 1,310 below market rent properties, again highlighting the need and demand for affordable housing in Midlothian. The SHIP programmes completions of 309 units between 2024/25 to 2028/29 at what it defines as 'Mid-Market Rent (MMR) properties. This is a type of affordable housing with rents being lower than in the private market, but higher than in the social housing sector. There is a need for further quantitative definition to ensure that MMR effectively targets the segment of the market identified in HNDA3 as below market rent, but the Mixed Tenure Strategy described below supports revision of MLDP2 affordable housing policy to support a variety of different tenure models.
- 18.21. In March 2024, Midlothian Council approved Midlothian Mixed Tenure Strategy (**MC328**). The strategy presents the following conclusions:
- Despite a strong affordable new build programme from both Midlothian Council and RSLs in the area, demand is far greater than supply.



- The private rented sector is small in Midlothian and as a result of low stock numbers and high rent, the Private Rented Sector in Midlothian only supports a small proportion of households to access housing and even lower numbers to help alleviate homelessness adding further pressure on affordable housing.
- 67% of homes in Midlothian are owner occupied. However, it is becoming increasingly difficult to afford a home to buy as prices in Midlothian rise.
- There is a significant gap between the cost of renting a home privately or buying a home and the cost of a Council home available for social rent.

18.22. A spectrum of intermediate housing options are explored in the strategy, which, if made available and accessible to waiting list applicants, could help to alleviate some of the pressure on existing housing stock. These tenures are still classified as 'affordable housing' in NPF4 and include mid-market rented, shared-ownership, shared-equity, housing sold at discount (including plots for self-build), self-build plots and low-cost housing without subsidy. Among recommendations in the MTS approved by Council are:

- Recommendation 2 Promote delivery of 'Golden Share' homes for affordable sale with private developers as way of contributing towards the 25%\* affordable homes requirement in Midlothian Local Development Plan 2 (\*note: not confirmed that this will be the affordable homes requirement in MLDP2).
- Recommendation 8 Update planning policy on Affordable Housing through Local Development Plan review to ensure it is reflective of support for mixed tenure approach to deliver affordable housing.
- Recommendation 9 Update planning policy on Affordable Housing through Local Development Plan review to support delivery of Intermediate Rent where Build to Rent housing is being delivered in Midlothian, with appropriate mechanisms being put in place for establishing and monitoring discounted rental levels.

#### **Housing Needs of People in Further and Higher Education**

18.23. Midlothian contains further and higher education institutions at Edinburgh College (Midlothian Campus, Eskbank), Edinburgh University (Easter Bush Campus) and Newbattle Abbey College. As part of preparation of this Evidence Report, engagement has taken place with Edinburgh College (**MC068**) and University of Edinburgh (**MC069**). There has been a gap in engagement with Newbattle Abbey College to identify their housing need. The implications from the evidence gathered are set out in the 'Summary of Implications for the Proposed Plan'.

18.24. Edinburgh College is a multi-campus further education college with sites in City of Edinburgh and Midlothian. There are 39 residential units provided next to the Edinburgh Milton Road campus. This provision is believed, by the College, to be quite unusual in the central belt. The College was able to offer surplus rooms to support Ukrainian refugees, and there seemed no desire or demand on the part of the College authorities at this stage to increase or broaden the provision. Representatives of the student body indicated that for more mature students and/or students from outwith the area, the cost of private rented accommodation was a significant barrier. Midlothian Council hopes to be able to conduct wider engagement with students as part of the MLDP2 process.

18.25. With regard to the University of Edinburgh, they have land holding interests at Easter Bush, the site of the Dick Vet (veterinary college), as well as other land holdings used for commercial ventures in the Midlothian Science Zone near Bilston. It was the view of the University that students generally preferred what was referred to as 'the Edinburgh



experience' (meaning accommodation in the city close to a range of amenities and activities) and there was limited appetite expressed at this stage for provision of additional student accommodation to serve the Midlothian campus.

18.26. Newbattle Abbey College is an important, but smaller institution set in a historic setting with an on-site student residency. It has so far not been possible to get a view of Newbattle Abbey College's future needs, including accommodation requirements. This a gap but the needs of the College will be kept under review as Midlothian Council prepares the Proposed Plan and further engagement will be sought. HNDA3 refers to 44 student bedspaces in Midlothian. The Council understands that all of these are at Newbattle Abbey College.

#### Housing Needs of Older People and Disabled People

18.27. The 2022 Census population estimates (**MC002**) indicate that there are 18,300 people aged 65 and over in Midlothian (19% of the population). This is slightly lower than the Scottish average of 20%. Scotland's 2018 based population projections for local authorities (**MC071**) indicate that the growth in the number of elderly people (over 75) in the 10 years from 2018-2028 is from 7,089 to 9,986. The rate of increase is the 2nd highest in Scotland at +40.9% (compared to +25.4% in Scotland). By the end of the MLDP2 period (2036) the number of people aged 75 or over is projected to increase further, to 11,906. HNDA3 (**MC029**), the Midlothian Health and Social Care Partnership (MHSCPSP) Strategic Plan 2019-22 (**MC073**), the Council's LHS (**MC067**), and Midlothian Council's Wheelchair Housing Targets Report (**MC074**) all provide evidence of the needs of older and disabled people.

18.28. HNDA3 (**MC029**) sets out that Midlothian had 1,593 self-contained accessible social houses, representing 16% of the social housing stock, while 10% of all households had some form of adaptation in place. The Scottish House Condition Survey (2017-19) estimates 1,000 dwellings in Midlothian require adaptations. HNDA3 also estimates there are 1,408 wheelchair using households in Midlothian with 376 requiring wheelchair housing. This need could reasonably be expected to increase in line with household growth and an ageing population profile. The need for more accessible housing in Midlothian came through public engagement carried out for MLDP2 (**MC011**).

18.29. In 2018/2019, 3,925 people in Midlothian were receiving social care services (services to meet a diverse range of support needs and help enable independent living). HNDA3 also reported a need for 288 homes for supported provision in Midlothian (2021). Between 2009 and 2019, the overall number of care homes in Midlothian reduced from 33 to 14, and the private sector became the leading provider of care homes. Occupancy has reduced for local authority and voluntary sector homes, despite the decrease in provision and has increased in private sector care homes.

18.30. The MHSCPSP 2019-2022 (**MC073**) shows that most over-65s have two or more health conditions and most over 75s have three or more conditions. The plan notes that the shift towards prevention will be enhanced by enabling people to live in good quality housing suitable to their needs. In Midlothian 4,800 people aged between 16 and 64 have a physical impairment which affects their ability to undertake normal daily living tasks and 1,772 people have a learning disability. The MHSCPSP 2019-2022 lists the different types of accommodation and living environment for the elderly or disabled with differing levels of support and adaptation; from the least to the highest level of intervention - Amenity,



Retirement, Wheelchair, Sheltered, Very Sheltered, Intermediate Care and Extra Care. The MHSCPSP 2019-2022 refers to a waiting list of over 100 people for Extra Care Housing and over 450 for Retirement Housing, so there appears to be unmet need as MLDP2 preparation commences. 698 people with a medical need are on the Council House Waiting List. This is 17% of all applicants. The Local Housing Strategy (**MC067**) identifies the need for:

- 81 extra-care homes;
- 101 new amenity houses;
- 4 bariatric properties;
- 12 units for households with learning disability and or complex care needs;
- an increased number of new homes with adaptations for specialist provision; and
- increasing the number of intermediate care properties.

18.31. The Midlothian Health and Social Care Partnership Strategic Plan 2022-2025 is under preparation. The draft indicates a shortage of suitable housing for people who have a learning disability, mental health issues, substance misuse problems, bariatric conditions, use a wheelchair and are leaving hospital. The draft plan notes the demographic pressures and the need for design and provision for people with dementia.

18.32. The Council supported 154 house adaptations through its Scheme of Assistance from 2017/2018 to 2019/2020, and 202 adaptations in the Council sector over the same period. The Strategic Housing Investment Plan (**MC065**) includes the provision of 343 specialist provision homes from 2022/2023 to 2027/2028. Midlothian Council set wheelchair accessible housing targets for 2022/2023 – 2026/2027 in the Wheelchair Housing Targets Report (**MC074**). The targets cover both social and market housing and have been set following consultation with Midlothian residents, RSL partners, the Health and Social Care Partnership and Council planning officers. A target of 20 wheelchair accessible homes to be built per annum, with 10 in the social sector and 10 in the private sector has been set, while other available opportunities shall also be maximised. There is currently no universally agreed housing standard to define housing for wheelchair users to live in, but they should as a minimum comply with the design criteria for wheelchair users as outlined in Housing for Varying Needs (HfVN).

#### **Housing Needs of Gypsies/Traveller and Travelling Showpeople**

18.33. Currently no site provision is made, or waiting list exists, in Midlothian for either Gypsies/Travellers or Travelling Showpeople. The 2011 Census recorded 72 Gypsy/Travellers in Midlothian (**MC076**). HND3 notes a lack of accurate data on the number of Gypsy/Travellers, with suggestions that the Census process may under-report numbers. Organisations which work with Gypsy/Travellers estimate there are 15,000 in Scotland. HND3 applies a pro-rata proportional adjustment calculation to suggest there could be around 3,300 Gypsy/Travellers in South East Scotland. When HND3 was produced, the joint Midlothian/East Lothian site at Smeaton (near Dalkeith) had 12 pitches and was only site in the region with no waiting list. The site was seldom fully habited which allowed the conclusion that the then level of provision was adequate. The site at Smeaton is now closed and there is no provision in either Midlothian or East Lothian Council areas.

18.34. There is a lack of a consistent way for Gypsy/Traveller communities to indicate their need for pitches. Although waiting lists can provide evidence of demand for site provision, the quality of sites and relationship between the site and potential tenants will both influence whether people join a waiting list. The Council has been informed that in some local



authorities' experience, Gypsy/Travellers generally only apply to sites where they have family members or relatives present. The number of roadside encampments in Midlothian are recorded as varying from 2 to 8 in the period 2017/2018 to 2019/2020.

18.35. HNDA3 points to limited information on the needs of Travelling Showpeople. The 2022 Census is the first census where this group is treated as a distinct identity. Relevant data from the 2022 Census has not been released yet. There are only 4 sites for Travelling Showpeople in South East Scotland, none of which are in Midlothian. Scottish estimates of 2,000 Travelling Showpeople suggest that around 80% are based in the Glasgow area.

### Summary of Stakeholder Engagement

18.36. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of Midlothian Local Development Plan 2 (MLDP2) is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Older People
- Disabled People
- Further and Higher Education Institutions and Students
- Gypsy/Traveller and Travelling Showpeople Communities
- Social Housing Sector, Homes for Scotland, Landowners and Third Sector

#### Public Engagement

18.37. Engagement with disability groups and individual members of the public during public engagement, considered much of the new and current housing stock, particularly private market homes, did not have truly disabled friendly access design. Anecdotal evidence from the public engagement indicated there was demand that was not being met in the market for this need.

18.38. During the wider public engagement, planning officers were consistently informed how poor access is in homes, even new homes, for wheelchair users. Even where wheelchair users can get into a property, moving around the ground floor is often very hard and even harder to get upstairs.

#### Older People

18.39. A summary of engagement undertaken with older people is set out in **MC205**. Feedback from this demographic group at public drop-in events was also recorded in **MC011**. Engagement comments highlighted perceived lack of the variety in types housing available, and lack of options for older residents such as smaller properties. Comments were received that more housing options for the elderly were required and that flats are not always suitable for the elderly as they can be isolating and have no outdoor garden space. There was support for building more bungalows.

#### Disabled People

18.40. A summary of engagement undertaken with disabled groups is set out in **MC074** and **MC206**. In addition, engagement was had on availability of accessible and adaptable housing and the location and type of housing to members of the disabled community attending the drop-in events. Planning officers participated in the meetings with disabled people used to inform the Wheelchair Housing Targets report and were able to use evidence gathered in preparation of that strategy. Engagement for the report highlighted



unmet demand for private sector wheelchair friendly housing, but the feedback was that it was not available in the private market. While preparing the Evidence Report, the Council held further discussions with disabled people and their carers. The desire for many people to purchase and own a wheelchair accessible home was highlighted. The importance of commercial and social facilities in proximity to homes was also mentioned, but also the necessity of car use in many cases. Public engagement and engagement with disabled persons anecdotally informed the Council of a desire for more accessible and different types of housing. Demand was expressed for bungalow type properties and more properties with one or two bedrooms, rather than three- or four-bedroom homes. This Evidence Report does not contain empirical or quantifiable market demand data for this, but it was raised with planning officers during public engagement.

18.41. **MC206** summarises specific engagement to date with Disabled People. The Council has not at this stage been able to establish more evidence on the lived experience of members of this group and will seek to hold further meetings and dialogue as part of MLDP2 preparation. The Council has shared its draft chapter with Forward Midlothian, a local wheelchair user's group. The view of Forward Midlothian members was that the chapter was very intense and not user-friendly.

#### Further and Higher Education Institutions and Students

18.42. Midlothian Council officers met with Edinburgh College, have discussed issues with a member of the Student Representative Council and held a drop in event at the College (**MC068**). Meetings have also been held with Edinburgh University (**MC069**). Meetings will occur with Newbattle Abbey College during MLDP2 preparation. This is a current gap in evidence. Engagement focused on demand, cost and location of housing for those in further and high education.

#### Gypsy/Traveller and Travelling Showpeople Communities

18.43. Planning officers attended the Lothian's Gypsy Traveller Forum and had contact with the community via MECOPP (Minority Ethnic Carers of People Project). A view was expressed at the forum that the nature of sites was a factor in them not being used, and that the planning authority should speak to members of the community to understand needs better. There is evidence that the Smeaton site by its location and range of facilities did not meet current expectations of the Gypsy/Traveller community. The presence of pylons and electricity lines over the site, poor pedestrian and public transport accessibility, and standard of maintenance were cited as reasons for its unpopularity. This engagement is captured in **MC077**. The Council is aware (via MECOPP) of one family member formerly located Smeaton, now living in East Lothian in Council accommodation, that expresses a wish to return to a traveller lifestyle.

18.44. The Council has visited a modern traveller site in Edinburgh (North Cairntow) to view facilities and talk to residents. In addition, Council staff attended the NHS Lothian Health Rally event in Fisherrow (East Lothian) and talked to members of the community in attendance. The North Cairntow site is popular among its residents, and there had been no turnover of residents since it was redeveloped in 2022, but there was also interest in a less static type of site where people could move in mobile homes and stay for a short period of time before moving on. A note of the visit to North Cairntow and the NHS Lothian Rally is provided as **MC078**.



18.45. The Scottish Showmen's Guild was contacted by the Council planning service about the needs and issues of their members in Midlothian. The Council has not, at this stage, been able to establish evidence on the lived experience of members of this group but will seek to hold dialogue as part of MLDP2 preparation, to understand showmen's needs and identify if any yard/accommodation space is required in Midlothian. The Council understands from the Lothian Gypsy Traveller Forum that there are no travelling show people in Midlothian.

#### **Social Housing Sector, Homes for Scotland, Landowners and Third Sector**

18.46. Engagement was undertaken on construction and build cost, deliverability, homelessness and location, accessibility and type of housing development. Evidence of this engagement is in **MC033, MC034, MC035, MC036**; Council officers engaged with:

- Midlothian Council housing services, capital projects, and estates sections;
- Midlothian Housing Forum which included (Registered Social Landlords (RSL), Health and Social Care Partnership members, Scottish Government housing service contacts)
- Homes for Scotland;
- Scottish Land and Estates (representative body of larger land owning interests); and
- Shelter Scotland.

18.47. Among RSL developers some caution raised about increasing affordable housing requirements too high, to a level that effected viability and reduced the amount of housing development proceeding. The need for Scottish Government funding as the key driver of affordable completions was emphasised by RSL providers. Some of the RSLs provided a portion of their housing as mid-market rent. There was some support for allocating sites purely for affordable housing.

18.48. When the planning authority met with members of Homes for Scotland, concern was raised about increasing the affordable housing requirements from the current 25% due to the cost implications of this and impact on viability and deliverability. Reference was made by them to the difficulties increased costs would present to legal agreements builders would have in place with landowners, and the impact increased costs would have on deliverability.

18.49. While both social housing consultees and Homes for Scotland members cautioned against increasing the 25% affordable housing requirement, on grounds of deliverability – there seemed a measure of agreement in the social housing community that it could perhaps be higher than 25% (reference was made to Edinburgh seeking to move to 35%).

18.50. In the context of rising inflation, construction costs and costs from higher building standard requirements, both the private and RSL sectors said caution would be needed about increasing affordable housing requirements. Difficulties, including increased cost implications of having to move/relocate existing tenants, of relying on brownfield sites was raised by Homes for Scotland members.

18.51. On specialist needs housing, the difficulty in getting private developers to build 100% wheelchair compliant housing was noted by RSLs. The cost of compliance with new building standards alongside construction inflation costs was highlighted by both RSL and Homes for Scotland. These comments are reflected in the Summary of Implications,





particularly the cautious approach to raising the affordable housing component on private sites.

- 18.52. On the physical accessibility to housing, the RSL social sector noted the existing Housing for Varying Need (HfVN) and the forthcoming new Scottish Building Standard. Homes for Scotland members considered that their product was adaptable to changing needs and that building standards were the appropriate regulatory system for advancing accessibility to housing. There was a view from one major housebuilder that they were already meeting the HfVN standard.
- 18.53. Planning officers met with local members of Scottish Land and Estates. The importance of rural policy (including housing) and support for potential contribution of conversions, small clusters or additional houses in proportion to what already exists in rural areas was emphasised and supported. This evidence is noted and **Topic 28: Rural Development** provides further information on rural housing matters.
- 18.54. In discussion with Shelter Scotland (**MC033**) the desirability of long-term homes for homeless people was stressed, but the necessity of temporary accommodation for people presenting as homeless was also emphasised. The different needs and possible incompatibility of some of the users of temporary accommodation was referred to. There was support for increasing the affordable housing requirement, but also concern that social rented housing should be expressly required in future affordable policy, as opposed to other tenures of affordable housing. This was due to some affordable tenures like mid-market rent not being suitable for most of Shelter Scotland's referrals. The overall numbers in the Scottish Government's 'Housing to 2040' (**MC053**) were welcomed, but there was concern over allocation and more accommodation being needed in Edinburgh and the Lothians, and the possibility that there was some evidence of a lack of delivery of homes.
- 18.55. The Midlothian Housing Forum and Homes for Scotland were provided with a draft of the Evidence Report and prior to submission for Gate Check. Matters raised in engagement with Scottish Land and Estates are detailed further in **Topic 28: Rural Development**.

#### Summary of Implications for the Proposed Plan

##### National Context

- 18.56. The requirement for Scottish Government Affordable Housing Supply Programme (AHSP) funding to deliver affordable housing was evidenced and will be a very important determinant of the quantity of affordable housing built. MLDP2 also will need to consider, in the context of affordable housing need in Midlothian and the AHSP funding, how affordable housing supply can be increased.
- 18.57. The Scottish Government's forthcoming design guide for Gypsy/Traveller sites guidance would be used in the siting and design of any new sites identified through MLDP2.
- 18.58. MLDP2 will need to take into account the outcome of the Scottish Government's 2023 consultation on potential changes to Scottish Building Standards "*Enhancing the accessibility, adaptability and useability of Scotland's homes*" (**MC072**).



### Housing Need and Demand

- 18.59. HNDA3 identifies an existing housing need in Midlothian of 1,114 homes. This is well below the 8,850 home NPF4 MATHLR requirement. The flexibility allowance in the MATHLR adds approximately 1,800 units above the HNDA3 identified Midlothian housing need (1,114 homes) and latest NRS 2018-based household growth projection data (5,950 homes). The HNDA3 need and demand figure of 6,300 is significantly less than the 8,850 NPF4 MATHLR figure. Overall affordable demand is 65% of total demand in the first 10 years of HNDA3, which overlaps with the first 5 years of MLDP2 (MLDP2 will be operative from 2026 to 2036), falling to 60% of total demand in the last 10 years of HNDA3, which covers the last 5 years of MLDP2.
- 18.60. HNDA3 evidence highlights the current and projected housing need and demand in Midlothian is predominantly for affordable housing. The evidence sets out how the Council's social housing programme and housing development by RSLs have helped towards meeting affordable housing need and demand. To further meet the affordable housing need and demand, MLDP2 proposed Plan will need to consider allocating sites solely for affordable housing and increasing the current 25% affordable housing requirement to help increase supply of affordable housing. The range of house types supported by MLDP2 and carbon reduction measures in new housing also need to be considered during MLDP2 Proposed Plan preparation.

### Supply of Affordable Homes and House Type

- 18.61. Social rent affordable housing was evidenced to be the tenure of affordable housing most in need (HNDA3). Support for social rented properties was strongly expressed by Shelter Scotland. MLDP2 will need to consider its approach to meeting the predominant need for social rented housing. There may be a case for greater specificity in a future affordable housing policy, with separate requirements for housing to rent, Below Market Rent (BMR) and low cost affordable housing. Evidence indicates development viability will need to be considered in increasing affordable housing supply. This is due to increased building costs, higher building standards and requirements from development. Homes for Scotland and RSLs highlighted this, and that increased affordable housing requirements may reduce delivery by undermining viability. AHSP funding over the period of MLDP2 to 2036 is unknown. If consideration were given in MLDP2 to allocating sites solely for affordable housing, the deliverability of any sites not owned by the Council will need to be considered.
- 18.62. As the Evidence Report was being prepared, Midlothian Council approved a Mixed Tenure Strategy (MTS), which sets out the Council's approach to Build to Rent and Intermediate Rent. HNDA3 defines and quantifies where BMR can contribute to affordable housing. There are implications for future affordable housing policy from the MTS.
- 18.63. Public engagement for Evidence Report production highlighted a desire for more variety in the types of housing being built and less detached and semi-detached two-storey family housing. This included bungalow type properties. Homes for Scotland representatives were of the view that bungalows did not fully utilise a plot in most cases and would detract from site viability. The Council does not have segmented data on housing type demand to this level, and this is a potential gap. The Council will though consider this in MLDP2 Proposed Plan preparation and what options there may be for responding on this.



### Housing Needs of People in Further and Higher Education

18.64. The need and demand for accommodation for those in further and higher education is not certain. This needs to be considered at MLDP2 Proposed Plan stage. There is little interest from the institutions themselves in increasing provision in Midlothian. There may be some interest from private sector providers and the MLDP2 Proposed Plan could consider the desirability of provision around locations close to campuses that have good transport links. There are a range of accommodation types and providers for this market. Where accommodation is for a household (i.e. with independent cooking and washing facilities) this would count towards the MATHLR. Where housing accommodation is of an institutional type it would not count towards the MATHLR.

### Housing Needs of Older People and Disabled People

18.65. With the use of Housing for Varying Needs (HfVN) wheelchair specific features on a sufficient proportion of the new affordable stock, and with the specialist housing identified in the LHS and programmed in the SHIP, the social sector requirement should be met. There is a gap in the provision for users in the private sector. This could be addressed by MLDP2 but may also be addressed by the new Scottish building standards from 2025/2026, which will exceed HfVN standards and apply to all tenures.

18.66. There is a need for wheelchair accessible housing in 'move-in' condition, not just passive provision to retrofit features required for a wheelchair user. MLDP 2017 supports provision of accessible and adaptable housing for people with physical impairments and wheelchair users as contributing towards the 25% affordable housing requirement. MLDP2 is an opportunity to consider the need for provision of more specialist, accessible and adaptable housing in new allocations made in MLDP2 and the requirements for this from the plan's policy framework. Policy provision for increased numbers of specialist and accessible housing from new housing allocations and from refurbishment and extensions should be considered in preparation of MLDP2.

18.67. In terms of availability of land for older and disabled people, homes have been provided through the Council's social housing programme, usually on windfall sites or as part of an affordable housing contribution on an allocated site. To date, developer affordable housing contributions have not been utilised for this purpose. Provision of land for these increasing needs will be a factor for consideration in the preparation of MLDP2 Proposed Plan. Until the details of the new Scottish Building Standards are known in 2025/2026, the Council will consider developing any MLDP2 disabled accessible housing target separate to the affordable housing requirement.

18.68. The Midlothian Health and Social Care Partnership Strategic Plan (**MC073**) points to the increase in the elderly population and the correlated need for specialist and more accessible housing in Midlothian. Allowing people to remain supported in their homes for longer and minimising time spent in hospital gives better outcomes, is more desirable, and will help maintain an affordable health care system.

18.69. Anecdotal evidence was gathered during engagement of a demand for more accessible housing to support longer and easier living in people's own homes. The evidence indicates there is strong ongoing housing demand in relation to the needs of elderly and disabled people. This demand goes beyond just wheelchair accessible housing, but a need for adaptable housing due to the increase in the number of older people there will be



in Midlothian. Close working between all health and social care partnership members is needed. This will need to be considered through MLDP2 Proposed Plan.

- 18.70. The mainstream housing product is becoming better suited and more adaptable for a range of needs, resulting from changes in building standards, and adoption of the HfVN in the public sector. However, public engagement raised concerns about the true accessibility of housing, and engagement with RSLs highlighted issues around delivery of accessible housing. More changes are expected to building standards in 2025/2026, which will apply to all tenures. This will need to be considered through MLDP2 Proposed Plan.
- 18.71. The Wheelchair Housing Targets Report (**MC074**) has a target of providing 20 wheelchair accessible houses a year, with 10 in the social housing sector and 10 in the private housing sector. This low number does not lend itself easily to a percentage share type policy used with affordable housing but could perhaps be addressed by a contribution requirement from large sites.
- 18.72. The Council will need to consider in MLDP2 to what extent it relies on building standards to increase the accessibility and adaptability of new homes or develop policies of its own to further achieve such accessibility goals. If the Council chooses the latter, MLDP2 policies will need to be well researched and take into account the potential for policies to be superseded by advancing building standards as they are updated over time. This is particularly important given that MLDP2 will cover a 10-year period 2026 to 2036. Similarly, in relation to increasing affordable housing requirements, such a policy approach and its impact on development viability and deliverability would also need to be considered.
- 18.73. MLDP2 will need to be aware of the outcome of the Scottish Government's 2023 consultation on 'enhancing the accessibility, adaptability and useability of Scotland's homes'.
- 18.74. There is a case for seeking to identify specific sites for specialist housing as well as specifying requirements to provide housing for the elderly and disabled as part of a review of MLDP 2017 Policy DEV 3. These might encompass a range of housing types, catering for differing levels of personal independence, possibly clustered in a 'care village'. There is likely to be a need for a spectrum of accommodation types offering different levels of support.
- 18.75. Where accommodation is for a household (i.e. with independent cooking and washing facilities) this would count towards the MATHLR. Where housing accommodation is of an institutional type it would not count towards the MATHLR.

#### **Housing Needs of Gypsies/Travellers and Travelling Showpeople**

- 18.76. There is no Gypsy/Traveller or Travelling Showpeople facility in Midlothian. Quantifying demand is problematic. Based on low occupancy at the previous site at Smeaton, east of Dalkeith, any replacement facility may not need to be as large as the previous site. There may be potential to partner with neighbouring councils. Close working with the Gypsy/Traveller community would be necessary to understand the demand and requirements of any new site. While the North Cairntow site in Edinburgh has proven popular, it is one model of site. There also appears interest in a more transient model of



site where mobile homes are accommodated for a short period of time. Any site search could be taken forward through the MLDP2 Proposed Plan. Decisions on whether a site is needed can be taken forward through MLDP2 Proposed Plan preparation.

### Developer Contributions

18.77. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

18.78. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

18.79. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

## Statements of Agreement / Dispute

### Agreement on Evidence

18.80. The Housing Land Audit 2023 (**MC050**) has been agreed with Homes for Scotland and the Housing Needs and Demand Assessment (**MC029**) is agreed as robust and credible (by the Scottish Government CHMA in July 2022). A draft copy of this chapter was shared with the Midlothian Housing Forum (which brings together participants in the social housing sector). Shelter Scotland considered that their position was accurately reflected. No other express statements of agreement were made.

18.81. In relation to the social housing sector, Midlothian Council housing colleagues wished reference made to the new Mixed Tenure Strategy (approved April 2024), and this has now been done, but no express statements of disagreement have been made.

18.82. Homes for Scotland confirm in **MC332** that this chapter is a fair representation of their engagement with the Council. As highlighted, however, in the previous section full and



detailed engagement has not been undertaken by the Council on the matter of developer contributions.

### **Evidence Disputes with Stakeholders**

18.83. None.

### **Areas of Concern from Stakeholders**

#### Affordable Housing Requirements

18.84. Although a matter for the MLDP2 Proposed Plan, the development industry through Homes for Scotland has expressed concern at increasing the affordable housing requirement from the current 25% in MLDP 2017. This is due to the effect this, combined with increased construction costs and building requirements, would have on development viability. The RSLs expressed concern if increased affordable housing requirements adversely affected development viability and prevented development coming forward, from which they could access land for building their properties.

18.85. Both Homes for Scotland and RSLs expressed concern at rising building costs. Homes for Scotland expressed concern at being compelled through policy to provide certain building types (such as bungalows) and increase provision of accessible houses through planning policy, rather than building standards regulations.

18.86. The Council has noted these points but considers them matters for the Proposed Plan.

### **Information Gaps/Uncertainties**

#### Gypsies/Travellers and Travelling Showpeople

18.87. The needs of Gypsies/Travellers and Travelling Showpeople in Midlothian are not fully understood, and this is an information gap for MLDP2 to address.

#### Student Accommodation

18.88. Further engagement is required with Newbattle Abbey College to determine if they have housing requirements for students.

18.89. There are issues getting quantifiable information on need and demand for student accommodation, demand for different house types, demand for more disabled accessible housing and housing to meet the needs of an ageing population. However, a lot anecdotal evidence was gathered on these matters to flag up where there were issues.



## Topic 19: Site Selection Methodology

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u>:</p> <ul style="list-style-type: none"> <li>the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.</li> <li>the principal purposes for which the land is used.</li> <li>the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people.</li> <li>the availability of land in the district for housing, including for older people and disabled people.</li> <li>the desirability of allocating land for the purposes of resettlement.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 16:</p> <ul style="list-style-type: none"> <li>LDPs are expected to identify a Local Housing Land Requirement for the area they cover. This is to meet the duty for a housing target and to represent how much land is required. To promote an ambitious and planned approach, the Local Housing Land Requirement is expected to exceed the 10-year Minimum All-Tenure Housing Land Requirement (MATHLR) set out in Annex E (of NPF4).</li> </ul> <p>NPF4 Policy 17:</p> <ul style="list-style-type: none"> <li>LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing and the appropriate resettlement of previously inhabited areas.</li> </ul> <p>NPF4 Policy 26:</p> <ul style="list-style-type: none"> <li>LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services. This allocation should take account of local economic strategies and support objectives of delivering a low carbon and net zero, and a fairer and more inclusive wellbeing economy.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC080</b> Site Selection Methodology  <b>MC081</b> Homes for Scotland response to Version 9 of Housing Site Selection Methodology  <b>MC082</b> Homes for Scotland Alternative Site Selection Assessment Matrix  <b>MC204</b> SEA Gateway Consultation Response to SEA Scoping  <b>MC209</b> Note of Meeting with Homes for Scotland, February 2024  <b>MC332</b> Homes for Scotland final submission to Midlothian Council, 15 April 2024  <b>MC333</b> Homes for Scotland submission to Midlothian Council, 28 March 2024  <b>MC335</b> the Joint LDP Site Assessment and SEA Checklist produced by the Key Agencies</p>



	<p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>• SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 2: Biodiversity (inc. Soils)</li> <li>• Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings</li> <li>• Topic 7: Green Belt and Coalescence</li> <li>• Topic 17: MATHLR and Local Housing Land Requirement</li> <li>• Topic 18: Affordable, Disabled, Specialist and Other Housing</li> <li>• Topic 28: Rural Development</li> </ul>
<b>Summary of Evidence</b>	
<p><b>Disputes with stakeholders have been identified. They are set out in the Statements of Agreement / Dispute section.</b></p> <p><u>Purpose and Scope of Chapter</u></p> <p>19.1. This chapter focuses on identifying a site selection methodology for identifying potential development sites for Midlothian Local Development Plan 2 (MLDP2) Proposed Plan. The Council considers it has undertaken thorough engagement with the key stakeholders on this topic for the Proposed Plan stage of MLDP2.</p> <p>19.2. This chapter intentionally does not cover matters relating to the numbers or scale of Local Housing Land Requirement (LHLR) that will be required for MLDP2. That is addressed in <b>Topic 17: MATHLR and Local Housing Land Requirement</b>. This chapter solely deals with the proposed Site Selection Methodology (<b>MC080</b>) that will be used to help identify sites to meet MLDP2's LHLR and economic development site requirements. This chapter provides details on the operation and intent of the site selection methodology, and details of the Council's approach to site assessment at the MLDP2 Proposed Plan stage.</p> <p>19.3. The actual proposed Site Selection Methodology document is not part of this chapter but is included in <b>MC080</b>. The Council undertook engagement with SEA Consultation Authorities and Homes for Scotland in producing document <b>MC080</b> in earlier versions when it was a housing site selection methodology. The outcome of this engagement is in the final section of this chapter, 'Statements of Agreement / Dispute'. <b>MC080</b> was updated to reflect the Key Agencies' recently published site assessment methodology. This is also reflected in the 'Statements of Agreement / Disputes' section of this chapter.</p> <p>19.4. The Council considers this methodology (<b>MC080</b>) can be used for housing and economic uses and that it is efficient and practical to use the same methodology for both land uses. The Council would not intend applying education and health infrastructure availability criteria to the assessment of economic development sites.</p> <p>19.5. The Council undertook a very short engagement on the latest <b>MC080</b> methodology document – as a site selection methodology for housing and economic sites and one that</p>	





incorporates the Key Agency site assessment methodology with the SEA Consultation Authorities and Homes for Scotland. Details of their responses on the document and the engagement are provided in this chapter.

19.6. This Summary of Evidence section of this chapter is structured in the following order:

- Development of Proposed Site Selection Methodology;
- Proposed Site Selection Methodology; and
- Midlothian Council Approach to Site Selection and Assessment.

#### Development of Proposed Site Selection Methodology

19.7. The Council developed a site selection methodology to use in the review and identification of possible new sites to meet MLDP2's LHLR and economic development requirements. This was done to follow in accordance with the Scottish Government Local Development Planning Guidance that planning authorities could usefully establish a site appraisal methodology for the Gate Check process for local development plan production.

19.8. The methodology has been developed to help identify sites best suited to delivering the policy drives of National Planning Framework 4 (NPF4). The methodology is intended to be a proactive approach to identifying the most appropriate locations – particularly if new land allocations are needed to meet MLDP2's LHLR and also economic requirements. In line with the Local development planning guidance (2023) the methodology has also been developed to fully integrate and embed Strategic Environment Assessment (SEA) process for MLDP2.

19.9. The methodology has been developed through taking into account feedback from public engagement and engagement with the Scottish Government Strategic Environmental Assessment (SEA) Consultation Authorities, the Midlothian Housing Forum, and Homes for Scotland. This engagement commenced when the emerging site selection methodology was for selection of housing sites only. This chapter sets out the nature of comments and how they have been incorporated, or not, into the proposed methodology (**MC080**).

19.10. Having the methodology prepared at this stage will mean it is available for assessment of sites that may come through a "Call for Ideas" exercise for MLDP2.

19.11. The Council started preparation on **MC080** prior to the release of the Scottish Government Key Agencies' site assessment methodology **MC335**. The Council has updated its **MC080** document to incorporate the Key Agencies' document into Step 4 for the individual site assessment part of the Council's methodology (**MC080**). The Council incorporated the Key Agencies' assessment methodology for individual sites but has chosen to retain the Council's original Steps 1-4 approach, of previous drafts, as a way of trying to help direct development to particular areas. The Council does not consider the changes made to **MC080** are significantly material.

19.12. The Council has retained from previous drafts of **MC080** green belt, coalescence, deliverability and marketability as site criteria for individual site assessments in Step 4 of **MC080**. These criteria are not in the Key Agencies' site assessment document and the Council considers it beneficial for them to be included. Deliverability and marketability as site assessments criteria came through engagement with Homes for Scotland. The



Council considers it appropriate to retain them. Homes for Scotland engagement in **MC080** is set out elsewhere in this document particularly in the “Statements of Agreement / Dispute” Section. The Council considers **MC080** has benefited from the engagement.

19.13. The Council provided the final draft copy of this chapter and the site assessment methodology document **MC080** to the SEA Gateway Consultation Authorities, Homes for Scotland and the Midlothian Housing Forum. Their comments are referred to in the ‘Statements of Agreement / Dispute’ section of this chapter.

19.14. The Council considers it has not excluded any evidence relevant to this topic. It considers it has considered all evidence gathered during engagement.

### **Proposed Site Selection Methodology**

19.15. The Council’s proposed site selection methodology is set out in **MC080**. The methodology sets out the below four step approach to identifying and assessing sites that the Council will follow:

1. Identify areas to be excluded from development;
2. Apply infrastructure assessment to identify areas of constraint and capacity;
3. Identify potential development areas (incorporating 20-Minute Neighbourhoods/ Local Living); and,
4. Apply detailed site assessment.

19.16. The methodology considers land use planning designations, SEA considerations, as well as 20-minute neighbourhood/ local living considerations (with an appropriate approach in rural areas).

### **Midlothian Council Approach to Site Selection and Assessment**

19.17. The Scottish Government Local Development Planning Guidance (paragraph 154) states that sites should not be rolled forward from one plan to the next.

19.18. With regard to housing sites, the proposed site selection methodology **MC080** will be applied to sites that:

- are currently identified, but don’t have a planning consent, in the MLDP 2017 or the 2023 Midlothian Housing Land Audit (and its relevant successors); and
- sites that may be needed to meet the LHLR for MLDP2.

19.19. The Council does not intend on assessing housing sites for MLDP2 that have a planning consent or sites for which the Council is minded to grant planning consent. For housing sites, the Council considers this position is supported by the first bullet point of the second paragraph of page 129 of the Local Development Planning Guidance (2023). The Council will take the same approach for economic sites.

19.20. Housing sites which have an extant planning permission are not expected to be considered for deallocation or removal from the housing land audit by the Council. The Council considers that an approach of deallocating consented sites, or sites under construction would not necessarily be in line with the guidance and would be hard to achieve (particularly where development has commenced or legal agreements made).



19.21. The Council is aware that there is no perfect site and that development on any site will have an impact. Professional judgement will be needed in identifying sites. This judgement would involve consideration of the type and scale of impact from development, both positive and negative.

19.22. The sites selection and assessment methodology will help the Council with undertaking a “Call for Ideas” exercise. The intention is to use the methodology to help consider sites that may come forward through the “Call for Ideas” process. This will be relevant to helping inform the economic and housing components of MLDP2’s development strategy and help identify any required sites needed to meet identified requirements.

### Summary of Stakeholder Engagement

19.23. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- SEA Gateway Consultation Authorities
- Midlothian Housing Forum
- Homes for Scotland.

#### Public Engagement

19.24. Seven public drop-ins were held, along with online Place Standard Surveys. Respondents at public drop-ins and in online surveys raised matters relating to significant concern at the scale housing growth, its location and a very strong preference for brownfield land to be used first, impact on the natural environment and climate change and the availability of infrastructure (including health, education, roads and water/drainage).

#### SEA Gateway Consultation Authorities

19.25. Engagement took place with the SEA Gateway Consultation Authorities in developing the site selection methodology, when it was for housing site assessment. This was done at the SEA Scoping Stage to embed SEA within the approach to site identification and assessment. Comments from the SEA Gateway Consultation Authorities were fed into the document and they were content with the approach to the scoping stage (**MC204**).

19.26. As stated, and set out in the previous section, **MC080** was updated following publication of the Key Agencies site assessment methodology document. The Council has chosen to retain the Step 1-4 approach from earlier iterations of the methodology on which the Consultation Authorities were engaged on.

19.27. The Council would prefer to maintain an approach where it seeks to shape the preferred MLDP2 development strategy by first identifying areas with potential and for restraint. The Council intends to use its own tailored approach, set out in **MC080**.

19.28. The Council contacted the SEA Consultation Authorities on the amendments made to incorporate the Key Agencies’ methodology into Step 4 of the Councils site selection methodology (**MC080**) and changes related to moving reference to 20-minute neighbourhoods from Step 1 to Step 3 and including criteria on site deliverability in the individual site assessment section. The Council does not consider there have been significant material changes made with the introduction of the Key Agency site



assessment methodology into the Council's final methodology (**MC080**). The SEA Consultation Authorities response(s) on the final methodology document are set out in the 'Statements of Agreement / Dispute' section of this chapter, most particularly in relation to SEPA's comments on flooding. No further engagement has taken place on the document incorporating SEPA comments, due to the need to finalise the Evidence Report.

#### Midlothian Housing Forum

19.29. The Midlothian Housing Forum (representing the social housing sector) were provided with copies of the earlier draft methodology and no issues of concern were raised. The Council contacted them on the final version of the methodology **MC080** but no comments were received.

#### Homes for Scotland

19.30. The Council engaged with Homes for Scotland during 2023 on production of the site selection methodology when it was intended to be used solely for housing. In late 2023 an earlier version of the methodology was sent to Homes for Scotland and they responded (**MC081**). The Council met with Homes for Scotland on 21 February 2023 (**MC209**) to identify areas of agreement and concern or dispute on that version of the methodology. These are set out in detail, and responded to, in the 'Statements of Agreement / Dispute' section of this chapter.

19.31. The Council considers that its approach has benefited from dialogue with Homes for Scotland and the amendments in respect of marketability.

19.32. The Council engaged with Homes for Scotland on the final amendments made to incorporate the Key Agencies' methodology into the Step 4 of the Councils site selection methodology (**MC080**), on the changes related to moving reference to 20-minute neighbourhoods from Step 1 to Step 3, and on including criteria on site deliverability in the individual site assessment section. The Council does not consider there have been significant material changes made with the introduction of the Key Agencies' site assessment methodology. During the last engagement with them, Homes for Scotland raised concerns, and these are set out in the 'Summary of Agreement / Dispute' section of this chapter and in **MC332**.

#### Summary of Implications for the Proposed Plan

19.33. The site selection methodology (**MC080**) will be used for identifying locations and assessing potential new sites for MLDP2's development strategy, and where necessary help identify sites in MLDP2 to meet the LHRL.

19.34. The sites selection methodology should help identify sites that are the most appropriate fit with NPF4 and SEA requirements.

19.35. Homes for Scotland dispute aspects of the Council's methodology – further details are provided in the next section of this chapter. Disputes on the site selection methodology may lead to further dispute on sites selected. The Council will seek to work to resolve disputes where possible.



**Public Engagement**

19.36. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

**Statements of Agreement / Dispute****Statements of Agreement**

19.37. The Midlothian Housing Forum when engaging on the draft site selection methodology when it was only for housing sites. They were contacted on the final **MC080** Council site selection methodology that incorporates the recently published Key Agencies' site assessment methodology. No response was received.

SEA Gateway Consultation Authorities

19.38. As part of producing the SEA Scoping Report, engagement took place with the SEA Gateway Consultation Authorities on developing a housing site selection methodology. They were happy with the Scoping Report approach at that point (**MC204**). They were engaged on the final **MC080** Council site selection methodology that incorporates the recently published Key Agencies' site assessment methodology. Their positions on the final document were:

- Historic Environment Scotland (HES): HES is content with the revised site selection methodology.
- NatureScot: NatureScot is content with the revised site selection methodology.
- SEPA: Ask that the questions/criteria specify for every site that at the time of its assessment either (i) its flood risk is fully understood or (ii), if not, that a Flood Risk Assessment be undertaken at that stage to ensure that it is; and that the site assessment methodology should refer to the 'flood risk area', which is defined in the NPF4 Glossary as land or built form with an annual probability of being flooded of greater than 0.5% which must include an appropriate allowance for future climate change rather than the 1:200 year AEP area. SEPA also recommend that blue green infrastructure into account at step 2 rather than leave it to the detailed site assessment at step 4. The Scottish Government's Local Development Planning Guidance encourages consideration of blue and green infrastructure from the outset.

19.39. In respect of the SEPA requested changes:

- Midlothian Council considers that the methodology as written contains adequate references to the need to fully understand flood risk and seek Flood Risk Assessment where necessary – change not made by Midlothian Council.
- References to 1:200 AEP have been amended to the 'flood risk area (as defined in NPF4)' – change made by Midlothian Council.

19.40. In respect of SEPA's recommendation that consideration of blue green infrastructure be moved to an earlier phase of the methodology, while the Council sees merit in this approach, the first stages of the approach are intended as a sieve to establish areas with potential (or which should be excluded). The Council does not wish to load too many criteria on to these early stages of the process - change not made by Midlothian Council.

Homes for Scotland

19.41. The Council engaged in March 2024 with Homes for Scotland on a final draft of this chapter. Their response of 15 April 2024 is in **MC332**. The matters raised in **MC332** by Homes for Scotland are highlighted in the relevant sections below. Homes for Scotland



sets out in **MC332** that this chapter is an accurate reflection of the Council's engagement with them.

19.42. The following agreements/resolution emerged from engagement with Homes for Scotland, particularly from the meeting (**MC209**) on the working draft of the site selection methodology when it was a housing site selection methodology (**MC081** – Homes for Scotland comments on the methodology when it was only for housing site identification). Where changes were made, they have been incorporated into the site selection methodology submitted for Gate Check (**MC080**).

19.43. Homes for Scotland support in principle the following components of the Step 1 Criteria of the Methodology **MC080**:

- excluding areas that are Country Parks and Regional Parks for consideration for development;
- excluding public parks and functional open space from consideration for housing allocations;
- excluding land in the 0.5% fluvial flood risk zone; and
- excluding land areas of search for aggregate minerals.

### **Resolved Disputes – Homes for Scotland**

#### Site Deliverability/Marketability

19.44. Midlothian Council agreed with Homes for Scotland that the emerging draft methodology shared with them (**MC081**) did not sufficiently reflect site deliverability as an assessment criterion. The Council changed the methodology document (**MC080**) so deliverability was reflected as an assessment criteria. **MC332** sets out Homes for Scotland wish further engagement on the matter of development viability in the site assessment criteria.

#### 20-Minute Neighbourhood Zones as a Step 1 category

19.45. Homes for Scotland disagreed with sites not being within a Council identified 20-minute neighbourhood zone at Step 1 as being excluded from development – this had been a Step 1 criteria at a previous draft of the methodology. The methodology **MC080** has been amended to take this out of Step 1 and put it at Step 3 with accompanying text. The Council considers this resolves the dispute.

#### Definition of areas of Peatland and Carbon Rich Soils Carbon – in Step 1

19.46. In response to Homes for Scotland's concerns, the Council indicated it would use information from NatureScot at the assessment stage and information from them on the soil types. The Council will seek to protect peatland and carbon rich soils. The Council considers this resolves the potential dispute.

#### Wetland as a Step 1 Constraint in the Site Selection Methodology Assessment

19.47. Homes for Scotland is concerned at a blanket restriction for sites where wetland may only be on part of the site and where it could potentially be integrated and used as part of an on-site water attenuation/ SuDS feature. The Council acknowledged the matter and stated professional judgement could be applied where appropriate at the detailed planning stage. However, the Council stated it wanted to keep the criteria in the Step 1 part of the assessment, as on principle the Council did not consider wetlands a good location to be allocating land for development and that it was land to be avoided. The Council considers this resolves the dispute.



### **Evidence Disputes with Stakeholders – Homes for Scotland**

19.48. The following disputes emerged from engagement with Homes for Scotland, particularly from the 21 February 2024 meeting (**MC209**) and their response **MC081** on the working draft of the site assessment methodology sent to them in late 2023, when it was solely a housing site selection methodology.

#### Need to Review all Existing Identified Sites as part of MLDP2

19.49. Homes for Scotland consider that all existing sites (including those with planning consent) should be reviewed. The Council does not consider that sites with planning consents should be reviewed. For identified established sites, the Council only intends reviewing sites without an extant planning consent. The Council would also not intend to review sites that are at minded to grant planning permission stage.

#### Criteria in Steps 1-4 of Housing Site Selection Methodology

19.50. While Homes for Scotland support in principle the following components of the Step 1 Criteria of the Methodology **MC080**, they have highlighted provisos – put in brackets - for consideration at the assessment stage. The Council still considers the criteria should be part of Step 1 and does not support the provisos/caveats identified in brackets:

- protecting areas of biodiversity value (but consider that care should be taken to only exclude sites where it is clear that the proposed development would have a harmful impact on the designated interest);
- protection of ancient/semi-natural woodland (but consider that care should be taken to only exclude sites where it is clear that the proposed development would have a harmful impact on the designated interest); and
- excluding areas where the threat of gas ingress is not compatible with built development.

19.51. The above caveats indicated at engagement with Homes for Scotland have not been reflected in the final methodology (**MC080**) going to Gate Check.

#### Newbattle Strategic Greenspace Safeguard – Step 1

19.52. Homes for Scotland disagree with using Newbattle Strategic Greenspace Safeguard as a Step 1 exclusion criteria. **Topic 7: Green Belt and Coalescence** provides more information on this designation. Homes for Scotland wish the policy's need and effectiveness to be reviewed first prior to including in the methodology. They are concerned it is being treated like a Green Belt designation.

19.53. The Council considers that the strategic greenspace safeguard is working well, is a new designation only first introduced in MLDP 2017, that it should be retained, and that it would not intend undertaking a review of the designation. No change has been made to the final site selection methodology (**MC080**) on this matter.

#### Prime Agricultural Land – Step 1

19.54. Homes for Scotland disagree with the weight given in the methodology to the protection of prime agricultural land and consider that NPF4 does not afford the level of protection indicated in the Council's site assessment methodology. The Council will wish the methodology to reflect development on prime agricultural land as a negative feature and that it should be avoided. At the 21 February 2024 meeting (**MC209**), the Council said it would review its position. It has reviewed its position and will retain prime agricultural land



as a methodology Step 1 exclusion category. The Council in **MC080** acknowledges that many Midlothian communities are surrounded by or in close proximity to prime agricultural land, and that consideration of this will be required, and professional judgements made in site identification.

19.55. **MC332** sets out Homes for Scotland's concerns that:

*"there appears to be no plan to refresh the mapping available to determine which land is considered to be prime agricultural land. It requires to be set out whether a more up-to-date site-specific assessment can prove a site currently identified as prime land, is in fact not."*

19.56. The Council will use NatureScot recommended data for identifying prime agricultural land.

#### Midlothian Science Zone – Step 1

19.57. Homes for Scotland disagreed with the Midlothian Science Zone being a methodology Step 1 exclusion category. They referred to potential place making advantages of housing in this location.

19.58. The Council considers this area very important to the economy of Midlothian, as well as the country, and would not support other non-ancillary uses in the location. Ancillary uses could be considered though the MLDP2 policy framework. The Council has kept it as being methodology Step 1 exclusion category.

#### Settlement Coalescence and Green Belt – Step 4 Individual Site Assessment

19.59. **Topic 7: Green Belt and Coalescence** provides more information on coalescence matters and Homes for Scotland's position on coalescence in their submissions. Homes for Scotland consider that while coalescence might be a factor, it is not a planning consideration given significant weight by NPF4. This matter is addressed in **Topic 7: Green Belt and Coalescence**. The Council considers coalescence a significant and legitimate planning consideration in Midlothian and that it should remain the site assessment process – it is in the individual site assessment component of the Council's methodology.

#### **Areas of Concern – Homes for Scotland**

##### Site Assessment Methodologies

19.60. Homes for Scotland provided an alternative methodology for site selection (**MC082**). They consider no perfect site exists, with which the Council agrees.

19.61. Homes for Scotland's assessment matrix is based on applicable NPF4 policies, with particular Midlothian considerations, and a scoring system. They consider a weighting process should be undertaken in the assessment and that viability/financial factors should be given significant weight.

19.62. Homes for Scotland consider that Step 1 of the Council's methodology (**MC080**) is misplaced and scoped too widely. They consider it more resource efficient to direct assessment to sites which are being promoted for housing development. They have proposed a three-step methodology:

1. Invite site submissions through "Call for Ideas" for Candidate Housing Allocations.





2. Sieve review of Candidate Housing Allocations to identify sites to be excluded from further detailed assessment.
3. Apply detailed site assessment criteria to sites not excluded in Step 2, including an infrastructure assessment.

19.63. Homes for Scotland consider that Step 2 of the Council's approach, i.e. identifying areas of constraint and capacity in terms of infrastructure constraint, should not be overly restrictive at this stage.

19.64. The Council has reviewed the Homes for Scotland methodology but will continue to use its methodology. The issue of the Council's methodology as an ongoing concern for Homes for Scotland, has been recorded.

#### Allocation of Constrained Sites (this is repeated as an Area of Concern in Topic 17: MATHLR and Local Housing Land Requirement)

19.65. Homes for Scotland has concerns over any suggestion in the Evidence Report that constrained sites can be considered deliverable at this time and could contribute to the LHLR.

19.66. Homes for Scotland is opposed to the allocation of constrained sites in MLDP2 unless a clear path and commitment is available and identified for removing the constraint. The Council has sympathy with that. Midlothian Council would not generally seek to meet its LHLR with constrained sites (unless there is a commitment to remove constraint within the 10-year plan period). This matter would be considered in MLDP2 Proposed Plan development. This would be a part of site assessment and/or consideration of sites for allocation in MLDP2.

#### Strategic Environmental Assessment Based Criteria for Individual Site Assessment

19.67. Homes for Scotland expressed concern at the environmental focus of the individual sites assessment criteria. The Council explained at the 21 February 2024 (**MC081**) meeting that this was to align the site assessment and SEA processes, in line with NPF4 and Local development planning guidance. The basis of the Council's approach appeared to be understood. The Council consider, based on discussions, that this dispute is potentially resolved, but it is reasonable to record the issue as an ongoing concern for Homes for Scotland.

19.68. The draft of the methodology that the Council engaged with Homes for Scotland in late 2023 and at the 21 February 2024 meeting (**MC209**) indicated the "Call for Ideas" would be done after the methodology's Steps 1-3.

19.69. Homes for Scotland wish any "Call for Ideas" to be carried out first before application of site selection methodology, and for it to be Midlothian wide and not targeted to particular areas or issues identified by the Council, as set out in the version of the methodology sent them at the end of 2023. They consider doing otherwise might risk deliverable and sustainable sites being missed and not identified.

#### Timing and Geographic Extent of "Call for Ideas" Exercise

19.70. The Council is content to do a Midlothian wide "Call for Ideas" early in the Proposed Plan preparation stage. This is reflected in Development Plan Scheme no. 16 (**MC336**). The



Council will not exclude sites for consideration at “Call for Ideas” stage if they fall outwith identified potential development areas but wishes to continue its approach of seeking to shape its preferred MLDP2 development strategy based on NPF4 and key infrastructure and environmental issues. The Council considers this helps resolve the dispute but has listed it as an ‘Area of Concern’ for Homes for Scotland.

19.71. The Council wishes to continue its approach of seeking to shape its preferred MLDP2 development strategy based on NPF4 policy, SEA considerations and key infrastructure and environmental issues.

**Information Gaps/Uncertainties**

19.72. None.

## Topic 20: Heat and Cooling

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district (including systems for the supply of water and energy)</li> <li>• (e) how that infrastructure is used</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 19:</p> <ul style="list-style-type: none"> <li>• LDPs should take into account the area's Local Heat and Energy Efficiency Strategy (LHEES). The spatial strategy should take into account areas of heat network potential and any designated Heat Network Zones (HNZ).</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
<p>Links to Evidence</p>	<p>MC272 Information Note: Heat and Cooling  MC085 Draft Midlothian Local Heat and Energy Efficiency Strategy  MC276 Audit of Infrastructure and Services  MC255 Opportunity Areas for District Heating in the UK – Second National Comprehensive Assessment  MC250 Green Heat in Greenspaces National Findings Report  MC257 SPEN RIIO-ED2 Presentation – Midlothian Council  MC256 SPEN DSO Introduction to Heads of Planning Network  MC258 SGN Engagement Report – Shaping Our Plans Together  MC242 Draft Energy Statement and Just Transition Plan  MC259 Heat Networks Delivery Plan</p>



Also see:

- Participation Report (MC011) and Children and Young People Participation Report (MC170).
- SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).

It is not intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:

- Topic 1: Climate Change, Mitigation and Adaptation
- Topic 11: Wind Energy
- Topic 12: Solar Energy
- Topic 13: Geothermal and Hydro Energy
- Topic 14: Zero Waste
- Topic 23: Energy Infrastructure

### Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this Evidence Report chapter.

#### Purpose and Scope of Chapter

20.1. This chapter focuses on Heat and Cooling. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Local Context
- Existing Heat and Cooling Infrastructure
- Proposed Heat and Cooling Infrastructure

#### **Local Context**

20.2. Midlothian Council is required to prepare a Local Heat and Energy Efficiency Strategy (LHEES) for the area. The LHEES (MC085) contains the following:

- long-term plan for an entire local authority area to decarbonise heat and improve energy efficiency.
- prioritises areas for delivery of heat decarbonisation action.
- identifies strategic heat decarbonisation zones and sets out the principal measures for reducing buildings emissions within each zone.
- sets out how each segment of the building stock needs to change to reach net zero.
- provides a strategic plan which can be used to target government funding and private investment for heat decarbonisation and energy efficiency investment.

20.3. The LHEES considerations are off-gas grid buildings; on-gas grid buildings; heat networks; poor building energy efficiency; mixed-tenure, mixed-use and historic buildings; and poor building energy efficiency as a driver for fuel poverty. Table 20.1 sets out the LHEES considerations.



Table 20.1 - Prioritising LHEES Considerations in a Local Context (Heat Decarbonisation)

LHEES Consideration	Description	Midlothian Context
<b>Heat Decarbonisation</b>		
Off-Gas Grid Buildings	Identify off-gas heat decarbonisation pathways and opportunities at a strategic level and at a delivery level.	87% of Midlothian's domestic properties are on the gas-grid. This Consideration therefore has not been prioritised for the current LHEES.
On-Gas Grid Buildings	Identifying potential on-gas heat decarbonisation pathways and opportunities at a strategic and delivery level.	Midlothian's LHEES has focused on this Consideration to better understand connection viability for heat networks and to identify decarbonisation pathways for areas not suitable for heat networks.
Heat Networks	Highlighting zones within a local authority where heat networks present a potential decarbonisation option.	Midlothian is highly suitable for heat networks from a heat demand and waste heat perspective. This Consideration is a priority focus for the LHEES.
<b>Energy efficiency and other outcomes</b>		
Poor Building Energy Efficiency	Identify possible locations at a strategic and delivery level where poor building energy efficiency exists across the local authority.	This has been incorporated into delivery of the heat networks Consideration which will need to consider domestic energy efficiency interventions in indicative Heat Network Zones.
Poor Building Energy Efficiency as a Driver for Fuel Poverty	Identifying possible locations at a strategic and delivery level where poor building energy efficiency acts as a driver for fuel poverty.	Midlothian's LHEES has focused on this Consideration as a mechanism of reducing fuel poverty and heat demand.

20.4. The Heat Networks (Scotland) Act 2021 requires local authorities to carry out a review of potential areas for heat networks. The outputs from LHEES can be used to start more detailed work to deliver a heat network. The designation of heat network zones falls outside the scope of LHEES. The LHEES (Draft) identifies where heat networks present a potential decarbonisation pathway that could be of strategic importance for Midlothian Council. Six prioritised clusters are identified:

- Dalkeith
- Easthouses / Mayfield
- Bonnyrigg
- Loanhead
- Penicuik A
- Penicuik B

20.5. The Midlothian LHEES (MC085) provides an area-wide analysis of Midlothian (including 39,606 domestic properties). The potential carbon savings are noted in Table 20.2. Recommendations include:



- Given that many properties have mains gas as their main fuel, few properties were considered suitable for air source heat pump (4%). This increases substantially (up to 48%) when loosening this criterion for heat pump suitability.
- 31% of properties are suitable for wall insulation measures, mostly cavity wall insulation (15%) and internal wall insulation (12%).

Table 20.2 - Carbon savings from measures (Midlothian) - all households

Domestic Fuel	Consumption (GWh / year)	CO <sub>2</sub> (kt / year)	Potential saving CO <sub>2</sub> (kt / year)	Potential saving CO <sub>2</sub> (%) of fuel
Gas consumption (BEIS 2017)	497	91.3	13.8	15%
Electricity consumption (BEIS 2017)	277	52.6	4.5	9%
<b>Total (gas + electricity)</b>	<b>775</b>	<b>144</b>	<b>18</b>	<b>13%</b>

### Existing Heat and Cooling Infrastructure

20.6. The [Scotland Heat Map](#) provides estimates of annual heat demand for almost 3 million properties in Scotland. Demand is given in kilowatt-hours per year (kWh/yr). Property level estimates can be combined to give values for various geographies. Both domestic and non-domestic properties are included. The dataset gives the total estimated heat demand of properties within each 2016 Settlement in Scotland in kilowatt-hours per year (kWh/yr) (Table 20.3). Heat demand is calculated by combining data from several sources, ensuring that the most appropriate data available is used for each property. The data can be used by Midlothian Council to identify or inform opportunities for low carbon heat projects such as district heat networks.

Table 20.3 - Heat Demand (Annual) – [Scotland Heat Map](#) – Midlothian Settlements

Settlement	Energy supplies	Area	Public sector demand	Heat demand density	Heat demand total
		km <sup>2</sup>	GWh/yr	kWh/yr/m <sup>2</sup>	GWh/yr
Bonnyrigg, Dalkeith, Gorebridge, Newtongrange	1	16.65	25.96	22.06	367.38
Penicuik	0	4.05	8.31	28.22	114.20
Loanhead and Bilston	1	3.32	3.66	27.45	91.23
		km <sup>2</sup>	MWh/yr	kWh/yr/m <sup>2</sup>	GWh/yr
Danderhall	0	0.56	807.17	29.19	16.30
Roslin	0	0.56	209.42	23.76	13.20
Rosewell	0	0.56	495.45	21.41	12.08
Whitecraig	0	0.27	157.98	25.83	6.98
Pathhead	0	0.24	29.56	41.87	10.13

Source: [Scotland Heat Map](#)



20.7. Heat demand (non-electrical) statistics are provided for local authority areas in Scotland ([Scottish Energy Statistics Hub](#)). A summary of the Midlothian data for the 5-year period 2017-2021 is outlined in Table 20.4.

Table 20.4 Heat Demand – Non-electrical heat demand by sector (GWh) – Midlothian (2017-2021)

Note: GWh – Gigawatt hours	Non-electrical heat demand by sector (GWh) – Midlothian (2017-2021)				
	2017	2018	2019	2020	2021
<b>Coal</b>					
industrial	8	8	5	5	5
commercial	0	0	0	0	0
domestic	2	2	2	2	1
public sector	1	1	1	1	1
<b>Manufactured fuels</b>					
industrial	0	0	0	0	0
domestic	3	3	3	3	3
<b>Petroleum products</b>					
industrial	37	38	32	34	34
commercial	2	2	2	1	1
domestic	29	30	29	31	31
public sector	0	0	0	0	0
agriculture	23	23	23	23	23
<b>Gas</b>					
industrial	83	78	74	74	93
commercial	80	79	72	68	84
domestic	501	502	519	534	517
<b>Bioenergy and wastes</b>					
industrial	11	15	14	19	19
commercial	6	8	8	13	13
domestic	10	11	12	12	12
<b>Total</b>	<b>797</b>	<b>801</b>	<b>796</b>	<b>820</b>	<b>838</b>

Source: [Scottish Energy Statistics Hub](#)

20.8. Heat networks are a form of infrastructure consisting of insulated pipes and heat generation which supplies heat (in the form of hot water or steam) to homes and non-domestic premises, such as businesses and the public sector. Existing heat source/network infrastructure in Midlothian noted below in Table 20.5 and in the Audit of Infrastructure and Services (MC276).

Table 20.5 - Existing heat source/network infrastructure in Midlothian

Existing Infrastructure	Description
Millerhill Recycling and Energy Recovery Centre (RERC)	The principal heat source for proposed Shawfair and Little France District Heat Network Spines. Midlothian Energy Ltd (MEL) is investing in an energy centre with operational plant capable of drawing off all the waste heat from the RERC, (approximately 20MW <sub>th</sub> ) as well as adding on additional heat sources. The energy centre is there to draw off 100% of



	the available waste heat from the RERC and is fitted with 100% back up energy generation.
Initial infrastructure for Shawfair Low Carbon District Heat Network (DHN)	Midlothian Energy Ltd (MEL) project supplying the new Shawfair town. The Millerhill RERC facility supplies low carbon heat to the DHN. The first pipes to supply the new Shawfair town with low-carbon heating have been installed in 2023, with construction on the site now well-underway. Heat is expected to be delivered to homes by March 2024. The first phase of the project is to supply 3,000 homes, education, and retail properties at Shawfair. The project benefits from Scottish Government Low Carbon Infrastructure Transformation Project (LCITP) funding (up to £7.3m).
Bonnyrigg Heat Network	Small heat network within the town of Bonnyrigg. This was one of the first in Scotland and was renewed and upgraded to a Combined Heat and Power (CHP) system in 2003. It provides 215 homes with heating and hot water through 4km of underground pipes.
Loanhead Hawthorn Gardens Communal Heat	Communal heating system serving 35 flats within a social housing facility.
Mayfield Salisbury View Communal Heat	Communal heating system serving 42 flats within a social housing facility.
Penicuik Heinsberg House Communal Heat	Communal heating system serving 36 flats within a social housing facility.

20.9. Engagement with Midlothian Energy Ltd confirms that the available waste heat from the Millerhill Recycling and Energy Recovery Centre (RERC) is approximately 160 GWh, which is sufficient to heat about 30,000 homes within the Shawfair and Danderhall areas (Midlothian) and the BioQuarter and Greendykes areas (Edinburgh). It is unlikely that the Shawfair network will connect to Dalkeith in the short to medium term. Three conditions would need to be met.

- Sufficient heat demand required to justify the investment to take the pipe down to Dalkeith, when compared with other low carbon alternatives e.g., a local heat network based on locally abundant recoverable waste heat sources.
- Sufficient heat supply capacity remaining available from the Millerhill RERC is required, given the amount of heat demand expected from within the current Shawfair Spine and Little France spine zones.

20.10. There is a series of significant technical barriers, not least the Edinburgh City Bypass (A720), which may prove particularly complex and costly to traverse to connect to Dalkeith. As such, for the purposes of MLDP2, connecting Dalkeith to the Shawfair Spine should be excluded as a possible route to decarbonisation. Safeguarding a means of future connection across the Bypass (A720) during any planned works (for example consideration of a new junction at the Sheriffhall Roundabout) should be included in the business case for any of these works.

### Proposed Heat and Cooling Infrastructure

20.11. The Opportunity Areas for District Heating in the UK study (MC255) explores the geographic opportunities for low carbon heat network deployment across the UK and





includes the following data, which will be utilised during the development of MLDP2 strategy and policy.

Table 20.6 - District Heating – Opportunity Areas

United Kingdom	Scotland
Annual cooling demand density (kWh / km <sup>2</sup> / year)	Annual heat demand density (GWh / km <sup>2</sup> / year)
Annual heat demand density (location specific sources) (GWh / km <sup>2</sup> / year)	Annual heat supply density (GWh / km <sup>2</sup> / year)
Existing district heat network schemes	Areas with potential for economically viable heat networks
Planned district heat network schemes	

20.12. The Green Heat in Greenspaces (GHIGs) project (Greenspace Scotland) (2021) (**MC250**) considers ground source and water source heat generation potential, as well as consideration of specific indicators for promising sites for district heat networks as the key infrastructure required for enabling the transportation of renewable heat from green and blue spaces to nearby buildings. The project provides an extensive range of information and analysis for the Midlothian area, which will be addressed during the development of MLDP2 strategy and policy. Full details can be accessed in **MC250**. A brief summary is presented in Table 20.7.

Table 20.7 District Heat Networks – [Green Heat in Greenspaces \(GHIGs\) – Settlement Profiles](#)

Settlement	Suitability for District Heat Network (DHN)	Estimated higher demand (>50 MWh/ yr) public buildings	Suitability for DHN – public buildings only	% of heat demand from higher demand public buildings	Current number of District Heat Networks (DHNs)	Heat density class
Bonnyrigg, Dalkeith, Eskbank, Woodburn, Mayfield, Newtongrange	High	60	High	High	14	Medium
Penicuik	High	24	High	High	2	High
Gorebridge	Medium	7	Medium	Medium	0	High
Loanhead	High	7	High	High	1	High
Danderhall	Medium	7	High	High	0	High
Bilston	High	3	High	High	1	Low
Roslin	Medium	4	High	High	0	Medium
Rosewell	Medium	4	Medium	High	0	Medium
Pathhead	Medium	3	High	High	0	High
<b>Total</b>	Medium-High	119	Medium-High	Medium-High	18	Low-High

20.13. As outlined in the Midlothian LHEES (Draft) (**MC085**), Midlothian Energy Ltd have undertaken a heat network review, which has highlighted current heat networks, key



waste heat and environmental sources of heat opportunities and potential investment zones. These are summarised below in Table 20.8.

Table 20.8 Summary of key Midlothian Energy Ltd. opportunities and potential investment zones.

Key Heat Source Opportunities	Potential Investment Areas / District Heat Network (DHN) Zones
Millerhill Recycling and Energy Recovery (RERC) Facility	Shawfair and Danderhall
Dalkeith Mine Water Treatment Site (MWTS) Shallow mine water opportunities	Dalkeith and surrounding areas – Eskbank, Woodburn, Mayfield, Newtongrange, Lingerwood, Lasswade and Bonnyrigg
Advanced Computing Facility (ACF) / data centre at Easter Bush	Easter Bush and surrounding areas – Bilston, Loanhead and Straiton
Penicuik Estate redevelopment	Penicuik

Source: Midlothian Energy Ltd

20.14. Midlothian Energy Ltd are developing proposals and business cases for low carbon energy projects within the Shawfair, Danderhall, Edinburgh Little France / BioQuarter areas, which will utilise heat from the Millerhill Recycling and Energy Recovery Centre (RERC). These are briefly summarised in Table 20.9.

Table 20.9 – Midlothian Energy Ltd (MEL)– Planned Infrastructure – Shawfair/Danderhall

Planned Infrastructure	Description
Shawfair Spine / District Heat Network (DHN)	An approved and capitalised district heat network. The Newton and Wellington branch is due to be approved for Final Investment Decision (FID) in Q3-2023.
Shawfair transmission pipework	The transmission pipework across the Shawfair area will be completed by 2028. Approximately 4,000 homes will be served at Shawfair and Newton and Wellington Farms. An estimated 10,000 m <sup>2</sup> of commercial, retail, and public buildings will connect to the heat network.
Little France Spine / District Heat Network (DHN)	Will connect loads in Midlothian and the City of Edinburgh. Will take heat to the Edinburgh BioQuarter. Notably in Midlothian the desire is to connect Cauldcoats, and Danderhall existing and new builds. The LHEES (Draft) Delivery Plan notes an action to complete a business case for expansion of Shawfair project to connect Midlothian Council housing ownerships in Danderhall within 6 months of LHEES adoption (i.e. approx. late 2024).

20.15. Midlothian Energy Ltd are developing proposals and business cases for low carbon energy projects within Dalkeith and other Midlothian towns, which may utilise heat from a proposed mine water treatment site (see Table 20.10).

Table 20.10 - Midlothian Energy Ltd (MEL) – Other Potential Projects

Potential Infrastructure	Description
Dalkeith town centre – Mine	Midlothian Energy Ltd are exploring the potential to build an energy centre in Dalkeith town centre adjacent to Junkies Addit. A Coal



water Treatment Scheme (MWTS) and Energy Centre	<p>Authority remediation programme presents the potential to draw heat from a planned Dalkeith mine water treatment scheme (MWTS).</p> <p>Midlothian Council Planning Reference:</p> <ul style="list-style-type: none"> <li>• <a href="#">22/00196/PACOAL</a> – Prior approval for new mine water treatment plant.</li> <li>• <a href="#">22/00150/SCR</a> – EIA screening opinion for new mine water treatment plant.</li> </ul>
Dalkeith and surrounding areas District Heat Network (DHN)	The heat from the proposed energy centre is potentially sufficient to supply Midlothian Council buildings in Dalkeith and other surrounding buildings and areas – Woodburn, Mayfield, Newtongrange, Lingerwood, Lasswade and Bonnyrigg. The LHEES (Draft) Delivery Plan notes an action to complete a business case for the Dalkeith and surrounding settlements DHN proposal within 1 year of LHEES adoption (i.e. approx. 2025).
Easter Bush Advanced Computing Facility (ACF) and District Heat Network (DHN)	<p>Potential new district heating network (Easter Bush, Bilston, Loanhead and Straiton) utilising various potential heat sources including proposed data centre (Advanced Computing Facility) and mine-water. To be considered in line with Midlothian Council capital programme for all Council owned properties. The first phase of the ACF is due to commence in 2025 and the facility has the potential to supply heat to The University of Edinburgh campus and extend to the proposed new Beeslack High School and Bilston. If housing retrofit can be demonstrated at Danderhall, consideration can be given to expansion to Loanhead and Straiton.</p> <p>The LHEES (Draft) Delivery Plan notes an action to complete a business case for the Easter Bush DHN proposal within 3 years of LHEES adoption (i.e. approx. 2027).</p>
Penicuik Estate District Heat Network (DHN)	<p>If housing retrofit can be demonstrated at Danderhall, consideration can be given to the supply of heat from Penicuik Estate to existing and new housing in Penicuik.</p> <p>The LHEES (Draft) Delivery Plan notes an action to complete a business case for the Penicuik Estate DHN proposal within 5 years of LHEES adoption (i.e. approx. 2029).</p>
Existing Bonnyrigg district heating	Maintenance and review of network. Investigate upgrading to low carbon heating (not necessarily district heating).
Heat storage	Potential for heat storage in main shaft at Monktonhall to improve performance of Millerhill heat network.
Hydrogen and Electric vehicle (EV) charging	New infrastructure at Millerhill / Shawfair.
Solar Photovoltaic (PV)	'Solar Meadows' sites within Midlothian.
Heat pump	Deployment of stand-alone heat pump technology for clusters of buildings where appropriate.
Battery storage	Investigate various opportunities.
Building retrofit	Energy performance contracting (energy efficiency, building fabric, energy generation) to meet Carbon requirements. Potential for Council



	and Association Housing and public and private sector non-domestic building stock.
New Council building projects	Design energy performance contracting and power generation opportunities – consider opportunities for local heat networks.
Energy As a Service	For Midlothian Council buildings.

20.16. During the engagement process, Midlothian Energy Ltd (MEL) requested MLDP2 requirements regarding spatial strategy and policy framework:

- Protect and safeguard heat network routes.
- Ensure all new build developments within Shawfair strategic area connect to MEL District Heat Network and prioritise densification of Shawfair and other new build developments.
- Through LHEES and in conjunction with MEL identify the means of decarbonising all Midlothian Council domestic and non-domestic property assets and where these are in district heating areas, commit to assessing the viability of connection for these properties.
- Identify through LHEES other areas for heat networks where these are deemed to be the most viable means to enable the decarbonisation of Midlothian Council domestic and non-domestic property assets, other existing properties, and new development.
- Determine planning conditions that defines district heating as the preferred means of supplying heat to new development in these areas.
- Establish a whole systems co-investment strategy with district heating connections and co-location with other infrastructure.
- Identify Danderhall town as a priority for applying decarbonisation to existing homes e.g., connection to heat network.
- Establish criteria for planning to permit other renewable energy opportunities which MEL are considering.
- Assess and identify all viable natural heat sources such as mine water and sewage heat recovery.

20.17. Engagement with Midlothian Energy Ltd (MEL) has outlined the role that district heating can play in reducing fuel poverty within Midlothian, and highlighted the following issues and recommendations:

- build on the principle that district heating is there to provide the lowest cost and lowest carbon heat to the heat user.
- any given developer should compare not only the upfront capital expenditure but also the ongoing heat user (cost of heat) and building owner costs (cost of repair, replacement, and maintenance).
- district heating will deliver lower costs as more sites (heat load) connect.
- MLDP2 could support the principle of consolidating heat load to lower the lifetime costs for the heat user.

### Proposed Heat Networks

20.1. This section outlines proposed heat network developments and priority areas for heat networks.



Table 20.11 - Midlothian projects as identified by the Heat Networks Planning Database.

Name	Energy Type	Application Ref	Note
Shawfair District Heating Network	Energy from Waste Incineration	<a href="#">21/00842/MSC</a> Operator – Midlothian Energy Ltd	Pre-Planning Secondary Pipework Design and Installation
62a Polton Street – Highbank Care Facility	Air Source Heat Pumps	<a href="#">21/00552/DPP</a> Operator – Midlothian Council	Awaiting construction

Source: [Heat Networks Planning Database](#)

20.2. The Heat Networks (Scotland) Act 2021 requires local authorities to carry out a review of potential areas for heat networks. The outputs from LHEES (**MC085**) can be used to start more detailed work to deliver a heat network. The designation of heat network zones falls outside the scope of LHEES. The LHEES (Draft) identifies where heat networks present a potential decarbonisation pathway that could be of strategic importance for Midlothian Council. Six prioritised clusters are identified in Table 20.12.

Table 20.12 - Priority clusters for heat networks in Midlothian.

No	Priority Cluster	Anchor Load – School	Anchor Load – Other
1	Easthouses / Mayfield	Newbattle High Lawfield Primary Mayfield Primary St. Lukes RC Primary	Mayfield Community Club Mayfield Leisure Centre
2	Loanhead	Loanhead Primary Paradykes Primary St. Margarets RC Primary	Loanhead Leisure Centre / Loanhead Medical Practice
3	Penicuik A	Penicuik High Cuiken Primary	The Penicuik Centre
4	Penicuik B	Beeslack High Strathesk Primary	Eastfield Medical Centre
5	Bonnyrigg	Lasswade High	Edinburgh Trampoline Club
6	Dalkeith	Dalkeith High St. Davids RC High Saltersgate School	

### Summary of Stakeholder Engagement

20.3. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support 'Heat and Cooling' is as follows:

- Public Engagement
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Midlothian Energy Ltd. And Midlothian Council LHEES Team
- Other Stakeholders



### Public Engagement

- 20.4. Seven public drop-in sessions were held in public libraries across Midlothian. Four online Place Standard Surveys were also conducted. In summary, key issues raised on heating and cooling were as follows:
- Respondents expressed their desire to see more renewable energy sources utilised in housing developments;
  - Older properties are expensive to heat in winter and keep cool in summer and are not energy efficient;
  - Investment in insulation is needed for private as well as social housing.

### Local Place Plans

- 20.5. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by Community Bodies in relation to heating and cooling are as follows:
- Damhead and District (**MC220**)– Wish MLDP2 to take recognition that Damhead will explore the development of a community wide energy project covering heat efficiency, microgeneration (including community turbine).
  - Rosewell and District (**MC225**) – Community-wide energy project for Rosewell. This initiative would focus on heat efficiency and microgeneration, potentially incorporating features like community turbine in line with other Local Place Plans in Midlothian (Damhead and District Local Place Plan).

### Key Agencies Group Corporate Workshops

- 20.6. Feedback from Council colleagues during the workshops identified opportunities with district heating networks combined with renewables to harness local wind power will also help the authority meet its net zero targets.

### Midlothian Energy Ltd. And Midlothian Council LHEES Team

- 20.7. Liaison was had with Midlothian Energy Ltd. and Midlothian Council LHEES team. Comments received have been incorporated into this chapter.

### Other Stakeholders

- 20.8. Presentations, liaison, and meetings were had with National Grid, SP Energy Networks, SGN and Midlothian Energy Ltd as follows:
- SPEN – DSO Introduction to Heads of Planning Scotland Network (**MC256**)
  - SPEN – RIIO-ED2 Presentation – Midlothian Council (**MC257**)
  - SGN – Engagement Report – Shaping our Plans Together (**MC258**)
- 20.9. Comments received from stakeholders throughout have been incorporated into this chapter. Refer also to the Audit of Infrastructure and Services (**MC276**), regarding existing and proposed energy infrastructure, capacity, demand, and investment.

### Summary of Implications for the Proposed Plan

- 20.10. NPF4 Policy 19 (Heat and Cooling) replaces MLDP Policies NRG5 (Heat Supply Sources and Development with High Heat Demand) and NRG6 (Community Heating). As noted in the NPF4 Regional Spatial Priorities, spatial strategies should support net zero energy solutions including extended heat networks. Improved energy efficiency will be needed, by providing zero emissions heating solutions and more sustainable water management



practices for existing settlements and homes. Decarbonisation of existing homes will be required.

20.11. The national energy demand and aspirations set out in the Scottish Government Energy Statement and Just Transition Plan (Draft) (2023) (**MC242**), Heat Networks Delivery Plan (2022) (**MC259**) and the Heat in Buildings Strategy (2021) (**MC120**) will inform the MLDP2 spatial strategy and policy, as noted below:

- by 2027 – 2.6 TWh of thermal energy supplied by heat networks.
- by 2030 – 6.0 TWh of thermal energy supplied by heat networks.
- by 2040-45 – heat networks decarbonised.

#### Heat Network Potential

20.12. The Midlothian LHEES (Draft) (**MC085**) and Midlothian Energy Ltd evidence highlights key heat source opportunities in Midlothian. These are noted below and should be considered by the MLDP2 spatial strategy and policy.

- Millerhill Recycling and Energy Recovery (RERC) facility
- Advanced Computing Facility (ACF) at Easter Bush
- Penicuik Estate redevelopment
- Dalkeith mine water treatment site (MWTS) and energy centre
- Shallow mine water opportunities

20.13. The Green Heat in Greenspaces (GHIGs) project (Greenspace Scotland) (2021) (**MC250**) considers ground source and water source heat generation potential, as well as consideration of specific indicators for promising sites for district heat networks as the key infrastructure required for enabling the transportation of renewable heat from green and blue spaces to nearby buildings. The Midlothian settlement profiles highlight that four settlement areas are classed as ‘high’ in terms of suitability for District Heat Network. These are:

- Dalkeith, Eskbank, Woodburn, Mayfield, Newtongrange and Bonnyrigg
- Bilston
- Loanhead
- Penicuik

20.14. As outlined in NPF4 Policy 19, MLDP2 should consider the draft LHEES (**MC085**). The LHEES Strategy and Delivery Plan will inform the MLDP2 spatial strategy and policy, including the identification of potential District Heat Network Zones. The draft Midlothian LHEES identifies where heat networks present a potential decarbonisation pathway that could be of strategic importance for Midlothian Council. Six prioritised clusters are identified:

- Dalkeith
- Easthouses / Mayfield
- Bonnyrigg
- Loanhead
- Penicuik A
- Penicuik B

20.15. The draft LHEES (**MC085**) and Midlothian Energy Ltd evidence details potential investment areas and District Heat Network Zones, which could link to the identified key



heat sources. These are noted below and will inform the MLDP2 spatial strategy and policy.

- Shawfair and Danderhall
- Dalkeith, Eskbank, Woodburn, Mayfield, Newtongrange, Lingerwood, Lasswade, Bonnyrigg
- Easter Bush, Bilston, Loanhead and Straiton
- Penicuik

20.16. Dalkeith has the largest heat demand within Midlothian and is also an area with high levels of fuel poverty. This area and the surrounding settlements (Eskbank, Woodburn, Mayfield, Newtongrange, Lingerwood and Bonnyrigg) are therefore a priority for a District Heat Network. A series of current and planned heat network infrastructure (the Shawfair and Little France Spines and transmission pipework) is presented in the evidence and will inform the MLDP2 spatial strategy and policy. The evidence also notes that it is unlikely that the Shawfair network will connect to Dalkeith in the short to medium term.

20.17. Midlothian Energy Ltd support MLDP2 policy development, as noted below:

- new build – support the roll out and use of district heating in new developments. Planning Obligation on all new build developments in a designated Heat Network Zone. Where district heating is clearly the lowest cost, low carbon solution, the new building should connect.
- existing buildings – support retrofitting of existing properties that can be enabled to connect to district heating. Where district heating is clearly the lowest cost, low carbon solution, the existing building should connect'.

20.18. Midlothian Energy Ltd support co-investment across critical technical and natural infrastructure for climate change adaptation and mitigation in Midlothian. The evidence advises that MLDP2 should develop policy that requires co-investment to infrastructure.

- Where district heating is planned, then it should take consideration of other types of environmentally sustainable infrastructure, including active travel, biodiversity, carbon sequestration, and other renewable energy opportunities, as well as traditional utilities.

#### Fuel poverty

20.19. Engagement with Midlothian Energy Ltd has outlined the role that district heating can play in reducing fuel poverty within Midlothian, and highlights the following issues and recommendations for MLDP2 strategy and policy:

- build on the principle that district heating is there to provide the lowest cost and lowest carbon heat to the heat user.
- any given developer should compare not only the upfront capital expenditure but also the ongoing heat user (cost of heat) and building owner costs (cost of repair, replacement, and maintenance).
- district heating will deliver lower costs as more sites (heat load) connect.
- MLDP2 could support the principle of consolidating heat load to lower the lifetime costs for the heat user.
- every effort should be made to ensure that any assessment of 'cost effective connection' includes the total ongoing costs to the householder.





Cooling

20.20. As outlined in the evidence, some buildings require energy for cooling. At present, this is more relevant for non-domestic properties (hospitals, offices, hotels, retail units, etc.). An increased demand for cooling is anticipated during the MLDP2 timescale and beyond, due to climate changes, increased temperatures, warmer winters, and hotter summer. To improve building fabric efficiency, passive measures, such as ventilation and shading, will become increasingly important. Zero emission heat systems capable of also providing cooling, such as reversible heat pumps are also an important consideration.

Summary

20.21. MLDP2 will be required to consider policy and proposals, which:

- encourage and support the requirement for heat networks within developments.
- require developments in specific areas or within an identifiable Heat Network Zone to connect to an existing heat network where available.
- provide within the site an independent network and plant capable of connecting to the wider network in the future.
- provide heating/ cooling system within any building capable of connecting in a future date.
- heat and cool the building through a renewable form of energy produced on site.
- address the role that district heating can play in reducing fuel poverty.

**Developer Contributions**

20.22. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- Protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- Site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

20.23. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.



**Public Engagement**

20.24. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

**Statements of Agreement / Dispute**

**Agreement on Evidence**

20.25. Midlothian Energy Ltd have reviewed and agree with the evidence presented in this chapter.

**Evidence Disputes with Stakeholders**

20.26. None.

**Information Gaps/Uncertainties**

20.27. None.

## Topic 21: Education

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) Act 1997 as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• The education needs of the population of the district and the likely effects of development and use of land on those education needs.</li> <li>• The capacity of education services in the district.</li> <li>• The infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities).</li> <li>• How that infrastructure is used.</li> <li>• Any changes which the planning authority think may occur in relation to any of the matters mentioned.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- Be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- Set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> <li>- Indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> </ul>
<p>Links to Evidence</p>	<p>MC002 Scotland's Census 2022: Rounded Population Estimates  MC003 All Schools and Council Run Nurseries List  MC010 Midlothian School Catchment maps  MC004 Determining Primary School Capacity Guidance 2014  MC005 Learning Estate Strategy 2017-2047  MC006 Learning Estate Strategy Update Report to Council 13 December 2022  MC007 Pupil Intake August 2024 Report to Council March 2024  MC009 Assessment of School Estate Options by Secondary Catchment  MC008 Midlothian's Learning Estate ASN Investment Plan 2022  MC207 Chapter 21: Education – Tables  MC208: The Condition Core Fact guidance (Scottish Government)  MC027 HFS Response to draft Education Chapter February 2024  MC302 HFS Additional Commentary March 2024  MC332 HFS Final Response Apr 2024</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (MC011) and Children and Young People Participation Report (MC170).</li> <li>• SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).</li> </ul>



It is not intention of this Evidence Report chapter to repeat the content of other chapters. It should be read in conjunction with other chapters, including:

- Topic 27: MATHLR and Local Housing Land Requirement
- Topic 29: Site Selection Methodology
- Topic 30: Local Living and 20 Minute Neighbourhoods

### Summary of Evidence

A dispute with one stakeholder has been identified in the preparation of this chapter of the Evidence Report. The dispute is explained in the Statements of Agreement / Dispute section.

#### Purpose and Scope of Chapter

21.1. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This chapter focuses on the capacity of the school estate to accommodate growth. The methodologies set out in this chapter are set by the Education Authority, and not within the remit of the Planning Authority to alter, with the exception of the pupil product ratio which is developed in partnership between the services. This section is structured in the following order:

- Context
- Capacity
- Current and Planned Investment
- Methodologies
- Assessment of School Estate Options by Secondary Catchment
- Provision of ASN and Inclusion Accommodation within Midlothian Schools
- Space Standards
- Early Years
- Accommodating Pupil Growth Resulting from Housing Growth
- Cost/Metrics

#### **Context**

21.2. Scotland's Census 2022: Rounded Populations Estimates (**MC002**) highlights that Midlothian is the fastest growing local authority in Scotland at 16.1%, compared to a Scottish average of 2.7%. In terms of households, Midlothian increased by 17.2% since 2011, which was the highest level in Scotland. Of a total population of 96,600, 22.7% are age 0-19, compared to the national figure of 20.8%. Table 1 in the supporting document Chapter 21: Education – Tables (**MC207**) shows the age 0-19 population change 2011-22. Table 2 (**MC207**) shows the primary and secondary school roll change over the same period.

21.3. Current education (March 2024) provision by Midlothian Council is summarised below. A full list and maps showing catchments are provided in **MC003** and **MC010**:

- 24 non-denominational Primary Schools (plus one under construction)
- 6 denominational Primary Schools
- 1 special education combined Primary School & Secondary School (5-18)
- 5 non-denominational Secondary Schools
- 1 denominational Secondary School
- 30 Council run nurseries (plus one under construction).



21.4. All 3- and 4-year-old children, and some 2-year-olds, are eligible for free Early Learning and Childcare at an approved provider in Midlothian. This is funded by the Scottish Government. The different types of providers include school nurseries, outdoor nurseries, private or third sector nurseries, childminders, playgroups and family learning centres. There are currently 30 council run nurseries in Midlothian and a new nursery at Easthouses Primary School will open in August 2024.

### Capacity

21.5. Midlothian Council applies the Scottish Government's 2014 Determining Primary School Capacity Guidance (**MC004**). There are three measures used to assess primary school capacity – planning capacity, operational capacity and design capacity. Planning capacity is a theoretical physical measure of the total number of pupils which could be accommodated in a school, based on the total number of teaching spaces, the size of those spaces and class size maximums set by the Scottish Government. For example, the planning capacity of a two-stream primary school is 459 pupils. Planning capacity is rarely achieved due to the size of a school, how many classes it can offer and differences in class sizes for different age groups. Operational capacity, which is expressed as 90% of planning capacity, provides a more realistic measure of the number of pupils a school can accommodate without pressure on spaces, including core accommodation spaces such as dining, PE and general purpose rooms. Operational capacity is used in the school estate requirements timeline to identify where additional capacity may be required. Design capacity is a physical, practical measure of the total number of pupils which could be accommodated in a school, based on the total number of teaching spaces, the size of those spaces and the most likely class size for each space. Design capacity is used to specify school accommodation requirements in the Learning Estate Strategy.

21.6. In addition to capacity the condition and suitability of school affects the utilisation of schools. Condition is concerned with the current state of the fabric of the school and with safety and security whilst suitability is a measure of whether a school is fit for the purpose of delivering the education curriculum. Condition and suitability are assessed in line the Scottish Government guidance "The Condition Core Fact" (**MC208**). Condition is rated:

- A – Good – performing well and operating efficiently.
- B – Satisfactory – performing adequately but showing minor deterioration.
- C – Poor – showing major defects and/or not operating adequately.
- D – Bad – economic life expired and/or risk of failure.

Suitability is graded A – D also:

- A – performing well and operating efficiently.
- B – performing well but with minor problems.
- C – showing major problems and/or not performing optimally.
- D – does not support delivery of service, seriously impeded delivery of activities.

21.7. Table 3 of **MC207** shows the results of the 2023 Pupil Census. Seven schools are at or exceed the 90% of planning capacity, which would usually trigger consideration the need for additional capacity and options for meeting additional capacity needs. Table 3 of **MC207** also shows the results of the latest condition and suitability surveys.

21.8. There are challenges with capacity in a significant number of Midlothian schools. For example, the Pupil Intake August 2024 paper to Midlothian Council 26 March 2024



(MC007) highlights that the number of children eligible to start P1 in August 2024 living within the following catchment areas exceeds Primary 1 intake capacity:

- Bilston PS
- Burnbrae PS
- Gore Glen PS
- Gorebridge PS
- Hawthornden PS
- King's Park PS
- Mauricewood PS
- Mayfield PS
- Paradykes PS
- Rosewell PS
- Roslin PS
- Stobhill PS
- Woodburn PS
- Sacred Heart RC PS
- St Andrew's RC PS
- St David's RC PS
- St Mary's RC PS

The Roman Catholic schools on the list are those where more children had registered for Primary 1 than there was capacity.

21.9. For secondary schools, the number of pupils eligible to start S1 in August 2024 living with the catchment exceeds S1 intake capacity at Dalkeith HS, Lasswade HS, Newbattle HS and St David's RC HS. Across Midlothian there are 1,211 pupils eligible to start S1 with a total combined intake limit of 1250.

21.10. All schools need to reserve places for children who may move into the catchment area during the academic year. In Midlothian the number of reserved places is generally set at one per class at primary and one per 40 places at secondary. The number of places is increased in areas with a high rate of housebuilding. The following factors are considered for both primary and secondary schools when determining the appropriate number of reserved places that are likely to be required for pupils moving into the catchment area of the school during the academic year:

- The proposed level of capping at the school and number of expected pupils
- Current and planned housing developments,
- Projected school rolls,
- Projected migration into the catchment area,
- Information about reserved places from previous years,
- School capacities,
- Known information such as families indicating a move into the area before/after commencement of the academic year, and
- Future expansion of the Learning Estate.

#### **Current and Planned Investment**

21.11. The current commitments relating to the school estate are listed below:

- Easthouses Primary School – A new 2-stream (459 pupils) primary school for a newly formed catchment. Due for completion 2024.



- Woodburn Primary School – A 9-class extension to the existing primary school. Due for completion 2024.
- Mayfield Primary Campus – Campus comprising replacement Mayfield Primary School and St Luke’s RC Primary School. Due for completion 2025.
- Beeslack HS – relocation and expansion of existing school to create 1600 place secondary school adjacent to the University of Edinburgh’s Easter Bush Campus. Due for Completion 2027.
- Penicuik HS – A refurbishment and extension of Penicuik High School. Due for completion 2027.

21.12. In addition, the Learning Estate Strategy 2017-2047 Update presented to Council in December 2022 (**MC006**) identified the following planned and future projects. These projects are largely required to meet the growth in pupils resulting from the development of land allocated for housing in the MLDP 2017:

- King’s Park Primary School – extend and refurbish.
- Rosewell PS – extend school to two-stream primary school.
- Bilston PS – extend school to two-stream primary school.
- Roslin PS – extension required to accommodate growth from housing developments.
- Mauricewood PS - extension required to accommodate growth from housing developments.
- Newtongrange PS – refurbishment required.
- Hawthornden PS – extension and dedicated ASN unit planned.
- Shawfair - schools are required to accommodate the pupils from the housing developments, including a 3-18 campus.
- HS12 PS Bonnyrigg - a primary school anticipated to be fully developer funded to accommodate pupils from this development.

21.13. In addition to these projects, a commitment has been made to undertake a land identification study to provide an analysis of possible sites for a potential new secondary school in Gorebridge.

## Methodologies

### Roll Projections

21.14. The methodology for roll projection calculations was reviews at the start of 2022 and is part of the update of the Learning Estate Strategy which was approved at Council in December 2022 (**MC006**). Calculations are based on the best information the Council has regarding the numbers of children resident in each school catchment areas and proposed and completed housing developments. Roll projections are updated every six months and reviewed every three months. The roll projections are created using different datasets including:

- NHS Birth Data
- Scottish Schools Census Data
- Housing Land Audit Completions and Schedules
- Placing Request Data
- P7 S1 Transfer Rates
- Senior Phase Stay on Rates

21.15. Applied to this data are the percentage of children from each housing site who are likely to be in a specific year (these percentages have been cross checked against



comparative local authorities), and the pupil product ratios for Midlothian. The formula used in roll projection calculations are set out in Table 4 (MC207). November 2023 roll projections are set out in Table 5 (MC207). These projections are subject to frequent review and update and should not be used for calculations without first confirming the up-to-date position with the Council.

#### Pupil Product Ratio

21.16. The pupil product ratios for Midlothian were reviewed at the beginning of 2022 as part of a wider update of the Learning Estate Strategy. These were established based on previous school roll data in conjunction with analysis of comparator local authorities. These ratios are reviewed annually. The current pupil product ratios for Midlothian Council are:

- Primary - 0.28
- Secondary - 0.2
- Denominational - 0.02

#### **Assessment of School Estate Options by Secondary Catchment**

21.17. The tables in the Assessment of School Estate Options by Secondary Catchment (MC009) provide an outline indication of the physical potential for expansion of schools to accommodate increases in pupil numbers in their current catchment areas.

#### **Provision of ASN and Inclusion Accommodation within Midlothian Schools**

21.18. As outlined in the Learning Estate Strategy 2017-47 (MC005) and in line with Scottish Government's continuing presumption of mainstream education, planning for inclusion must be at the forefront of new school design. Recommendations around all pupils being able to be educated within their own local community and not being transported outwith will mean equipping our local communities with the environment and resources to get it right for every Midlothian child. In Midlothian, the implementation of nurture in both primary and secondary Schools is being progressed. Careful consideration of placement within the building is key to getting it right for specifically designed nurture spaces.

21.19. In Scotland, 1 in 3 pupils have an additional support need, and there will inevitably be an increase in pupils with Additional Support Needs as the pupil population grows in Midlothian. The number of pupils with significant complex needs and severe and profound needs will also increase, and this will require Midlothian Council to evaluate the current specialist school provision (Saltersgate) for severe and profound needs, as well as our complex needs enhanced provisions. New secondary schools should be able to be self-sufficient in supporting pupils with a range of complex needs, and planning of location and size of these spaces must be done in conjunction with specialist staff. The Council aspires to ensure that each learning community is equipped to support pupils with a range of complex needs in primary and secondary schools, therefore communities that currently do not have complex needs provision need to have this planned into future school builds where identified. There is also growing number of pupils in Midlothian that require alternative education provision. Numerous factors contribute to this including social and emotional needs and mental health needs. This requires settings where there can be a focus on life skills and skills for work, in addition to being able to deliver classroom-based learning.

21.20. Midlothian Council is experiencing unprecedented challenge to provide the learning environments for children and young people with additional support for learning needs.





Many schools in Midlothian, including recent new builds, do not have the nurture space or specialist areas to support children and young people who require additional support for learning. An extensive review of the ASN learning estate (**MC008**) has been carried out with clear recommendations as to how to improve existing provision as well as provide for increasing need. When briefing and planning for new schools such as Easthouses PS, the replacement Mayfield Campus and the replacement Beeslack HS the Council has ensured that nurture spaces as well as specialist provision are integral to the design. The prioritisation of learning estate projects overall takes account of the need to provide for children and young people who require additional support within mainstream and more specialist settings.

### Space Standards

21.21. In Scotland the School Premises (General Requirement and Standards) (Scotland) Regulations 1967 (as amended) apply to schools and nursery schools under the management of education authorities. Table 6 of **MC207** sets out the minimum space standards used by the Council. Calculations are based on the net area of the rooms used by the children only. When considering this allowance, it must not include storage areas, hallways, landings, dedicated staff areas, cloakrooms, utility rooms, kitchens and bathrooms etc.

### Early Years

21.22. Midlothian Council closely monitors Early Years places both to meet current demand and to plan for future capacity as a result of housing developments. This takes into account the significantly increased entitlement of 1,140 hours of free early learning and childcare for all 3- and 4-year-old children, eligible two-year-olds, which has been provided for since August 2020 (doubling the hours previously offered). The Council planned for this increased provision to meet the needs of resident families with mix of delivery models including new facilities, extensions and other arrangements with funded providers comprising of voluntary, independent, private nurseries and childminders. Furthermore, from August 2023, children born between August and February of the academic year in which they can commence primary education, will have the automatic right to defer entry to primary school and will be able to access another fully funded year of early learning and childcare.

### Accommodating Pupil Growth Resulting from Housing Growth

21.23. New housing developments cannot be supported unless the necessary services, infrastructure and facilities are in place, or can be provided, to accommodate them. Every new development proposal is therefore be assessed to determine the anticipated impacts that may result from development activity. Where new developments either individually or cumulatively generate a requirement for new or enhanced infrastructure or services, the Council seeks to secure the necessary mitigation on site through planning conditions. Where on site mitigation is not possible, mitigation or alleviation measures can take the form of development contributions, being financial payments or other off-site contributions. These can include contribution not only towards the provision of services, facilities and infrastructure but also, where appropriate, their on-going associated costs.

21.24. With regards to primary and secondary education, the Council seeks to secure contributions for necessary additions/extensions and/or improvements in education infrastructure arising from the cumulative impact of all the allocated and windfall sites granted planning permission. The Council's notional maximum occupancy, over which



development contributions will be sought, is 90% for pre-school and primary and 85% for secondary schools and additional support needs (ASN). Above these levels, efficient operation of the school is significantly compromised, and facilities are pushed beyond optimum utilisation. The costs for providing accommodation for pupils with ASN are higher and it is now widely recognised that Councils cannot shoulder these costs when planning additional Learning Estate Capacity caused by housing developments. The nature of accommodation, specialised areas and access requirements mean that providing this additionality comes at a higher cost. These costs will require to be part of an any agreement with developers when agreeing contributions.

21.25. In general, development contributions may be required to contribute towards the cost of providing capacity improvements to existing schools, for example permanent additional classrooms, modifications to the existing school, ancillary accommodation or sports facilities, or additional teaching staff; however, in some cases contributions will be required towards catchment redesign or the provision of a new school. As set out on page 9 of the Learning Estate Strategy (MC005), Midlothian's preferred model of primary school provision is a two-stream school (459 pupils), with three-stream schools where required.

21.26. The availability of and demand for Early Years places throughout the authority continues to be subject of regular monitoring and review. The Council is seeking to secure contributions for necessary improvements in Early Years infrastructure arising from the cumulative impact of new housing developments.

#### Cost/Metrics

21.27. Midlothian Council uses the cost metrics set by the Scottish Futures Trust to estimate the cost of works (Table 7 MC207).

#### Summary of Stakeholder Engagement

21.28. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of Midlothian Local Development Plan 2 (MLDP2) is contained in the Participation Report (MC011).

21.29. A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Children and Young People
- Local Place Plans
- Key Agencies Group Corporate Workshop
- Midlothian Council Education Service
- Homes for Scotland

#### Public Engagement

21.30. Education issues were highlighted by members of the public at the drop-in sessions and through the place standard survey. The general themes of this were:

- Concerns about how full schools are, particularly high schools. This was expressed in all settlements.
- Challenges with combining community use with school facilities.
- The need for an infrastructure first approach which includes school provision.



### Children and Young People

21.31. Some comments about schools were made during the engagement with children and young people (see **MC170**). In summary:

- Most comments about schools were positive.
- Young people (primary school) like to be able to walk to school.
- Looking forward to new Beeslack High School.
- Interest in the possibility of a new high school in Gorebridge.
- Requests for woodland classrooms and air conditioning.
- Lack of capacity in schools was raised in Bonnyrigg.

### Local Place Plans

21.32. Local Place Plans were submitted to Midlothian Council by eight communities. Two draft Local Place Plans were also received. More information is provided in **Topic 29: Local Place Plans**. The following issues/proposals were identified relating to education:

- Gorebridge and District – any further population growth in Gorebridge will require improvements in school provision. Creation of a new high school is a community priority, potentially with integrated GP surgery/health clinic, community learning facilities and sports complex with swimming pool, gym and all-weather pitches.
- Newtongrange– primary school needs refurbishment and outdoor learning canopies in the park for their use.

### Key Agencies Group Corporate Workshop

21.33. In relation to education, the following comments were made in the corporate workshops (**MC012**):

- Drivers for Change – addressing transport issues for schools and promoting active travel solutions; strained services including education resulting from housing development and growing population.
- Challenges – facing significant challenges from rapid growth outpacing infrastructure, healthcare/education shortages, funding gaps and inequities in access, requiring holistic approaches for sustainability and community wellbeing.
- Story of Change – education will be accessible to all ages, with collaboration across generations in multi-functional school spaces. Local businesses will be interlinked with school.

### Midlothian Council Education Service

21.34. Engagement has taken place with Midlothian Council's Education Service to identify the evidence relevant to the Local Development Plan which is summarised above. There is an on-going close working relationship between the Planning Service and Education Service due to the need to accommodate pupils resulting from Midlothian's rapid population growth.

### Homes for Scotland

21.35. Homes for Scotland (HFS) were sent, and provided written comments on, a draft of this chapter (**MC027**, **MC302** and **MC332**). HFS agree with the integration of education capacity into the Site Selection Methodology (refer to **Topic 19: Site Selection Methodology**). Queries relating to the roll projection methodology were identified (paragraph 18 **MC302**). The Council uses the number of births in the catchment for the year 5 years prior to the forecast year and uses the overall birth rate. The birth rate is added to the pupil product ratio to take into account any children coming out of existing housing who moved in after their birth year. 20% of the pupil product is apportioned to



P1. This is because the experience of the Education Authority shows that the largest year group to come out of new housing is P1. The percentages decrease as the year groups increase.

21.36. Adjustments were made as a result of the comments provided by HFS. However, HFS raises a dispute with regards to the lack of evidence presented to account for the discounts to planning capacity used and also the lack of explanation of the school roll projections.

### Summary of Implications for the Proposed Plan

#### Context

21.37. Midlothian has experienced a significant growth in population, including school age children and young people, and this will continue due to the MATHLR and LHLR required to be delivered through MLDP2. This population growth has had, and will continue to have, significant implications for the Learning Estate which is a key part of the infrastructure needed for successful communities. In Midlothian, the implications of continuing growth for the Learning Estate will be a significant influence on the spatial strategy set out in MLDP2. Education capacity will therefore be integrated into the Site Selection Methodology.

#### Capacity

21.38. Significant expansion and improvement of the school estate has taken place to accommodate the population growth in Midlothian, and more is planned to accommodate the growth resulting from MLDP 2017. The evidence presented shows that many Midlothian schools (primary and secondary) are operating close to their maximum pupil capacity, particularly secondary schools. Given that the planned investment has been designed to accommodate the growth resulting from MLDP 2017, increases in capacity that are achieved through investment will not create capacity for additional growth resulting from MLDP2.

21.39. Capacity of a school to accommodate additional pupils depends on multiple factors, including the timing of when pupil numbers increase. These factors will all need to be taken into account when potential education solutions are considered during the development of the spatial strategy and selection of sites in MLDP2. Close working with the Education Service will be required.

#### Current and Planned Investment

21.40. Significant investment in the Learning Estate is planned, relating both to accommodating increasing pupil numbers, but also to Midlothian Council's commitment to providing a suitable learning environment for pupils. Even with planned investment, such as the replacement Beeslack High School, there will be significant challenges in accommodating a growth in pupil numbers beyond that expected as a result of existing land allocations. This means that accommodating the growth expected from MLDP2 will require additional solutions. Developer contributions will form an essential part of this.

#### Methodologies

21.41. The identified methodologies are used by Midlothian Council and are relevant to the assessments that will take place to determine the likely impact of proposed development locations on education infrastructure. These methodologies are also used during the consideration of planning applications.



### **Assessment of School Estate Options by Secondary Catchment**

21.42. This information, provided by the Council's Education Service, highlights where there are known constraints on the physical expansion of schools. This is important because any additional land allocations required in MLDP2 to meet the Local Housing Land Requirement will need to be influenced by capacity in the Learning Estate and the potential for increasing this capacity in a way which is acceptable to the Council. The Education Services considers catchment reviews where necessary. When delivering a school expansion project, statutory consultation is conducted with all affected schools and where necessary a catchment review or change is considered.

### **Provision of ASN and Inclusion Accommodation within Midlothian Schools**

21.43. This information is relevant to capacity issues within schools and to the formulation of options for how increasing numbers of pupils resulting from housing growth are accommodated. It is also relevant to the design of new learning spaces.

### **Space Standards**

21.44. This information is also relevant to capacity issues within schools and the formulation of options for how increasing numbers of pupils resulting from housing growth will be accommodated. The space standards are used in determining design briefs for new spaces as well as assessing capacity in existing spaces.

### **Early Years**

21.45. This information will be relevant to determining whether additional Early Years capacity is required in Council-run facilities, and to the potential need for developer contributions being identified in MLDP2.

### **Accommodating Pupil Growth Resulting from Housing Growth**

21.46. Schools are essential infrastructure for communities, and integral to the infrastructure first approach required by NPF4. Accommodating increasing pupil numbers resulting from housing growth, as demanded by the MATHLR/LHLR, will be a key influence on the spatial strategy and housing land allocations in MLDP2.

21.47. MLDP2 will need to set out the approach to developer contributions relating education (including Early Years) that the Council will expect. The information outlined above will influence the requirements relating to individual development sites allocated in MLDP2. This will be important because of the lack of capacity in the existing Learning Estate to accommodate additional growth in pupil numbers.

### **Cost/Metrics**

21.48. This information will be relevant to the determination of developer contributions relating to education that the Council will expect.

### **Developer Contributions**

21.49. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under "infrastructure first");



- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

21.50. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### **Public Engagement**

21.51. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence**

21.52. Midlothian Council Education Service (the Education Authority) agrees with the content of this chapter.

##### **Evidence Disputes with Stakeholders**

21.53. Homes for Scotland raises a dispute with regards to the lack of evidence presented to account for the discounts to planning capacity used and the lack of explanation of the school roll projections.

##### **Information Gaps/Uncertainties**

21.54. None.



## Topic 22: Health

(inc. Healthier Places, Health and Social Care Services and Infrastructure, Emergency Services, Health and Safety)

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• The size, composition, health and distribution of the population of the district;</li> <li>• The health needs of the population of the district;</li> <li>• The infrastructure of the district (including health care facilities)</li> <li>• How that infrastructure is used.</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u></p> <ul style="list-style-type: none"> <li>• Have regard to the location of Control of Major Accident Hazard establishments and/or pipelines.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 23:</p> <ul style="list-style-type: none"> <li>• LDP spatial strategies should seek to tackle health inequalities particularly in places which are experiencing the most disadvantage.</li> <li>• LDPs should identify the health and social care services and infrastructure needed in the area, including potential for co-location of complementary services, in partnership with Health Boards and Health and Social Care Partnerships.</li> <li>• LDPs should create healthier places for example through opportunities for exercise, healthier lifestyles, land for community food growing and allotments, and awareness of locations of concern for suicide.</li> <li>• Spatial strategies should maintain appropriate distances between sites with hazardous substances and areas where the public are likely to be present and areas of particular natural sensitivity or interest.</li> </ul>
<p><b>Links to Evidence</b></p>	<p>MC012 KAG Corporate Workshop Report  MC054 A Scotland for the Future (Scotland's population strategy)  MC304 Public Health Local Development Plan Evidence Statement  MC305 Evidence Statement, Midlothian Health and Social Care Partnership, October 2023  MC306 Evidence Statement, Midlothian Health and Social Care Partnership, February 2024  MC307 Meeting Minutes, NHS Primary Care, 2023  MC308 Midlothian MLDP2 Report to IJB SPG, June 2023  MC309 Place and Wellbeing Outcome Indicator Report  MC310 Public Health Priorities for Scotland  MC313 What you need to know about health in all policies, World Health Organisation  MC314 Health in All Policies: A Primer, Public Health Scotland  MC315 Hot Food Takeaways, Alcohol and Tobacco Premises Maps  MC320 Evidence Behind the Place Standard Tool  MC321 Secure by Design, Police Scotland, 2019</p>



**MC322** Air Quality Annual Progress Report (2023), Midlothian Council  
**MC323** Major Accident Hazard Pipelines Map  
**MC324** Coal Authority Development High Risk Areas Map

Also see:

- Participation Report (**MC011**) and Children and Young People Participation Report (**MC170**).
- SEA Summary Environmental Baseline (**MC013**) and SEA Scoping Report October 2023 (**MC014**).

It is not intention of this Evidence Report chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:

- Topic 1: Climate Change Mitigation and Adaptation
- Topic 8: Active Travel
- Topic 9: Public Transport
- Topic 16: Local Living and 20 Minute Neighbourhoods
- Topic 18: Affordable, Disabled, Specialist and Other Housing
- Topic 25: Blue and Green Infrastructure

### Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this chapter. An information gap has been identified and further information on this is set out in the 'Statements of Agreement/ Disputes' section of this chapter.

#### Purpose and Scope of Chapter

22.1. The places where people live, work and play have an important influence on their health and wellbeing. The importance of place, to health and wellbeing, is recognised in Scotland's public health priorities (**MC310**). To improve future health and wellbeing and reduce future demand, decisions in all policy areas should be designed to support good health and wellbeing.

22.2. The purpose of this chapter is to set out the current health and wellbeing status of Midlothian's communities, the existing and future health and social care service/infrastructure needs and health and safety matters. The Council considers it has engaged with the appropriate stakeholders in preparing this chapter, including the Midlothian Health and Social Care Partnership (MHSCP), NHS Lothian Primary Care, NHS Lothian Directorate of Public Health and Public Health Scotland. The Summary of Evidence section is presented in three parts:

#### **Part 1: Public Health and Wellbeing**

- Midlothian Population and Health Characteristics
- Health Inequalities and Social Determinants of Health
- Health and Place
- Place and Wellbeing Outcomes
- Health in All Policies Approach
- Alcohol, Tobacco and Food Environments
- Burial Grounds





**Part 2: Health and Social Care Services and Infrastructure**

- Existing Health and Social Care Services and Infrastructure
- Implications of Population Growth and Future Health and Social Care Needs

**Part 3: Health and Safety**

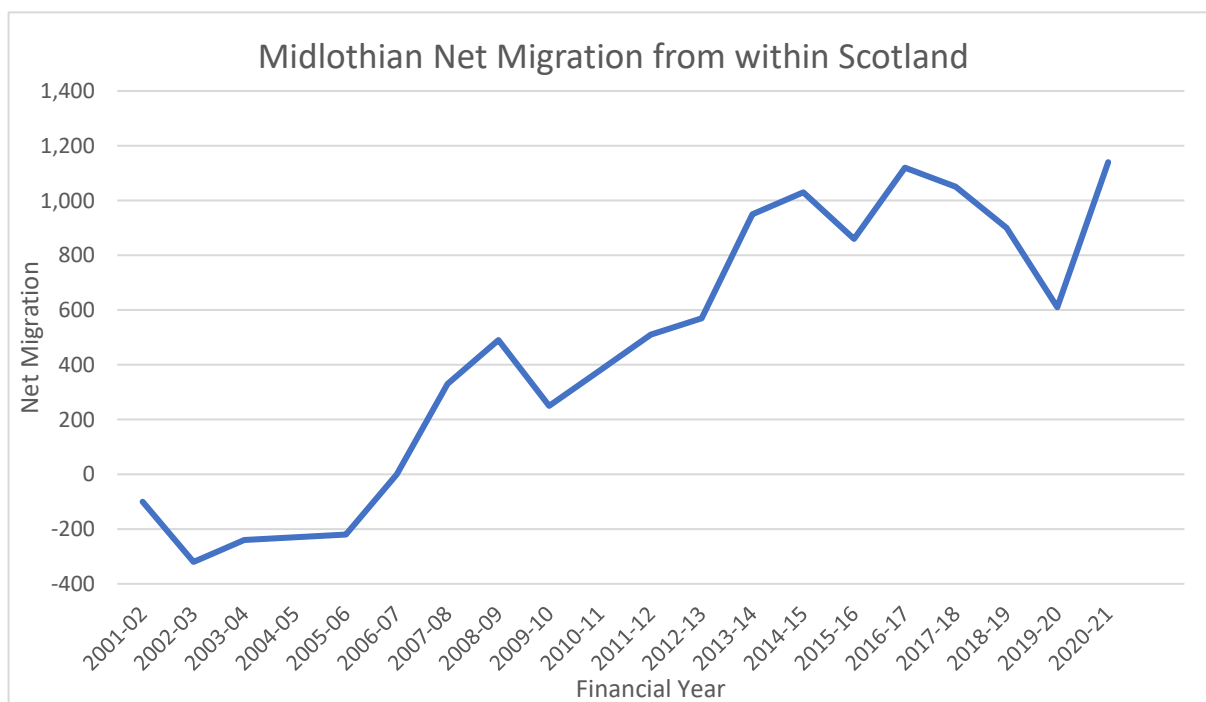
- Locations of concern for suicide
- Emergency Services
- Air Quality
- Locations of Major Hazard Pipelines
- Coal Authority Areas of Development Concern

**Part 1: Public Health and Wellbeing**

**Midlothian Population and Health Characteristics**

22.3. The 2022 Census highlights that Midlothian is the fastest growing local authority in Scotland. Between 2011 and 2022, the population grew from 83,187 to 96,000 (16.1%). This growth has been caused by a higher-than-average birth rate, inward net migration and people living longer.

22.4. Out of the 32 Council areas in Scotland, Midlothian had the highest fertility rate in 2021. This is likely to be due to the inward migration of people moving to Midlothian to start a family and is predicted to continue to increase over the next 10 years as high rates of house building continue. While all age groups are predicted to grow, the number of people over 75 is increasing at the fastest rate. By 2028 the number of people over 75 is projected to increase by 41%. Figure 22.1 shows the extent of inward migration to Midlothian.

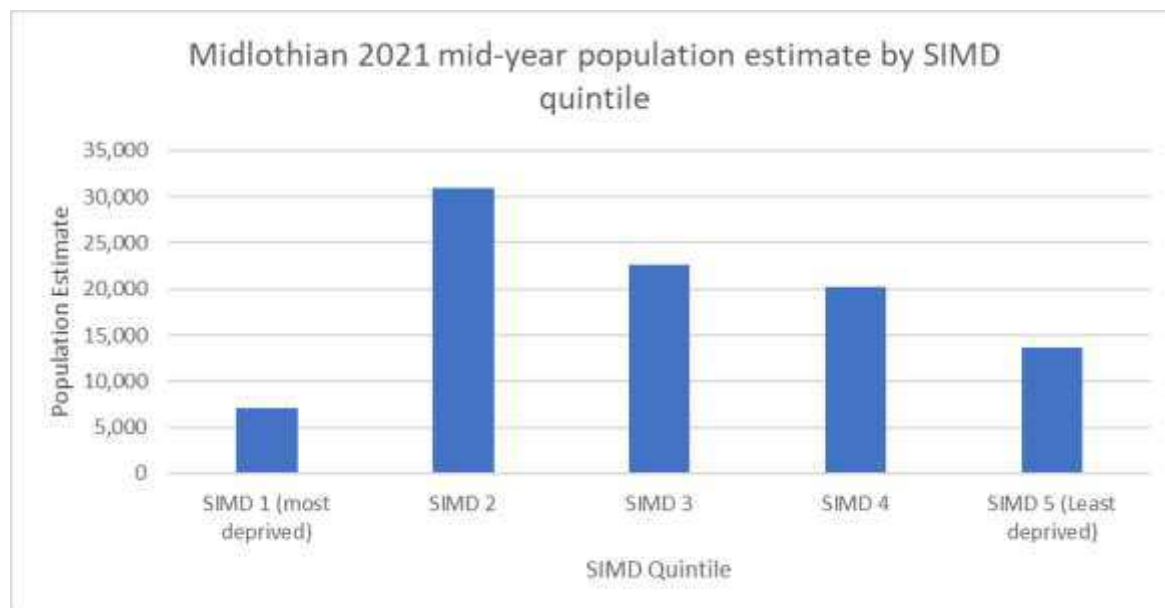


**Figure 22.1: Midlothian Net migration from within Scotland**

Source: Public Health Scotland Place and Wellbeing Outcome Indicator Report, 2024 (MC309)

- 22.5. Older people are now more likely to live alone or in smaller households and older women are most likely to live alone. Evidence from Midlothian's Health and Social Care Partnership (MHSCP) (**MC305**) demonstrates an increase in Midlothian between 2012 to 2019 of small family households, large adult households, and older smaller households with at least one adult above age 65.
- 22.6. It is not possible to fully determine the demographic composition of the projected population growth in Midlothian. While it is predominantly family housing being built in in the authority, it is difficult to estimate what the actual household sizes (in people) would be for the new houses being built. Experience over recent decades indicates that the health and care needs of these new residents are likely to be different to those of the people already living in the area which will result in different types of health and care services being required.
- 22.7. Life expectancy and healthy life expectancy are important measures of population health. Differences are broadly determined by the conditions in which people are born, grow, live, work and age. Figures from 2017-21 show the average life expectancy of males to be 77.64 years. It varied by up to 9.4 years between data zones/areas (82.2 years in Newbattle and Dalhousie compared with 72.8 years in Bonnyrigg North). The average female life expectancy was 81.05. It also varied substantially with a difference of 8.7 years between the highest and lowest (86.6 years in Penicuik Southwest compared with 77.9 years in Bonnyrigg North). The gap between life expectancy and healthy life expectancy has increased in recent years. Healthy life expectancy for males in Midlothian in 2019-2021 was 59.7 years at birth; for females it was 61.9 years, slightly above the Scottish average. Like life expectancy, stark differences exist across the authority.
- 22.8. The most recent Scottish Index of Multiple Deprivation (SIMD) data, published in 2020, shows that Midlothian has three data zones in the most deprived 10% nationally. These are in Dalkeith/Woodburn, Mayfield/Easthouses and Gorebridge. Ten data zones fall within the most deprived 20% nationally. In addition to Dalkeith Ward, these are found in the wards of Midlothian East, Midlothian West and Midlothian South. The highest proportion of population in Midlothian live within areas classified as SIMD quintile 2.





**Figure 22.2: Midlothian 2021 mid-year population estimate by SIMD Quintile**

Source: Public Health Scotland, Midlothian Place and Wellbeing Outcome Indicator Report, 2024 (MC309)

22.9. While not everyone living in a deprived area will experience high levels of deprivation, there is a link between deprivation and experiencing inequalities in health. This means people who live in the most deprived communities are more likely to die before the age of 75 (premature mortality) compared to those living in the least deprived areas. GP practices in Midlothian with the highest levels of deprivation have an average of 11% more patients registered than the overall average (MC304).

### Health Inequalities and Social Determinants of Health

22.10. Health inequalities are the unfair and avoidable difference in people's health across social groups and between different population groups (MC304). The primary causes of inequalities are the unequal distribution of power, income and wealth across the population and between groups. These inequalities can then influence the wider environment in which people live and work, and in turn shape their individual experiences and health. Health inequalities are complex, and can be observed in relation to many different, often overlapping, social dimensions e.g. income, social class, geography, ethnicity, disability, gender and more. Health inequalities then continue to grow and change throughout life, through working age and into old age. The people most affected by health inequalities include people affected by homelessness, substance use, domestic abuse, and people with caring responsibilities (MC305).

22.11. The right of everyone to the highest attainable standard of physical and mental health has been recognised formally in the UK since 1976. The United Nations Convention on the Rights of the Child also includes that 'every child has the right to the best possible health and to healthcare'. The right to health is not enjoyed equally throughout Scottish communities. The right to health is an inclusive right and not only includes the right to health service access, but also to the wide range of factors that help individuals to achieve the highest standard of health attainable.

22.12. People's health is determined by the conditions in which they are born, grow, age, live, work. The social determinants of health include:

- Childhood experiences
- Housing
- Education
- Social support
- Family income
- Employment
- Our communities
- Access to health services

22.13. The MHSCP has suggested that it is highly likely that people currently living in the most economically deprived areas may experience significant change in relation to their access to health and social care due to the increase in population in Midlothian (**MC305**). There is a risk that the health needs/demands associated with a rapidly increasing population could widen existing health inequalities, particularly for the most vulnerable people in Midlothian's communities.

### Health and Place

22.14. It is important to recognise that the causal links between the built environment and health are often complex. Every place is a different blend of physical, social and economic characteristics that interact and influence each other. Place is the term frequently used to bring together the social, economic, physical, cultural, and historical characteristics of a location; place is the part of people's life circumstances which is related to where they are.

22.15. Scotland's Public Health Priority 1 is "*A Scotland where we live in vibrant, healthy and safe places and communities*" (**MC310**). Wellbeing cannot be sustained solely by the NHS or health and social care providers. The places where people live, work, and play and the connection between places are a key part of the wider environmental influences on health, at an individual and community level. These places can create and nurture health but can also be harmful to health. The creation of safe places which nurture health is an integral value of the public health agenda. **MC310** sets out the need for a whole system approach to think about the health impacts of decisions being made in communities. **MC310** also recognises that planning, construction, social housing, or transport policy, all materially impact upon health.

22.16. Poverty limits opportunities for good health and is a significant contributor to inequalities including poorer health outcomes that persist throughout life. Since around 2015, the proportion of the Scottish population in both relative poverty and extreme poverty has been on a slow but persistent upward trend. This is particularly marked for child poverty, in general. While poverty rates follow the social gradient (a term used to describe people who are less advantaged in terms of socio-economic position having worse health and shorter lives than those who are more advantaged) with the highest rates existing in areas of highest deprivation. For example, the child poverty rate is 35% in the Dalkeith Ward (**MC304**).

22.17. Over half of people on a low income do not live in the 20% most deprived areas in Scotland. A local example of this is shown in Bonnyrigg North which does not fall within the 20% most deprived data zones nationally but experiences higher than Midlothian



average child poverty and out of work benefit rates. It also has the lowest average life expectancy rate in Midlothian (MC304).

- 22.18. In 2018, the Scottish Burden of Disease Study calculated that a third (32.9%) of the disease burden in Scotland could be avoided if the whole population had the same health levels of those in our least deprived areas. The burden of disease in the most deprived areas in Scotland was 48% higher than the overall population rate (MC305).
- 22.19. Cancer and cardiovascular disease are two of the three leading causes of ill-health and early deaths in Midlothian. There is also higher prevalence of Chronic Obstructive Pulmonary Disease in Midlothian than the Scottish average linked in part to the mining history and smoking. Diabetes is also a leading cause of ill health and early death in Midlothian. These long-term conditions are largely preventable and have similar and modifiable risk factors, including smoking, diet, weight and physical activity. Environment and place have a key role in increasing these factors of risk. There is evidence of an associated social gradient, with those living in the most deprived communities being disproportionately affected (MC304).

### Housing

- 22.20. Housing influences health directly through condition, security of tenure, overcrowding and suitability for inhabitants' needs. Wider aspects of housing that indirectly influence health include affordability and poverty, housing satisfaction, choice and control, social isolation, access to key services such as health care, and environmental sustainability. Further details are covered in **Topic 18: Affordable, Disabled, Specialist and Other Housing**. Housing costs take up a significant proportion of household income and have a direct impact on poverty. Ensuring good availability of low-cost and affordable housing can prevent poverty and material deprivation.
- 22.21. In 2021/2022, 110 households with children presented as homeless in Midlothian. Two hundred and twenty-eight children and young people currently live in temporary accommodation. The availability of genuinely affordable housing is considered the most important structural determinant for homelessness. People who are homeless have higher rates of premature mortality compared to the rest of the population, the risks are highest from suicide and unintentional injuries, alongside an increased prevalence of substance use, mental health issues and a range of infectious diseases (MC304).
- 22.22. In 2017-2019, 19.1% households in Midlothian were in fuel poverty. The Midlothian rate is lower than the national average of 24.4%. In 2017-2019, 6.8% of households in Midlothian were in extreme fuel poverty, lower than the national average of 11.9%. While it is not a cause of a single illness, fuel poverty exacerbates the risk of conditions including respiratory conditions and arthritis and is linked to the excess winter death phenomenon (MC304).
- 22.23. In 2017-19, 2% of dwellings in Midlothian had rising or penetrating damp, slightly lower than Scotland average of 3%. This varies by dwelling characteristics, 5% of pre-1945 dwellings have damp and 5% of flats. In 2017-19, 68% of dwellings in Midlothian were insulated, leaving 13,000 dwellings not insulated (32%). Dampness and condensation are known to increase respiratory conditions.



- 22.24. There is evidence that 'extra care housing' (as defined in table 5.21 of the Housing Need and Demand Assessment 3 (MC029)) residents visit a GP less frequently, require fewer community nurse visits and that the duration of unplanned hospital stays is shorter on average for those living in extra care housing. This is most likely due to the support from on-site care staff and the resident community in general.
- 22.25. In Midlothian 31% of people over the age of 85 are living with a diagnosis of dementia and the number of people living with dementia in is predicted to nearly double (from 1,475 to 2,824) by 2041. About one in three older adults experience at least one fall a year. Pedestrian friendly environments can benefit adults with the greatest risk of disability, including older people. However, social environmental factors may have more impact on physical activity than the local physical environment reflecting the variation in this age group (MC304).
- 22.26. Places with high quality housing, the right local infrastructure, good access to services, employment, education and sustainable travel options can help to break cycles of disadvantage and poverty, promote healthy lifestyles and support physical and mental wellbeing and inclusive communities. They can also help to build thriving local economies and support community wealth building, strengthening local resilience as well as playing an important role in supporting environmental sustainability. Local living and 20-minute neighbourhoods have an important role to play in supporting wellbeing creation and reducing health inequalities. Local living provides increased opportunity for people to move around in healthy ways, encouraging physical activity and social interaction and access to good quality greenspace. Reducing the reliance on private vehicles can also help to improve air quality and the safety of neighbourhoods, creating attractive places which encourage social interaction and opportunities for play and activity. For more information, please see **Topic 16: Local Living and 20-Minute Neighbourhoods**.

### Place and Wellbeing Outcomes

- 22.27. The Place and Wellbeing Outcomes (MC311), developed by the Place and Wellbeing Collaborative (a group comprising representatives from the Improvement Service, Public Health Scotland, Directors of Public Health, Heads of Planning Scotland, COSLA and Health Improvement Managers), support all sectors to focus decision making and implementation on a common set of evidenced features that make every place – the characteristics of a place that allow those who live, learn, work, and relax there to thrive. The Place and Wellbeing Outcomes promote equitable outcomes for different population groups and contribute to both greater climate resilience and reduced greenhouse gas emissions. The Outcomes are interlinked, and a place-based approach is the basis for their delivery. A place-based approach is about considering the physical, economic and social elements that make up a place collaboratively. A pilot project has been undertaken in Midlothian (MC309).
- 22.28. The Place and Wellbeing Collaborative recommends that the Place and Wellbeing Outcomes should be embedded into the planning system and the decision-making process on policy and implementation (see figure 22.3). The Place and Wellbeing Outcome indicators aim to assess the contribution to delivery of the outcomes locally and can be measured and reviewed over time. For a summary of local supporting report and data see Midlothian Place and Wellbeing Outcome Indicators Report (MC309). The Place and Wellbeing Outcome Indicators are also discussed within other chapters.





**Figure 22.3: Place and Wellbeing Outcomes**

Source: Midlothian Place and Wellbeing Outcome Indicators Report (MC309)

22.29. The assessment of Midlothian using the Place and Wellbeing Outcome Indicators shows that the percentage of homes in Midlothian with access to relevant local living services within 20 minutes (**MC309**). Overall, Midlothian might be considered as having good access to public transport, super-fast broadband and accessible public open space. These will be disputed by many in terms of frequency and destination of public transport services and quality and type of open space.

- Healthy food retail - 53.7%
- Public transport - 93.7%
- High frequency public transport - 67.7%
- Primary healthcare - 33.6%
- Recreational resources - 82.3%
- Primary School - 61.9%
- Financial services - 70.1%
- Pharmacy - 50.8%
- Accessible public open space - 86.2%
- Social and Cultural facilities - 66.8%
- Eating establishments - 43.8%
- Super-fast broadband - 94.7%

22.30. The Shaping Places for Wellbeing Programme is a three year programme which is being delivered by Public Health Scotland and the Improvement Service jointly with local authorities and local NHS boards. The ambition is to improve Scotland's wellbeing by reducing significant inequality in the health of its people while addressing the health of our planet. A Shaping Places for Wellbeing Programme is being conducted in Dalkeith and Woodburn and its first stage concluded in late 2023.

#### Health in All Policies Approach

22.31. The Health in All Policies (HiAP) approach (promoted by health policy practitioners) is an approach to public policies across sectors that systematically takes into account the health implications of decisions, seeks synergies, and avoids harmful health impacts in



order to improve population health and health equity (**MC314**). HiAP acknowledges that health challenges are linked to the social determinants of health and that to promote healthy communities and reduce health inequalities, it is necessary to address social determinants of health. Healthcare services are not the main contributor to the population's health, and decision making in all policy areas needs to consider and support good health (**MC314**).

22.32. Public Health Scotland and NHS Lothian Directorate of Public Health have asked that the Council consider conducting a Health Impact Assessment or Health Inequalities Impact Assessment on MLDP2 to assess the impact on people and the potential negative health impacts of and where health improvements can be gained.

### **Alcohol, Tobacco and Food Environments**

22.33. The environments in which people live, play and work have a significant impact on their ability to choose a healthy diet (**MC569**). The amount and the way a person drinks alcohol is influenced by a number of factors (**MC570**). This includes social conditions like where a person lives. There are clear links between tobacco use and inequality (**MC571**), and therefore with health inequalities. Alcohol related harm is most acutely felt in Midlothian's most deprived communities. To address the harm from alcohol, tobacco and obesity, addressing the environment people live is very important.

22.34. **MC315** show the locations of premises selling alcohol, tobacco/vaping products and hot food takeaways.

22.35. There are 221 premises which sell alcohol in Midlothian (on and off trade). Midlothian has 292 shops registered to sell tobacco and vape products. As a matter of comparison, in 2011 there were 258 retailers registered (**MC304**). There is evidence that living in an environment with a greater availability of tobacco outlets is associated with being more likely to start and/or sustain smoking and being less likely to quit. Smoking rates are reducing in Midlothian but not at a fast enough rate to meet the Scottish ambition of a smokefree Scotland by 2030. There are approximately 55 premises serving hot food takeaways in Midlothian. **MC316** demonstrates the proximity of these outlets to high schools.

22.36. Evidence in relation to food growing and allotments is covered fully in **Topic 25: Blue and Green Infrastructure**.

### **Burial Grounds**

22.37. There is a statutory requirement for the Council to provide one burial ground in the Council area under the Burial and Cremation (Scotland) Act 2016. The following table sets out the currently available burial grounds and capacity. Table 22.1 table shows an approximate 47-year supply of burial ground, based on previous burial rates. There is no crematorium in Midlothian.





Table 22.1 – Burial ground capacity

Cemetery	Available Full Coffin Lairs	Average Annual Demand (rounded)	Capacity in Years *	Available Cremated Remains Lairs	Average Annual Demand (rounded)	Capacity in Years **
Bells mains, Gorebridge	389	21	18	0	0	0
Carnethie Street, Rosewell	1763	11	163	114	1	114
Carrington, Gorebridge	27	1	27	0	0	0
Cemetery Road, Dalkeith	339	15	23	126	3	48
Cockpen, by Bonnyrigg	589	34	17	200	14	14
Cranston, Pathhead	46	3	18	0	0	0
Crichton Village, Pathhead	28	2	14	0	0	0
Fala, Pathhead	136	1	136	0	0	0
Glencorse, Penicuik	193	5	42	30	2	15
Hunter Avenue, Loanhead	2185	13	171	768	3	295
Kirkhill Road, Penicuik	530	16	34	207	6	33
Lasswade Cemetery	100	3	33	74	1	74
Newbattle Cemetery, Dalkeith	854	20	43	324	5	65
Newton, Dalkeith	152	7	21	82	1	82
Roslin Glen, Roslin	221	9	25	47	1	39
<b>Total</b>	<b>7552</b>	<b>159</b>	<b>47</b>	<b>2024</b>	<b>36</b>	<b>56</b>

\*Available coffin lairs divided by average annual demand

\*\*Available cremated remains lairs divided by average annual demand

22.38. The ratio of burial to cremation is locally high at around 25-30% burial and 70-75% cremation. This is lower than the UK average cremation rate of 78.4% in 2022, which is assumed to there being no local crematorium in Midlothian. Most cremations for Midlothian residents are currently carried out at Mortonhall, Edinburgh. It may be that the proportion of cremations increases when the new crematorium is built at Old Craighall, East Lothian.

22.39. With a death rate in Midlothian of around 1.1% of the population per annum, demand for burials will increase as the population increases. For example, a population increase of 10,000 in the next decade would typically translate to an additional 110 deaths per



annum. At a burial rate of 30% this would mean an additional peak requirement of 33 burials per year, reducing total capacity from the current 47 years to approximately 40 years. The matter of need for burial space in Midlothian will be dealt with through the Proposed Plan.

## Part 2: Health and Social Care Services and Infrastructure

### **Existing Health and Social Care Services and Infrastructure**

22.40. Evidence on the existing health and social care services and infrastructure in Midlothian has been provided by HSCP and NHS Primary Care. The evidence outlines the pressures which health and social care services in Midlothian are currently experiencing and the future pressures upon local health services resulting from increased demand from a growing population.

22.41. There are currently 12 GP practices in Midlothian (**MC305**) and approximately 60 Whole Time Equivalent (WTE) GPs working in Midlothian (**MC306**).

22.42. There are currently 16 dental practices in Midlothian (**MC317**). At the time of writing this chapter, confidential information supplied from NHS Lothian Primary Care identified that four of the 16 dental practices were accepting new patients. NHS Lothian Primary Care is currently undertaking a more detailed assessment of primary care dentistry requirements. Any further information which arises from this assessment will be used as evidence for MLDP2.

22.43. The working Pharmacist WTE to patient ratio in Midlothian is 2.5 pharmacists per 5,000 patients. The NHS Lothian Pharmaceutical Care Services Plan (2021) (**MC318**) describes the pharmaceutical services delivered by community pharmacy. At the time of the Service Plan's publication, there were 19 community pharmacies in Midlothian. **MC318** states that the location of community pharmacies can support the reduction of inequalities in a place by providing access to their services. **MC318** further sets out the need for more medications as a person grows older, as well as mothers and babies having particular needs from the pharmacy.

22.44. The 2021 NHS Lothian Pharmaceutical Care Services Plan (**MC318**) is being refreshed. When updated, the document will describe the current pharmaceutical services delivered by community pharmacy and aim to identify unmet need as well as opportunities to develop and improve the community pharmacy offer. MLDP2 will take into account the content of the updated document.

22.45. Midlothian Community Hospital (MCH) provides 40 Medicine of the Elderly rehabilitation beds, 16 palliative/Hospital Based Complex Clinical Care (HBCCC) beds, along with eight mental health functional assessment beds and 12 organic assessment/HBCCC beds for the older population of Midlothian. Highbank provides intermediate care for up to 38 people, and respite care for two for the same population (**MC305**).

### **Implications of Population Growth and Future Health and Social Care Needs**

22.46. The Scottish Government recognises that areas dealing with an increase in the population are also experiencing significant challenges in providing the infrastructure and services required to support this growing population (**MC054**).



22.47. Evidence provided by MHSCP and NHS Lothian (**MC305, MC306, MC307**) outlines the pressures which health and social care services in Midlothian are currently experiencing. Evidence from MHSCP importantly identifies that health and social care services reach beyond that of simply GPs and includes the team around the GP practice as well as support from the wider health and social care system. MHSCP also provides social care within an integrated system which prevents ill or worsening health. **MC305** demonstrates MHSCP's diverse range of staffing roles.

22.48. In summary, the issues being experienced by health and social care services are:

- The capacity for Midlothian's GP practices to safely and sustainably absorb and deal with increasing demand and population growth is limited by available premise accommodation and workforce availability.
- Ongoing pressures with recruitment and retention of permanent salaried GPs and significant challenge to recruit GP partners, with one practice having had a vacancy for over 2 years.
- GP premises have reached their maximum capacity through refurbishment and extension opportunities, and some practices are now operating from premises which prevent them responding to changing service needs.
- There are no viable options to increase the footprint of any GP premises across Midlothian.
- Local GP data demonstrates very limited premises capacity to support any wider increase in population.
- Three practices are currently reporting significant issues with enough available accommodation for GP practice and Primary Care Improvement Plan (PCIP) staff to see patients, and a further seven practices report some issues.

22.49. Priority areas as identified by MHSCP Primary Care Strategy (**MC319**) are:

- Shawfair/Danderhall is categorised as 'A' meaning replacement premises are 'essential/ needed now'.
- Rosewell/South Bonnyrigg is categorised as 'B' meaning replacement premises are 'urgently required'.

22.50. MHSP estimate another 19/20 WTE GPs will be required to meet projected population growth and consequent demand.

22.51. The impact of the planned housing developments and associated increase in the population of Midlothian will be most keenly felt in currently under-served areas (e.g., Newtongrange, Roslin, Mayfield and Rosewell) and areas with the most significant increase in the population (e.g. Danderhall and Shawfair). However, it is difficult to predict the exact population increase for each individual practice as many practice areas overlap and patients have a choice where to register if all practices have open lists.

22.52. Evidence supplied by MHSCP (**MC306**) also included information on:

- A comparison of GP practice list sizes from 2019 and 2024 which demonstrates the increased demand which GPs are currently dealing with.
- GPs with existing vacancies.
- List of settlements and GP practices which are likely to be impacted by housing growth.



22.53. MHSCP provided a breakdown of current and predicted workforce requirements based on the need arising due to population growth from MLDP2 (MC305). In addition to the issues highlighted above in relation to GPs, some of the other biggest MHSCP workforce needs will be felt in Pharmacies, Community Nursing, Homecare, the Older People Team, Dietetics, Physical Disability and Long-Term Conditions and Mental Health and Substance Use. However, Adult Social Care continues to experience the most acute workforce challenges. The evidence suggests that workforce supply is most limited in care at home and care homes staff groups with social care, care assistant and home care worker roles being recently added to the shortage occupation list. Care roles account for over 1/3 of the staff employed across MHSCP (August 2023).

### **Part 3: Health and Safety**

#### **Locations of Concern for Suicide**

22.54. NPF4 Policy 23(f) requires that development proposals be designed to take into account suicide risk. Under Policy 23, Scottish Government (2023) Local development planning guidance suggests that an awareness of locations of concern for suicide should be addressed in the Evidence Report.

22.55. Overall, compared to ten years ago there has been a decrease in the rate of suicide both locally and nationally. Nationally, just under three-quarters (71.4%) of people who died by suicide in 2020 were male (575 males, 230 females). The highest crude rate of suicide for males occurs in the 35 – 44 age group and for females in the 45 – 54 age group (Public Health Scotland, 2020). There is a known link between deprivation and suicide. The probable suicide rate (both crude and age-sex standardised) in the period 2016 - 2020 was three and a half times higher in the most deprived areas compared to the least deprived areas.

22.56. The majority of instances of suicides occur in private residences. It is not appropriate, nor in the interest of public safety, to publish any specific geographical data in relation to other locations of concern for suicide. MLDP2 will take due consideration of the factors associated with higher rates of suicides within communities and will ensure that the design of new development meets the safety stipulations of NPF4 Policy 23(f). Planning officers will continue to work with the Public Health Partners and the Emergency Services to better understand these issues.

22.57. Safety can impact directly on health through its impact on mental wellbeing and through personal injuries and accidents and indirectly through the influence on whether people undertake activities in their neighbourhood (MC320).

#### **Emergency Services**

22.58. Through Midlothian Community Planning Partnership work, planning officers requested to meet with the Emergency Services (Fire, Ambulance and Police). Meetings were held with the Ambulance and Police services but have as yet been unable to meet with the Fire Service.

22.59. Police Scotland identified that journey times across Midlothian for emergency call outs was an issue for the service. Police Scotland also highlighted the type of developments which can create issues for the police such as drive-thru fast-food outlets, licenced



premises and other fast-food outlets. The Police highlighted concern of the impact on budgets and service provision of population growth.

- 22.60. The Police provided information regarding 'Secured by Design' guidance (**MC321**). The Secured by Design (SBD) initiative blends physical security and police expertise together to produce a reduction in crime within the built environment. Measures applied can include the use of SBD approved doors, windows and other products which carry the SBD logo and are approved by the UK Police Forces as meeting exacting testing standards for security and safety. Products displaying the SBD logo have been independently tested to verify they meet relevant British standards or, where there is no appropriate standard already in place, other reliable performance benchmarks. The SBD logo offers developers, architects, designers, builders, construction industry specifiers and members of the public instant reassurance that a product has been deemed by the police to provide a realistic level of resistance to criminal attack.
- 22.61. The Ambulance Service indicated that Midlothian's future population growth is a concern in terms of impact on budget for service delivery. The aging population is also a factor which the Ambulance Service is considering. Currently, as highlighted by the Ambulance Service to planning officers in a meeting on 2 November 2023, 43% of ambulance callouts are from the over 65 age group.
- 22.62. Both the Police and Ambulance Services highlighted the time taken to traverse Midlothian east-west (with limited route choices available) as an issue in responding to emergency situations and the impact on budgets of providing services for a growing population.

#### Air Quality

- 22.63. Monitoring of air quality in Midlothian is conducted via two different means. One is diffusion tubes in Bonnyrigg, Dalkeith, Lasswade, Loanhead, Pathhead and Penicuik that measure NO<sub>2</sub> levels. NO<sub>2</sub> is typically associated with traffic fumes and higher levels of it are therefore typically found adjacent to busy roads and junctions, particularly where traffic is slow moving or engines are idling. The other are the two monitoring stations that are part of the UK Automatic Urban and Rural Network (AURN). One is at the Bush Estate between Bilston and Penicuik around 50m south of Bush Loan Road and 450m east of the A702. The other is at Auchencorth Moss, in the rural south of Midlothian, where a station is around 1.5km from the A701. The Bush Estate station has an automatic 24-hour nitrogen dioxide monitor, while Auchencorth Moss measures a wider range of pollutants.
- 22.64. The latest data from Midlothian Council on NO<sub>2</sub> levels is contained within the 2023 Air Quality Annual Progress Report (**MC322**).
- 22.65. Midlothian Council no longer monitors levels of PM10 following this ending in 2012 in Dalkeith and later in Pathhead after the Air Quality Monitoring Area (AQMA) there was revoked. It also does not monitor levels of PM2.5. Data on these are nevertheless available from the Auchencorth Moss AURN station. It shows that in 2021 the annual means for PM10 and PM2.5 were 5.5 and 3.5 per µg/m<sup>3</sup> respectively, both of which are well within their respective corresponding air quality objective levels of 18µg/m<sup>3</sup> and 10µg/m<sup>3</sup>.



22.66. Midlothian Council no longer monitors levels sulphur dioxide (SO<sub>2</sub>). Following submission of its 2010 Air Quality Annual Progress Report, SEPA commented that as the measured levels of SO<sub>2</sub> were so low, exceedance of the air quality objective was unlikely, and therefore continued monitoring of this pollutant was no longer considered necessary. Monitoring of SO<sub>2</sub> ceased in Dalkeith at the end of the 2012 monitoring period and in Pathhead at the end of 2013.

#### Locations of Major Accident Hazard Pipelines

22.67. A map has been produced to show the locations of Major Accident Hazard Pipelines (MAHPs) (**MC323**). There are no major-hazardous sites or Hazardous Substance Consents currently active in Midlothian as confirmed by Health and Safety Executive.

#### Coal Authority Development High Risk Areas

22.68. The Coal Authority has provided the location of Development High Risk Areas, and these have been mapped in **MC324**.

#### Summary of Stakeholder Engagement

22.69. A full breakdown of all stakeholder engagement which has taken place to support the Evidence Report stage of MLDP2 has been evidenced in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities to support this topic is as follows:

- Public Engagement
- Children and Young People
- Older People
- Disabled People
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Key Agencies
- Shaping Places for Wellbeing Programme
- Midlothian Council Neighbourhood Services
- Midlothian Third Sector Summit
- Emergency Services.

#### Public Engagement

22.70. Seven public drop-in sessions were held in public libraries across Midlothian. The Participation Report (**MC011**) provides a full compendium of comments received at these events. In summary, the key points were raised by members of the public in relation to health:

- Lack of capacity at existing healthcare facilities – GPs and dentists in particular;
- Difficult to get a GP appointment;
- Long waiting lists for GP appointments;
- Concern that additional housing growth would exacerbate issues faced by GPs; and
- Lack of pharmacy provision.

22.71. Four online Place Standard Surveys were conducted. Three of which were for children and young people age categories. Please see the Participation Report (**MC011**) for to view these comments in full. In summary, the key messages coming in from the Place Standard Surveys were:



- Local health services are unable to cope with current demand and this will worsen as more houses are built;
- Lack of accessible housing. New builds do not cater for older age group;
- The mental and physical health of many could be improved with more social contact within their communities. But there needs to be local community run centres for this to be effective;
- More accessible public toilets needed with hoists;
- Better walking and cycling routes between rural areas and urban areas; and
- Greenspaces should be better maintained for health and wellbeing reasons.

### Engagement with Children and Young People

22.72. Planning officers sought to engage with children and young people by way of in-person school and youth group workshops and online Place Standard surveys.

22.73. The Children and Young People Participation Report (**MC170**) provides more information on how the views of children and young people were gathered and a full set of comments which were received. In summary:

- The children liked that health care was free;
- Some children felt like there were lots of services – fire, police, doctors although others believed it was difficult to get a doctor appointment;
- Need for accessible homes. Spoke about flats and the need for lifts for old people and maybe families with buggies; and
- Need more accessible play equipment for parks.

22.74. Planning officers sought to engage with Midlothian's MYSPs however no response was received.

22.75. Planning officers met with members of Midlothian Youth Platform and Midlothian Young Champions at One Dalkeith on 18 September 2023. A full meeting note is included in the Children and Young People Participation Report (**MC170**) In summary, feedback regarding health matters were as follows:

- A feeling of lack of services in local communities for local people. Midlothian is becoming a commuter area with many people travelling to Edinburgh. These people do not use Midlothian services and will do their shopping, visit the doctor or gym in Edinburgh on their way home from work. The group felt that the people working and living in Midlothian had limited services and local amenities available to them;
- A lack of housing for disabled people;
- A sense of helplessness was felt by the group in relation to the rate in which development is occurring and the service and infrastructure provision not catching up. The group did not feel like residents had enough power to change things.

### Engagement with Older People

22.76. Older people were engaged with at Evidence Report stage, either through attendance at drop-ins, via the online surveys or in person officer visits. The full list of officer engagement is recorded in the Participation Report (**MC011**). In summary, comments were as follows:

- More housing options for elderly is required. Flats are not always suitable for elderly as they can be isolating and have no outdoor garden space. Bungalows for elderly should be developed;



- Need for more smaller homes;
- There are good, frequent and reliable bus service to Edinburgh, however, there are infrequent bus services within Midlothian, so residents tend to drive across the Council area;
- The infrastructure is not developing at the rate required to merely maintain the status quo, never mind improve the situation. Houses are needed but so too are increased provision in health services, schools roads etc to meet the expanding population;
- Difficult to get a GP appointment;
- New medical centres should be developed with new housing; and
- The mental and physical health of many could be improved with more social contact within their communities. But there needs to be local community run centres for this to be effective.

### Engagement with Disabled People

22.77. Planning officers sought to engage with disabled people throughout the evidence gathering stage. Again, through attendance at drop-in sessions, online surveys or via engagement with third sector organisations and groups. Please see the Participation Report (MC011).

### Local Place Plans

22.78. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by Community Bodies in relation to the health are as follows:

#### Roslin and Bilston

- Availability of local health care is limited by capacity issues.
- In Bilston there is no shop, no health centre. Nearest is in Roslin.
- 20 mph speed limits to promote active travel, safety, health and amenity.

#### Gorebridge

- The community survey highlighted the pressure that the growth in population is putting on the primary care medical centre in terms of waiting times for appointments.
- Incorporate new Health Centre into the High School.
- Increase Doctor provision to accommodate the growth in population.

#### Rosewell and District

- Rosewell GP, dental practice and pharmacy services including important minor ailment services are provided by surrounding settlements. No primary healthcare services are available within Rosewell and District.
- Lack of healthcare provision was indicated by community.
- Provision within the village through a pharmacy should be considered for inclusion within the MLDP2.

#### Eskbank and Newbattle

- Many complain that they are unable to register with the local (Dalkeith) GP practice.
- It is also thought that infrastructure has not kept up with population requirements such as in GP and dentist provision.

#### Bonnyrigg District

- The ongoing development over the last decade has put considerable strain on resources including public transport, health and education.

#### Mayfield and Easthouses

- Healthcare deficits.





- Providing access to quality healthcare and promoting well-being in the community will help tackle the health disparities highlighted in the Single Midlothian Plans.
- By empowering young people, tackling deprivation, promoting community engagement, and addressing health and well-being disparities, the aim is to create a more vibrant and prosperous community for the future.

#### Newtongrange

- Prioritise infrastructure development to support the increased population, including healthcare facilities.

### **Key Agencies Group Corporate Workshops**

22.79. The Scottish Government Key Agencies Group (KAG) is committed to building upon work undertaken to date through the Scottish Government's Green Recovery Offer, promoting a more collaborative approach to engagement in the planning system, in line with the Place Principle.

22.80. KAG facilitated internal Midlothian Council workshops to provide support to the Council planning team to start to establish a place-based collaborative approach with other Council and community planning partner service providers. This was done as part of their evidence gathering process for MLDP2. The workshops were an important opportunity for the Council services and key agencies to collectively get together and discuss, for the first time in the new planning regime, strategic and local matters affecting Midlothian. A report has been produced to support the workshops (**MC012**).

### **Key Agencies**

22.81. Midlothian Council planning officers met regularly with NHS Lothian Public Health Team, Public Health Scotland, Midlothian Health and Social Care Partnership (MHSCP). Council planning officers have also been in liaison with NHS Lothian Primary Care Team.

22.82. From the regular engagement with the above health partners, the following evidence was provided:

- Evidence Statement from NHS Lothian Public Health Team (**MC304**);
- Evidence Statements from MHSCP (**MC305** and **MC306**); and
- Meeting minutes from NHS Primary Care (**MC307**).

22.83. A Council planning officer attended Midlothian Integration Joint Board (MIJB) Strategic Planning Group (SPG) in July 2023. This group is a committee of Midlothian IJB comprising of Board members, the Boards partners and officers of Midlothian HSCP. The planning officer made a request to the MHSCP to support the MLDP2 evidence gathering. Council planning officers submitted a report to SPG outlining the request for support. This report is including in the list of evidence for this chapter (**MC308**).

22.84. In response to the July 2023 SPG meeting, the MIJ SPG prepared an evidence statement which was issued to Council planning officers in October 2023. The evidence statement contains confidential information and has therefore not been included as an accompaniment to this chapter. A summary of its contents is referenced in the "Summary of Evidence" section above and has been used to inform the "Implications for the Proposed Plan."

22.85. MHSCP ask that MLDP2 take consideration of existing challenges and future needs regarding the provision of health and social care services and infrastructure. MHSCP feel that developer



contributions should be sought from future housing developments to meet the arising health needs. The Council have made health partners aware any potential future developer contributions for health and social care facilities could not be taken from currently allocated housing sites, only for new allocations. Further engagement on this matter will take place with partners at Proposed Plan stage.

22.86. Planning officers engaged with NHS Lothian Primary Care Team, requesting information regarding the current capacity of existing primary care services in Midlothian and the implications of future population growth on those services. Meeting minutes were taken and further detail was provided via email communication. The content of these emails remains confidential and are therefore not attached to this chapter.

22.87. NHS Lothian Primary Care Team also provided copies of the following reports:

- Midlothian Health and Social Care Partnership Primary Care Premises Strategy (2022) (MC319); and
- NHS Lothian's Draft Primary Care Programme Strategic Initial Agreement (May 2023) (MC325).

22.88. The above documents are not publicly available and, while evidenced in this report, are considered to be confidential internal reports. These reports, and any subsequent updates to these reports, will be considered by MDLP2.

### Shaping Places for Wellbeing Programme

22.89. Council planning officers sit on the Improvement Service's Shaping Places for Wellbeing Programme's Steering Group project for Dalkeith. The project focused on delivering a Place and Wellbeing Assessment of the Local Improvement Outcomes Plan (LOIP) - the Single Midlothian Plan 2023-2027. The Improvement Service has reviewed a draft copy of this chapter and their views and comments have been incorporated.

### Third Sector Summit

22.90. Planning officers attended Midlothian's Third Sector Summit on 28th June 2023. In a focus group setting, Council planning officers asked third sector organisations to identify the main health challenges faced by the people groups they represented and their priorities for improving health outcomes.

22.91. A summary of the issues raised is as follows:

- GP access/ difficulty getting a GPS appointment.
- GP recruitment remains an issue.
- Lack of adequate transport provision for disabled people.
- Lack of transport in rural areas.
- Long waiting lists for care at home/ residential respite services.
- Not enough choice of housing.
- Smaller, adapted housing is needed e.g. bungalows.
- Appropriate housing for older people, including design of streets e.g. more dropped kerbs and good paving.
- Better access to outdoor space.
- A hub in every community.



### Emergency Services

22.92. Engagement meetings were held with the Police and Ambulance Services. Midlothian's Fire Service was contacted but no meetings have been held. Further endeavours will be made by the Council in this respect. Meeting minutes containing the emergency services' views have been recorded and will inform MLDP2.

### Summary of Implications for the Proposed Plan

#### Health in All Policies

22.93. MLDP2 will need to recognise the intrinsic connection between health and wellbeing and the environment.

22.94. MLDP2 will also need to consider the direct and indirect health impacts of new developments upon all people groups and will support sustainable, equitable and inclusive design of new developments.

#### Creating Healthier Places and Tackling Health Inequalities

22.95. NPF4 Policy 23 requires Local Development Plans to seek to tackle health inequalities particularly in areas of highest deprivation. This includes identifying the health and social care services and infrastructure needed in the area, and opportunities for exercise and healthier lifestyles. Of particular interest is how developments have positive effects on health, developments which are likely to have an adverse effect on health and how development support health and social care facilities and infrastructure. MLDP2 will need to recognise the full range of health determinants that the Local Development Plan might affect and seek to endorse a Health in All Policies approach to help reduce harms to health for all, health inequalities, seek to avoid the creation of new inequalities, and maximise of health and wellbeing benefits for all. MHSCP wish for the Council to recognise the challenge and negative impacts presented by NPF4 as a result of implementing national ambitions to reduce health inequalities without appropriate and proportionate input and investment in health and social care infrastructure.

22.96. NPF4 Policy 23(b) states that development proposals which are likely to have a significant effect on health will not be supported and that a Health Impact Assessment (HIA) may be required. MLDP2 will need to consider how the health impacts of policy and development should be measured and appropriately mitigated. MLDP2 will need to give regard to population health and wellbeing outcomes and any inequalities that may unintentionally arise as part of the implementation of the proposed plan. MLDP2 will need to consider the needs of different populations and equitable outcomes for all.

22.97. Any policy on HIA will be influenced by the following HIA guidance from Public Health Scotland and assistance from NHS Lothian's Directorate of Public Health and Public Health Scotland's Health Impact Assessment Unit.

#### Place and Wellbeing

22.98. MLDP2 will need to endeavour to embed the Place and Wellbeing Outcomes to focus decision-making and implementation on a common set of evidenced features that make every place. Monitoring supporting indicators would enable Midlothian Council to build a picture over time to assess contribution to the delivery of the Place and Wellbeing outcomes locally. This indicator evidence would allow Midlothian Council to consistently take place and wellbeing considerations into account in development planning.



22.99. MLDP2 will seek to embed actions on place that can improve health and reduce health inequalities as recommended by NHS Lothian's Directorate of Public Health and Public Health Scotland.

22.100. Planning officers will maintain links between planning and public health and continue to seek public health input and opportunities for both informal and formal engagement in the production of MLDP2.

### Housing

22.101. MLDP will need to recognise housing as a critical social determinant of health and seek to ensure access to adequate housing which is safe, affordable, accessible, available, appropriate and high quality is key to achieving the highest attainable standard of health. The cost of housing, its design, access to private outdoor space and its location in accessible places where people want to live (where quality services, greenspace and amenities exist) are all aspects that impact on our health and wellbeing.

22.102. For the preparation of MLDP2, Midlothian Council will seek to progress actions on housing to reduce health inequalities and meet requirement for new homes in a way that increases the availability of affordable homes across all tenures. The issues of providing affordable housing are gone into further in **Topic 17: MATHLR and Local Housing Land Requirement** and **Topic 18: Affordable, Disabled, Specialist and Other Housing**.

22.103. The need for housing for older and disabled people is covered in more detail in **Topic 18 Affordable, Disabled, Specialist and Other Housing**. However, key evidence to support any MLDP2 policy on inclusive homes, including accessible, adaptable homes and homes for older people, such as supported accommodation of care homes is captured in this Evidence Report. Although it is clear that the demand for these accommodation types is present in Midlothian, the evidence statements provided by MHSCP and NHS Lothian demonstrates the health benefits of people being able to stay in their homes for as long as possible and that an increase in supply of these housing types could alleviate some of the pressures felt in the health care system.

### Alcohol, Tobacco and Fast-Food Premises

22.104. MLDP2 will consider if it is appropriate to include a policy to control the concentration of premises which are granted licences to sell alcohol and tobacco.

22.105. MLDP2 will also consider how it may control the concentration of fast-food outlets and their proximity to schools.

### Burial Grounds

22.106. While due to existing capacity there is no need for further burial ground capacity in MLDP2 to meet legislative requirements, the Council wishes to actively examine the matter further in the production of MLDP2.

### Health and Social Care Infrastructure Needs

22.107. The need for additional health and social care service and infrastructure provision to meet the demand from a growing population has been identified by health partners and the key issues have been summarised in this chapter. Planning officers will continue to engage with health partners to further understand the implications of future population growth upon health services and infrastructure – both in terms of the challenges of physical health and social care facilities/buildings and the ongoing challenges facing



health and social care provision by way of a shortage of skilled professionals. Investment in developing the right professional in the right numbers requires a much more realistic connection with national workforce planning policy. Consideration during MLDP2 Proposed Plan production will be given to how and if developer contributions may appropriately form part of addressing these challenges (please see the Developer Contributions section below).

22.108. The Proposed Plan will seek to address need in appropriate ways, based on the sufficiency of the evidence, in ways such as:

- Where possible guiding new housing development allocations made in MLDP2 to locations to minimise the implications of population growth upon existing health infrastructure;
- The evidence demonstrates the linkages between improved health and wellbeing and a reduction in the need for medical intervention and the severity of health needs. The potential health in all policies approach to MLDP2 and consideration of the Health and Wellbeing Outcomes will, indirectly, support Midlothian's health and social care services through seeking to improve the overall health and wellbeing of the authorities' communities;
- Considering the practice data available and using professional analysis of a sustainability risk matrix (which gives a weighted score to each practice based on list growth, percentage of older people, levels of economic deprivation and premises pressure); and
- Continue to engage and work with health care partners.

#### **Health and Safety**

22.109. The locations of Major Accident Hazard Pipelines and Coal Authority Development High Risk Areas have been identified in the Evidence Report. MLDP2 will ensure that development is directed away from these areas, in the interests of public health and safety.

22.110. In terms of locations of concern for suicide, MLDP2 will not publish this information. MLDP2 will take account of these locations and will consider, where appropriate, how to incorporate policy to ensure new development is designed safely and with suicide risk in mind, as well as the proximity of such developments to these locations of concern. MLDP2 will take due consideration of the risk factors associated with suicide and will ensure that the design of new development meets the safety stipulations of NPF4 Policy 23(f). Planning officers will continue to liaise with health partners and Emergency Services on this matter throughout the production of the MLDP2 Proposed Plan.

22.111. Planning officers will also continue to liaise with members of the Emergency Services to ascertain how MLDP2 can best support service needs.

#### **Developer Contributions**

22.112. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under "infrastructure first");
- facility deficiencies resulting from or exacerbated by the new development;



- affordable housing;
- transport and active travel infrastructure;
- Protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- Site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

22.113. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### **Public Engagement**

22.114. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Statements of Agreement/Validation**

22.115. Midlothian Council engaged with Midlothian Health and Social Care Partnership, NHS Lothian Public Health, NHS Lothian Primary Care and Public Health Scotland throughout the preparation of this health evidence chapter. Draft versions of the health evidence chapter were reviewed by all health parties and comments were received from all. All parties agree with the evidence contained in this chapter.

22.116. Public Health Scotland Place Team and NHS Lothian's Directorate of Public Health Midlothian Team reviewed a draft version of this chapter. The draft version which they reviewed contained information on the relationship between health and the following topics:

- Climate Change;
- Transport and Active Travel;
- Natural Space;
- Play (including children's rights and UNCRC); and
- Green Social Prescribing.

22.117. The Council acknowledges the intrinsic relationship between health and the above topics. For brevity and proportionality, the comments on the above topics have been moved to the directly relevant topics and are not discussed in detail in this chapter.

22.118. NHS Lothian's Directorate of Public Health Midlothian Team and Public Health Scotland both advocate for MLDP2 to be subject to a Health Impact Assessment (HIA) or Health Inequalities Impact Assessment (HIIA). The Council is carrying out an Integrated Impact Assessment using an agreed template which satisfies the statutory requirements placed on local authorities by the Fairer Scotland Duty and Equalities Act. The Council



recognises that HIA/HIIA are not statutory requirements and will review resources available at Proposed Plan stage to understand whether HIA/HIIA will be feasible/proportionate to undertake.

**Evidence Disputes with Stakeholders**

22.119. None

**Information Gaps/Uncertainties**

22.120. The high-level narrative from NHS Lothian Primary Care and HSCP demonstrates that Midlothian's health and social care services are currently experiencing significant challenges/pressures. These existing pressures will be exacerbated by the already planned housing developments identified in the adopted MLDP 2017 and any further by any new housing allocations in MLDP2. Although evidence has been provided, the Council considers that data gaps remain in terms of details quantifying the exact future service needs/interventions and exactly where interventions are required. The Council will continue to liaise with health and social care partners throughout the Proposed Plan stage to further understand these details in support of MLDP2.



## Topic 23: Energy Infrastructure

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:  <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district</li> <li>• (e) how that infrastructure is used</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 11:</p> <ul style="list-style-type: none"> <li>• LDPs should seek to realise their area’s full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; andMC</li> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
<p>Links to Evidence</p>	<p>MC273 Information Note: Energy Infrastructure  MC276 Audit of Infrastructure and Services  MC282 A Vision for Scotland’s Electricity and Gas Networks 2019-30  MC285 Scotland’s Hydrogen Asset Map  MC284 SGN RIIO-GD2 Business Plan 2021-26  MC120 Heat in Buildings Strategy  MC242 Draft Energy Statement and Just Transition Plan  MC280 SP Distribution Long Term Statement  MC279 SP Distribution Future Energy Scenarios – Data Workbook  MC283 SPEN Network Development Plan  MC278 SPEN RIIO-E Business Plan 2023-28  MC246 SPEN RIIO-T2 Business Plan 2021-26  MC256 SPEN DSP Introduction to Heads of Planning Scotland Network  MC257 SPEN RIIO-ED2 Presentation – Midlothian Council  MC258 SGN Engagement Report – Shaping Our Plans Together  MC277 SGN Major Accident Hazard Pipelines – Information for Local Authorities</p>





**MC281** National Grid – Local Authority Presentation  
**MC323** Location of Major Accident Hazard Pipelines

Also see:

- Participation Report (**MC011**) and Children and Young People Participation Report (**MC170**).
- SEA Summary Environmental Baseline (**MC013**) and SEA Scoping Report October 2023 (**MC014**).

It is not intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:

- Topic 1: Climate Change, Mitigation and Adaptation
- Topic 4: Natural Places and Landscape
- Topic 11: Renewable Energy Generation – Wind
- Topic 12: Renewable Energy Generation – Solar
- Topic 13: Renewable Energy Generation – Geothermal and Hydro
- Topic 20: Heat and Cooling

### Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this chapter of the Evidence Report.

#### Purpose and Scope of Chapter

23.1. This chapter focuses on Energy Infrastructure (electricity, gas, hydrogen, and storage) in Midlothian. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Existing Energy Infrastructure – Electricity Network
- Existing Energy Infrastructure – Gas/Hydrogen Network
- Proposed Energy Infrastructure – Electricity Network
- Proposed Energy Infrastructure – Energy Storage

**Topic 20: Heat and Cooling** addresses the LHEES and provides further information and summaries. **Topic 4: Natural Places and Landscape** and **Topic 13: Wind Energy** address landscape sensitivity and **Topic 13: Wind Energy** and **Topic 14: Solar Energy** address wind and solar energy.

#### **Existing Energy Infrastructure – Electricity Network**

23.2. An audit of Midlothian and cross-boundary infrastructure and services (**MC276**) has been prepared which includes existing electricity energy infrastructure information. This section also contains summaries of this information.

23.3. The following electricity assets and transmission networks are identified in or near the Midlothian area in the [National Grid Electricity System Operator \(ESO\) Interactive Map](#).



Electricity Substations

- 400 / 275 / 132 kV – Smeaton, East Lothian
- 400 / 275 / 132 kV – Currie, Edinburgh
- 400 / 275 kV – Cockenzie, East Lothian
- 275 kV – Kaimes, Edinburgh
- 275 kV – Portobello, Edinburgh
- 132 kV – Dunlaw Extension, East Lothian

Electricity Transmission Network – Circuit Lines

- 400 kV – east-west route in the northern part of Midlothian.
- Connects to the Currie, Kaimes and Smeaton substations.
- 275 kV – north-south route in the eastern part of Midlothian.
- Connects to the Smeaton and Cockenzie substations.
- 132 kV – north-south route in the eastern part of Midlothian.
- Connects to the Dunlaw Extension substation.

- 23.4. The [SP Energy Networks Distribution Heat Mapping](#) application provides a geographic view of where there is available network capacity to accommodate new generation. This provides an indication of the potential opportunities to connect Distributed Generation to the 11kV and 33kV network in the SP Distribution plc licence area. Each substation and circuit have been assigned one of the following categories:
- Red – At least one factor is close to its operational limit and so installation of most levels of Distributed Generation and a local connection is highly unlikely. It may also require extensive reinforcement works or given the lack of a local connection, require an extensive amount of sole user assets to facilitate such a connection.
  - Amber – At least one factor is nearing its operational limit and hence, depending on the nature of the application, network reinforcement may be required. This can only be confirmed by detailed network analysis.
  - Green – All operational factors are within tolerable limits and so opportunities may exist to connect additional Distributed Generation without reinforcing the network (subject to detailed studies).
- 23.5. Tables 23.1, 23.2 and 23.3 below show capacity, constraints, demand, and category information regarding the electricity infrastructure (grid supply points and primary substations) serving Midlothian.



Table 23.1 – Grid Supply Points (converts to 132,000 volts) capacity and constraints.

Grid Supply Point – Kaimes Substation, Edinburgh				
Voltage (kV)	Firm Capacity (MVA)	Maximum Load (MVA)	Minimum Load (MVA)	Overall Category
275/33	120.00	96.12	24.03	Red
Generation Connected (MW)	Generation Contracted (MW)	33kV Generation Capacity	33kV Fault Level	Wider Constraints
43.48	123.14	Amber	Red	Known network constraints: LMS
Grid Supply Point – Portobello Substation, Edinburgh				
Voltage (kV)	Firm Capacity (MVA)	Maximum Load (MVA)	Minimum Load (MVA)	Overall Category
275/33	120.00	81.99	20.50	Red
Generation Connected (MW)	Generation Contracted (MW)	33kV Generation Capacity	33kV Fault Level	Wider Constraints
29.49	0.28	Green	Red	n/a

Source: [SPEN Distribution Heat Map](#)

Table 23.2 – Primary Substations (converts to 11,000 volts) demand and capacity.

Primary Substation	Location	Overall Category (Jan 22)	Existing Primary demand (MVA)	Existing Primary capacity (MVA)	Total demand (MVA)	Forecast demand (MVA) 2030
Associated Grid Supply Point – Kaimes, Edinburgh						
Burghlee	Loanhead	Amber	13.00	20.00	17.74	14.57
Poltonhall	Bonnyrigg	Amber	6.60	10.00	8.37	7.53
Bush Estate	Bush	Amber	6.90	24.00	6.90	5.56
Lugton	Dalkeith	Amber	15.40	23.00	21.34	18.00
Loanstone	Penicuik	Amber	3.90	10.00	7.90	4.84
Penicuik	Penicuik	Amber	6.20	10.00	6.20	7.55
Little France	Edinburgh	-	-	-	-	-
Associated Grid Supply Point – Portobello, Edinburgh						
Lady Victoria	Newtongrange	Amber	16.70	20.00	19.52	18.28
Niddrie	Edinburgh	Amber	-	-	-	-
Monktonhall	Musselburgh	Amber	15.90	24.00	26.41	18.92

Source: [SPEN Distribution Heat Map](#)

Table 23.3 - Primary Substations (converts to 11,000 volts) categories.

Primary Substation	Location	Overall Category	EHV Generation Capacity	HV Generation Capacity	Reverse Power Flow	33kV Fault Level
Associated Grid Supply Point – Kaimes, Edinburgh						
Burghlee	Loanhead	Red	Red	Green	Red	Red
Poltonhall	Bonnyrigg	Red	Red	Green	Red	Red
Bush Estate	Bush	Red	Red	Green	Green	Red
Lugton	Dalkeith	Red	Red	Green	Red	Red
Loanstone	Penicuik	Red	Red	Green	Red	Red
Penicuik	Penicuik	Red	Red	Green	Red	Red
Little France	Edinburgh	Red	Red	Green	Green	Red
Associated Grid Supply Point – Portobello, Edinburgh						
Lady Victoria	Newtongrange	Red	Red	Green	Red	Red
Niddrie	Edinburgh	Red	Red	Green	Green	Red
Monktonhall	Musselburgh	Red	Red	Green	Green	Red

Source: [SPEN Distribution Heat Map](#)

23.6. Projects completed by SPEN in and near the Midlothian area include those noted below in Table 23.4

Table 23.4 - Projects completed in and near Midlothian.

Project Name	Description
XS overhead line route – major refurbishment – between Kaimes and Cockenzie	XS overhead line runs between Kaimes and Cockenzie substations, passing through Smeaton substation enroute. At 275 kV, the line, which was constructed several decades ago, has over 50 towers and is a crucial part of the transmission network in central and southern Scotland supporting the distribution of electricity in the Edinburgh area. The programme for the major refurbishment involves individual towers being inspected and maintenance carried out as required. In addition, the conductors which transport the electricity are being renewed. Sections of the line are in close proximity to housing and transport infrastructure and local communities have been advised of the work, much of which will be taking place at height.
Kaimes Substation 275 kV switchgear replacement	Kaimes Substation is located to the south of Edinburgh and is a major node on the east west interconnected transmission network supporting distribution of energy to central Edinburgh. The project team have completed the modernisation program of the 275 kV switchgear replacing the original equipment that had been in place since the early 1960's.
Currie Substation extension project	Currie Substation plays a key part in the SP Transmission Network – located to the southwest of Edinburgh the substation connects a number of major transmission lines. As part of ongoing investment and modernisation programmes SP Energy Networks have a Currie



	substation extension project ensuring the facility meets future demands placed upon it.
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Source: [SP Energy Networks](#)

### Existing Energy Infrastructure – Gas / Hydrogen Network

23.7. An audit of Midlothian and cross-boundary infrastructure and services (**MC276**) has been prepared which includes existing gas energy infrastructure information. This section contains summaries of this information.

23.8. The existing SGN gas distribution network (**MC277**) is confirmed as:

- High Pressure Pipelines (7+ bar) – Major Accident Hazard Pipelines (MAHP)
- Intermediate Pressure Pipelines (2-7bar)
- Medium Pressure Pipelines (75mbar-2bar)
- Low Pressure Pipelines (19-75mbar)

23.9. A map of Major Accident Hazard Pipelines (MAHPs) is shown in **MC323**.

23.10. The [Renewable Energy Planning Database](#) and [Map](#) highlights the capacity for landfill gas capture in Midlothian, as summarised in Table 23.5 below.

Table 23.5 - Capacity – Landfill Gas – Midlothian

Site Name	Technology Type	Capacity (MW)
Oatslie Landfill	Landfill gas	2.00
Bonnyrigg	Landfill gas	2.20
Drummond Moor Landfill	Landfill gas	2.00

Source: [Renewable Energy Planning Database](#) and [Renewable Energy Planning Database Map](#)

### Proposed Energy Infrastructure – Electricity Network

23.11. As outlined in the [National Grid Electricity Ten Year Statement](#) (EYYS), over the next decade the British Electricity Transmission System faces growing system needs, driven primarily by low carbon and renewable generation. This will drive requirements for new network capability in the move towards the 2035 UK Government target of 100% zero carbon electricity system and beyond. In Scotland, future generation growth is primarily from renewable generation located at the peripherals of the network. Different solutions are required to ensure the high voltages are managed in central Scotland. Midlothian is located within the Boundary B4 region, which is operated by Scottish Power. The Boundary B4 region capability is limited to 3.4GW due to a thermal constraint on the Westfield-Longannet 275kV circuit (Fife). With increasing generation and potential interconnectors in the SSEN Transmission area for all scenarios, the required transfer across Boundary B4 is expected to increase significantly over the ETYS period. There are no recommendations for reinforcement projects in the Midlothian area.

23.12. Over the last ten years (2009-2019), demand for electricity has fallen due to changes in the industrial landscape and major progress in energy efficiency. Demand is however set to increase as we move towards electric transport and heating more buildings by electricity. The SP Energy Networks RIIO-T2 Business Plan (2021-2026) (**MC246**) outlines how demand changes in the coming years are likely to be driven.



23.13. Tables 23.6 and 23.7 highlight the future energy scenarios (demand and generation projections) to 2040 in the SPEN central/southern Scotland area, as outlined in the SPEN RIIO-T2 Business Plan (2021-2026) (MC246). Tables 23.8 and 23.9 provide more information regarding how electricity demand and supply will evolve, as outlined in MC246.

Table 23.6 – Demand Projections (MW) to 2040 – central / southern Scotland

	Demand Projections (MW)		
	2018	2026	2040
Electric Vehicles	50	332 – 1,462	10,248 – 19,431
Heat Pump Installations	No known installations	78 – 420	244 – 3,282
Demand changes (peak demand)	31.5	29.9 – 35.6	27.2 -36.6

Table 23.7 – Generation Projections (MW) to 2040 – central / southern Scotland

	Generation Projections (MW)		
	2018	2026	2040
Wind	20	20-23	21-52
Solar PV	0	1-32	2-37
Storage	0	0	0
Controllable	11	11	11
CHP	0	1-23	1-23

Table 23.8 – How electricity demand will evolve (MC246)

Electricity Demand	Description
Electric vehicles	Anticipate that up to 20% of vehicles in Scotland will use electricity by 2023. That's around 610,000 vehicles which could require up to 406 MW power at peak times, less than 10% of additional demand.
Heating	Using electrical heat pumps to heat buildings may become more popular in the future, particularly in new build and off-gas grid properties. This is not expected to impact demand by much in RIIO-T2 (2021-2026).
Domestic demand	Less electricity is being used in homes for appliances, lighting, and other consumer goods, due to improved energy efficiency and generation such as rooftop solar panels. Further reductions are expected as homes become more energy efficient.
Industrial and commercial demand	Demand from shops, offices and industry has reduced due to improved efficiency. Economic factors will mean that this trend is likely to continue, except for a small number of energy intensive industries.
Population changes	Demand from each consumer is reducing but our population is increasing. Population growth is expected to be modest in the SP Energy Networks / SP Transmission south and central Scotland area and not have a big impact. A 2% growth in population is forecast according to the Office of National Statistics (ONS).



23.14. Scotland regularly generates more power from renewable sources than it consumes, which means that the transmission network plays an important role in linking these generators with sources of demand across Britain. The three main factors for the electricity transmission network are noted in Table 23.9.

Table 23.9 – How electricity supply will change (MC246)

Electricity Supply	Description
Wind generation	The steady growth in wind capacity in the network is likely to continue, based on projects currently being developed. Growth in transmission connected wind is expected to more than double in capacity across most scenarios, largely due to offshore wind.
Solar PV	Solar Photovoltaic (PV) generation is set to increase, including small scale rooftop schemes and larger solar farms. However, it is expected that this will have a minimal impact in winter in Scotland and a relatively low impact in summer when peak and minimum demands in the network are experienced.
Energy storage	Storing electricity can help with the management of peak demand and network constraints. At present, storage capacity is largely limited to pumped hydro. There is a greater interest in large scale batteries connecting to the distribution and transmission network. It is anticipated that this will have a low impact on the transmission system over the RIIO-T2 period (2021-2026).

23.15. The SP Energy Networks RIIO-T2 Business Plan (2021-2026) (MC246) outlines strategies for managing the three types of lead assets that comprise the overhead lines (steel towers, conductors, and fittings). The overhead lines operate at 132, 275 and 400 kV. Investment plan proposals, which are particularly relevant to Midlothian are shown in Tables 23.10 and Table 23.11.

Table 23.10 - SPEN investment planning – Midlothian and cross-boundary infrastructure

Type	Route Ref.	Area	Circuit Length	Completion Date
Major 400 kV system	Overhead line route XJ	Lanarkshire and Lothian	147.32 km	2026 (indicative)
Minor 400 kV system	Overhead line route ZT	Lothian and Borders	68.52 km	2025
Minor 400 kV system	Overhead line route ZS	Lothian	108.14 km	2025
Major 132 kV system	Overhead line route AC	Lothian	2.98 km	2025
Major 400 kV system	Overhead line route ZA	Lothian and Borders	131.64 km	2023



Table 23.11 - SPEN investment planning - underground cable investments

Type	Location	Description	Completion Date
33 kV switchboard	Kaimes Substation	Fault level mitigation. Replacement of 33kV cable sections to new switchboard locations. To allow further connection of generation in Midlothian.	2026
33 kV switchboard	Portobello Substation	Fault level mitigation. Replacement of 33kV cable sections to new switchboard location. To allow further connection of generation at Lady Victoria Primary substation.	2026

23.16. Key projects in Midlothian in the SP Energy Networks, RIIO-ED2 Business Plan (2023-2028) (**MC278**) are:

- Shawfair Primary Substation (connection driven) - Installation of new 32MVA Primary substation for Shawfair development and reinforce surrounding network. Plans to build new substation in next 3 years to service Shawfair and Newtongrange.
- Advanced Computer Facility (ACF) (Bush) Primary Substation (connection driven) Musselburgh - Installation of new 32MVA Primary substation for University of Edinburgh and reinforce surrounding network.
- Primary Substation - Installation of new 32MVA Primary substation. This reinforces Tranent and Monktonhall to provide more capacity in South Musselburgh.

23.17. The SP Energy Networks Distribution Future Energy Scenarios (DFES) documents (**MC279**) describe how electricity generation and demand may evolve to 2050 in the southern and central Scotland distribution region. The Distribution Future Energy Scenario Data Workbook (**MC279**) provides full forecast details of customer demand and generation (peak demand, electric vehicles, heat pumps, generation capacity, etc.). The fully detailed Midlothian information and scenarios can be accessed in the DFES Data Workbook and Map (**MC279**).

23.18. The SP Distribution Long-Term Development Statement (LTDS) (**MC280**) provides detailed network information and overview of developments for 5 years. This includes information on the operation and development of the 33kV and 11kV distribution network in the SP Distribution licence area such as network asset technical data, network configuration, geographic plans, fault level information, demand and generation levels, and planned works. The LTDS Appendix 8 (Predicted Changes – Table 8) outlines the development opportunities for the SP Distribution network, highlighting connection opportunities for generation and load. Key projects which are relevant to Midlothian are noted below in Table 23.12. The [LTDS Appendix 10 \(Geographic Plans – Table 10\)](#) provides geographic plans of the SP Distribution network area, including the Midlothian area.





Table 23.12 Key LTDS projects relevant to Midlothian

Project	Location	Description	Completion Date
Reinforcement – Monktonhall – Tranent Primary	Musselburgh	Establish a new 32MVA Primary Substation	2028
Reinforcement – Portobello Primary Fault Level Mitigation	Portobello Primary Substation	Install two new 33/11kV transformers and two new 11kV switchboards to replace the existing legacy rated 11kV switchboard.	2028
Reinforcement – Kaimes Grid Supply Point (GSP)	Kaimes GSP – Kings Buildings and Lugton	New 33kV circuits to reconfigure Kings Buildings and Lugton primary substation to be supplied from Whitehouse GSP.	2027
Modernisation Loanstone Primary	Loanstone Primary Substation	Replacement of 33kV Transformers	2025

### Proposed Energy Infrastructure – Gas / Hydrogen Network

23.19. During stakeholder engagement, SGN confirmed the following regarding future development:

- Gas demand is not increasing but remains steady.
- SGN will retain existing high-pressure pipeline network. Reinforcement of this network is infrequent. Some reinforcement of the high-pressure pipeline is planned. The timescale and details are not confirmed yet.
- SGN strategic plans note the potential to develop heat networks and hydrogen supply.

23.20. There are no hydrogen projects identified by the [Hydrogen Asset Map](#) for the Midlothian area.

### Proposed Energy Infrastructure – Energy Storage

23.21. Proposed energy storage, including Battery Energy Storage System (BESS) in Midlothian and City of Edinburgh are noted in Table 23.13 below.

Table 23.13 - Proposed Energy Storage

Proposal	Location	Capacity (MW)	Application Ref.
Salters Battery Energy Storage System  Proposed construction and operation of a Battery Energy Storage System (BESS) with an installed capacity of up to 200MW, with ancillary development including upgraded access road.	Land south of the A68, between the towns of Whitecraig and Dalkeith, Midlothian	Storage – 200MW	Energy Consents Unit ECU00004962
Torfichen Wind Farm and energy storage	Moorfoot Hills, Midlothian	Wind – 114MW	Energy Consents Unit



		Storage – 50MW	ECU00004661
Proposed renewable energy development comprising installation of Battery Energy Storage System (BESS) with associated infrastructure.	Land west of existing Kaimes Substation, Old Burdiehouse Road	Storage – 49.9MW	City of Edinburgh Council 24/01489/FUL 23/01765/PAN

### Summary of Stakeholder Engagement

23.22. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of engagement activities to support 'Energy Infrastructure' is as follows:

- Public Engagement
- Wider local government services
- Key Agencies Group
- Other Stakeholders

#### Public Engagement

23.23. Seven public drop-in sessions were held in public libraries across Midlothian. Four online Place Standard Surveys were also conducted. In summary, comments were received on:

- The need to ensure sufficient infrastructure in general is in place to support population and residential growth in Midlothian;
- Older housing has poorer energy efficiency compared to new;
- Housing is energy intensive to heat;
- Newer housing use solar panels minimally and are still installing gas boilers.

#### Local Place Plans

23.24. Eight Local Place Plans (LPPs) have been received from Community Bodies, with a further two draft LPPs submitted to the Council. The main issues and priorities raised by communities in relation to Energy Infrastructure energy are as follows:

- Damhead and District (**MC220**) – Wish MLDP2 to take recognition that Damhead will explore the development of a community wide energy project covering heat efficiency and microgeneration.
- Gorebridge (**MC222**) – Community solar farm at Lady Brae.
- Newtongrange (**MC224**) – Promote the integration of solar energy in new housing developments and advocate for the implementation of solar panels on new and existing buildings to reduce the community's carbon footprint and energy costs.
- Rosewell and District (**MC225**) – Solar community-wide energy project for Rosewell. This initiative would focus on heat efficiency and microgeneration, potentially incorporating features like a solar meadow in line with other Local Place Plans in Midlothian (Damhead and District Local Place Plan).

#### Key Agencies Group Corporate Workshops

23.25. Feedback from Council colleagues during the workshops identified opportunities with district heating networks combined with renewables, which will also help the authority meet its net zero targets.



### Energy network companies

23.26. Presentations noted in source material below and meetings with National Grid, Scottish Power Energy Networks, SGN and Midlothian Energy Ltd. Refer also to the Audits of Energy Infrastructure in this chapter, regarding existing and proposed energy infrastructure, capacity and demand, investment, future energy scenarios and long-term network development. The following engagement was carried out with other relevant stakeholders:

- SPEN – DSO Introduction to Heads of Planning Scotland Network (**MC256**)
- SPEN – RIIO-ED2 Presentation – Midlothian Council (**MC257**)
- SGN Engagement Report – Shaping our Plans Together (**MC258**)
- SGN Major Accident Hazard Pipelines – Information for Local Authorities (**MC277**)
- National Grid – Local Authority presentation (**MC281**)

### Summary of Implications for the Proposed Plan

23.27. NPF4 Policy 11 (Energy) replaces MLDP Policies NRG1 – NRG6 and encourages all forms of renewable energy development, including new and replacement transmission and distribution infrastructure. NPF4 National Development 3 (Strategic Renewable Electricity Generation and Transmission Infrastructure) will inform the MLDP2 spatial strategy.

23.28. Scotland's Energy Statement and Just Transition Plan (**MC242**) will inform the MLDP2 spatial strategy and policy, and outlines national aspirations in relation to energy infrastructure and supply:

- appropriate investment in transmission networks by 2030.
- installed renewable and low-carbon hydrogen production capacity – 5GW by 2030; 25GW by 2045.
- locally or community owned energy generation – 2GW by 2030.

23.29. The plans, strategies, projects, and energy demand noted above will inform the MLDP2 spatial strategy and policy including requirements to help address:

- electricity generation projections for wind and solar photovoltaic.
- electricity demand projections for electric vehicles and heat pump installations.
- electricity demand technologies including battery storage.
- diversification of the gas distribution network to supply low carbon gases and natural gas, including through local energy projects.
- potential to develop heat networks and hydrogen supply.

### Electricity Network

23.30. As outlined in Scotland's Energy Statement and Just Transition Plan (**MC242**), significant infrastructure investment in Scotland's transmission system is needed to meet 2030 targets, address constraints, and enable renewable power to flow to centres of demand.

23.31. As outlined in the Vision for Scotland's Electricity and Gas Networks (**MC282**), the electricity distribution network needs to have sufficient capacity to meet growing demand for distributed generation and be capable of carrying clean electricity to and from new demands including electric vehicles and heat pumps.

23.32. As outlined in the Heat and Buildings Strategy (**MC120**), by 2030, a much larger proportion of heat demand will be electrified. Electric heating systems will likely be



predominantly either individual heat pumps within buildings or larger heat pumps providing heat to heat networks. Transitioning many properties to electric heating systems will substantially increase the demand on our electricity system. There will be places throughout Scotland where network owners will need to reinforce cables and upgrade the substations that serve neighbourhoods and buildings and do so in a way that coordinates with plans for conversion to electric heat pumps.

- 23.33. [SP Energy Networks distribution heat mapping](#) outlines that the Kaimes and Portobello Substations (275 kV Grid Supply Point) are category red facilities, with at least one factor close to its operational limit and may require reinforcement works.
- 23.34. The SP Energy Networks mapping also outlines that all Primary Substations in Midlothian are category red facilities, with at least one factor nearing its operational limit and may require reinforcement works. New Primary Substation facilities (32MVA) are proposed to reinforce the surrounding network at Shawfair and Easter Bush.
- 23.35. The SP Energy Networks RIIO T2 Business Plan (2021-2026) (Transmission) (**MC246**) outlines future energy scenarios and increased demand (MW) regarding electric vehicles and heat pump installations. The Plan also confirms proposed substation and overhead line investment, which is relevant to Midlothian and aims to allow further connection of generation.
- 23.36. The SP Energy Networks RIIO ED2 Business Plan (2023-2028) (Distribution) (**MC278**) sets out a vision for the electricity network and proposes the developments in the Edinburgh and Borders network. Key projects which are relevant to Midlothian include new 32MVA primary substations at Shawfair, The Bush and Musselburgh.
- 23.37. The SPEN Network Development Plan (**MC283**) outlines interventions planned over a 10-year period in the SP Distribution network that will increase network capacity. Key interventions relevant to Midlothian include those at the Kaimes and Portobello Grid Supply Points.
- 23.38. The SP Energy Networks Distribution Future Energy Scenarios ([DFES](#)) (**MC279**) provides forecast details of customer demand and generation (peak demand, electric vehicles, heat pumps, generation capacity, etc.). The baseline scenario for Midlothian highlights an increase in electric vehicle volume from 5,172 to 47,053 between 2025 and 2035 and an increase in heat pumps from 3,501 to 21,499 during the same period.
- 23.39. The SP Energy Networks Long Term Development Statement ([LTDS](#)) (**MC280**) outlines development opportunities for the SP Distribution network, highlighting connection opportunities for generation and load. Key projects which are relevant to Midlothian and due to be completed between 2025 and 2028 include reinforcement and modernisation projects at Musselburgh, Portobello, Kaimes and Loanstone.

#### Gas Network

- 23.40. As outlined in Scotland's Energy Statement and Just Transition Plan (**MC242**), there is the potential to repurpose and redesign some parts of Scotland's gas networks to carry low carbon gases, including biomethane and hydrogen. There is also the potential to



repurpose some parts of the gas network to transport CO<sub>2</sub> associated with Carbon Capture Utilisation and Storage (CCUS).

23.41. As outlined in the Vision for Scotland's Electricity and Gas Networks (**MC282**), the gas transmission network must adapt to support increased decarbonisation of gas, and regional energy systems based on 100% hydrogen. The gas distribution network must consider a blend of increasing quantities of low carbon gases with natural gas, including hydrogen, biomethane, and bio-synthetic natural gas. Low carbon sources of gas through local and community energy projects should also be considered.

23.42. As outlined in the Heat in Buildings Strategy (**MC120**), by 2030, at least 1 million homes in Scotland should have switched to zero emissions heat. Alongside implementing energy efficiency measures there are two main ways of achieving this reduction:

- replacing the natural gas provided in the network with decarbonised alternatives, or
- switching to alternative heating systems in buildings, such as heat pumps and heat networks.

23.43. The current SGN RIIO-GD2 Business Plan (2021-2026) (**MC284**) notes that the GD3 period (from 2026) could see the delivery of a significant rollout of 100% hydrogen networks across and number of towns and cities in the SGN distribution area. [Scotland's Hydrogen Asset Map](#) (**MC285**) highlights that no hydrogen projects are currently identified in the Midlothian area.

### Battery Storage

23.44. As outlined in the Vision for Scotland's Electricity and Gas Networks (**MC282**), outlines that demand management and technologies, including battery storage, should also be in place to manage peaks in demand. The Audit of Energy Infrastructure confirms several proposed energy storage facilities linked to wind and solar photovoltaic development in Midlothian and the surrounding areas.

### Developer Contributions

23.45. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under "infrastructure first");
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.



The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

23.46. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### **Public Engagement**

23.47. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence**

23.48. SP Energy Networks have reviewed and are satisfied with this chapter.

##### **Evidence Disputes with Stakeholders**

23.49. None.

##### **Information Gaps/Uncertainties**

23.50. None.



## Topic 24: Water and Drainage Infrastructure

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:  <u>Section 15(5)(a)</u>: requires the LDP to consider:</p> <ul style="list-style-type: none"> <li>• the infrastructure of the district (including drainage systems, systems for the supply of water and energy, and health care and education facilities)</li> <li>• how that infrastructure is used</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023:  <u>Regulation 9</u> requires the LDP to have regard to:</p> <ul style="list-style-type: none"> <li>• any river basin management plan;</li> <li>• any flood risk management plan; and</li> <li>• any local flood risk management plan.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> </ul>
<p><b>Links to Evidence</b></p>	<p><b>MC212</b> Local Flood Risk Management Plan 2022-28  <b>MC213</b> River Basin Management Plan Scotland 2021-27  <b>MC214</b> Liaison meetings with SEPA and Scottish Water: summary of main matters arising  <b>MC215</b> Status of Midlothian Water Bodies (information extracted from SEPA Water Environment Hub)  <b>MC227</b> Scottish Water remedial programme for combined sewer overflows  <b>MC228</b> Scottish Water waste-water treatment works capacity  <b>MC229</b> Scottish Water spreadsheet, water treatment works capacity</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>• SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other Evidence Report chapters. This chapter covers water and drainage infrastructure. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 25: Blue and Green Infrastructure</li> <li>• Topic 26: Flood Risk and Water Management</li> <li>• Topic 29: Local Place Plans</li> </ul>



## Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this Evidence Report chapter.

### Purpose and Scope of Chapter

13.38. This chapter focuses on Water and Drainage Infrastructure. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Condition of the Water Environment
- Local Flood Risk Management
- Sustainable Drainage Infrastructure
- Scottish Water Infrastructure

### Condition of the Water Environment

24.1. The condition of the water environment is described in **Topic 26: Flooding and Water Management**. Topic 26 also contains a summary of the River Basin Management Plan (RBMP) (**MC213**) which contains objectives for water bodies in Midlothian. The RBMP process works on 6-year cycles (the current RBMP is the 3rd cycle operative 2021 to 2027), and classes water bodies into one of five categories (Bad, Poor, Moderate, Good or High) with the objective of reaching good or high status over time. **MC215** contains an outline of the condition of water bodies in Midlothian, sourced from SEPA's Water Environment Hub.

### Local Flood Risk Management Plan

24.2. The Flood Risk Management (Scotland) Act 2009 was introduced to meet the requirements of the EU Floods Directive and establishes a new system of Local Flood Risk Management Plans (LFRMPs). Midlothian is part of the Forth Estuary Local Plan District, and the second cycle LFRMP is effective from 2022 to 2028 (**MC212**). Actions include:

- Preparation of surface water management plans (SWMPs) between 2022-28, for the Bonnyrigg/Lasswade, Dalkeith, Loanhead and Straiton, Newtongrange and Penicuik areas (led by Midlothian Council).
- Flood Study for Bonnyrigg/Lasswade and Dalkeith, between 2023-28, led by Midlothian Council
- Sewer flood risk assessment, led by Scottish Water between 2023-25.
- Flood defence maintenance, including Rullion Green, 2022-28.

24.3. There appear to be potential linkages between implementation of the LFRMP and the blue green network. The forthcoming SWMPs and flood studies may indicate areas where retrofitting of blue green infrastructure is most needed. Projects which achieve multiple benefits such as alleviating flood risk, water quality, amenity and biodiversity have a better change of demonstrating value for money and achieving funding.

### Sustainable Drainage Infrastructure

24.4. Drainage, both foul and surface water, was traditionally handled in combined sewer systems. In the 1990s Sustainable Urban Drainage Systems (SUDS) were introduced, later becoming a requirement of new development. While new developments in Midlothian will have separate foul drainage and surface water SUDS systems to treat and





convey surface water (using techniques which involve including slowing water down, absorption, infiltration and evaporation), the majority of the built environment predates the advent of SUDS and is still drained through traditional combined sewer systems.

- 24.5. SUDS can contribute benefits in four ways (reducing flood risk, improving water quality, contributing to biodiversity, and improving amenity). Under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 it is a general requirement for new developments with surface water drainage systems discharging to the water environment to pass through SUDS. The SEPA/Scottish Water/Midlothian Council liaison meetings have referred to raising the quality of SUDS amid concern that installations in Midlothian have not contributed sufficiently to amenity and biodiversity (**MC214**). Products such as underground tanks with hydraulic brakes and silt traps may meet standards in respect of run-off rate and quality but do not offer the full range of SUDS benefits. Similarly, many of the above ground installations in Midlothian are detention basins and appear to have generated limited biodiversity and amenity benefits to date.
- 24.6. The drainage system, both surface and foul, can be an important factor in the quality of the water environment. The historic system of combined drainage interacts with the water environment when Combined Sewer Overflows (CSOs) discharge to water bodies after incidences of heavy rainfall. A combination of increasing built development, with small extensions and hard surfaces being formed over garden ground combined with increased incidence of heavy rainfall could make these interactions more frequent. Water quality is summarised on SEPA's Water Environment Hub for RBMP purposes (**MC215**). Scottish Water's remedial programme for CSOs is described below (further details in **MC227**).
- 24.7. To date, most SUDS schemes in Midlothian have been on an individual development level, sufficient to allow those projects to proceed without worsening the water environment or causing unacceptable flood risk at the development site or elsewhere. The nature of the Shawfair development – a masterplanned new community covering a large area - has allowed SUDS to be considered on a wider scale, but the potential of SUDS to form part of a network across the district and adjoining areas has yet to be realised.
- 24.8. Beyond individual schemes, there is potential to bring about change in how drainage is addressed in Midlothian and the wider city region. Urban Sustainable, Blue and Green Surface Water Management Solutions for the Edinburgh City Region are one of the national projects in NPF4. NPF4 states that:
- 'Catchment scale nature-based solutions which may include blue and green infrastructure should be prioritised. Grey infrastructure should be optimised and only used when necessary to augment blue green infrastructure solutions. Delivery of multiple climate, wellbeing and economic benefits should form the basis of the approach.'*
- 24.9. The Edinburgh and Lothians Strategic Drainage Partnership (ELSDP) has been operative since Midlothian Local Development Plan (MLDP) 2017 was adopted and offers an established framework to help implement the national policy. Midlothian Council is a member alongside other local authorities and Scottish Water, supported by SEPA and NatureScot.



24.10. The ELSDP seeks to reduce the hydraulic load on the Seafield Waste Water Treatment Works. Most of the combined and foul drainage from the urban area of Midlothian drains to this location (except for southern Gorebridge, southern Penicuik, Rosewell and Roslin). Changing the nature of the legacy drainage system will not be achieved immediately. Over time the ELSDP approach is that the first 5mm of rainfall will be treated on site. Some of this may be achieved by initiatives beyond the scope of the planning system, for example through changes in the scope of renewals to road and car park surfacing. A policy framework to help secure this was thought to be useful however, by attendees at a meeting on the MLDP and ELSDP (see **MC214** for further details).

24.11. The ELSDP is currently seeking a potential demonstrator project for blue green infrastructure site delivery. The buy-in and support of a site owner and occupiers would be required. An area with extensive areas of car parking and roof space, and which has degraded run-off quality seems to have the best potential, and investigations of potential retail and industrial sites are underway. Many of the existing natural water and SUDS features in Midlothian have been mapped (see **Topic 25: Blue and Green Infrastructure**), and work to identify these assets will be continuing over the life of Midlothian Local Development Plan 2 (MLDP2). These could form the basis of a network, to be protected in MLDP2. Midlothian Council has acquired overland flow data, to help identify potential gaps in the blue green network. In addition, there are some lengths of watercourse which could benefit from restoration to natural state: this includes the easing of fish passage on the Esk river system and potentially culvert removal (work will be ongoing to identify which of these are practicable and feasible to remove). The MLDP2 Delivery Programme will set and record progress.

### Scottish Water Infrastructure

24.12. Scottish Water seeks to provide sufficient drainage capacity ahead of new development, to avoid constraints. However, Scottish Water notes that factors such as the total number of proposed developments, their scale and their distance from treatment works may impact their ability to service them and therefore potential future growth investment may be required. It is a requirement of Scottish Water as directed by the Scottish Ministers to identify and provide new strategic capacity that will meet the demand of all new housing development and the domestic requirements of commercial and industrial development. Ongoing engagement between Midlothian Council and Scottish Water is necessary to develop understanding of the future proposed developments (scale and location) which will inform Scottish Water strategic plans to identify where future growth investment priorities should lie.

24.13. A regular series of liaison meetings is held between the Council and Scottish Water, and information on future development phasing is provided so that Scottish Water strategic planners can bring forward efficient solutions. In the Early Years of Scottish Water stewardship of the water and drainage system, there was a major constraint on the network while the Esk Valley trunk sewer was upgraded. This slowed the take up on some of the major housing releases in the early part of the 21st century. A major drainage modelling exercise has been completed, looking at the Esk Valley sewer catchment. In addition, a series of 'Growth projects' are being investigated at Gorebridge, Rosewell, Roslin and Penicuik Waste-water Treatment Works to enable development to progress at these locations.



- 24.14. There are Scottish Water remedial Combined Sewer Overflow (CSO) schemes planned in Midlothian at: Caerketton Avenue CSO (Bilston); Kirkhill CSO (Penicuik), and Lord Ancrum's Wood CSO (Newbattle) which should contribute to improving the water environment on Bilston Burn, River North Esk and the River South Esk respectively. Scottish Water are also delivering a sewer flooding project in North Penicuik.
- 24.15. Scottish Water's assessment of Waste water Treatment Works (WwTW) capacity is provided as **MC228**. At Silverburn, Carrington, Edgehead, Wellington, Penicuik, Roslin, Blackshields, Temple, Rosewell, Pathhead and Gorebridge WwTWs potential future investment is required. The level of the Local Housing Land Requirement (LHLR) and other development pressures and their location will determine the final level of investment required. As the MLDP2 proceeds to adoption and there is greater certainty on scale and location of development the demands on water treatment infrastructure will be clearer.
- 24.16. Scottish Water's assessment of Waste-water treatment works capacity is provided as **MC229**. At Roseberry, potential future investment is required, but as at Waste-water Treatment Works the final level of the Local Housing Land Requirement and other development pressures and their location will determine the level of investment required. In terms of reservoir capacity, major schemes such as the Megget reservoir in the 1970s provided an uplift, and the change in the structure of the economy with less heavy industry has tended to reduce water demand. Two reservoirs (Edgelaw and Roseberry) may be re-used for flood water balancing purposes in connection with the Musselburgh flood risk project and taken out of use for drinking water supply. Climate change and rapid population growth may cause stress on the water supply system. The recent (November 2023 to February 2024) Scottish Government consultation on Water, Waste-water and Drainage notes high levels of household consumption in Scotland and considers measures to ensure robustness of future supply, including a potential system of water and catchment management and demand management.
- 24.17. Scottish Water is particularly concerned about protecting their aqueduct assets serving Edinburgh along the A701/A702 corridor. In liaison meetings, Scottish Water has asked Midlothian Council to give strong consideration to their protection in any further proposals coming forward for LDP2 in this corridor, and to consider how best to protect them in MLDP2.
- 24.18. To support the maintenance of a sustainable drainage system, Scottish Water has a programme of adopting SUDS systems.

#### Summary of Stakeholder Engagement

- 9.84. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:
- Public Engagement
  - Internal Council Engagement
  - Local Place Plans
  - Key Agencies
  - Other Stakeholders



### Public Engagement

13.39. Seven public drop-in sessions were held in public libraries across Midlothian. Online Place Standard surveys were also conducted. A summary of feedback received is as follows:

- Surface water flooding on pavements and roads.
- Better drainage needed to prevent flooding.
- Blocked drains cause flooding during periods of heavy rainfall.
- The drains on the roads are no longer maintained with most now filled with soil and growing weeds.
- Blocked drains cause issues for users of on-road cycle lanes.

### Internal Council Engagement

24.19. Internal discussion has taken place within the Council with colleagues in Roads and Transport with responsibility for roads drainage matters.

### Local Place Plans

24.20. A number of Local Place Plans seek better use of sustainable drainage features for wildlife and habitat purposes (see **Topic 29: Local Place Plans**).

### Key Agencies

24.21. The Council has maintained regular dialogue with SEPA and Scottish Water since the current MLDP 2017 was adopted (typically meeting once a quarter). A meeting to discuss the blue green network matters in relation to Midlothian was held with Scottish Water and SEPA in October 2023. An outline of the matters discussed is provided as **MC214**.

24.22. Scottish Water has provided information on the capacity of Waste-water Treatment Works, Water Treatment Works and future investment programmes. They have also set out the requirements of them, as directed by Scottish Ministers, to identify and provide new capacity.

### Other Stakeholders

24.23. The Council has discussed the Musselburgh flood defence scheme with East Lothian Council. A note of the meeting is provided as **MC217**.

### Summary of Implications for the Proposed Plan

24.24. To efficiently accommodate the needs of the increased population in south-east Scotland it is desirable to take surface water out of the combined system. This will involve SUDS type features in new development, but also retrofitting a separate surface water drainage system in existing built-up areas. Some of these works may not need planning permission, but MLDP2 could give force to requiring individual developments to form part of a network and seek higher quality SUDS schemes that contribute to all four pillars.

24.25. It appears desirable to raise the quality of SUDS schemes, previous practice has not exploited the full opportunities in relation to amenity and biodiversity.

24.26. It is necessary to consider SUDS as part of a network, including linking to neighbouring authorities, to deliver the national project of a Blue and Green Surface Water Management Solutions for the Edinburgh City Region.



- 24.27. Work has been carried out as part of the Evidence Report (see **Topic 25: Blue and Green Infrastructure**) to identify existing blue green infrastructure assets and potential gaps in network. Other workstreams to be delivered over the life of MLDP2 such as the Surface Water Management Plans (which are an action required by the LFRMP) will contribute to this.
- 24.28. Scottish Water carries out long term catchment planning and drainage assessment of its network, this includes assessment of forthcoming development from the Housing Land Audit and other sources. Close working will take place between Scottish Water and Midlothian Council as MLDP2 is prepared to give Scottish Water an early view of any new development locations. This process allows for efficient planning and phasing of infrastructure, with the objective of being able to accommodate development timeously while meeting environmental objectives.
- 24.29. Environmental drivers require investment in Combined Sewer Overflows (CSOs). Built development and more intense rainfall are factors leading to increased discharges, although use of SUDS and sewer network upgrades should prevent new developments impacting these assets.
- 24.30. There are a number of locations where the Waste-water Treatment Works and network require reinforcement to accommodate committed development. Depending on the level of Local Housing Land Requirement (LHLR) and the subsequent allocations, further investment is likely to be needed in the lifetime MLDP2. This cannot be specified in greater detail now, prior to site identification in MLDP2.
- 24.31. The water supply system appears to be under less stress, although climate change and rapid population growth are future challenges. The Scottish Government is consulting on changes at national level to address this.
- 24.32. Consideration should be given to protection of strategic aqueducts in MLDP2, which could involve identifying these assets on the LDP proposals map with a protective policy.

### Developer Contributions

- 24.33. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:
- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
  - facility deficiencies resulting from or exacerbated by the new development;
  - affordable housing;
  - transport and active travel infrastructure;
  - protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
  - site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
  - percent for Art.



The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

24.34. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### **Public Engagement**

24.35. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence**

24.36. No areas of express agreement have been identified in relation to this chapter. The Council has worked with Scottish Water and SEPA and has incorporated their comments into the Evidence Report as it progressed. Neither party has seen this final chapter. Scottish Water was content for their comments to be incorporated. SEPA wished comments on the Topic 26 and the SFRA be used to inform this chapter (this is addressed in **Topic 26: Flooding and Water Management**).

##### **Evidence Disputes with Stakeholders**

24.37. None

##### **Information Gaps/Uncertainties**

24.38. None.



## Topic 25: Blue and Green Infrastructure

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) Act 1997 as amended:  <u>Section 15(5)(a)</u></p> <ul style="list-style-type: none"> <li>the principal, cultural, economic, social, built heritage and environmental characteristics of the district.</li> </ul> <p><u>Section 16D</u></p> <ul style="list-style-type: none"> <li>A planning authority must assess the sufficiency of play opportunities in its area for children in preparing an evidence report.</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023:  <u>Regulation 9</u></p> <ul style="list-style-type: none"> <li>the planning authority are to have regard to the open space strategy in preparing a local development plan.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 20:</p> <ul style="list-style-type: none"> <li>Local Development Plans should be informed by relevant, up-to-date audits and/or strategies, covering the multiple functions and benefits of blue and green infrastructure.</li> <li>The spatial strategy should identify and protect blue and green infrastructure assets and networks; enhance and expand existing provision including new blue and/or green infrastructure. This may include retrofitting.</li> <li>Priorities for connectivity to other blue and/or green infrastructure assets, including to address cross-boundary needs and opportunities, should also be identified.</li> <li>LDPs should encourage the permanent or temporary use of unused or under-used land as green infrastructure. Where this is temporary, this should not prevent future development potential from being realised.</li> <li>LDPs should safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks.</li> </ul> <p>NPF4 Policy 21:</p> <ul style="list-style-type: none"> <li>LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community and informed by the planning authority's Play Sufficiency Assessment and Open Space Strategy. These spaces can be incorporated as part of enhancing and expanding blue and green infrastructure, taking account of relevant agencies' plans or policy frameworks, such as flood risk and/or water management plans. New provisions should be well-designed, high quality, accessible and inclusive.</li> </ul> <p>NPF Policy 22:</p> <ul style="list-style-type: none"> <li>LDPs should strengthen community resilience to the current and future impacts of climate change by avoiding development in areas a flood risk as a first principle. Resilience should also be supported by managing the</li> </ul>



	<p>need to bring previously used sites in built up areas into positive use; planning for adaptation measures; and identifying opportunities to implement improvements to the water environment through natural flood risk management and blue green infrastructure.</p>
<p><b>Links to Evidence</b></p>	<p><b>MC140</b> Working Together to Build Climate-Resilient, Health and Equitable Places  <b>MC037</b> Use of Private and Public Greenspace by Housing Tenure during the COVID-19 Pandemic  <b>MC015</b> Urban Greening Factor for England User Guide  <b>MC016</b> Draft Midlothian Open Space Audit 2024  <b>MC017</b> Draft Midlothian Play Sufficiency Assessment 2024  <b>MC018</b> Midlothian Council Sports Pitch Needs Assessment 2017  <b>MC019</b> Midlothian Council Football Pitch Needs Assessment 2022  <b>MC020</b> Midlothian Core Paths Plan  <b>MC021</b> Midlothian Allotment and Food Growing Strategy 2020-2030  <b>MC160</b> Blue and Green Infrastructure Map  <b>MC161</b> Midlothian Allotments and Growing Spaces Map  <b>MC162</b> Water Resilient Places: Policy Framework for Surface Water Management and Blue Green Infrastructure (Scottish Government, 2021)  <b>MC163</b> Scottish Water Surface Water Policy  <b>MC164</b> Sewers for Scotland v4  <b>MC165</b> Surface Water Flood Risk Map (SEPA)  <b>MC166</b> The SUDS Manual (Ciria)  <b>MC167</b> Allotment Waiting List (redacted)  <b>MC176</b> Evidence Briefing – Social Prescribing: the natural environment (National Academy for Social Prescribing, 2022)  <b>MC203</b> Scottish Household Survey 2021 Environment data tables - Local authority level (Scottish Government)  <b>MC122</b> Midlothian Place and Wellbeing Outcomes Indicators (Public Health Scotland)  <b>MC012</b> Key Agencies Group Corporate Workshop Report</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>● Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>● SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this Evidence Report chapter to repeat the content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>● Topic 1: Climate Mitigation &amp; Adaptation</li> <li>● Topic 2: Biodiversity</li> <li>● Topic 3: Forestry, Woodland and Trees</li> <li>● Topic 4: Natural Places &amp; Landscape</li> <li>● Topic 22: Health</li> <li>● Topic 24: Water and Drainage Infrastructure</li> <li>● Topic 26: Flood Risk and Water Management</li> <li>● Topic 29: Housing Site Selection Methodology</li> </ul>





- Topic 30: Local Living and 20 Minute Neighbourhoods
- Topic 31: Design, Quality and Place

### Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this chapter of the Evidence Report.

#### Purpose and Scope of Chapter

25.1. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development. This chapter focuses blue and green infrastructure. This Summary of Evidence section is structured in the following order:

- Blue and Green Infrastructure Assets and Networks
- Urban Greening Factor
- Open Space
- Play Spaces
- Sports Pitches
- Core Paths
- Allotments and Growing Spaces
- SUDS & Surface Water Management

#### **Blue and Green Infrastructure Assets and Networks**

25.2. Green infrastructure is defined in NPF4 as features or spaces within the natural and built environments that provide a range of ecosystem services. Green infrastructure includes street trees, green roofs, green walls, parks and other open spaces, allotments, sustainable drainage systems, wildlife areas, woodlands, wetlands, and linear features such as roadside verges, green bridges, field margins, rights of way, access routes, and canals and rivers.

25.3. Blue infrastructure is defined in NPF4 as water environment features within the natural and built environments that provide a range of ecosystem services. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas, porous paving, sustainable urban drainage systems and rain gardens.

25.4. Good quality green infrastructure is a vital component of both urban and rural environments. Well-designed and managed green infrastructure generates multiple benefits for people and nature; it creates greener, healthier, more climate resilient and more equitable places to live that in turn support a more productive and sustainable economy. Green infrastructure can be used to increase absorption of rainfall, slow the rates of run-off and reduce overheating by providing shade. It can also contribute to better mental and physical health (MC140). Green infrastructure plays a big role in climate change mitigation by sequestering carbon and to climate change adaptation through urban cooling and reducing flood risk. Improvements to green infrastructure can be delivered as part of new development through the planning process, better management and upgrading of existing green infrastructure, and retrofitting of new green infrastructure, wherever opportunities arise, but particularly in areas where provision is poor.



25.5. Existing green and blue infrastructure in Midlothian has been mapped by bringing together existing spatial data from the Open Space Audit, Forestry and Woodland Strategy and Nature Network. This includes surface water and known SUDS basins but does not, at this stage, include a comprehensive list of all SUDS infrastructure as the Council has not yet prepared a Surface Water Management Plan. The Blue and Green Infrastructure Map (**MC160**) shows the extent of existing blue and green infrastructure.

### Urban Greening Factor

25.6. Urban Greening Factor (UGF) is a useful planning tool to improve green infrastructure delivery through development and increase the level of greening in urban environments. The Urban Greening Factor for England, developed by Natural England, is a useful model. UGF can be introduced through the LDP as a practical means to increase blue and green infrastructure provision which achieves measurable biodiversity improvements and increases the delivery of ecosystem services. including soil protection and enhancement, surface water management, air quality regulation, noise attenuation and carbon sequestration. Using the tool allows the natural environment and nature-based solutions to play a more active role in the planning, design, and management of places. A key attribute of UGF is that it is relatively simple to use and when combined with other planning measures can make a direct contribution to increasing the level of urban greening and improve the quality and functionality of green infrastructure in urban areas. (See **Topic 2: Biodiversity (including Soils)** for more information).

### Open Space

25.7. The draft Open Space Audit (**MC016**) provides data to inform the development of an open space strategy. The open space strategy must set out a strategic framework of the planning authority's policies and proposals as to the development, maintenance, and use of green infrastructure in their district, including open spaces and green networks. The existing Midlothian Open Space Strategy was approved in 2012 and is out of date. A revised version will be prepared, based on the findings of the draft Open Space Audit (**MC016**). The audit sets out the results of the analysis of the quality, quantity and accessibility of open space in Midlothian. Greenspaces within settlements have been categorised using an approach adapted from PAN65. The categories are:

- Parks and functional amenity greenspace
- Structural amenity greenspace
- Playing fields
- Sports grounds (excluding playing fields)
- School grounds
- Natural and semi-natural greenspace
- Woodland in settlements
- Local Biodiversity Sites
- Growing spaces
- Green corridors and paths
- Golf courses
- Burial grounds
- SUDS

25.8. Overall, there is nearly 1,000 hectares of open spaces within the main Midlothian settlements, which represents around 28% of the total area. The percentage of settlement that is open space varies from 14% in North Middleton to 35% in Mayfield/Newtongrange/Easthouses. This translates to between 4 and 19 hectares of



open space per 1,000 population (Pathhead and Shawfair area respectively). MLDP 2017 includes an open space standard of 1.6 hectares of parks and amenity open space per 1,000 head of populations (including civic space but excluding non-managed open space/countryside around towns/ woodlands). For parks and functional amenity greenspace, which are the main category of open space contributing to this standard, existing provision varies between 1.3 and 4.6 hectares per 1,000 population (Bilston and Rosewell respectively). In terms of accessibility, all residential areas are within a 400m straight line distance of a greenspace. Most are within 400m of a park or functional amenity greenspace, and all others are within 400m of another type of greenspace. A quality assessment was only undertaken on parks and functional amenity greenspaces. Most are good quality but there are changing perspectives on what constitutes a “good quality” park, functional amenity greenspace and structural amenity greenspace particularly in the context of the climate and nature crises.

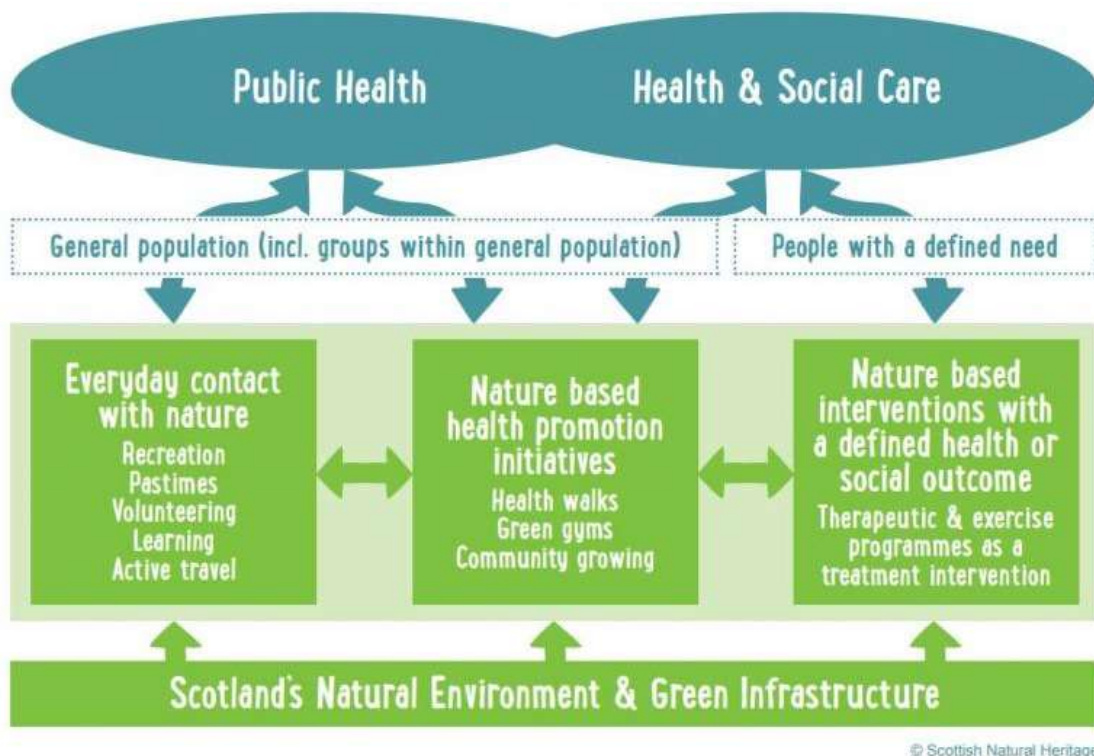
- 25.9. The National Academy for Social Prescribing’s evidence briefing on social prescribing and the natural environment (**MC176**) identifies the links between time spent in nature and a range of positive mental and physical health outcomes. The evidence briefing reports that people with dementia or confusion and/or memory issues are impacted positively by exposure to greenspaces. The evidence briefing also demonstrates the advantages of green social prescribing as a way of treating health issues. Exposure to greenspaces is a proven means of preventing or reducing the severity of health issues, with evidence suggesting this may minimise the need for people to access health and social care services. Green social prescribing is the practice of supporting people to engage in nature-based interventions and activities to improve their mental and physical health. Green Health Social Prescribing projects and opportunities are being developed in Midlothian following a successful pilot in 2021-22.
- 25.10. Access to greenspace is increasingly recognised as an important component of mental and physical health and wellbeing (**MC037**). The main ways that natural spaces impact on health are through physical activity, social interactions and reducing stress. Health outcomes associated with exposure to greenspace include lower heart rate, increased physical activity, improved mental health and lower mortality rates. Exposure to greenspace can also aid in recovery from illness and help with management of poor health. Additionally, there is strong evidence that exposure to greenspace can have significant health benefits for children and young people. Access to greenspace is associated with improved mental wellbeing and overall health and enhanced cognitive development. Physical activity has many health benefits, reducing the risk of developing diabetes, coronary heart disease and some cancers, as well as improving recovery times after periods of ill health. There are also benefits for mental health. Improvements in the health of the population benefit society as a whole, by reducing the burden on the NHS and the number of days’ absence from work due to ill health. In addition to the multiple health benefits of physical activity, societies that are more active can generate additional returns on investment including a reduced use of fossil fuels, cleaner air and less congested, safer roads.
- 25.11. Inequalities exist in the availability, quality and accessibility of greenspace. This means that not all populations may benefit equally. People living in social and economic disadvantage are more likely to experience poor-quality environments characterised, for example, by a higher proportion of vacant and derelict land, poor-quality housing and lack of greenspace (**MC037**). Many people, particularly those living in urban and deprived



communities, are often not able to engage in physical activity due to financial restraints, lack of facilities, or access to facilities. Urban greenspace can provide an easily accessible, safe and low-cost environment for physical activity. This may include anything from walking, cycling, play and socialising to organised sports events and conservation activities.

25.12. The importance of providing greenspace to local communities that is in close proximity to residential areas has been recognised in the Scottish Government’s National Performance Framework, specifically the outcomes relating to communities and the environment. Access to green and blue space is an indicator under the communities outcome, and visits to the outdoors in an indicator under the environment outcome. The Scottish Household Survey 2021 (MC203) results for Midlothian show that 85% of people live within a 5-minute walk of their nearest green or blue space and 10% within a 6–10-minute walk. Access to natural space is also an identified outcome in the Place and Wellbeing Outcomes, with the corresponding indicator of proportion of adults who live within a 5-minute walk of their nearest usable local green or blue space. In 2019, 73% of adults were satisfied/fairly satisfied with their nearest green or blue space in Midlothian, slight decrease from 2018 (79%) but is in line with the Scottish average (MC122). Figure 25.1 illustrates the relationships between the natural environment/green infrastructure and public health/health and social care (source: Nature Scot).

Figure 25.1: Relationships between the natural environment/green infrastructure and public health/health and social care



**Play Spaces**

25.13. Under Article 31 of the UNCRC children and young people have the right to rest, relax, play and to take part in cultural and creative activities. Play is important to the cognitive, physical, social and emotional development and wellbeing of young children. There is review-level evidence that found that play and other activities are important to the mental, cognitive, physical, social and emotional development of children and young people

especially if undertaken in natural spaces (**MC311**). There are specific benefits for children such as the development of motor skills, understanding risk and environmental awareness. Undertaking play or recreation in natural spaces and accessing them through active travel has benefits for the environment. Perceptions of poor design, quality and safety can lead to children and young people not using the play and recreation spaces and can impact how confident parents feel allowing their children to play outside (Public Health Local Development Plan Evidence Statement **MC304**). There is evidence that suggests that parents feel more confident allowing their children to play outside when traffic management systems are in place. There is also evidence that more needs to be done to make outdoor spaces inclusive for girls. For example, lighting, access to toilets and recreation design with girls in mind (**MC304**).

25.14. The draft Midlothian Play Sufficiency Assessment (**MC017**) provides an assessment of the quantity, quality and accessibility of formal and informal play spaces. Across Midlothian there are 107 equipped play areas, with 14 other formal play spaces (pump tracks, MUGAs, skateparks, BMX track, outdoor gyms and teen areas). 59 (55%) of the equipped play spaces and 13 of the other formal play spaces are owned and maintained by Midlothian Council. The assessment shows that most of the main settlements are falling short of the MLDP 2017 standard of 0.25 hectares of equipped play space per 1,000 head of population (children and young people). For “informal” play spaces, the standard of 0.55 hectares per 1,000 head of population is exceeded. The accessibility (distance) assessment shows that most parts of Midlothian’s settlements are within a 400-metre straight line distance of an equipped play space. However, when adding a 400-metre straight line distance to an “informal” play space (park or functional amenity greenspace) all areas within settlements, with only a few minor exceptions, meet the accessibility standard. All of the small areas outwith both of these types of play space are within 400-metres of some kind of greenspace. The quality assessment shows variability of provision across the Council area. For the 75 equipped play spaces within Council control, the majority score well for environmental factors and play opportunities. Almost all cater for multiple age groups. The situation is more varied for equipped play spaces that are not within the Council’s control. Issues with these play parks usually relate to maintenance or limitations in the original design. Provision for age groups is adequate in most settlements, but there is less provision for young people age 12+ than for other age groups.

### Sports Pitches

25.15. A Sports Pitch Needs Assessment (**MC018**) was carried out in 2017 covering football, rugby, hockey, tennis, lawn bowls and cricket. The football pitch element (**MC019**) was updated in 2022. Both assessments were carried out on a settlement basis. In relation to rugby, the current provision of 11 pitches (including 4 on school sites) is considered adequate to meet current demand but investment in improving pitches and developing artificial pitches for training and playing should be considered. Cricket ground and hockey pitch provision is adequate for current demand. There is no need for additional outdoor public tennis courts. There is adequate provision of bowling greens, and the report recommends an assumption against closure of greens unless the levels of membership and usage can be proven to warrant it.

25.16. The Football Pitch Needs Assessment 2022 (**MC019**) includes recommendations relating to facilities needed to accommodate existing population growth:



- Bonnyrigg, Lasswade, Dalkeith, Easthouses, Mayfield, Newbattle and Newtongrange – provide three additional 3G synthetic turf pitches (STP) and upgrade drainage on grass pitches at Mayfield Complex.
- Danderhall, Millerhill and Shawfair – at least 2 adult grass size pitches, one smaller size grass pitch and two STPs (at least one floodlit).
- Gorebridge and Arniston – provide two 3G STP, one additional grass pitch and improve drainage at Birkenhead Playing Field.
- Loanhead and Bilston – provide one full size and one half-size 3G STP, improve drainage on existing grass pitches and provide two additional grass pitches.
- Penicuik and Auchendinny – provide additional 6–11-year-old grass pitch and half-size 3G STP.
- Any new 3G STP provision at a primary school should as a minimum meet the SFA's size guidance for a 7v7 pitch, to ensure its potential use by community clubs.

### Core Paths

25.17. Midlothian Core Paths Plan 2009 (**MC020**) highlights the existing path network and aspirational new connections. Core paths are subject to protection through the planning system wherever possible and amended only in exceptional circumstances. See **Topic 8: Active Travel** for further information about routes for walking and cycling.

### Allotments and Growing Spaces

25.18. The Community Empowerment (Scotland) Act 2015 requires local authorities to publish a food growing strategy which identifies land for allotments sites and community food growing, describes how provision will be increased if demand increases, and describes how demand for new growing spaces in areas that experience socio-economic disadvantage will be addressed. Midlothian Council owns one allotment site, at Deanburn in Penicuik. There are also independent allotment sites and community growing spaces, for example Cousland Smiddy and Cyrenians Midlothian Community Hospital Garden (**MC161**).

25.19. The Midlothian Allotment and Food Growing Strategy 2020-2030 (**MC121**) includes a site and plot design guide, sets out a list of potential community growing sites on council-owned land, and identifies the following actions for allotment provision relevant to the LDP:

- Include provision of allotments and growing spaces in Local Development Plan;
- Produce list of potential sites for allotments on council-owned land;
- Ensure design and location of allotments is compliant with the Equalities Act, meets best design principles and is suitable for growing food where practicable;
- Undertake local consultation when new allotment sites are planned and advertise opportunity for plots to surrounding community;
- Prepare biodiversity gardening leaflet for issue to new ploholders;
- Provide advice to emergent allotment associations on different models for involvement;
- CPP partners including NHS, Police Scotland, Scottish Fire and Rescue, Edinburgh College and University of Edinburgh agree to make land on their estates available for community growing; and
- CPP will adopt and disseminate guide for community growing schemes that can be used in neighbourhoods and new housing estates.



25.20. Information on the waiting list for allotments in Midlothian is updated quarterly. The data (MC167) used for this chapter was updated in January 2024. Midlothian Council currently has one allotment site at Deanburn, Penicuik. The site has 12 full plots and 28 half-plots. For the last 10 years only half-plots have been allocated to those on the allotment waiting list and it is likely that eventually the site will comprise nearly all half plots. In January 2024 there were 71 people on the waiting list, compared to 57 in January 2023. There were 11 new lets in 2021, 2 in 2022 and 2 in 2023. The Community Empowerment (Scotland) Act 2015 requires that the Council must ensure that:

- The number of persons on the allotment waiting list is no more than one half of the total number of allotment plots owned and leased by the authority;
- A person entered on the waiting list does not remain on the list for a continuous period of more than 5 years; and
- The Council must take reasonable steps in regard to the desirability of making available allotments that are reasonably close to where people live.

25.21. The development considerations for housing site allocations in MLDP 2017 (8: Settlement Statements) included, where relevant, the requirement that the masterplan for a site should consider the potential for including allotments or space for community growing in the site. This requirement has proven not to be specific enough, to date, to deliver any new allotment sites or contributions towards allotment provision as consents have been agreed. Some landscaping schemes have included “spaces suitable for community growing” but this is fundamentally different to allotment provision.

#### SUDS & Surface Water Management

25.22. Surface water management is a key area for action in Midlothian as our climate changes (see **Topic 1: Climate Change Mitigation and Adaptation** and **Topic 26: Flood Risk and Water Management** for further information). The Scottish Government’s Water Resilient Places Policy Framework (MC162) emphasises the need to create blue green places that are sustainably drained and have low exposure to flooding impacts, delivering multiple benefits for our communities. Surface water flooding by its nature is complex as it is often caused by a combination of factors. The transition to water resilient places will require a multi-layered approach where sustainable drainage at the plot scale is supported by integrated regional blue green infrastructure.

25.23. A sustainable drainage system is designed to mimic natural drainage processes and is made up of a sequence of features that provide two services – improving water quality and managing water quantity. Sustainable drainage features manage water quantity by infiltration (slowing surface water and allowing it to soak into the soil), evaporation (allowing water to return to the atmosphere from the surface of still or slow-moving shallow water e.g. pond or detention basin) and transpiration (using trees and plants to slow and absorb water, returning it to the atmosphere through their leaves). Alongside the management of surface water, sustainable drainage systems should have multiple functions and benefits relating to biodiversity, amenity and climate change mitigation and adaptation.

25.24. Scottish Water’s Surface Water Policy (MC163) highlights how surface water can be more sustainably treated above ground than through the sewer system, in a way which contributes to flood risk management, place making and biodiversity. The policy requires no new surface water to drain into the combined sewer network and partnership working to remove surface water from the existing combined sewer network. The policy sets out



the principles of good surface water management, and a hierarchy of design options for surface water drainage design in new developments. Sewers for Scotland v4.0 (MC164) sets out Scottish Water's technical specification for the design and construction of sewerage infrastructure, including surface water sewers, working alongside the design criteria set out in the Water Assessment and Drainage Assessment Guide (2016). The CIRIA SUDS Manual 2019 (MC166) provides guidance on the planning, design, construction and maintenance of sustainable drainage systems, and how amenity and biodiversity benefits can be maximised.

25.25. Surface water flooding happens due to heavy rainfall when drains and watercourses are not able to cope with the amount of water run-off from buildings, footpaths and roadways. The map (MC165) shows the identified areas of risk from surface water flooding in Midlothian.

### Summary of Stakeholder Engagement

25.26. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (MC011). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Children and Young People
- Local Place Plans
- Key Agencies Group Corporate Workshop
- Midlothian Land and Countryside Service
- Key Agencies

### Public Engagement

25.27. The following issues relating to green and blue infrastructure were highlighted by members of the public at the drop-in sessions and through the place standard survey:

- Concern about loss of greenspace to housebuilding.
- Existing parks and greenspaces are good quality and reasonably accessible but some would benefit from improvement.
- Active travel connections between greenspace and maintenance of pathways could be improved.
- Lack of benches and public toilets in greenspaces limits use for many, including some older people and people with disabilities.
- Significant natural greenspaces such as Flotterstone (Pentland Hills), Vogrie Country Park and Gore Glen are not accessible by public transport.
- Connections between settlements and surrounding countryside needs to be improved.
- More seating and signage required on core paths.
- Improvements in lighting in some parks would increase use in winter months.

### Children and Young People

25.28. The following issues relating to blue and green infrastructure were identified by children and young people:

- Open Space – mix of views ranging from greenspace and parks being good quality to identifying the need for more open spaces. The need for more benches in open spaces was identified.





- Concern about loss of greenspace to new housing
- Mixed views on play spaces ranging from good to needing improvement – identified needs included more park equipment for older kids, safe spaces to hang out with friends, more adventurous play and better skateparks/pump tracks, more accessible play equipment and work out equipment. Positive features include there being good places to play (including astros, country parks and sports pitches) and lots of open ground to run around in.

### Local Place Plans

25.29. Eight Local Place Plans and two draft Local Place Plans have been submitted to the Council (see **Topic 29: Local Place Plans** for more information). The following issues/proposals were identified relating to blue and green infrastructure:

- Bonnyrigg and District – proposals include new allotments on council land off Burnbrae Terrace and widening of the Dalkeith-Penicuik walkway between Cockpen Road and B6392 crossing.
- Damhead and District – priorities include maintaining the rural aspect of the area, its open spaces and good agricultural land, developing an integrated network of paths for walkers, cyclists and horse riders, encouraging local food production, increasing green wildlife-friendly areas and link them to create corridors, develop a more extensive green network, improve the drainage of roads, ensuring adequate sustainable drainage and promote the area as a green gateway to Midlothian and the Pentland Hills.
- Eskbank and Newbattle – proposals include green spaces must continue to be protected against encroachment by development, protecting the North Esk River valley from development either side of B6392 because of its scenic value, protect trees on north side of Melville Gate Road, consider future protection of green space around Hardengreen and off Dalhousie Road, and the preservation of Smeaton Line railway cutting within Eskbank.
- Gorebridge – priorities include: the protection, conservation and preservation of the Gore and Arniston Glens green corridor (ecosystems, rivers, walks and heritage); new development must feature adequate sustainable urban drainage to slow flow into the Gore Water and help prevent flooding downstream; the Gore Glen Complex, Birkenside Park, Auld Gala Park and Arniston Park must be conserved and protected for the benefit of the community; the boundary trees on the Nancy Teuch pathway should be preserved as a haven for birds and other wildlife; brownfield land which is not suitable for development (e.g. Engine Road) should be planted out as green space, wildflower areas and small woodlands; and improve existing green space and upgrade access, especially for disabled groups.
- Mayfield and Easthouses – recommended actions include improving public spaces to contribute to a more appealing and vibrant community.
- Newtongrange – proposals include: a wider range of facilities at the play park and all-weather sports pitches; developing the old mineral railway line from Newbattle High School to Newtongrange rail station; adding wildflower areas to streets and greenspaces; and repairing seating and playpark.
- Rosewell - Provide support to Whitehill Welfare Football Club for finding funding/working with the Council. Supportive of proposed 3G pitch that could made available to different sports groups and would provide training facilities in the village that are currently sourced elsewhere for all club teams; facilitate the creation of community growing spaces for food to be incorporated back into the community, either through the community fridge or by providing circular economy; upgrade the



playpark within Rosewell Park to incorporate more age-ranges for play; encourage the community to adopt and enhance green spaces that could provide potential for biodiversity; install more paths (both tarmac and non-tarmac) and picnic benches in the park/around village.

- Roslin and Bilston – proposals include encouraging landowners to keep trees and hedgerows in good condition; ecological surveys on all proposed development sites; replacing amenity grass areas with trees and wildflower areas; and creation of additional allotments and community growing areas.
- Loanhead – three areas in close proximity that are currently abandoned and could be regenerated to form an even larger area for leisure and recreation; and area between Straiton Nature Reserve and the northern edge of Edgefield Relief Road needs to be protected and integrated with the local community, neighbouring new developments and the cycle network, potentially as playing fields.
- Penicuik - retain the green spaces we have in the district and ensure there is good access to them.

### Key Agencies Group Corporate Workshop

25.30. The following comments were made at the corporate workshops (MC102) in relation to blue and green infrastructure:

- Strengths – the variety and scale of the different types of open green spaces and country walks.
- Opportunities – improving east-west connections with opportunities around more green and blue infrastructure, and the opportunity to integrate the circular economy and blue and green infrastructure with all the cultural and heritage aspects of Midlothian.
- Drivers for Change – preserving natural areas amid growth remains crucial due to threats such as the loss of greenspace, connecting communities to greenspaces is essential amidst higher demand and potential loss of countryside, and balancing the climate and biodiversity emergencies and net zero targets with growth.
- Challenges – for natural places, challenges include implementing NPF4 policy goals, inadequate holistic environmental planning, and preserving and enhancing greenspace and biodiversity amidst rapid growth.
- Story of Change – collaborative, place-based working will support wellbeing with a joined-up approach also helping to protect the environment. The topography of Midlothian in 2050 will be more actively accessed and connected to the people of the region. This will include nature rich, biodiverse landscape of woodlands, hills and peatland. Green space will be accessible for all, well maintained and interspersed throughout urban areas. Midlothian in 2050 will be better connected to natural assets in and around the authority. Green corridors will bring the natural landscape into densely populated areas, enhancing biodiversity, health and opportunities for play or respite. Families will enjoy time together, participating in activities in parks or local destinations that cater for all.

### Midlothian Council Land and Countryside Service

25.31. Engagement has taken place with the Council's Land and Countryside Service throughout the preparation of the Evidence Report, particularly in relation to open space, play, sports pitches, core paths and allotments and growing spaces. Comments were provided on a draft of this chapter with appropriate amendments made as a result.

### Key Agencies



25.32. Liaison with NHS Lothian Public Health Team, Public Health Scotland and Midlothian Health and Social Care Partnership on MLDP2 included health and greenspace matters. Engagement has also taken place with SEPA, Scottish Water and NatureScot. Comments were provided on a draft of this chapter by NatureScot, Public Health Scotland and NHS Lothian Public Health Team with appropriate amendments made as a result.

### Summary of Implications for the Proposed Plan

#### Blue and Green Infrastructure Assets and Networks

25.33. The importance of green infrastructure in place making and climate change mitigation and adaptation means that MLDP2 will need to integrate the principles of good green infrastructure to help deliver urban environments which improve health and wellbeing, air quality, biodiversity and climate change resilience. Relevant principles are:

- Protect, enhance and create green infrastructure which supports nature to recover and thrive everywhere;
- Protect, enhance and create green infrastructure, including green routes, which supports active lifestyles and provides nature connections which benefits physical and mental health and wellbeing, and helps to mitigate health risks such as urban heat stress, noise pollution, flooding and poor air quality;
- Ensure green infrastructure contributes to sustainable water management;
- Protect, enhance and create green infrastructure which makes places more resilient and adaptive to climate change and helps to meet zero carbon and air quality targets;
- Ensure green infrastructure is multi-functional, delivering a range of functions and benefits for people, nature and places;
- Ensure green infrastructure is connected, providing a living network for people and nature at all scales; and
- Create green, liveable places where everyone has access to good quality green and blue spaces routes and features.

25.34. In addition to the creation of new blue and green infrastructure, MLDP2 will need to promote connectivity between blue and green infrastructure both in terms of making connections between existing assets and ensuring future assets form part of an integrated network.

#### Urban Greening Factor

25.35. The use of UGF in MLDP2 will be considered as a practical way of setting standards for blue and green infrastructure. See **Topic 2: Biodiversity (including Soils)** for more information.

#### Open Space

25.36. In terms of future development, MLDP2 will have an important role in ensuring that residents have access to high quality blue and green space, in line with the National Performance Framework indicator of living within a 5-minute walk of a green or blue space. The quality, usability and accessibility of greenspace is a key element of this, particularly when considered in terms of the physical and mental health benefits of access to greenspace. This will form part of the embedding of actions on place that can improve health and reduce health inequalities in MLDP2, as recommended by Public Health Scotland (see **Topic 22: Health** for more information). MLDP2 will also have an important role in protecting existing blue and green spaces, and in identifying existing gaps in access. Overcoming barriers to greenspace for certain groups e.g. the perceived inaccessibility of greenspace for elderly individuals or those suffering from long-term



conditions where benches/resting areas are not included or well-situated, also needs to be taken into account.

25.37. Internal feedback on MLDP 2017 highlighted a need for clarity on standards for open space provision in new development. Although existing provision across settlements is high, there will still be the need for new developments to make on-site provision in order to maintain standards and meet. Developer contributions will need to be considered where on-site provision will not be practical.

25.38. The aim of the standards in MLDP2 will be to ensure the provision of accessible and good-quality natural spaces that support biodiversity and are well-connected, safe, maintained, designed for climate resilience and provide multiple functions and amenities to meet the varying needs of different population groups. A priority will be to support the strengthening of access to good-quality public and green open spaces, green networks, recreational spaces (including river areas) that ensure design is consistent with the principles of safe, universal, age-friendly and equitable access with a priority being to reduce inequalities.

### Play

25.39. The overall need is to ensure provision of a range of high quality, safe, well-maintained, accessible places with opportunities for play and recreation to meet the varying needs of different population groups and the community itself. MLDP2 will have a function in protecting existing play spaces as a land use. Importantly, MLDP2 will need to ensure that there is adequate play provision for all new development, either on-site or through contributions to expansion/improvement of existing play spaces. Clear expectations will need to be articulated in MLDP2. These expectations will need to cover quantity, quality, accessibility and the potential for developer contributions.

### Sports Pitches

25.40. MLDP2 will need to integrate the outcomes of existing and future pitch needs assessments into the spatial strategy and MLDP2. Requirements for developer contributions may result from site allocations, particularly in relation to football pitches.

### Core Paths

25.41. MLDP2 will need to safeguard access rights and good quality, accessible, well maintained, safe core paths, and will encourage new and enhanced opportunities for access linked to wider networks as part of the spatial strategy and MLDP2. See **Topic 8: Active Travel** for more information.

### Allotments and Growing Spaces

25.42. Provision of allotments is a legislative duty on the Council. MLDP2 will have a role in addressing the shortfall in current provision and in ensuring additional demand resulting from new housing development is addressed. This is likely to take the form of making specific provision for allotments, either through on-site provision or financial contributions, separate from community growing space provision. Experience with MLDP 2017 has shown that clear and specific requirements relating separately to community growing spaces and allotments is required to ensure appropriate provision is made.



### SUDS and Surface Water Management

25.43. Integration of high quality, blue and green infrastructure designed to manage surface water above ground will need to be a fundamental part of placemaking in MLDP2. The need for retrofitting will also need to be considered. Any future Surface Water Management Plan for Midlothian will be relevant to this. The aim will be to achieve a coordinated approach across the catchment, incorporating nature-based solutions as much as possible, whilst meeting the requirements of relevant national policy and guidance. The need to maximise biodiversity and amenity benefits of existing, new and retrofitted sustainable drainage system features, ensuring they are part of a multi-functional network, will be integrated into MLDP2. The risk of surface water flooding will be part of the MLDP2 site assessment methodology.

### Developer Contributions

25.44. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.

25.45. The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

25.46. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

25.47. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence

25.48. A draft version of this chapter was reviewed by NatureScot, SEPA, Public Health Scotland, NHS Lothian and Midlothian Council’s Land and Countryside Service. Those who responded agree with the content.



**Evidence Disputes with Stakeholders**

25.49. No disputes with stakeholders have been identified in the preparation of this chapter.

**Information Gaps/Uncertainty**

25.50. None

## Topic 26: Flood Risk and Water Management

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)(a)</u></p> <ul style="list-style-type: none"> <li>the principal physical and environmental characteristics of the district</li> </ul> <p>Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u> requires the LDP to have regard to:</p> <ul style="list-style-type: none"> <li>any river basin management plan;</li> <li>any flood risk management plan; and</li> <li>any local flood risk management plan.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 22:</p> <ul style="list-style-type: none"> <li>LDPs should strengthen community resilience to the current and future impacts of climate change by avoiding development in areas at risk as a first principle. Resilience should also be supported by managing the need to bring previously used sites in built up areas into positive use; planning for adaptation measures; and identifying opportunities to implement improvements to the water environment through natural flood risk management and blue green infrastructure.</li> <li>Plans should take into account the probability of flooding from all sources and make use of relevant flood risk and river basin management plans for the area. A precautionary approach should be taken, regarding the calculated probability of flooding as a best estimate, not a precise forecast. For areas where climate change is likely to result in increased flood exposure that becomes unmanageable, consideration should be given to alternative sustainable land use.</li> </ul>
<p><b>Links to Evidence</b></p>	<p>MC210 Strategic Flood Risk Assessment (March 2024)  MC211 Flood Risk Management Plan 2021  MC212 Local Flood Risk Management Plan 2022-2028  MC213 River Basin Management Plan Scotland 2021-2027  MC214 Meeting Notes – Midlothian Council, SEPA &amp; Scottish Water  MC215 Status of Midlothian Water Bodies  MC216 Coal Authority - Understanding Mine Water Treatment  MC217 Meeting Note – Midlothian Council &amp; Musselburgh FPS  MC218 SFRA Maps  MC227 Scottish Water remedial programme for combined sewer overflows  MC237 Midlothian SFRA – Midlothian Council, SEPA &amp; Scottish Water engagement</p> <p>It is not intention of this Evidence Report chapter to repeat the full content of other chapters. This chapter covers the housing topic of affordable and specialist housing. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 24: Water and Drainage Infrastructure</li> <li>Topic 25: Blue and Green Infrastructure</li> </ul>



## Summary of Evidence

Information gaps have been identified in preparation of this Evidence Report chapter and they are set out in the Statements of Agreement / Dispute section.

### Purpose and Scope of Chapter

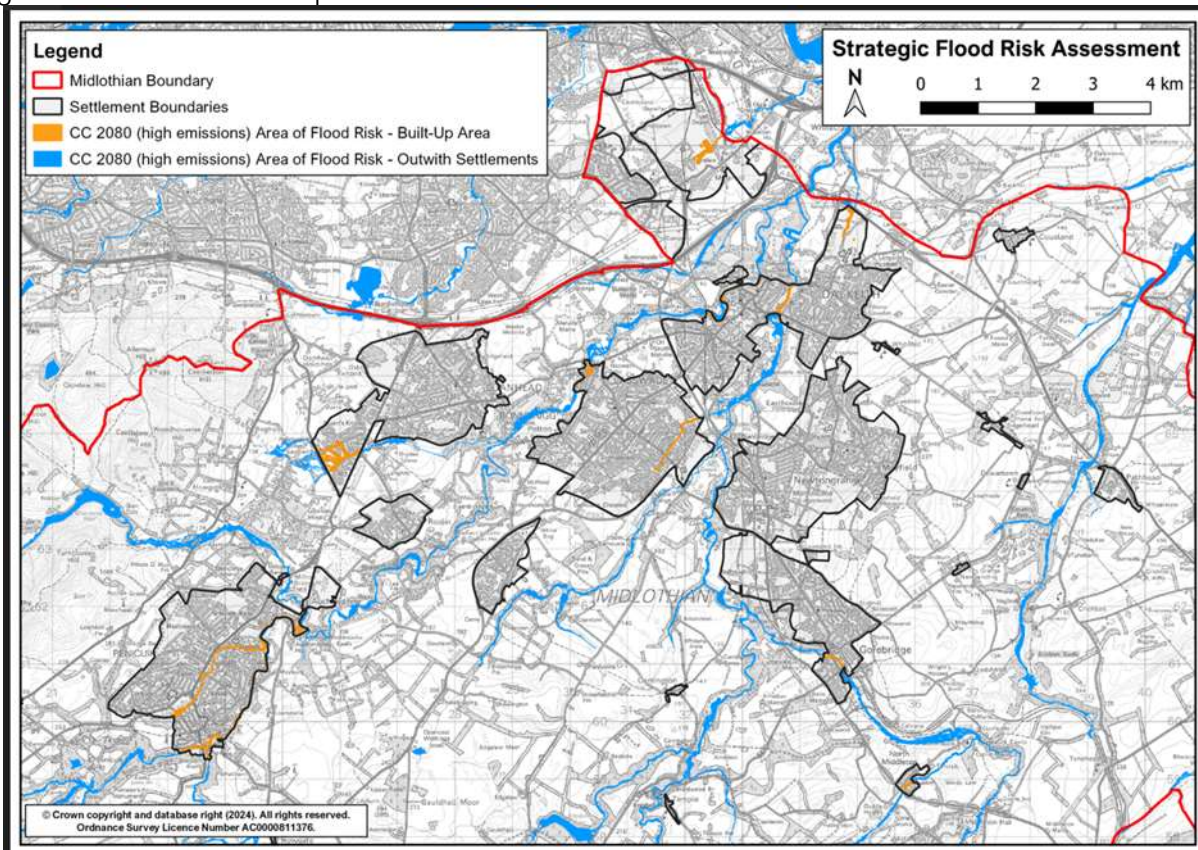
26.1. This chapter focuses on flooding and water management. Its purpose is to establish an evidence base that allows MLDP2 to be prepared in accordance with the requirements of NPF4. This Summary of Evidence section is structured in the following order:

- Flood Risk in Midlothian
- Strategic Flood Risk Assessment
- Flood Risk Management Plan and Local Flood Risk Management Plan
- River Basin Management Plan for Scotland
- Actions Required to Improve the Water Environment

### Flood Risk in Midlothian

26.2. Figure 26.1 is an extract from the Midlothian Strategic Flood Risk Assessment (SFRA) (MC210) showing an overview of future fluvial flood risk areas, in closest proximity to most of Midlothian's communities.

Figure 26.1 Overview of Spatial Extent of future Fluvial Flood Risk in Midlothian



Source: Midlothian Strategic Flood Risk Assessment

26.3. The area of Midlothian in the 0.5% annual exceedance probability (AEP) zone for fluvial flooding is 927 hectares, representing 2.6% of Midlothian's 35,400-hectare land area. When comparing against the 0.5% AEP plus climate change flooding zone (a zone identified by SEPA in their flood risk maps, taking into account projected climate change)





this area rises to 988 hectares, or 2.8% of land area. The number of properties (domestic and non-domestic) in the 0.5% Annual exceedance probability zone: is 214 (out of 51,536), representing 0.4% of the total. When compared against the 0.5% annual exceedance probability + climate change flooding zone there are 282 properties or 0.5% of the total.

- 26.4. The work of the SEPA National Flood Risk Assessment presented as part of the Local Flood Risk Management Plan (LFRMP) (**MC212**) indicates 2,400 Midlothian properties potentially at risk of flooding from all sources by 2080 (with climate change allowance), or about 4.6% of the total. The great majority of these are at risk from surface water flooding.
- 26.5. The Council does not have access to comparative figures for other Scottish local authorities but expects the level of fluvial flood risk in Midlothian to be comparatively low (for example the Musselburgh Flood Prevention Scheme indicates that the risk in that town is 900 properties from the River Esk alone). The Flood Risk Management Plan 2021 (FRMP) (**MC211**) indicates that the number of homes and businesses at risk of flooding in the Forth Estuary District is 89,000 by the 2080s (about 11% of the total). The level of surface water flooding identified in the LFRMP appears to indicate the legacy issue of historic combined systems, climate change and more impermeable hard standing surfaces from additional built development in settlements. Surface water flooding may also have been less of a concern when some of these areas were originally developed.
- 26.6. Midlothian has no coastline. The Rivers North Esk, South Esk and Tyne are deeply incised as they pass through Midlothian, and river flooding has arguably been less of a concern in the county. The Esk and Tyne rivers proceed to East Lothian where the settlements are on flatter adjoining land.
- 26.7. Some of the smaller streams flowing off the Pentland Hills, particularly around Bilston and Penicuik can be prone to quite rapid changes in flows (so called “flashy” catchments) when heavy rainfall occurs in the high ground. There have been two flood prevention schemes in Midlothian (Polton Road Bridge Relief Culvert and Rullion Road Flood Prevention Scheme). Both schemes predate NPF4 and contemporary knowledge of climate change effects. One of the schemes provides protection against flooding from a small catchment watercourse.
- 26.8. As noted, surface water flooding is more of a concern in Midlothian than fluvial flooding. Multiple flood incidents were recorded by Midlothian Council under the previous 1961 Flood Prevention (Scotland) Act reporting requirements. A significant flood event was reported in 2020 at Fala, where an embankment collapsed on the A68 trunk road after a storm. New developments are required to have SUDS schemes (one of the design parameters being no increase in run-off rates in developed state). There are opportunities to improve the drainage condition of existing communities through retrofit of SUDS type features. At meetings between the Council and SEPA and Scottish Water, all parties have expressed a desire to move from individual site-specific SUDS schemes to a more integrated approach, where SUDS form part of a network. Some approaches have been made to landowners in potential retrofit areas. A blue green network has advantages from flood risk management, water quality, amenity and biodiversity perspectives. The Surface Water Management Plans required by the LFRMP will assist in planning for this network.



26.9. Factors increasing the risk of flooding are climate change, land use and management, changes and population growth. Through appropriate planning policy and site allocations it should be possible to help manage the latter factor to avoid increased risk. An additional source of risk is from incremental development (for example small extensions or creation of impermeable surfaces in gardens, often made as permitted development) which can have the effect of increasing run-off rates. To plan for climate change, SEPA advise that a 56% uplift in river flows and 39% in rainfall (in the Forth River Basin Region) is required to be input into modelling and flood risk assessment (based on findings of the UK Climate Projections). SEPA advise that there is a disparity between the latest climate change modelling (UK Climate Projections) and the SEPA future flood risk maps with climate change allowance. The Council will be aware of this factor when looking at sites through MLDP2 around the edge of the mapped 2080 projected climate change flood risk extent.

26.10. East Lothian Council is separately promoting the Musselburgh Flood Protection Scheme, which will involve actions across the Esk river system. The Outline Scheme design includes modification of two reservoirs in Midlothian to act as water storage features. As part of this work, the East Lothian project team reviewed the contribution of Natural Flood Risk management (NFM). Another project (Eddleston Water in Scottish Borders) indicates that NFM works best for small flood events in small catchments, reducing the peak flow by up to 5%. The scheme seeks to manage flows in Musselburgh by delaying the peak flow from the South Esk and so lowering water levels at Musselburgh. It is not yet clear if there will be any reduction in flood risk along the South Esk, although the number of properties at risk along this river in Midlothian is very low.

### Strategic Flood Risk Assessment

26.11. The Council has prepared a Strategic Flood Risk Assessment (SFRA) for Midlothian (**MC210**). SEPA has not provided their final approval of this document. Scottish Water was content with the SFRA, subject to certain amendments which have been made by the Council. This chapter provides details of the engagement undertaken with these bodies in production of the SFRA and this chapter. As the Evidence Report was being prepared SEPA issued new guidance (in October 2023) on the preparation of SFRAs. The Council sought to incorporate this guidance into its SFRA.

26.12. The Council's primary source of information on flood risk was the package of SEPA Flood Hazard maps (version 2.0) released in 2022. As the Evidence Report was being prepared a revised version (2.1) was issued in November 2023, and the Council has acquired these GIS datasets. The Midlothian SFRA (**MC210**) has been revised to use the latest flood mapping. While the November 2023 updates did not relate to Midlothian, the Council has updated the document to show the most current information is being used.

26.13. The SFRA presents all information available to the Council on flooding. Following consultation with SEPA, the revised SFRA has removed references to individual site Flood Risk Assessment (FRA) carried out before the adoption of NPF4, and references to individual sites. A Flood Study is to be prepared for the Bonnyrigg/Lasswade and Dalkeith areas, between 2023-28, as part of work required to implement LFRMP (the Council is identified as the lead agency for this task). The SFRA records this as an information gap at present (and other areas where the Council's knowledge is incomplete). The primary information source for the SFRA is SEPA flood risk maps on



flooding, these include maps of the expected 0.5% annual exceedance probability (AEP) in 2080 with climate change. Subsequent climate change allowances (SEPA's October 2023 SFRA Guidance for Planning Authorities refers) are greater than those used in the published maps and the Council will use these maps with care, recognising that there may be additional areas of inundation due to climate change. These maps should be used as an initial screening tool to identify areas at risk of flooding for land use planning purposes.

26.14. SEPA's natural flood management maps and reservoir inundation maps are available. These maps are of a high-level nature and not suitable for individual site selection. The natural flood management maps provide an assessment of locations where the implementation of the specified nature-based techniques could be most effective. The Council will take these mapped datasets into account in preparing the MLDP2 spatial strategy.

26.15. The SEPA flood mapping also covers surface water flooding. This will be supplemented by Surface Water Management Plans (SWMP) for the Bonnyrigg/Lasswade, Dalkeith, Loanhead and Straiton, Newtongrange and Penicuik areas, to be carried out between 2022-28 as a requirement of the LFRMP. The Council is identified as the project lead for these SWMPs. In the interim, the SFRA records this as an information gap.

26.16. An additional SEPA dataset gives information on groundwater flooding, but groundwater flooding is only a low likelihood in a small part of the district.

#### **Flood Risk Management Plan and Local Flood Risk Management Plan**

26.17. The Flood Risk Management (Scotland) Act 2009 was introduced to meet the requirements of the EU Floods Directive and established a system of Local Flood Risk Management Plans (LFRMPs). Scotland is divided into 14 Local [Flood] Plan Districts, Midlothian is part of the Forth Estuary Local Plan District. A Flood Risk Management Plan (FMRP) was published for the Forth Estuary District in 2021 by SEPA (**MC211**) this was used by local authorities to develop the complementary LFRMP for the District (**MC212**), published by Falkirk Council as lead authority, and covering the 2022-28 cycle.

26.18. The FRMP builds on SEPA's National Flood Risk Assessment (NFRA) published in 2018, to help focus efforts on areas most vulnerable to flooding. The NFRA divides Scotland into a km<sup>2</sup> grid, and assesses river, coastal and surface water flooding together with the potential sensitivity of the users in that area. The NFRA takes into account climate change and reduces the risk rating for areas defended by flood defences (although as defences can fail or be overtopped, does not remove the risk altogether). Based on the NFRA, SEPA has identified areas, known as Potentially Vulnerable Areas (PVAs), to focus future flood risk management actions. The setting of objectives and the appraisal of actions for the PVAs will form the basis on which local authorities, SEPA and Scottish Water develop Flood Risk Management Plans. Four PVAs fall in part or wholly within Midlothian: PVA 02/10/22 Edinburgh, Niddrie Burn and Burdiehouse; PVA 02/10/23 Musselburgh; PVA 02/10/24 Dalkeith, Lasswade and Newtongrange; and PVA 02/10/25 Penicuik.

26.19. For each PVA a datasheet is provided setting out vulnerability to flooding, current understanding of flood risk, objectives for the area and proposed actions between 2022



and 2028. Some actions are location specific; others are overarching. This will help inform MLDP2 production.

26.20. The LFRMP (**MC212**) explains in more detail how and when the actions set out in the FRMP (**MC211**) for 2022 to 2028, will be delivered. They are published by the local authority nominated as the lead local authority for the Local Plan District (Falkirk Council, in the case of the Forth Estuary). The first LFRMP covered the period 2016 to 2022 and the second cycle LFRMP is effective from 2022 to 2028.

26.21. In the Lasswade area the main risk of flooding identified is river flooding. In all other parts of Midlothian, the main risk is from surface water. The numbers at risk of flooding identified through the NFRA and presented in the LFRMP are set out in Table 26.1.

Table 26.1: Number of people at risk of flooding identified through the NFRA and presented in the LFRMP

Area	Number of people at risk	Number of homes/businesses at risk	Number of people at risk by 2080	Number of homes/businesses at risk by 2080
Straiton	80	50	110	70
Dalkeith (north-east)	40	30	80	50
Bonnyrigg/Lasswade	680	350	920	470
Dalkeith	600	350	880	500
Loanhead	170	100	240	140
Newtongrange	720	390	970	510
Penicuik	980	520	1300	660

26.22. Actions to reduce the impact of flooding in the Forth Estuary Local Plan District relevant to MLDP2 are:

- avoid inappropriate development that increases flood risk;
- preparation of surface water management plans between 2022-28, for the Bonnyrigg/Lasswade, Dalkeith, Loanhead and Straiton, Newtongrange and Penicuik areas (led by Midlothian Council, in co-ordination with Scottish Water, and following completion of integrated catchment study);
- Flood Study for Bonnyrigg/Lasswade and Dalkeith, between 2023-28, led by Midlothian Council; and
- sewer flood risk assessment, led by Scottish Water between 2023-25.

26.23. The work of the Edinburgh and Lothians Drainage Partnership (ELSDP) is considered further under the section 'Water Management'.

#### River Basin Management Plan for Scotland

26.24. Scotland is covered by a system of River Basin Management Planning. This was introduced to apply the EU Water Framework Directive (WFD). The objective of the WFD is that water bodies should not decline and that they reach good or excellent environmental status over time. Scotland's third River Basin Management Plan (RBMP) was adopted in December 2021 and is operative until 2027. Previous RBMPs were adopted in 2009 and 2015. The current RBMP for Scotland is **MC213**. There is a further Solway-Tweed RBMP prepared jointly with England's Environment Agency, but there is



only limited connection between Midlothian and this catchment. Note that for some water bodies (classed as Heavily Modified or Artificial), a different end state is acceptable.

26.25. The RBMP uses information on the condition of the environment and prioritises actions for improvement. These priorities are:

- action to create healthier and more resilient communities;
- water supply and wastewater;
- sustainable and resilient rural land use; and
- removing barriers to fish migration.

26.26. There is overlap between these objectives, and investment in the water environment may be beneficial under more than one of these headings. Taking these in turn:

- *Action to create healthier and more resilient communities:* Work largely consists of installation and retrofitting of sustainable drainage features, linking to existing water environment features and realising the amenity and biodiversity benefits of SUDS. The RBMP is backed by a SEPA administered Water Environment Fund but is likely to require commitment of other partners to bring projects to fruition.
- *Water supply and wastewater:* Work under this heading of relevance to MLDP2 includes protection of raw water quality and redirection of excess rainwater from the sewers to surface based solutions.
- *Sustainable and resilient rural land use:* Activities to secure improvements relate mostly to farming practice in terms of abstraction of water, the addition of fertilisers to the land and the management of run-off. Most farming activities are licensed and regulated under separate regimes rather than through the planning system.
- *Removing barriers to fish migration:* This is particularly relevant to Midlothian where the historic weirs on North and South Esk prevent these rivers from fulfilling their potential as salmon and trout rivers. The Council is currently working with SEPA and landowners on this. MLDP2 will need to be aware of this in its preparation.

#### **Actions Required to Improve the Water Environment**

26.27. The condition of the water environment is monitored SEPA and accessible through the Water Environment Hub. In coming to an overall designation SEPA use a 'one out-all out' approach, so if a water body performs poorly under one criterion, that will set its overall classification. The status of Midlothian's water bodies and where applicable the reasons for not achieving good status are set out in **MC215**.

26.28. From **MC215** it is evident that the majority of surface waters and a large proportion of groundwaters in Midlothian are not in good condition. The principal reason for this is the lack of access for fish migration. It makes sense to work from the downstream obstacles upstream, so progressively enabling access to more of the river system. Between the meeting of the North and South Esk (near Dalkeith) and the sea, the combined River Esk flows through East Lothian. However, the weirs in East Lothian (at Goose Green and Inveresk) are already passable. SEPA approached the Forth Rivers Trust to scope options for barrier easement and a subsequent report from consultants Royal Haskoning DHV identified options for 13 barriers on the North and South Esk.

26.29. It had been intended by SEPA to use Water Environment Fund (WEF) monies to ease 20 barriers by 2021 with 2 more to follow in the period 2021-27. Due to the cyberattack on SEPA systems the procurement was pushed back. SEPA also wished to carry out further checks on fish habitat upstream (this has confirmed that there is a good habitat for fish)



and undertake further assessment on the structural integrity of Dalkeith Weir on the South Esk and Montague/Ironmills weir on the North Esk. Midlothian Council expects, based on discussions with SEPA, that barrier easement will take place in the current 2021-27 RBMP cycle. The Council is working with SEPA and landowners on this matter.

- 26.30. A number of groundwaters in Midlothian are in poor condition, due to legacy pollution from mining and quarrying. Although the Water Environment Hub data indicates that good status is expected by 2027. The River Esk system has suffered from pollution from drainage of minewater containing iron, which can cause water to turn a distinctive red/orange colour when it is oxidised. As well as being unsightly there is potential damage to ecology and human health. **MC216** contains a Coal Authority summary of minewater processing and treatment techniques. The Coal Authority has developed a scheme to treat discharge at the River South Esk (at Junkies Adit), Dalkeith.
- 26.31. The discharge of sewage from Combined Sewer Overflows (CSOs) into watercourses is of great concern to residents of Midlothian and members of the Esk River Improvement Group, CSOs are part of the legacy drainage system (it was only in the late 1990s that SUDS systems to separate out surface and foul systems became standard) so even in a rapidly growing area such as Midlothian, the majority of the network is combined. With increasing rainfall and flash flood events, and incremental 'urban creep' in built-up areas, there is potential for more frequent CSO discharges. Water quality is monitored by SEPA and rectifying unsatisfactory discharges is one of the drivers of Scottish Water's investment programmes. This programme also includes increasing the number of event duration monitors at CSOs across Midlothian to monitor asset performance.
- 26.32. While water quality is not found to be bad or poor at any Midlothian surface water body, only moderate status has been found on significant sections of the Rivers North and South Esk. The Water Framework Directive objective is good status, so this is not acceptable. New developments in Midlothian will have separate foul drainage and surface SUDS systems to treat and convey surface water (using techniques which involve including slowing water down, infiltration and evaporation). It is the sudden increase in surface water after a storm which leads to CSO discharge, so new developments with SUDS should not contribute to a worsening in the condition of watercourses. As stated, much existing built development will not be part of a SUDS network and wider policy needs to support work in making retrospective improvements in these areas. Water quality can also be affected by diffuse run off from agriculture, from both arable and livestock farming.
- 26.33. Scottish Water carries out long term catchment planning and drainage assessment of its network, this includes assessment of forthcoming development from the Midlothian Housing Land Audit and other sources. This process allows for efficient planning and phasing of infrastructure, with the objective of being able to accommodate development timeously while meeting environmental objectives. Midlothian Council liaises frequently with Scottish Water on housing land audit matters.
- 26.34. Scottish Water has prepared a programme for CSOs (**MC227**). There are CSO schemes in Midlothian: Bilston, Caerketton Avenue CSO; Penicuik Kirkhill CSO; and Newbattle Lord Ancrum's Wood CSO. These should contribute to improved environmental quality in the Bilston Burn, River North Esk and the River South Esk respectively. In addition, Scottish Water is delivering a sewer flooding project in North Penicuik.



26.35. The Edinburgh and Lothians Strategic Drainage Partnership has been established to bring about a step change in how surface water is handled. Midlothian Council is working with the other partners (including SEPA and Scottish Water) to bring forward retrofit surface drainage schemes in Midlothian. Areas of extensive car parking and roof space appear to have particular potential in surface water management and could contribute to all four pillars of SUDS – flood risk, water quality, biodiversity and amenity.

26.36. Most SUDS schemes in Midlothian have been for individual developments, attenuating water flow and improving water quality before discharging to a receiving water course. At Shawfair under the auspices of the masterplan and at the University of Edinburgh MSZ holdings, larger scale networks have been attempted. NPF4 requires MLDP2 to identify, protect, enhance and expand blue green networks. These might extend across Council boundaries. No Surface Water Management Plans (SWMPs) were prepared for Midlothian in cycle 1 of the LFRMP. However, they are a commitment for several potentially vulnerable areas in Midlothian in the 2<sup>nd</sup> cycle of the LFRMP and these may help identify a network of features for MLDP2. This will be a matter for MLDP2 to consider.

26.37. The Musselburgh Flood Risk scheme has implications for the water environment in Midlothian, through re-purposing, level changes and flow regulation and installation of large debris traps. These will be matters for assessment when a scheme is submitted for approval. The Bonnyrigg and Lasswade flood study be carried out by Midlothian Council (an action of the LFRMP) will focus on the River North Esk and, if flood risk is confirmed, potential options to address flood risk should be investigated.

### Summary of Stakeholder Engagement

26.38. A full breakdown of all stakeholder engagement which has taken place to support the Evidence Report stage of MLDP2 can be found in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Internal Council Engagement
- Key Agencies
- Other Engagement

#### Public Engagement

26.39. In summary, comments received at the drop-in sessions and via online surveys, flooding of roads as a result of increased surface water run off from development and poor drainage were raised as issues.

#### Internal Council Engagement

26.40. Internal discussion has taken place within the Council with colleagues in Roads and Transport with responsibility for flood matters.

#### Key Agencies

26.41. The Council has maintained regular dialogue with SEPA and Scottish Water since the current MLDP was adopted (typically meeting once a quarter). An outline of the matters discussed is provided as **MC214**.



SEPA

- 26.42. SEPA was provided with the working draft of this chapter and the draft SFRA for the Evidence Report. Comments are set out in the Summary of Evidence section of this chapter, together with Council actions in respect of comments received.
- 26.43. On the Council prepared Strategic Flood Risk Assessment (SFRA) SEPA's general feedback was to note that they have new published guidance on SFRA, which advocates a revised approach in order to fit with the new LDP process. Further that, provided that the SFRA guidance has been followed and that any evidence gaps highlighted have been identified in the SFRA summary report, it is likely that SEPA will be content with the SFRA being a sufficient high-level overview of the scope and nature of all sources of existing and future flood risk within the local development plan area at this point in time. Therefore, SEPA consider the SFRA can be used to inform in and referenced in the Evidence Report. This is not currently the case: SEPA are not in a position to provide a statement of agreement on this aspect of the Evidence Report. Comments on the SFRA and changes made or proposed to be made are set out below. The Council will liaise with SEPA on the revised SFRA (**MC210**). Further information on engagement with SEPA on the SFRA is provided in **MC237**.
- 26.44. SEPA state that their objective in engaging with LDPs on the issue of flood risk is to minimise the number of sites allocated that are not in accordance with NPF4 policies on flooding. SEPA requests that the site selection appraisal methodology includes questions/criteria related to flood risk. Specifically SEPA suggests that the questions/criteria specify for every site that at the time of its assessment either (i) its flood risk is fully understood (which could be via the SFRA, for example a site is clearly shown to be within or outwith an area of flood risk) or (ii), if not, that a Flood Risk Assessment be undertaken at the appropriate stage to ensure that it is understood. They consider this will provide certainty at as early a stage as possible in the plan preparation process and will ensure that only sites that are in accordance with NPF4 are included in the Proposed Plan. **Topic 19: Site Selection Methodology** provides more information.

Scottish Water

- 26.45. Scottish Water was provided with the working draft of this chapter and the draft SFRA. Comments are set out in the Summary of Evidence section of this chapter, together with Council actions in respect of comments received.

**Other Engagement**

- 26.46. The Council has discussed the Musselburgh flood defence scheme with East Lothian Council. A note of the meeting is provided as **MC217**.

**Summary of Implications for the Proposed Plan****Flood Risk in Midlothian**

- 26.47. Due mainly to the nature of the incised rivers in Midlothian, flood risk, including properties, is comparatively low. However, the impact of flooding makes it an important issue that must be addressed in MLDP2. Climate science evidence indicates milder and wetter winters and warmer drier summers, but with more frequent and extreme weather patterns of rainfall and hot spells. The evidence projects greater instances of flood risk in Midlothian, as with the rest of the country. This has flooding and infrastructure implications for people, flora and fauna, land use and properties. Current evidence





indicates surface water flooding is the greater issue in Midlothian. Therefore, the use of identified integrated SUDS schemes will be necessary in new and existing development. The management of surface water run-off is an important issue, which MLDP2 needs to be aware of and provide a framework for.

- 26.48. Handling water on the surface has benefits in terms of alleviation of flood risk, water quality, amenity and biodiversity. There are forthcoming commitments under the LFRMP 2022-28 to carry out surface water management plans. These studies, and the work of the ELSDP may be helpful (if completed in time) in identifying a blue green network to be retained, protected and enhanced in MLDP2.
- 26.49. Midlothian is a partner in the Edinburgh and Lothians Strategic Drainage Partnership (ELSDP) which seeks to change how surface water is treated. The Council expects maps of surface water flooding extent, together with other digitised layers of water features and the Council's work to digitise blue green infrastructure features (such as existing SUDS features), will provide input to the new drainage network.
- 26.50. It will be important to ensure that Midlothian's high growth rate does not result in more properties being developed where there is risk of flooding or increasing risk elsewhere. Avoidance of flood risk will need to be an important consideration in selection of sites for development.
- 26.51. Where sites have yet to commence development or are not consented, the latest flood risk information will be used to indicate whether any sites should be deallocated on flood risk grounds. This will take place at a later site-specific phase, after the Evidence Report. As MLDP2 is prepared, the SFRA process will be expanded to consider and report on new candidate sites for development, and any post NPF4 flood risk studies that are carried out.
- 26.52. NPF4 requires LDPs to identify areas where climate change is resulting in unmanageable flood exposure, and so where alternative land use is needed. For areas at risk of surface water flooding, the move to a blue green network over time may offer potential for significant alleviation of the risk. For those areas at risk of fluvial flooding, the LFRMP requires a Flood Study for Bonnyrigg/Lasswade and Dalkeith which may point to solutions in the North Esk. Lasswade is the community with the most significant quantity of fluvial flooding risk. MLDP2 will consider whether there are particularly vulnerable users or functions located in the future flood risk area. Where there are previously used sites such as former paper mills, MLDP2 will need to consider whether it is desirable to bring such sites into positive use.
- 26.53. Flooding is a cross boundary issue, and there are potential works in Midlothian that could contribute to alleviating downstream flood risk in East Lothian and City of Edinburgh. As well as the advanced scheme in Musselburgh, the blue green network will be considered in a wider regional context (the overarching work of the ELSDP should assist in this respect). These will be issues for MLDP2 Proposed Plan to consider in its development strategy and policy framework.

#### **Strategic Flood Risk Assessment**

- 26.54. Scottish Government Local Development Planning Guidance (May 2023) at pages 74 and 75 states that the Evidence Report can reference an SFRA. It also states that the



Evidence Report can have regard to flood maps prepared by SEPA and must consider relevant finalised and approved flood risk management plans and river basin management plans. These will be used by the Council in preparation of MLDP2 Proposed Plan

- 26.55. The SFRA and SWMPs may assist in identifying where physical interventions are necessary. These are indicated as 'gaps' in the SFRA at present. Some of these may constitute development, and benefit from support or site identification in MLDP2.
- 26.56. There are some data gaps identified in the SFRA. There are also some flood risk factors that are difficult to directly map, and will need judgement in site assessment, particularly need to be aware of flood risk adjacent to small catchment watercourses, and for there to be potential additional flood areas adjacent to the future flood risk zone with climate change extent, once the latest climate change inputs are accounted for. These will be issues for MLDP2 Proposed Plan to consider in its development strategy and policy framework.

#### Use of the SFRA

- 26.57. Midlothian Council will use the information collected to develop the SFRA, in GIS form. This will include the 0.5% AEP map of future fluvial flooding in 2080 with allowance for climate change. Under Midlothian's site selection methodology (where the Council wishes to reflect the NPF4 approach of being proactive in site selection) this evidence will be used as an exclusion criterion to designate areas where development is not supported in principle. The Council's site selection methodology is set out in **Topic 19: Site Selection Methodology**.
- 26.58. A second stage of the site selection methodology includes an assessment matrix, aligned with the SEA process, which will seek to determine for each proposal assessed whether the site avoids locations at risk of all types of flooding or which increase flood risk elsewhere. In applying the indicator, the Council would record a negative result for any land within the 0.5% AEP with future Climate Change zone. The Council would take a judgement on the degree to which areas of surface water flooding render the site useable, recognising that some of these may have potential as drainage features in association with development.
- 26.59. Midlothian Council will also use map data on the course of small catchment watercourses (<3km<sup>2</sup> catchment) to assess sites. The SEPA flood assessment maps do not cover fluvial flooding from these features. Site proximity to such features will be identified as a negative attribute in the detailed site assessment. Depending on circumstances, site promoters may be required to provide more information in the form of FRA for sites adjoining such watercourses.
- 26.60. Beyond the mapped data, the Council will consider development adjoining the boundary of the 0.5% AEP with future Climate Change zone, given the potential for the area to expand when the assessment is recalibrated with the latest climate change allowances. This will be noted in the methodology as a potential area where further flood risk assessment is required.



26.61. The SFRA will be used to inform the Strategic Environmental Assessment (SEA) of MLDP2. The SFRA also will be used to inform other aspects of MLDP2 preparation, including sections on Infrastructure First and Blue and Green Infrastructure.

26.62. NPF4 requires LDPs to identify areas where climate change is resulting in unmanageable flood exposure, and so where alternative land use is needed. The 0.5% AEP with climate change flood extent map, presented in the SFRA indicates where there is fluvial flood risk. There is further flood risk assessment to be carried out as a requirement of the LFRMP. The Council would wish to consider the findings of this study and potential solutions. The range of uses in this zone will however be assessed in further detail as part of MLDP2 preparation, in particular the degree to which there are particularly vulnerable uses such as essential civil infrastructure or care homes located there.

26.63. In respect of surface water flooding (where the great majority of flood risk in Midlothian lies) there is potential to change the current system of water management. The Surface Water Management Plans (SWMPs), required as part of the LFRMP, may help in indicating priorities. A blue green network, to be identified in MLDP2 and other changes (some of which may be wider than planning such as road surfacing or land management practices) may also contribute to ameliorating this risk.

#### **Flood Risk Management Plan and Local Flood Risk Management Plan**

26.64. These plans require a number of further studies to be concluded, the outcomes of which will have further implications for the MLDP.

#### **River Basin Management Plan for Scotland**

26.65. The below priorities and accompanying detail set out in this chapter will have implications for MLDP2:

- action to create healthier and more resilient communities;
- water supply and wastewater;
- sustainable and resilient rural land use; and
- removing barriers to fish migration

26.66. The priority of “Removing barriers to fish migration” is relevant to the North and South Esk rivers in Midlothian. This will be considered in preparation of MLDP2 Proposed Plan.

#### **Actions Required to Improve the Water Environment**

26.67. Midlothian’s water environment is for the most part classified as poor quality by the SEPA Water Environment Hub. The primary reason for this is lack of fish access. This will require development to remove or ameliorate weirs (which in some cases are part of listed buildings). Committed programmes of CSO works by Scottish Water and minewater treatment by the Coal Authority (such at Dalkeith on the River North Esk) also have the potential to contribute to improved water quality.

26.68. Through application of SUDS in new development and retrofit in established areas there is potential to improve the quality of water run-off and reduce the frequency of sewer discharges, as well as realising biodiversity and amenity benefits. Identifying a blue green network of existing assets and new linkages is a role for MLDP2.

26.69. Scottish Water has been expanding the capacity of the wastewater system in Midlothian to accommodate new development. Housing Land and Employment Sites Audit data as



well as other forward information on location of new development is provided to enable Scottish Water asset planners to bring forward the necessary capacity in good time and in the most efficient manner. Scottish Water sees its role as being to respond to development pressure and support sustainable economic growth, but a sufficiently early indication of where growth is planned is required, in order for infrastructure to be provided in time and for delays in site development to be avoided.

### Developer Contributions

26.70. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

26.71. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

26.72. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence

26.73. Comments received from SEPA and Scottish Water on drafts of this chapter have been incorporated into the document.

26.74. Scottish Water was content with this chapter and the SFRA, subject to certain amendments which have been made by the Council.

#### Evidence Disputes with Stakeholders

26.75. There are no areas of dispute. However, SEPA is not yet in a position to provide a statement of agreement on the SFRA as being a sufficient high-level overview of the scope and nature of all sources of existing and future flood risk within the local



development plan area at that point in time, and therefore used to inform/be referenced in the Evidence Report.

**Information Gaps/ Uncertainties**

26.76. The Council considers that there are the following data gaps with reference to flooding:

- issues with recording of flood risk events;
- issues with cataloguing flood defences (particularly those constructed before the 1961 Act;
- uncertainty as to whether Musselburgh Flood Protection Scheme will be approved;
- uncertainty on flood risk impacts of North Esk weir removal; and
- uncertainty pending completion of flood assessment, sewer FRA, and surface water management plans required under Local Flood Risk Management Plan.

26.77. The Council will work with SEPA and Scottish Water and other relevant partners to help fill these gaps and get the necessary information.

## Topic 27: Digital Infrastructure

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:  <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• (d) the infrastructure of the district (including communication systems)</li> <li>• (e) how that infrastructure is used</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 24:</p> <ul style="list-style-type: none"> <li>• LDPs should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access.</li> </ul> <p>NPF4 Policy 18:</p> <ul style="list-style-type: none"> <li>• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: <ul style="list-style-type: none"> <li>- be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;</li> <li>- set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and</li> <li>- indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.</li> </ul> </li> <li>• Plans should align with relevant national, regional, and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC274</b> Information Note: Digital Infrastructure  <b>MC276</b> Audit of Infrastructure and Services  <b>MC286</b> Superfast Broadband – Delivering on our commitment in Scotland  <b>MC151</b> SIMD 2020 data  <b>MC152</b> Midlothian Employment Land Audit 2023  <b>MC288</b> Heriot Community Broadband – Written Submission to House of Commons Scottish Affairs Committee  <b>MC289</b> Midlothian Superfast and Fibre Coverage  <b>MC290</b> Scotland’s Digital Potential with Enhanced 4G and 5G Capability  <b>MC291</b> Shared Rural Network (SRN) Data  <b>MC292</b> Planning Guidance – Digital Telecommunications  <b>MC293</b> Scotland’s Digital Strategy – a Discussion Paper  <b>MC294</b> Ofcom Connected Nations Data – Fixed Performance Local Authority Data  <b>MC295</b> Ofcom Connected Nations Data – Mobile Coverage Local Authority Data</p>



Also see:

- Participation Report (MC011) and Children and Young People Participation Report (MC170).
- SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).

It is not intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:

- Topic 1: Climate Change, Mitigation and Adaptation
- Topic 15: Design, Quality and Place
- Topic 16: Local Living and 20-Minute Neighbourhoods
- Topic 20: Heat and Cooling
- Topic 23: Energy Infrastructure
- Topic 30: Town, Local and Commercial Centres
- Topic 33: Business, Industry and Community Wealth Building

### Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this Evidence Report chapter. Information gaps have been identified.

#### Purpose and Scope of Chapter

27.1. This chapter focuses on Digital Infrastructure. The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Existing Digital Infrastructure
- Proposed Digital Infrastructure

#### **Existing Digital Infrastructure**

27.2. Regarding broadband availability, the Midlothian Local Development Plan 2017 notes:

- 78% of Midlothian is covered by high-speed broadband connections.
- 98% will covered by 2017.

27.3. The Scottish Government 'Delivering on our commitment' document (MC286) outlines the progress made through the Digital Scotland Superfast Broadband (DSSB) Rest of Scotland (RoS) programme to connect homes and businesses to fibre broadband infrastructure through commercial deployment. A summary of the changes in fibre broadband coverage and speed from 2012 to 2018 are noted below in Table 27.1.



Table 27.1 - Summary of the changes in fibre broadband coverage and speed from 2012 to 2018 (coverage)

Location	Assumed % of premises connected to fibre broadband through commercial deployment (starting point) (OMR 2012)	End of contract 1 coverage
West Lothian	72.9%	99.3%
<b>Midlothian</b>	<b>78.5%</b>	<b>98.2%</b>
City of Edinburgh	89.1%	97.6%
Rest of Scotland Total	71.1%	96.8%
East Lothian	66.7%	95.8%
Scottish Borders	39.3%	92.9%

All local authorities in the Rest of Scotland intervention area achieved over 90% fibre broadband coverage.

Table 27.2 - Summary of the changes in fibre broadband coverage and speed from 2012 to 2018 (speed)

Location	Assumed % of premises connected to fibre broadband through commercial deployment (starting point) (OMR 2012)	End of contract 1 coverage ≥ 24Mbps
West Lothian	72.9%	94.7%
<b>Midlothian</b>	<b>78.5%</b>	<b>97.3%</b>
City of Edinburgh	89.1%	97.3%
Rest of Scotland Total	71.1%	94.7%
East Lothian	66.7%	92.8%
Scottish Borders	39.3%	85.3%

Table 27.3 – Availability: Combined commercial and residential gigabit capable coverage (Scotland)

Percentage	Coverage / Capacity (Scotland)
68%	Percentage of gigabit capable coverage (Scotland).
76%	Number of urban premises that are gigabit capable.
52%	Number of urban premises that have full fibre.
29%	Number of rural premises that are gigabit capable.
28%	Number of rural premises that have full fibre.

Source: Project Gigabit Progress Update (MC287)

#### Accessibility / Constraints – Broadband – Midlothian Towns and Villages

27.4. The Scottish Index of Multiple Deprivation (SIMD) 2020 v2 (MC151) outlines the percentage of premises without access to superfast broadband (at least 30Mb per second (Mbps) download speed in Scotland. The full data can be accessed via the source material. The data zones with poorest access to superfast broadband in the Midlothian towns and villages are shown in Table 27.4.





Table 27.4 - Data zones with poorest access to superfast broadband in Midlothian

Midlothian Towns			Midlothian Villages and Rural Locations		
Area	Data Zone	Percentage without access to 30Mbps	Area	Data Zone	Percentage without access to 30Mbps
Thornycroft	S01011008	42%	Pathhead and Rural East	S01011020	71%
Penicuik Southwest	S01010941	35%	Rural South Midlothian	S01010930	69%
Eskbank	S01010998	25%	Pentland	S01010956	54%

Source: Scottish Index of Multiple Deprivation 2020

27.5. The tables below summarise the information for all Midlothian towns, villages, and rural location data zones. The data zones not included in the tables have full access to superfast broadband.

Table 27.5 - Midlothian Villages and Rural Locations without access to superfast broadband

Area	Data Zone	Population	Percentage without access to superfast broadband
<b>Roslin and Bilston</b>			
Roslin and Bilston	S01010960	1,154	3%
<b>Pentland</b>			
Pentland	S01010954	736	9%
	S01010955	1,013	19%
	S01010956	1,276	54%
<b>Pathhead and Rural East Midlothian</b>			
Pathhead and Rural East Midlothian	S01011014	825	3%
	S01011016	1,624	2%
	S01011017	1,413	43%
	S01011018	832	2%
	S01011019	1,463	36%
	S01011020	718	71%
<b>Shawfair</b>			
Shawfair	S01011000	1,149	41%
	S01011002	718	1%
<b>Rural South Midlothian</b>			
Rural South Midlothian	S01010930	939	69%
	S01010931	890	24%
	S01010933	815	12%

Source: Scottish Index of Multiple Deprivation 2020



Table 27.6 - Midlothian Towns without access to superfast broadband

Area	Data Zone	Population	Percentage without access to superfast broadband
<b>Bonnyrigg</b>			
Bonnyrigg South	S01010971	1,045	3%
Bonnyrigg North	S01010982	1,274	11%
<b>Penicuik</b>			
Penicuik Southeast	S01010937	705	3%
	S01010938	805	23%
Penicuik Southwest	S01010939	476	3%
	S01010941	823	35%
	S01010944	574	12%
Penicuik East	S01010945	670	18%
	S01010948	651	17%
Penicuik North	S01010949	944	3%
<b>Dalkeith, Eskbank and Newbattle</b>			
Dalkeith	S01011010	578	7%
Eskbank	S01010994	1,556	7%
	S01010998	691	25%
	S01010999	903	1%
Newbattle and Dalhousie	S01010991	2,559	7%
	S01010992	611	7%
	S01010993	589	4%
Thornycroft	S01011006	1,603	18%
	S01011008	744	42%
	S01011009	488	8%
<b>Mayfield, Easthouses and Newtongrange</b>			
Mayfield	S01011029	625	15%
<b>Gorebridge</b>			
North Gorebridge	S01011037	983	2%
	S01011039	939	11%
Gorebridge and Middleton	S01011042	745	1%
<b>Loanhead</b>			
Loanhead	S01010970	1,054	5%
<b>Straiton</b>			
Straiton	S01010962	548	8%
	S01010963	897	1%

Source: Scottish Index of Multiple Deprivation 2020



27.6. The Gorebridge Local Place Plan (**MC222**) notes that the average internet speed in Midlothian is 52 Mbps, and the fastest speed is 362 Mbps. (17.7% availability) The average for Gorebridge is noted in the Local Place Plan as 40 Mbps.

#### Availability – Broadband – [Reaching 100% \(R100\) Programme](#)

27.7. Scottish Government programme to enable access to superfast broadband (speeds of at least 30Mbps) to every home and business in Scotland by 2021. The 2021 policy commitment was met via the three strands of R100 activity:

- R100 contracts
- R100 Scottish Broadband Voucher Scheme (SBVS)
- ongoing commercial coverage

27.8. Contracts were awarded to BT and the network is being delivered by Openreach across three geographical areas – north, central, and south. All the planned R100 contract build in the south and north, and the remaining build in central will be gigabit capable. The R100 has rolled out gigabit connections to over 31,000 premises across Scotland.

#### Accessibility / Constraints – Broadband – Midlothian Employment Land (**MC152**)

27.9. Ultrafast broadband is available in some locations in Midlothian. This service has download speeds of greater than 300 Mbps (which compares to download speeds of less than 30 Mbps in the case of standard broadband and speeds of between 30 Mbps and 300 Mbps for superfast broadband). The Employment Land Audit outlines mobile phone coverage (4G and non-4G) and broadband coverage at the employment land sites throughout Midlothian. Mobile phone coverage is excellent through many sites, but is lower in parts of Dalkeith, Rosewell, Roslin and Midlothian Science Zone.

27.10. Regarding broadband coverage, standard availability is good across all sites, however standard speed (maximum 11 Mbps) is variable across all sites and is highest at Midlothian Science Zone (MSZ). Superfast availability ranges from average to good across the sites, but there are some sites in Dalkeith, Shawfair and MSZ with no availability. Superfast speed (maximum 50 Mbps) is variable across all sites and lowest in parts of Roslin, Shawfair and Midlothian Science Zone.

#### Accessibility / Constraints

27.11. As noted in Heriot Community Broadband (HCB) and Stobo-Dawyck Community Network (SDCN) (**MC288**), Heriot Community Broadband (HCB) and Stobo-Dawyck Community Network (SDCN) provide superfast broadband connections to residents in an area of nearly 1,000 square miles in rural areas of Midlothian and the Scottish Borders. The service operates by using wireless links relayed from masts on hill tops. The networks are low cost, locally funded and largely run by volunteers. They are connected to the transit network operated by HUBS.

27.12. Figure 1 of **MC288** outlines the current and planned coverage by HCB and SDCN in the south of Scotland, including Midlothian. Access to superfast broadband is critical for the economic viability of local communities in rural Scotland. The networks are demonstrating one route to achieve this for the most remote areas. As noted in the source material, current and proposed public programmes do not provide universal coverage in rural areas and simultaneously undermine the capacity of alternative providers such as community networks to respond to local needs.



Table 27.7 – Availability: Broadband – Superfast and Fibre Coverage – Midlothian (March 2024)

Superfast and Fibre Coverage – Midlothian (March 2024)			
Superfast (>24Mbps)	Superfast (>=30Mbps)	Gigabit	Full Fibre
98.98%	98.78%	87.38%	86.38%
Alt Net FTTP	Openreach FTTP	'Fibre' partial/full at any speed	Estimated maximum mean download
2.77%	68.81%	99.68%	821 Mbps
Below 2 Mbps	Below 10 Mbps	Below 10 Mbps, 1.2 Mbps up	Below 15 Mbps
0.24%	0.66%	0.76%	0.76%
Ultrafast (>100 Mbps)	Virgin Media Cable	Openreach (>30 Mbps)	Openreach G.fast
87.38%	55.52%	98.77%	0.00%

Source: Think Broadband (MC289)

Table 27.7 - Accessibility / Constraints – Average Mobile Signal Coverage by Operator – United Kingdom

Area	Quality / Signal	Average Mobile Phone Coverage – Signal Strength (dBuV/m)			
		O <sub>2</sub>	Vodafone	EE	Three
UK	4G	-84	-85	-86	-90
	3G	-100	-103	-105	-106
	2G	-56	-53	-	-

Source: [Mast Data](#) – Mobile Signal Coverage (Signal Survey Data)

Signal strength in dBuV/m (dB microvolts per metre). Smaller result indicates a better signal strength.

Table 27.8 - Accessibility / Constraints – Mobile Signal Coverage by Operator – Midlothian Towns

Town	Quality / Signal	Mobile Phone Coverage – Signal Strength (dBuV/m)			
		O <sub>2</sub>	Vodafone	EE	Three
Bonnyrigg	4G Quality	Very Good	Very Good	Good	High Average
	4G	-97	-97	-98	-102
	3G	-31	-27	-35	-79
	2G	-101	-51	-	-
Dalkeith	4G Quality	Very Good	Very Good	Very Good	Good
	4G	-96	-97	-97	-100
	3G	-29	-30	-117	-79
	2G	-101	-51	-	-
Gorebridge	4G Quality	Very Good	Very Good	High Average	Low Average



	4G	-96	-96	-102	-116
	3G	-102	-28	-24	-
	2G	-102	-	-	-
Lasswade	4G Quality	Very Good	Very Good	Good	Good
	4G	-97	-97	-98	-101
	3G	-28	-29	-46	-79
	2G	-101	-51	-	-
Loanhead	4G Quality	Very Good	Very Good	Very Good	High Average
	4G	-98	-96	-98	-104
	3G	-26	-26	-24	-86
	2G	-101	-51	-	-
Pathhead	4G Quality	Very Good	Very Good	High Average	Average
	4G	-97	-97	-104	-109
	3G	-	-	-100	-113
	2G	-	-	-	-
Penicuik	4G Quality	Good	Very Good	Above Average	Above Average
	4G	-100	-98	-104	-107
	3G	-24	-24	-31	-93
	2G	-99	-	-	-
Roslin	4G Quality	Very Good	Excellent	Very Good	High Average
	4G	-97	-94	-98	-104
	3G	-25	-25	-24	-85
	2G	-101	-51	-	-

Source: [Mast Data](#) – Mobile Signal Coverage (Signal Survey Data)

Signal strength in dBuV/m (dB microvolts per metre). A smaller result indicates a better signal strength.

#### Accessibility/Constraints

27.13. The below tables demonstrate the mobile signal coverage and 4G quality and constraints across Midlothian.

Table 27.9 - Mobile Signal Coverage (4G Quality) by Operator – Midlothian Towns

Town	Mobile Phone Coverage – 4G Quality			
	O <sub>2</sub>	Vodafone	EE	Three
Roslin	Very Good	Excellent	Very Good	High Average
Loanhead	Very Good	Very Good	Very Good	High Average
Dalkeith	Very Good	Very Good	Very Good	Good
Lasswade	Very Good	Very Good	Good	Good
Bonnyrigg	Very Good	Very Good	Good	High Average
Gorebridge	Very Good	Very Good	High Average	Low Average
Pathhead	Very Good	Very Good	High Average	Average



Penicuik	Good	Very Good	Above Average	Above Average
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Source: [Mast Data](#)

Table 27.10 - Multiple Operator Mobile Phone Coverage – Midlothian Towns – Mast Location Data

Town	Distance from town	Number of masts within distance from town			
		O <sub>2</sub>	Vodafone	EE	Three
Bonnyrigg	<1km	2	2	3	4
	<3km	6	11	12	7
	<5km	26	32	39	26
	<7km	48	54	66	45
Dalkeith	<1km	1	2	2	2
	<3km	7	10	9	9
	<5km	24	30	39	26
	<7km	66	81	86	59
Gorebridge	<1km	1	0	2	1
	<3km	2	2	5	3
	<5km	3	4	11	8
	<7km	11	14	18	14
Lasswade	<1km	2	1	4	3
	<3km	5	9	11	8
	<5km	26	33	44	29
	<7km	54	62	70	48
Loanhead	<1km	1	2	1	0
	<3km	13	15	19	11
	<5km	33	39	40	25
	<7km	81	95	87	64
Pathhead	<1km	0	1	0	0
	<3km	1	1	1	0
	<5km	3	6	7	4
	<7km	8	10	15	9
Penicuik	<1km	2	1	3	1
	<3km	3	4	5	2
	<5km	3	5	6	3
	<7km	10	13	9	5
Roslin	<1km	0	1	1	1
	<3km	4	8	4	2
	<5km	15	17	22	12
	<7km	43	53	54	34

Source: [Mast Data](#)



Figure 27.1 - Accessibility / Constraints – Mobile Phone Coverage (4G) – EE, Source: [EE Ltd](#)

### Proposed Digital Infrastructure

27.14. The Scottish Futures Trust document noted in 'Scotland's Digital Potential with Enhanced 4G and 5G Capability' (MC290), undertakes an assessment of the potential economic impact of enhanced digital capability in Scotland regarding wireless and mobile technologies such as 4G and 5G. Two scenarios have been developed which look ahead to 2035 and are noted below. The document illustrates a range of possible outcomes for Scotland's digital future.

27.15. The Reaching 100% (R100) Programme is a Scottish Government programme to enable access to superfast broadband (speeds of at least 30Mbps) to every home and business in Scotland by 2021. The 2021 policy commitment was met via the three strands of R100 activity:

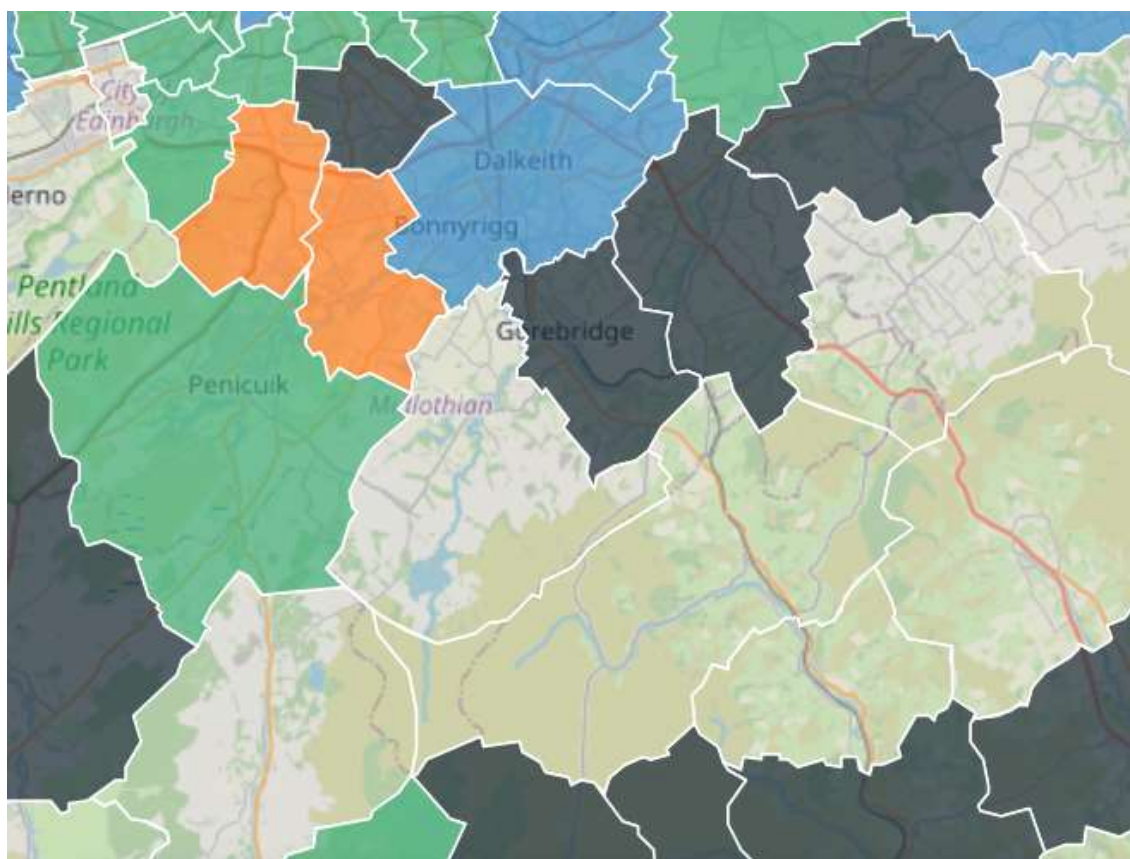
- R100 contracts
- R100 Scottish Broadband Voucher Scheme (SBVS)
- ongoing commercial coverage

27.16. Contracts were awarded to BT and the network is being delivered by Openreach across three geographical areas – north, central, and south. All the planned R100 contract build in the south and north, and the remaining build in central will be gigabit capable. The R100 has rolled out gigabit connections to over 31,000 premises across Scotland. As much of the technology delivered will go beyond the original superfast commitment, the engineering works will be phased in over the coming years. R100 contracts are expected to be completed in 2028. The R100 programme is forecast to be completed in Midlothian in 2024/25.

27.17. The [Openreach Ultrafast Full Fibre Broadband \(UFFB\) Build Programme and Map](#) outlines the exchange areas, which are part of the UFFB build plan in the United Kingdom. For the Midlothian area, the build plan is summarised below in Table 27.11 and Figure 27.2.

Table 27.11 - The Openreach Ultrafast Full Fibre Broadband (UFFB) Build Programme

Openreach UFFB Build Status	Midlothian Area
Finished main part of build.	Penicuik, Howgate.
Building in this exchange.	Bonnyrigg, Polton, Hopefield, Lasswade, Eskbank, Dalkeith, Newbattle, Easthouses, Mayfield, Newtongrange, Cousland.
Building soon, with services available within 12 months.	Rosewell, Roslin, Bilston, Loanhead, Straiton, Damhead.
Building in the future.	Pathhead, Crichton, Gorebridge, North Middleton, Borthwick.
This exchange is not in the major build yet.	Fala, Carrington, Temple.



Openreach Ultrafast Full Fibre Broadband Build Programme – Build Status

Source: [Openreach Ltd](#)





### Programmed investment – Mobile Network Operators (MNOs)

27.18. In Scotland, coverage from all four MNOs is expected to rise to a minimum of 74%, up from 44%. Coverage from at least one MNO is expected to increase from 81% to 91% by the end of the Shared Rural Network programme (MC291). The Scottish regional forecasts are presented below in Table 27.12.

Table 27.12 - Scottish regional forecasts for Mobile Network Operators

Location	4G Coverage from all MNOs		4G Coverage from at least on MNO	
	Pre-SRN	Forecast Post-SRN	Pre-SRN	Forecast Post-SRN
Scotland	44%	74%	81%	91%
Lothian	88%	94%	99%	99%
South Scotland	55%	81%	88%	97%
Central Scotland	87%	92%	99%	99%
Mid Scotland	53%	78%	80%	93%

### Summary of Stakeholder Engagement

27.19. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (MC011). A summary of engagement activities to support 'Digital Infrastructure' is as follows:

- Public Engagement
- Midlothian Council Services
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Wireless Infrastructure Providers (WIPs)
- Mobile Network Operators (MNOs)

#### Public Engagement

27.20. Seven public drop-in sessions were held in public libraries across Midlothian. Four online Place Standard Surveys were also conducted. A summary of issues relevant to digital infrastructure is as follows:

- Not everyone has access to the internet and therefore public facilities like libraries are very important.
- Improved broadband would significantly improve remote working opportunities for rural residents.
- The need for shared office space with good broadband connectivity was suggested for rural areas.
- A problem was recurrently raised whereby pavement/road surfaces have not been adequately resurfaced following underground broadband cable installation.

#### Midlothian Council Services

27.21. Liaison was had with Midlothian Council Planning and Economic Development officers. Engagement with South-East Scotland City Region Deal 'Workforce Mobility' project team also took place. Comments received during this engagement process have been incorporated into this chapter.



**Key Agencies Group Corporate Workshop**

27.22. The corporate workshops identified the need for digital access to be available for all, on super-fast networks, linking communities with each other and the world, and overall enhancing opportunities through improved digital connectivity.

**Wireless Infrastructure Providers (WIPs)**

27.23. Attempts have been made to liaise with ISPA UK (Internet Services Providers Association UK), which is the trade association for providers of internet services in the UK. Attempts have been made to liaise with BT Group.

**Mobile Network Operators (MNOs)**

27.24. Attempts have been made to liaise with Mobile UK, which is the trade association for the UK's mobile network operators (EE, Virgin Media O<sub>2</sub>, Three and Vodafone). Attempts have been made to liaise with Mobile Broadband Network Ltd, which provides mobile infrastructure services to EE and Three.

**Summary of Implications for the Proposed Plan**

27.25. NPF4 Policy 24 (Digital Infrastructure) replaces MLDP Policy IT1 and supports local living and reduced travel. MLDP2 should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access.

27.26. As outlined in the Digital Telecommunications Planning Guidance (2023) (**MC292**), Local Development Plans should ensure connectivity ambitions are recognised in line with NPF4's overall approach for digital communications infrastructure. MLDP2 should take account of existing and future provision of digital infrastructure in developing the spatial strategy, while ensuring that respect is given to the built, historic, and natural environment.

**Broadband coverage**

27.27. The Digital Scotland Superfast Broadband programme update (2018) (**MC286**) noted that 78.5% of Midlothian premises were connected to fibre broadband through commercial deployment in 2012 and this increased to 98.2% in 2018. The update also notes that 97.3% of Midlothian premises were able to access a minimum of 24 Mb/second download speeds.

27.28. The MLDP2 spatial strategy will be informed by the Scottish Index of Multiple Deprivation (SIMD) data (2020) (**MC151**), which highlights gaps in connectivity to superfast broadband (above 30 Mbps) within the Midlothian towns and villages. The rural Midlothian data zones with the poorest access to superfast broadband are within Pathhead and Rural East, Rural South Midlothian, and Pentland. The urban Midlothian data zones with the poorest access are within Thornybank, Penicuik Southwest, and Eskbank.

27.29. MLDP2 will be informed by the Digital Strategy for Scotland (2021) (**MC293**), which aims to deliver broadband coverage for all and maximise investment through the Reaching 100% (R100) programme. The R100 programme aims to achieve coverage of a minimum of 30 Mb/second download speeds for 100% of premises in Scotland. The R100 programme started in 2020 and is forecast to be completed in Midlothian in 2024/25.



Midlothian is mostly in the central R100 contract area, but there is some of Midlothian in the south lot area too. R100 deployment in the central and south lots will be mostly full fibre with gigabyte capability.

- 27.30. MLDP2 will be informed by the progress and build status of the [Openreach Ultrafast Full Fibre Broadband \(UFFB\) Build Programme](#). The 2023 build status notes that the main part of this development has finished at Penicuik and Howgate exchange areas, with development taking place at several Midlothian locations. Building in the future is programmed at the Pathhead, Chrichton, Gorebridge, North Middleton and Borthwick exchange areas. The Fala, Carrington and Temple exchange areas are not included currently in the major build.
- 27.31. The [Ofcom Connected Nations report 2023](#) shows that coverage of 30 Mb/s download speeds in Midlothian was 98% (43,835 premises) in May 2023. This is an increase from September 2022 when there was 96% coverage (41,886 premises) and compares favourably with Scotland, and the UK, which had coverage of 95% and 97% respectively. There are still some parts of Midlothian where there is poor digital connectivity. The Ofcom Connected Nations report 2023 indicates that the percentage of Midlothian premises unable to access 10 Mbps download or 1 Mbps upload was 1% (421 premises, of which 66 had download speeds of less than 2 Mbps). This is an improvement on the position as of September 2022 when 2% of Midlothian (1,026 premises, of which 223 had download speeds of less than 2 Mbps) were unable to access 10 Mbps download speeds and 1 Mbps upload speeds.
- 27.32. MLDP2 strategy and policy will be informed by the Ofcom Connected Nations data (**MC294** and **MC295**). Midlothian currently compares well at 1% against Scotland at 3% and is comparable with the UK average of 1% for access to 10 Mbps download speeds and 1 Mbps upload speeds as of May 2023.
- 27.33. The Midlothian Employment Land Audit (2023) (**MC152**) outlines broadband coverage across the Midlothian employment land sites. Standard availability is good across all sites, however standard speed (maximum 11 Mbps) is variable across all sites and is highest at Midlothian Science Zone (MSZ). Superfast availability ranges from average to good across the sites, but there are some sites in Dalkeith, Shawfair and MSZ with no availability. Superfast speed (maximum 50 Mbps) is variable across all sites and lowest in parts of Roslin, Shawfair and Midlothian Science Zone. Further broadband information (2024) highlights that superfast coverage in Midlothian is 98.98% (>24 Mbps) and 98.78% (>=30 Mbps).
- 27.34. National strategy and current broadband coverage in Midlothian will inform the MLDP2 spatial strategy and policy to support the delivery of digital infrastructure, particularly in areas with gaps in connectivity and barriers to digital access. MLDP2 will also be informed by community broadband initiatives and networks, which provide connections to residents in rural Midlothian areas.

#### Mobile phone coverage

- 27.35. MLDP2 strategy will be informed by Scotland's Digital Potential with Enhanced 4G and 5G Capability report (2019), which outlines two future scenarios to 2035 (evolution and revolution), and the potential economic impact.



27.36. MLDP2 will be informed by the Digital Strategy for Scotland (2021) (**MC293**) and the [Shared Rural Network \(SRN\)](#) programme, which aim to improve rural 4G mobile coverage and upgrade existing mobile networks. The 4G coverage from all mobile network operators is anticipated to increase from 88% to 94% in the Lothian area by the end of the SRN programme in 2026. The 4G coverage from at least one mobile network operator is anticipated to be maintained at 99% in the Lothian area over the period of the SRN programme.

27.37. Mobile signal coverage (4G quality) data per mobile network operator outlines a range of coverage across the Midlothian towns from average to very good. Roslin, Loanhead, Dalkeith and Lasswade rated highest, and Penicuik rated lowest in terms of overall mobile signal coverage across the four main operators. This is reflected in mast location data, which confirms a smaller number of masts within 7km of Penicuik, Gorebridge and Pathhead.

27.38. The Midlothian Employment Land Audit (2023) (**MC152**) outlines mobile phone coverage (4G and non-4G) at the employment land sites throughout Midlothian. Mobile phone coverage is excellent throughout many sites, but is lower in parts of Dalkeith, Rosewell, Roslin and Midlothian Science Zone. National strategy and current mobile phone coverage in Midlothian may inform the MLDP2 spatial strategy and policy to support the delivery of digital infrastructure, particularly in areas with gaps in coverage.

#### Developer Contributions

27.39. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- Infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- Facility deficiencies resulting from or exacerbated by the new development;
- Affordable housing;
- Transport and active travel infrastructure;
- Protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- Site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

27.40. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.



**Public Engagement**

27.41. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

**Statements of Agreement / Dispute****Agreement on Evidence with Stakeholders**

27.42. Midlothian Council Economic Development have reviewed and are satisfied with this chapter.

**Evidence Disputes with Stakeholders**

27.43. No disputes raised by Midlothian Council Economic Development.

**Information Gaps/Uncertainties**

27.44. There are evidence gaps in this chapter relating to some operator and services information. Attempts have been made to liaise with Mobile UK, which is the trade association for the UK's mobile network operators (EE, Virgin Media O<sub>2</sub>, Three and Vodafone). Attempts have been made to liaise with Mobile Broadband Network Ltd, which provides mobile infrastructure services to EE and Three. The Council considers it can proceed to preparation on MLDP2 Proposed Plan on the information collected.



## Topic 28: Rural Development

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended:  <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>• The extent to which there are rural areas within the district in relation to which there has been a substantial decline in population.</li> <li>• The availability of land in the district for housing, including for older people and disabled people;</li> <li>• The desirability of allocating land for the purposes of resettlement.</li> </ul> <p><u>Section 16(2)(ab)</u></p> <ul style="list-style-type: none"> <li>• Have regard to the list published under section 16E of persons seeking to acquire land in the authority's area for self-build housing.</li> </ul> <p><u>Section 16B(3)(b)(i)</u></p> <ul style="list-style-type: none"> <li>• Provide a summary of the action taken to support and promote the construction and adaptation of housing to meet the housing needs of older people and disabled people in the authority's area, and analysis of the extent to which the action has helped to meet those needs.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 17:</p> <ul style="list-style-type: none"> <li>• LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing and the appropriate resettlement of previously inhabited areas.</li> </ul> <p>NPF4 Policy 29:</p> <ul style="list-style-type: none"> <li>• LDPs to identify the characteristics of rural areas within the plan area, including the existing pattern of development, pressures, environmental assets, community priorities and economic needs of each area.</li> </ul>
<p><b>Links to Evidence</b></p>	<p><b>MC061</b> Interim Regional Spatial Strategy for South East Scotland  <b>MC136</b> Scotland's Agritourism Growth Strategy, 2022  <b>MC135</b> Understanding the Scottish Rural Economy  <b>MC050</b> Housing Land Audit 2023  <b>MC034</b> Minutes from meeting with Scottish Land and Estates  <b>MC134</b> Midlothian Profile 2022  <b>MC137</b> Regional GVA(I) by local authority in the UK  <b>MC013</b> SEA Scoping Report 2023  <b>MC014</b> SEA Summary Environmental Baseline  <b>MC011</b> Participation Report  <b>MC138</b> Topic 28: Rural Development Associated Evidence Tables</p> <p>It is not intention of this Evidence Report chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>• Topic 4: Natural Places and Landscape</li> <li>• Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings</li> <li>• Topic 7: Green Belt and Coalescence</li> <li>• Topic 17: Affordable, Disabled, Specialist and Other Housing</li> <li>• Topic 18: MATHLR and Local Housing Land Requirement</li> <li>• Topic 31: Tourism</li> </ul>



- Topic 34: Minerals

### Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this Evidence Report chapter.

#### Purpose and Scope of Chapter

28.1. This Evidence Report chapter focuses on rural development matters specific to Midlothian and sets out relevant issues and emerging trends. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected the available necessary evidence on the topic for Proposed Plan development.

28.2. This Summary of Evidence section is structured in the following order:

- Characteristics of Midlothian's Countryside
- Existing Pattern of Development
- Development Pressures
- Environmental Assets
- Mineral Resource
- Community Priorities
- Availability of Housing Land in Rural Areas
- Allocating Land for the Purposes of Resettlement
- Self-Build Housing Land Register
- Domestic Energy Costs
- Estates and Landowners
- Economic Needs

#### **Characteristics of Midlothian's Countryside**

28.3. Despite being one of Scotland's smaller local authorities in land area and in very close proximity to Edinburgh, Midlothian possesses an incredibly varied and very attractive countryside of rolling farmland, upland hills, lowland moorland and incised river valleys valued by many people.

28.4. The Scottish Government produce several scales which can be used to classify areas as urban or rural, one of the most used of which being their six-fold scale. The definitions that comprise the six-fold scale are shown in Table 1 below. Table 1 also shows the number and percentage of Midlothian households in each of these six classifications. According to these classifications most of Midlothian's population live in 'other urban areas', with the remainder equally split between 'accessible small towns' and 'accessible rural' areas. An area in the south of Midlothian is highlighted as falling into the 'remote rural areas' category. No area is within what are termed "large urban areas". Figure 1 shows the distribution of the above six-fold urban/rural categories across Midlothian.

28.5. As shown in Table 1 (**MC138**) and Figure 28.1 below, 13% of Midlothian's households or just under 6,000 homes fall in an area classed as 'accessible rural' by the Scottish Government's six-fold scale. Around 2,400 of these homes are in the villages of Pathhead, Rosewell and Roslin. Some are incorrectly classified and should actually be in 'other urban areas' in the latest release of the scale. This is due to addresses in new build housing developments on the edges of settlements not being reflected in the data.



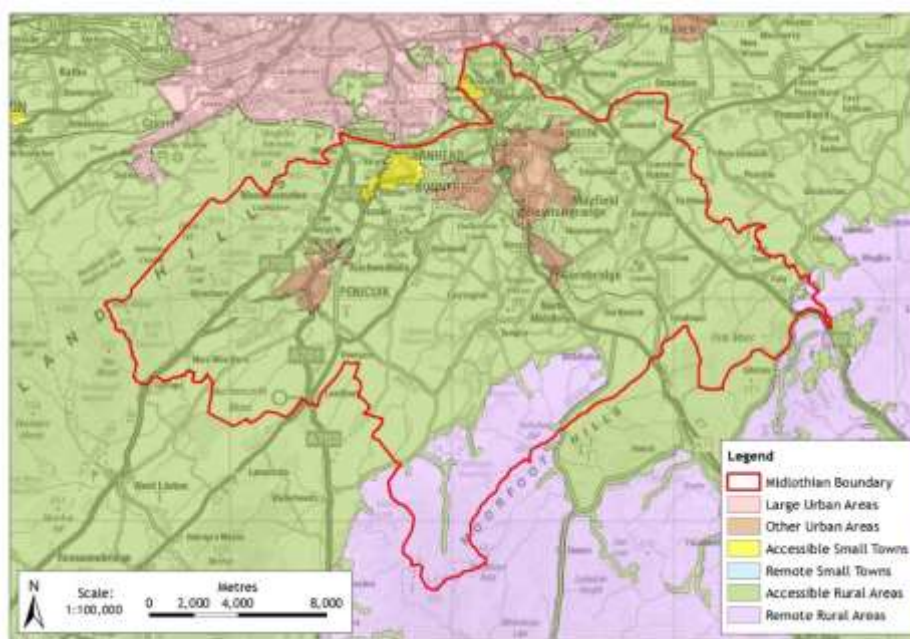


Figure 28.1: Map of Midlothian's Urban and Rural Areas

- 28.6. Overall, therefore, and given the proximity of Midlothian to Edinburgh, the implication is that only a small part of Midlothian's population is a comparatively (in relation to other more remote parts of Scotland) major distance from services and facilities. That does not necessarily mean, however, that services and facilities can quickly and conveniently be accessed by public transport. Table 2 highlights approximate distances and car travel times from households in a number of defined accessible rural areas to the centre of the nearest urban settlement. This though, as stated, is car based and does not reflect ease or not of accessing local services by public transport, wheeling or on foot. NPF4 seeks to promote sustainable travel. This information does help provide background information for production of MLDP2 Proposed Plan.
- 28.7. There is little evidence to conclude that there has been a recent decline in the population of the rural areas within Midlothian. The Housing Land Audit 2023 (MC050) demonstrates a steady stream of homes built on small sites outside settlements, as well as in villages in areas classed in Table 1 by Scottish Government as 'accessible rural' since 2013/2014. Additionally, in recent years there have been consented applications at Rosslynlee and Wellington School, areas classified as 'accessible rural' areas, for 381 and 46 units respectively.
- 28.8. Generally, unless there were locational needs, land use planning policy in Midlothian has historically sought to restrict development in countryside locations. This has principally been to prevent sporadic and less sustainable growth, and to maximise use of infrastructure, resources, and services more commonly available in established urban/built up areas.

#### Existing Pattern of Development

- 28.9. Development in Midlothian's countryside mainly relates to agriculture, equestrian, tourism and residential dwellings. Other activities do occur, however, including forestry and commercial activity.





28.10. Development Management Planning Officers receive planning applications under adopted Midlothian Local Development Plan (2017) policy RD1 – Development in the Countryside. Since January 2023, 48 planning applications have been submitted under policy RD1. The types of applications received are, for example, for the erection of single dwellings, dog walking areas, wedding and events venues and farm diversification.

### Development Pressures

28.11. The now revoked Scottish Planning Policy categorised Midlothian as a pressurised area in terms of housing, due to its proximity to Edinburgh and past patterns of commuter-based development.

28.12. Midlothian is not experiencing recent decline in its rural populations and as such Midlothian Council does not consider rural population decline a significant issue or a pressure point for the locality. That is not to dismiss or diminish the issue.

28.13. Evidence would indicate levels of second homes and holiday home accommodation are not a significant issue in Midlothian. **Topic 18: Affordable, Disabled, Specialist and Other Housing** sets out data on second homes and holiday accommodation in Midlothian.

28.14. From meetings with Scottish Land and Estates (an umbrella representing body for land/estate owning interests) held in 2023 during evidence gathering engagement –, it was evident that there were anecdotally large numbers of applicants applying to privately rent cottages in the countryside. It is unclear to what extent this was because of the loss of permanent homes to holiday accommodation, locational need or lifestyle choice.

28.15. Engagement with Scottish Land and Estates indicated pressures for affordable rural housing and economic conditions causing rural businesses and farms to want to diversify as an alternative and/or additional means of generating income to support their business. There was a need expressed from landowners for employee housing on estates to maintain a quality and local workforce (see notes from meeting with and email from Scottish Land and Estates – MC034) particularly in certain time periods.

28.16. Midlothian Council development management planning officers are experiencing increasing applications for glamping pods and holiday accommodation in rural locations.

### Environmental Assets

28.17. Approximately 9.5% of Midlothian is covered by Green Belt and a further 80% is designated as countryside in land use planning terms.

28.18. Midlothian's population, with the exception of Penicuik, is predominantly concentrated in comparative close proximity in settlements in the north of the county. The more southern parts of the county are rural agricultural areas, interspersed with smaller villages and hamlets.

28.19. Throughout Midlothian there are large areas of countryside owned by landed estates centred on historic castles and country houses which have played a crucial role in shaping Midlothian's heritage and landscape. The gardens and parkland in the vicinity of these have often been carefully designed to provide an attractive setting, with many identified in the Inventory of Historic Gardens and Designed Landscapes for their



aesthetic, historical, scenic and/or nature conservation value. **Topic 5: Historic Assets and Places** provides more detail.

28.20. Throughout Midlothian there are many groups of historic sandstone agricultural buildings, with the most common layouts being steadings with associated housing such as standalone farmhouses (often 2-storey) and terraced farm cottages (often single or one and a half storey).

28.21. There are large river valleys centred on the North and South Esk rivers in the west and centre of the county and the Tyne river in the east. These heavily influence Midlothian, including its natural and built environments and connectivity across the county. Many parts of these river valleys have been less touched by agriculture and form important wildlife corridors and well as distinctive features in the landscape. **Topic 4: Natural Places and Landscape** provides more detail.

28.22. There are 9,255 ha. of designated prime agricultural land in Midlothian. This forms 26% of Midlothian's land area and is mostly found mostly surrounding the larger settlements in the north of the county. It is based on classes 1, 2 and 3.1 of the Land Capability for Agriculture (LCA) maps produced by the James Hutton Institute. Further details on this can also be found within the SEA Summary Environmental Baseline Report (MC014).

#### Mineral Resource

28.23. The MLDP 2017 identified two sites with respect to aggregate minerals (sand and gravel extraction). These are Temple Quarry (Outerston) in the rural south of the county and Upper Dalhousie, near Rosewell. Applications to extend the area of sand extraction and extend the timescale until restoration of the existing portions of Upper Dalhousie, have been received since the adoption of MLDP 2017. Temple Quarry (Outerston) is also the subject of extension proposals. **Topic 34: Minerals** deals with minerals matters. Further information is included in the SEA Summary Environmental Baseline Report (MC014).

#### Community Priorities

28.24. The Participation Report (MC011) provides a summary of all engagement undertaken. The below provides a high-level summary of the communities expressed needs and priorities for Midlothian's rural communities. This information was received through online Place Standard Surveys (age 26+) and the public drop-in sessions held in 2023:

- Support for more rural retail in smaller communities, including conversion of empty farms into hubs;
- There is limited scope to work locally in small villages with few facilities;
- Most work opportunities require a car;
- Many people still work from home, yet Broadband provision is not adequate to meet their needs;
- There is demand for shared office facilities in rural communities;
- Businesses owned and run by local people should be prioritised in planning decisions; and
- Improvements to public transport services are needed, including east-west connections, not just to Edinburgh. There is also a desire to see bus connections to the train from the rural settlements closer to the Borders Railway.

28.25. Planning officers also spoke with children and young people (ages 4 – 25) at schools and in youth group workshops and answers were provided through online Place Standard



Surveys. The key priorities and needs expressed by children and young people living in rural areas were:

- Maintain green spaces for wildlife and recreation purposes;
- The need for better local shops. Many of the smaller villages rely on small “pop up” portacabin shop; and
- One participant was not aware that there was a swimming pool in Midlothian, believing that the pool they visited in Lasswade was in Edinburgh, due to the travel time to get there.

#### Availability of Housing Land in Rural Areas

28.26. The 2023 Midlothian Housing Land Audit (HLA) MC MC050 includes small sites (of four units or less). These are shown in the HLA schedules as an aggregation for each settlement and are combined with allocated and windfall sites to provide a summary of the housing situation for each settlement in Midlothian. Most permissions from small sites contained within the HLA comprise those sought by applicants who wish to build a new home on existing land (either for themselves or to sell), or who intend to gain planning permission for housing to increase the land value prior to selling. Further details of these applications have been evidenced in **Topic 18: Affordable, Disabled, Specialist and Other Housing**.

28.27. Low Density Rural Housing was an initiative introduced to Midlothian by the Midlothian Local Plan (2008), which applies to the Leadburn and Wellington areas in the vicinity of the A701 and close to the Scottish Borders. The MLDP 2017 continued this initiative through Policy RD2. The aim of policy RD2 is to ensure that there are benefits to the area through environmental improvements, while allowing some housing provision where it would not otherwise be permissible. The Council considers that this policy, in addition to other provisions in the plan, would assist in promoting rural diversification, promote a pattern of rural development appropriate to the area and encourage rural development while protecting and enhancing the environment. At the time that this policy was written, it accorded with the principles set out in the Scottish Planning Policy.

28.28. Under Policy RD2, no more than two units were permitted at each site, including any units developed under the Midlothian Local Plan (2008) policy HOUS5, before the adoption of MLDP 2017. The areas to which the policy applies were selected on the basis of the quality of the agricultural land, the avoidance of biodiversity and landscape designations and access to a regular bus service.

28.29. To date, two of the Low Density Rural Housing (Policy RD2) sites now have planning permission for two units each. Only two units have been completed out of the potential eight units the policy allows for across all four sites identified in MLDP 2017 (Springfield, Wellington, Netherton and Leadburn).

28.30. Through engagement the Council is and has been made aware of the shortage of supply and comparatively higher cost of homes in rural areas and the impact that has on ability of residents to access housing. As stated in this chapter land use planning policy in Midlothian has historically generally sought to restrict residential development in more rural locations.



28.31. Engagement data (from the Participation Report **MC011**) gathered from those living in the accessible rural regions of Midlothian suggested a need for more social housing, housing of appropriate size, e.g., two-bedroom homes so that the elderly population may downsize without having to relocate away from existing communities and a lack of infrastructure in rural areas to support new housing developments. Comments from the public also indicate the cost of upkeeping older properties, maintaining energy efficiency and the adaptability of these properties for an ageing population. A particular concern relates to older properties in conservation areas and restrictions on fitting UVPC windows on such properties.

### **Allocating Land for the Purposes of Resettlement**

28.32. Section 15(5) of the Town and Country Planning (Scotland) Act 1997 requires the planning authority to set out its views on the desirability of allocating land for the purposes of resettlement. Midlothian Council expects to manage development pressure through its rural policy but does not consider that a need arises in the Midlothian context for the resettlement of previously inhabited areas. The Council does not consider there is a need for the allocation of land for resettlement purposes. This is justified below.

28.33. Under the Scottish Government 6-fold Urban Rural Classification 2020, the majority of Midlothian is classed as an Accessible Rural Area. There is a small area of Remote Rural, which is uninhabited but for one household. The other areas are classed as Accessible Small Towns and Other Urban Areas. As a comparatively accessible area in an expanding city region there is demand for development in all parts of Midlothian. There are small numbers of abandoned houses or bothies in the Midlothian countryside, but areas of rural depopulation or abandonment are not viewed by the Council as a feature of Midlothian. The interim Regional Spatial Strategy (iRSS) (MC061) states that countryside areas within one hour drive time of the city, are under significant development pressure and do not need to be repopulated and that restraint towards housing development will continue to be implemented in these areas.

### **Self-build Housing Register**

28.34. As per Section 16(2)(ab) of the Town and Country Planning (Scotland) Act 1997, Midlothian Council has advertised its Self-Build Housing Register on its online consultation Hub, Citizen Space, and on the Council website. It can potentially be an affordable option for housing delivery, with the flexibility to support the development of accessible housing. To date, there have been ten expressions of interest in self-build housing. From those expressions of interest, it is apparent that there is a desire to build specialised housing specifically for wheelchair users.

### **Domestic Energy Costs**

28.35. Midlothian Council's Local Housing Strategy (LHS) highlights the linked issues of fuel poverty, energy efficiency and climate change. The Fuel Poverty (Targets, Definition, and Strategy) (Scotland) Act 2019 introduced definitions and statutory targets for reducing fuel poverty by 2040 (no more than 5% of households by 2040).

28.36. The LHS was prepared before the recent energy crisis, but it contained analysis of probability of fuel poverty in Midlothian (see Table 3 of the LHS). The LHS Table 3 indicates that rural areas and areas with older homes are most at risk of fuel poverty. Midlothian Council must meet the Energy Efficiency Standard for Social Housing (ESSH) on its existing stock.



28.37. The Midlothian Community Planning Partnership prepared Midlothian Profile 2022. It identifies lack of affordable housing as being a need in rural areas, particularly the settlements within the Tynewater area (eastern Midlothian) (MC134).

### **Estates and Landowners**

28.38. Planning officers met with members of Scottish Land and Estates during 2023. There, landowners set out the different housing market in rural areas – housing for sale, housing to rent, housing for employees/tenants and housing for short-term let/tourism purposes. It was considered that there was a large-scale housing crisis in rural Midlothian, particularly in the rental sector, with SLE members experiencing 30-60 applications for one rental property.

28.39. The need for housing in rural areas is particularly key to landowners in order to retain quality staff in a competitive employment market. This is all evidenced by minutes taken from meetings with the Scottish Land and Estates (MC034).

28.40. Scottish Land and Estates members highlighted the need for economic space in the countryside for smaller, start-up businesses who may take the first step by working from home to requiring separate premises as the business expands e.g., a crafting business. Landowners felt that there should be more proactive, enabling policy to encourage smaller economic projects such as these. Planning, in their opinion, is seen to be one of many regulatory hurdles to overcome.

28.41. The engagement with Scottish Land and Estates also demonstrated a clear and strong desire for flexibility in the planning system in rural areas to support further small-scale housing to help diversify farm income by providing residential rental income or capital injections from property sales. Flexibility was also requested to allow for support for business uses (e.g. as mentioned above premises for small scale units) to provide diversified income, and for flexibility on planning and building controls for historic/aged properties due to associated higher construction costs and difficulties in meeting building standard requirements in old properties. These were felt necessary to help support vibrant rural economies and communities.

### **Economic Needs**

28.42. There is not an agreed definition of the rural economy in Scotland, and the term is used as a synonym for agriculture (Understanding the Scottish Rural Economy, 2018 MC135). Midlothian's countryside is a workplace and home for some, a playground or place of recreation for others and a vital ecosystem for all.

28.43. Rural and Environment Science and Analytical Services (RESAS) applies a classification system to rural economies. This classification of the rural economy does not replace the main Scottish Government Urban/Rural classification which should be used for all non-economic data. The classification is based on a quantitative analysis that allows identification of key drivers of rurality such as the relative share of population in pensionable age and broadband connectivity. An index was calculated that ranks local authorities according to their degree of rurality. In a second step, these local authorities are then divided into four groups according to their share of population living in urban settlements. Based on that, Midlothian is considered to fall into the "Urban with Substantial Rural" classification (Understanding the Scottish Rural Economy, 2018).



28.44. ONS Data based on Gross Value Added from different income streams was released in 2018 (Table 4). The age of this data is acknowledged, and a gap in up-to-date data exists. Agriculture, Forestry and Fishing account for around 2% of Midlothian's GVA. Data does not determine whether any of the other income approaches take place in the countryside.

28.45. This data also does not fully reflect the different businesses operating out of Midlothian's countryside including that of the tourism sector. While tourism is covered by a separate chapter, it is important to recognise the industry as a contributor to Midlothian's rural economy.

28.46. Visit Scotland's Scottish Agritourism Growth Tracker (2022) (**MC136**) asked Scotland's farms, crofts and estates to take part in a census to improve understand on how the agritourism sector can grow, and to establish the size and scale of the industry. This information is Scottish and does not provide a local Midlothian context. This data gap is acknowledged but the value of the data and what the information could mean for Midlothian remains of value.

28.47. The 2022 survey findings highlighted the significant value and opportunity for Scotland's farms, rural communities, and visitor economy of including a food and drink experience as part of Scotland's agritourism offering.

28.48. Over a third of Scotland's agritourism businesses are offering food and drink consumption on site. This can include farm produce enjoyed as part of a holiday on a farm, in a farm café or after a farm tour. More than half of respondents said they sell their produce online (55%), in an on-farm shop (36%) or via an on-farm honesty box (29%). The tracker was undertaken in July 2022. It based its findings on the responses of 221 farms which is a 23% increase in responses from the previous year.

### Summary of Stakeholder Engagement

28.49. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of Midlothian Local Development Plan 2 (MLDP2) is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this topic are set out in this section in the following order:

- Public Engagement
- Children and Young People
- Local Place Plans
- Midlothian Council Services
- Scottish Land and Estates

### Public Engagement

28.50. In summary, Place Standard Survey data gathered from those living in the accessible rural regions of Midlothian suggested a:

- need for more social housing;
- need for housing of appropriate size, e.g., two-bedroom homes so that the elderly population may downsize without having to relocate away from existing communities; and
- lack of infrastructure in rural areas to support new housing developments.

28.51. Comments from the public also indicate the cost of upkeeping older properties, maintaining energy efficiency and the adaptability of these properties for an ageing



population. A particular concern relates to older properties in conversation areas and fitting UVPC windows on such properties.

28.52. A Businesses and Organisations Survey was also made available online. Responses, including one from the Pentland Hills Regional Park, included:

- the need for car parking to include electric charging points was expressed;
- MLDP2 should ensure that any future development should not impinge upon the quality of life of existing Regional Park residents;
- the need to care for the Pentland Hills and retain their essential character as a place for the peaceful enjoyment of the countryside; and
- finding the balance between the aims of protecting the Pentland Hills Regional Park so that they co-exist with farming and other land uses.

28.53. Seven public drop-in sessions were held in libraries across Midlothian. In summary the following key points were raised by members of the public in relation to rural development:

- village shops offer a limited range of products;
- there is poor public transport to access services/facilities outwith rural communities so residents rely on their cars;
- there are limited opportunities to work locally in small villages with few facilities;
- broadband provision is still poor in some areas;
- more shared office spaces in communities is needed; and
- gym spaces would be good to have in rural villages.

### Children and Young People

28.54. Planning officers visited schools and youth groups around Midlothian. The Children and Young People Participation Report (**MC170**) should be referred to for full details of participation with children and young people. Workshops were held in two rural primary schools. Online surveys were also hosted. A summary of the feedback is as follows:

- desire for a shop(s) in smaller rural settlements which have no services;
- desire a café or a facility to be able to sit in and eat;
- more paths for walking dogs are needed;
- smaller flats for older people are needed;
- homes for refugees are needed; and
- there is not enough for teenagers to do. This can lead to anti-social behaviour.

### Local Place Plans

28.55. Eight draft Local Place Plans (LPPs) had been received from Community Bodies, with a further two draft LPPs due to be submitted to the Council. In relation to rural development, the following issues and priorities were highlighted in LPPs.

- Damhead and District - the LPP will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together. Supportive of MLDP 2017 strategic environmental objective to protect and enhance the countryside and rural environment. Maintaining rural aspects of the area, open spaces and the good quality agricultural land is a key aim of this LPP.

### Midlothian Council Services

28.56. Planning officers met with Council economic development and development management planning officer colleagues in order to establish an understanding of the existing pattern



of development and development pressures in Midlothian's countryside. The feedback from officers has already been included in the above 'Summary of Evidence' section.

28.57. The Scottish Government Key Agencies Group (KAG) facilitated internal Council workshops with service providing community planning partners to provide support to the council planning team to start to establish a place-based collaborative approach with other service providers. The workshops were an important opportunity for Council services and key agencies to get together and discuss strategic and local matters affecting Midlothian. In relation to rural development, the following comments were made:

- the variety and scale of the different types of open green spaces and country walks were viewed as strong assets; and
- Dalkeith and Vogrie Country Parks, Roslin Glen, Pentland Hills and Crichton Castle were all seen as key assets.

#### **Scottish Land and Estates**

28.58. Meetings were held with Scottish Land and Estates in 2023. Notes from those meetings are evidenced in this report. A summary of the discussion has already been presented in the 'Summary of Evidence' section, above.

### **Summary of Implications for the Proposed Plan**

#### **Housing**

28.59. The concerns about the demand, availability, cost and deliverability of market and affordable rural housing will need to be considered in the Proposed Plan. The flexibility of the plan to support small scale housing opportunities in rural areas, and in which locations, will also need to be considered.

28.60. The housing chapters include a more detailed breakdown of the rural housing implications for the MLDP2. However:

- NPF4 Policy 29a and 29b partially supersedes the housing element of MLDP 2017 and Policy RD1 – Development in the Countryside and
- MLDP2 will have regard to the Self-build Housing Register.

28.61. While NPF4 Policy 29 (b) may partially replace Policy RD1 of MLDP 2017 Development in the Countryside, a local policy related to rural development and housing might be considered that sets out local requirements in relation to Midlothian's interpretation of local living, 20-minute neighbourhoods, transport needs and further specific context such as drainage and water supply and protection of the water environment. Any such policy should have regard to the evidence set out in the Local Living and 20-Minute Neighbourhoods chapter. Given the limited uptake of Low-Density Rural Housing sites, MLDP2 will need to review the effectiveness of this policy and how the matter might be handled e.g. consider whether to bring forward a similar policy to MLDP 2017 Policy RD1 into MLDP2 or whether NPF4's Rural Homes policy is sufficient.

28.62. The identification of any new housing sites in rural areas may be smaller in scale and it would likely be reasonable to adapt the 20-minute neighbourhood concept to different rural conditions.

28.63. NPF4 Policy 7e, 7f and 7g will likely replace MLDP 2017 ENV19 Conservation Areas. The acceptability of replacement UVPC windows within conservation areas will also likely be





considered under these policy stipulations. The role and nature of guidance produced by the Council on this needs to be considered.

28.64. MLDP2 will have regard to the Self-build Housing Register.

28.65. The Council does not consider the need for resettlement is an issue for Midlothian, or that it has an implication for MLDP2.

#### **Estates and Landowners**

28.66. Where able to engage with Estates, the Council will need to develop MLDP2 in an appropriate manner that considers aspirations of estates and the public, together with national and local planning policy requirements, to support vibrant rural economies. Some estates have reached out to the council with regard to their long-term estate development strategies.

#### **Protection from Development**

28.67. Protection of the countryside and natural environment has been raised in public engagement as a matter of concern and needs to be fully considered in the development of the policy framework and development strategy of MLDP2. The Proposed Plan will need to take this into account, together with any other relevant considerations raised in engagement, NPF4 policy and local place plans submitted to the Council.

28.68. Consideration of Green Belt boundaries would be considered in the assessment of Green Belt sites that may be required for allocation as part of the plan's development strategy.

28.69. MLDP2 is the appropriate stage to consider other mechanisms for considering countryside policy protection measures, such as that used for the Newbattle Strategic Greenspace Safeguard or countryside around towns policies used by other planning authorities.

28.70. A Strategic Environmental Assessment will be prepared to support MLDP2. A Scoping Report has been prepared and submitted to the Consultation Authorities. MLDP2 policy, and where necessary, new development will be appropriately assessed in accordance with the assessment matrix contained within the 2023 Scoping Report (**MC013**) and this Evidence Report.

#### **Local Rural Economy**

28.71. The extent to which MLDP2 Proposed Plan supports rural economic development, e.g. small-scale business premises, tourism and accommodation, will need to be considered. Key implications for consideration of rural development policy formulation MLDP2 include:

- Consideration of support for rural or farm shops – the impact on town centres would need to be considered;
- Consideration of more flexibility for a wider range of rural accommodation, with perhaps strategic road access and public transport issues being less critical;
- Being aware of Midlothian Council Local Review Body decision to remove limits of length of stay at holiday rental homes and be aware of what the implications of a more liberal rural accommodation policy;
- Consideration of suitability and implications of increasing numbers of homes that can be built in the countryside than through MLDP 2017 Policies RD1 and RD2; and
- Awareness of rural brownfield opportunities when preparing MLDP2 Proposed Plan.



28.72. NPF4 Policy 29(a) is clear that diversification of existing business will be supported. NPF4 Policy 29a(ix) stipulates that “small scale developments that support new ways of working such as remote working, homeworking and community hubs, will be supported”. MLDP2 may need to consider including a local policy which reflects the “new ways of working” which are specific to Midlothian.

### Tourism

28.73. NPF4 Policy 30 supports proposals for tourism related development which contributes to the local economy. **Topic 31: Tourism** should be read in conjunction with this chapter.

### Developer Contributions

28.74. Planning conditions will be applied and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- essential infrastructure (as defined in NPF4 glossary under “infrastructure first”)
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- Active travel infrastructure;
- Protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- Site assessment, evaluation and recording of any identified site of archaeological importance which could be affected, and
- Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

28.75. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

28.76. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence

28.77. Engagement feedback from Midlothian Council colleagues, Scottish Land and Estates, and other engagement parties has been incorporated into this chapter. Scottish Land and Estates were offered the opportunity to provide feedback on a draft version of this report in December 2023. No response was received. SLE were also engaged with again in March 2024 with similar request, however no response was received from the organisation.

#### Evidence Disputes with Stakeholders

28.78. No disputes with stakeholders have been identified in the preparation of this chapter.



**Information Gaps/Uncertainty**

28.79. None.

## Topic 29: Local Place Plans

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>(a) the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 14 requires:</p> <ul style="list-style-type: none"> <li>LDPs should be place-based and created in line with the Place Principle. The spatial strategy should be underpinned by the six qualities of successful places. LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics, and connectivity of the area. They should also identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans, and design codes.</li> <li>Planning authorities should use the Place Standard tool in the preparation of LDPs and design guidance to engage with communities and other stakeholders. They should also where relevant promote its use in early design discussions on planning applications.</li> </ul> <p>NPF4 Policy 15 requires:</p> <ul style="list-style-type: none"> <li>LDPs should support local living, including 20-minute neighbourhoods within settlements, through the spatial strategy, associated site briefs and masterplans. The approach should take into account the local context, consider the varying settlement patterns and reflect the particular characteristics and challenges faced by each place. Communities and businesses will have an important role to play in informing this, helping to strengthen local living through their engagement with the planning system.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC201</b> Report to Planning Committee – 23.01.24 – Update on Local Place Plans  <b>MC199</b> Report to Planning Committee – 04.06.24 – Update on Local Place Plans  <b>MC249</b> Topic 29 – Summary of National Policy and Midlothian Local Place Plans  <b>MC296</b> Midlothian Council Invitation to prepare Local Place Plans  <b>MC174</b> Federation of Midlothian Community Councils Training Event – Information Pack  <b>MC175</b> Federation of Midlothian Community Councils Training Event – Map Exercise Notes</p> <p>It is not intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 1: Climate Change, Mitigation and Adaptation</li> <li>Topic 5: Historic Assets and Places</li> <li>Topic 6: Brownfield, Vacant and Derelict Land</li> </ul>



- Topic 8: Active Travel
- Topic 9: Public Transport
- Topic 10: Roads
- Topic 15: Design, Quality and Place
- Topic 16: Local Living and 20-Minute Neighbourhoods
- Topic 22: Health

### Summary of Evidence

No disputes with stakeholders have been identified in the preparation of this Evidence Report chapter. Information gaps have been identified.

- 29.1. This chapter focuses on Local Place Plans (LPPs). The Council considers it has undertaken thorough engagement with key stakeholders for this chapter and collected sufficient evidence on the topic for Midlothian Local Development Plan 2 (MLDP2) Proposed Plan development.
- 29.2. Details of the invitation and support given to community bodies to preparing a Local Place Plan is set out in the Summary of Engagement section of this topic chapter.
- 29.3. Midlothian Council issued invitations to prepare LPPs in March 2023. The reports on LPPs to Midlothian Council's Planning Committee of 23 January 2024 (**MC201**) and 4 June 2024 (**MC199**) provide information on the process of their production and registration.
- 29.4. Midlothian Council had originally requested local place plans by 31 October 2023. This was changed and community bodies were requested to submit Draft Local Place Plans by 31 October 2023 and Final Local Place Plan versions by 31 March 2024.
- 29.5. A summary of relevant legislation and the content of received (draft and final) Local Place Plans is set out in **MC249**. Brief summaries of the Final Local Place Plans are also noted in **MC199** (Report to Planning Committee – 04.06.24). Issues raised in the Local Place Plans are also addressed throughout this Evidence Report.
- 29.6. Midlothian Council received Final LPPs from the eight community councils noted below. The Final LPPs contain area analysis, Place Standard assessment, summaries of engagement and issues raised, planning policy consideration, and outline priorities and proposals.
- Bonnyrigg and District (**MC219**)
  - Damhead and District (**MC220**)
  - Eskbank and Newbattle (**MC221**)
  - Gorebridge (**MC222**)
  - Mayfield and Easthouses (**MC223**)
  - Newtongrange (**MC224**)
  - Rosewell and District (**MC225**)
  - Roslin and Bilston (**MC226**)
- 29.7. Interest in preparing LPPs came from Midlothian community councils. There are fifteen community councils in the Midlothian area and their locations are identified in Figure 29.1.



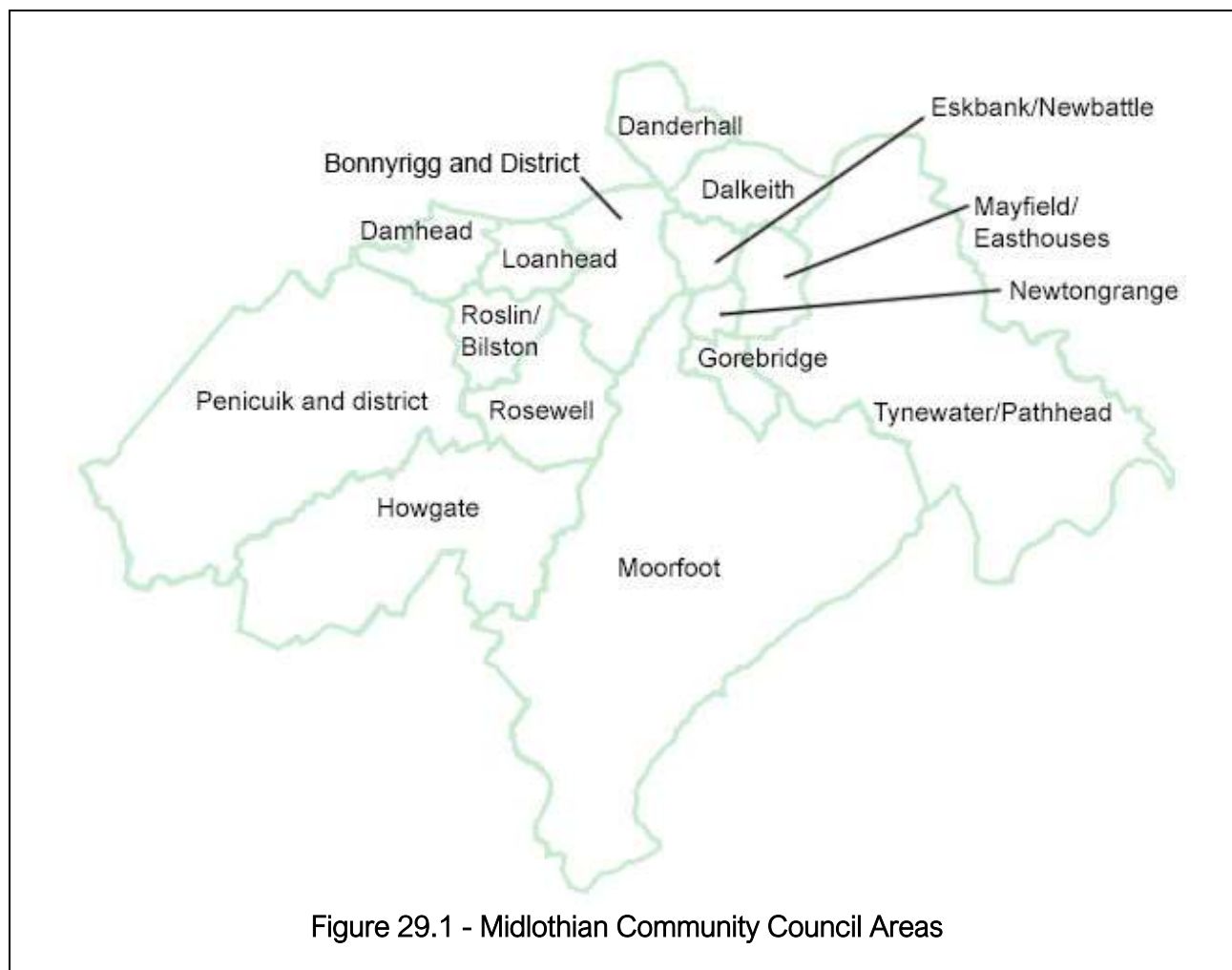


Figure 29.1 - Midlothian Community Council Areas

### Summary of Stakeholder Engagement

29.8. The Evidence Report must set out how Midlothian Council have invited local communities to prepare LPPs, and what assistance they have provided. A summary of the invitation process, the assistance provided, and stakeholder engagement activities is set out below in this section.

29.9. The reports on LPPs to Midlothian Council's Planning Committee of 23 January 2024 (**MC201**) and 4 June 2024 (**MC199**) provide information on the process of the production and registration of LPPs.

#### Invitation to prepare LPPs

29.10. On 28 February 2023, Midlothian Council Planning Committee authorised invitations being issued to Midlothian local community groups to prepare LPPs, which would help inform the production of MLDP2.

29.11. Invitations were then subsequently sent on 9 March 2023 to Midlothian community councils, Midlothian community development trusts and Midlothian faith groups (**MC296**). This invitation was issued in accordance section 15 A(a) of the Town and Country Planning (Scotland) Act 1997.



### Community Council – Engagement / Training (2023)

29.12. Following the launch of the MLDP2 process in March 2023, an invitation to prepare LPPs was issued to known community bodies. The Midlothian Council MLDP2 Planning Policy team held a training event for the Midlothian Federation of Community Councils (MFCC) members on 25 March 2023 at Lasswade High School campus, Bonnyrigg. The event included the following:

#### **Workshop 1**

- National Planning Framework 4 (NPF4)
- Midlothian Local Development Plan (MLDP)

#### **Workshop 2**

- Local Place Plans
- Community engagement – Place Standard tool information
- Community engagement – Map-based exercise:
- What is good/ what are the assets in your area?
- What are the negatives, what are issues, areas of concern in your area?
- What would you change in your area and/or what would you like your area to be in the future?

29.13. Details of the issues raised can be viewed via the source material:

- Federation of Midlothian Community Council Training Event – Information pack **MC174**
- Federation of Midlothian Community Council Training Event – Map exercise notes and photos **MC175**

### Online Resources (Midlothian Council)

29.14. Midlothian Council have prepared [Local Place Plan web pages](#). Midlothian Council have provided guidance to community bodies on preparing draft LPPs and on the legislative requirements that need to be met for LPPs to be successfully validated and registered by the Council. Midlothian Council have assisted community bodies preparing LPPs, through meetings and correspondence, and providing informal advice in relation to:

- existing data and statistics for the local areas;
- relevant local and national planning policies;
- relevant resources and guidance;
- events, training, and knowledge sharing opportunities;
- best practice for community engagement (including the use of Place Standard).
- funding opportunities; and
- precedents including registered LPP and 'Information Notice' examples.

29.15. Midlothian Council have also prepared the following to assist community bodies:

- Midlothian Council LPP email address to assist with queries – [LPP@midlothian.gov.uk](mailto:LPP@midlothian.gov.uk)
- Midlothian Council LPP Guidance document – Introduction, Information Resources, and Mapping Resources.
- Mapping Guide – Google My Maps.
- Midlothian Council LPP Template example.
- Midlothian Council – Comments on 'Draft' LPPs received and requirements for 'Final' LPPs



- Mapping assistance including preparation and printing of A1 area maps for community engagement, and preparation of PDF area maps.
- Update emails regarding assistance, timescales, precedents, etc. (26 May, 08 Aug, and 23 Nov 2023).

### Summary of Implications for the Proposed Plan

29.16. LPPs were introduced by the Planning (Scotland) Act 2019 (Section 14) which contains a new right for communities to produce these plans as part of the new Scottish planning system. The aim is to further public engagement and involvement in local planning. A community can use an LPP to:

- Set out its vision for the development of a single place, building or wider geographical area.
- Highlight issues that are specific to that area and suggest ways they can be tackled.
- Influence the content of the next Midlothian Local Development Plan.

### Local Place Plans – Final versions

29.17. Midlothian Council received Local Place Plans from eight Community Councils:

- Bonnyrigg and District (MC219)
- Damhead and District (MC220)
- Eskbank and Newbattle (MC221)
- Gorebridge (MC222)
- Mayfield and Easthouses (MC223)
- Newtongrange (MC224)
- Rosewell and District (MC225)
- Roslin and Bilston (MC226)

29.18. Midlothian Council is required to take into account LPPs it receives and registers when preparing MLDP2. The information and proposals contained in the LPPs will be considered by Midlothian Council and will inform MLDP2 planning policy, development proposals and spatial strategy. Elements from the LPPs that are clearly spatial or about development can be most influential for the preparation of the MLDP2 spatial strategy.

### Proposals

29.19. The MLDP2 strategy and policy will be informed by the range of proposals set out in the eight LPPs, which relate to a variety of issues, including:

- Specific MLDP 2017 site allocations.
- Local living.
- Community facilities, services, infrastructure, and identity.
- Play, recreation, sport, and leisure.
- Streets, social space, and maintenance.
- Environment, natural space, biodiversity, and green networks.
- Conservation.
- Vacant and derelict land.
- Housing.
- Public transport services and links.
- Active travel network and links.
- Road network, traffic management and speed, and parking.
- Economic development, commercial facilities, retail, and local economy.





### Place Standard Assessments

29.20. MLDP2 will be informed by the Place Standard assessments, which are presented in six of the eight LPPs. The results highlight that the 'natural space' topic rates highest (4.9 to 6.0) for five of the assessed LPP areas, and 'moving around' is the second highest rated topic. The 'influence and sense of control' topic rates lowest (3.0 to 3.4) for three of the LPP areas – Bonnyrigg and District, Eskbank and Newbattle, and Newtongrange. The average rating for the six community councils, which undertook Place Standard assessments during the LPP process is presented in summary Table 29.1 below. The 'natural space' and 'moving around' topics rate highest, and the 'care and maintenance' and 'influence and sense of control' topics rate lowest. The Council will need to consider individual plans and is aware that Table 29.1 represents averages.

Table 29.1 – Average scores from Place Standard assessments (undertaken by six LPPs).

Order	Place Standard Topic	Average Rating
1	Natural space	5.0
2	Moving around	4.7
3	Feeling safe	4.4
4	Identity and belonging	4.3
5	Play and recreation	4.3
6	Social interaction	4.2
7	Public transport	4.0
8	Housing and community	4.0
9	Streets and spaces	3.9
10	Traffic and parking	3.9
11	Facilities and services	3.9
12	Work and local economy	3.9
13	Care and maintenance	3.7
14	Influence and sense of control	3.5

### Local Place Plans – Draft versions

29.21. MLDP2 will be informed by the Draft LPP information produced for two Community Council areas:

- Loanhead and District
- Penicuik and District

29.22. Key issues raised in the draft information relate to greenspace, energy, leisure, community services, infrastructure, housing, transport, economic development, and retail.

### Local Place Plans – Engagement information

29.23. MLDP2 will be informed by the LPP engagement information produced for two Community Councils areas:

- Moorfoot
- Tynewater



29.24. Key issues raised in the engagement information relate to the A68 corridor, transport, local economy, facilities, services, housing, and infrastructure.

### Statements of Agreement / Dispute

#### Agreement on Evidence

29.25. Midlothian Council assisted the community councils during the preparation of the Draft and Final LPPs. This chapter is a compilation of LPP material and has not been subject to engagement as that is not considered necessary by the Council.

#### Evidence Disputes with Stakeholders

29.26. The Council does not consider this applicable as it has not engaged on this chapter. This is because the chapter represents a compilation of collected information, rather than direct engagement on a topic.

#### Information Gaps/ Uncertainties

29.27. There are fifteen community council areas within the Midlothian local authority area. The Council has received LPP submissions from twelve community councils. This includes eight Final LPPs, two emerging Draft LPPs, and two records of engagement.

29.28. LPP submissions were not received from three community council areas – Danderhall, Dalkeith and Howgate. There is therefore an evidence gap in relation these locations. Midlothian Council undertook extensive community engagement during the preparation of the MLDP2 Evidence Report and has gathered a variety of information from Midlothian communities. The Council considers it can proceed to preparation on MLDP2 Proposed Plan on the information collected.



## Topic 30: Town, Local and Commercial Centres and Retail

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and the principal purposes for which the land is used.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 27:</p> <ul style="list-style-type: none"> <li>LDPs should support sustainable future for city, town and local centres, in particular opportunities to enhance city and town centres. They should, where relevant, also support proposals for improving the sustainability of existing commercial centres where appropriate.</li> <li>LDPs should identify a network of centres that reflect the principles of 20-minute neighbourhoods and the town centre vision.</li> <li>LDPs should be informed by evidence on where clustering of non-retail uses may be adversely impacting on the wellbeing of communities. They should also consider, and if appropriate identify, any area where drive-through facilities may be acceptable where they would not negatively impact on the principles of local living or sustainable travel.</li> <li>LDPs should provide a proportion of their Local Housing Land Requirements in city and town centres and be proactive in identifying opportunities to support residential developments.</li> </ul> <p>NPF4 Policy 28:</p> <ul style="list-style-type: none"> <li>LDPs should consider where they may be a need for further retail provision. This may be where a retail study identifies deficiencies in retail provision in terms of quality and quantity in an area, or when allocating sites for housing or the creation of new communities, in terms of the need for neighbourhood shopping, and supporting local living.</li> <li>LDPs should identify areas where proposals for healthy food and drink outlets can be supported.</li> </ul>
<p><b>Links to Evidence</b></p>	<p><b>MC011</b> Participation Report  <b>MC041</b> Betting Shops List  <b>MC042</b> Initial Assessment of future retail demand and capacity  <b>MC043</b> FCA letter re strategy for firms providing high-cost lending products  <b>MC044</b> Spreadsheet of new or committed retail development since 2012  <b>MC094</b> Internet sales as a percentage of total retail sales  <b>MC095</b> Data on employee jobs by industry 2022  <b>MC096</b> Economic trends in the retail sector, Great Britain: 1989 to 2021  <b>MC230</b> Lidl GB and Peel Holdings Response on Evidence Report draft and MC Response  <b>MC231</b> Scottish Beer and Pub Association/Scottish Licensed Trade Association Scottish Draft Budget submission 2024/25  <b>MC232</b> Food Standards Scotland's report 'Overview of the Total Food and Drink Landscape in Scotland'  <b>MC233</b> Midlothian Retail Study 2012</p>



**MC234** Town Centre Action Plan Review - joint response from Scottish Government and COSLA  
**MC235** Extract from 'Understanding Scotland Places' dataset (USP/Scotland's Towns Partnership)  
**MC315** Map of location of hot food takeaways.  
**MC330** Mid and East Lothian Chamber of Commerce (MELCC) LDP Session

It is not intention of this Evidence Report chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:

- Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings
- Topic 8: Active Travel
- Topic 9: Public Transport
- Topic 10: Roads
- Topic 16: Local Living and 20 Minute Neighbourhoods
- Topic 29: Local Place Plans
- Topic 33: Business, Industry and Community Wealth Building

### Summary of Evidence

Disputes on this Evidence Report chapter and disputes on approach taken are highlighted in the section "Statements of Agreement / Dispute". Information gaps are also highlighted in that section.

#### Purpose and Scope of Chapter

30.1. This chapter focuses on town centres and retailing. Its purpose is to establish an evidence base that allows Midlothian Local Development Plan 2 (MLDP2) to be prepared in accordance with the requirements of NPF4. The Council considers a proportionate amount of information is supplied in this chapter to progress this topic in MLDP2 Proposed Plan development.

30.2. This Summary of Evidence section is structured in the following order:

- Town Centre Context
- Existing Network of Midlothian Centres
  - Qualitative Assessment of Town Centres.
  - Commercial Centres
  - Potential Out of Centre Location Accessible by a Range of Transport Modes.
  - Local Centres
- Non-retail Use Clusters
- Retailing
  - National Retail Trends
  - Drive-through Restaurants
  - Capacity for Future retailing

#### **Town Centre Context**

30.3. NPF4 provides an important shift in policy, with the town centre first approach expanded to cover more uses that generate footfall and a plan-led approach to the location of retailing. NPF4 was informed by the revised Town Centre Action Plan Review, published by Scottish Government in 2022, with 59 recommendations for town centres (**MC234**).



These actions are cross cutting and need the involvement of many bodies. Its actions relating to implementation of town centre first, town centre living, and 20-minute neighbourhoods are of particular relevance to planning. The recommendation to develop and implement town centre strategies with communities might link with the more place-specific focus of new style Local Development Plans. Scotland's Town Partnership has prepared a 'Town Toolkit' which includes many ideas, some of which relate to development and the land use planning system.

**Existing Network of Midlothian Centres**

30.4. The network of centres in Midlothian, set out on page 31 of MLDP 2017, is comprised of eight town centres, a commercial centre, and a potential out of centre location (supermarket) between Newtongrange and Gorebridge. There are also a number of local centres. In addition to the identified centres, MLDP 2017 Policy TCR2 leaves open the possibility of further local centres, up to a scale of 1,000 m2 Gross Floor Area (GFA) provided they do not undermine any town centres, to serve new housing developments where not adequately served by existing centres.

30.5. The eight town centres identified MLDP 2017 are Dalkeith, Bonnyrigg, Gorebridge, Loanhead, Mayfield, Newtongrange, Penicuik and Shawfair (not built). The centres differ greatly in scale. Dalkeith is the largest town centre followed by Penicuik, then Bonnyrigg. Loanhead, Mayfield, Newtongrange and Gorebridge. These centres are identified on Figure 30.1. Additional other local centres are identified as black dots on Figure 30.1.

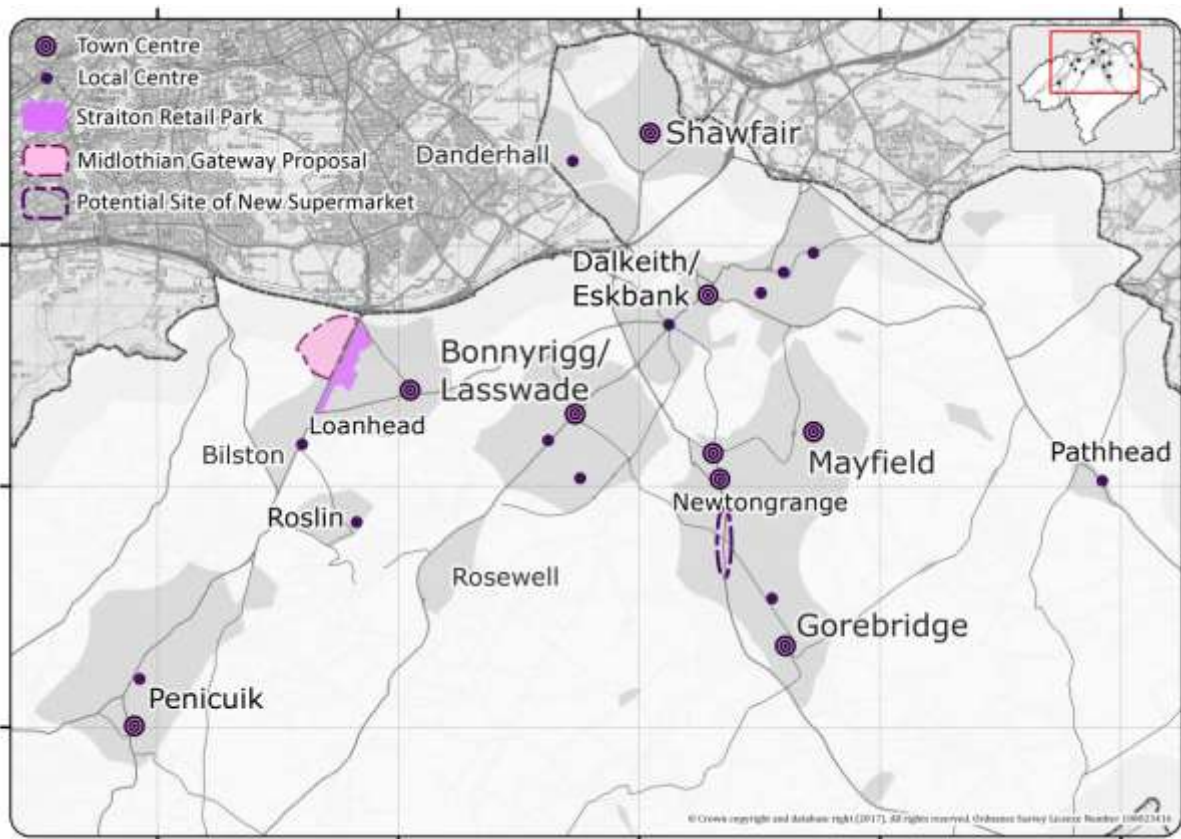


Figure 30.1: Town and Local Centres  
Source: Midlothian Local Development Plan 2017

30.6. The scale of floor space available in Midlothian's town centres, based on information from the Lothian Joint Valuation Board, is set out Table 30.1.

Table 30.1: Retail Floorspace in Midlothian

Town or Commercial Centre	Total Floorspace	Retail floorspace	Retail as % of total
Bonnyrigg	6,139	4,342	71%
Dalkeith	21,422	16,020	75%
Gorebridge	1,404	928	66%
Loanhead	3,467	2,094	60%
Mayfield	2,484	1,675	67%
Newtongrange	3,899	2,789	72%
Penicuik	12,400	8,938	72%
Straiton (commercial centre)	92,554*	92,554	100%

\* Assessors data identifies restaurants and health club at Straiton but has no recorded floorspace for these, so this dataset underestimates the total Straiton floorspace and overstates retail share.

Source: Lothian Joint Valuation Board 2023

30.7. As part of stakeholder engagement, Midlothian Council has carried out a survey of town centre composition including assessment of vacancy rates – see Table 30.2. This gives an idea of the different scale of retail offer in the town centres. Table 30.2 also indicates the prevalence of hot food takeaways and betting shops, which were the subject of additional Scottish Government planning controls in 2017. Midlothian Council does not possess records on the number of high interest short term loan companies in its area – these would only become known to the Council if a new application to set up such an office was received.

Table 30.2: Midlothian Town Centre Survey 2023

Town Centre	Number of shops	Other premises (within 2023 UCO class 1A definition*)	Cafes/ restaurants	Hot food takeaways and Betting Shops	Vacancy rate**
Bonnyrigg	40	5	3	8	2%
Dalkeith	86	19	7	8	6%
Gorebridge	5	4	0	3	6%
Mayfield	13	4	1	2	10%
Loanhead	19	3	2	5	6%
Newtongrange	18	7	2	3	4%
Penicuik	31	13	7	8	12%

\* Class 1a includes shops, encompassing other uses such as hairdressers, as well as offices where the service is aimed at visiting members of the public

\*\*Vacancy rate calculated using number of Class 1a, café/restaurant, hot food takeaway and betting shops as denominator, and number of vacant properties formerly in these classes as numerator.

Source: 2023 Town Centre Survey, Midlothian Council

Qualitative Assessment of Town Centres



- 30.8. Stakeholders responded to earlier drafts of the Town Centres and Retailing chapter by raising the issue of the qualitative assessment. While vacancy rates are low with the exception of Penicuik and Mayfield, there are a relatively high number of hairdressers, salons and other beauty related enterprises in the town centres and in some cases a perhaps fairly limited range of shops. None of the towns has established a particular retail niche (such as a town for antiques or books) acting as a draw for customers over a wide area. The size of the convenience anchors in Bonnyrigg, Gorebridge, Mayfield, Newtongrange, and Loanhead are relatively small, suggesting that these centres do not operate as the primary shopping location for these communities. Larger scale supermarkets are located in Dalkeith and Penicuik. National names are relatively well represented in Dalkeith (including B&M Bargains, Boots, Farmfoods, Greggs, Lidl, Max Spielman, Morrisons, Superdrug and WH Smith). The next largest town, Penicuik has national names represented by B&M Bargains, Greggs and Lidl. A much smaller range of national chains are represented in the other town centres: Greggs and Co-op in Bonnyrigg; Morrisons (local format) in Gorebridge, Co-op and Scotmid Co-Op in Newtongrange, Scotmid Co-op in Loanhead, and Scotmid Co-op in Mayfield.
- 30.9. The 'Understanding Scotland Places' dataset prepared by USP/Scotland's Towns Partnership gives additional background on the relative size and mix of Midlothian towns, including a diversity indicator which indicates the percentage of 37 different retail types present in towns. The diversity indicator was highest for Dalkeith (62%), which was also recorded as having a higher diversity than similarly sized towns across Scotland. A summary of the dataset findings for Midlothian towns is provided as **MC235**.
- 30.10. Cafes, restaurants and 'food led' pubs are a potential area for town centres to diversify beyond retailing towards leisure uses. Within this sector pubs have experienced a significant fall in numbers (see **MC231**). Evidence has been submitted in the course of this chapter preparation, that it is the so called 'wet-led' or drink-based pub that is undergoing decline, with those able to provide a food and drink offering proving more resilient. With a growing and affluent population (see **Topic 33 Business, Economy and Community Wealth Building**). Midlothian town centres perhaps have potential to diversify through increasing their food and drink offering. A notably high proportion of Penicuik's town centre premises are restaurants, indicating a re-orientation to this sector in that town. Restaurants and cafes can also branch into takeaway and home delivery and appeal to 'cash-rich/time poor consumers'.
- 30.11. Food Standards Scotland's (FSS) report 'Overview of the Total Food and Drink Landscape in Scotland' (**MC232**) indicates that expenditure in the out of home (OOH) market was sharply down in 2021 compared to 2019, but this may simply reflect delayed recovery from lockdown. Quick service restaurants were the only OOH sector to see an increase in trade in that period. Very high growth was observed in the use of OOH online orders, and the ready availability of food ordering apps may spur increases in sales in the OOH home delivery market (i.e. goods purchased from a restaurant or takeaway but consumed at home). The FSS report notes there were 14.9 delivery 'occasions' per head in 2021 compared to 36.6 per head dining in a restaurant.
- 30.12. The condition of town centres has been a subject of concern at engagement events and on the online Citizen Space feedback system (**MC011**). A lack of variety and quality of retail facilities has been raised, with some respondents stating that they rarely use their nearest Midlothian town centre. This qualitative data reflects the previous findings of the



2012 Midlothian retail study which found that convenience expenditure was mostly at large supermarkets, only some of which are located in town centres. Further that comparison expenditure was mostly directed to commercial centres or centres outwith Midlothian (in order of spending Newcraighall/Fort Kinnaird, Straiton, Edinburgh City Centre, then Dalkeith town centre). From public engagement there does appear to be interest in using the town centres to host a wider variety of uses beyond retailing.

- 30.13. NPF4 Policy 27 requires LDPs to identify a network of centres that reflect the principles of 20-minute neighbourhoods and the town centre vision. Further 20-minute neighbourhood work to be carried out by the Council for MLDP2 (GIS based assessment) will help identify where there are gaps in the convenience shopping network and help underpin any selection of new neighbourhood centre sites, where appropriate. In MLDP 2017, policy sought to direct retailing and commercial leisure uses to town centres. NPF4 gives a basis for extending this approach to other uses which attract members of the public and generate footfall (for example restaurants) to/in centres.

#### Commercial Centres

- 30.14. Straiton commercial centre plays a significant regional role and hosts facilities such as Ikea and Costco which attract consumers from across south-east Scotland. From Table 30.1 the scale of the retail offering at Straiton in comparison to the town centres is evident, even before different sales densities are taken into account. The previous 2012 study 'Retailing in Midlothian' indicated the scale of trade at Straiton, the inflow of trade to Straiton from the wider region, and the different scale and type of retailing carried out in Straiton, compared to the Midlothian town centres.
- 30.15. The Straiton commercial centre has developed since the early 1990s. There was an early emphasis on bulky goods, but the centre has broadened to encompass a wide range of retail uses. Over the lifespan of MLDP 2017, a new row of units has been added on unused land within the existing centre boundaries and the Homebase re-purposed to form a Next store. There are remaining unused consents to form additional mezzanine space, as well as further unused land within the current park boundary. In addition to retailing there are multiple restaurants and a health club.
- 30.16. MLDP 2017 allocated a large area on land on the west side of the A701, the 'Midlothian Gateway' development (site Ec3 West Straiton). The MLDP describes the intention of creating a mixed-use development, including retailing, as well as office, hotel and commercial leisure uses in a strong landscape framework, with the potential in the longer term for some housing also. The quantity of retailing at this site was to be determined by a masterplan. As the A701 relief road, which was to determine the western boundary of site Ec3 has not been granted planning permission, the masterplan has not proceeded. It will be for MLDP2 to resolve the future of the road and the consequent boundaries of site Ec3. NPF4 requires LDPs to support proposals for improving the sustainability of existing commercial centres where appropriate. In this respect the poor pedestrian environment of Straiton, which encourages the use of the car for even short journeys within the site is a concern. Linkages beyond the site through active travel could be improved. There is reasonable bus access along the north-south A701 corridor, but poor east-west connectivity (this was raised in online surveys and drop-in sessions). Any additional development within the existing allocated site should be required to address these shortcomings. As an area with extensive car parking and roof space, there is potential to improve the way surface water is treated and contribute to the blue green network.





30.17. In addition, the neighbouring Fort Kinnaird area in the City of Edinburgh plays an important retail role – this was the most popular comparison-shopping destination for Midlothian residents in 2012. Since then, direct bus access from Midlothian to Fort Kinnaird has been established, and the level of growth in Shawfair and eastern Midlothian will tend to support such flows.

#### Potential Out of Centre Location Accessible by a Range of Transport Modes

30.18. In line with the then SPP, MLDP 2017 identified a location in broad terms (identified by ellipse on settlement statement map) around the A7 near the Redheugh new community. This reflected the findings of the 2012 Retailing in Midlothian study, which pointed to the increase in population from new housing development in this corridor. In engagement to produce MLDP 2017, the lack of job and other opportunities in the southern part of the A7 was also raised. This has been a continuing theme in engagement for the Evidence Report for MLDP2 (considered further under **Topic 33, Business, Industry and Community Wealth Building**).

#### Local Centres

30.19. These form an important part of the network of centres and contribute to the 20-minute neighbourhood. As a rapidly growing area, Midlothian is forming new neighbourhoods and settlements. In some of these growth areas, the development plan identifies new neighbourhood hubs and in the case of Shawfair, a new town centre. The Council's 20-minute neighbourhood mapping work will point to existing or committed development areas which are poorly served. A concern raised at MLDP2 drop-in engagement events is the delay or non-appearance of supporting shops and other facilities in relation to new housing developments. Masterplans for the north east Dalkeith/Wester Cowden expansion area and Bonnyrigg Hopefield contained new neighbourhood hubs to provide retailing and other uses at the centre of new communities. In neither case have the identified hubs been delivered as expected, and a major task for MLDP2 will be to ensure delivery of any future hubs in provision in relation to any significant new communities.

30.20. There are a number of smaller local centres. MLDP 2017 the adopted LDP identifies these at Danderhall, Bonnyrigg/Hopefield (not built at time of Evidence Report preparation, although smaller scale retailing is now coming forward), Bonnyrigg/Poltonhall, Dalkeith/Thornycroft, Dalkeith/Wester Cowden (not built), Dalkeith/Woodburn, Eskbank Toll, Gorebridge/ Hunterfield Road, Bilston, Penicuik/Edinburgh Road, Roslin and Pathhead. Table 30.3 sets out the scale of these, as well as the level of facilities at Hardengreen and Rosewell. Midlothian's largest single supermarket is at Hardengreen, which has now become the location of several drive-through restaurant businesses, although the site has no policy status.

30.21. Outwith identified centres there are many individual shops providing small scale top-up convenience shopping, sometimes co-located with other local services such as hairdressing and hot food takeaways.

30.22. In implementing NPF4 Policy 27, MLDP2 will be required to consider identifying a network of centres that reflect the principles of 20-minute neighbourhoods and the town centre vision. This will be particularly important in implementing NPF4 Policy 28, which moves away from the sequential approach to retailing where proposals were tested at planning application stage and adopts more of a plan led approach.



Table 30.3: Retailing in Midlothian Local Centres

Locality	Identified as local centre in MLDP 2017	Retail floorspace (sqm. gross floor area)	Comment
Danderhall	Y	588	Co-op at entrance to village acts as anchor, floorspace total also includes other separate group of units on Newton Church Road.
Bonnyrigg/ Hopefield	Y	(378)	Under construction, new Co-op.
Bonnyrigg/Poltonhall	Y	845	Anchored by small Tesco, part of recent 6-unit development, also adjacent traditional suburban shopping parade, includes hairdressers and takeaway uses.
Dalkeith/Thornycroft	Y	667 (not including separate Aldi development to north).	Original consent for supermarket contrary to officer recommendations, later given status in MLDP 2017. Site consists of small Sainsbury neighbourhood format store and 3 other units (one in use as hot food takeaway). More recently, to north another supermarket (Aldi) granted by planning committee on housing site but sits outside this neighbourhood centre.
Dalkeith Wester Cowden	Y	Not built	Site likely now to be utilised for housing, nearby Thornycroft and Aldi developments means unlikely to be viable
Dalkeith/Woodburn	Y	820	Figures are for Woodburn Avenue and Woodburn Road which form main neighbourhood centre. In addition, some further facilities are provided at other points in Woodburn.
Eskbank Hunterfield	N	6403	The large supermarket and subsequent restaurants have never had policy support in the development plan.
Eskbank Toll	Y	320	A small independent supermarket provides convenience retailing here.
Gorebridge/ Hunterfield Road	Y	1190	Although not Gorebridge's identified town centre, the largest supermarket in the village (Scotmid) is located here, as well as some other units.
Penicuik/Edinburgh Road	Y	4653	Although not Penicuik's identified town centre, the largest supermarket in the



			town (Tesco) is located here, as well as some other units, including Farmfoods.
Bilston	Y	152	There is no significant neighbourhood centre in a retail sense, despite considerable population growth.
Roslin	Y	504	Scotmid on station road and other units on Main Street.
Rosewell	N	237	Limited range of small convenience shops, despite considerable population growth.
Pathhead	Y	264	Small independent convenience offering, and some other units.

Source: Lothian Joint Valuation Board and Midlothian Council

30.23. As well as this network of centres, the Dobbies Garden Centre, north of Bonnyrigg/Eskbank, has expanded to encompass a restaurant and a variety of other retail uses. It offers quite a specialist range of goods (but including convenience goods), generally aimed at the leisure and gifts market. The origins of Dobbies customer base are not fully known, but it appears to attract visitors from across the wider region, essentially offering a day-trip leisure and retailing experience. There are a small number of farm shop type businesses in the rural part of Midlothian. These are an interesting example of the linkages between leisure, tourism and retailing.

#### Non-retail Use Clusters

30.24. NPF4 Policy 27 requires LDPs to be informed by evidence on where clustering of non-retail uses may be adversely impacting on the wellbeing of communities. Potential uses that may affect the wellbeing of communities are betting shops, high interest money lending premises and takeaways. The over-provision and clustering of betting offices and high interest money lending premises was a concern for the Scottish Government and led to changes in permitted development rights in 2017, taking them out of Class 2 of the Use Classes Order (UCO) so changes of use of premises to a bookmakers or a pay day loan shop now require planning permission. The Scottish Government reasoning behind the new controls provided was actuated by concerns over the social impacts of these uses, as well as concern over negative impact on town centres. Since this change to the UCO, a further change was introduced in March 2023 with a new class 1A combining uses that were formerly class 1 (shops) and class 2 (offices visited by members of the public). Betting shops and high interest money lending premises remain outside the scope of this class, however.

30.25. There are 10 betting shops in Midlothian. These are distributed: two in Bonnyrigg town centre, three in Dalkeith town centre, one in Newtongrange town centre, one in Penicuik town centre, one in a non-town centre location in Penicuik, one in a suburban location in Dalkeith and one in a suburban location in Mayfield. A list of the operators and addresses is available as **MC041**. This represents a slight reduction from 13 recorded in assessors data in 2021, and significantly down from 15 in 2012. It represents one betting shop per 10,000 people (using 2022 census figures). Gambling Commission statistics for the industry indicate that numbers of premises (for betting shops only, not including adult gaming centres, bingo halls, casinos or family entertainment centres) plateaued at around 9,000 in the UK between 2011 and 2017, before falling back slightly before COVID, then sharply falling in lockdown with a gentler decline occurring since, to 6,200 in 2022. This



indicates one betting shop per 10,000 people at UK level, an equivalent density to the provision in Midlothian.

- 30.26. The changes to permitted development rights were accompanied by a definition of pay day loan shops as premises which provide 'high-cost-short-term credit' which has the meaning given in the edition of the Financial Conduct Authority's Handbook which came into effect on 1st April 2014 (following an amendment by the Authority in the Consumer Credit (Consequential and Supplementary Amendments) Instrument 2014). A pay day loan shop means premises from which high-cost short-term credit is provided principally to visiting members of the public. Following changes in FCA regulation in 2018, the FCA estimate that new lending in the high-cost credit market has halved since 2018-19, with significant contraction in high-cost-short-term credit market (statement on page 3 of **MC043**). Financial services are increasingly transacted online rather than through traditional offices. Midlothian Council has no record of an application for a pay day loan use. There remains a need for affordable alternatives for those in society who find themselves excluded from traditional sources of credit, and Credit Unions are one of the sectors promoted under the wider Community Wealth Building policy.
- 30.27. Public Health Scotland (PHS) and Food Standards Scotland (FSS) have developed a new 'Eating Out, Eating Well Framework', which has informed the NPF4 preparation. Among the actions being considered, requiring amongst other things planning policies that address the impact of the OOH (Out of Home) food environment on public health, including the ability to enforce access to healthier food and take account of the location and density of food outlets in local areas)
- 30.28. The clustering of hot food takeaways can be a concern in terms of amenity, as well as health. **Topic 22: Health** considers this matter further in relation to proximity to schools, and **MC315** presents a map with the locations of these facilities. There are seven hot food takeaways at Bonnyrigg town centre, one at Bilston, five at Dalkeith town centre, three at Gorebridge town centre, two at Mayfield town centre, five at Loanhead town centre, two at Newtongrange town centre, and five at Penicuik town centre. A further 10 are located in the local centres (two at Bonnyrigg Poltonhall, one at Dalkeith Thornybank, three at Dalkeith Woodburn, one at Pathhead, two at Penicuik Edinburgh Road). The number and location of these will be monitored as MLDP2 is prepared, and the LDP can take a view on whether a policy intervention to prevent over concentration (by seeking to prevent formation of new ones) is required.

## Retailing

### National Retail Trends

- 30.29. The retail sector was significantly affected by Covid pandemic and there is still some uncertainty to what extent pre-crisis levels will be recovered. The recession of 2008-09 was another factor and since that event sales (particularly in the non-food sector) have been on lower growth trajectory than previously envisaged. Internet sales have been a factor reducing the quantity of expenditure available for shops. A further recent change has been the rise of discounters in the convenience retail sector, which has acted to depress the rise in volume of sales in this sector of the market.
- 30.30. The ONS publication, Economic Trends in the Retail sector 1989-2021 surveys the longer-term trends (**MC096**). The share of expenditure of total retail sales in non-store retailing reached 16.5% by 2020. Estimating the eventual level of internet based spend is



particularly difficult, as the UK is the world's most advanced adopter of internet retailing, so there is no prior example to observe in terms of how far eventual internet penetration might reach. Covid and the recovery period has cast further uncertainty. The ONS dataset (**MC094**) indicates that a (so far) all time high of 36% of retail sales was reached in the 4 fourth quarter of 2020 (at the time of restrictions before the first Christmas in the time of Covid) before falling back to 27.5% in the equivalent quarter of 2022. Midlothian's last survey data of Midlothian residents, dates from 2012 (**MC233**), and indicated that internet shopping had reached 8.2% of sales in the comparison sector (in that year internet sales were 9.3% of total at UK level). The 2012 study assumed that convenience orders were assembled at stores in the catchment, so internet trading in this sector was attributed to physical stores. With the use of 'dark stores' (which are essentially warehouses) to serve the convenience market, this assumption may no longer be valid. There is a further move to multi-channel retailing where the physical store acts as a showroom, and in-store transactions are processed over the internet and delivered to customers homes from warehouses - such forms of retailing are blurring the lines between physical and internet shopping.

30.31. In Midlothian, the ONS broad job sector which encompasses retailing (G: Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles) accounts for 7,000 employee jobs or 21.2% of the total (**MC096**). This is higher than the Scottish or UK shares in this job sector (14.4%) and reflects the contribution of the Straiton commercial centre.

#### Drive-through Restaurants

30.32. NPF4 requires LDPs to consider, and if appropriate, identify any areas where drive-through facilities may be acceptable, where they would not negatively impact on the principles of local living or sustainable travel. Midlothian has existing drive-through restaurants at Straiton commercial centre and at Hardengreen. The latter is an area which has emerged around a Tesco supermarket without any policy support. The lack of controls on restaurant facilities has proved to be a gap in MLDP 2017, and the presence of these drive-through restaurants has arguably helped reinforce the position of these locations as centres of activity, especially for younger and more mobile residents.

#### Capacity for Future Retailing

30.33. NPF4 states that LDPs should consider where there may be a need for further retail provision, this may be where a retail study identifies deficiencies in retail provision in terms of quality and quantity in an area; or when allocating sites for housing or the creation of new communities may be for neighbourhood shopping, to support local living.

30.34. NPF4 represents a step change in policy with the support for the town centre first principle. NPF4 also establishes the concept of the 20-minute neighbourhood as a firm component of decision making and spatial planning. The Council, in MLDP 2017, moved towards a more plan led approach to retailing, identifying a potential new location for retailing in the southern A7 corridor. Previous development plans and masterplans have also sought to identify locations for new neighbourhood hubs. MLDP 2017 Policy TCR2 still allowed for new local shopping facilities to come forward, where justified.

30.35. In respect of convenience shopping, the Council expects MLDP2 to approach shopping in a more plan led manner, identifying locations where new convenience shopping may be supported as part of a 20-minute neighbourhood approach. Other than identified locations to meet a spatial deficiency (including in relation to new communities),



convenience retailing will be channelled towards town centre locations and traditional retail capacity concerns and the sequential test will be less important.

30.36. It should be noted that there is great uncertainty in the economy and the retail sector, as there is no agreement on the long-term impact of Covid and the ultimate penetration of internet shopping. A long period of low economic growth since the great recession of 2008/09 has also challenged previous assumptions on the rate of growth in consumer spending. Projecting potential demand from now (2024) to the end of MLDP period (2036) is ambitious, as there are so many unpredictable variables in play. Previous LDPs have supported the expansion of the Straiton retail area, with extensions to the spatial extent of the commercial centre supported in the 2008 Midlothian Local Plan and MLDP 2017. In considering an extension to this area, or the potential for a new retail area, the variables that affect the quantity of future floorspace that may be absorbed by Midlothian are:

*Demand*

- Population
- Expenditure per head
- Internet sales density
- Leakage out of the area/inflow into the area

*Supply*

- Existing stock
- Committed stock
- Turnover required for existing and committed stock to trade at reasonable level (including efficiency allowance)

30.37. The capacity for additional retail floorspace is the gap between the supply and demand figures. Some respondents (consultants on behalf of Lidl GB) to the draft chapter have conceptual concerns about quantitative retail analysis (considered further in Summary of Engagement section of this chapter).

30.38. **MC042** provides an initial estimate of future retail demand and capacity, using in-house resources. The Council is aware that this is an area where it needs to strengthen its evidence base but estimating ahead to 2036 is challenging (particularly post Covid) and a delay in commissioning further consultancy and datasets, reduces the length of the forecast period and allows for some more of the post pandemic disruption to settle. The cost of acquiring updated expenditure per head data is relatively low, but other activities such as a refreshed household survey are expensive, and the Council cannot necessarily commit to carrying these out at this time.

30.39. In respect of the building blocks for the retail study the Council is confident about its population estimates. New expenditure per head data would need to be purchased from a private forecasting consultancy (the initial assessment in **MC042** uses estimates sourced from a recent RIA – retail impact assessment). Internet sales density figures for Great Britain are available, and it is unlikely that take up will vary greatly in Midlothian. Leakage out of the area/inflow into the area was estimated for the previous 2012 study and will require a household survey of Midlothian (and possibly neighbouring authorities) and potentially field interviews at locations generating inflow into Midlothian. A further use of a new household survey would be to see the pattern of trade, and the different function of settlements. The existing and committed retail stock is known to the Council (**MC044**). Estimating the turnover required for existing and committed retail stock to trade at reasonable level will likely need some further outside research contribution, although



some respondents have noted that there is now no clear relationship between floorspace and turnover.

30.40. The initial estimate in **MC042**, indicates that the existing and committed convenience offer is of roughly the right scale but that there is some room for further growth in the comparison sector in the period to 2036 (the scale of this would vary depending on whether it was mainstream comparison goods or bulky goods. The surplus comparison trade might support around another 10,000 square metres gross floorspace of mainstream comparison shopping. It is expected that windfall sites would come forward within town centres that could contribute to this (particularly if the Council is proactive in town centre strategies, site identification, and site assembly). There are undeveloped areas within the existing commercial allocation at Straiton, and the Ec3 mixed use allocation added in MLDP 2017, where Policy TCR2 is applicable. Growth on such a scale could be accommodated (site Ec3 provides an area of 60ha where retailing is one of the acceptable uses) within existing allocations. Although there are uncertainties within the initial estimate (**MC042**), the scale of identified alternatives is considerable. With the town centre first approach, there does not appear to be a case to support a further site boundary extension at Straiton or to form a new commercial centre at another location.

### Summary of Stakeholder Engagement

30.41. A full breakdown of all stakeholder engagement which has taken place to support the Evidence Report stage of MLDP2 can be found in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Local Place Plans
- Scottish Grocers' Federation
- British Retail Consortium
- Midlothian and East Lothian Chamber of Commerce
- Retail Sector

### Public Engagement

30.42. Online survey returns and results from engagement drop-in sessions (**MC011**) have given feedback on perceptions and experience of Midlothian town centres. Many of the comments related to the appearance and the variety of retail offer in Midlothian town centres. Other matters included accessibility and parking.

30.43. A common theme is that some people say they do not use their town centre as the range of retail facilities is in their view insufficient. Some respondents note the increased population associated with new housing and seek additional facilities, particularly in relation to health and pharmacies. Some comments have been received about particular sites or land in town centres, these will be considered further at the site-specific stage of plan making.

### Local Place Plans

30.44. Town centres and retailing heavily feature in the Local Place Plans submitted to the Council. These issues can be seen in the local place plans and their summaries in **Topic 29: Local Place Plans**. This, and the need to take account of these comments, feature in the Implications for the Proposed Plan section of this chapter.



### **Scottish Grocers' Federation**

30.45. Scottish Grocers' Federation (SGF) highlighted the importance of their members to investment and support for town centres. Support was given to support through planning for town centres. Reference to importance of convenience stores and collaborative working was made.

30.46. SGF state that they are the leading trade association for the Scottish Convenience store sector. The significance of the sector as an employer, to the economy and as a provider of services is set out. In particular, the SRC consider the Scottish Government 'Local living and 20-minute neighbourhoods - planning guidance' as an important step in the right direction for improving planning outcomes.

30.47. The SGF do not take a view on any specific locality but agree that there should be an emphasis on ensuring town centres and communities have access to essential services first and foremost.

30.48. Reference is made to SGF's Go Local programme which supports local producers access local markets, and the SGF Healthy Living Programme ensures that communities have access to fresh and beneficial food options.

30.49. SGF is of the view that a collaborative approach to local development and planning requirements provides the best overall outcome. Convenience stores remain an essential service for most residents. With the average customer using their local store 2.7 times per week and 57% of customers accessing their local store on foot. Refers to research stating that 67% of customers would prefer to see investment in their immediate local area, over the nearest town/city centre, and shop staff often live within the community they serve, with 42% walking to work.

30.50. SGF state some of the retail challenges could be mitigated through more robust support and engagement with government and local authorities. A collaborative approach to local investment, development and planning will not only benefit local businesses but local communities and the local economy as well.

### **British Retail Consortium**

30.51. No response was received.

### **Midlothian and East Lothian Chamber of Commerce**

30.52. An event was held with the Midlothian and East Lothian Chamber of Commerce, including occupants of premises in town centres. Comment was made about lack of shops in new development and some interest expressed in a third sector-community based approach to retailing in these circumstances (**MC330**). No further specific comments were received.

### **Retail Sector**

30.53. The Council directly targeted the 40 largest Midlothian employers during Evidence Report production, but no response was received.





30.54. Responses were received from consultants on behalf of Lidl GB and Peel Holdings (Straiton). See **MC230** for further details. Their comments fed into the finalised chapter and relevant matters are set out in the Statements of Agreement / Dispute section of this chapter.

30.55. Working drafts of this chapter were circulated with retail stakeholders and comments received and incorporated into the final version. The chapter was amended following consideration of comments received but has not been subsequently recirculated to stakeholders. During and as part of Evidence Report production shop retail uses and vacancy rate levels were quantified through survey. This is reflected in Table 30.2 of this chapter.

30.56. Discussion was held with a retail planning consultant who was able to describe current trends in the retail sector and allowed the Council to view confidential recent benchmark evidence prepared for clients on the scale of different retail/neighbourhood hubs to service different sizes of development.

### Summary of Implications for the Proposed Plan

#### NPF4 Wider Implications and Support for Town Centres

30.57. NPF4 charts a new course for town centres and requires LDPs to support sustainable futures for town and local centres, in particular opportunities to enhance town centres.

30.58. To meet the needs of NPF4, based on 20-minute neighbourhood principles, a plan led approach is appropriate to help address convenience shopping. This would help identify gaps in the network. Depending on the nature of MLDP2's spatial strategy, its housing allocations, and provided existing identified town and local centres were not undermined, there may be a case for new local centres to serve new development, or for new local centres to serve existing population areas where these are distant from services. Otherwise, the network of town, local and commercial centres established in MLDP 2017 should remain the basis for the network.

30.59. As a more place-based document, there is an opportunity for MLDP2 to set out opportunities in each of the town centres. The Council is reviewing locations within settlement boundaries to identify possible locations. This may potentially be used to help support town/local centres with sites for retail/housing among other uses.

30.60. Scotland's Town Partnership prepared a 'Town Toolkit' includes many ideas, some of which relate to development and the land use planning system. It will be important for MLDP2 to make linkages with existing initiatives (or take the initiative itself) and understand where these require a land use planning intervention (for example an allocation or policy change).

30.61. It will be important for MLDP2 to make linkages with existing initiatives (or take the initiative itself) and understand where these require a land use planning intervention (for example an allocation or policy change).

#### Future Retail Trends

30.62. There are great uncertainties in projecting retail demand and supply to 2036 – the projected end date of the lifespan of MLDP2. These uncertainties include, but exclusively changes post Covid, shopping patterns, uncertainty of internet sales penetration, and



uncertainty over whether slower expenditure growth recorded since 2008 is the future pattern. Future capacity assessment closer to 2036 could help define this with greater certainty. The Council recognise that further quantitative and qualitative assessment will be required to help provides an understanding of the function of centres and how they may change in the future. Some of this work, such as a household survey, may require outside consultancy.

#### **Midlothian Network of Centres**

30.63. MLDP2 will need to consider, as best as it can and is able from a land use planning perspective, support the future role and function of Midlothian town and local centres - including their appearance, accessibility and variety of retail offer.

30.64. MLDP2 will need to review network of centres on what constitutes a town or local centre.

30.65. Previous attempts to provide new neighbourhood centres in association with new housing have met with varied success. MLDP2 needs to consider the viability and desirability of requiring and supporting further local centres. The 20-minute neighbourhood concept will be important in this consideration.

#### **Particular Midlothian Centres/Locations**

30.66. This chapter makes some assumptions about future trends, which indicates only a limited future comparison shopping capacity requirement by 2036 - this could be either located in town centres or in the existing Straiton commercial centre. This early work undertaken by the Council indicates that there is no case for a new commercial centre or an increase in the boundaries of the Straiton allocation or site Ec3 West Straiton (pages 130 and 134 of MLDP 2017 identify site Ec3, together with MLDP 2017 proposals maps). The Council does accept that there are many uncertainties, and that further data collection and analysis is likely required.

30.67. MLDP 2017 identified an additional out of centre location (mapped in general terms through the use of the ellipse symbol on the map in the Settlement Statements on pages 113 and 120 of MLDP 2017) in the southern A7 corridor, around the Redheugh new community and southern Newtongrange and northern Gorebridge. This identified location for retail has not advanced in the lifetime of MLDP 2017. There is a need for MLDP2 to review this centre and potentially be more definite about the location of such a facility, its size and its character. Also to consider if such a site remains needed.

30.68. MLDP2 will need to be aware of and facilitate Council proposals for the redevelopment of Dalkeith town centre. MLDP2 will need to be aware of the masterplan work undertaken in recent years at Mayfield town centre.

30.69. Hardengreen is a location with no retail/ town centre policy status that has become an important centre through planning application decisions. There is a need for MLDP2 to review this location to consider how best to manage it: the wider area is an important one in planning terms, with the A7 urbanisation project, Eskbank Rail Station, Hardengreen Industrial Area and Edinburgh College Campus all in close proximity. Settlement coalescence issues, development pressures and new and existing housing will be a part of this consideration.



30.70. MLDP2, as a new style place-based plan, can perhaps consider opportunities in town centres, possibly including for housing and other non-retail uses. Straiton Commercial Centre and Hardengreen retail area might also benefit from a place-based focus to identify opportunities for them to work better.

30.71. Penicuik and Mayfield town centres have the highest vacancy rates (Table 30.2 of this chapter) and are a concern. The other town centres appear, vacancy rate wise, to be in a better position.

30.72. However, through the public engagement in all communities, members of the public expressed concern about the quality and range of facilities on offer in Midlothian town centres. Other issues raised included appearance and car parking. The issues raised in relation to town centres and retail in the public engagement (see **MC011, MC170** and **Topic 29: Local Place Plans**).

#### **Built Heritage**

30.73. Since 2008 three separate heritage-based regeneration projects have occurred in Midlothian town centres (Dalkeith, Gorebridge and Penicuik). MLDP2 will need to consider how, within the confines of planning legislation, work undertaken in these centres through the schemes can be safeguarded - particularly in relation to shop fronts and signage. This relates to how MLDP2 can marry support for the built heritage of locations and increasing vibrancy of centres.

#### **Drive-through Facilities**

30.74. The location of drive-through restaurants has helped reinforce the role of Straiton and Hardengreen as centres of activity. The lack of a town centre first approach to the restaurant sector can be considered a gap in MLDP 2017. The location of and support for drive-through facilities requires consideration in MLDP2, particularly in regard to NPF4 policy on the matter.

#### **Betting Shops and Short-Term Loan Facilities**

30.75. At national level the number of betting shops has been in decline, down around a third over the last 10 years. The short term/ pay day loan industry appears to have been reduced by financial regulator action. There may not be a case for MLDP2 to take further action in relation to these two uses, but this will need to be considered in MLDP2 Proposed Plan preparation.

#### **Hot Food Takeaways**

30.76. The number of hot food takeaways appears high in some locations. There is a case for MLDP2 to consider further policy control on these uses to preserve residential amenity, but this will have to be balanced against the need to maintain vibrancy and occupancy rates in town centres. The location of nearby uses, such as schools, will need to be included in this consideration.

#### **Developer Contributions**

30.77. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development



contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

30.78. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### Public Engagement

30.79. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### Statements of Agreement / Dispute

##### Agreements on Evidence

30.80. Peel Holdings agree that there is some room for further growth in the comparison retail sector in the period to 2036 and some or all of this floorspace could be accommodated within the existing boundaries of Straiton Retail Park. Peel Holdings agree that there does not appear to be a case to support a further site boundary extension at Straiton or to form a new commercial centre at another location. Peel Holdings agree that it will be for MLDP2 to resolve the future of the A701 relief road and the consequent boundaries of site Ec3.

##### Evidence Disputes with Stakeholders

30.81. Peel dispute a lack of recognition in Evidence Report that Straiton Retail Park has been and could continue to be the only commercial centre location that is appropriate for any further drive through facilities. The Council considers this a matter for consideration in development of MLDP2 Proposed Plan.

##### Information Gaps/Uncertainties

30.82. The Council considers that there are data gaps:

- Up to date household survey and retail study;
- Up to date town centre health checks;
- Ongoing work to define 20 minute neighbourhoods; and
- Ongoing work to complete internal Urban Capacity Study.



30.83. Consultants for Lidl GB raise the following data gaps and matters with this chapter – the Council provides a response to matters raised by Lidl GB in **MC230**:

- evidence presented is not sufficient to provide a reliable health check, nor to identify/confirm the role of the centres in Midlothian. Quantitative and qualitative measures are required;
- evidence base does not include an assessment of qualitative retail deficiencies;
- recommends that the Council carry out regular town centre health checks;
- the evidence does not adequately consider the role of Midlothian centres within the network;
- evidence presented does not identify the profound changes affecting retail and leisure sectors and therefore does not provide a reliable basis for future planning.
- caution is urged when undertaking capacity analysis – NPF4 policy 28 seeks the identification of retail deficiencies and need – and that this is not the same as a quantitative retail analysis to estimate a quantum of retail floorspace deficiency, or excess;
- further to this conceptual issue, consider the capacity assessment presented in the Evidence Report relies too much on the last retail study undertaken back in 2012 – much has changed since then and the 2012 study must be regarded as out-of-date. Consider the 2012 study fails to appreciate the changing relationship between floorspace and turnover with multi-channel retailing;
- expenditure data needs to be updated to latest figures and amended to convert to constant prices;
- updates are needed on assumptions regarding internet/special forms of trading figures and sales density data; and
- consider a new household survey is required for expenditure flows.

30.84. The Council considers a proportionate amount of information is supplied in this chapter to progress this topic in MLDP2 Proposed Plan development. The evidence available and the need to commit financial resource for additional information will be considered in proposed plan preparation. The Council is aware it needs to review its town centre health checks and will consider this.



## Topic 31: Tourism

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u>:</p> <ul style="list-style-type: none"> <li>the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district;</li> <li>the principal purposes for which the land is used; and</li> <li>the desirability of maintaining an appropriate number and range of cultural venues and facilities (including but not limited to, live music venues) in the district</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 30:</p> <ul style="list-style-type: none"> <li>LDPs should support the recovery, growth and long-term resilience of the tourism sector.</li> </ul>
<p><b>Links to Evidence</b></p>	<p><b>MC168</b> HES Response to Evidence Request  <b>MC123</b> International Tourism Performance Review  <b>MC124</b> Regional Prosperity Framework 2023/2024  <b>MC125</b> Scotland Outlook 2030  <b>MC126</b> Responsible Tourism Framework  <b>MC127</b> Destination Net Zero  <b>MC128</b> Pentland Hills Regional Country Park Draft Strategic Management Plan 2019 -2026  <b>MC129</b> Report to Council – Vogrie Country Park - 2022  <b>MC130</b> - List of Agritourism Businesses in Midlothian  <b>MC131</b> Increased campervan and motorhome tourism, Argyll and Bute Council  <b>MC132</b> Types of Accommodation in Midlothian  <b>MC133</b> Evidence Statement from Midlothian Tourism Forum, January 2024</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 4: Natural Places and Landscapes</li> <li>Topic 5: Historic Assets and Places</li> <li>Topic 28: Rural Development</li> <li>Topic 32: Culture and Creativity</li> </ul>
<p><b>Summary of Evidence</b></p>	
<p>No disputes with stakeholders have been identified in the preparation of this chapter of the Evidence Report. An information gap has been identified and further information on this is set out in the 'Statements of Agreement/Disputes' section.</p>	



### Purpose and Scope of Chapter

31.1. This chapter focuses on tourism matters in Midlothian and sets out relevant issues and emerging trends. The Council considers it has undertaken thorough engagement with the key stakeholders for this topic and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development. This Summary of Evidence section is structured in the following order:

- Scottish Tourism – A Context
- Tourism in Midlothian
- Pentland Hills Regional Park and Country Parks
- Needs of Communities and Visitors
- Diversification Opportunities
- Expressed Need of the Tourism Industry
- Pressure from Tourism
- Rented Holiday Accommodation

### **Scottish Tourism – A Context**

31.2. In 2022 international travel to Scotland showed strong signs of recovery from the effects of the COVID-19 Pandemic. While the number of visits remained slightly lower than in 2019, the number of nights as well as visitor spending in Scotland surpassed pre-pandemic levels (International Tourism Performance Review 2022) (**MC123**).

31.3. The vision for 21<sup>st</sup> century tourism set out in ‘Scotland Outlook 2030’ (**MC125**) is “about creating sustainable growth with everyone playing an active role. It’s about purpose and profit in equal measure, protecting people and place”. The vision document sets out that 21st century tourism is centred around creativity, innovation, care for the environment, Scotland’s people and future generations.

31.4. Scotland Outlook 2030 also implies that there are several key factors which will influence the long-term growth, development and success of Scotland’s tourism industry. These are:

- Scotland’s environment - The climate emergency is starting to change the way we think about where we travel and stay, how we get there and the impact we have on our global environment and the destinations we visit.
- Scotland’s core markets – particularly the domestic market – will remain important; new markets will emerge; and we will continue to build on our competitive and unique strengths that we have across all our assets.
- Scotland’s landscape and scenery, heritage and culture, people, activities, events and festivals and business events will continue to draw visitors.

31.5. The strategy describes how climate change presents the biggest threat to our society as we understand it today. It sets out estimates that globally tourism contributes around 8% of carbon emissions. These come from aviation, transport, accommodation, activities, the growing number of travellers, consumption and waste.

### **Tourism in Midlothian**

31.6. The Regional Prosperity Framework (**MC124**) is a plan for building the economy of the Edinburgh and South-East Scotland City Region. The Regional Prosperity Framework will inform future policy creation across a range of organisations – all aimed at ensuring the region is as resilient as possible going forward, despite current challenges, and has the right infrastructure in place to be a key contributor to the economy of Scotland.



- 31.7. Historic Environment Scotland's (HES) Responsible Tourism Framework (**MC126**) defines HES's understanding of, and role in, responsible tourism. It outlines the principles guiding the organisation's decision-making and around which HES can build actions going forward. The framework sets out how tourism in the historic environment can contribute to better quality of life and meaningful experiences for all, now and for future generations. The plan is for HES's use, although the principles it contains are of interest to Midlothian Local Development Plan 2 (MLDP2).
- 31.8. The purpose of Visit Scotland's Destination Net Zero Climate Action Plan (**MC127**) is to support and speed up climate action within the Scottish tourism and events sector to ensure that the sector achieves Scotland's 2045 net zero target. The plan identifies the following priority action areas:
- Measure, monitor and report on greenhouse gas (GHG) emissions;
  - Energy efficiency and renewables;
  - Resource use and Waste Reduction (Circularity);
  - Low carbon consumption;
  - Low carbon transport and active travel;
  - Climate change adaptation; and
  - Protect and restore the natural environment.
- 31.9. VisitScotland highlighted at a Midlothian Tourism Forum presentation in September 2023, that, in general, tourism businesses can economically benefit from having their own climate action plan, as well as become more sustainable. Visit Scotland identified the overall trend of visitors consciously opting to visit and stay in green, sustainable or responsible tourist attractions and accommodation. Midlothian Council's Economic Development Service introduced the Midlothian Business Carbon Charter in 2021 to support all businesses in Midlothian to commence their Net Zero journey, further information available on the [Locate in Midlothian](#) website.
- 31.10. At the same September 2023 Midlothian Tourism Forum event, Midlothian Council also gave a presentative on the Midlothian Business Green Pledge initiative. The Business Gateway Midlothian team offers support to businesses who commit to the Green Pledge by connecting businesses with partner agencies, signposting information and highlighting funds to facilitate environmental infrastructure improvements. The Green Pledge supports and encourages businesses to play their part in operating in an environmentally friendly way whilst often benefiting from cost efficiencies at the same time. By committing to the Green Pledge businesses agree to, amongst other criterion, encourage employees to use active transport to travel to work and, switch to using green products. The Business Gateway Midlothian team works with individual business to review their operations and help them to create a bespoke Green Action Plan for their business.
- 31.11. Stakeholders highlighted the tourism potential in Midlothian due to its wide and varied assets, including its built and natural heritage (e.g. links to the Scottish Enlightenment, coal mining and paper making), landscape, locations, towns and villages and proximity to Edinburgh. Further details are provided in **Topic 4: Natural Places and Landscape** and **Topic 5: Historic Assets and Places**. Further information on Midlothian's historic environment is contained within the Historic Environment Scotland Evidence Request Report (**MC168**).





31.12. Midlothian's large estates were engaged with through Scottish Land and Estates. They have a longstanding history of tourism due to their heritage. The Council is engaged with landowners and is receiving details of estate management plans. Where relevant, these will be part of an available evidence base to help inform production of MLDP2 Proposed Plan.

31.13. While Midlothian has a rich historic past, there is a wide variety of types of tourist attractions. [The Midlothian Tourism Forum's website](#) lists an example of the diverse array of tourism attractions on offer in the area.

31.14. Midlothian Tourism Forum (MTF) brings together the wide range of businesses making up Midlothian's vibrant tourism sector. This includes attractions, transport, accommodation, venues, retail, hospitality, events, and festivals, all of which contribute to promoting Midlothian as a tourism destination. MTF is driven by a steering group comprising representatives of local businesses, Midlothian Council Economic Development team and VisitScotland. [MTF's website](#) lists tourism businesses who are members of MTF. A full list of the organisation's members is evidenced with this report. In summary, the following areas are represented by Midlothian businesses:

- activities;
- culture and heritage;
- cycling;
- golf;
- shopping;
- walks and nature;
- activities for children; and
- places to stay.

#### **Pentland Hills Regional Park and Country Parks**

31.15. The Pentland Hills Regional Park (PHRP) is an important tourism asset for Midlothian. It has witnessed massive growth in visitor numbers within the past 20 years. PHRP covers some 10,000 hectares of land, straddling the local authority boundaries of Midlothian Council, City of Edinburgh Council and West Lothian Council.

31.16. The Park was designated in October 1984, under section 48(A) of the Countryside (Scotland) Act 1967 as supported by The Regional Parks (Scotland) Regulations 1981. Initially the PHRP was operated by Lothian Regional Council who prepared a Subject Local Plan to guide the Parks policies and management. Following local government re-organisation in 1996, Lothian Regional Council was disbanded, and its functions superseded by the three unitary local authorities comprising City of Edinburgh Council, Midlothian Council and West Lothian Council.

31.17. The policies relevant to the Pentland Hills Regional Park contained within the former Lothian Regional Council's Subject Local Plan were then incorporated into the local plans of the respective three new unitary authorities. This remains the position with the Pentland Hills Regional Park currently covered by; the City of Edinburgh Council Local Development Plan 2016; MLDP 2017 and the West Lothian Local Development Plan 2018. The Pentland Hills Regional Park Strategic Management Plan 2019 -2026 is at Final Draft stage (**MC128**).



- 31.18. The Pentland Hills Regional Park Management Group working with the Pentland Hills Ranger Service are responsible for the management of the Regional Park. A long- term programme of woodland restructuring and landscape restoration and management works is being carried out within Penicuik designed landscape.
- 31.19. Midlothian has four Country Parks which attract significant numbers of visitors, both Midlothian residents and visitors from outside Midlothian:
- Hillend
  - Dalkeith
  - Vogrie
  - Roslin Glen.
- 31.20. The Country Parks play an important role in providing outdoor recreation in locations that are in proximity to Midlothian's towns and villages, they provide for more concentrated and intensive recreational use than other parts of Midlothian's countryside and are a key destination.
- 31.21. Midlothian Council Land Resources officers have advised planning officers of the following issues facing the Council owned Country Parks (Hillend, Vogrie and Roslin Glen):
- funding challenges – including resulting in loss of Ranger services;
  - improvements required to basic infrastructure such as path networks and all round inclusivity of the parks;
  - maximising biodiversity; and
  - income generation.
- 31.22. Midlothian Council conducted an online survey in 2022 on Vogrie Country Park (**MC129**). 730 responses were received. The survey found that 51% of visitors come to the park once per month or more with 12% coming more than once a week. Most visitors (83%) come to the park the same or more than they did pre-Covid 19. 93% of respondents stated that they came to Vogrie for general leisure purposes rather than organised activities (17%). The survey results showed that the majority of Vogrie Park users enjoy the attractive landscape for walking with opportunities for children's play. However, the café, playgrounds and toilets provide additional incentive to enjoy the natural elements.
- 31.23. Within Vogrie there are 11 miles of path network. Approximately 4 miles of the network is designated as Core Path within the Midlothian Core Paths Plan 2008 (**MC020**). One of these paths, that follows the River Tyne, is a Right of Way. The report to Council in October 2022 (**MC129**) provided an update on actions to be undertaken at Vogrie Park. These proposed actions are as follows:
- Action 1 Enhance Accessibility and Quality of Vogrie Landscape –commission a new landscape and access strategy that will inform a refreshed Management Plan for the park.
  - Action 2 Quick Wins – direct funding from the Place Based Investment Fund into priority investment highlighted by the User Survey, namely refurbishment of toilet facilities on site.
  - Action 3 Continue to explore ways to enhance long term sustainability of Vogrie Country Park, specifically through introduction of glamping into the site, following the selection of a suitable site, and enhanced use of Vogrie House for small scale events.



### Needs of Communities and Visitors

- 31.24. It was evident when speaking with parents of disabled children (see **MC011**) that there were gaps in meeting their needs in Midlothian's tourism sector. A particular requirement is for disabled toilets with suitable apparatus such as a hoist, for older children and adults requiring changing facilities. The parents identified that even though a tourism attraction may be wheelchair accessible, the lack of these equipped changing facilities was a barrier to them visiting local tourist attractions.
- 31.25. A further need highlighted through the public engagement work, is that of the availability of alternative means of transport to tourist attractions. The locations of existing attractions are reliant on access by private car, which excludes those in local communities who do not own a vehicle or tourists based in Edinburgh who may wish to travel out of the city for day trips.

### Diversification Opportunities

- 31.26. Evidence indicates consumer behaviour has changed since the COVID-19 pandemic. More customers are choosing to stay in self-contained accommodation such as self-catering units or motorhomes/caravans (ASCC, 2021). Midlothian Economic Development Officers have identified that both international and domestic visitors seek immersive, outdoor experiences, away from cities. Midlothian has significant potential to provide for these tourists.
- 31.27. The above trends present an opportunity for Midlothian's landowners to diversify the use of their land and enter the tourism sector through means such as, but not limited to:
- Agritourism;
  - Aires/temporary campsites;
  - Farm shops;
  - "Food to fork" restaurants; and
  - Farm visitor centres.

### AgriTourism Opportunities for Midlothian

- 31.28. There are currently eight agritourism business in Midlothian (**MC129**). Midlothian Council's Economic Development Service is engaged with National Farmers Union Scotland to explore how they can support businesses in diversifying and generating additional income. The Service aims to provide tailored support for local businesses' development and growth. They also encourage businesses to utilise the newly launched Business Directory and participate in the Carbon Charter for sustainability. Outcomes from this engagement will help inform MLDP2 production.

### AIRES

- 31.29. A report from Argyll and Bute Council (**MC131**) on the increase in campervan and motorhome tourism identified that the COVID-19 pandemic increased the demand for domestic travel and outdoor activity across Scotland, resulting in an increase prevalence of informal camping in motorhomes and tents. The primary drivers for this increase were the encouragement by the UK and Scottish Governments to restrict travel to local destinations, restrictions on foreign travel and the temporary closure of local tourism businesses. While Midlothian's tourism landscape differs to that of Argyll and Bute, the Council's Economic Development Team indicate that there is the demand for Aires sites in Midlothian. Aires are a convenient stopover whilst touring an area rather than a holiday



destination themselves. Aires are provided specifically for use by motorhomes rather than caravans and tents.

- 31.30. CAMpRA is a group which promotes year-round recreational use of motorhomes through the provision of Aires sites. In their document, 'Steps to Create and Aire' CAMpRa sets out that, an exemption certificate may be sufficient for existing businesses to provide an Aires site with five or less parking spaces for motorhomes. Planning consent is not required to be sought from the local authority for the Aires site itself, however if a site access is required to be moved or hardstanding areas for motorhomes are needed, planning permission may be required.
- 31.31. NPF4 Policy 30 supports proposals for tourism related development which contributes to the local economy. Midlothian Council Economic Development Service are exploring the benefits of allowing Aires sites within the local authority area, and example evidence has been provided to show the potential economic benefit to a Council by allowing overnight parking. Support is available to businesses via the Rural Tourism Infrastructure Fund to support the provision of Aires and motorhome facilities. Aires may fall within NPF4 Policy 30(i) which supports opportunities for sustainable travel given the fuel usage of motorhomes. However, as Aires accommodate stopovers for self-sufficient motorhomes and are not holiday destinations in themselves, there is no need to provide services on site such as toilets or waste disposal facilities.

#### **Expressed Need of the Tourism Industry**

- 31.32. In addition to engagement with the wider public, Efforts by planning officers to identify specific needs of the tourism industry have been made through conversations and engagement with the Midlothian Council Economic Development Service, Midlothian Tourism Forum and Scottish Land and Estates and Visit Scotland.
- 31.33. The main needs of Midlothian's tourism industry were identified through this engagement as:
- The type and quality of attractions on offer did not pose an issue to the tourism industry. Rather, lack of access to and between attractions by means of public transport or active travel routes acts as barrier to tourists visiting these sites - particularly for tourists based in Edinburgh who wish to daytrip to Midlothian. Business owners of tourist attractions indicated they had contributed financially to surrounding residential planning applications for bus stops but have not seen these come into fruition;
  - Midlothian could benefit from more hotel and self-catering accommodation provision;
  - Quality accommodation provision is needed just as much as the quantity available;
  - The planning system can act as a barrier to those who would like to diversify from one business to another. There was an ask for MLDP2 to make diversifying simpler for businesses who wish to incorporate tourist accommodation. For example, farming communities have the land to build accommodation, but have specific infrastructure requirements such as road access;
  - Visit Scotland conducted a survey on attitude to climate change with businesses. It was clear that while some wished to engage more with sustainable business practises, funding and practicality were barriers. Many businesses are still recovering from the impact of COVID-19 and are now being hit by the energy and 'cost of living crisis';



- Diversification as a means of alternative land use to agriculture, for example agritourism, Aires, farm shops and equestrian tourism. This is not an exclusive list. Aires sites provide quality visitor experiences. The Midlothian Council Economic Development Service is looking at ways to work with landowners, particularly in the farming community to diversify to include accommodation. A similar initiative is set up in East Lothian and Argyll and Bute; and
- A desire for stronger branding for Midlothian tourism as the area is often seen as being a part of Edinburgh.

31.34. It is difficult to draw an overall conclusion on what the specific issues are in Midlothian's tourism sector as there is a gap in available data. The data that is available is historic and includes Midlothian as part of the Edinburgh and South East Scotland (ESES) City Region, therefore it is difficult to quantify visitor numbers and access qualitative data from visitors on localised issue. The City Region authorities, through the Regional Visitor Economy Partnership, are working at a regional level to increase visibility for the region as a whole. However, it is equally important to make sure that Midlothian is differentiated from neighbouring authorities.

31.35. The Regional Visitor Economy Partnership has four projects under consideration for external funding that would strengthen Midlothian's regional offering and also enhance each local authority's local offering too. The four projects are:

- 1. Data: DDI-led Approach to Visitor Economy Destination Management - harness detailed data analysis of visitor behaviour during the peak visitor season, providing actionable insights to enhance regional infrastructure, policy planning and economic opportunities, laying a foundational framework for the future establishment of a comprehensive and innovative Regional Visitor Economy Data Hub.
- 2. Culture: Regional Creative Content & Touring Framework - supporting and promoting the region's cultural assets will identify the most impactful approach to develop sustainable forms of culture and tourism where more of the benefits are retained, magnified and distributed within the region, and support recovery of the regional creative industries workforce and infrastructure which are central to sustaining our position as a motor of regional and national growth. This could focus on development and distribution of content for live arts, touring and local production, with the aim of boosting local creative industry's livelihoods and retaining benefits within the region, testing new models of amplifying festivals' impacts, and developing sustainable new audience visitation across a wider season.
- 3. Cycling Tourism: Leading Cycling Holiday Destination - the development of a Cycling Tourism Strategic Vision Framework and Regional Cycling Tourism Feasibility Study for Edinburgh and South East Scotland will allow us to identify and plan the required investments to realise the ambition to be known as a leading global cycling holiday destination. It seeks to capitalise on the fast-growing cycling tourism trend for visitors, and the legacy from the UCI Cycling World Championships. The goal is also to increase the number of low-impact visitors to the region, increase car-free travel for visitors and locals alike, whilst providing the opportunity to promote active travel and health and wellbeing of our residents and communities.
- 4. Cruise Tourism: Responsible Approach to Regional Cruise Management - the development of a Strategic Regional Cruise Management Plan would allow for a strategic and collaborative approach to develop a plan to better manage cruise visitors. This work would not focus on increasing capacity by bringing additional cruise ships to the region, but rather to ensure a responsible approach to managing



cruise visitors. Subsequently, this would not only improve the visitor experience for cruise visitors and enable the surrounding infrastructure to be fit for purpose, but also to ensure communities are not negatively impacted, with economic benefits felt far beyond the entry points.

31.36. Visit Scotland provides advice to business owners on how to benefit both financially and protect the environment. In a presentation to the Midlothian Tourism Forum in September 2023, Visit Scotland identified that tourists are interested in engaging with sustainable and responsible tourism. More than ever, visitors are making the conscious decision to stay in sustainable locations as well as in sustainable/'eco-friendly' accommodation. Midlothian's Green Pledge has been highlighted earlier in this Evidence Report.

31.37. In Historic Environment Scotland's (HES) response to Midlothian Council's evidence request (**MC027**), they advised that, in their experience, days out from Edinburgh are the key tourism demand driver in Midlothian. HES recommended that improved sustainable travel options, stronger destination marketing and improved accommodation availability are opportunities to enhance Midlothian's tourism industry.

#### **Pressure from Tourism**

31.38. The Pentland Hills has received significant visitor numbers in recent years. Successful attempts to increase tourism in Midlothian would logically increase visitor numbers, to destinations and on the transport infrastructure.

#### **Rented Holiday Accommodation**

31.39. Any impact of the conversion of residential properties to holiday accommodation or 'second homes' is not known to be significant in Midlothian. This is likely due to the very low known numbers of second homes and short term lets in Midlothian for holiday purposes. Further details of this are in the **Topic 28: Rural Development**. From meeting with Scottish Land and Estates, it was evident that there were large numbers of applicants applying to privately rent cottages in the countryside, but it is not known if this is due to any loss of permanent homes to holiday accommodation. The smaller number of homes in the countryside, and high demand for them, is anecdotally the most likely reason.

#### **Information Gaps/Inaccuracy**

31.40. While it is evident that there are many visitor experiences and accommodation premises on offer in Midlothian, the exact figure, remains a gap in this evidence. VisitScotland provided the Council with data from the booking pages of their website and the number of Midlothian businesses working with them:

- 53 accommodation providers;
- 45 see and do/ attractions; and
- 9 food and drink providers.

31.41. As individual businesses will choose to advertise in different ways, or accommodation providers take bookings on platforms such as Air BnB, Booking.com or privately, it is difficult to quantify the exact number of tourism businesses in Midlothian. Due to the large number of returns when searching AirBnB and Booking.com, as well as the inaccuracy of location information, Midlothian properties are often advertised as being located in Edinburgh. Visit Scotland and Scottish Assessors (SA) websites were used as one way to



approximately quantify the type and number of tourist accommodation available in Midlothian (**MC132**). This identified:

- 13 hotels;
- 4 caravan campsites and glamping sites;
- 58 self-catering properties; and
- 11 Guest Houses.

31.42. The availability of localised data also presents itself as a gap in understanding the tourism sector. This issue was highlighted by Midlothian Council Economic Development Service as well as VisitScotland. Data exists for the UK and Scotland, but Midlothian tends to be captured within “Edinburgh and the Lothians” datasets which does not give a localised breakdown. The Council’s Economic Development Service have launched a directory to capture the tourism offer in Midlothian. This will enable more accurate data to be collected and used in future. Any data captured from this exercise will be considered for MLDP2.

### Summary of Stakeholder Engagement

31.43. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement
- Children and Young People
- Local Place Plans
- Key Agencies Group Corporate Workshops
- Midlothian Council Economic Development Service
- Midlothian Council Development Management Service
- Midlothian Tourism Forum
- Visit Scotland
- Scottish Land and Estates

### Public Engagement

31.44. A summary of comments received from members of the public at public engagement sessions and online surveys is as follows:

- need public transport links to encourage visitors;
- many town centres are unattractive;
- utilise grounds behind Newbattle Abbey for sport and tourism, and the Abbey as a wedding venue;
- Crichton Castle was identified as being a popular location for visitors; and
- huge opportunities to join up small scale tourist attractions into a necklace of activity for visitors. Need the public transport services or safe active travel options to link them or proper parking facilities if dependant on private cars.

31.45. A Businesses and Organisations Survey was also made available online. 24 responses were received, including one from a tourism provider and one from the Pentland Hills Regional Park. In summary the key comments were:

- the need for public transport and active travel networks was unanimous;
- the need for car parking to include electric charging points was expressed;



- MLDP2 should ensure that any future development should not impinge upon the quality of life of existing Regional Park residents;
- the need to care for the Pentland Hills and retain their essential character as a place for the peaceful enjoyment of the countryside; and
- finding the balance between the aims of protecting the Pentland Hills Regional Park so that they co-exist with farming and other land uses.

### Children and Young People

31.46. Planning officers also spoke with children and young people, as well as parents of disabled children (**MC170** and **MC011**).

31.47. Primary age children were aware of the historical importance of their settlements, particularly those in Roslin Primary School.

31.48. Parents of disabled children expressed the need for appropriate changing facilities for disabled children and adults. The lack of these facilities were noted and the need for specialised lifting equipment such as a hoist or mechanised changing table at destinations. The lack of equipped changing facilities acted as a barrier to a child being able to visit a tourism attraction.

31.49. A further barrier to participation and visiting tourism attractions is poor wheelchair access or lack of specialised play equipment, should the attraction include a play area.

### Local Place Plans

31.50. Eight Local Place Plans (LPPs) have been received from Community Bodies, and two draft LPPs. In relation to Tourism, the following issues and priorities were highlighted in LPPs:

#### Eskbank and Newbattle

- The Historic Abbey, Italian Gardens, Orangery and walks in the woods would attract tourists to the area.

#### Newtongrange

- Newtongrange has a library, community learning centre and leisure complex as well as the Scottish National Mining Museum. The mining museum is located on the site of the former Lady Victoria Colliery and is rated as one of Midlothian's top tourist destinations.

#### Damhead and District

- Damhead & District is a mosaic of varying physical features in a rural setting. It is surrounded with scenic woodland, walkways, cycle networks and holdings that are attractive to both residents and visitors.

#### Bonnyrigg and District

- We have a fantastic history, but this is not advertised in any way. Mining, football, carpets making etc.

#### Gorebridge

- Support the development of Gorebridge as a tourist destination.
- We would support the use of the Station Building at the railway station as a community / tourist hub to develop the tourist potential of the area.
- Develop a nature and heritage trail to create a tourist destination linked to the railway.

#### Rosewell and District

- We'd like to increase visitor numbers to Rosewell.





- Prioritise improved bus and transport links between Rosewell and the rest of Midlothian as well as directly to Edinburgh.
- Aesthetic improvements to entrances of Rosewell which have been altered due to new housing developments.

#### Loanhead and District

- An additional playing field, along with a network of accessible paths that could link access to the Nature Reserve and the Cycle network for the new housing. This increase in recreational green space would make Loanhead a more pedestrian friendly and attractive place for not only the residents but also attract visitors from further afield to enjoy the green space and the economy.

#### **Key Agencies Group Corporate Workshops**

31.51. A report has been produced to support the workshops (MC012). In summary, key comments raised in the KAG workshops in relation to tourism were:

- The variety and scale of the different types of open green spaces, country walks and rich heritage and history were all viewed to be key strengths of Midlothian. Dalkeith and Vogrie Country Parks, Roslin Glen, the Pentland Hills and Crichton Castle were all seen as key assets, along with Straiton Pond and Springfield Mill; and
- The opportunity to promote Midlothian as an active tourism destination came across strongly as an opportunity, with fishing and walking seen as features that could be expanded, alongside making better use of the water with activity parks for water related activities.

31.52. The opportunity to integrate the circular economy and blue and green infrastructure with all the cultural and heritage aspects of Midlothian were also seen to be great opportunities that should be explored further.

#### **Midlothian Council Economic Development Service**

31.53. Planning Officers met with Midlothian Council Economic Development Officers. It is understood there is a gap in Midlothian specific tourism data. Midlothian data tends to be grouped together as “Edinburgh and the Lothians” and therefore the distinction between each authority is unclear.

31.54. The need for establishing business associations was highlighted, which would provide a platform for Midlothian businesses to identify strengths and weaknesses and how improvements could be made. For example, a food and drink business association could yield tourism opportunities linked to destinations or trails in provenance, as well as joined up marketing to increase visibility of what is on offer.

31.55. Economic Development Officers also raised the Shared Prosperity Fund which supports community wealth building and could be used by any tourism provider to make improvements to their business. They considered the planning system could be used to provide opportunities for farmers or landowners to diversify into tourism, rather than for it to be viewed as a barrier.

#### **Midlothian Council Development Management Service**

31.56. Feedback from Development Management Officers has been that there is an increasing number of proposals and pressure for glamping pods and holiday accommodation.



### Midlothian Tourism Forum

31.57. Planning Officers met with the Midlothian Tourism Forum (MTF) and attended a MTF Sustainability Event in September 2023. MTF provided the Council with an evidence statement to support this Evidence Report (**MC133**).

31.58. MTF wishes to see a successful and dynamic tourism industry across Midlothian, serving the needs of visitors and supported by public sector bodies, making a valuable year-round economic impact. To achieve this, the following comments were made:

- work is needed to create and build a stronger identity for Midlothian as a unique destination;
- continuation of Midlothian Council's fixed term role of Tourism, Heritage, and Culture Officer into a permanent role is needed;
- ongoing research is needed to identify current markets, gaps and perceptions of tourism across Midlothian;
- improved public transport infrastructure to support visitors and staff reaching tourism venues is needed;
- support is needed for improving brown tourist signposting to key locations, audit and improvements in interpretation, and consumer friendly signage at key places like country parks;
- plans are needed to improve town centres and public spaces to connect with needs of visitors and local residents;
- visitor access is mostly limited to those who own cars. Public transport and active travel improvements could better connect tourist destinations and improve sustainability of the sector;
- support is necessary for infrastructure and amenities for outdoor pursuits -cycling trails, walking routes etc;
- support is necessary from planning regulators to help develop tourism, particularly in terms of accommodation providers;
- the planning system can be a barrier to those who wish to develop in areas such a Country Parks;
- accessibility for all is required – attention to facilities and consultation and investment in this area;
- development of a Midlothian-wide events strategy to attract key audiences is required; and
- public funding, such as the shared prosperity fund, should be used to prioritise support for tourism.

31.59. MTF is aware of the transport limitations that exist within Midlothian, which not only impact residents, communities, and employers, but also on visitors. The MTF wants Midlothian to be a responsible tourism destination and believes having sufficient sustainable transportation options is a crucial part of this. The MTF wants to ensure visitors are considered with some exciting new regional initiatives such as Bikes on Busses, and the Business Accessibility Tool– which MTF states has been developed using innovative data methods to understand where transport improvements could be made to benefit employers and their workforce. MTF states work is underway to ensure tourism businesses form part of this work. This work is part of the 'Infrastructure for Recovery & Prosperity' delivery programme for the Edinburgh and South East Scotland Regional Prosperity Framework.



31.60. MTF feel that support through MLDP2 for these initiatives may in turn help the Council with achieving these wider regional transport strategies.

#### Visit Scotland

31.61. A meeting was held with Visit Scotland to better understand the needs of the tourism industry in Midlothian. Visit Scotland identified that the type of attractions on offer did not pose an issue to the tourism industry. Rather a lack of access to and between attractions by means of public transport or active travel routes acted as barrier to tourists visiting these sites. Lack of accommodation was identified as a less significant issue. Visit Scotland stated that the quality of accommodation on offer matters just as much as the number of venues available in an area.

#### Scottish Land and Estates

31.62. Planning Officers meet with Scottish Land and Estates in May and September 2023. Feedback from landowners suggested that short term licences are barriers to those who wish to let out their properties as holiday accommodation. Landowners also commented on the need for more enabling planning policy which supports existing rural businesses to diversify. More detail on these matters is contained in **Topic 28: Rural Development**.

#### Summary of Implications for the Proposed Plan

31.63. MLDP2 will need to take into account current the evidence set out in this chapter on tourism uses, the demand and aspiration for varied types of tourism, and the potential impact that this may have on Midlothian. This will include consideration of varied tourism related activities including outdoor pursuits, food and drink, accommodation and heritage based. Safeguarding the assets that create the tourism potential in Midlothian is an implication for the strategy and policy framework of MLDP2. The points on accessibility, public transport and climate change are noted and will need to be considered at MLDP2 Proposed Plan stage.

31.64. MLDP2 will consider the ambitions of the Pentland Hills Regional Country Park Strategic Management Plan 2019 -2026. Any local policy relevant to the Pentland Hills Regional Country Park will take account of the ambitions set within the Pentland Hills Regional Country Park Strategic Management Plan 2019 -2026 and will also consider relevant policies in neighbouring authorities' LDPs.

31.65. NPF4 Policy 30 requires that LDPs support the recovery, growth and long-term resilience of the tourism sector. MLDP2 needs to allow for this in an appropriate manner that can safeguard the assets in Midlothian that help develop and create the tourist demand.

31.66. NPF4 Policy 30(a) stipulates that development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported. MLDP2 will need to consider the need for new tourism facilities and/or accommodation and have a policy framework that supports appropriate developments in appropriate locations.

31.67. The demand for Aires sites has been noted. This may not be a specific issue for MLDP2 policy to address, however the requirement for permanent motorhome, caravan and camping sites can be considered by MLDP2, as per NPF4 Policy 30(a).



### Developer Contributions

- 31.68. Planning conditions will be applied and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:
- essential infrastructure (as defined in NPF4 glossary under “infrastructure first”)
  - facility deficiencies resulting from or exacerbated by the new development;
  - affordable housing;
  - Active travel infrastructure;
  - Protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
  - Site assessment, evaluation and recording of any identified site of archaeological importance which could be affected, and,
  - Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

- 31.69. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

- 31.70. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence

- 31.71. A draft version of this chapter was shared with Midlothian Tourism Forum (MTF) and their comments were incorporated. A meeting was held with members of Midlothian Tourism Forum on 8 December 2023, to discuss the content of the chapter. MTF have provided their agreement of the content of this chapter.
- 31.72. Midlothian Council Economic Development Officers also reviewed a draft version of this chapter. Their feedback has been incorporated into this chapter. They are content with the content of this chapter.

#### Evidence Disputes with Stakeholders

- 31.73. None.

#### Information Gaps/Uncertainties

- 31.74. This chapter has identified the limited availability of local tourism data, relevant to Midlothian, making it difficult to provide a clear comprehensive baseline. Planning officers will continue to liaise with Midlothian Tourism Forum and Midlothian Council Economic Development colleagues throughout the preparation of the Proposed Plan to capture data to supplement the existing baseline and emerging trends.



## Topic 32: Culture and Creativity

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended, <u>Section 15(5)</u>:</p> <ul style="list-style-type: none"> <li>the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and</li> <li>the desirability of maintaining an appropriate number and range of cultural venues and facilities (including but not limited to, live music venues) in the district.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 3:</p> <ul style="list-style-type: none"> <li>LDPs should recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts.</li> </ul>
<p><b>Links to Evidence</b></p>	<p>MC001 Single Midlothian Plan 2023-2027  MC141 Scotland's Creative Learning Plan (2013)  MC142 Community Spaces to Hire in Midlothian  MC143 Dalkeith Town Centre Regeneration Plan, Insights Summary  MC134 Midlothian Profile (2022)</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (MC011) and Children and Young People Participation Report (MC170).</li> <li>SEA Summary Environmental Baseline (MC013) and SEA Scoping Report October 2023 (MC014).</li> </ul> <p>It is not intention of this Evidence Report chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 4: Natural Places and Landscape</li> <li>Topic 5: Historic Assets and Places</li> <li>Topic 15: Design, Quality and Place</li> <li>Topic 28: Rural Development</li> <li>Topic 30: Town, Local and Commercial Centres and Retailing</li> <li>Topic 31: Tourism</li> <li>Topic 33: Business, Industry and Community Wealth Building</li> </ul>
<p><b>Summary of Evidence</b></p>	
<p>No disputes with stakeholders have been identified in the preparation of this Evidence Report chapter.</p> <p><u>Purpose and Scope of Chapter</u></p> <p>32.1. This chapter focuses on culture and creativity matters specific to Midlothian, setting out relevant issues and emerging trends. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient evidence on the topic for MLDP2 preparation. The Council recognises that data contained within this chapter is not exhaustive, particularly the list of community spaces and venues. The Council will seek to continue to add to this list of venues as and when the Council is</p>	



notified. The Council also recognises it is very difficult to succinctly capture all relevant matters, and the diversity, of Midlothian culture and creativity in a single chapter. Engagement with stakeholders during Proposed Plan production will help include this NPF4 culture and creativity requirement in MLDP2.

32.2. This Summary of Evidence section is structured in the following order:

- Midlothian's Culture and Heritage
- Scotland's Creative Learning Plan (Creative Scotland)
- Single Midlothian Plan
- Midlothian Community Spaces and Venues
- Regeneration Schemes

### Midlothian's Culture and Heritage

32.3. **Topic 5 Historic Assets and Places** highlights many areas and individual buildings of special architectural or historic interest. It provides details of Midlothian's listed buildings, conservation areas, gardens and designed landscapes, designated battlefield sites, archaeological records and registered buildings at risk. **Topic 4: Natural Places and Landscape** provides information on the natural heritage of Midlothian. This includes the variety of natural heritage designations and details of the seven local landscape designations (Special Landscape Areas) covering 59% (20,855 hectares) of Midlothian's land area.

32.4. Industrialisation and coal mining in the 19th century led to the growth of settlements such as Newtongrange, Gorebridge, Bonnyrigg and Loanhead. It has had significant effects on other key settlements including Bilston, Roslin and Penicuik. The mining heritage and legacy remains. In the 18<sup>th</sup> century, Midlothian had a key role in the Scottish Enlightenment. This is particularly associated with the building and accompanying estates along the Esk rivers. In Penicuik, the papermills and paper making industry are a key part of the town's heritage and have helped in shaping the town's identity. This has featured in the heritage led 2028-2024 regeneration project in the town centre. Agriculture and the location of the landed estates in Midlothian have heavily influenced current land use patterns and location of settlements.

32.5. The Council is aware, anecdotally, through the Midlothian Community Planning Partnership and Council colleagues of pockets and clusters of small to medium scale cultural and artistic businesses and communities in Midlothian. It is unclear as to the role of MLDP2 in this matter, or if it is a data gap.

### Scotland's Creative Learning Plan (Creative Scotland)

32.6. Scotland's Creative Learning Plan (2013) (**MC141**) sets out the importance of creativity in Scottish education. The vision of this plan is for a more creative Scotland and for its people to be proud of who they are and where they live. To achieve that, the plan identifies a need to be creative. To generate ideas, to invent, write, and express identity through the dramatic arts and film. The plan sets out the detail of how these aspirations will increase Scotland's resilience to change and release the potential of its people.

### Single Midlothian Plan 2023-2027

32.7. The Single Midlothian Plan (**MC001**) identifies the partnership work on going across Midlothian, and the priorities of partners. In comparison to other parts of Scotland, the work Midlothian Community Planning Partnership identifies a high level of voluntary work



regularly undertaken by Midlothian residents and this is part of the local culture. With the significant housing and population growth in Midlothian over the past 20 years, has led to changes in the makeup of communities. The Council is aware over this period of concerns raised about the integration of new residents into existing communities.

### Midlothian Community Spaces and Venues

32.8. Across Midlothian approximately 122 community spaces to hire (**MC142**). These community spaces include church halls, community hubs, miners' clubs, arts centre and village halls. There are also approximately 15 promoted cultural and heritage sites and 24 heritage societies. This reflects the very varied and number of active groups and societies, including those for sporting, heritage, craft, and those more directly aimed at community support and welfare.

32.9. As evidenced in the Participation Report (**MC011**) and Children and Young People's Participation Report (**MC170**) members of the community feel that there is a lack of community venues such as theatres and cinemas. This was also evidenced, anecdotally, when speaking with the Council's Economic Development Service.

### Regeneration Schemes

32.10. There is currently a Townscape Heritage and Conservation Area Regeneration Scheme (TH/CARS) running in Penicuik, due to be completed by the end of 2024. Two other similar such schemes have been completed in Midlothian – a THI/CARS project in Dalkeith (2009-2013) and a CARS project in Gorebridge (2013-2018). The main aims of the regeneration schemes have been to:

- restore the historic and architectural fabric of identified areas in town centres;
- enhance the conservation areas and improve the quality of the public realm;
- encourage additional investment in the social and economic infrastructure of project town centres, including the reuse of historic buildings;
- promote a greater awareness of conservation and the historic environment, through education and training; and
- promote a greater understanding of the history and heritage of project areas.

32.11. The Council also is updating the regeneration masterplan for Dalkeith, informed by a new vision for the town centre. During the late summer of 2022, residents, local groups and businesses had the opportunity to comment on draft proposals for the town centre. An Insights Summary Report was prepared (**MC143**). The main findings in relation to culture and creativity in Dalkeith were:

- support for providing more events, activities and facilities in the town centre to encourage health and wellbeing. In particular, there were many comments about film, cinema, theatre, and sports, and free or affordable activities for teenagers; and
- a desire to see Dalkeith develop its own cultural identity and programme of events, separate to Edinburgh.

### Summary of Stakeholder Engagement

32.12. A full breakdown of all stakeholder engagement which has taken place to support the Evidence Report stage of MLDP2 is set out in the Participation Report (**MC011**) and Children and Young People's Participation Report (**MC170**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Public Engagement



- Local Place Plans
- Engagement with Midlothian Council Economic Development Officers

### Public Engagement

32.13. Seven public drop-in sessions were held in public libraries across Midlothian. Four online Place Standard Surveys were also conducted. The mix of key messages in relation to 'Culture and Creativity' coming out of both in-person and online engagement activities are as follows:

- the Dalkeith Arts Centre and Penicuik Town Hall are very much valued;
- there is a good variety of clubs and social events in Midlothian;
- craft spaces for self-employed with stalls are needed;
- not every community has a village hall and this is needed;
- in smaller rural communities, it was felt that there was a lack of social spaces outwith those provided by church halls;
- a lack of recording and performing spaces, such as recording studios and theatres was highlighted;
- it was suggested that Council buildings could be used in the evenings and at weekends for theatre schools and live music;
- suggested that empty buildings could host Edinburgh Fringe and Film Festival events;
- a cinema is needed – albeit there are community cinemas operating in Midlothian, e.g. at Penicuik Town Hall; and
- public transport provision can be a barrier to people accessing venues.

32.14. Feedback received from local communities shows that there is not an even spread of cultural and creative venues across Midlothian.

### Local Place Plans

32.15. Eight final Local Place Plans (LPPs) had been received from Community Bodies, with a further two draft LPPs. Two summary of engagement documents have been submitted where LPPs were not produced. In relation to Culture and Creativity, the following issues and priorities were highlighted in LPPs:

#### Gorebridge

- One of the top five priorities for change was suggested as affordable events/activities for all age groups, abilities and cultures. Examples being a space for teenagers/young people to use and promotion of Vogrie Hall and brass band for use of venue and music training.

#### Eskbank and Newbattle

- No facility for communal activity in Eskbank/Newbattle
- Some social interaction takes place in two named local pubs/restaurant/coffee-shops.
- The most frequent comment received from the community was that there is nowhere (other than over drinking or dining) for social activity to take place.
- Newbattle Abbey Business Park could be redeveloped through a Community Amateur Sports Club as a charity, jointly between Newbattle Golf Club and Dalkeith Tennis Club to create a Sports Hub on that site. Perhaps a swimming pool. A hub would create a meeting place for the community.
- There could be support for the Abbey as a Wedding/Conference venue, in partnership with the Abbey, with a small beauty/hairdresser salon, and there could





be a small local grocery shop which would be a short walk from nearby housing including Newbattle Abbey Crescent.

#### Mayfield and Easthouses

- Some pervasive attitudes and behaviours suggest a decline in confidence, identity, and culture following the local mining industry's demise and its broader implications across the UK.
- The absence of [community] pride reflects a community malaise, signalling an urgent need to revive a sense of belonging and communal pride within Mayfield and Easthouses. Addressing this challenge is paramount.

#### Newtongrange

- Newtongrange has a library, community learning centre and leisure complex as well as the Scottish National Mining Museum. The mining museum is located on the site of the former Lady Victoria Colliery and is rated as one of Midlothian's top tourist destinations.
- Local people would like to see better community use of the mining museum.
- 'Identity and Belonging' had the second highest score (5) as an outcome of the online and in person surveys.

#### Rosewell and District

- When asked, "What opportunities do you see for Rosewell in the future that we can make happen by working together?" the top answer from the community was "improved community facilities, activities and opportunities".

#### Roslin and Bilston

- Leisure provision for young people in Bilston and Roslin is almost non-existent. At present, there is no commitment to create a new purpose-built facility. Several existing buildings have potential for leisure use by young people. Until such time as a new facility is provided, any proposal that would remove or diminish the potential of these existing buildings must be resisted.

#### Bonnyrigg and District

- In Bonnyrigg there is a former retail facility in Polton Street which has been empty for a considerable time. BDCC would like to work with the Council and other groups to explore the possibility of turning this location into a community hub. The location would be ideal for a community cafe, the provision of meeting rooms and possibly a weekly or fortnightly farmers' market providing business opportunities for local producers and reducing "food mileage".

#### Damhead and District

- Promote and support a cohesive resilient community, which thrives and has a strong vibrant community spirit.
- Celebrate and recognise the unique heritage of the local area.

### **Liaison with Midlothian Council Economic Development**

32.16. Some comments received from the public implied that every Midlothian village should have its own hall/meeting space and not rely on the local church if there is one. In response to this, information from Economic Development Officers highlighted the ownership issues which can arise when determining ownership or the party responsible for the running or maintenance of a village hall. If an owner cannot be evidenced, this can act as a barrier to accessing funding opportunities. It was also raised that a person/group may wish to run a community facility in a local venue, however ownership can, again cause issues.



### Summary of Implications for the Proposed Plan

- 32.17. There are key connections between this chapter and the following chapters: **Topic 4: Natural Places and Landscape**, **Topic 5: Historic Assets and Places**, **Topic 15: Design, Quality and Place**, **Topic 30: Town, Local and Commercial Centres and Retailing**, **Topic 31: Tourism**, and **Topic 33: Business, Industry and Community Wealth Building**.
- 32.18. MLDP2 will need to take account of registered Local Place Plans and their cultural and creative aspirations for their places. The emerging LPPs and public engagement highlights community aspirations and views on facilities and identity.
- 32.19. MLDP2 will need seek to protect the individual cultural identities of Midlothian's settlements.
- 32.20. In accordance with NPF4 Policy 31, MLDP2 needs to seek to support existing arts and cultural venues.
- 32.21. MLDP2 will support the proposed outcomes of the Single Midlothian Plan 2023-2027, particularly to "*develop a culture of entrepreneurship, increasing business knowledge, for current and future generations*". MLDP2 will need to support the creative industries – of different scales - in a manner compatible with NPF4 and wider aspirations of Midlothian Council and Midlothian communities.

#### Public Engagement

- 32.22. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Agreement on Evidence

- 32.23. A copy of this draft chapter was shared with Historic Environment Scotland and Midlothian Council's Economic Development Officers. Both parties agree with the Council on the content of this chapter.

#### Evidence Disputes with Stakeholders

- 32.24. None.

#### Information Gaps/Uncertainties

- 32.25. None.



## Topic 33: Business, Industry and Community Wealth Building

<p><b>Information required by the Act regarding the issue addressed in this section</b></p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district;</li> <li>the principal purposes for which the land is used.</li> </ul>
<p><b>NPF4 LDP Requirements</b></p>	<p>NPF4 Policy 25:</p> <ul style="list-style-type: none"> <li>LDPs to be aligned with any strategy for community wealth building for the area.</li> <li>Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities.</li> </ul> <p>NPF4 Policy 26:</p> <ul style="list-style-type: none"> <li>LDPs to allocate sufficient land for business and industry, taking into account business and industry land audits.</li> <li>LDPs should ensure that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services.</li> <li>LDP allocations should take account of local economic strategies and support objectives of delivering a low carbon and net zero, and a fairer and more inclusive wellbeing economy.</li> </ul>
<p><b>Links to Evidence</b></p>	<p>MC001 Single Midlothian Plan 2023-2027, Wellbeing Economy Chapter  MC011 Participation Report  MC012 Key Agencies Group Corporate Workshop Report  MC034 Note of 15 May 2023 meeting with Scottish Land and Estates  MC040 Additional Summary Information for Evidence Report Chapter 33  MC069 Note of meeting with University of Edinburgh, August 2023  MC083 Circular 3/2012 Planning Obligations  MC084 Edinburgh City Plan 2030, Commercial Needs Study: Industrial Property Market  MC086 Midlothian Council CWB Presentation to Community Planning Partnership  MC087 Embedding CWB into ESES City Deal projects and programmes - A Framework for Action  MC088 Community Wealth Building Toolkit  MC145 UK Small Area GVA Estimates aggregated for Midlothian.  MC146 Business in Scotland dataset.  MC147 ONS Midlothian Profile.  MC148 Labour Market datasets.  MC149 2018 based population projection report with graphics.  MC150 Census 2011 travel to work trends (Midlothian graphic and commentary).  MC151 SIMD 2020 data.  MC152 Employment Land Audit.</p>



**MC153** Land Value Estimates  
**MC156** Midlothian Council Economic Growth Strategy 2020-25  
**MC157** Scottish Vacant and Derelict Land Survey 2021 site schedule.  
**MC158** Scottish Vacant and Derelict Land Survey Sites in Midlothian - site overview map.  
**MC182** Edinburgh Commercial Needs Study: Mixed Use Delivery  
**MC183** UK Shared Prosperity Fund: Recommended allocations of funding  
**MC184** Edinburgh and South-East Scotland City Region Deal  
**MC185** Note of meeting with chartered surveyor planning consultant on commercial sector matters  
**MC186** Note of 8 September 2023 with Scottish Land and Estates  
**MC187** Accelerating innovation: a five point plan to boost Life Sciences Real Estate  
**MC188** Business Cluster definition  
**MC189** Note of meeting at MSZ 7 March 2023  
**MC190** Note of meeting with MSZ Forum 6 September 2023  
**MC191** The Bush Framework Masterplan  
**MC192** University of Edinburgh submission for Evidence Report  
**MC193** Note of meeting with University of Edinburgh 11 October 2023  
**MC194** Map of Regional Assistance Areas  
**MC329** Location of A702 Bush Loan Junction  
**MC330** Mid and East Lothian Chamber of Commerce (MELCC) LDP Session  
**MC331** Note of meeting with land owner-developer

It is not intention of this chapter to repeat the full content of other Evidence Report chapters. It should be read in conjunction with other chapters, including:

- Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings
- Topic 8: Active Travel
- Topic 9: Public Transport
- Topic 10: Roads
- Topic 29: Local Place Plans
- Topic 30: Town, Local and Commercial Centres and Retailing

### Summary of Evidence

Disputes on this Evidence Report chapter and disputes on approach taken are highlighted in the section “Statements of Agreement / Dispute”.

#### Purpose and Scope of Chapter

33.1. This chapter focuses on Business, Industry and Community Wealth Building in Midlothian and sets out relevant issues and emerging trends. The Council considers it has undertaken thorough engagement with stakeholders for this chapter and collected sufficient, and the available necessary evidence on the topic for Proposed Plan development.

33.2. This Summary of Evidence section is structured in the following order:

- Midlothian Economy – Overview
- Midlothian Travel to Work Patterns
- Employment Needs and Inequality



- Availability and Take Up of Economic/Industrial Land and Property in Midlothian
- Demand for Economic Economic/Industrial Land and Property in Midlothian
- Vacant and Derelict Land in Midlothian
- Midlothian Council Economic Strategy
- National and Regional Economic Strategy
- Midlothian Local Place Plans
- Community Wealth Building

### Midlothian Economy - Overview

- 33.3. Midlothian has one of Scotland's fastest growing economies. The Office for National Statistics prepare estimates on gross value added (GVA) for data zones in Scotland. At the level of individual small areas these estimates can be quite volatile, but Midlothian Council has aggregated the data zones into local authority areas, in Table 2 of **MC145**. GVA data is workplace based, so represents output from locations in Midlothian, not accounting for travel-to-work flows. At constant 2020 values Midlothian's economic output increased from £1 billion in 1998 (start of the data series) to £1.7 billion in 2020. The 71% growth was the 2nd highest in Scotland since 1998 and growth has been the highest in Scotland since 2010.
- 33.4. As the GVA data is workplace based, and more people leave Midlothian to work than enter from other areas, GVA per capita is relatively low (the denominator is the resident population, whether or not they work in Midlothian). At £18,536 in 2020 this is ranked 25 out of 32 Scottish authorities. However, this represents a climb from 30 out of the 32 Scottish local authorities in 1998. This indicates there are more jobs in the area relative to the population than previously and that they are of higher value.
- 33.5. The Scottish Government 'Business in Scotland' dataset provides an alternative measure of growth based on the number of businesses registered for VAT, the number of employees they have, and their turnover. The survey data is provided as **MC146** (tables 5, 6, 7, 8 and 13 refer to local authority level data). In 2010, the first year of the dataset, for Midlothian 2,180 businesses were recorded, employing 19,000 people, with a turnover of £1,769m. By 2022 the number of Midlothian businesses recorded reached 2,740, with higher employment (24,480 people) and turnover of £2,447m. This represented a growth in Midlothian's contribution to Scotland's turnover from 0.7% in 2010 to 0.9% by 2020. **MC040** Table 1 sets out the main features from this dataset as they relate to Midlothian.
- 33.6. The Office for National Statistics (ONS) Midlothian Profile (**MC147**) shows that higher proportions of Midlothian's population are economically active and in employment, and unemployment is lower than in Scotland overall. Earnings are lower in Midlothian; this reinforces the finding of the GVA per capita data referred to earlier in this section of the chapter. The jobs density (the ratio of jobs in the area to population aged 16-64) is 0.64 compared to 0.81 in Scotland – this reflects net travel-to-work flows where more people travel out of the area than travel in (see also census travel to work data in **MC150**). The jobs density has increased over the last 20 years, despite strong increases in the population aged 16-64, reflecting a high rate of job creation in Midlothian.
- 33.7. The ONS figures for the total number of jobs located in the area are comprehensive and comprise employee jobs, the self-employed, government supported trainees and HM Forces. These show an increase from 30,000 jobs in 2001 to 38,000 jobs in 2021



(MC148). A slightly smaller proportion of Midlothian's population is of working age in comparison with the national average (62% compared to 64%); this is because children form a larger component of the Midlothian population. The working age population in Midlothian is projected to rise by 16% between 2018-28, the highest increase in Scotland (see Figure 6 of MC149). The ONS Midlothian profile illustrates the composition of the Midlothian economy by sector, set out in Table 2 of MC040.

- 33.8. Some noteworthy differences between Midlothian and Scotland are the relatively high share of jobs in construction, as well as the higher shares in the manufacturing, retail, science and education sectors. The proportion of the workforce in the human health and social work sector is markedly lower in Midlothian.
- 33.9. One of the drivers of economic growth is the sectoral split, so areas with a high proportion of jobs in growing sectors can expect higher economic growth than those weighted to declining sectors. Global trends to 'homeshoring' or 'reshoring' may be a continuing factor driving forward manufacturing sector growth. In a service-based economy (such as the UK), arguably, and perhaps to an extent, 'jobs follow people'. If this were the case then Midlothian's demographics are another economic growth factor, with demand for increased capacity in public services, tradespeople (with a potential need for more lock-up/roller shutter type premises) and uses such as restaurants, shopping and leisure (with potential increased demand in town centres).

#### Midlothian Travel to Work Patterns

- 33.10. Following the closure of deep coal mining (the last deep coal mine at Monktonhall closed in 1997), and other established industries such as paper making and carpet weaving, Midlothian became significantly reliant on out-commuting to Edinburgh and other areas as sources of employment. The 2011 Census indicated that 42% of Midlothian's population worked in Midlothian (including those who worked at home), while 47% worked in Edinburgh and 10% in other areas. Compared to 2001, these represent a rise in the proportion of Midlothian residents working in Edinburgh (+4 percentage points).
- 33.11. In 2011, of the people who worked in Midlothian, 58% came from Midlothian, 19% from Edinburgh and 22% from other areas. This represents a rise in the proportions coming from outside Midlothian (by +10 percentage points since the 2001 census) with a corresponding fall in the proportion of jobs in Midlothian filled by people who live in Midlothian.
- 33.12. The overall increase in cross-boundary flows suggests Midlothian has become increasingly integrated into the regional economy. In 2001 there were nearly 3 workers (2.7) leaving the district for work, for every one that came in. By 2011 this ratio has fallen to 1.9. This indicates more employment opportunities becoming available in Midlothian. The increase in inflows into Midlothian might indicate that the range and remuneration of jobs in the district is greater in 2011 compared to 2001, with people potentially being prepared to travel longer distances to access these jobs. The 2011 census is the latest available (in terms of travel to work data), and there may have been further changes post-Covid and following the population increases which have largely occurred after 2011. MC150 sets out trends between the 2001 and 2011 census in graphical form.



### Employment Needs and Inequality

- 33.13. The Scottish Index of Multiple Deprivation 2020 (SIMD) provides information on the location of poverty and disadvantage. SIMD data is provided as **MC151**. Of the 115 data zones in Midlothian, 10 (or 9% of the total number of zones in Midlothian) fall in the most 20% deprived in Scotland. Midlothian has had a varying share of Scotland's most deprived data zones in recent years: from 8 in 2012, up to 13 in 2016, and down to 10 in the most recent data release (2020).
- 33.14. The principal spatial characteristic of deprivation in Midlothian, as SIMD would have it defined, is its concentration in the east of the district, in an arc running from Dalkeith through Mayfield to Gorebridge. Details of the 10 areas in Midlothian in the most deprived 20% of Scottish data zones are provided in **MC151**.

### Availability and Take Up of Economic/Industrial Land and Property in Midlothian

- 33.15. Midlothian Council has an up-to-date 2023 Employment Land Audit (**MC152**). Table 3 of **MC040** indicates the quantity and status of Midlothian's employment land supply. Midlothian has a stock of employment land with a gross site area of 593ha, of which 325ha is vacant (Table 7 in the 2023 Employment Land Audit **MC152** indicates the location of the land). The land is further broken down by availability (with 88.2ha immediately available, 207.3ha with minor constraints and 29.3ha with major constraints). This indicates that extensive economic land identified the majority is vacant and available.
- 33.16. However, a relatively small proportion of the total is immediately available. This is because much of the economic land, while allocated, is still greenfield and not built and ready for the market to occupy.
- 33.17. The Council has sought in previous local plans to provide economic land, and associated employment opportunities, close to communities south of the A720 City Bypass. The vast majority of the supply is not owned by the Council. While clearly market factors play a huge role, there is a reliance on private landowners to bring it forward as serviced/constructed and available land ready for occupancy. This is reflected in the low annual take up of economic land over the past decade. This is highlighted in Table 4 of **MC040**.
- 33.18. The quantity of employment land take-up fluctuates, with the greatest take up of 8ha being in 2016/17 reflecting the building of new waste processing facilities at Millerhill, within an average over the period of 2.4ha per annum (or 2.85 ha per annum if non-employment take up on employment land is added).
- 33.19. Midlothian has generally seen quite slow take-up at its economic sites, and at the take up rate of the last 10 years there is an excess of 30 years economic land supply at the immediately available sites. However, as stated much of it is unbuilt and not available for the market.
- 33.20. Midlothian Council has applied a pragmatic approach to accommodating economic development; including finding sites for uses for which there was no allocation in the development plan, such as rocket testing at a disused quarry (Skyora), allowing a restaurant at Sheriffhall South to open up the site (Elginhaugh), and allowing a predominantly industrial use at the Shawfair Business Park (Danfoss) following assessment of environmental impacts.



33.21. One reason for slow take up may be the higher land values associated with housing uses compared to economic (see **MC153**) which creates a disincentive for landowners to release land for economic uses. The cost of servicing sites and making sites suitable for development (which can be high in the Midlothian context of former mineworkings) may also be a contributory factor.

#### **Demand for Economic/Industrial Land and Property in Midlothian**

33.22. A source of information on demand is premises enquiries lodged with the Council's Economic Development Service. For data protection reasons this dataset has not been produced. Enquiry records analysed between October 2021 and May 2023 (approximately 18 months) indicate 177 enquiries for industrial land and property. The most commonly observed request is for small/medium sized properties, between 1-2,500 square ft, followed by medium sized properties between 500 and 5000 square ft. There appears to be less demand for unbuilt land on its own.

33.23. Dalkeith was the most commonly requested location, although most enquirers ticked multiple locations on enquiry forms as being acceptable when contacting the Council, including in different geographical corridor areas (e.g. along the A7/A68, A701 roads). This suggests a willingness to consider locations across Midlothian. There is no tracking system to indicate how many of the enquirers were subsequently accommodated in Midlothian. The Council's Planning Service has anecdotal evidence of the difficulty in finding sites, based on business owners contacting the service.

33.24. Midlothian's industrial estates, and locations with lock up/ roller shutter units appear to be full and in very high demand, with little accommodation available.

33.25. Midlothian Council's Property and Estates Service, consider there is big demand for all types of units within Midlothian, but very little stock available – particularly industrial. If Midlothian Council does market unit ownership, in the Council's Estates team's experience there might be up to 5+ applications with a short marketing campaign of a couple of weeks to let a vacancy. It is felt that Edinburgh does not have a surplus industrial space and one of Midlothian's biggest strengths is its proximity to Edinburgh, but in the view of Estates colleagues Midlothian was failing to capitalise on it due to a shortage of available supply. In summary, there is very high demand in Midlothian for industrial units but very short supply.

33.26. In some previous Local Plans, Midlothian Council has allocated mixed use sites. At the Bonnyrigg Hopefield site h28 for example, there is an adjacent economic allocation (e16). While over 1,000 homes have been delivered at the housing allocation, there has been little progress at the economic allocation. There may be a case in MLDP2 for consideration of more closely integrating mixed use development where delivery of employment units is linked to progress with housing. This could be justified on planning grounds in terms of providing for economic growth, allowing opportunities to work locally and contributing to 20-minute neighbourhoods, and reducing out-commuting flows.

#### **Vacant and Derelict Land in Midlothian**

33.27. Analysis of the Scottish Vacant and Derelict Land Survey site register (**MC157**) for Midlothian indicates that established employment areas constitute a very small part of the of identified vacant and derelict land. **Topic 6: Brownfield, Vacant and Derelict Land and**





**Empty Buildings**, provides more information on brownfield and vacant and derelict land matters.

### Midlothian Council Economic Strategy

33.28. Midlothian Council's 2020-25 Economic Development Strategy (**MC156**), and its replacement expected in 2024, will be central to informing the development strategy and policy framework of MLDP2 in relation to economic development.

33.29. Midlothian's Economic Development Strategy (**MC156**) was approved in December 2019. Its priorities are to:

- integrate Midlothian with the regional economy and promote the region internationally;
- improve the skills landscape;
- increase economic participation;
- build on the success of Midlothian's key sectors;
- improve the vibrancy of our town centres and make them more environmentally-friendly; and
- accelerate growth through infrastructure upgrades.

33.30. Within the Economic Development Strategy is a desire to promote and enhance Midlothian's economic assets, including the Midlothian Science Zone, tourism, and culture and heritage, improve town centres including through re-purposing based on need and demand, develop low carbon commercial and light industrial units, and carry out infrastructure upgrades. There is an overlap between this topic and the transport and town centre topics (**Topic 8: Active Travel, Topic 9: Public Transport, Topic 10: Roads, Topic 30: Town, Local and Commercial Centres and Retailing**).

33.31. The Council's Economic Development Strategy takes into account the national policy environment in Scotland's National Strategy for Economic Transformation (NSET). At consultation stage the following priorities were identified as:

- supporting business and employment growth;
- provision of business premises;
- re-imagining and regenerating town centres;
- infrastructure enhancements;
- building resilience and community wealth;
- skills and employability;
- supporting the transition to net zero;
- inward investment and developing Midlothian's proposition;
- operating in a different funding regime; and
- tackling inequality.

### National and Regional Economic Strategy

33.32. Below is a list of national, regional and local strategies and matters that MLDP2 will need to take into account. Summaries of main points from these are contained in **MC040**:

- National Strategy for Economic Transformation
- Edinburgh and South East Scotland City Region Deal
- Regional Selective Assistance
- Impact of City of Edinburgh policy



### Community Wealth Building

- 33.33. The Single Midlothian Plan (**MC001**) is the product of joint working by the Midlothian community planning partners. Its four-year outcomes are set out in the document's Introduction and refer to improving health and skills, removing child poverty and making significant progress towards net zero carbon emissions by 2030.
- 33.34. The Plan's themes identify a range of actions, including directly and indirectly economic related actions. Those that relate to skills and people focussed objectives may not have a direct land-use planning implication, but MLDP2 will need to compliment the Single Midlothian Plan. The SMP will relate strongly to the community wealth building aspirations of NPF4. Midlothian's community assets are listed on the Councils website. Through its website, the Council maintains an online community asset map.
- 33.35. The Community Empowerment (Scotland) Act 2015 introduces the possibility of community asset transfer, and sets out rights, duties and a framework for the transfer process. The Council has current asset transfer requests under consideration for additional land at Rosewell Pavilion and Poltonhall Sports Complex. Midlothian has concluded asset transfer requests at:
- the Link Community Garden, Loanhead (12-year lease);
  - Polton Bowling Pavilion and Green (for transfer of property); and
  - Rosewell Pavilion (50-year lease).
- 33.36. Midlothian Council expects to produce a draft Community Wealth Building (CWB) Action Plan in 2024. The Council has and will continue to raise awareness of CWB with the Midlothian Community Planning Partnership, then set up sub-groups for interested stakeholders under the 5 pillars of CWB. The Council's introductory presentation on CWB is provided as **MC086**.
- 33.37. Through the CWB process, distinct priorities for the area will become apparent. These may be reflected in the MLDP2 which will be prepared after the CWB Action Plan has been published. Under the 'socially just use of land and property' pillar there may be priorities and projects with a land-use dimension, requiring action through planning policy. By its nature CWB is community based and the Council has a supporting and facilitating role, not one of 'command and control', so the nature of projects will only emerge over time. However, the use of properties and areas that are unused or underused in town centres seem possible likely action from CWB.
- 33.38. Depending on how CWB develops, actions under the other pillars may have implications for the development of Midlothian, for example increasing the share of public sector procurement that is spent locally could increase demand for premises in Midlothian (or may lower it as the approach is adopted in other areas – there are uncertainties still at this stage about the impact of CWB).
- 33.39. This level of housing growth is an opportunity for CWB, to maximise benefits for the local population in terms of contracts for local business and seeking to secure apprenticeships and skills for the local population. The Edinburgh and South East Scotland City Region Deal has worked with the Centre for Local Economic Strategies to embed CWB into the City Deal (**MC087**). The City Deal has an integrated regional employment skills programme (IRES), which seeks to maximise the impact of any potential employment opportunities. In considering the applicability of the City Deal and IRES approaches, the



Council is aware that changing the practices of the City Deal partners as ‘anchor institutions’ in their approach to procurement and contracting is potentially less problematic than seeking to change practices in the wider development sector.

33.40. The extent to which the MLDP2 should be involved in ‘forcing the pace’ on requiring local training or subcontracting is a matter that Midlothian Council will have to come to a judgement on. The City Deal provides case studies (**MC088**), although these seem to relate mostly to how the anchor institutions themselves do business rather than compelling or mandating change on other organisations through the planning system.

33.41. **MC087** also refers to an approach to Community Wealth building taken in Fife where projects to provide business premises are targeted towards local companies. This requires good intelligence and sharing of information between Council economic development, planning, and estates services, as well as private sector partners. In Midlothian good data on company aspirations and premises requirements exists and is shared.

### Summary of Stakeholder Engagement

33.42. A full breakdown of all stakeholder engagement undertaken to support the Evidence Report stage of MLDP2 is contained in the Participation Report (**MC011**). A summary of the key stakeholder engagement activities undertaken for this chapter are set out in this section in the following order:

- Engagement with the Public and Business Community
- Midlothian Science Zone Forum
- University of Edinburgh
- Midlothian Council Economic Development and Estates sections
- Scottish Enterprise
- Adjacent Local Authorities
- Local Place Plans

### Engagement with the Public and Business Community

33.43. The Council engaged with economic stakeholders, including members of the Midlothian & East Lothian Chamber of Commerce, the Midlothian Science Zone Forum, University of Edinburgh, Scottish Land and Estates, major employers, and a major landowner/ developer of commercial property. Public drop-in sessions were held, and responses canvassed through online place-based surveys. This engagement sought views on economic matters and issues in Midlothian relevant to MLDP2. This was done to identify factors that MLDP2 should take into account in preparation of its development strategy and policy framework.

33.44. In addition, the Council’s planning team sought and received views on economic matters through meetings with the Key Agencies (including Scottish Enterprise), other neighbouring local planning authorities and with Midlothian Council colleagues in the economic development, development management, community development and property teams.

33.45. Evidence of the engagement undertaken is provided in the below documents:

- Participation Report (**MC011**)
- note of the meeting with Midlothian Chamber of Commerce (**MC330**);



- note of meetings with the Midlothian Science Zone (**MC189** and **MC190**);
- notes of the meetings with University of Edinburgh (**MC069** and **MC193**). An evidence report submission has been prepared on behalf of the University consultants (**MC192**);
- notes of meetings with Scottish Land Estates (**MC034** and **MC186**);
- note of the meeting with the land owner/developer (anonymised) (**MC331**); and
- note of the meeting with the chartered surveyor/consultant (anonymised) (**MC185**).

33.46. The Council had its place-based Business and Organisations questionnaire distributed by the Midlothian and East Lothian Chamber of Commerce to its members, but little response was received. The Council also contacted Midlothian's 40 largest employers for their input on requirements for MLDP2. Little response was received back. During engagement with Homes for Scotland in producing the housing chapters of this Evidence Report they provided information on the importance of house building to the Scottish and Midlothian economies in terms direct and indirect investment and job creation.

33.47. Twenty-one online responses direct to the Council on the Business and Organisations predominantly came back from the house building industry and focused on the need to undertake a Green Belt review. The majority of these were from housebuilders and these emphasised the importance of the sector to employment and training. One developer raised the potential of a retirement village, with associated economic activities. Other responses have been from community and charitable organisations, which indicate potential particularly linked to tourism and re-use of otherwise derelict buildings. Tourism matters are dealt with in **Topic 31: Tourism**.

33.48. During the seven drop-in sessions undertaken in 2023 for MLDP2 evidence gathering, Midlothian Council received direct contact from business owners struggling to find available properties to allow their businesses to expand. At these sessions a particular concern was expressed about relative lack of job opportunities in the east of county (compared to Bush and Straiton in the west) and the relatively limited east-west public transport links within Midlothian. The number 48 bus corridor (Gorebridge-Dalkeith-ERI-Fort Kinnaird west), and the need to keep this bus route running and provide more job opportunities along the corridor, was emphasised.

33.49. Overall, a variety of comments relating to a shortage of available economic business units, costs of delivering land for development (land assembly and construction) and infrastructure constraints were highlighted to the Council during drop-in engagement sessions. The demand for more business premises was a matter, frequently raised with the Council. As well as the shortage of local employment opportunities and availability of economic units, more generally a view was expressed at drop-in sessions that the east of Midlothian (e.g. the communities closer to the A7/A68 roads) had relatively few employment opportunities compared to the west (A701 road corridor).

33.50. A landowner with an existing allocated economic site which has not progressed for some years revealed the high costs quoted by Distribution Network Operators (DNOs) for electrical connections as well as legacy constraints linked to former coal mining which in their view made a site not viable without some alteration in the development plan to allow a wider range of uses. Discussion with Scottish Land and Estates was useful in establishing the interest in estate diversification – this is addressed further in terms of rural development. These discussions are referenced in **MC034** and **MC186**.



33.51. Discussion with a chartered surveyor/consultant in the area (**MC185**) indicated that despite COVID-19, good high quality office space was 'always in demand'. There was a problem with lower grade (B and C) offices, and some of this stock might need to be redeveloped or perhaps converted to other uses such as residential. Floorplates were reported as too large in some traditional offices, as the market demand was for something smaller. Superfast broadband was a key attribute. These findings accord with the City of Edinburgh Council commissioned studies, which find a need for high quality office and industrial space.

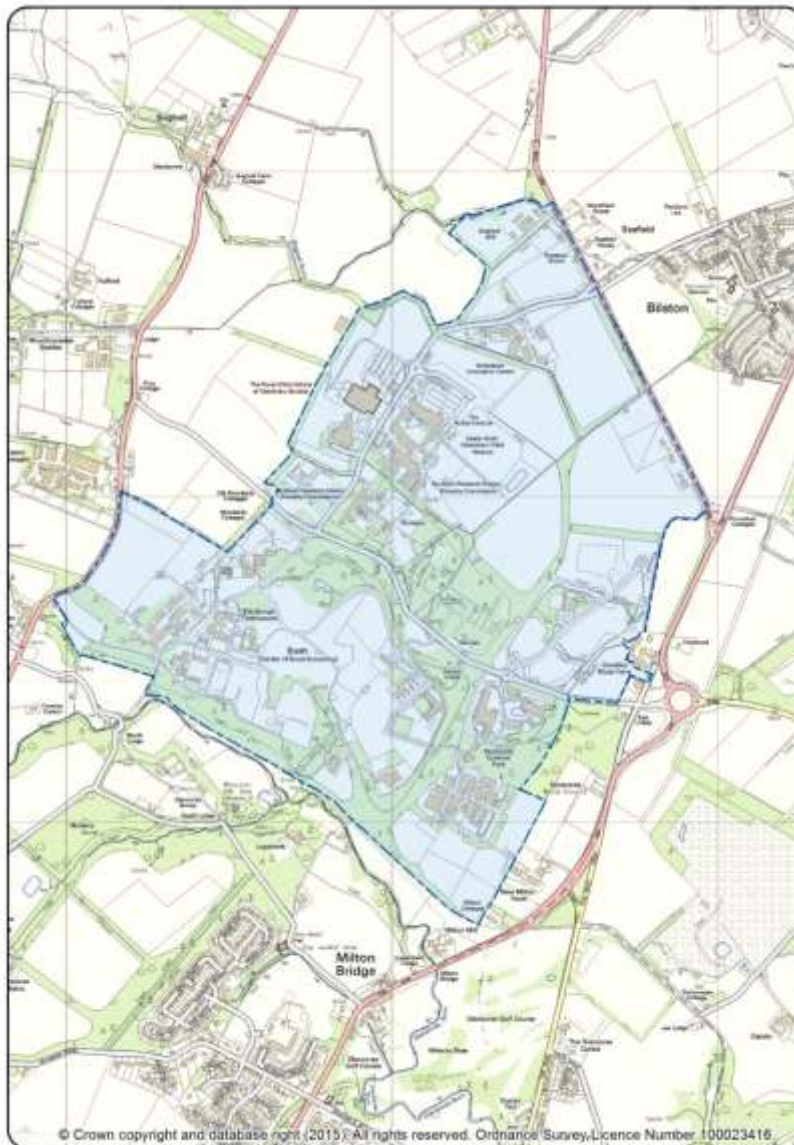
#### Midlothian Science Zone Forum

33.52. Midlothian Science Zone Forum (MSZ) stated the importance of the site to the local, regional and national economy. MSZ Forum members wished to stress that the site was the largest concentration of animal science research in Scotland, supported over 3,000 high quality jobs, that there were very significant multiplier effects of wages and contracts in the wider and life sciences are identified as a growth sector in the national economic strategy, where the Scottish Government state their commitment to nurture and grow Scotland's life sciences sector.

33.53. MSZ members indicated that the existing level of land allocation was adequate for expected future needs. However, growth was constrained due to Transport Scotland concerns over the Bush Loan/A702 junction, Scottish Water drainage constraints and Scottish Power connection charges were also given as issues. MSZ forum members stated that opportunities were being lost to rival sites (across the UK and Europe) due to the constraints. There is some evidence that organisations in the same field benefit from working in proximity (the so called 'cluster effect' or agglomeration theory – **MC160** refers). This can be particularly marked in the science sector. Lack of expansion may potentially weaken or jeopardise the competitive strength of the cluster. A note of meetings with the MSZ is provided as **MC189** and **MC190**.

33.54. The current masterplan for the MSZ was approved in 2012 (**MC191**). While the masterplan is now relatively old, MSZ members considered that its approach was sound and many of the issues set out are still current (most significantly the Bush Loan-A702 junction improvement has not been made, restricting the development of the MSZ). The spatial location and extent of the MSZ is shown in Figure 33.1.





**Figure 33.1: The Midlothian Science Zone.**

33.55. The MSZ forum have provided evidence of the future demand pipeline as at end of 2023 (this document was provided in confidence and cannot be produced). It shows strong ongoing demand, of approximately 20,000 square metres floor area over the next 3 years, primarily in the life sciences sector.

#### **University of Edinburgh**

33.56. University of Edinburgh (UoE) has submitted background and context on its activities in Midlothian (**MC192**). The Easter Bush campus (which is just one part of the MSZ) incorporates both The Royal (Dick) School of Veterinary Studies and The Roslin Institute, with 1,940 students at all levels of study and 440 Full time equivalent (FTE) academic jobs and 364 FTE professional services roles. The University generates £3.5 billion GVA (gross value added) annually for the UK economy (according to Biggar Economics research 2017) and supported 46,000 UK jobs in 2017. The University has provided the



basis for spin out companies and student start-up companies, as well as knock on benefits through placing contracts for consultancy, research, or facilities-related services.

33.57. The UoE's priorities for MLDP2 are:

1. Clarity of policy designations and allocations.
2. Definition of Midlothian Science Zone and University of Edinburgh Easter Bush Campus Boundaries.
3. Acknowledgement of wider agricultural and grazing uses and their relation to the Easter Bush Campus.
4. Overcoming infrastructure constraints to facilitate Midlothian Science Zone expansion, including capacity, future enhancements and protection of existing capacity being taken up by competing uses (e.g. housing allocations), including roads, power, water and drainage and heat networks.
5. Interaction with wider Midlothian Science Zone stakeholders to agree shared objectives and initiatives, building on opportunities collaboration and combined marketing of opportunities in the area.
6. Nature based enhancements for biodiversity and wellbeing.
7. Access and permeability through and beyond the Midlothian Science Zone, promoting links to active travel and green networks in the region.
8. Support for the creation of a 20-minute neighbourhood at Easter Bush Campus / Midlothian Science Zone to create a quality place which functions as a 20-minute neighbourhood anchored by the existing teaching, research and development uses.

33.58. The University submission (**MC192**) notes the A702/Bush Loan junction constraint and the benefit to the University's long-term ambitions to the Easter Bush campus and further investment in the Midlothian Science Zone from its resolution. A summary of the main points is set out in **MC040**.

#### **Midlothian Council Economic Development and Estates sections**

33.59. Both these sections of the Council provided information on the shortage of available economic properties in Midlothian, set out in this chapter. Economic Development colleagues are content with the findings of this chapter.

#### **Scottish Enterprise**

33.60. Scottish Enterprise gave input to the Scottish Government Key Agencies Support Group workshops. A report has been produced to support the workshops (**MC012**). The Council has sought engagement with Scottish Enterprise from the start of the review of MLDP 2017.

#### **Adjacent Local Authorities**

33.61. Discussion was had on these matters with adjacent local authorities.

#### **Local Place Plans**

33.62. The land use implications in relation to CWB of emerging Midlothian LPPs are summarised in Table 5 of **MC040**. The Council also has access to, while now dated, previously submitted Midlothian Neighbourhood Plans. An important related process to CWB will be the preparation of Local Place Plans (LPPs), which as plans related to the use of the land may interact with the land and property pillar of CWB. The Summary of Engagement section of this chapter and **Topic 29: Local Place Plans** provides further information on LPPs submitted to the Council.



### Summary of Implications for the Proposed Plan

#### Growing Economy and Work Flow Patterns

33.63. MLDP2 will need to consider how the rapid population growth, and rapid economic growth based on Gross Value Added (GVA) data and the number of jobs located in the area, can be managed in a manner that capitalises on the opportunities this creates while safeguarding Midlothian's assets.

#### Economic Land Supply

33.64. The pattern of land take-up is uneven. However, from examination of take up over the past 10-year period, there would appear to be an adequate supply of immediately available allocated employment land, at previous take up rates, for an over 30-year period. That increases to over 100 years when sites with minor constraints are added. It should be emphasised that these historic demand rates are from a period when Midlothian had one of the fastest growing local economies in Scotland.

33.65. There is demand for land and units and this correlates with increased GVA, jobs growth and demand from a rapidly growing economy. The delivery and take up of these allocated sites is an issue for consideration in MLDP2 Proposed Plan preparation.

33.66. The Council and MLDP2 will need to consider if more economic land should be allocated. If it does support further economic allocations, in what locations and for what types of economic uses – and what type of uses would be supported on those sites - will need to be considered. Information and evidence will be needed to help consider what levels of employment might be created from certain uses and to consider what the MLDP2 position will be on land use allocation type and levels of employment that may be created. The Council may consider levels of employment outweigh economic land use categories, and factor that into the MLDP2 policy framework. All these matters will need to be considered at proposed plan stage.

33.67. The location of any new economic allocations in relation to communities, access to services and all forms of travel and transport services will need to be considered. Consideration of landed Estate diversification was raised with council officers as a matter for MLDP2.

#### Demand and Delivery of Economic Land in Midlothian

33.68. From Midlothian Council's economic land enquiry records and MLDP2 engagement, it is evident there is very strong demand for business units and established space that can readily be occupied. This need for property 'ready to move into' is a need distinct from the demand for land to develop. It appears that land is allocated, but not enough is available ready for a business to move in to and occupy.

33.69. The high costs of developing a new unit or opening up a new site mean that building units on allocated sites tend to appeal to larger or more established businesses. For MLDP2, Midlothian Council will need to consider how more units might be provided, ready to receive tenants – this will require work with the private sector and other agencies. The Council is aware that economics and land valuations will often make economic allocations harder to develop than other uses, such as residential.

33.70. The role of local living and 20-minute neighbourhoods in increasing employment opportunities and reducing the need to travel will need to be considered in MLDP2.





MLDP2 will be a more place-based plan, so there is an opportunity to look at the constraints at individual economic sites and the best planning approach to deliver more useable economic land and property. As part of this approach, it may be appropriate in some cases to consider a wider mix of uses, including higher value uses, so that land allocation is followed by creation of operational economic sites.

#### **Possible Demand from Edinburgh**

33.71. The City of Edinburgh strategy is focussed on brownfield development, and 79 ha. of older industrial land is identified for redevelopment within the City of Edinburgh Council's consultant's study (MC084). Stakeholders have anecdotally informed planning officers there may be further increased demand for available economic land in Midlothian from this.

33.72. This process would not be immediate and some occupiers may be reprovisioned as part of mixed use brownfield development on site, with other users accommodated elsewhere in Edinburgh. MLDP2 will need to consider the prospect and impact of that on Midlothian, and identify a development strategy that could respond and adapt to that.

#### **Geographical Split in Midlothian Employment Opportunities**

33.73. Within Midlothian, there is an east-west split in terms of the location of jobs, with the major employment centres of the MSZ and Straiton retail park located on the A701 road corridor. Areas identified as deprived in the SIMD index are predominantly located in the east. This suggests a need for a strong emphasis on increasing opportunities in the east of the county and, for where it is able to assist, for MLDP2 to help address internal connectivity, particularly by public transport and active travel. Town centres and other locations that perform well in terms 20-minute neighbourhood terms, have good potential to contribute to Community Wealth Building objectives.

#### **Midlothian Science Zone**

33.74. The Midlothian Science Zone (MSZ) is of great importance to Midlothian, the city region and Scotland. The site experiences some significant infrastructure constraints. The MSZ will need to be reflected in MLDP2. Trunk roads, water and drainage, and power supply are handled by other agencies, but MLDP2 and its Delivery Programme can highlight these matters.

33.75. The MSZ has developed from the historic facilities which predate the Green Belt, through allocations in multiple subsequent plans, to the current site. The Bush Framework Masterplan is dated. There is potential to use MLDP2 to review and rationalise the policy framework for the site, as well as addressing the range of acceptable uses and identify infrastructure requirements.

33.76. The MSZ Forum has said sufficient land is allocated in the MSZ, but that infrastructure problems are preventing its delivery. The infrastructure matters will need to be addressed in MLDP2.

#### **Masterplan Consent Areas**

33.77. MLDP2 could consider the potential for a Masterplan Consent Areas (MCA). This though would need to be considered by Midlothian Council and there is no settled position on MCA identification at this time.



### **National, Regional Local Economic Strategies**

33.78. Preparation of MLDP2's Proposed Plan and its approach to economic development will need to take into account any registered local place plans and the Council's Community Wealth Building Plan, its new Economic Strategy, relevant City Deal matters and other relevant national and regional policies and strategies, including NPF4. Transport is raised in **Topic 9: Public Transport** and **Topic 10: Roads**.

### **Community Wealth Building**

33.79. MLDP2 will need to take into account any registered local place plans and the Council's Community Wealth Building Plan, the Council's new Economic Strategy and relevant City Deal matters.

33.80. The growing economy, fast growing population and areas identified as being more deprived by certain indicators will need to be factored into MLDP2's approach to community wealth building.

33.81. The level of development in Midlothian represents a large investment into the area, and there is potential to seek greater local benefits from this through a permanent skills and training legacy. If planning obligations are made under Section 75 of the Town and Country Planning (Scotland) Act 1997, as amended, these will have to be consistent with appropriate planning legislation These are matters for consideration in the preparation of MLDP2.

33.82. Use of the planning system to provide affordable workspaces is another matter where MLDP2 might potentially contribute to meeting Community Wealth Building objectives and could also reinforce 20-minute neighbourhood and sustainability objectives (although Midlothian Council will need to follow planning legislation on planning obligations).

### **Developer Contributions**

33.83. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under "infrastructure first");
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- Protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- Site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- Percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.



33.84. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

#### **Public Engagement**

33.85. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

#### **Statements of Agreement / Dispute**

##### **Agreement on Evidence with Stakeholders**

33.86. The Midlothian Science Zone Forum consider that this chapter proportionately references the Midlothian Science Zone and the issues raised and discussed in earlier engagement.

33.87. Midlothian Council Economic Development Service is satisfied with this chapter.

##### **Evidence Disputes with Stakeholders**

33.88. The University of Edinburgh is concerned that the current infrastructure deficiencies are not clarified in this chapter or put into context with regards to how they could impact upon future growth.

33.89. The University of Edinburgh is also unclear as to how the infrastructure is to be improved upon, as a result of their engagement in the Evidence Report process.

33.90. The University considers that there needs to be cognisance that, if any upgraded A702 Bush Loan junction (see **MC329**) reaches capacity quickly, then the Easter Bush campus is likely to be barred from development again. The need for enhanced connectivity and utilities is touched on in this chapter, but in their view the planning embargo (from Transport Scotland) and its impacts are not clear enough within this chapter. They consider that MLDP2 should go further with its commitment to deliver this improved infrastructure and set out how this will be achieved.

33.91. The Council considers this chapter collects sufficient information for MLDP2 Proposed Plan preparation and that MLDP2 and the Delivery Programme are the appropriate mechanisms for dealing with the disputes raised by the University of Edinburgh.

##### **Information Gaps/Uncertainties**

33.92. None.



## Topic 34: Minerals

<p>Information required by the Act regarding the issue addressed in this section</p>	<p>Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(5)</u></p> <ul style="list-style-type: none"> <li>The principal economic characteristics of the district.</li> </ul>
<p>NPF4 LDP Requirements</p>	<p>NPF4 Policy 33:</p> <ul style="list-style-type: none"> <li>LDPs should support a landbank of construction aggregates of at least 10-years at all times in the relevant market areas, whilst promoting sustainable resource management and safeguarding from sterilisation important workable mineral resources which are of economic or conservation value, and take steps to ensure these are not sterilised by other types of development.</li> </ul>
<p>Links to Evidence</p>	<p><b>MC089</b> Breedon Aggregates covering letter  <b>MC090</b> Breedon Landbank Assessment  <b>MC091</b> Scottish Aggregates Survey 2019  <b>MC092</b> BGS Map of the mineral resources of the Lothians  <b>MC093</b> BGS Mineral Resources of the Lothian Region  <b>MC097</b> Note of Meeting 23 July 2023 Midlothian Council Tillicoultry Quarries Wardell Armstrong</p> <p>Also see:</p> <ul style="list-style-type: none"> <li>Participation Report (<b>MC011</b>) and Children and Young People Participation Report (<b>MC170</b>).</li> <li>SEA Summary Environmental Baseline (<b>MC013</b>) and SEA Scoping Report October 2023 (<b>MC014</b>).</li> </ul> <p>It is not intention of this chapter to repeat the full content of other chapters. It should be read in conjunction with other chapters, including:</p> <ul style="list-style-type: none"> <li>Topic 4: Natural Places</li> <li>Topic 28: Rural Development</li> </ul>
<p><b>Summary of Evidence</b></p>	
<p>Disputes on this Evidence Report chapter and disputes on approach taken are highlighted in the section “Statements of Agreement / Dispute”.</p> <p><u>Purpose and Scope of Chapter</u></p> <p>34.1. This chapter focuses on Minerals matters in Midlothian. The Council considers it has undertaken thorough engagement with the key stakeholders for this chapter and collected sufficient, and the available necessary evidence on the topic for the Midlothian Local Development Plan 2 (MLDP2) Proposed Plan. The chapter presents the most up to date known information about minerals. This Summary of Evidence section is structured in the following order:</p> <ul style="list-style-type: none"> <li>Midlothian Geological Information</li> <li>Aggregate Mineral Areas of Search in Midlothian</li> <li>Aggregate Minerals in Midlothian</li> </ul>	



- Energy Minerals in Midlothian

### Midlothian Geological Information

34.2. A map of the mineral resources of the Lothians, including Midlothian, is provided as **MC092**. Minerals can only be worked where they exist. A further constraint is the marketability and characteristics of reserves, as well as whether they are attractive to the extractive industries as well as any environmental constraints. The BGS report of 1978 (**MC093**) considered the sand and gravel resources of the Lothians in relation to the size and accessibility of the deposits, not conservation or amenity factors. The hard copy large scale maps and descriptions of the resource and physical constraints provide a starting point for understanding the distribution of sand and gravel, although further work with BGS is required to provide information in more useable form such as GIS shape files.

### Aggregate Mineral Areas of Search in Midlothian

34.3. Midlothian Local Development Plan (MLDP) 2017 identifies two active sand and gravel areas of search (Upper Dalhousie and Outerston/Temple Quarry). Both are active quarries and can be seen on Figure 34.1.

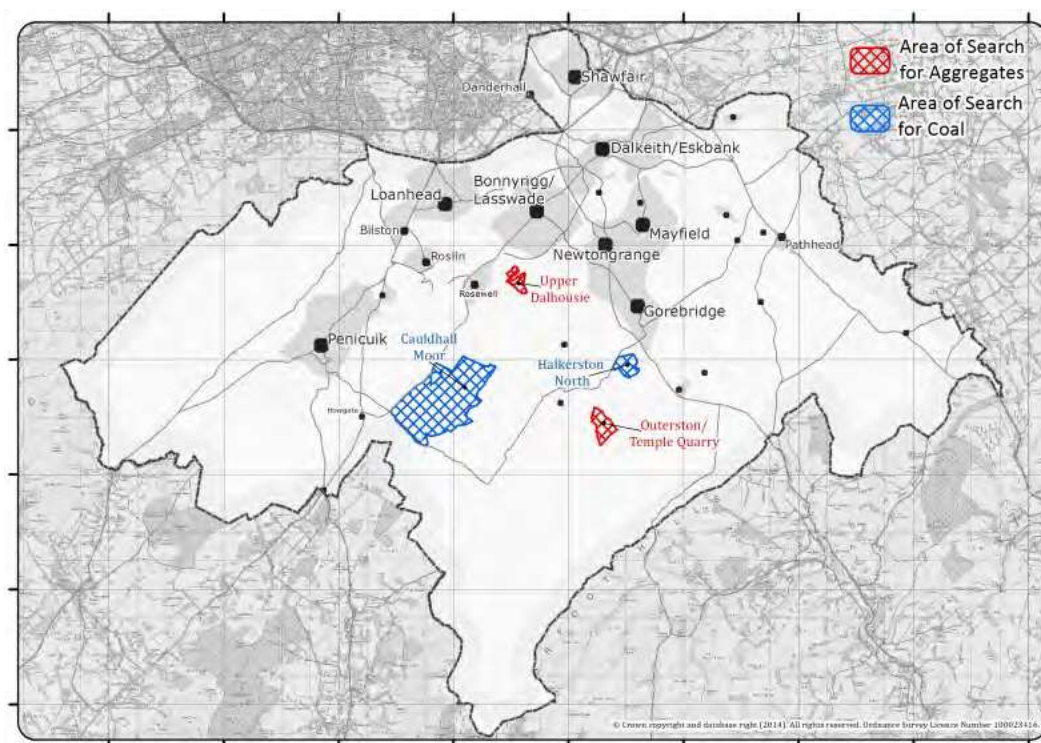


Figure 34.1: Midlothian's active sand and gravel areas of search

- 34.4. Areas of search for minerals in Midlothian have traditionally been relatively tightly focussed areas, more akin to sites. This approach is considered by the Council to have worked well in past development plans. NPF4 requires local development plans to support a minerals landbank, but is not prescriptive about how this is to be done and does not require areas of search to be designated.
- 34.5. In preparing this Evidence Report, no representations concerning the two sand and gravel quarries operating in Midlothian were lodged by community councils or members of the public. Site operators have detailed knowledge of the marketability of the resource and

the likely costs of extraction, so there is merit in using such evidence to inform the selection of future areas of search.

- 34.6. From discussions with the minerals industry as part of Evidence Report preparation, Midlothian Council is aware of interest in expanding the existing Upper Dalhousie quarry to maintain continuity of production and extending the extent and duration of the Outerston/Temple Quarry consents to allow all of the material to be removed. These sites appear to have operated successfully, to date, in terms of maintaining the amenity of neighbouring sensitive receptors.

#### Aggregate Minerals in Midlothian

- 34.7. Midlothian has two active aggregate quarries (Upper Dalhousie and Outerston/Temple Quarry). It also has dormant sand and gravel and hard rock sites.
- 34.8. The Scottish Government's Aggregate Minerals Survey for Scotland (SAS) 2019 (**MC091**) was released in 2023 and represents the most up to date analysis of supply and demand for minerals (survey data valid at 31<sup>st</sup> December 2019). Midlothian is in the East Central Scotland region, comprising of the four Lothian councils, Scottish Borders and Fife Councils. There is no information currently available on aggregate supply at a Midlothian level. Details of aggregate supply in the East Central Scotland are set out in Tables 34.1 and 34.2 below.

Table 34.1 – East Central Scotland Region Sales, Reserves and Years Supply Equivalent of Sand and Gravel

	Sales	Estimated consented reserves	Maximum supply at 2019 sales levels in years	Estimated consented reserves in active sites at end 2019	Maximum supply from active sites at 2019 sales levels in years
East Central Scotland	739,000	31,585,000	43	24,534,000	33

Source: **MC091**

Table 34.2 – East Central Scotland Region Sales, Reserves and Years Supply Equivalent of Crushed Rock

	Sales	Estimated consented reserves	Maximum supply at 2019 sales levels in years	Estimated consented reserves in active sites at end 2019	Maximum supply from active sites at 2019 sales levels in years
East Central Scotland	2,142,000	60,890,000	28	51,218,000	24

Source: **MC091**

- 34.9. Although approximately seven years will elapse between the completion of the 2019 survey date of **MC091** and adoption of MLDP2, the figures in the far-right hand column of Table 34.1 and 34.2 giving indicative details of the length of available supply, suggest there are sufficient consented reserves within the East Central Scotland region to meet the demand for a 10-year aggregate landbank in MLDP2 as required by NPF4.



34.10. East Central Scotland is a net exporter of sand and gravel (348kt exported to other regions and 89kt imported), and crushed rock (336kt exported, 299kt imported). This is perhaps an interesting finding, given the level of growth in South East Scotland and the region contains Scotland's only cement works, at Dunbar. Despite the growth in South East Scotland and it containing Scotland's only cement works, the East Central Scotland region is still a net exporter of sand and gravel.

### Energy Minerals in Midlothian

34.11. Midlothian's mineral reserves are indicated in documents **MC092** and **MC093**. MLDP 2017 identified areas of search for coal extraction. They are Cauldhall Moor and Halkerston North and can be seen on Figure 4.5 of MLDP 2017. MLDP 2017 also contained a policy for onshore oil and gas extraction, policy MIN 3 Onshore Oil and Gas.

34.12. Figure 34.2, below, provides indicative information on the location of coal reserves. It also shows the location of coal bed methane in Midlothian, to which MLDP 2017 Policy MIN 3 relates – shown in the areas identified by "Blocks offered for licencing". However, the reference to licenses being offered should be ignored for the purposes of this Evidence Report.

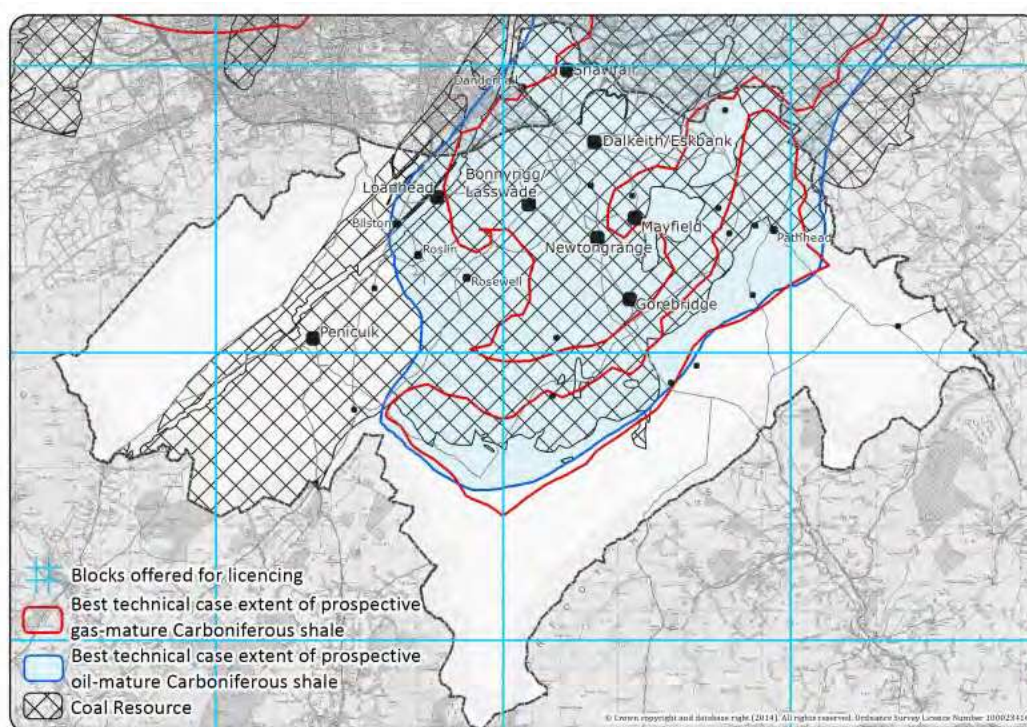


Figure 34.2 - Indicative information on the location of coal reserves

### Summary of Stakeholder Engagement

34.13. A full breakdown of all engagement which took place to support the Evidence Report can be viewed in the Participation Report (**MC011**).

34.14. For this topic, engagement took place with the minerals industry, both with existing operators in Midlothian and with the overarching industry body in Scotland. Minerals was not raised in wider public engagement, engagement with other businesses or with the larger landowners when the Council met them with their overarching representative body, Scottish Land and Estates.

34.15. Given the policy position of NPF4, the Council has not engaged with coal operators or onshore oil and gas operators. The Council does not consider this a gap or omission due to the policy position of NPF4 on these matters.

### Minerals Industry

34.16. Midlothian Council has engaged with both active operators in the district in the preparation of the Evidence Report as well as the overarching industry trade association body, Minerals Products Association Scotland.

34.17. Input has been received from the industry body, the Mineral Products Association Scotland. Mineral Products Association Scotland has stated that they do not normally comment upon areas of search within individual local development plans, but advised their members of the forthcoming LDPs, so that they may make appropriate representations to planning authorities.

34.18. Breedon Aggregates prepared an alternative assessment of the landbank in East Central Scotland (**MC090**) to that of the SAS (**MC091**) referred to in the previous section of this chapter.

34.19. Breedon Aggregates state that without the grant of additional planning permissions both of Midlothian's current quarry operations (Outerston/Temple Quarry and Upper Dalhousie) will cease in four years. The Breedon assessment (**MC090**) points to a discrepancy in the overall quantities reported as worked by the SAS (**MC091**) compared to the Statistical Workbook issued as part of 'Profile of the UK Mineral Products Industry' (produced by the industry trade association Mineral Products Association). The Breedon Aggregates assessment (**MC090**) suggests that only 66% of Scottish production is captured by the SAS (**MC091**). It points to Mineral Products Association evidence that aggregates in Great Britain are being consumed twice as fast as they have been replaced by new permitted reserves.

34.20. Based on an assessment of permitted reserves and estimated output, Breedon Aggregates calculate there is an 8.8 year of sand and gravel supply equivalent for Midlothian - using the four sites they consider to be the Midlothian market area - West Linton, Longyester, (Upper) Dalhousie and (Outerston) Temple – of which only two are in Midlothian. Breedon Aggregates set out the progressive depletion of the landbank as quarries close, and if no new permissions are granted.

34.21. In considering the minerals landbank, Breedon Aggregates refer to the Mid-Essex Gravel Pits Court case, where it was found to be necessary to ensure that there was a 'real supply' of minerals, as opposed to a 'technical supply' by looking at such factors as operational constraints on the quarries which contribute to the landbank, capacity of plant, limitations imposed by planning conditions and the operator's intentions for working quarries. Breedon Aggregates note the contribution of quarries in North East Fife to the landbank (**MC091**) and refer to evidence that the maximum economic distance for aggregates is 60km. They state that much of East Central Scotland's permitted reserves are within non-consented sites in northern Fife which may be cost prohibitive to bring to the Lothians (**MC089, MC090**). Breedon Aggregates refer to sites contributing to a Midlothian market area, which have an active planning consent for the extraction of minerals, that sit within the East Central Scotland region boundary and are within a





reasonable proximity to Midlothian (i.e. less than 60 km away); namely sites at West Linton, Longyester, (Upper) Dalhousie and (Outerston) Temple.

- 34.22. Breedon Aggregates note the strong emphasis in NPF4 on minimising transport impacts. Breedon Aggregates recommend that a local aggregates survey is undertaken with local operators to better understand output and reserves within the Midlothian region specifically.
- 34.23. The Council met with Tillicoultry Quarries, the operator of Dalhousie Quarry. A note of the meeting is provided as **MC097**. The successful operation of the quarry in environmental terms was referred to, as well as potential expansion plans and the desire to phase this so as not to conflict with any potential long-term settlement expansion at Rosewell.
- 34.24. Tillicoultry indicated a desire to continue the operation and suggested an expanded area of extraction. Sand and gravel extraction is a relatively low impact extractive industry. It usually involves removal with excavators and then washing the extracted material, but without the blasting and removal of rock overburden associated with open cast coal or hard rock extraction. The operator was concerned nevertheless to phase their operations in such a way to allow for early screen planting, and before any more sensitive receptors were located close to the proposed additional worked areas – e.g. any possible future settlement growth at Rosewell.

#### Summary of Implications for the Proposed Plan

##### 10 Year Construction Mineral Aggregates Supply

- 34.25. The Minerals section of NPF4 sets out a requirement that MLDP2 will need to identify a minimum of 10 year at all times landbank supply of permitted construction aggregates.
- 34.26. MLDP2 will also need to consider to what extent it relies on the policy framework of NPF4 Policy 33, for the assessment of minerals proposals, or whether MLDP2 should have additional policy criteria against which mineral proposals will be assessed.
- 34.27. Aggregates extraction underpins the construction industry. The high levels of housebuilding and other construction activity in the South East of Scotland need an ongoing steady supply to ensure continuity. As individual planning authorities vary in their geology and characteristics it is reasonable to group them and consider supply and demand at a regional level, as the appropriate market area. Seeking self-sufficiency at regional level is considered a positive aspiration in terms of reducing the transport impact of the industry (although in practice particular material specifications and the actions of a competitive market are likely to see products traded across notional regional boundaries).
- 34.28. The most current data, Scottish Government Scottish Aggregates Survey 2019 (published 2023) (**MC091**), indicates there is a sufficient landbank supply of permitted construction aggregates in the East Central Scotland Region, within which is Midlothian, to meet the requirement of NPF4. However, the reliability of this data was challenged by Breedon Aggregates during engagement for the production of this chapter. This matter is gone into in further detail in the Statements of Agreement / Dispute section of this chapter.
- 34.29. Breedon Aggregates also consider that both of Midlothian's current quarry operations (Outerston/Temple Quarry and Upper Dalhousie) will cease in four years, without the grant of additional planning permissions.



- 34.30. Based on an assessment of permitted reserves and estimated output, Breedon Aggregates calculate there is an 8.8 year of sand and gravel supply equivalent for Midlothian - using the four sites they consider to be the Midlothian market area - West Linton, Longyester, (Upper) Dalhousie and (Outerston) Temple – of which only two are in Midlothian.
- 34.31. Referring to support in NPF4 for shorter haul routes below 60km for viability reasons, Breedon Aggregates suggest an alternative Midlothian based market area.
- 34.32. There is operator interest in expanding operations to allow continuity of production at both quarry locations (Outerston/Temple Quarry and Upper Dalhousie). Both operational sites could potentially cease operations within four years and would need extensions to maintain operations. The sites appear to have operated successfully in terms of their impact on the environment and neighbouring uses. MLDP2 could consider expansion around existing sites where workable reserves are known to exist. This could help sustain local employment and avoid sterilisation of the resource through the management of any settlement expansion, should that occur. This all would require consideration through the production of MLDP2 Proposed Plan.
- 34.33. The Council does not have BGS resource data in a GIS based form for resource reasons. This information would be useful if additional areas of search are to be identified (as opposed to extensions to existing operations informed by operator evidence).

#### **Energy Minerals in Midlothian**

- 34.34. NPF4 Policy 33(a) and (b) set out policy on coal and unconventional oil and gas in Scotland. NPF4 sets out coal will not be supported other than in exceptional circumstances (such exceptions will be required to demonstrate that the proposal is consistent with national policy on energy and targets for reducing greenhouse gas emissions). Unconventional gas, including hydraulic fracturing and dewatering for coal bed methane, is not supported in NPF4.

#### **Coal Extraction**

- 34.35. There is a limited potential for further coal extraction under NPF4 policy 33(a). On this basis it would appear reasonable for the Council to not carry forward MLDP 2017 areas of search for coal extraction into MLDP2. MLDP2 would therefore have no areas of search for coal extraction.

#### **Onshore Oil and Gas**

- 34.36. NPF4 Policy 33(b) makes adopted MLDP policy MIN3 Onshore Oil and Gas redundant. It would appear appropriate for MLDP2 not to have an equivalent policy on onshore oil and gas extraction.

#### **Mineral Reserves in Midlothian**

- 34.37. NPF4 requires local development plans to safeguard important workable mineral resources from sterilisation.
- 34.38. In line with NPF4 and its policy 33, MLDP2 will need to consider the need and appropriateness for identifying measures to avoid the sterilisation of particular types of minerals.



### Developer Contributions

34.39. Full and detailed engagement on developer contributions has not been undertaken as part of Evidence Report preparation. This is because the Council considers developer contributions a matter for MLDP2 Proposed Plan preparation. However, the Council considers planning conditions will be applied, and where appropriate development contributions sought to ensure that, where new development (including windfall development) gives rise to a need, adequate provision is made for:

- infrastructure (as defined in NPF4 glossary under “infrastructure first”);
- facility deficiencies resulting from or exacerbated by the new development;
- affordable housing;
- transport and active travel infrastructure;
- protection, management and/or compensation measures for any feature of natural or built conservation interests affected by development, including climate change mitigation and adaptation measures;
- site assessment, evaluation and recording of any identified site of archaeological importance which could be affected; and
- percent for Art.

The above list is not final. These matters will be developed during MLDP2 Proposed Plan production in line with legislative requirements for developer obligations.

34.40. The current approach to planning obligations followed by Midlothian Council is set out in **MC023**. The likely requirements relating to specific developments, types of development or areas will be set out in MLDP2. These requirements will be informed by the outcome of the site selection process, and other relevant sources such as discussions with infrastructure providers and relevant Council services.

### Public Engagement

34.41. Feedback received from public engagement activities will be taken into consideration during the preparation of the Proposed Plan.

### Statements of Agreement / Dispute

#### Statements of Agreement

34.42. There are no areas of express agreement, although the Council and operators appear to agree that both extant operational mineral sites have been operating satisfactorily in environmental terms.

#### Statements of Dispute

34.43. No agreement has been reached on the minerals evidence base.

34.44. Breedon Aggregates (**MC089** and **MC090**) dispute reliance on the Scottish Government's Aggregate Minerals Survey for Scotland (SAS) 2019 (**MC091**). They do not consider the landbank it indicates is actually available, and they consider it unreliable due the response rate, geographic distribution of reserves within the market area, utility of the reserves. Breedon Aggregates would like the planning authority to undertake an alternative landbank assessment to identify supply.

34.45. Breedon Aggregates consider that the SAS does not sufficiently reflect a past Court judgement (Mid-Essex Gravel Pits Court case) differentiating between ‘real supply’ of minerals, as opposed to a ‘technical supply’ by looking at such factors as operational



constraints on the quarries which contribute to the landbank, capacity of plant, limitations imposed by planning conditions and operator's intentions for working quarries.

- 34.46. The market areas used in the SAS are disputed by Breedon Aggregates due to haul distances. The operator seeks a locally based minerals survey, treating Midlothian as the market area. Breedon Aggregates questions the viability of transporting aggregates more than 60km, as they consider would be the case if SAS survey information was relied upon.
- 34.47. Breedon Aggregates have submitted an alternative landbank assessment (**MC090**) to that of the SAS (**MC091**) for a more Midlothian focussed market area, suggesting that there is an inadequate landbank.
- 34.48. The Council considers the extent of any locally based operators mineral survey would need to be beyond Midlothian's boundaries, and that engagement with the four Lothian and Scottish Borders and Fife Councils would be required on this. The Council does not consider it proportionate or necessary for individual planning authorities to undertake their own individual mineral surveys.
- 34.49. The SAS 2019 (**MC091**) is the most up to date available data set. The Council considers that an approach for MLDP2 based on information of the SAS 2019 and operator interest in extending current operations the most proportionate way forward for MLDP2 Proposed Plan stage to meet NPF4 requirements for having a 10-year construction aggregate landbank available at all times. The matter will be explored in MLDP2 Proposed Plan production.

#### **Information Gaps/Uncertainties**

- 34.50. None.





# Part 4 – Review of MLDP 2017

## Review of Midlothian Local Development Plan 2017

### Background

18. In accordance with paragraph 93 of the Scottish Government Local Development Planning Guidance (2023) a brief evaluation of the adopted Midlothian Local Development Plan (MLDP 2017) has been carried out. It has not been subject to engagement and solely represents views of the planning authority. Midlothian Council has:
- evaluated whether MLDP 2017 has delivered on its outcomes;
  - evaluated whether MLDP 2017 has delivered on its allocations;
  - identified any lessons learnt from MLDP 2017 relevant to the preparation of the new plan (MLDP2); and
  - considered the appropriateness of the spatial strategy of MLDP 2017.
19. The evaluation does not include specific content on policy or spatial strategy matters for Midlothian Local Development Plan 2 (MLDP2). These matters will be developed during the preparation of MLDP2.

### Delivery of Midlothian Local Development Plan 2017 Outcomes

20. MLDP 2017 had a Vision, Aims and Objectives, but not stated Outcomes. Therefore, for a comparison with Outcomes, this section assesses delivery of the Objectives of MLDP 2017. Table 2 provides an assessment of the delivery of MLDP 2017 Objectives through a Yes/No and Comment approach. While views may be subjective, the Council considers overall the application of the policy framework of MLDP 2017 has meant the plan's Objectives have been met.

**Table 2: Delivery of MLDP 2017 Objectives**

Objective	Delivered (Yes/No)	Comment
<b>Environmental Objectives</b>		
Protect Midlothian's built and historic environment from inappropriate development.	Yes	The MLDP 2017 policy framework has helped secure the built and historic environment through its application on relevant proposals.
Avoid coalescence and the loss of community identity.	Yes	The policy framework has prevented coalescence from development of unallocated sites. The scale of development over recent decades has affected and changed settlement boundaries and identities.
Protect and enhance the countryside and rural environment, the landscape setting of towns and villages, and open space generally.	Yes	The policy framework has helped protect and enhance these features. Given the scale of development requirements the Council has had to meet, overall this objective continues to be met.

Ensure careful integration of new building into the landscape.	Yes	Landscape assessment input was used in the allocation of sites and assessment of development proposals.
Prioritise the reuse of brownfield land over the development of greenfield, especially Green Belt, land and the efficient use of land generally.	Yes	The policy framework has successfully directed development in line with the spatial strategy. Some developments have required a greenfield site. The shortage of available brownfield land in settlements contributes to decision making on this matter.
Direct new development to locations which minimise the need to travel, particularly by private car.	Yes	The development allocations were made taking into account the best available locations in terms of reducing the need to travel. The objective is applied where possible and as appropriate to proposals that come forward.
Promote sustainable energy solutions where this can be achieved in a manner acceptable in terms of the environment.	Yes	The policy framework has sought to achieve this where reasonably possible.
Seek to achieve a high quality of design in all new development, including measures to promote community safety, low and zero-carbon technologies and resilience to the impacts of a changing climate.	Yes	This has been sought through the application of the plan's policy framework.
Safeguard and enhance biodiversity and take full account of development impact on the water environment whilst consideration being taken for its improvement.	Yes	This has been sought through the application of the plan's policy framework.
Facilitate a reduction in the environmental impact of waste.	Yes	Application of the policy framework and other legislation has achieved this objective.
<b>Social Objectives</b>		
Provide an adequate supply and mix of housing suited to local needs, including affordable housing.	Yes/Partial	Within the constraints of policy and funding, an adequate supply of housing is being provided, but it has not been possible to provide sufficient quantities of affordable housing to meet all local need and demand.
Secure active and sustainable transport options for existing communities and future growth areas, and promote opportunities for walking, cycling and public transport, including links to shared open spaces.	Yes	This is done for proposals where required and identified in the plan. The plan has been used to help secure such investments.
Create new and/ or extended communities that are more self-contained with local access to jobs, services and facilities and a strong neighbourhood focus.	Yes/Partial	Application of the plan's policies have sought to achieve this. The plan on its own can't secure all of these objectives.



Seek agreements and partnerships with developers and agencies to ensure delivery of infrastructure, affordable housing, facilities and environmental enhancement.	Yes	Agreed through the application of policy and planning consents.
Improve access opportunities to public open space and to Midlothian's countryside.	Yes	Achieved through application of the plan's policies, and support of the plan to work of the Council.
<b>Economic Objectives</b>		
Support Midlothian's growing economy by creating quality and sustainable business locations.	Yes/Partial	New locations have been created, but a number of allocated economic sites have not been built out to provide variety of further premises. Delivery of most of the sites has not been in the control of the Council.
Deliver Business Gateway support services, and promote local procurement, to encourage the expansion of existing local businesses and the creation of new ones.	Yes	Support has been provided to the Economic Development team as required and where possible to help deliver this objective.
Identify new economic and commercial opportunities to provide local jobs and help reduce out-commuting.	Yes	This is done through the plan. See the response to the first Economic Objective above.
Seek the early implementation of strategic transport and other physical and digital infrastructure projects, including the roll-out of high speed broadband, and ensure that efficient use is made of existing and new infrastructure.	Yes/Partial	Has been sought through application of policy. However, the A701 Relief Road and A7 Urbanisation projects have had very long lead in times and associated issues.
Develop and promote tourism with a clear focus on activities, built heritage and the rural environment.	Yes	The policy has been applied on such proposals and provide support where appropriate.

## Delivery of MLDP 2017 Development Allocations

### Housing Land

21. Table 3 sets out the strong progress made on delivery of strategic housing allocations made in MLDP 2017. This reflects the housing demand in Midlothian and South-East Scotland, and deliverable housing sites being allocated in MLDP 2017. In summary, the progress on delivery is:
- Number of Allocation Housing Sites in MLDP 2017 – **22 no.**
  - Sites with Planning Consent or at Minded to Consent stage – **19 no.**
  - Sites under construction – **7 no.**
  - Sites Complete – **7 no.**
22. Further details of housing numbers delivered is provided in Housing land Audit 2023. Information in Table 3 reflects Housing land Audit 2023.



23. MLDP 2017 allocated land for 3,974 homes through new strategic housing land allocations. Of the 3,794, 916 homes been completed. The annual break down of the delivery of the 916 homes from MLDP 2017 allocations is summarised in Table 3.

**Table 3: Completions on MLDP 2017 Allocated Housing Sites**

Housing Land Audit	Year Covered (April – March)	Total MLDP 2017 Allocated Housing Site Completions*
2017	2016/2017	40
2018	2017/2018	137
2019	2018/2019	98
2020	2019/2020	22
2021	2020/2021	104
2022	2021/2022	199
2023	2022/2023	316
<b>TOTAL</b>		<b>916</b>

24. The above summary excludes completions from the, as not yet prepared, Housing Land Audit 2024 which will cover the period April 2023 to March 2024. MLDP 2017 sets out in paragraph 2.3.7 that a generous housing land supply is provided in the plan, in comparison to Midlothian's housing need and demand and the identified strategic housing need in SESplan - the former strategic development plan, and that some sites may not be delivered in the plan period (up to 2024).
25. The Safeguarded Sites and Additional Housing Development Opportunity Sites identified in MLDP 2017 are not housing allocations. Table 6 (at the end) of this document indicates far fewer of these sites have planning consents. The Safeguarded Sites represent long-term development sites and weren't expected to deliver in the lifetime of MLDP 2017. With regard to the Additional Housing Development Opportunity Sites, MLDP 2017 sets out that housing would be supported on these sites, but that they have particular development needs that would need to be addressed in development proposals. The issues associated with the sites is perhaps reflected in a number of them not having a planning consent and their delivery therefore being affected. MLDP 2017 sets out the Additional Housing Development Opportunity Sites were not needed or identified to meet strategic housing requirements for Midlothian. They were made in addition to MLDP 2017's housing allocations.
26. Significant strategic housing allocations were made in Midlothian through the Midlothian and Shawfair Local Plans of 2003 and the 2008 Midlothian Local Plan. Further details of the quantity of allocations are provided Table 7 (at the end) of this document and in Topic 17: MATHLR and Local Housing Land Requirement. Table 8 (at the end of this) of this document sets out completions from housing sites, and the sources of the sites, in Midlothian in the 11-year period April 2012 to March 2023. Table 8 sets out there were a total of 7,220 housing completions in that period. Table 8 highlights that in addition to sites from MLDP 2017, there have been significant comparatively recent housing completions from the 2003 and 2008 Midlothian Local Plans, the Shawfair Local Plan (2003), windfall and other sources. Therefore, delivery from MLDP 2017 needs to be seen the context of significant simultaneous delivery occurring in recent years from allocated housing sites made in other previous Midlothian local plans. To a degree the delivery of





those sites allocated prior to the MLDP 2017 may have perhaps taken some capacity away from the delivery of MLDP 2017 allocated housing sites.

27. Water and drainage capacity issues affected delivery of housing sites allocated in the Midlothian Local Plan (2003) in the years after its adoption and the difficulties of the post 2007/2008 financial problems affected delivery of housing sites allocated in that plan and also in the Shawfair Local Plan (2003) and Midlothian Local Plan (2008). These issues have been overcome and in recent years there has been very significant delivery on housing sites allocated in those plans.
28. **Topic 17: MATHLR and Local Housing Land Requirement** sets out that there has been significant delivery of housing in a short space of time, in a small sized local authority. This should be considered in the context of completion of housing sites allocated in MLDP 2017. The water and drainage and financial issues post 2007/2008 slowed housing delivery in Midlothian for a considerable time. The removal of these inhibiting factors has increased delivery, but the market and capacity to build out the allocated sites will also affect completion rates.

### Economic Land

29. Table 4 identifies the economic land allocations made in MLDP 2017 and provides an update on their delivery status.

Table 4: Delivery of MLDP 2017 Economic Development Allocations

Site Ref	Site Name	Site Size	Purpose/Use	Update/Build Status
<b>South East Edinburgh/Shawfair Strategic Development Area</b>				
Ec1	Shawfair Park Extension	20.6ha	Business and Industry	Not built out
<b>A7/A68/Borders Rail Corridor Strategic Development Area</b>				
Ec2	Salter's Park Extension, Dalkeith	16.9ha	Business and Industry	Not built out. No planning consent
<b>A701 Corridor Strategic Development Area</b>				
Ec3	West Straiton	51.5ha	Mixed Use (principally commercial/employment used)	Not built out. No planning consent. PAC submitted June 2023 (ref: 23/00354/PAC)
Ec4	Ashgrove North, Loanhead	15.7ha	Business and Industry	Not built out. No planning consent
Ec5	Oatslie Expansion, Roslin	4.7ha	Business and Industry	Not built out. No planning consent
<b>A701 Corridor Biotechnology/Research</b>				
Bt1	Easter Bush North	5.8ha	Biotechnology Uses	Not fully built out. Part of the site is used for a children's nursery.
Bt2	Easter Bush South	5.8ha	Biotechnology Uses	Plans for the site were shown in the Design and Access Statement that accompanied 22/00914/DPP for neighbouring land (site B6).



Bt3	Technopole North West	2.2ha	Biotechnology Uses	Not built out. No planning consent.
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30. MLDP 2017 sets out the committed economic sites identified and allocated in previous Midlothian local plans. The Midlothian Council Employment Land Audit 2023 provides further details. Topic 33: Business, Industry and Community Wealth Building sets out that delivery of economic land in Midlothian has been comparatively slow and that it does not compare with housing land. The Council has consistently, in previous local plans and MLDP 2017, sought to allocate land for employment in Midlothian to help increase more local employment opportunities and help reduce travel to work distances. Much of the allocated economic land is not in Council ownership and is outwith its control. Therefore the Council has less control over its delivery. This is highlighted in Topic 33: Business, Industry and Community Wealth Building as a matter for MLDP2.
31. Evidential and anecdotal evidence is that there is strong demand for move-in ready economic units and premises in Midlothian, particularly due to its growing population and proximity to Edinburgh and strategic transport networks, but that they are not available. **Topic 33: Business, Industry and Community Wealth Building** sets out that existing economic industrial estates and premises in Midlothian are consistently full and in demand.

## Lessons Learnt

32. Table 5 provides a summary of lessons learnt and matters for consideration in production of MLDP2. They are broken down into topic areas that follow the structure of MLDP 2017. The appraisal of MLDP's spatial strategy and policy framework will be continued during the preparation of MLDP2 Proposed Plan. There is crossover between the below table and the Implications section of chapters.

Table 5: MLDP 2017 Lessons Learnt – Summary

Topic	Lessons Learnt from MLDP 2017	Consideration for MLDP2
<b>Strategy for Sustainable Growth (STRAT 1-5)</b>		
Spatial Strategy/ Vision	Fitting the scale of development required in Midlothian with national policy direction and goals is challenging.	Having a spatial strategy and vision for MLDP2 to meet development requirements that is in line with NPF4 policy directions.
Climate Emergency	Need to continue and progress having Climate Emergency as a central theme in policy.	Need to consider how the Climate Emergency is central to the spatial strategy and policy framework of MLDP2.
Housing Allocations	Planning consents granted for allocated housing sites have frequently been for a greater number of units than the indicative capacity in MLDP 2017.	Consider how the number of houses consented on MLDP2 allocated sites can be consistent with the scale of housing for which the sites were allocated. Housing densities on allocated sites will need to be considered carefully. Information on the deliverability of sites being considered for allocation in MLDP2 will be needed.



Economic Allocations	Delivery of economic sites has traditionally been slower and less predictable than housing sites. There is a shortage of available “move-in” industrial unit premises. This is partly due to the Council not owning significant quantities of land and much of the economic land (and housing land) is allocated on privately owned land. Therefore the Council has less control over its delivery.	Consider how MLDP2 can support delivery of economic allocations.
<b>Sustainable Place-making (DEV1-10)</b>		
Community Identity and Coalescence – policy DEV 1	Comments have been made about the location of boundaries between different communities	Consideration should be given to identifying different communities and settlements and areas where there are locations of potential coalescence.
Protecting amenity in the built-up area – policy DEV 2	This is a very important policy for the plan, but it intentionally only focuses on land within settlement boundaries.	Consider whether MLDP2 should be considering residential amenity in all areas and whether plan policy should explicitly be referring to/assessing adverse impacts on residential amenity.
Housing Mix, Type and Tenure	Comment frequently made on the desire/need to increase the variety of housing type and tenure - and increase the physical accessibility of homes for disabled people and to help meet the needs of an ageing population, helping support people living longer in their own homes.	Consider how and what policy framework might help increase the mix of housing size, type, tenure and accessibility/flexibility delivered through MLDP2.
Affordable and Specialist Housing – policy DEV 3	Planning officers often asked what constitutes an affordable homes in financial terms. Officers have referred people to affordable housing providers, and their eligibility requirements, to help determine/define what constitutes an affordable home.	Consider if, and how, affordable housing is defined in MLDP2, within the context of policy and definitions in NPF4.
Affordable Housing Requirement	Providing clarity on affordable housing requirements and having a simple as possible approach is required. Consider whether an increase on the current 25% requirement is necessary and/or achievable. Requests for more affordable housing are very frequently made to the Council.	Need a robust and clear policy to outline affordable housing requirements and what will constitute affordable housing. Need to consider how affordable housing can be delivered. Different approaches to those taken in previous plans may be required.
Specialist Housing	Requests for more extra care housing, accessible housing and care facilities have been made to the Council.	Consider what role MLDP2 has in this provision.



Open Space – policy DEV 8	Concern has been expressed at incremental loss of open space within settlements.	Consider the role/policy framework of MLDP2 in the protection of open space and creation of new open spaces.
Outdoor Sports Facilities policy DEV 10	Consider provision in Midlothian and appropriateness of the policy and linkages to wider open space.	Consider through MLDP2 preparation.
<b>Promoting Economic Growth (ECON 1-7, TRAN 1-5, TCR 1-2, VIS 1-3, MIN 1-3, RD 1-4)</b>		
Existing Employment Locations Policy ECON 1	Shortage of available industrial units of a range of types and sizes in Midlothian.  Consider breadth of uses that are acceptable in employment allocations, (but also consider NPF4 Policy 27, and widening of Town Centre first to embrace more uses) – see also policy ECON 3.	Consider through MLDP2 preparation, including the potential for mixed use developments. Issues associated with delivery of economic sites highlighted elsewhere in this document.
Ancillary Development on Business Parks Policy ECON 3	Consider breadth of uses that are acceptable in employment allocations, (but also consider NPF4 Policy 27, and widening of Town Centre first to embrace more uses) – see also policy ECON 1.	Consider through MLDP2 preparation.
Industries with Potentially Damaging Impacts Policy ECON 5	Policy not spatially referenced.	Consider through MLDP2 preparation and should such uses be identified.
Transportation - Highway Safety	This matter is not covered in a policy in MLDP 2017	Consider if highway safety is covered by NPF4 and/or if a policy is required in MLDP2.
Town centres and retailing Policy TCR1 & 2	The role of town centres and shopping in town centres is changing. Impact of fast food and drive- thru. Impact of loss of retail units or surplus retail units in a town centre Need for, and issues of, delivering neighbourhood convenience retailing	Consider the future role and uses of town centres and how this might be reflected in town centre policy. Impacts of out-of-town retailing, food and drink and drive-thru facilities. Support for investment and employment provided in existing retailing. Consider difficulties or delivering local retail facilities.
Tourist Accommodation Policy VIS 2	Demand for tourist accommodation and different types of accommodation are coming forward.	Consider through MLDP2 preparation.
Minerals Policies MIN 1-3	Changes in national policy on energy minerals.	Consider through MLDP2 preparation, safeguarding of resources and sand and gravel extraction.
Development in the Countryside Policy RD 1	Review of housing 'cluster' policy in countryside. Need to consider housing in the countryside.	Consider through MLDP2 preparation.



	<p>Awareness required of rural brownfield opportunities.</p> <p>Consider future approach to occupancy condition linked development, in context of NPF4.</p> <p>Consider approach to rural shops, where small scale and offers something of a visitor experience and not in direct competition with town centres.</p> <p>Odour issues and proximity to pipelines have come up in relation to rural development (could affect other areas too), need consideration as potential 'gaps'.</p> <p>Need to consider policy for former quarry sites, or rural vacant and derelict land sites.</p>	
<b>Protecting our Heritage (ENV 1-25)</b>		
Protection of the Green Belt Policy ENV 1	<p>Although there have been some larger planning applications consented in the Green Belt, namely residential, these relate to allocated sites. Most consented planning applications relate to smaller scale proposals such as householder applications, single dwelling houses, camping pods, renovation of existing and erection of new agricultural buildings.</p>	Consider through MLDP2 preparation.
Newbattle Strategic Greenspace Safeguard Policy ENV 3	<p>Policy has proved effective and popular with the Council and residents.</p>	Retain in MLDP2.
Water and Flooding Policy ENV 9-10 and Policy IMP 3	<p>The plan has three policies on the matter. Need to consider if that is appropriate/necessary and what is the best way forward.</p>	Consider what, if any, policy framework MLDP2 has on these matters, or if it simply relies on NPF4 policies. Decide on how the matter is addressed in MLDP2.
Nature Conservation Policy ENV 12-15	<p>The plan includes a lot of policies on nature conservation. The number of designations and queries on gradation of protection between designations has been raised by plan users.</p>	Consider what, if any, policy framework MLDP2 has on these matters, or if it simply relies on NPF4 policies. Decide on how the matter is addressed in MLDP2 and the content of any policy and guidance from a Midlothian perspective, and how any particular ambitions can be secured. Consider the gradation of protection between different designated sites and consider the wider environment.



Noise Policy ENV 18	Consider whether Policy ENV18 should be put on a more quantitative basis, including reference to required NR curves.	Consider through MLDP2 preparation.
Historic Environment Policy ENV 19 - 25	The plan has a number of policies on these matters, which at times plan users have raised as confusing.	Consider what, if any, policy framework MLDP2 has on these matters, or if it simply relies on NPF4 policies. Decide on how the matter is addressed in MLDP2 and how many policies are used and matters to be specially covered in MLDP2.
<b>Encouraging Sustainable Energy and Waste Management (NRG 1-6)</b>		
Renewable Energy and Energy Use and Low and Zero Carbon Technology Policy NRG 1-4	The plan has a number of policies on these matters, which at times plan users have raised as confusing.	Consider what, if any, policy framework MLDP2 has on these matters, or if it simply relies on NPF4 policies. Decide on how matters should be addressed in MLDP2.
Decentralised Energy Policy NRG 5-6	The policy approach requires consideration in MLDP2.	Consider at MLDP2 Proposed Plan stage how aspirations can be delivered.
<b>Delivering the Strategy (IMP 1-5)</b>		
Requirements for New Development Policy IMP 1-2	Need to clearly set out developer contribution requirements in the plan.	Identify and consider how developer contribution requirements can be clearly set out in MLDP2 and the Delivery Programme.
Infrastructure Delivery	Challenges raised on the delivery of infrastructure.	Consider how infrastructure is delivered through MLDP2 and provide an appropriate policy framework to support and enable its delivery.
Detailed Development Policies	Need to continue to have sound, robust and useable policies for detailed development, including on spacing, garden and open space, parking standards.	Consider the scope of these policies and how detail is provided, either in MLDP2 or planning guidance.
Coal Mining Legacy	There is no policy on this in MLDP2 and the Coal Authority is a regular consultee, particularly given Midlothian's mining legacy.	Consider if a policy is necessary or practicable in MLDP2 on unstable land/coal mining legacy/contamination, and what it could achieve/ be used for.
Committed Development	MLDP 2017 refers to a lot of sites allocated in previous local plans	MLDP2 will need to consider if/how sites allocated in previous plans are shown in the plan, including how the sites are numbered and labelled.
<b>Settlement Statements</b>		
Settlement Statements	They have been useful for users of MLDP2	Consider how and in what format they might be used for MLDP2.
Settlement Statements	Aspirations and requirements for development sites/locations, and their	Consider format and content of settlement statements.

	building out, need to be clearly set out in the Settlement Statements.	
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33. A range of MLDP 2017 policies have not been used or are infrequently used. Consideration will need to be given as to whether they are retained in MLDP2 and/or how other policies are amended to take account of matters raised in those policies. This will include assessing if situations arose where such policies might be needed, how would that issue be dealt with through MLDP2. A policy may still be needed, even if it is infrequently used.

### Appropriateness of MLDP 2017 Spatial Strategy

34. Given the very significant strategic housing requirements that MLDP 2017 was required to meet, the Council considers the plan's spatial strategy was appropriate for the following reasons:

- it sought to concentrate development within settlement boundaries and to development allocations made through the plan;
- greenfield allocations and settlement extensions were required due to the lack of brownfield land available within settlement boundaries;
- it primarily allocated land for development adjacent to existing (and newly planned) communities to increase opportunities for utilising and supporting existing services and facilities in a more efficient and cheaper manner than building new ones – as for example would be required for an entirely new community;
- it sought to allocate land closer to public existing transport connections and employment opportunities;
- it sought to support retail and continued investment and employment opportunities and services at Straiton, and provided policy support for town centres;
- it sought to safeguard Midlothian's landscape and natural environment and designations through a proportionate and graded policy framework;
- it sought to support a range of economic development sites;
- where a demonstrable need was evidenced to the Council of a infrastructure need resulting from a development, the strategy, in line with planning legislation, sought appropriate developer contributions to provide for the infrastructure need/shortfall.
- due to the close proximity of many Midlothian communities and settlements, the spatial strategy sought to identify coalescence as an issue and help prevent further coalescence from happening; and
- the strategy sought to retain and enhance the heritage of Midlothian through a range of conservation and landscape policies in the plan.



Table 6: Completion of Housing Allocations and Housing Sites Identified in MLDP 2017 (March 2023)

Site Ref	Site Name	Settlement	Site Status	Site Location (MLP 2008)	Site Area (ha)	Indicative Capacity MLDP 2017	No. of Units Consented	Consented Units vs. Allocated Units (%)
Hs0	Cauldcoats	Shawfair area	Consented	Green Belt	19.0	350	430	+23
Hs1	Newton Farm	Shawfair area	Minded to consent	Green Belt	38.7	480	620	+29
Hs2	Larkfield West	Dalkeith	Under construction	Green Belt	4.9	60	88	+47
Hs3	Larkfield South-West	Dalkeith	Consented	Green Belt	2.8	35	65	+86
Hs4	Thornybank East	Dalkeith	Completed	Within settlement	3.7	82	82	0
Hs5	Thornybank North	Dalkeith	No consent	Within settlement	1.1	30	N/A	N/A
Hs7	Redheugh West (Phase 2)	Gorebridge	No consent	Countryside	24.4	400	N/A	N/A
Hs8	Stobhill Road	Gorebridge	Completed	Within settlement	5.0	80	69	-14
Hs9	Broomieknowe	Bonnyrigg	Complete	Green Belt	3.9	56	56	0
Hs10	Dalhousie Mains	Bonnyrigg	Under construction	Green Belt	12.1	300	24	-7
Hs11	Dalhousie South	Bonnyrigg	Under construction	Countryside	19.6	360	278	-11
Hs12	Hopefield Farm 2	Bonnyrigg	Minded to consent	Countryside	32.3	375	550	+47
Hs13	Polton Street	Bonnyrigg	Complete	Within settlement	0.1	18	18	0
Hs14	Rosewell North	Roswell	Under construction	Countryside	6.6	60	100	+67





Hs15	Edgefield Road	Loanhead	Completed	Within a settlement	0.9	41	41	0
Hs16	Seafield Road	Bilston	Under construction	Green Belt	24.2	350	436	+25
Hs17	Pentland Plants	Bilston	No consent	Green Belt	3.5	75	N/A	N/A
Hs18	Roslin Institute	Roslin	Under construction	Green Belt	16.6	200	304	+52
Hs19	Roslin Expansion	Roslin	Under construction	Green Belt	15.3	260	264	+2
Hs20	Auchendinny	Villages/Rural West	Minded to consent	Countryside	21.9	350	395	+13
Hs21	Eastfield Farm Road	Penicuik	Complete	Within a settlement	0.4	12	12	0
Hs22	Kirkhill Road	Penicuik	Complete	Within a settlement	1.0	20	21	+5
<b>Safeguarded Sites (Safeguarded Capacity)</b>								
Hs0 SC	Cauldcoats	Shawfair Area	No consent	Green Belt	10.5	200	N/A	N/A
Hs1 SC	Newton farm	Shawfair Area	Minded to consent	Green Belt	21.1	220	360	+64
Hs7 SC	Redheugh West (Phase 2)	Gorebridge	No consent	Countryside	17.5	200	N/A	N/A
Hs12 SC	Hopefield Farm 2	Bonnyrigg	Minded to consent	Countryside	23.5	375	482	+29
Hs16 SC	Seafield Road	Bilston	No consent	Green Belt	11.5	200	N/A	N/A
<b>Additional Housing Opportunity Sites</b>								
AHs1	Rosslynlee	Villages/Rural West	Under construction	Countryside	25.9	210	336	60
AHs2	Burghlee	Loanhead	No consent	Within a settlement	10.5	175	N/A	N/A
AHs3	Belwood Crescent	Penicuik	No consent	Within a settlement	1.6	25	N/A	N/A



AHs4	Pomathorn Mill	Penicuik	No consent	Countryside	3.3	50	N/A	N/A
AHs5	Wellington School	Villages/Rural West	No consent	Countryside	6.8	55	N/A	N/A

Table 7: Housing Land Allocations and Identification of Housing Land Since 2003

	Midlothian Local Plan 2003	Shawfair Local Plan 2003	Midlothian Local Plan 2008	Midlothian Local Development Plan 2017	TOTAL
New housing allocations	2,840	3,990	2,340	3,794	12,964
Longer term housing releases/safeguards	1,650	N/A	N/A	1,395	3,045
Additional housing opportunities	N/A	N/A	N/A	600	600
Total housing allocations/ identifications	4,490	3,990	2,340	5,789	16,609

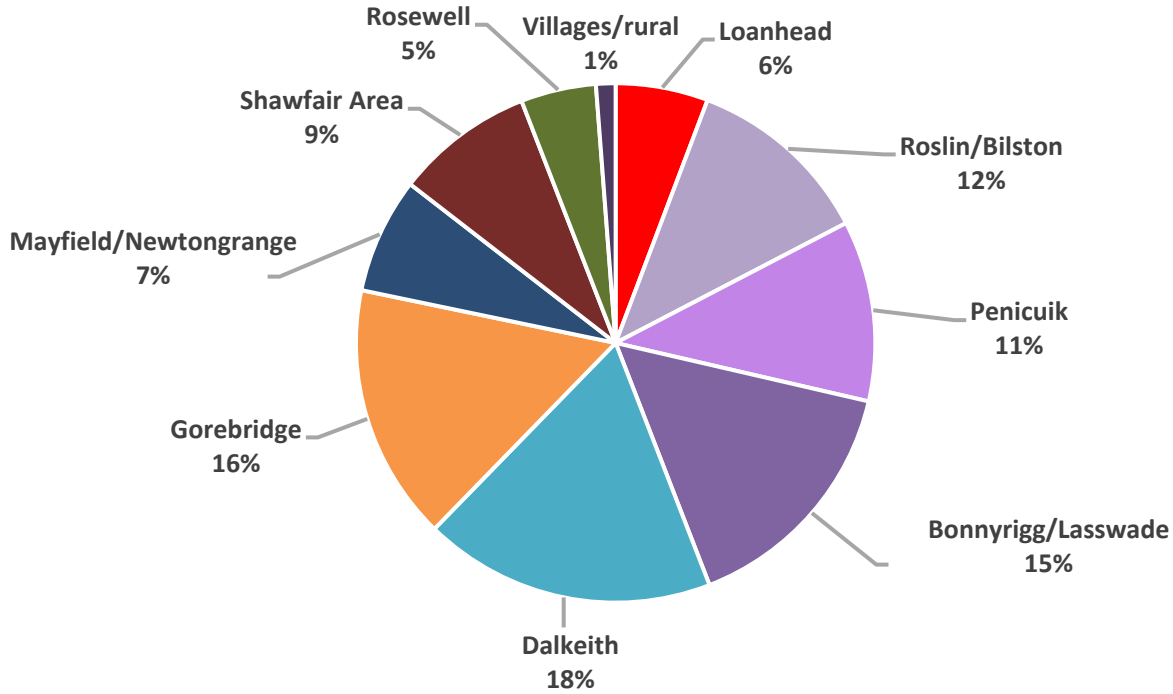
Table 8: Breakdown of Housing Completions by Land Supply Source

Housing Land Audit	Year	MLDP 2017	Midlothian Local Plan 2008	Midlothian Local Plan 2003	Shawfair Local Plan 2003	Completions from other sources	Windfall	Small Site	TOTAL
2013	2012/13	0	90	306	14	0	135	13	558
2014	2013/14	0	96	419	22	0	62	4	603
2015	2014/15	0	74	401	42	0	62	10	589
2016	2015/16	0	193	295	37	0	90	5	620
2017	2016/17	40	158	355	11	0	84	11	659
2018	2017/18	137	53	297	39	40	29	10	605
2019	2018/19	98	67	300	74	114	17	15	685
2020	2019/20	22	98	245	32	142	46	26	611
2021	2020/21	104	107	125	24	118	72	14	564
2022	2021/22	199	228	155	34	101	87	14	818



2023	2022/23	316	195	140	46	96	101	14	908
Totals		916	1,359	3,038	611	375	785	136	7,220
Averages		N/A	N/A	N/A	N/A	N/A	71	12	656

**Breakdown of Location of the 7,220 Housing Completions in Midlothian between April 2012 and March 2023 by Settlement**



## COMMUNICATING CLEARLY

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ਅਸੀਂ ਸੋਗ ਕਰਨ ਤੇ ਪੁਸ਼ਟੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪੁਸ਼ਟਤਾ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੈਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

Körler için kabartma yazılar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri sağlamak ve tercüme etmekten memnuniyet duyuyoruz.

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# Midlothian Council MLDP2 Evidence Report

## Participation Report: Volume 1

May 2024



Midlothian



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# Part 1 – Purpose

## 1. Purpose

- 1.1 This Participation Report brings together the outcomes of the engagement which has been undertaken as part of the preparation of the second Midlothian Local Development Plan (MLDP2). It sets out how the relevant statutory requirements for engagement and stakeholder involvement relating to the different stages in the local development plan preparation process have been met. It also summarises the engagement activities undertaken by Midlothian Council, and the views, opinions and information gathered as a result. The outcomes of engagement carried out by others, for example the Midlothian Community Planning Partnership, which are relevant to the Local Development Plan (LDP) are also included.
- 1.2 This version (Volume 1) of the Participation Report covers the period from the formal commencement of MLDP2 (28 February 2023) to the submission of the Evidence Report to Scottish Ministers for “Gate Check” (July 2024). Further versions will be published at relevant stages in the plan preparation.
- 1.3 Midlothian Council publishes a Development Plan Scheme annually, as required by Section 20B of the Town and Country Planning (Scotland) Act 1997 (as amended). The Development Plan Scheme includes the proposed timings of the various stages of local development plan preparation, details of what is involved in each stage of preparation, and a participation statement which outlines when consultation is likely to take place, with whom and its likely form. The latest Development Plan Scheme, (DPS16) was approved in April 2024.
- 1.4 This Participation Report is intended to meet the requirements of Section 16B(4) of the Town and Country Planning (Scotland) Act 1997 (see also paragraph 2.6 of this document).



# Part 2 – Statutory Requirements

## 2 Statutory Requirements

- 2.1 The relevant primary legislation relating to local development plans is the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019. The relevant secondary legislation are the Town and Country Planning (Development Planning) (Scotland) Regulations 2023, the Planning (Scotland) Act 2019 (Commencement No.12 and Saving and Transitional Provisions) Regulations 2023 and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009.
- 2.2 Appendix 1 breaks down the statutory requirements and demonstrates how the Council has met these in the preparation of the Evidence Report.

### Town and Country Planning (Scotland) Act 1997 (amended)

- 2.3 Section 3ZA of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019 sets out that the purpose of planning is to manage the development and use of land in the long-term public interest. Section 15 covers the form and content of local development plans. The spatial strategy included in the plan must take account of the following matters:
- The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district;
  - The principal purposes for which the land is used;
  - The size, composition, health and distribution of the population of the district;
  - The housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people;
  - The desirability of allocation land for the purposes of resettlement;
  - The health needs of the population of the district and the likely effects of development and use of land on those health needs;
  - The education needs of the population of the district and the likely effects of development and use of land on those education needs;
  - The extent to which there are rural areas within the district in relation to which there has been a substantial decline in populations;
  - The capacity of education services in the district;
  - The desirability of maintained an appropriate number and range of cultural venues and facilities (including in particular, but no limited to, live music venues) in the district;
  - The infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities);
  - How that infrastructure is used; and
  - Any change which the planning authority think may occur in relation to any of the matters mentioned above.



- 2.4 Section 15A require planning authorities to, before preparing a local development plan, issue an invitation to local communities to prepare local place plans. Section 16 requires planning authorities to, when preparing a local development plan, take into account the National Planning Framework, and local outcomes improvement plan and any registered local place plan.
- 2.5 Section 16A requires planning authorities to make such arrangements as they consider appropriate to promote and facilitate participation by children and young people (aged 25 or under) in the preparation of the local development plan. Planning authorities must publish information about its arrangements to promote and facilitate participation by children and young people and keep the published information up to date.
- 2.6 Section 16B require planning authorities to prepare an evidence report before preparing a local development plan. In preparing the evidence report the planning authority are to seek the views of, and have regard to any views expressed by, the key agencies, children and young people, such other persons as may be prescribed, and the public at large. The Evidence Report (as set out in section 16B(4) of the 1997 Act) is to include a statement on the steps taken by the planning authority in preparing the report to seek the views of the public at large, including in particular the views of disabled persons, Gypsies and Travellers, and children and young people, the steps taken to seek the views of community councils, and the extent to which the views expressed have been taken into account in the report (the Evidence Report). This Participation Report, including appendices 1 and 2, constitute that statement.
- 2.7 Under the Environmental Assessment (Scotland) Act 2005, the Council is required to undertake a Strategic Environmental Assessment (SEA) of the Local Development Plan. The purpose of the SEA is to assess the likely impacts of the plan on the environment and to seek ways to minimise any significant negative effects. The SEA process begins at the start of the LDP preparation process. During the preparation of the Evidence Report, environmental baseline information is collected for the SEA and a Scoping Report prepared and submitted to the Consultation Authorities for approval. The Consultation Authorities are SEPA, NatureScot and Historic Environment Scotland.
- 2.8 The Council is also required to undertake an Integrated Impact Assessment (IIA) of the Local Development Plan. Once completed, the IIA of the LDP will ensure that the Council has met its legal requirements to:
- Undertake an impact assessment on equality, human rights, including the rights of children and young people;
  - Assess against our Public Sector duties to advance equality, eliminate discrimination and foster good relations;
  - Have due regard to reducing inequalities of outcome caused by socio-economic disadvantage when making strategic decisions (Fairer Scotland Duty); and
  - Ensure that public services and economic decisions promote human dignity for all.
- 2.9 During the preparation of the Evidence Report, an IIA steering group has been established to discuss potential evidence requirements, identify gaps in evidence, and consider how the plan will meet the needs of and impact on different groups of people including those with protected characteristics and those vulnerable to experiencing poverty and ill health.



# Part 3 – Engagement Activities

## 3 Engagement Activities

- 3.1 This section sets out the engagement activities which the Council has undertaken to satisfy the legislative requirements set out in Section 2, above, and the table in Appendix 1 of this report.
- 3.2 On 28 February 2023, Midlothian Council’s Planning Committee formally launched the review of the Midlothian Local Development Plan (Adopted by Midlothian Council in November 2017). Invitations to community groups to prepare local place plans were issued in March 2023. Development Plan Scheme 15 was published in March 2023, setting out the timetable for preparing MLDP2 and its Participation Statement described how and when people and organisation can get involved in the preparation of the new LDP. An Engagement Plan was approved at Planning Committee on 16 May 2023. The Engagement Plan explained how and when engagement would take place with the community, local businesses and organisations, developers, third sector organisations, Government key agencies and other stakeholders to collect information for the Evidence Report.

### Community Engagement

- 3.3 To engage with the public at large, seven in-person drop-in events were held during May and June 2023 at local libraries (Gorebridge, Loanhead, Dalkeith, Lasswade, Newtongrange, Penicuik and Newbattle). The purpose of these events was to gather information from people who live and work in Midlothian on their lived experiences of Midlothian as a place. Across the seven events, 161 people attended, speaking with planning officers and recording their thoughts based around the following questions:
- What is good about your community?
  - What and where are the assets in your place?
  - What and where are the issues of concern for your place?
  - What would you change about your place?

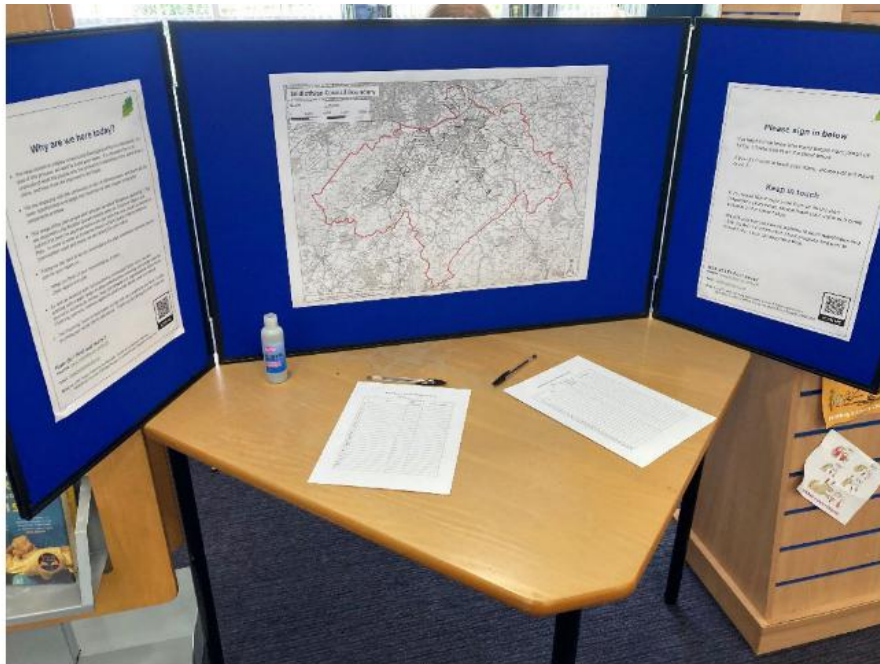


Photo 1: Display boards/sign-in station at Gorebridge Library drop-in

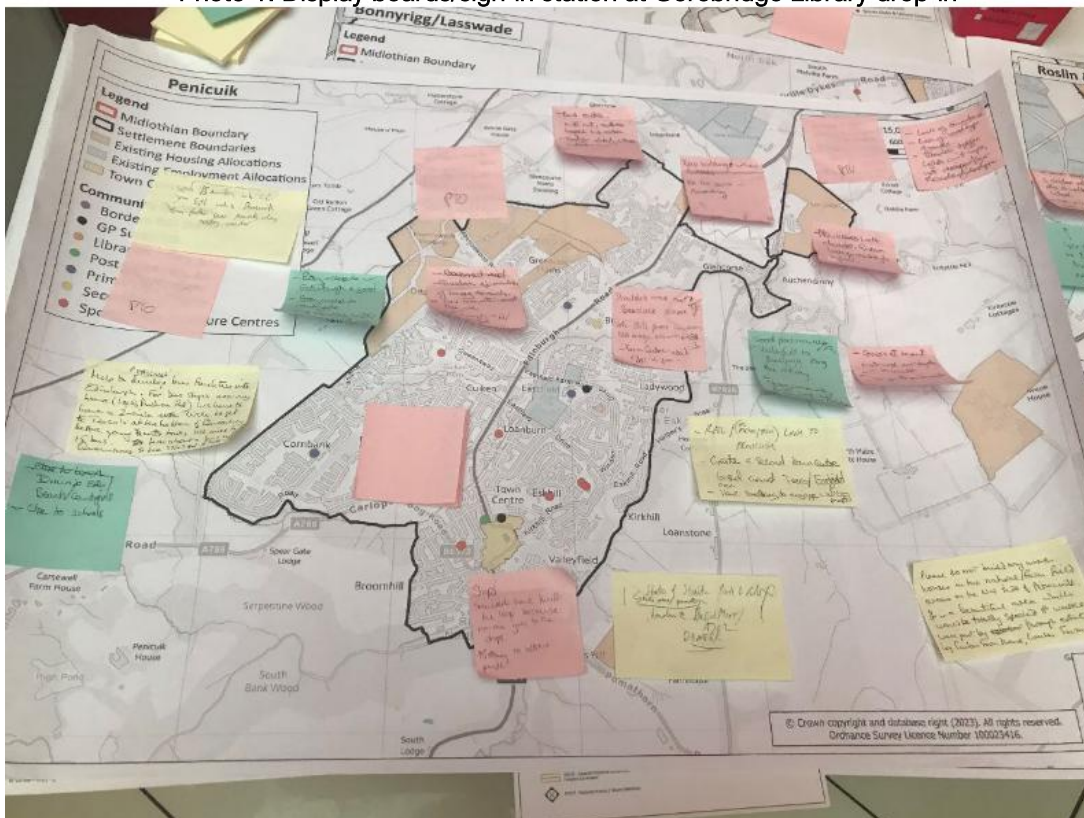


Photo 2: Example of comments collected at the Penicuik Library drop-in

3.4 An online survey was also published on the Midlothian Council website between 22 March and 31 August 2023. The survey was based on the Place Standard tool, and included twelve topics:

- Moving around
- Public transport
- Traffic and parking
- Streets and spaces

- Natural space
- Play and recreation
- Facilities and amenities
- Work and the local economy
- Housing and community
- Social contact
- Feeling safe
- Care and maintenance

For each topic, responders were asked to provide a rating between 1 (there is lots of room for improvement) and 7 (very little room for improvement) and to provide written comments. 243 responses were received overall. A summary of the score and issues raised by members of the public via online surveys is provided in Appendix 3 of this report.

- 3.5** A new mailing list for people and organisations interested in receiving updates about MLDP2 was created. The mailing list has 224 contacts (January 2024). The mailing list is used to circulate updates about plan preparation, including newsletters. Newsletters were circulated in April 2023 and September 2023. Update emails were also sent to the mailing list in November 2023 and March 2024. A new section of the Midlothian website was also created to provide information on MLDP2 [Midlothian Local Development Plan 2 | Development plans and policies | Midlothian Council](#).

## Community Councils and Community Organisations

- 3.6** Midlothian has fifteen Community Councils. Extensive engagement has taken place with them since the launch of the preparation of MLDP2. Steps to engage with Community Councils began with a Community Council training morning on Saturday 25 March 2023 which covered both the Local Development Plan and Local Place Plans.
- 3.7** The Engagement Tracker in Appendix 2 provides a full list of all Community Council and community organisation engagement exercises to reflect how the council accords with Section 16 B(4)(a) of the Town and Country Planning (Scotland) Act 1997 (as amended).

## Children and Young People

- 3.8** Planning officers engaged with schools, youth groups and other youth organisations.
- 3.9** A separate participation report focusing on the engagement activities with children and young people has been prepared, to meet the requirements of Section 16 B(4)(a) of the Town and Country Planning (Scotland) Act 1997 (as amended). Please see this report for further information.

## Specialist Groups

- 3.10** In line with legislative requirements of section 16 B(4)(a) of the Town and Country Planning (Scotland) Act 1997 (as amended), particular groups were engaged with throughout the preparation of the Evidence Report. For example:
- Third sector organisations representing disabled persons;
  - Meeting with parents of disabled children;

- Third sector organisations representing Gypsy Traveller communities;
- Attendance at Council led group supporting older people (Ageing Well, Midlothian); and
- The Third Sector Interface.

**3.11** Please refer to the Engagement Tracker (Appendix 2 of this report) for a full list of engagement activities carried out with specialist groups. Further details are also provided within Evidence Report chapters.

## Businesses and Organisations

**3.12** An online survey was conducted for Businesses and Organisations between 24<sup>th</sup> March – 31<sup>st</sup> August 2023 and engagement occurred with the Midlothian and East Lothian Chamber of Commerce. The survey received 24 responses asked respondents to identify relevant issues for MLDP2 to address. Separate engagement with the business community was undertaken as part of preparation of Evidence Report chapter 33 Business, Industry and Community Wealth Building. Evidence Report chapter 33 provides further information on that engagement. This included engagement with Midlothian’s 40 largest employers, as identified by Midlothian Council’s Economic Development section.

## Key Agencies

**3.13** Regular engagement has taken place with the Scottish Government Key Agencies collectively and individually. Liaison meetings have taken place with SEPA, Scottish Water, Scottish Forestry, Historic Environment Scotland, Nature Scot, NHS Lothian Public Health, NHS Lothian Primary Care, Midlothian Health and Social Care Partnership, Public Health Scotland, Transport Scotland, SEStran, Scottish Enterprise and Scottish Forestry.

**3.14** The Council was selected to benefit from support from the Scottish Government Key Agencies Group (KAG). A group which is committed to building upon work undertaken to date through the Scottish Government’s Green Recovery Offer, promoting a more collaborative approach to engagement in the planning system, in line with the [Place Principle](#).

**3.15** KAG facilitated internal Midlothian Council workshops to provide support to the Council planning team to start to establish a place-based collaborative approach with other Council and community planning partner service providers. The workshops were an important opportunity for the Council services and key agencies to collectively get together and discuss, for the first time in the new planning regime, strategic and local matters affecting Midlothian.

## Elected Members

**3.16** In 2023, two sets of workshops with Midlothian Council elected Members were held. Midlothian Council has 18 councillors, elected across six wards. All 18 Councillors are members of the Planning Committee. The first set of workshops were held in May 2023. The second set were held in November 2023. To maximise the opportunity for engagement, two sessions of each workshop were held, split on a ward basis. The purpose of the workshops was to capture elected Members ambitions and ideas for MLDP2 and to provide feedback on wider community engagement.

**3.17** Further drop-in sessions were held with elected members in May 2024 prior to the Evidence Report being presented at Midlothian Council’s 4 June 2024 Planning Committee.

### Midlothian Council and Midlothian Community Planning Partnership

**3.18** Planning officers informed the Midlothian Community Planning Partnership and one of its subgroups, the Midlothian Climate Emergency Group, of progress with MLDP2. The Midlothian Climate Emergency Group helped inform production of Evidence Report chapter 1 Climate Change Mitigation and Adaptation. Full details can be found in the Engagement Tracker (Appendix 2).

### Neighbouring Local Authorities & Regional Groups

**3.19** The Council engaged with:

- Edinburgh and Lothians Strategic Drainage Partnership
- Forth Valley Local Advisory Group (Flood Risk and RBMP)
- Lothian and Borders Planning Officers Group
- Musselburgh Flood Risk Team
- Lothian and Borders Geo-conservation Committee
- Lothian and Borders Officers Biodiversity Group (local authority members)

**3.20** Please refer to the Engagement Tracker (Appendix 2) for further information.

### Development Interests

**3.21** The following development interests engaged with the Council during the preparation of the Evidence Report:

- Homes for Scotland
- Scottish Land and Estates
- Midlothian Science Forum and University of Edinburgh
- Midlothian Housing Forum

**3.22** A full list of when this engagement took place can be found in the Engagement Tracker (Appendix 2 of this report).



# Part 4 – Engagement Outcomes

## 4 Engagement Outcomes

4.1 This section sets out the outcomes of engagement activities which the Council has undertaken to satisfy the legislative requirements set out in Section 2, above, and the table in Appendix 1 of this report.

### Community Engagement

#### Online Surveys

4.2 There were 243 responses to online MLDP2 surveys received overall, though not all respondents answered every question.

4.3 Women were more likely to respond to the survey than men: of those that answered the question regarding their gender, 61% were female and 39% were male. This compares to female/male split of 52%/48% in the general population of Midlothian, according to the 2022 Census<sup>1</sup>.

4.4 Table 4.1 below provides a breakdown of the sample by age group. Note that those under 16 were not included in this survey as there were other dedicated surveys for children and young people. It can be seen that, in comparison to Midlothian's overall population, the sample was lacking representation of 16- to 24-year-olds and those aged 75 years and over, while it was over-representative of 45- to 64-year-olds. The other age groups (25- to 44-year-olds and 65- to 74-year-olds) made up a generally comparable portion of the sample as they do in Midlothian's population.

4.5 20% of the sample (47 people) that responded to the question on whether they have a disability or not indicated that they did. This compares to 19% of respondents to the 2011 Census in Midlothian that indicated they had a long-term health problem or disability<sup>2</sup>.

<sup>1</sup> Source: National Records of Scotland (NRS), licensed under the Open Government Licence - [Scotland's Census 2022 - Rounded population estimates - data | Scotland's Census \(scotlandscensus.gov.uk\)](https://www.scotlandscensus.gov.uk/)

<sup>2</sup> [Search | Scotland's Census - Area Overview - Results for 2011 \(scotlandscensus.gov.uk\)](https://www.scotlandscensus.gov.uk/)

Table 4.1 – Breakdown of respondents by age group

Age Group	No. of Responses	% of Responses	% of Age Group in Midlothian's Population*
16 - 24	1	0%	11%
25 - 44	67	28%	32%
45 - 64	119	50%	33%
65 - 74	40	17%	13%
75 and over	13	5%	10%

\* Excluding 0- to 15-year-olds.

- 4.6** 20% of the sample (47 people) that responded to the question on whether they have a disability or not indicated that they did. This compares to 19% of respondents to the 2011 Census in Midlothian that indicated they had a long-term health problem or disability<sup>3</sup>.
- 4.7** Table 4.2 below provides a summary of the average score rating across topics by all respondent (rating between 1 (there is lots of room for improvement) and 7 (very little room for improvement)). Entries in the table are ordered from highest average rating at the top to lowest at the bottom. Given that answers were provided across a range of one to seven, and that the mid-point of this range is 3.5, average ratings above this could be interpreted as that topic receiving 'net positive' responses, and vice-versa for ratings below 3.5.

Table 4.2 – Average topic ratings.

Topic	Average Rating
Natural space	4.34
Play and recreation	4.03
Feeling safe	3.94
Social contact	3.82
Housing and community	3.57
Work and the local economy	3.45
Streets and spaces	3.41
Moving around	3.30
Facilities and amenities	3.21
Care and maintenance	3.19
Public transport	3.09
Traffic and parking	3.04

- 4.8** Respondents were asked to include the first part of their postcode, to allow an analysis of the results as they referred to particular locations. Postcode responses were then grouped according to their location. Table 4.3 below summarises the number of responses received for each of them. Since the number of responses varied strongly between locations and some had many more responses than others, it was decided to combine locations that were in close proximity to have greater numbers to work with in these cases. These were:

<sup>3</sup> [Search | Scotland's Census - Area Overview - Results for 2011 \(scotlandscensus.gov.uk\)](https://www.scotlandscensus.gov.uk)



- Bonnyrigg and Lasswade;
- Mayfield, Easthouses and Newtongrange; and
- Loanhead, Roslin & Bilston.

Table 4.3 – Breakdown of responses by location.

Location	Number of Responses
Bonnyrigg	34
Dalkeith	45
Gorebridge	24
Lasswade	5
Loanhead	4
Mayfield & Easthouses	8
Newtongrange	12
Penicuik	24
Rosewell	12
Roslin & Bilston	29
Rural east	43

4.9 Ratings summaries for each of the topics across the different locations are provided in Appendix 3 of this report.

### Public Drop-Ins

4.10 Table 4.4 summaries the comments received from the public at large during the in-person public drop-ins. The most frequent matters raised during were very strong concerns on the impact of population and development growth in Midlothian.

Table 4.4 – Summary of Public Engagement Comments

Topic	Public Engagement Comments
Natural Environment	<ul style="list-style-type: none"> <li>• concern at loss of green spaces, trees and the natural environment</li> <li>• concern at loss settlement identity and settlement coalescence</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>• consider there is insufficient education and health care service capacity to meet needs of existing and new residents moving into new homes</li> <li>• the need to ensure sufficient infrastructure in general is in place to support population and residential growth in Midlothian</li> <li>• condition of play park facilities</li> <li>• lack of facilities for younger people</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• affordability of housing and the high prices of new homes being built</li> <li>• predominance of larger low density detached/semi-detached family housing being built, rather than a variety of homes and smaller homes (in terms of numbers of bedrooms) being built for people of lower incomes to get on the housing ladder</li> </ul>



Transport	<ul style="list-style-type: none"> <li>● concern at public transport service (including frequency) and availability of routes to connect different parts of Midlothian, and the directness of some routes into Edinburgh</li> <li>● poor condition of roads and impact of new housing</li> <li>● shortage of safe active travel routes for cycling</li> </ul>
Town Centres/Retail	<ul style="list-style-type: none"> <li>● poor condition of town centres</li> <li>● people not using local and town centres</li> <li>● poor car parking provision in town centres</li> <li>● areas of anti-social behaviour (not limited to local/town centres)</li> </ul>

## Community Councils and Community Organisations

- 4.11** At the time of preparing this Evidence Report, eight Local Place Plans (LPPs) had been received from Community Bodies, with a further two draft LPPs submitted.
- 4.12** Officers are providing ongoing advice to groups preparing Local Place Plans and have attended meetings of the Midlothian Federation of Community Councils on local place plan matters. Meetings with the Federation and individual community councils are set out in Engagement Tracker (Appendix 2 of this document).
- 4.13** Feedback on the LDP and LPP process has been given to the Federation of Community Councils.

## Children and Young People

- 4.14** The outcomes of engagement with children and young people have been identified in the Children and Young People Participation Report and is therefore not repeated in this document. Please refer to that separate report for details.

## Specialist Groups

- 4.15** The details of the outcomes of engagement with specialist groups are set out in section 3.10, above, and the engagement tracker in Appendix 2, have been incorporated as necessary within relevant Evidence Report chapters.

## Businesses

- 4.16** The outcomes of engagement with businesses have been covered as necessary within Evidence Report chapter 33 Business, Industry and Community Wealth Building. .

## Key Agencies

- 4.17** The outcome of discussions with individual Key Agencies has been included and referenced within Evidence Report chapters.

## Elected Members

4.18 The outcome of elected Member workshops was to ensure Members were informed of the steps required to produce an LDP and the issues arising from Evidence Report preparation. Members have also been kept up to date with LDP progress through a sequence of reports to Planning Committee.

## Midlothian Council and Midlothian Community Planning Partnership

4.19 The Council benefitted from support from [Architecture Design Scotland and the Key Agency Group \(KAG\)](#). KAG facilitated internal Midlothian Council workshops, supporting the Council development planning team to start to establish a [place-based collaborative approach](#) with other Council and community planning partner agency service providers. This was done as part of their evidence gathering process for MLDP2. The workshop was an important opportunity for the Council services and key agencies to collectively get together and discuss, for the first time in the new planning regime, strategic and local matters affecting Midlothian. A draft report has been produced to support the workshops.

## Neighbouring Local Authorities

4.20 The Council was aware of this engagement with neighbouring local authorities when preparing relevant Evidence Report chapters. The regular meetings held with surrounding local authorities are set out in the MLDP2 Engagement Tracker (Appendix 2 of this document).

## Development Interests

4.21 As above, development interests captured have been included in Evidence Report chapters as appropriate. This included principles in relation to development and matters parties felt should be considered in the preparation of MLDP2. It did not include site specific matters.



# Part 5 – Next Steps

## 5 Next Steps

- 5.1 Following 'Gate Check', the Council will move forward to prepare the MLDP2 Proposed Plan. Further engagement and consultation activities will take place in that process. Updates will be made to the [MLDP2 webpages](#) of the Council website in due course. To be added to the LDP mailing list and receive LDP updates, please email [LDP@midlothian.gov.uk](mailto:LDP@midlothian.gov.uk) to request this.

## Appendix 1 – Meeting Legislative Requirements

Requirements listed in the Town and Country Planning (Scotland) Act 1997 (as amended) and The Town and Country Planning (Development Planning) (Scotland) Regulations 2023	Section of the 1997 Act	How (and where demonstrably evidenced) 1997 Act requirements have been met
<p>Set out the matters listed in s15(5) - principal characteristics – the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district;</p> <ul style="list-style-type: none"> <li>• the principal purposes for which the land is used;</li> <li>• the size, composition, health, and distribution of the population of the district;</li> <li>• the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people;</li> <li>• the availability of land in the district for housing, including for older people and disabled people;</li> <li>• the desirability of allocating land for the purposes of resettlement;</li> <li>• the health needs of the population of the district and the likely effects of development and use of land on those health needs;</li> <li>• the education needs of the population of the district and the likely effects of development and use of land on those education needs;</li> <li>• the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population;</li> <li>• the capacity of education services in the district;</li> <li>• the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district;</li> <li>• the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of facilities);</li> <li>• how that infrastructure is used; and</li> <li>• any change which the planning authority thinks may occur in relation to any of the matters mentioned above.</li> </ul>	S 15(5)	Reviewed and included in the Evidence Report chapters.

<p>Seek the views of, and have regard to the views of:</p> <p>Key Agencies</p>	<p>S 16B(2) Reg. 25</p>	<p>Regular, topic specific meetings with Key Agencies: Historic Environment Scotland; NatureScot; Scottish Environment Protection Agency; Scottish Water; Health Boards; Transport Scotland, and Scottish Forestry.</p> <p>The Council benefited from support from the Key Agency Group.</p> <p>Work with Key Agencies and their input is reflected in Evidence Report chapters.</p> <p>The Council has maintained a Key Agency Engagement Tracker to retain details of engagement.</p>
<p>Children and Young People</p>	<p>S 16B(2)</p>	<p>LDP specific - Online surveys for children and young people living in Midlothian; Primary and Secondary school workshops; workshop with youth councils.</p> <p>Play Sufficiency Assessment and Open Space Strategy related surveys for children and young people in Midlothian.</p> <p>The Children and Young People Participation Report provides specific details of engagement.</p>

Others as prescribed	S 16B(2)	See Engagement Tracker (Appendix 2 of the Participation Report) and Participation Report for full details.  Reflected in Evidence Report chapters.
The public at large	S 16B(2)	Public drop-in sessions and online 'Place Standard' surveys.  See Participation Report for full details.  Reflected in Evidence Report chapters.
Summarise the action taken to support and promote the construction and adaptation of housing to meet the needs of older and disabled people and an analysis of the extent to which action has helped to meet those needs.	S16B(3)(b)	Covered in Evidence Report chapter 18 Affordable, Disabled, Specialist and Other Housing.
Summarise the action taken to support and promote the construction and adaptation of housing to meet the needs of Gypsies and Travellers and an analysis of the extent to which action has helped to meet those needs.	S16B(3)(c)	Covered in Evidence Report chapter 18 Affordable, Disabled, Specialist and Other Housing.
Set out how communities were invited to prepare Local Place Plans and the assistance given.	S16B(3)(d)	Covered in Evidence Report chapter 29 Local Place Plans and reports to Midlothian Council Planning Committees of 23 January 2024 and 4 June 2023.



<p>Provide a statement on the steps taken by the planning authority in preparing the report (the Evidence Report) to seek the views of the public at large, including in particular the views of:</p> <ul style="list-style-type: none"> <li>• disabled persons;</li> <li>• Gypsies and Travellers;</li> <li>• children and young people; and</li> <li>• steps taken in preparing the report to seek the views of community councils.</li> </ul>	<p>S16B(4)</p>	<p>This Appendix 1 document constitutes the “statement”.</p> <p>See Engagement Tracker (Appendix 2 of the Participation Report) and Participation Report for further details.</p> <p>Reflected in Evidence Report chapters (including chapter 18 Affordable, Disabled, Specialist and Other Housing).</p> <p>With regard to disabled people, examples of engagement exercises include:</p> <ul style="list-style-type: none"> <li>• Third Sector Interface</li> <li>• Engagement with Forward Mid</li> <li>• Parent Engagement Workshop (Saltersgate School)</li> <li>• See Participation Report for full details.</li> </ul> <p>For Gypsies and Travellers the Engagement Tracker (Appendix 2 of the Participation Report), Participation Report and Evidence Report chapter 18 provide detail on steps taken.</p> <p>For children and young people see response above to requirement S 16B(2).</p> <p>For community councils the Engagement Tracker (Appendix 2 of the Participation Report), Participation Report and Evidence Report chapters provide detail on steps taken.</p>
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Provide/take into account a Play Sufficiency Assessment	S16D(1)	Completed and submitted in support of the Evidence Report.
Provide/ take into account an Open Space Strategy	Reg. 9	Completed and submitted in support of the Evidence Report.
Provide a site assessment/appraisal methodology – suggested in the Scottish Government Local development planning guidance (May 2023)		Not a requirement but forms the basis of Evidence Report chapter 19 Site Selection Methodology.

## Appendix 2 – Engagement Tracker

Date	Engagement Activity	Venue	Time	Fulfilled requirement (e.g. LDP, LPP, IIA)	TCP 1997 People Groups
10 January 2023	SEA Steering Group	Online		SEA	
12 January 2023	Scottish Forestry	Online		LDP	Key Agencies
18 January 2023	Scottish Enterprise	Online		LDP	Key Agencies
20 January 2023	SEStran	Online	14:00-15:00	LDP	Key Agencies
25 January 2023	KA Liaison Meeting NHS Lothian, HSCP and PHS	Online		LDP	Key Agencies
30 January 2023	Midlothian Council Lead Officer – Planning Obligations	Online	14:00-15:00	LDP	
01 February 2023	KA Liaison Meeting HES & NatureScot	Online	14:00-15:30	LDP	Key Agencies
08 February 2023	Midlothian Council Active Travel	Online	14:00-15:00	LDP	
08 February 2023	Homes for Scotland	Online	14:00-15.30	LDP	
14 February 2023	KA Liaison Meeting SEPA & Scottish Water	Online		LDP	
15 February 2023	Midlothian Federation of Community Councils	Online	19:00-21:00	LDP	Community Councils

20 February	Midlothian Council – Landscape Officers	In person	10:00 – 12:00	LDP	Internal
21 February 2023	SEA Steering Group	Online		SEA	
21 February 2023	Midlothian Energy Ltd (MEL)	Online	10:00-11:00	LDP	
22 February 2023	Public Health Scotland	Online	13:00-16:00	LDP	Key Agencies
23 February 2023	LHS HA Forum	Online	10.00-12.00	LDP	
07 March 2023	MSZ Steering Group	Bush House	10.00-11.00	LDP	
08 March 2023	Local Place Plan (LPP) Invitation	Online		LDP/LPP	Local Place Plans
08 March 2023	KA Liaison Meeting Transport Scotland	Online	13:15-14:15	LDP	Key Agencies
10 March 2023	Scottish Power Energy Networks	Online	10:30-11:00	LDP	Key Agencies
14 March 2023	KA Liaison Meeting SEPA/SW	Online	14.00-15.30	LDP	Key Agencies
15 March 2023	NHS Public Health			LDP	Key Agencies
15 March 2023	Midlothian Federation of Community Councils	Online	19:00-21:00	LDP, LPP	Community Councils
20 March 2003	Scottish Government LHEES	Online / Midlothian House	11:00-13:00	LDP	
25 March 2023	Community Council Training Morning	Lasswade Centre	09.15-13.00	LPP, LDP	Community Councils

28 March 2023	Scottish Power Energy Networks	Online	14:00-15:00	LDP	
29 March 2023	Midlothian Council Education Service	Online	09:30 – 10:30	LDP	
04 April 2023	SEA Steering Group	Online		SEA	
06 April 2023	Buccleuch Estates	Fairfield House	10:00-12:00	LDP	
17 April 2023	MLDP2 Newsletter No.1			LDP	
19 April 2023	Midlothian Federation of Community Councils	Online	19:00-21:00	LDP, LPP	Community Councils
19 April 2023	Midlothian Council Active Travel Team	Online	14:30-16:00	LDP	
21 April 2023	Scottish Water Edinburgh and Lothians Strat Drainage Partnership	Online	11:00-12:00	LDP and FR policy	Key Agencies
26 April 2023	Forth Valley Local Advisory Group (Flood Risk and RBMP)	Edin Zoo	12:00-15:00	LDP	
30 April 2023	KA Liaison HSCP	Online		LDP	Key Agencies
02 May 2023	Ageing Well Midlothian Coffee Morning	Gorebridge Leisure Centre	10.00-13.00	LDP/IIA	Older People

04 May 2023	LDP Drop-in No.1	Gorebridge Library	12.00-19.00	LDP	Public at Large
04 May 2023	RSL Housing Sector	Online	11.00-13.00	LDP	
05 May 2023	Living Well Dalkeith and Woodburn Event		10.00-15.00	LDP	Public at Large
09 May 2023	LDP Drop-in No.2	Loanhead Library	12.00-19.00	LDP	Public at Large
10 May 2023	Taylor Wimpey	Fairfield House	09:30-10:30	LDP	
11 May 2023	Homes for Scotland - engagement	HfS Offices, Chesser, Edinburgh	10.00-12.00	LDP	
11 May 2023	LDP Drop-in No.3	Dalkeith Library	12.00-19.00	LDP	Public at Large
12 May 2023	Midlothian Energy Ltd (MEL)	Online	09:30-10:20	LDP	
15 May 2023	Scottish Land and Estates engagement – (Midlothian landed estates)	Fairfield House	10.00-12.00	LDP	
17 May 2023	Lothian Buses	Online	14:00-15:00	LDP	
17 May 2023	Midlothian Federation of Community Councils	Online	19:00-21:00	LDP, LPP	Community Councils
23 May 2023	Secondary School Engagement Workshop	Lasswade High School	11.30-12.00	LDP	Children and Young People

23 May 2023	LDP Drop-in No.4	Lasswade Library	12.00-19.00	LDP	Public at Large
24 May 2023	KA Liaison Meeting – NatureScot & HES	Online	14:00 – 15:30	LDP	Key Agencies
25 May 2023	LDP Drop-in No.5	Newtongrange Library	12.00-19.00	LDP	Public at Large
25 May 2023	Midlothian Local Housing Strategy meeting	Online	10:00-12.00	LDP	
26 May 2023	Primary 5-7 Engagement	Ladywood Youth Group, Penicuik	14:00-15:00	LDP	Children and Young People
29 May 2023	Primary School Engagement Workshop	Woodburn Primary School	09.00-10.00	LDP	Children and Young People
29 May 2023	Primary School Engagement Workshop	Stobhill Primary School TBC	11.00 -11.30	LDP	Children and Young People
29 May 2023	Primary School Engagement Workshop	Tynewater	13:30-14:00	LDP	Children and Young People
29 May 2023	Primary School Engagement Workshop	Moorfoot	14:30-15:00	LDP	Children and Young People
29 May 2023	Midlothian Council Elected Members Workshop	Midlothian House		LDP	Elected Members
31 May 2023	Primary School Engagement Workshop	Roslin	11:00-11.30	LDP	Children and Young People



31 May 2023	Primary School Engagement Workshop	Bilston	09.30-10:00	LDP	Children and Young People
31 May 2023	Email sent to Newbattle Abbey College students with survey links	Email		LDP	Young People/ Higher Education
31 May 2023	Network Rail	Online	10:00-11:00	LDP	
01 June 2023	Parent Engagement Workshop	Saltergate School	10:00-11.30	LDP, IIA, PSA	Children and Young People - Parents disabled children
01 June 2023	LDP Drop-in No.6	Penicuik Library	12.00-19.00	LDP	Public at Large
02 June 2023	Midlothian Tourism Forum	Online	10:00-11:00	LDP	
02 June 2023	Secondary Age Engagement	Ladywood Youth Group, Penicuik	16:00-17:30	LDP	Children and Young People
05 June 2023	Gypsy Traveller Roma Forum	Online	14:00-15.30	LDP	Gypsy Travellers
06 June 2023	LDP Drop-in No.7	Newbattle Library	12.00-19.00	LDP	Public at Large
06 June 2023	Secondary School Workshop	Newbattle High School Secondary School	11.30-12.00	LDP	Children and Young People
07 June 2023	Bonnyrigg Primary School	Bonnyrigg Youth Club	18.00-19.45	LDP	Children
08 June 2023	University of Edinburgh / LDP liaison meeting	University of Edinburgh	11.00-13.00	LDP and DM interest	Young People/ Higher Education

13 June 2023	SEPA/SW Liaison meeting	Online	14:00-16:00	LDP	Key Agencies
16 June 2023	Meeting Dr John Boyle Retties. Discussion market trends.	Online	10:00-11:00	LDP	
16 June 2023	Midlothian Energy Ltd (MEL)	Online	09:00-09:30	LDP	
21 June 2023	Mid and East Lothian Chamber of Commerce	Dalhousie Castle	08:00-10.30	LDP	
21 June 2023	Midlothian Federation of Community Councils	Online	19:00-21:00	LDP, LPP	Community Councils
27 June 2023	Key Agencies Group	Online	10:30-12:30	LDP	Key Agencies
27 June 2023	Meeting with Danderhall Community Council	Danderhall Hub	19.45-21:00	LDP	Community Councils
28 June 2023	ScotRail	Online	12:00-13:00	LDP	
28 June 2023	Third Sector Interface –HSCP led	Kings Park Church, Dalkeith	14:00-16:00	LDP/IIA	Disabled persons Older People Inequality groups
06 July 2023	HSCP Strategic Planning Group	Online	14:00-15:00	LDP	Key Agencies
06 July 2023	Ec Dev and One Dalkeith (Jillian Simon) re Co-working space in Dalkeith TC	Online	10:00-11:00	LDP	

10 July 2023	Member of public with disabled child	Online	11:00-12:00	LDP	Disabled children
11 July 2023	Tillicoultry Quarries	Online	09:00-10:00	LDP	
14 July 2023	Retail consultant meeting (K Hargest)	Online	9.30-11:00	LDP	
28 July 2023	Discuss LDP and college estate plans/student accom needs	Edinburgh College	10:00-12:00	LDP	High Education
28 July 2023	Scotia Gas Networks (SGN)	Online	14:00-15:00	LDP	
01 August 2023	Penicuik Estate	Fairfield House	10:00-12:00	LDP	
01 August 2023	Scottish Government – Geothermal	Online	14:00-15:00	LDP	
01 August	Midlothian Council Education Service	Online	14:00 – 15:00	LDP	
02 August 2023	Key Agencies Group	Online	09:00-11:00	LDP	Key Agencies
07 August 2023	Equally Safe in Midlothian Strategy Workshop	Newbattle High School	14:00-16:00	LDP/IIA	Women and gender
09 August 2023	HSCP Strategic Planning Group	Online	14:00-15:00	LDP	Key Agencies
09 August 2023	Key Agencies Group	Online	09:30-10:30	LDP	Key Agencies
16 August 2023	Crown Estates Scotland	Online	14:00-15:00	LDP	

23 August 2023	Shelter Scotland – Discussion on homelessness and accommodation needs in Midlothian	Online	14:00-15:00	LDP/IIA	Homeless people Women and children
23 August 2023	Midlothian Council Land and Countryside Service (burial ground requirements)	Online	10:00-11:00	LDP	
30 August 2023	Women’s Aid – discussion on women’s interaction with their environment, place, housing need	Online	09.30-10.15	LDP/IIA	Women and children
05 September 2023	MSZ Forum	Bush House	13.00-14.30	LDP	
05 September 2023	Lothian and Borders Planning Officers Group	Online	16.00-17.30	LDP	
05 September 2023	Midlothian Energy Ltd (MEL)	Online	09:30-10:15	LDP	
06 September 2023	Midlothian Energy Ltd (MEL)	Newtongrange		LDP	
07 September 2023	Homes for Scotland	Fairfield House	13.00-16.00	LDP	
08 September 2023	Scottish Land & Estates	Fairfield House	09.30-12.30	LDP	

12 September 2023	KA Liaison Meeting – HES & NatureScot	Online	10:00-11:30	LDP	Key Agencies
13 September 2023	Workforce Mobility Project	Online		LDP	
13 September 2023	MYSP, MYA, Young Champs	One Dalkeith	18.30	LDP	Children and Young People Care Experienced children and young people
20 September 2023	Midlothian Council – Lead Officer Planning Obligations	Online	11:00 – 12:00	LDP	
20 September 2023	Musselburgh Flood Risk Team	Online	13.00-15.00	LDP	
21 September 2023	Housing Association Forum	Online	10.00-12.00	LDP	
25 September 2023	Newtongrange Village Voices	Newtongrange Library	10.15am	LDP	Older People
26 September 2023	Scotia Gas Networks (SGN)	Online	09:30-11:30	LDP	
27 September 2023	Midlothian Tourism Forum – Sustainability Networking Event	The Secret Garden	09.00-11.00	LDP	
28 September 2023	Midlothian Council LHEES	Online	15:30-16:00	LDP	
02 October 2023	Vogrie Park Ranger Service Volunteers	Vogrie Country Park	10.30-12:00	LDP	Older People

04 October 2023	Midlothian Council Active Travel Strategy	Online	15:00-16:00	LDP	
04 October 2023	Midlothian Council – Planning Applications Team (trees and development)	Online	14:00 – 15:00	LDP	
05 October 2023	Edinburgh College	Midlothian Campus	11:00-14:00	LDP	Young People Students
09 October 2023	Key Agencies Group	Online	09:30-12:00	LDP	Key Agencies
11 October 2023	University of Edinburgh and Montagu Evans. Bush Campus masterplan.	UofE Campus, Bush	09.30-11.00	LDP	Economy
11 October 2023	Midlothian Council – Education Service	Online	14:00 – 14:30	LDP	
16 October 2023	St John' Dalkeith Community Café	St John's Church Dalkeith	10.30-12:00	LDP	Older People
17 October 2023	Lothian and Borders Planning Officer Group-discussion on Edinburgh green belt and cross boundary matters	Online	16.00-17.30	LDP	
18 October 2023	Scottish Government PARD (Climate Change)	Online	14:00 – 14:30	LDP	

24 October 2023	Midlothian Energy Ltd (MEL)	Online	14:00-15:00	LDP	
31 October 2023	Scottish Water and SEPA, discussion on ELSDP, BGN and LDP	Fairmilehead SW Office	13.30-15.30	LDP	Key Agencies
06 November 2023	Midlothian Council Local Transport Strategy	Online	11:30-13:30	LDP	
06 November 2023	Key Agencies Group – Session 1	Online	14:00-16:00	LDP	Key Agencies
09 November 2023	Key Agencies Group – Sessions 2-3	Online	10:00-12:00 14:00-16:00	LDP	Key Agencies
13 November 2023	Key Agencies Group – Session 4	Online	14:00-16:00	LDP	Key Agencies
14 November 2023	Midlothian Council Elected Members Workshop	Midlothian House	14:00-16:00	LDP	
22 November 2023	Midlothian Council Elected Members Workshop	Midlothian House	14:00-16:00	LDP	
20 November 2023	Gypsy/Traveller forum	Online	14:00-16:00	LDP/Integrated Assessment (equalities)	Housing/ equalities
23 November 2023	Midlothian Council – Lead Officer Planning Obligations	Online	09:30 – 10:30	LDP	
27 November 2023	Midlothian Council Education Service	Online	13:00 – 14:00	LDP	

27 November 2023	Midlothian Council Local Transport Strategy	Online	17:00-19:00	LDP	
28 November 2023	Midlothian Tourism Forum Business Networking Event	Dalhousie Hotel	14.00-16.00	LDP	Tourism EvR
28 November 2023	Lothian and Borders Planning Officer Group-discussion on Edinburgh green belt and cross boundary matters	Online		LDP	
30 November 2023	Newtongrange Community Council	Online	10:00-10:45	LPP	Community Councils
04 December 2023	Midlothian Council – Planning Applications Team	Online	09:30-11:00	LDP	
04 December 2023	Sustrans – NCN	Online	12:00-13:00	LDP	Key Agencies
05 December 2023	Bonnyrigg Community Council	Online	10:00-10:45	LPP	Community Councils
05 December 2023	Lothian and Borders Geoconservation Committee Meeting	Online	10.00-11.00	LDP	LGS
08 December 2023	Meeting with some members of Midlothian Tourism Forum	Rosslyn Chapel	11:00-12:00	LDP	
12 December 2023	MC-SW-SEPA KA Liaison	Online	14:00-15:00	LDP	Key Agencies



14 December 2023	Midlothian Local Housing Strategy- Housing Association liaison forum	Online	10:00-12:00	LDP	Housing
18 December 2023	SBC, NHS, Workforce Mobility	Online	10:00-11:00	LDP	
20 December 2023	Midlothian Federation of Community Councils	Online		LDP / LPP	Community Councils
16 January 2024	Homes for Scotland	Online	14:00-16:00	LDP	Housing
16 January 2024	Scottish Power Energy Networks / HOPS	Online			Key Agencies
18 January 2024	Homes for Scotland	Online	14:00-16:00	LDP	Housing
19 January 2024	Lothian Health Rally	Fisherrow Centre	13.00-15.00	LDP/Integrated Assessment (equalities)	Housing
19 January 2024	Midlothian Energy Ltd (MEL)	Online	14:00-14:30	LDP	
24 January 2024	Midlothian Council Land and Countryside Service (allotments)	Fairfield House	10:00 – 11:00	LDP	
25 January 2024	Gypsy/Traveller engagement (visit to North Cairntow Site and conversations with residents)	North Cairntow	12:30-15.00	LDP/Integrated Assessment (equalities)	Housing

29 January 2024	Esk River Improvement Group	Online	10.00-12.00	LDP	Flooding/ infrastructure
29 January 2024	SBC, Workforce Mobility Project	Online	10:00-11:00	LDP	
30 January 2024	Sustrans – NCN	Sustrans office	11:00-15:00	LDP	Key Agencies
31 January 2024	Damhead and District Community Council	Online	16:00-17:00	LPP	Key Agencies
02 February 2024	Eskbank and Newbattle Community Council	Online	11:00-12:00	LPP	
08 February 2024	Mayfield and Easthouses and Newtongrange Community Councils	Online	10:30-11:45	LPP	Key Agencies
13 February 2024	Lothian and Borders Planning Officer Group-discussion on Edinburgh green belt and cross boundary matters	Online	16:00-17:30	LDP	
21 February 2024	Homes for Scotland	Homes for Scotland offices, Chesser, Edinburgh	14:00-16:00	LDP	
20 March 2024	SBC, Workforce Mobility Project	Online	10:00-11:00	LDP	

11 April 2024	Midlothian Council Land and Countryside Service (play)	Online	10:00-11:00	LDP	
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## Appendix 3 – Place Standard Tool Summaries and Scores

Table 1 – Average topic ratings for Bonnyrigg & Lasswade.  
(39 responses in total).

Topic	Average Rating	Summary of Issues
Play and recreation	4.05	<ul style="list-style-type: none"> <li>• There aren't enough safe places for children to play.</li> <li>• Need more activities for all children and young people (e.g. pump track) and social amenities for older people.</li> <li>• Vandalism of factored play parks is problematic for residents who pay for repairs.</li> </ul>
Work and the local economy	4.05	<ul style="list-style-type: none"> <li>• Too many fast-food outlets which lead to more litter and are bad for health.</li> <li>• Job opportunities are limited in the local area and many people are working from home or commute to Edinburgh for employment.</li> <li>• Too many tanning salons and takeaways in town centre.</li> <li>• Lack of opportunities also limited college places, especially for support needs.</li> <li>• There is a local interest in spaces for community owned businesses, co-working spaces, and more small industrial units.</li> </ul>
Moving around	3.90	<ul style="list-style-type: none"> <li>• Need more, wider, cycle paths and shared spaces to create safe, traffic free routes. E.g. a cycle link into Edinburgh and better connections between places within Midlothian. This would prioritise pedestrians, cyclists, and other forms of active and sustainable travel.</li> </ul>
Public transport	3.87	<ul style="list-style-type: none"> <li>• Some respondents felt that Bonnyrigg well served by public transport, however buses can be slow and expensive.</li> <li>• Other respondents disliked having only one service to Edinburgh and felt that more frequent buses to/from Edinburgh are needed. Also, more buses between Midlothian destinations.</li> <li>• Far too many vehicles on the roads. More public transport services could alleviate this problem.</li> </ul>
Social contact	3.69	<ul style="list-style-type: none"> <li>• There is no cinema or leisure facilities like swimming pool, tennis, or squash court.</li> <li>• The presence of a community hub in other settlements was acknowledged as being a positive asset and residents of Bonnyrigg would like to see something similar in their town.</li> <li>• The point was made that there is good social contact through online papers and social media and events are advertised online. This was indicated as being a barrier to those who do not have access to or cannot use the internet.</li> </ul>

		<ul style="list-style-type: none"> <li>The local church was said to be an asset, with active members. Members are concerned that the church could close.</li> </ul>
Housing and community	3.67	<ul style="list-style-type: none"> <li>Delay in facility improvements following housebuilding.</li> <li>More community facilities run by community would help build area - could be linked to drive to build 20-minute neighbourhoods.</li> <li>New housing is too car orientated.</li> <li>Respondents want communities where activities can happen locally.</li> <li>Coalescence was raised as being issue.</li> <li>Need more housing to suit different needs.</li> </ul>
Feeling safe	3.59	<ul style="list-style-type: none"> <li>Anti-social behaviour was raised as an issue.</li> <li>Poor street lighting in areas of Bonnyrigg which residents, particularly women, attributed to feeling unsafe walking alone at night.</li> </ul>
Natural space	3.49	<ul style="list-style-type: none"> <li>Very little attractive local greenspaces - all taken over by football.</li> <li>Great spaces in terms of the Esk Valley, Springfield Mill, Mavisbank, Roslin Glen, Dalkeith &amp; Vogrie Country Parks, but could have better wildlife corridors and sustainable travel routes to join these spaces.</li> <li>Access to greenspaces and parks is limited for less abled.</li> <li>Not easy to access greenspaces/woodlands outwith urban areas without a car.</li> </ul>
Facilities and amenities	3.46	<ul style="list-style-type: none"> <li>Concern at capacity of schools.</li> <li>Concern at capacity of GPs and other health facilities.</li> <li>There is a desire for spaces for younger children, including soft play or smaller park equipment.</li> <li>Road network was said to be inadequate for level of development.</li> <li>Some comments reflected that local services were adequate in meeting local needs.</li> </ul>
Streets and spaces	3.36	<ul style="list-style-type: none"> <li>Poor town centre environment in Bonnyrigg.</li> <li>Limited attractive spaces.</li> <li>Long term lack of maintenance is leading to poorer environment.</li> <li>Nothing "special" in place to make streets/place more attractive.</li> <li>Too many cars parked on roads and pavement.</li> <li>Better sustainable transport options needed to reduce the car domination in streets.</li> </ul>

		<ul style="list-style-type: none"> <li>Increasing pedestrian only areas would revitalise many high streets and town centres.</li> </ul>
Care and maintenance	3.00	<ul style="list-style-type: none"> <li>Litter, potholes, verge and pavement maintenance were mentioned as points of concern.</li> <li>Wildflower planting on the verges was suggested as an improvement.</li> <li>The pavements were described as being in a poor condition and as such are a safety hazard for the elderly who could trip and injure themselves.</li> </ul>
Traffic and parking	2.95	<ul style="list-style-type: none"> <li>Distributor road at Dalhousie difficult to access as there are no roundabouts. Traffic accessing from housing sites in the opposite direction.</li> <li>Sheriffhall junction not fit for purpose.</li> <li>Too many cars in Bonnyrigg town centre / busy at peak times.</li> <li>Bonnyrigg Toll being single lane from High Street means it is often gridlocked.</li> <li>No upgrade to infrastructure to cope with the increased traffic.</li> <li>The roads are in poor condition.</li> </ul>

**Table 2 – Average topic ratings for Dalkeith.**  
(45 responses in total).

Topic	Average Rating	Summary of Issues
Natural space	4.98	<ul style="list-style-type: none"> <li>Existing greenspaces are valued and should be protected from development.</li> <li>Not all greenspaces are maintained to the same standard.</li> <li>Need more greenspace in the town centre.</li> <li>Access to greenspaces is getting harder as more houses are built.</li> <li>Public transport to some green spaces is limited, making access car reliant.</li> <li>Issues on paths shared with cyclists and the number of professional dog walkers exercising large numbers of dogs at same time.</li> <li>Overall Dalkeith Country Park is a good resource, however, increase in cars in Dalkeith Country Park make walking and cycling less safe.</li> <li>Greenspaces and play parks are poorly lit, limiting their use during winter.</li> <li>Increase use of blue spaces such as Gladhouse Reservoir - but controls are needed to keep people safe.</li> <li>Newbattle Abbey grounds have potential to be a community resource.</li> </ul>

Play and recreation	4.12	<ul style="list-style-type: none"> <li>• More funding for youth work, play schemes etc. could help to reduce anti-social behaviour in parks. Good facilities, but don't always feel safe after dark.</li> <li>• Women's only activities/groups are limited but plenty for preschool children.</li> <li>• Current facilities such as playing fields, courts and sports facilities are not accessible to all particularly by public transport.</li> <li>• Some areas need better facilities for young people.</li> <li>• Need more recreation activities for people with disabilities, as well as toilets and paths suitable for wheelchairs.</li> <li>• Need to work with communities as population changes.</li> <li>• Large play parks could be improved. Parks get too muddy in winter so need spaces like astro turfs/basketball courses.</li> </ul>
Feeling safe	4.02	<ul style="list-style-type: none"> <li>• Most comments reflected those residents in Dalkeith and closely surrounding areas felt unsafe due to anti-social behaviour and a perceived rise in crime and a loss of Police presence.</li> <li>• One respondent did feel safe in their area, apart from when walking to the bus at night for night shift. This was reflected in another comment about the feeling unsafe in the winter months.</li> <li>• From a trauma informed perspective, it was recognised that the most unsafe place for some is inside one's own home. Public areas can offer a sense of safety but can also contribute to the feeling of being unsafe in specific areas like leisure spaces or public transport.</li> </ul>
Social contact	4.00	<ul style="list-style-type: none"> <li>• There is division in the comments in terms of the sufficiency of opportunities for social interaction to take place in Dalkeith.</li> <li>• One respondent from Dalkeith recognised that the adequacy of opportunities for social contact has "a lot to do with the individual", reflecting the diversity of the needs of Dalkeith's residents.</li> <li>• While many respondents acknowledged the library, arts centre, cafes, One Dalkeith and Miners Welfare Hall as being positive examples of places to meet, it is evident that these views are not universally shared.</li> <li>• Aside from comments specifying a lack of community centres/spaces in Dalkeith, Eskbank and Newbattle, a cinema or theatre in Dalkeith, comments also highlighted the barriers that members of the public face when accessing venues which currently exist - namely lack public transport to and from surrounding rural areas which leaves residents feeling isolated and</li> </ul>



		lonely, individuals with physical or mental disabilities, older people, women and those from an ethnic minority background.
Housing and community	3.73	<ul style="list-style-type: none"> <li>● Concern at shortage of homes, including Council housing, lower priced market homes (e.g. flats)</li> <li>● Quality of new affordable housing approved of, but more are required so older and more substandard properties can be demolished (Jarnac Court referenced).</li> <li>● Concern that definition of 'affordable housing' is poorly defined and an inadequate solution.</li> <li>● Lack of safe homeless/temporary accommodation for woman, hidden homeless problem as lack of safe options mean many women do not come forward for help.</li> <li>● More shops/community facilities on new build areas with bus stops - lack of facilities in walking distance.</li> <li>● Stringent requirements for energy efficiency etc mean many potential rural properties for let are being allowed to fall into decline as it is uneconomic to bring them up to required standards.</li> <li>● Infrastructure and services not keeping pace with demand. Difficulty living upstairs in a flat with mobility problems. Council stock not adaptable.</li> <li>● Lack of choice over where to live for disabled and/or aging population - want more variety of locations, less communal accommodation, and more single accommodation.</li> <li>● Character of new housing is unattractive and bland and not well integrated into existing areas.</li> <li>● Interest in land for self builds.</li> </ul>
Public transport	3.58	<ul style="list-style-type: none"> <li>● Some communities have no scheduled service.</li> <li>● No services to new housing - west of Bonnyrigg Road.</li> <li>● No bus from Mayfield to Dalkeith.</li> <li>● Good routes in Dalkeith.</li> <li>● Little availability, slow and no access to Edinburgh.</li> <li>● More community buses, circular routes, accessing new build sites, community hospital, town centre.</li> </ul>
Work and the local economy	3.48	<ul style="list-style-type: none"> <li>● Most high paid jobs require travel to Edinburgh, which is becoming difficult due to population increase.</li> <li>● Commuting flows to Edinburgh could indicate lack of job opportunities.</li> <li>● Too much focus on housing, nowhere to support jobs or business.</li> </ul>

		<ul style="list-style-type: none"> <li>• Opportunity to join up small scale tourist attractions to create necklace of activity (with public transport or active travel).</li> <li>• Need to attract large businesses with modern buildings and land for parking.</li> <li>• More needs to be done to attract finance jobs to area - suggestion that City of Edinburgh Council ULEZ gives opportunity.</li> <li>• Lack of public transport to get workers to jobs at start and end of day.</li> <li>• Suggestion that implementing 20-minute neighbourhood and place-based Council service delivery model would be create better opportunities for training and paid employment.</li> <li>• Mix of business in town centres not conducive to thriving economy.</li> <li>• Need to regenerate town centre but difficult with online shopping, community uses a way of using empty spaces.</li> <li>• One respondent had perception Dalkeith doing poorly compared to other towns further from Edinburgh.</li> <li>• More range of course in local Colleges (at present mostly vocational) supported.</li> <li>• Interest in setting up film studio and more media-based facilities.</li> <li>• Lack of opportunities for people with learning disability.</li> </ul>
Traffic and parking	3.45	<ul style="list-style-type: none"> <li>• Traffic has increased with the new build estates so the roundabouts at Tesco and Eskbank are more challenging to cross.</li> <li>• Too much heavy traffic cutting through Dalkeith. Town centre and along the Eskbank Road.</li> <li>• town centre - lack of parking options.</li> <li>• More disabled parking.</li> <li>• More parking - free / accessible.</li> <li>• More provision of child / family spaces in town centre.</li> </ul>
Moving around	3.43	<ul style="list-style-type: none"> <li>• Lack of maintenance/ overgrown bushes/ trees/ branches, etc.</li> <li>• Pavements - poor condition in towns/ broken tarmac/ standing water.</li> <li>• Pavements - more cleaning required.</li> <li>• More seating on routes (e.g. Dalkeith to Musselburgh).</li> <li>• Woodburn Avenue - not safe for pedestrians to cross. Narrow pavements and too much road space.</li> <li>• Disjointed paths in Dalkeith.</li> <li>• Poor off-road connectivity.</li> <li>• No country walks at Mayfield.</li> </ul>

		<ul style="list-style-type: none"> <li>● Former active travel routes lost due to Borders railway development.</li> <li>● Current routes do not connect to places where people want to go.</li> <li>● Good cycle track from Rosewell to Eskbank train station.</li> <li>● Few off-road active travel routes in and around Dalkeith.</li> </ul>
<p>Facilities and amenities</p>	<p>3.36</p>	<ul style="list-style-type: none"> <li>● Key Services need to be in place before populations arrive. Concern over Education and medical services.</li> <li>● Need also for mental health centres.</li> <li>● Capacity at MCH referenced.</li> <li>● Need for new surgery at new housing in Dalkeith beyond Woodburn).</li> <li>● Need for more community spaces, to be a requirement of developers.</li> <li>● Kings Park PS referenced as a dated building needing investment.</li> <li>● Need for more playgroup provision and Council nursery provision.</li> <li>● Facilities not accessible by public transport.</li> <li>● Particular lack of facilities in Eskbank-Newbattle.</li> <li>● Lack of shops - one respondent refers to only facilities being part time PO and fish vans [location unclear but not near town centre].</li> <li>● Lack of variety of shops in Dalkeith TC, too much focus on barbers/charity shops</li> <li>● Some respondents consider shops and services good (but minority of those expressing opinion on those topics).</li> <li>● One comment to affect that skilled population that wants to volunteer and work in partnership with Council.</li> <li>● Litter.</li> <li>● Condition of roads pavements.</li> <li>● Concerns about state of some bits of Dalkeith TC, particularly pathway behind library.</li> <li>● Loss of mobile library remarked on, general sense that libraries should be kept.</li> <li>● Dalkeith library needs upgrading, potential as a community space, but underutilised.</li> <li>● Retain sports centres.</li> <li>● More accessible public toilets required (with hoists).</li> <li>● Interest in a swimming pool for disabled people.</li> <li>● Interest in theatre for Mayfield as part of TC masterplan.</li> <li>● In respect of sport considers that Midlothian does not have sports development officer or policy, has unhelpful charging policies, and lacks facilities for some growing sports.</li> </ul>

Streets and spaces	3.34	<ul style="list-style-type: none"> <li>• Maintenance of streets and public spaces is inadequate.</li> <li>• Public buildings also poorly maintained which affects the appearance of spaces.</li> <li>• Should have more art works, flower displays and trees in public spaces. Previous town centre investment has left some nice spaces.</li> <li>• Jarnac Court should be improved.</li> <li>• Shopfronts can detract from the street scene when using inappropriate colours or signs. Need more planting in the town centre.</li> <li>• More public toilets needed.</li> <li>• Spaces needed to be multi-functional and support access to a range of services.</li> <li>• Need to increase designated "safe spaces" e.g. trauma informed spaces and women's spaces.</li> <li>• On-street parking causes access issues for buses including special services for disabled.</li> <li>• More bins are needed to help with the litter problems. Back court spaces in town centre are unpleasant.</li> </ul>
Care and maintenance	3.18	<ul style="list-style-type: none"> <li>• The consensus is that Dalkeith is not well maintained.</li> <li>• Areas of concern are litter, graffiti and other forms of vandalism, poor upkeep of residential gardens, parks maintenance potholes and road maintenance.</li> <li>• The Gorilla Gardeners and Dalkeith Church gardens were identified as being assets to the town.</li> </ul>

**Table 3 – Average topic ratings for Gorebridge.**  
(24 responses in total).

Topic	Average Rating	Summary of Issues
Natural space	4.38	<ul style="list-style-type: none"> <li>• Parks aren't attractive.</li> <li>• Utilise no mow may on public spaces, creating designated spaces for nature.</li> <li>• Paths and facilities in green spaces not suitable for people with accessibility issues.</li> <li>• More advertising and signage about greenspaces needed.</li> <li>• Quality of greenspace depends on the area.</li> </ul>
Play and recreation	4.04	<ul style="list-style-type: none"> <li>• Lack of play parks which are easy and safe to access.</li> <li>• Facilities such as pump tracks aren't large enough.</li> </ul>

		<ul style="list-style-type: none"> <li>• Lack of variety beyond football.</li> </ul>
Social contact	3.91	<ul style="list-style-type: none"> <li>• There is division in the comments in terms of opportunities for social contact in Gorebridge.</li> <li>• Many respondents responded positively, identifying The Beacon and Library as assets.</li> <li>• Temple Village Hall was also highlighted as being an asset and as a model community facility to be available across the authority.</li> <li>• Others felt that there was nothing available in the way of cultural venues such as a cinema or theatre.</li> <li>• It was also felt that there was little available for the community outwith working hours.</li> <li>• The Old Station building was identified as having potential for a cafe, art gallery, pub or restaurant.</li> </ul>
Housing and community	3.81	<ul style="list-style-type: none"> <li>• Lack of services to go with new housing.</li> <li>• Area set aside for small builders to bring variety to house build types would be good.</li> <li>• More single storey accommodation required for elderly and disabled.</li> <li>• Residential areas look neglected.</li> <li>• Some new developments feel detached from Gorebridge.</li> <li>• Coalescence.</li> <li>• Anti-social behaviour from young people.</li> </ul>
Work and the local economy	3.48	<ul style="list-style-type: none"> <li>• More training for over 25s.</li> <li>• Considers that local business discouraged, no help to grow or expand.</li> <li>• Lack of opportunities in community and Midlothian more generally.</li> <li>• Lack of variety of shops.</li> <li>• Improved broadband, full fibre to property would improve remote working opportunities especially in the smaller villages.</li> <li>• Need more bars restaurants.</li> </ul>
Streets and spaces	3.38	<ul style="list-style-type: none"> <li>• Maintenance of roads and paths is poor.</li> <li>• Signs also need maintenance.</li> <li>• More planters in public spaces would be good.</li> </ul>
Feeling safe	3.38	<ul style="list-style-type: none"> <li>• Antisocial behaviour.</li> <li>• Female respondents do not feel safe walking around at night.</li> </ul>
Moving around	3.04	<ul style="list-style-type: none"> <li>• No off-road routes between towns (Gorebridge, Newtongrange, Dalkeith, Mayfield).</li> </ul>

		<ul style="list-style-type: none"> <li>• Poor cycle links with rest of Midlothian and Edinburgh.</li> <li>• Poor condition of roads/ potholes.</li> <li>• Lack of lighting.</li> <li>• Develop off-road cycling and walking paths network.</li> <li>• Connect towns through paths network, including Gorebridge, Newtongrange, Dalkeith and Mayfield.</li> <li>• Connect towns with Edinburgh.</li> <li>• More safe cycle routes required.</li> <li>• Improve road and path surfaces.</li> <li>• Better signage required for paths.</li> </ul>
Public transport	3.04	<ul style="list-style-type: none"> <li>• Bus number 29/48 -frequency issues.</li> <li>• Journey times are an issue, approximately 60mins to Straiton, Penicuik, Royal Infirmary.</li> <li>• Few buses link Gorebridge, Rosewell, Roslin, Penicuik.</li> <li>• Speeding up buses and creating new links locally will assist in helping alleviate congestion.</li> <li>• Police presence required on routes - anti-social issues.</li> <li>• Link Gorebridge and Straiton.</li> <li>• Link Gorebridge and Penicuik.</li> <li>• Link Gorebridge Station and Pathhead.</li> <li>• Operate a circular route around villages.</li> <li>• Link to Haddington via Gorebridge, Dewarton and Pencaitland.</li> <li>• Enhance access to Vogrie Country Park.</li> <li>• Faster bus service to Edinburgh.</li> <li>• More express buses/ more frequent.</li> <li>• More buses on A7.</li> <li>• 339 - Reinstate the 339 Border Bus.</li> </ul>
Traffic and parking	3.04	<ul style="list-style-type: none"> <li>• Road infrastructure not built for current amount of housing.</li> <li>• Roads not repaired.</li> <li>• Potholes issue.</li> <li>• Adherence to 20mph limits is an issue.</li> <li>• Speed on Vogrie Road/Lady Brae is an issue.</li> <li>• Local parking not safe and secure.</li> </ul>

		<ul style="list-style-type: none"> <li>• Dewartown Village - Cars speeding through village to/from new developments in Gorebridge and Bonnyrigg.</li> <li>• Parking on corners, footpaths, grass verges.</li> <li>• Enforce pavement parking.</li> <li>• Parking at Gore Glen PS needs to be addressed.</li> <li>• More car parking next to parks.</li> </ul>
Facilities and amenities	2.88	<ul style="list-style-type: none"> <li>• Pressure on health facilities.</li> <li>• More schools needed.</li> <li>• Have to leave village to do shopping - price of Co-op mentioned, desire for a low-cost supermarket.</li> <li>• Public toilets should be re-opened and better maintained.</li> <li>• Concern at threat to Gorebridge library and leisure centre.</li> <li>• Poor public transport.</li> <li>• Desire for a food-based pub.</li> <li>• Community hub welcomed.</li> <li>• More gym facilities sought with swimming pool.</li> <li>• Concern at parking in Gore Glen.</li> </ul>
Care and maintenance	2.88	<ul style="list-style-type: none"> <li>• Litter.</li> <li>• Graffiti/vandalism,</li> <li>• Potholes.</li> <li>• Pavement maintenance issues.</li> <li>• Overhanging trees onto pavements.</li> </ul>

Table 4 – Average topic ratings for Loanhead, Roslin & Bilston.

(33 responses in total).

Topic	Average Rating	Summary of Issues
Feeling safe	4.44	<ul style="list-style-type: none"> <li>• Loanhead respondents felt safe.</li> <li>• Roslin feels safe, apart from large volumes of traffic cutting through the village centre. T</li> <li>• Roslin needs to be public realm improvements that are designed to slow traffic and prioritise walking in the village - this would also benefit the tourists visiting the village and chapel.</li> <li>• Feeling of segregation between newer and older parts of Roslin and Bilston.</li> <li>• Do not feel safe walking out at night.</li> <li>• Many settlements in Midlothian could be made far more pleasant and 'walkable' if public realm was improved/regenerated and active travel (and public transport) infrastructure was prioritised over other modes in planning, investment, and development decisions.</li> </ul>
Play and recreation	4.19	<ul style="list-style-type: none"> <li>• Little provision for young families in east Loanhead. BMX or MTB track provision could be improved.</li> <li>• Roslin and Bilston open spaces need better maintenance.</li> <li>• Greenspaces are dominated by football pitches and male dominated sports.</li> <li>• Need more biodiversity in parks.</li> <li>• Need more greenspaces in new housing development.</li> <li>• Need more play facilities for older children.</li> <li>• Gyms, swimming and other sports aren't affordable.</li> <li>• Need toilet facilities near play areas.</li> </ul>
Natural space	3.81	<ul style="list-style-type: none"> <li>• Better access to Mavisbank needed.</li> <li>• Lots of options for greenspaces by many only accessible by car.</li> <li>• Need to retain greenspaces.</li> <li>• Access to Roslin Glen needs to be improved from the village.</li> <li>• Lack of growing spaces for communities.</li> <li>• Greenspaces are very poor and there needs to be better access and maintenance.</li> <li>• Greenspaces need to be better connected.</li> <li>• Woodland connectivity should be improved.</li> <li>• More seating needed.</li> <li>• Many greenspaces are accessible only by car.</li> <li>• Trees need to be conserved when development occurs.</li> <li>• Loss of greenspace is leading to loss of wildlife.</li> </ul>



		<ul style="list-style-type: none"> <li>• Need to have more wildflower meadows.</li> <li>• Paths beyond the main routes need to be maintained also to support use.</li> </ul>
Housing and community	3.64	<ul style="list-style-type: none"> <li>• Housing is energy intensive.</li> <li>• Concern at impact of new housing on facilities, lack of planning gain, coalescence, poor standards/lack of enforcement of BS, lack social housing, lack of consideration brownfield first, flooding.</li> <li>• Concern at loss of farmland, loss of ability to sustain area.</li> <li>• New estates should be less sprawling and better integrated into the area.</li> <li>• View that densities should be higher, closer to communities and on brownfield sites.</li> <li>• Concern that built in wrong places, not in places where active travel can be used and without facilities.</li> <li>• Design of houses very generic.</li> <li>• Pause in development in Bilston and Roslin until services have caught up.</li> <li>• Housing built is too expensive.</li> <li>• Housing aimed at incomers, not enough to address waiting lists for social housing.</li> <li>• Lack of homes to downsize into.</li> <li>• Lack of bungalows or houses for elderly and disabled. Suggestion that certain number of houses should be bungalows reserved for the elderly.</li> <li>• Becoming harder to access countryside as development pushes it further away.</li> </ul>
Work and the local economy	3.55	<ul style="list-style-type: none"> <li>• Plenty of employment in Loanhead but better active and public travel required.</li> <li>• Too much focus on shops, insufficient appreciation of sustainability or agriculture.</li> <li>• More needed to encourage greater range in town centres.</li> <li>• No need for more supermarkets.</li> <li>• Greater depth and variety of business needed for 20-minute neighbourhood to work.</li> <li>• Scale and range of jobs at nearby MSZ, and Bilston Industrial Parks noted.</li> <li>• Lack of affordable workspace for local business.</li> <li>• Scope to make more of the jobs people travel to in Edinburgh, local.</li> <li>• Problems travelling by bus to work in Edinburgh, particularly if outside 'normal hours' i.e. NHS work/entertainment.</li> <li>• Lack of bus from Roslin to MSZ.</li> <li>• Lack of jobs in third sector, and constantly threatened by cuts.</li> </ul>

		<ul style="list-style-type: none"> <li>• Need place for young people to develop skills.</li> </ul>
Social contact	3.50	<ul style="list-style-type: none"> <li>• In Loanhead, it was considered that there is a good level of venues offering opportunities for social contact given the population density.</li> <li>• Limited community contact in Roslin and Bilston due to small number of voluntary organisations.</li> <li>• Little community activity and locations for community activities to be held.</li> <li>• Roslin Pavilion isn't working well as a community space and Roslin needs a proper community centre.</li> <li>• More activities for children and adults are needed.</li> <li>• Libraries are good centres but are under threat which is bad for communities and employees.</li> </ul>
Public transport	3.48	<ul style="list-style-type: none"> <li>• Better public transport needed in Loanhead as an alternative to the car.</li> </ul>
Streets and spaces	3.42	<ul style="list-style-type: none"> <li>• More frequent buses.</li> <li>• Community bus services.</li> <li>• Demand Responsive Transport (DRT) (pilot in Berwickshire).</li> <li>• Direct bus services to Edinburgh.</li> <li>• Direct bus services to Royal Infirmary.</li> <li>• Direct bus services to Edinburgh Park/ Herimston Gait.</li> <li>• Direct bus services to Edinburgh airport.</li> <li>• Buses along Edinburgh Bypass in both directions.</li> <li>• Introduce better and more frequent public transport.</li> <li>• Service to Auchendinny.</li> <li>• Services to Roslin (Lothian Buses and Borders Buses) rather than along Straiton Road.</li> <li>• Connections to other parts of Midlothian (including Rosewell, Auchendinny, Glencorse Centre)</li> <li>• Smaller buses during quiet times.</li> <li>• A decent bus service would help stop people driving.</li> <li>• All developments should prioritise active travel and public transport.</li> <li>• Investment should prioritise road space reallocation in favour of active travel and public transport options.</li> <li>• Combine contactless payment systems for bus and tram.</li> <li>• Develop tram network.</li> </ul>

Care and maintenance	3.41	<ul style="list-style-type: none"> <li>• Potholes, litter - particularly a major problem along the verges of A768 between Loanhead and Lasswade and near bus stops and vegetation maintenance along active travel routes were highlighted as points of concern.</li> <li>• Poorly maintained roads, pavements and dog mess.</li> <li>• Litter and vandalism is becoming an increasing problem.</li> <li>• Poor drainage at top of Roslin Glen and top of B7003 and also past bend by country park.</li> <li>• Verges should be cut more regularly.</li> <li>• The green space needs to be protected.</li> <li>• Local people do a great deal to try to keep this area free from litter, garbage, and other rubbish.</li> </ul>
Facilities and amenities	3.13	<ul style="list-style-type: none"> <li>• Concern about new A701 High School and potential for active travel to Gowkley Moss.</li> <li>• Concern at active travel and bus links between Loanhead and Bonnyrigg-Lasswade.</li> <li>• Facilities have not expanded at rate commensurate with population increase.</li> <li>• Medical facilities under pressure.</li> <li>• Concern about social care.</li> <li>• Schools not big enough, new facilities already oversubscribed and lack of nursery provision.</li> <li>• Concern about provision for special needs.</li> <li>• Access to most Edinburgh College campuses is difficult from Roslin.</li> <li>• Libraries, recycling centres mentioned as having shut/reduced opening hours.</li> <li>• In case of Auchendinny, only Glencorse Centre, no other facility.</li> <li>• Lack of shops in neighbourhood where people live, need to use car.</li> <li>• Bus service has deteriorated (number 47 mentioned)</li> <li>• Community centre too small for expanding area.</li> <li>• Limited access to community and cultural centres.</li> <li>• Loss of trees and countryside to development.</li> </ul>
Moving around	2.94	<ul style="list-style-type: none"> <li>• Introduce better active travel and better provision for cyclists.</li> <li>• Cancel A701 alignment and build cycle routes from Penicuik to Edinburgh.</li> <li>• Road space re-allocation at Seafield Road, A701, Straiton Road, A702 and A7.</li> <li>• All developments - should prioritise active travel and public transport.</li> <li>• New developments - should link to broader active travel network.</li> <li>• Connect new housing estates to Roslin centre and primary school.</li> <li>• Safer cycle paths to Edinburgh, Pentlands, Gladhouse and Bonnyrigg.</li> </ul>

		<ul style="list-style-type: none"> <li>• Too many cars. So many new builds without better active travel routes exacerbating the problem.</li> </ul>
Traffic and parking	2.18	<ul style="list-style-type: none"> <li>• Too much traffic on roads but no improvement to roads infrastructure in Loanhead.</li> <li>• Too many cars on A768. Midlothian has too many cars going into Edinburgh.</li> <li>• Too many cars due to the amount of house building.</li> <li>• Traffic has grown considerably in Roslin - the B7003 has become a commuter rat run from all homes built in Rosewell/ Bonnyrigg. Too much traffic on it for the type of road.</li> <li>• Traffic lights on the B7003 Roslin end to gunpowder factory works.</li> <li>• The A701 was never intended to deal with the volume of current traffic.</li> <li>• Traffic lights are required at the three-way junction at Hillend. The road is far too busy now.</li> <li>• The main road (A701) between Bilston and Straiton is often extremely busy and congested.</li> </ul>

Table 5 – Average topic ratings for Mayfield, Easthouses & Newtongrange  
(20 responses in total).

Topic	Average Rating	Summary of Issues
Natural space	4.56	<ul style="list-style-type: none"> <li>• There should be more access to parks and cycle paths without the need to drive. These spaces aren't always safe or easy to access.</li> <li>• Good greenspaces but accessibility limited without a car.</li> <li>• More benches in parks and along paths would help accessibility for those who require option to stop and rest.</li> <li>• Spaces not always well maintained.</li> <li>• Not enough is being done for biodiversity in public spaces - just allowing grass to grow is not enough.</li> <li>• Too much greenspace is being lost to housing developments.</li> </ul>
Traffic and parking	4.42	<ul style="list-style-type: none"> <li>• Potholes.</li> <li>• Repair roads and pavements.</li> <li>• Cars parking on both sides of roads and streets which leaves little space for safe cycling.</li> <li>• Narrow pavements (e.g. at A7).</li> <li>• Crossing of A7 at Newtongrange Bowling Club unsafe - not safe for children to walk or cycle to Newtongrange Primary School.</li> <li>• Streets congested with cars.</li> </ul>

		<ul style="list-style-type: none"> <li>• More seating and bins required.</li> <li>• Speed limits / signage / traffic calming at A7 near Newtongrange Bowling Club.</li> <li>• Cycle route from Gorebridge - Newtongrange - Gilmerton Road.</li> <li>• Improve roads and paths surfaces.</li> </ul>
Work and the local economy	3.82	<ul style="list-style-type: none"> <li>• Plenty of work and volunteering opportunities in Mayfield.</li> <li>• Opportunities for work and volunteering referred to in Newtongrange.</li> <li>• Potential for more variety in Main Street in terms of shops and business.</li> <li>• Desire for larger and better proceed supermarket.</li> <li>• Most work locally is low paid, lack of quality jobs especially for young.</li> <li>• Poor internal links by bus in Midlothian, Nitten to Bonnyrigg and Straiton journey cited.</li> </ul>
Feeling safe	3.79	<ul style="list-style-type: none"> <li>• Teenagers hanging about (in Mayfield) due to having nothing to do can be intimidating. A youth bus was suggested as a solution.</li> <li>• Litter, graffiti and fly tipping in areas.</li> <li>• Mixed views on feeling safe in Netwongrange.</li> <li>• One respondent feels unsafe on buses and avoids going to Tesco at night due to increased antisocial behaviour.</li> <li>• Parking in streets near Newtongrange primary an ongoing problem but only at drop off and pick up times.</li> <li>• Suggestion to install more CCTV on streets and in Newtongrange Park.</li> </ul>
Play and recreation	3.78	<ul style="list-style-type: none"> <li>• Lack of provision at top of Mayfield. Not enough for young children. Options limited beyond football and golf.</li> <li>• More accessible play equipment needed at large play parks, and toilets in Newtongrange.</li> <li>• Pitches, running tracks and basketball courts should be provided and free to use.</li> </ul>
Public transport	3.68	<ul style="list-style-type: none"> <li>• Public transport in Mayfield is ok.</li> </ul>
Social contact	3.61	<ul style="list-style-type: none"> <li>• Mayfield Respondents suggested a community hub cafe and green spaces in the centre and the potential for community groups to come together as a means of getting people together to improve opportunities for social interaction. A youth bus to take young people to Edinburgh was also suggested.</li> <li>• Libraries and leisure centres are "lifeblood" of communities - do not close these down as people will have nowhere to meet.</li> </ul>

		<ul style="list-style-type: none"> <li>• Theatre needed in Mayfield.</li> <li>• Lots of opportunity for people to engage via social media 'what's on in Newtongrange', 'Village voices, gardening etc.</li> <li>• For those not on social media, word of mouth has worked in the village.</li> <li>• There is a waiting list for day care for elderly people.</li> </ul>
Housing and community	3.56	<ul style="list-style-type: none"> <li>• More bungalows for people downsizing in Mayfield.</li> <li>• More housing allocated for young couples in Mayfield.</li> <li>• Concern that the large housebuilders have pushed prices up and made land too expensive for social rented housing.</li> <li>• Concern that not enough Council houses, private renting takes most of renters' money, no scope to save to buy.</li> <li>• More provision for larger families, especially rental housing.</li> <li>• Midlothian has a good mix of housing but would benefit from keeping flats to a minimum.</li> <li>• Concern at run down nature of existing Council stock.</li> <li>• Desire for more insulation, solar panels to reduce heating bills.</li> <li>• Seek preservation of green space.</li> <li>• Concern at coalescence.</li> </ul>
Facilities and amenities	3.16	<ul style="list-style-type: none"> <li>• More variety of shops in Mayfield.</li> <li>• Concerns at future house building effect on services.</li> <li>• Vandalised local square in Mayfield.</li> <li>• Midlothian pools compare poorly with others (e.g. Dunbar).</li> <li>• Need new leisure centre as facilities in school can't be used when school in operation.</li> <li>• School and education facilities too small.</li> <li>• Newtongrange PS needs modernisation.</li> <li>• Library too small.</li> <li>• General lack of community facilities.</li> <li>• Lack of post office.</li> <li>• Better commercial facilities (expense and range of Co-Op cited).</li> <li>• Concern at loss of banks - desire for planning system to designate use as banks to prevent alternative use.</li> <li>• Lack of a village hall - need to replace facilities provided by church hall.</li> </ul>

		<ul style="list-style-type: none"> <li>• New housing to east of Newtongrange will need new facilities.</li> </ul>
Care and maintenance	2.95	<ul style="list-style-type: none"> <li>• Mayfield is poorly maintained with litter, weeds/overgrown areas, vandalism, poor pavement surfaces and potholes on roads.</li> <li>• Unsightly disused buildings such as the Newtongrange pavillion in the park and beside the train station.</li> <li>• Potholes in the roads.</li> <li>• Litter and vandalism. Feels like there has been an increase in anti-social behaviour.</li> </ul>
Streets and spaces	2.89	<ul style="list-style-type: none"> <li>• In Mayfield, maintenance is poor, building design could be improved, improvements discussed previously not delivered.</li> <li>• Increasing number of vacant units in town centres despite previous investment.</li> <li>• Vacant and derelict sites around the town including in Newtongrange town centre detract from quality of place.</li> <li>• On street parking is problematic.</li> <li>• Need to create better high streets.</li> </ul>
Moving around	2.47	<ul style="list-style-type: none"> <li>• Local access to off-road paths.</li> <li>• More cycle paths (use some of the road space).</li> <li>• Separate cycling and walking routes alongside roads from Dalkeith to Mayfield and Pathhead.</li> <li>• Condition - improve roads and paths surfaces.</li> <li>• Crossing of A7 at Bowling Club unsafe - not safe for children to walk or cycle to Newtongrange Primary School.</li> <li>• Streets congested with cars.</li> <li>• More seating and bins required.</li> </ul>

Table 6 – Average topic ratings for Penicuik  
(24 responses in total).

Topic	Average Rating	Summary of Issues
Natural space	3.92	<ul style="list-style-type: none"> <li>• Need more meadowlands to improve biodiversity. Connectivity in Cornbank woodland needs improving. Greenspace is being lost to housing.</li> <li>• All parks need to be improved as part of a connected network.</li> <li>• Need better connections to the surrounding countryside from within settlements.</li> <li>• Coalescence will result in loss of greenspace.</li> </ul>
Play and recreation	3.91	<ul style="list-style-type: none"> <li>• Need a better central play space.</li> <li>• Need parks rather than playing fields.</li> <li>• A wider range of facilities is needed for young people and need to look beyond sport.</li> <li>• Also need to reconsider locating facilities in schools so young people have alternatives. Park equipment is poorly maintained.</li> <li>• Getting to parks on foot is challenging.</li> <li>• Need more benches.</li> <li>• Main park not accessible to wheelchairs.</li> <li>• Difficult to access many facilities without a car. Need more facilities for teens.</li> </ul>
Feeling safe	3.57	<ul style="list-style-type: none"> <li>• Respondents commented that they would not feel safe going out at night.</li> <li>• One respondent with visual impairment would not choose to go out at night unless they were being accompanied.</li> <li>• The uneven pavement surfaces are not safe and result in people falling. While this is a maintenance issues, the uneven surfaces make those with visual impairments feel unsafe. Need a proper shared space which is easy for visually impaired to differentiate.</li> <li>• Groups of young people hanging about make people feel uncomfortable.</li> <li>• Drug and alcohol use is evidenced by the litter left behind in the parks and outside shops.</li> <li>• Don't feel safe at night in winter especially around bonfire night when youths are letting off fireworks in the park. Penicuik park badly lit at night.</li> <li>• A lot of bad parking in the housing estates, people parking on junctions meaning you can't see if it is safe to pull in/out of the street, double parking on narrow roads making it hard for big vehicles to get down the street or cars to turn out of driveways.</li> </ul>



		<ul style="list-style-type: none"> <li>• Cars parked over dropped kerbs (both driveways and crossing points) restricting access and forcing buggies/wheelchairs onto the road.</li> </ul>
Social contact	3.50	<ul style="list-style-type: none"> <li>• Penicuik has many community groups but getting information could be improved.</li> <li>• The adult learning programme and youth work provision locally is under resourced and needs expansion to fit the scale of the town.</li> <li>• It was felt that this could be made worse by Beeslack School moving out of the area.</li> <li>• Coffee shop in town gives a nice community.</li> <li>• The Glencourse centre is good for classes and family activities, but this is mainly accessed by car.</li> </ul>
Moving around	3.30	<ul style="list-style-type: none"> <li>• Poor road surfaces, including potholes.</li> <li>• Markings on streets required for dropped kerbs.</li> <li>• Cycling on roads unsafe.</li> <li>• Paths need maintenance.</li> <li>• Some paths feel unsafe - e.g. at old railway.</li> <li>• More seating required - e.g. Cornbank Park.</li> <li>• Better access required to surrounding rural villages - Auchendinny, Howgate, Loanstone, Ninemileburn and Silverburn.</li> <li>• Better access to countryside.</li> <li>• Current paths do not link up.</li> <li>• Few dedicated cycle routes.</li> </ul>
Public transport	3.08	<ul style="list-style-type: none"> <li>• Reopen rail lines, and link Penicuik to Peebles with stations at Loanhead and Roslin.</li> <li>• Tram to Penicuik, Loanhead, Roslin and Bilston.</li> <li>• Bus 15 - reintroduce service to Penicuik and include night bus and link to Mauricewood area.</li> <li>• Bus 37 - run more direct and express service.</li> <li>• Bus 47 - run more direct and express service.</li> <li>• Better timetabling to avoid 37 and 47 arriving at same time.</li> <li>• Time consuming / too slow / too infrequent compared to car.</li> <li>• Seven new estates in Penicuik with no bus connection.</li> <li>• Some services stop at 5pm and don't operate at weekends.</li> <li>• Penicuik not included in the Orbital Plan.</li> <li>• More express buses.</li> </ul>

		<ul style="list-style-type: none"> <li>• Better night bus options.</li> <li>• Regular buses to Royal Infirmary.</li> <li>• Options which connect other places in addition to Dalkeith.</li> <li>• New routes and services for - new estates, rural areas, commuting.</li> <li>• New routes which connect Penicuik and Edinburgh (direct to Edinburgh, through Morningside, then stops in Edinburgh).</li> <li>• Faster routes to Edinburgh.</li> <li>• Lack of rural services.</li> </ul>
Streets and spaces	3.08	<ul style="list-style-type: none"> <li>• Main park is too focused on playing pitches.</li> <li>• Lighting, planting and paths are poor quality.</li> <li>• Path network in woodlands around Cornbank need better maintenance.</li> <li>• New housing developments are not well integrated into existing settlements.</li> <li>• Historic buildings are important to the quality of a place.</li> <li>• Creating 20-minute neighbourhoods will require active support for the re-use of empty retail by businesses, community groups and other social purposes. Heritage regeneration project has helped the visual appearance of the town centre.</li> <li>• Approaches to towns need to be improved.</li> <li>• Walkways and cycle routes need improved, including lighting.</li> <li>• Litter and dog mess are a challenge in spaces.</li> </ul>
Care and maintenance	2.91	<ul style="list-style-type: none"> <li>• Potholes are an issue.</li> <li>• One resident felt that natural spaces were over maintained and should be left as wild spaces to encourage wildlife.</li> <li>• Litter in the streets makes it difficult for visually impaired to navigate the pavements safely. Wouldn't have to think about this if eyesight had not been affected.</li> </ul>
Traffic and parking	2.86	<ul style="list-style-type: none"> <li>• Too many cars on the road in general.</li> <li>• New houses being built and the roads are already very busy.</li> <li>• Straiton and Hillend have huge tailbacks every day.</li> <li>• Roads are not being improved.</li> <li>• Roads are in terrible condition.</li> <li>• Potholes.</li> <li>• Town lacks free parking.</li> </ul>

		<ul style="list-style-type: none"> <li>• Car parking is inadequate.</li> <li>• Too few parking spaces for the number of cars.</li> <li>• More parking spaces to avoid people double parking/parking dangerously.</li> </ul>
Facilities and amenities	2.75	<ul style="list-style-type: none"> <li>• Town Centre poor, new mix of business, retail and community use required.</li> <li>• Need to fill empty shop units.</li> <li>• Feeling that rents too high.</li> <li>• Very few commercial opportunities in the town, need more to cut the vast numbers that out-commute.</li> <li>• Need more local employment, high proportion work in Edinburgh.</li> <li>• Lack of bus access to the Bush from Penicuik.</li> <li>• No buses in Auchendinny.</li> <li>• Business in town centre moving out as they don't receive support they need, lack of footfall.</li> </ul>
Housing and community	2.55	<ul style="list-style-type: none"> <li>• Investment in insulation is needed for private as well as public housing, including renewables, community heating schemes, micro power generators.</li> <li>• Need provision of additional supported housing for older people and disabled people.</li> <li>• Too much expensive private housing.</li> <li>• Concern that Council house drainage not properly maintained leading to flooding elsewhere.</li> <li>• Better drainage needed in new developments.</li> <li>• Car parking inadequate in new developments.</li> <li>• Lack of provision for electric cars.</li> <li>• Need hedgehog highways and biodiversity features built in.</li> <li>• Too much of wrong sort of housing, not enough bungalows, or housing suitable for disabled occupants.</li> <li>• Housing designs too generic.</li> <li>• Not enough concern for existing towns or transport in considering new housing.</li> <li>• Need more social housing.</li> <li>• Not enough Council housing for first time potential occupiers.</li> </ul>
Work and the local economy	2.24	<ul style="list-style-type: none"> <li>• Town Centre poor, new mix of business, retail and community use required.</li> <li>• Need to fill empty shop units.</li> <li>• Feeling that rents too high.</li> </ul>

		<ul style="list-style-type: none"> <li>• Very few commercial opportunities in the town, need more to cut the vast numbers that out-commute.</li> <li>• Need more local employment, high proportion work in Edinburgh.</li> <li>• Lack of bus access to the Bush from Penicuik.</li> <li>• Business in town centre moving out as they don't receive support they need, lack of footfall.</li> </ul>
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**Table 7 – Average topic ratings for Rosewell**  
(12 responses in total).

Topic	Average Rating	Summary of Issues
Natural space	4.42	<ul style="list-style-type: none"> <li>• Natural spaces need to be made more attractive to visitors.</li> <li>• Loss of greenspace and effects of coalescence aren't good.</li> <li>• Not enough seating in parks.</li> <li>• Good access to greenspace and walking routes from Rosewell.</li> <li>• Car needed to be able to access most greenspaces.</li> </ul>
Moving around	4.17	<ul style="list-style-type: none"> <li>• Good cycle routes in open countryside.</li> <li>• Not enough connection points to the longer distance routes.</li> <li>• Only one cycling path option to Edinburgh.</li> <li>• Poor condition of roads, inc. potholes.</li> <li>• Some routes not safe at night.</li> <li>• More seating required.</li> <li>• Provide connections to the longer distance routes.</li> <li>• Better signage and more sign-posted walking routes.</li> <li>• More seating along routes.</li> <li>• Condition - improve roads and paths surfaces.</li> <li>• Lighting - improve lighting.</li> </ul>
Traffic and parking	4.00	<ul style="list-style-type: none"> <li>• Insufficient infrastructure to cope with all the new housing.</li> <li>• Traffic becoming a problem due to the amount of housing that is being built without any changes to the road infrastructure.</li> <li>• Carnethie Street - traffic issues - amount of vehicles / school traffic/ parking.</li> </ul>

		<ul style="list-style-type: none"> <li>• Investment in roads and parking in our towns has not followed the new house building.</li> </ul>
Play and recreation	3.33	<ul style="list-style-type: none"> <li>• Not enough facilities for growing population.</li> <li>• Not enough facilities for teens in villages.</li> </ul>
Feeling safe	3.33	<ul style="list-style-type: none"> <li>• Antisocial behaviour.</li> <li>• More police presence needed.</li> <li>• Public transport feels increasingly unsafe.</li> </ul>
Care and maintenance	3.08	<ul style="list-style-type: none"> <li>• Vandalism seems to be getting worse in Rosewell.</li> <li>• Poor state of roads, outdated buildings.</li> <li>• Roads in poor condition with potholes.</li> </ul>
Social contact	2.83	<ul style="list-style-type: none"> <li>• Public transport to access social venues needs to be improved.</li> <li>• Expansive residential development with no supporting amenities.</li> <li>• There's nothing for young adults or people to meet each other. There is nothing creative either.</li> </ul>
Housing and community	2.75	<ul style="list-style-type: none"> <li>• Lack of affordable housing.</li> <li>• Concern that so called 'affordable housing' is not so.</li> <li>• Need more social housing.</li> <li>• Concern that Midlothian dumping ground for social problems of Edinburgh.</li> <li>• Concerns about condition of older areas.</li> <li>• New builds do not cater for elderly and disabled, in the main.</li> <li>• Public transport does not serve new developments.</li> </ul>
Streets and spaces	2.67	<ul style="list-style-type: none"> <li>• Main streets and buildings are often poorly maintained, reducing attractiveness of villages and towns.</li> <li>• Streets are narrow, making them too busy with cars.</li> <li>• Lack of public art.</li> </ul>
Work and the local economy	2.25	<ul style="list-style-type: none"> <li>• More investment required to attract more employers to area.</li> <li>• Most people travel to Edinburgh.</li> <li>• Most job opportunities now need two buses with recent changes.</li> </ul>
Facilities and amenities	1.75	<ul style="list-style-type: none"> <li>• Service under pressure because of demand from new housebuilding.</li> <li>• Health under particular pressure - Rosewell has no health facilities or pharmacy.</li> <li>• Threat to both primary schools from Council and from state of repair.</li> </ul>

		<ul style="list-style-type: none"> <li>• Schools are overcrowded.</li> <li>• Seek more financial support for communities delivering amenities. Role of community in providing services in Midlothian mentioned by many respondents.</li> <li>• Very limited shopping.</li> <li>• Divide in village between old and new - having a pub would be useful in this regard.</li> </ul>
Public transport	1.67	<ul style="list-style-type: none"> <li>• Poor bus service to Rosewell.</li> <li>• Poor connections to local villages.</li> <li>• Loss of direct service to Edinburgh city centre.</li> <li>• Make public transport quicker and easier.</li> <li>• Need a frequent and reliable service.</li> <li>• Double decker at peak times.</li> <li>• Commuting and night buses to Edinburgh.</li> <li>• Half hourly service direct to Edinburgh.</li> <li>• Better connections to local villages.</li> </ul>

**Table 8 – Average topic ratings for rural east Midlothian**  
(43 responses in total).

Topic	Average Rating	Summary of Issues
Natural space	5.02	<ul style="list-style-type: none"> <li>• Vogrie Country Park is excellent.</li> <li>• Need better connections between greenspaces.</li> <li>• Need to promote community ownership or management of greenspaces.</li> </ul>
Feeling safe	4.56	<ul style="list-style-type: none"> <li>• The rural areas feel generally safe however several comments identify a low police presence, anti-social behaviour and the need for more street lighting.</li> </ul>
Social contact	4.46	<ul style="list-style-type: none"> <li>• There is not a church or hall in every settlement. This means that people must travel to social activities by car or depend on public transport which is not always reliable.</li> <li>• Not all activities are accessible or inclusive.</li> <li>• The poor bus service operating in Pathead is a barrier to those travelling across Midlothian or in Edinburgh to meet.</li> <li>• Lack of activities for young people in villages, however, they are unable to get home at night if they take public transport to an activity elsewhere.</li> </ul>

Play and recreation	4.17	<ul style="list-style-type: none"> <li>• Play park facilities need upgrading.</li> <li>• More seating is also needed.</li> <li>• Need play facilities for older children.</li> <li>• No safe places for children to ride bikes.</li> </ul>
Streets and spaces	4.07	<ul style="list-style-type: none"> <li>• Need more public art in rural areas.</li> <li>• Roads and roadside spaces need to be better maintained.</li> <li>• Town centres could be more attractive.</li> <li>• Need spaces in town and village centres for people to gather and socialise informally.</li> </ul>
Housing and community	4.00	<ul style="list-style-type: none"> <li>• Lack of social housing in area.</li> <li>• Concern at climate resilience of Council and Conservation Area housing, query about fitting double glazing in Conservation Areas.</li> <li>• Concern at too many new builds and new residents not making contribution to life of county.</li> <li>• Old buildings difficult to adapt for elderly and energy efficiency.</li> <li>• Range of new houses too focussed on three-five and not two bedrooms. More two beds would help people stay in village.</li> <li>• Standard of new houses and landscape design is bland and uninteresting.</li> <li>• Concern at lack of repairs to Council housing in village.</li> <li>• Concern that Council houses that are promised are not actually developed.</li> </ul>
Facilities and amenities	3.81	<ul style="list-style-type: none"> <li>• Better play areas for kids.</li> <li>• Support for village hall in Edgehead.</li> <li>• Village shops offer limited range, and expensive - not practical for whole shop.</li> <li>• Long waits to see GP, limited school space - will not be helped by more housing.</li> <li>• Infrequent bus.</li> <li>• Pathhead residents need car to access most services.</li> <li>• Limited facilities in Pathhead.</li> <li>• Better if Pathhead facilities were conjoined not spread across community.</li> <li>• Concern that new houses in Haddington and Dalkeith had seen patients sent to Pathhead catchment.</li> <li>• Better buses from Pathhead.</li> <li>• Need school expansion and better parking.</li> </ul>

		<ul style="list-style-type: none"> <li>• Council provides nothing in rural Tynewater except school - third sector provides many services but under threat.</li> <li>• Support for more rural retail in smaller communities including conversion of empty farms into hubs.</li> <li>• Some support for quality of existing pub and shops in Pathhead.</li> </ul>
Care and maintenance	3.62	<ul style="list-style-type: none"> <li>• Poor pavement maintenance - physical repairs and winter gritting. The pavements can feel unsafe in winter due to being slippery and causing falls.</li> <li>• Broadband is being introduced in villages; however contractors are leaving a mess behind/are not adequately reinstating the roads which were dug up to install the cables.</li> <li>• It is felt that Pathhead Main Street is not well maintained - pavement surfaces, weeds in flower beds and litter. Poorly maintained social housing.</li> <li>• Road verges in Crichton could be maintained more. Gullies at Burnside cottages gets blocked and overflows onto the road and two gullies in the village at Castlemains/Tynehead Road gets blocked with leaves from trees.</li> <li>• The drains in the road at Edgehead a flood in heavy rain.</li> </ul>
Work and the local economy	3.54	<ul style="list-style-type: none"> <li>• Many volunteering opportunities.</li> <li>• Some counter view that volunteering opportunities are few.</li> <li>• Limited scope to work locally in small villages with few facilities.</li> <li>• Most work opportunities require a car.</li> <li>• Young people suffer, need to be driven to work.</li> <li>• Broadband provision poor, many people work from home now.</li> <li>• More shared office opportunities in community would be good.</li> <li>• Gym space in community.</li> </ul>
Moving around	3.09	<ul style="list-style-type: none"> <li>• Develop off-road cycling and walking paths network.</li> <li>• Connect villages through paths network.</li> <li>• Edgehead to Vogrie - new cycle route</li> <li>• Ford to Vogrie - path needs to be improved.</li> <li>• Develop pavements in villages.</li> <li>• Improve lighting in villages and rural routes.</li> <li>• More seating along routes.</li> <li>• Better signage for paths and routes.</li> </ul>



		<ul style="list-style-type: none"> <li>• Reduce speed on country roads and in villages (20mph).</li> <li>• Improve roads and paths surfaces.</li> <li>• Better maintenance and control of vegetation and verges.</li> <li>• No routes that could be considered universally accessible.</li> <li>• Limited off road cycling routes.</li> <li>• Paths and routes for walking and cycling do not connect.</li> <li>• In rural Tynewater there are very few designated safe routes.</li> <li>• Ford to Vogrie path not useable for disabled or low mobility.</li> <li>• No direct route to other villages from Pathhead.</li> <li>• Not many routes around Fala village.</li> <li>• Poor signage for paths and routes.</li> </ul>
Traffic and parking	3.00	<ul style="list-style-type: none"> <li>• Getting more and more difficult to get out of the village (Pathhead) onto the A68 with the current level of traffic.</li> <li>• Access to A68 can be difficult in Pathhead at the north end of the village where several roads converge and main access to primary school.</li> <li>• Concern about the access to/from new houses/flats onto the B6367 at Tynewater Primary.</li> <li>• Too much traffic on A68, including lorries that are diverting from the A1.</li> <li>• Traffic on Chrichton Road.</li> <li>• Reduce speed limit to 20mph in small villages.</li> <li>• Include traffic calming measures not just at schools.</li> </ul>
Public transport	1.74	<ul style="list-style-type: none"> <li>• 51 - crucial service, don't reduce further.</li> <li>• Link to Borders Rail station.</li> <li>• More buses and cheaper fares.</li> <li>• Orbital bus to connect the area.</li> <li>• Link Pathhead, Tynehead, Birkenside, Dewarton and Edgehead with Dalkeith.</li> <li>• A shuttle bus service to link to the trains.</li> <li>• Increase service to Pathhead - minimum every 30mins and to at least 10pm.</li> <li>• There needs to be buses later at night to allow people to visit the village and get home safely.</li> <li>• Pathhead needs more buses, has poor service.</li> <li>• Decent integrated public transport could alleviate need for households with 2-3 cars.</li> <li>• Provide a regular bus service running through the day.</li> </ul>

		<ul style="list-style-type: none"><li>• Getting across Midlothian (east-west) is almost impossible by public transport.</li></ul>
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## COMMUNICATING CLEARLY

We are happy to translate on request and provide information and publications in other formats, including Braille, tape or large print.

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ਅਸੀਂ ਮੰਗ ਕਰਨ ਤੇ ਪੂਰੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪੁਸਤਕ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੈਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

Körler için kabartma yazılar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri sağlamak ve tercüme etmekten memnuniyet duyuyoruz.

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## MIDLOTHIAN LOCAL DEVELOPMENT PLAN 2 – VALIDATION AND REGISTRATION OF LOCAL PLACE PLANS

Report By Chief Officer Place

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### 1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek the Committee's agreement to validate and register eight finalised Local Place Plans which have been prepared and submitted to the Council by Midlothian community groups (all community councils). The Committee is also requested to note the content of two draft Local Place Plans (LPPs), one prepared by the Penicuik and District Community Council and the second by the Loanhead and District Community Council. Furthermore, while no LPP has been prepared by Tynewater Community Council or Moorfoot Community Council, however engagement has been undertaken by these community councils and their comments should be noted.

### 2 BACKGROUND

- 2.1 At its meeting of 28 February 2023 the Committee authorised invitations to be issued to Midlothian's local community groups to prepare LPPs which would help inform production of the Midlothian Local Development Plan 2 (MLDP2). Invitations were then subsequently sent on 9 March 2023 (and followed up with correspondence on 26 May, 8 August, and 23 November 2023) to Midlothian Community Councils, Midlothian Community Development Trusts and Midlothian Faith Groups. This invitation was issued in accordance section 15 A(a) of the Town and Country Planning (Scotland) Act 1997, as modified by the Planning (Scotland) Act 2019.
- 2.2 Community bodies can develop LPPs. This means either:
- A Community Council, established in accordance with Part 4 of the Local Government (Scotland) Act 1973; or
  - A community-controlled body, as defined by Section 19 of the Community Empowerment (Scotland) Act 2015.
- 2.3 The MLDP2 report to the Committee at its meeting of 31 October 2023 set out a timetable for reporting back to Committee on LPPs. This included reporting on draft LPPs to the Committee at its meeting of 23 January 2024 and a commitment to present finalised LPPs at a future Committee meeting.

- 2.4 The report to the Committee meeting of 23 January 2024 set out the role and purpose of LPPs, a summary of support provided by the Council to community groups, the timescale and process for preparing a LPP and a summary of the draft LPPs received.
- 2.5 The 28 February 2023 Committee report provided more details of the role and purpose of LPPs, however in summary:
- LPPs are documents to be produced by a community body setting out their ambitions for the development and use of land in their communities;
  - While LPPs must take account of National Planning Framework 4 (NPF4) and the Midlothian Local Development Plan 2017 (as the existing adopted local development plan) during preparation, they are also an opportunity for community groups to formally express their aspirations for their local areas;
  - LPPs can therefore include aspirations on land, buildings, the environment (built, physical and natural), facilities, footpath, cycle and road connections and public transport; and
  - LPPs can include information on what is valued in a community.

### 3 FINALISED LOCAL PLACE PLANS RECEIVED

- 3.1 The Council set a deadline of 31 March 2024 for receipt of final LPPs. Eight finalised Local Place Plans (LPPs) prepared by Midlothian community groups have been received by the Council. The LPPs submitted for validation and registration are listed in Table 1 below. Only community councils have submitted LPPs or expressed an interest in submitting LPPs.

**Table 1: Submitted Final Local Place Plans Received for Validation and Registration by Midlothian Council**

<b>Community Bodies Submitting a Final Local Place Plans Received for Validation and Registration by Midlothian Council</b>	
1	Bonnyrigg and District Community Council
2	Damhead and District Community Council
3	Eskbank and Newbattle Community Council
4	Gorebridge Community Council
5	Mayfield and Easthouses Community Council
6	Newtongrange Community Council
7	Rosewell and District Community Council
8	Roslin and Bilston Community Council

- 3.2 Appendix A of this report contains summaries of the content of these eight LPPs. Appendix B contains the full copies of these eight final LPPs.
- 3.3 The Council has also received draft LPPs from Penicuik and District Community Council and Loanhead and District Community Council. The Council had not received any intimation from these groups that they were producing a LPP so were not identified in the 23 January

2024 Committee report. Consequently, unlike the received eight final LPPs, the Council has not been involvement in their production. These two draft LPPs are in Appendix C of this report for the Committee's information – the draft LPPs will be considered in the preparation of MLDP2, but don't have the weight of a validated and registered LPP.

- 3.4 No LPP was produced by Tynewater Community Council or Moorfoot Community Council, but notes from the engagement by these community councils during the LPP process are included in Appendix C of this report for information and will be considered in the preparation of MLDP2, but don't have the weight of a validated and registered LPP.

#### **4 VALIDATION AND REGISTRATION OF LOCAL PLACE PLANS**

- 4.1 Annex B of the Scottish Government's May 2023 Local Development Planning Guidance sets out details on how planning authorities should initiate and support the preparation of LPPs by community bodies, and the requirements for validation and registration of LPPs by planning authorities. The Planning Service considers it has given full support to community bodies wishing to prepare a LPP, including providing advice and guidance, attending meetings and giving assistance where asked with map production.
- 4.2 For a LPP to be validated and registered by the Council the LPP must comply with Town and Country Planning (Scotland) Act 1997 schedule 19, 1(4) and 2(1) and Regulation 5 of The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.
- 4.3 If the Council decides not to validate and register a LPP, it must give its reasons for that decision to the community body that prepared and submitted the LPP (Town and Country Planning (Scotland) Act 1997 schedule 19, 3(3)).
- 4.4 Further information on these matters is set out in Scottish Government Planning Circular 1/2022: Local Place Plans.
- 4.5 The Council has worked with the eight community bodies that have submitted finalised LPPs. It has made an assessment of these documents to determine if they meet the legislative requirements for validation and registration. The Council's Planning Service is satisfied that the eight submitted final LPPs meet the legislative requirements and can be validated and registered by the Council. The Council's assessment on whether the local place plans meet the legislative requirements for validation and registration is set out in Appendix D.
- 4.6 Validating and registering the LPPs does not commit Midlothian Council to undertaking actions or making resource commitments, beyond existing service plans and budgets, towards delivery of any outcomes or aspirations identified in the local place plans.
- 4.6 The draft Penicuik and District Community Council and Loanhead and District Community Council LPPs do not meet the legislative

requirements and as such cannot be validated and registered. The Planning Service will inform the Community Councils of this position.

- 4.7 Any validated and registered LPP, draft LPP and engagement information will be circulated to appropriate services across the Council for consideration. The community councils will also be notified of the Committee's decision with regard their LPP.

## 5 RECOMMENDATION

5.1 It is recommended that the Committee:

- (a) notes the content of the eight submitted final Local Place Plans identified in this report (Appendix B) and agrees to their validation and registration;
- (b) notes the content of the draft Local Place Plans which were submitted by Penicuik and District Community Council and Loanhead and District Community Council; and the Local Place Plan engagement undertaken by Tynewater Community Council and Moorfoot Community Council;
- (c) instruct the Planning, Sustainable Growth and Investment Manager to publish the Local Place Plans in accordance with the requirements of the regulations (to be available online and at Council offices in map and word format); and
- (d) notes that the Local Place Plans, the draft Local Place Plans and records of associated engagement will be taken into account in the preparation of Midlothian Local Development Plan 2.

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 6 May 2024  
**Contact Person:** Grant Ballantine, Lead Officer Conservation and Environment  
[grant.ballantine@midlothian.gov.uk](mailto:grant.ballantine@midlothian.gov.uk)

**Background Papers:** Reports on MLDP2 to Committee at its meeting of 28 February 2023, 16 May 2023, 31 October 2023 and 28 November 2023 and a report on Draft Local Place Plans to the Committee meeting of 23 January 2024.

**Appendix A:** Summary of the eight Final Local Place Plans  
**Appendix B:** The eight Final Local Place Plans Received (Full Copies)

**Appendix C:** Penicuik and District Community Council and Loanhead and District Community Council Draft Local Place Plans and the outcome of the engagement undertaken by Tynewater Community Council and Moorfoot Community Councils when considering producing a Local Place Plan.

**Appendix D:** Validation and Registration Assessment of the submitted Local Place Plans



## Appendix A: Summary of the Eight Received Final Local Place Plans

Report to 04 June 2024 Planning Committee:

### Midlothian Local Development Plan 2 – Registration of Local Place Plans

<b>Received Final Local Place Plans</b>	<b>Page Number of Appendix A</b>
Bonnyrigg and District Community Council	<b>Page 2</b>
Damhead and District Community Council	<b>Page 4</b>
Eskbank and Newbattle Community Council	<b>Page 6</b>
Gorebridge Community Council	<b>Page 8</b>
Mayfield and Easthouses Community Council	<b>Page 10</b>
Newtongrange Community Council	<b>Page 12</b>
Rosewell and District Community Council	<b>Page 16</b>
Roslin and Bilston Community Council	<b>Page 18</b>

## Bonnyrigg and District Local Place Plan (Final) (2024)

**Location:** Bonnyrigg and District Community Council area

**Engagement:** Surveys and the use of Place Standard tool (online), which identified the following ratings per topic (1-low to 7-high) for the LPP area:

Order	Place Standard Topic	Rating
1	Natural space	4.9
2	Moving around	4.4
3	Play and recreation	4.2
3	Public transport	4.2
5	Feeling safe	4.1
5	Work and local economy	4.1
7	Social interaction	4.0
8	Facilities and services	3.9
8	Streets and spaces	3.9
8	Identity and belonging	3.9
11	Housing and community	3.7
12	Care and maintenance	3.6
13	Traffic and parking	3.4
14	Influence and sense of control	3.0

**Proposals:** The Local Place Plan proposals relate to:

### Housing and Environment

- **Provision** – Requirement for future developments to provide a mixture of housing styles and sizes, including affordable and mid-market homes.
- **MLDP Site e16 (Hopefield)** – Consider the site as a future housing location with emphasis on smaller house sizes and styles. Develop existing sustainable urban drainage systems (SUDS) ponds as a wildlife refuge. Make provision for community allotments.
- **Future housing locations** – Delay identification of future housing locations until proposals for infrastructure improvements are brought forward.

### Sustainable Travel

- **Penicuik to Dalkeith walkway** – Extend proposals to increase the path width to 4.0 metres to include the area from Hopefield 1 (Castell Maynes) to Cockpen Road.
- **A7 Urbanisation project** – The LPP area would benefit from progress on this project to provide active travel provision along the A7 road between Gilmerton Road Roundabout and Dalhousie Road, Newtongrange.
- **Linked bus services** – Address missing link and connect Rosewell with the Lasswade Centre and Hopefield development.

## **Commercial**

- **Commercial facilities** – Need to provide a location for a commercial centre between Bonnyrigg and Rosewell, potentially near the Hopefield 2 development, with access from A6094 roundabout.

## **Traffic and Parking**

- **Traffic** – Address congestion due to no right-hand filter facilities incorporated in the traffic signals in Bonnyrigg town centre. Introduce right turn traffic light filters from High Street to Polton Street and Polton Street to Dundas Street. Introduce traffic lights at the Hillhead junction with Melville Dykes Road operating all day, to improve the traffic flow into Lasswade from Polton Road.
- **Parking** – Introduce controlled parking behind Polton Street and the High Street

## **Community Facilities**

- **Community hub** – Explore possibility of developing former retail facility in Polton Street as a community facility with meeting space and café, and potential to host farmers' market.
- **Care facility – Polton Road** – Although not directly linked to the LPP, this facility so due to be completed in 2026.
- **Poltonhall recreation ground** – Asset transfer agreed between Midlothian Council and Bonnyrigg Rose Community FC.

## Damhead and District Local Place Plan (Final) (2024)

**Location:** Damhead and District Community Council area

**Engagement:** Surveys, community events, drop-in sessions and meetings undertaken relating to National Planning Framework 4, Climate Action Plan, Neighbourhood Plan, and Local Place Plan proposals.

**Vision:** *'The Local Place Plan prompts constructive discussion of the way we would like our 'place' to develop over the next 10 years and articulates effectively the improvements we would like to see for the benefit not only of our own residents and future generations but also people visiting or travelling through Damhead and District.'*

### Key Aims and Priority Actions:

- Promote and support a cohesive resilient community, which thrives and has a strong vibrant community spirit.
  - Improve infrastructure and services, especially doctors and dental practices.
  - Include community facilities at the new secondary school.
  - Improve the integration of social housing.
  - Community energy.
- Maintain rural aspects of the area, open spaces, and the good quality agricultural land.
  - Reject the A701 relief road.
  - Safeguard the Green Belt.
  - Maintain the rural aspect of the area, its open spaces and good agricultural land.
  - Build new houses only where justified.
- Promote a safe environment through safe and efficient transport and travel options, and the development of a more extensive green network.
  - Develop a more extensive green network.
  - Develop an integrated network of paths for walkers, cyclists, and horse riders.
  - Improve the safety of the triple junction and the junction of Bush Loan and A702.
  - Address 20mph and 40mph speed limits.
  - Create better paths around SRUC fields.
  - Improve pavements.
  - Promote a safe environment through a safe efficient public transport system.
  - Separate paths from vehicular traffic.
  - Improve the drainage of roads.
- Proactively build on the positive aspects of our local area to limit climate change and restore biodiversity.
  - Protect existing wildlife and promote biodiversity.
  - Ensure adequate sustainable drainage.
  - Increase green wildlife-friendly areas and link them to create corridors.
- Support the development of local businesses that complement the land-based resources that make up our local area.
  - Encourage local food production.
- Celebrate and recognise the unique heritage of the local area.
  - Promote the area as a green gateway to Midlothian and the Pentland Hills.

**Policy Proposals** for inclusion in the next Midlothian Local Development Plan are detailed in the Local Place Plan. A summary is noted below.

- 1** – Inclusion of a Damhead Dispersed Settlement Statement.
- 2** – Recognition of the Designation of the Damhead and District area as Cultural Landscape of Significance
- 3** – Recognition of the Damhead Nature Network (DNN).
- 4** – Straiton Bing to be designated as a Cultural Landscape Feature and Core Biodiversity Area.

**Amendment Proposals** to amend Midlothian Local Development Plan are detailed in the Local Place Plan. A summary is noted below.

- 3.1** – Remove the A701 relief road.
- 3.2** – Change classification of area Mx1 (Pentland Studios).
- 3.3** – Change classification of area Ec3 (West Straiton).

## Eskbank and Newbattle Local Place Plan (Final) (2024)

**Location:** Eskbank and Newbattle Community Council area

**Engagement:** Questionnaire based on 14 themes in the Place Standard tool (online) with provision for comments. The Place Standard tool identified the following ratings per topic (1-low to 7-high) for the LPP area:

Order	Place Standard Topic	Rating
1	Natural space	5.9
2	Play and recreation	5.6
3	Public transport	5.1
3	Feeling safe	5.1
5	Facilities and services	4.8
6	Moving around	4.7
7	Work and local economy	4.6
8	Streets and spaces	4.4
8	Social interaction	4.4
10	Housing and community	4.3
11	Identity and belonging	4.1
11	Care and maintenance	4.1
13	Traffic and parking	4.0
14	Influence and sense of control	3.1

**Vision for community:** to improve local liveability through:

- improved active travel capability in general.
- improved public transport.
- decreased traffic congestion, speeding and parking density.
- greater emphasis on smaller housing units for downsizing or startup.
- creation of a social focal point to enhance community cohesion.
- protection and enhancement of the extensive green spaces and rivers valued by this community.

**Opportunities and Proposals:** The Local Place Plan provides full details of opportunities, proposals, and actions. A summary is noted below.

### Active Travel

- Improve active travel route between Eskbank railway station and Eskbank.
- Improve the safety of pedestrian route from supermarket car park and Hardengreen Lane to Eskbank railway bridge and station.
- Need for safe pedestrian crossings and provision of pavements to improve access to bus stops (at A7 and B703 roads) and Eskbank railway station.
- Active travel improvements at the B703 road at and around Newbattle Abbey.
- Re-opening of path leading from Cemetery Road (by the Water Tower) to River North Esk bridge, giving access to Ironmills Park.

## **Natural Space and Environment**

- Green spaces must continue to be protected against encroachment by development.
- North Esk River valley – the scenic impact either side of the B6392, Melville Road / Gilmerton Road at Elginhaugh is important to residents, and no development should be allowed here.
- Protect trees on the north side of Melville Gate Road to screen planned development at Sheriffhall, southeast of Gilmerton Road.
- Consider future protection of green space around Hardengreen and off Dalhousie Road (B6392) as it approaches the A7 road.
- Preservation of Smeaton Line railway cutting within Eskbank.
- Consideration of routes over and under the Borders railway line and impact on biodiversity.
- Protect natural spaces and maximise benefits of hedges, treelines, and flowering meadows. Set aside spaces to allow recovery of well used natural spaces.
- Restore and enhance natural spaces to improve habitat quality. Planting buffer strips along waterways and park, promoting hedgerows and some park areas for wildflower meadows. Promote biodiversity in communal residential areas.
- Connect habitats and remove barriers. Integrate more wild areas.
- Support and promote community participation in local nature recovery projects.

## **Public Transport**

- Improve local bus routes and connections to Eskbank railway station.
- Improve bus services and commuting links to Edinburgh.

## **Traffic Management**

- Physical measures may be required to address traffic speed around Eskbank Toll roundabout.
- Address problems relating to vehicle speeding, congestion, and congestion.
- Introduce physical speed restriction measures.
- Introduce more extensive parking restrictions, including at side road junctions.

## **Housing**

- Little further scope for any larger-scale development.
- Potential opportunities for small-scale development at vacant sites.

## **Community Cohesion**

- Create social space and focal point for Eskbank and Newbattle.
- Provide facilities to develop sense of community identity.
- Investigate opportunities to provide outdoor community space, such as a village square or green.
- Investigate opportunities to provide indoor meeting spaces, such as a village hall and community café.

## Gorebridge Local Place Plan (Final) (2024)

**Location:** Gorebridge Community Council area.

**Engagement:** Community events, consultation, workshops, and surveys, including the use of Place Standard tool, which identified the following ratings per topic (1-low to 7-high) for the LPP area:

Order	Place Standard Topic	Rating
1	Natural space	4.9
2	Moving around	4.6
3	Public transport	4.5
3	Social interaction	4.5
5	Facilities and services	4.3
6	Identity and belonging	4.2
6	Feeling safe	4.2
8	Traffic and parking	4.1
8	Work and local economy	4.1
8	Housing and community	4.1
11	Streets and spaces	4.0
11	Influence and sense of control	4.0
13	Care and maintenance	3.7
14	Play and recreation	3.2

**Vision:** A vibrant, safe, welcoming, and attractive place with opportunities for all.

**Themes and Priorities:** The Local Place Plan provides full details of community aspirations under the NPF4 themes of sustainable places, liveable places, and productive places, as well as specific proposals for consideration by MLDP2. Priorities for action are summarised below.

### **Movement**

- Improve bus and train services.
- Improve and develop footpaths and cycleways.
- Address parking issues, traffic management and speeding.
- Improve disability access and safer crossings.

### **Spaces**

- Sports complex including swimming pool and all-weather pitches, gym, etc.
- Conserve natural spaces under threat due to development.
- Create outdoor facilities for play and recreation for all.
- Public transport to access Vogrie Park.
- Make the most of vacant and derelict land.
- More seating areas.



## **Resources**

- A new high school for Gorebridge
- A local affordable supermarket
- Access to full range of health services for all.
- Revive Main Street with shops and toilets.
- Upgrade community football facilities.
- Appropriate affordable and efficient housing.
- More training and employment opportunities locally.

## **Civic**

- Affordable events, activities for all age groups, abilities, and cultures.
- More social spaces, e.g. cafes, community pantry.
- Increase promotion of what is on locally, e.g. support, groups, and activities.
- More police presence and initiatives to reduce anti-social behaviour.
- Easy access for mental health support services.
- Support and develop community growing spaces.
- Accessible recycling facilities needed.

## **Stewardship**

- Cleaner streets.
- More regular road maintenance.
- Support and encourage volunteering.
- Explore community renewable energy production.
- Make Gorebridge dementia friendly.
- Protect, preserve, and conserve our heritage.

## Mayfield and Easthouses Local Place Plan (Final) (2024)

**Location:** Mayfield and Easthouses Community Council area

**Engagement:** Public consultation and survey questionnaires undertaken, utilising the Place Standard tool to gauge the views of the local community. The engagement gathered a range of comments and identified the following ratings per Place Standard topic (1-low to 7-high) for the LPP area:

Order	Place Standard Topic	Rating
1	Moving around	4.98
2	Public transport	3.91
3	Traffic and parking	3.72
4	Identity and belonging	3.51
5	Social interaction	3.48
6	Housing and community	3.33
7	Facilities and services	3.29
7	Work and local economy	3.29
9	Feeling safe	3.23
9	Influence and sense of control	3.23
11	Natural space	3.12
12	Streets and spaces	3.08
12	Play and recreation	3.08
14	Care and maintenance	2.95

**Themes:** The main theme of the Local Place Plan is restoring community pride. The town centre redevelopment remains a priority, as does safe routes to school and constantly improving infrastructure. The Local Place Plan also addresses the level of housing development in the area.

**Recommended Actions / Proposals:** Analysis of the Place Standard results and comments have been used to inform and develop Local Place Plan actions, approaches, and strategies. These are detailed in the LPP and summarised below:

1. **Empowering young people** – including education and employment opportunities.
2. **Tackling deprivation** – aim to raise income levels and improve access to education and jobs.
3. **Community engagement** – involving residents in the decision-making process.
4. **Healthcare and wellbeing** – providing access to quality healthcare.
5. **Placemaking and infrastructure** – improving the built environment, infrastructure, and public spaces.
6. **Economic development** – encouraging economic growth, job creation and support for local businesses.
7. **Sustainability and the environment** – promote sustainability and protect the environment.

8. **Equality and inclusivity** – ensuring equity and inclusivity across all actions will be a guiding principle in the development of the Local Place Plan.
9. **Housing development** – opposition to large scale housing developments in MLDP2.
10. **Mayfield town centre** – The Regeneration Masterplan addresses redevelopment of existing townscape and built environment as well as improvements in a range of areas, including social housing, safety, amenities, services, facilities, employment, and transport.
11. **School provision** – address the improvements required in educational attainment.
12. **Road improvements** – discourage HGV and school bus traffic on Crawlees Road through traffic calming and other road safety measures. Address industrial and residential traffic in the Crawlees Road area with consideration given to safeguarded road.
13. **Safer routes to school** – a safe route from Lothian Drive to the new Easthouses Primary School.
14. **Retail in Easthouses** – investment required in the Easthouses shopping area.

## Newtongrange Local Place Plan (Final) (2024)

**Location:** Newtongrange Community Council area

**Engagement:** The Local Place Plan process included a review of previous engagement undertaken. The Place Standard tool was also used to gain views and opinions from the local community. Community engagement sessions held at local library, supermarket, and other venues to gain further comments and understanding of issues. Place Standard identified the following ratings per topic (1-low to 7-high) for the Local Place Plan area:

Order	Place Standard Topic	Rating
1	Natural space	5.2
2	Identity and belonging	5.0
3	Social interaction	4.5
3	Play and recreation	4.5
3	Moving around	4.5
3	Feeling safe	4.5
7	Housing and community	4.4
8	Streets and spaces	4.2
8	Public transport	4.2
10	Work and local economy	4.0
10	Traffic and parking	4.0
10	Care and maintenance	4.0
13	Facilities and services	3.9
14	Influence and sense of control	3.4

**Vision:**

- Newtongrange will have a responsive relationship with Midlothian Council and other service providers. This will help to produce an excellent range of services and facilities to cater for all ages and sectors in our community.
- Newtongrange seeks to enhance the village's heritage, ensuring well-maintained public spaces, clean surroundings, efficient infrastructure, and robust support systems. The collective efforts of its residents enrich the quality of life for all, fostering a sense of belonging and fulfilment within a sustainable, caring, and flourishing community.
- Newtongrange aims to protect its' green spaces and services which are essential to strengthen community bonds, promote local pride, and enhance the quality of life for residents.

**Proposals:** Analysis of the Place Standard results and comments and other engagement comments have been used to inform and develop Local Place Plan proposals and actions. The full detail is contained in the LPP and a summary of is noted below.

### **Influence and sense of control.**

Clear and open communication with Midlothian Council:

- More weight given to outcomes identified as part of community consultation.
- Facilitate direct communication channels.
- Enhance transparency.
- Prioritise actionable outcomes.
- Advocate for feedback implementation.
- Regular updates and engagement opportunities.
- Collaborative workshops or forums.

### **Facilities and services.**

An area for development, requiring a review of facilities and services to identify opportunities, with a focus on a community hub, library, and healthcare services. Importance placed on quality infrastructure and reuse of buildings. Actions include:

- Community consultation.
- Assessment of existing facilities.
- Identify gaps and needs.
- Benchmarking and best practices.
- Collaboration with stakeholders.
- Feasibility study and resource assessment.
- Develop a comprehensive plan.
- Continual community engagement.

### **Care and maintenance.**

Enhancement of surroundings with aim of achieving local living. Focus placed on:

- Roads and paths.
- A7 pavement review.
- Business planning applications and compliance.
- Youth engagement and community improvement.
- 20-minute neighbourhood goals.

### **Traffic and parking.**

Development of proposals to address traffic volume and safety issues:

- Traffic management around Newtongrange Primary School.
- Safety measures for Crawlees Road.
- Parking solutions for narrow streets.
- Reconfiguration of roads and traffic flow.
- Engagement with developers and council.

### **Work and local economy**

- Volunteer development.
- Supporting people with disabilities.
- Third-sector partnerships.
- Mining Museum utilisation.
- Class development and promotion.
- Grant funding and resource allocation.

## **Public transport**

Overarching themes for public transport include:

- Comprehensive community feedback.
- Collaboration during review of transport / Local Transport Strategy.
- Multi-modal transportation planning.
- Accessibility and inclusivity.
- Public awareness campaigns.
- Environmental considerations.
- Funding.
- Regular updates to the community.

## **Streets and spaces**

- Derelict buildings and antisocial behaviour.
- Excessive bins and obstructions.
- Inspections and enforcement.
- Tennis courts and Welfare Park buildings.
- Repair seating areas and benches.
- Dropped kerbs design.
- Collaboration with council.
- Tennis pavilion improvement.
- Primary school refurbishment plan.
- Street cleaning.

## **Housing and community**

- Diversification of housing types.
- Limiting large developments.
- Infrastructure focus.
- Solar energy integration.
- Community consultation for masterplan.
- Assessment of water and drainage systems.
- Sustainable development principles.
- Partnership with developers.

## **Feeling safe**

- Dog control measures.
- Youth workers and community support officers.
- Proactive police measures.
- Improved street lighting.
- Designated bins for dog litter.
- CCTV installation.

## **Moving around**

- Better cycle routes.
- Zebra crossings and speed limits.
- Pavement reviews, especially under viaduct and 1st to 10th Street.
- A7 crossings and footpath to Dalhousie Castle.
- Truck restrictions and roundabout design.
- A7 pathways between King's Gate and Newtongrange Main Street.
- Anti-litter and dog fouling signs.
- Electric scooter safety.

## **Play and recreation.**

- Public toilets in Welfare Park.
- Refurbishment and facility improvements.
- Diverse coffee and eatery options.
- Support groups for families.
- Accessible activities for elderly and disabled.
- Youth group building maintenance.
- Promotion of groups.
- Collaboration with voluntary groups.

## **Identity and Belonging**

- Maintenance of community assets.
- Enhancement of public spaces.
- Diversification of local businesses.
- Addressing economic deprivation.
- Improving beyond main streets.
- Balancing new building development
- Preservation of friendliness.

## **Natural Space**

- Community garden.
- Safer cycle links.
- Clubs for children.
- Preservation of fields.
- Wildlife-friendly initiatives.
- Litter collection and cleanliness.
- Development of pavilion and bowling complex.
- Additional seating and picnic areas.
- Utilise football building.
- Accessible walks.
- Preservation of green spaces.

## Rosewell and District Local Place Plan (Final) (2024)

**Location:** Rosewell and District Community Council area

**Engagement:** The Local Place Plan process involved various methods of online and in-person community and stakeholder engagement, including surveys, meetings, and community events. Use of the Place Standard tool identified the following average ratings per topic (1-low to 7-high) for the Local Place Plan area:

Order	Place Standard Topic	Rating
1	Natural space	6.0
2	Moving around	5.0
2	Play and recreation	5.0
2	Identity and belonging	5.0
2	Feeling safe	5.0
6	Traffic and parking	4.0
6	Streets and spaces	4.0
6	Housing and community	4.0
6	Social interaction	4.0
6	Care and maintenance	4.0
6	Influence and sense of control	4.0
12	Facilities and services	3.0
12	Work and local economy	3.0
14	Public transport	2.0

**Vision:** The vision for the Local Place Plan area has been developed through the collective analysis of local community needs and includes:

- Becoming more self-sufficient and sustainable on a local scale.
- Enhancing and developing the vibrancy and prosperity of Rosewell.
- Tackling environmental, social, and economic issues.

**Priorities / Proposals:** The Local Place Plan has identified five interlinked priorities with associated actions and site-specific locations. Full details are provided in the LPP, and a summary is noted below.

### 1. Life in the Community

Aim for Rosewell to become a self-sufficient village and develop economic growth.

- Retain vital community services.
- Incorporate and improve private facilities to be available to the community.
- Work towards a 20-minute neighbourhood with the rural context of Rosewell village.
- Invest in public spaces.
- Allocation of unused green space within Rosewell village for outdoor activities.
- Invest in village medical facilities.



## **2. Environment**

Aim to protect areas of nature, support local groups and organisations, and work alongside public bodies to enhance, protect and educate.

- Encourage the community to adopt and enhance green spaces that could provide potential for biodiversity.
- Improve path network for all users.
- More bins for litter and dog litter.
- Protect greenspaces.

## **3. Population and Homes**

Aim to protect Rosewell from further expansion; required amenities within walking distance; safe routes to schools; and schools that can provide for all children.

- Improve traffic management within Rosewell village.
- Increased traffic warden and police presence.
- No new housing development allocations in Local Place Plan area.
- Improve housing standards and sensitivity to natural environments and surroundings.
- Protect Rosewell village from boundary expansion.

## **4. Getting About**

Aim to redesign the transport infrastructure to connect to Midlothian and Edinburgh and include safe walking routes around Rosewell village.

- Improve transport links.
- Improve safe footpaths through Rosewell village.
- Improve access for all within Rosewell village.

## **5. Jobs and Businesses**

Aim to create more economic potential within Rosewell and surrounding areas.

- Increase visitor numbers to Rosewell.
- Support resources within Rosewell to help improve visibility which feeds funding back into the community.
- Support and celebrate businesses and community groups within Rosewell.
- Allocation of unused land within Rosewell village.
- Allocation of vacant building within Rosewell village.
- Social enterprise encouragement.

## Roslin and Bilston Local Place Plan (Final) (2024)

**Location:** Roslin and Bilston Community Council area

**Engagement:** The Local Place Plan process involved consultation with the residents, community groups, businesses, and other organisations, and included the gathering and assessment of comments on the local area.

**Vision:** Two communities where the 20-minute neighbourhood concept becomes a reality, where local amenities both within the built-up areas and in the local countryside are safely accessible by means of active travel and where new development has a distinctive local character.

**Proposals:** The Local Place Plan seeks to mitigate the adverse effects of the recent and ongoing developments. Full details of proposals as to the development and use of land are included in the LPP, and a summary is noted below.

### **Active travel, movement, and safety**

1. Active travel – B7006 between Bilston and Roslin.
2. Active travel – to the proposed new Beeslack High School.
3. Active travel – between Auchendinny and Roslin.
4. 20 mph speed limits (A701 / B7003) to promote active travel, safety, health, and amenity.
5. Responsible use of routes dedicated to active travel.
6. Active travel and access to Roslin Glen Country Park.
7. Safe conditions for mobility-impaired persons.

### **Historic and natural environment**

8. Protecting the historic environment (Battle of Roslin site).
9. Fostering the natural environment (trees / hedgerows).
10. Alternatives to regularly mown grass (trees / wildflowers).
11. Allotments and community growing spaces.
12. The existing Roslin Conservation Area.
13. Extension of Roslin Conservation Area.
14. New Conservation Area – Bilston.
15. New Conservation Area – Battle of Roslin and Dryden Estate.
16. New Conservation Area – Roslin Curling Pond and The Moat.

### **Infrastructure and facilities**

17. Infrastructure deficits (roads, active travel, healthcare).
18. Leisure facilities (youth facilities).
19. Provision for outdoor facilities in Bilston.

# Appendix B Local Plan Plans

## Bonnyrigg and District

### Local Place Plan

2024 – 2034



**Prepared by**  
**Bonnyrigg and District Community Council**

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## **1. Executive Summary**

The Scottish Government has introduced Local Place Plans (LPP) as a way for communities to help achieve change in their local area. Local Place Plans were introduced by The Planning (Scotland) Act 2019 (Section 14) which allows community bodies to set out their own proposals for the development or use of land in their area. The Act contains a new right for communities to produce these plans as part of the new Scottish planning system and influence the content of the next Midlothian Local Development Plan.

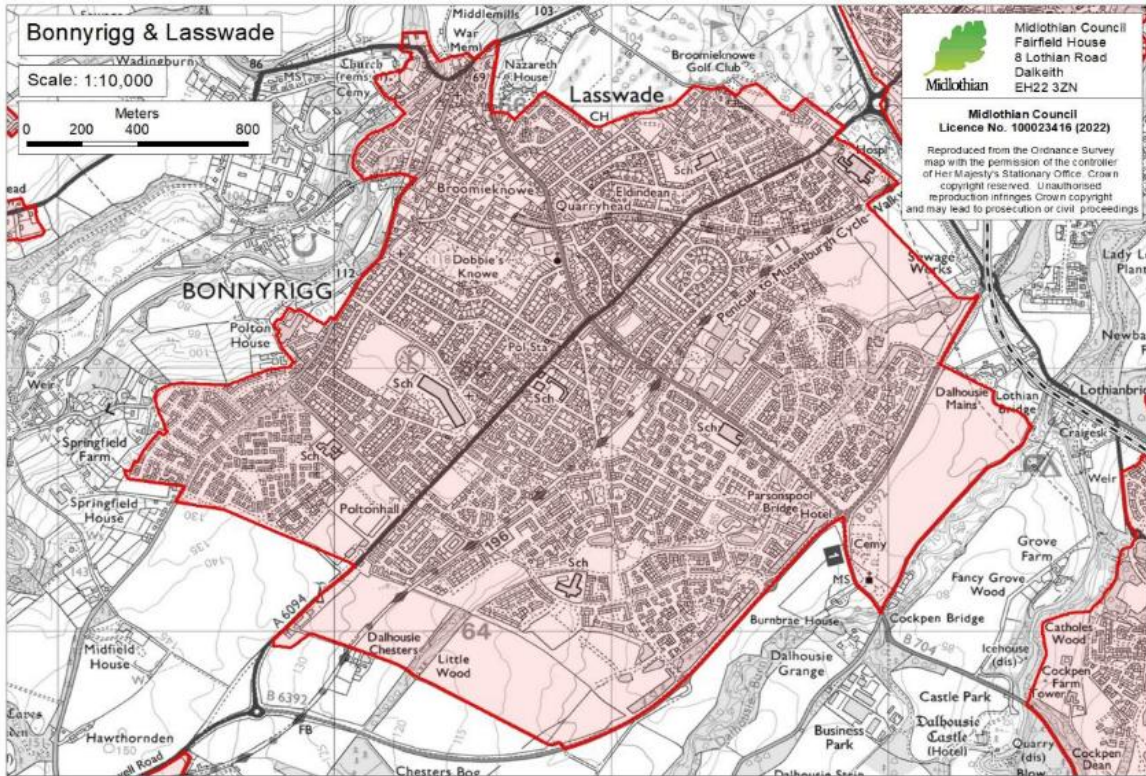
The population of Midlothian has increased from just under 81,000 in 2001 to 94,700 in 2021, an increase of 17%. Bonnyrigg and District however has undergone considerable change, with the population increasing from 14,540 in 2001 to an estimated 19,180 in mid 2021, an increase of 32% and is now the largest community in Midlothian. The ongoing development over the last decade has put considerable strain on resources including public transport, health and education.

Many of the comments received referred to issues caused by the increase in population with projections forecasting the increase continuing, making Midlothian the fastest growing Local Authority in Scotland. Bonnyrigg and District Community Council (BDCC) has undertaken online consultations with residents and has considered all the issues raised in the surveys in compiling the LPP.

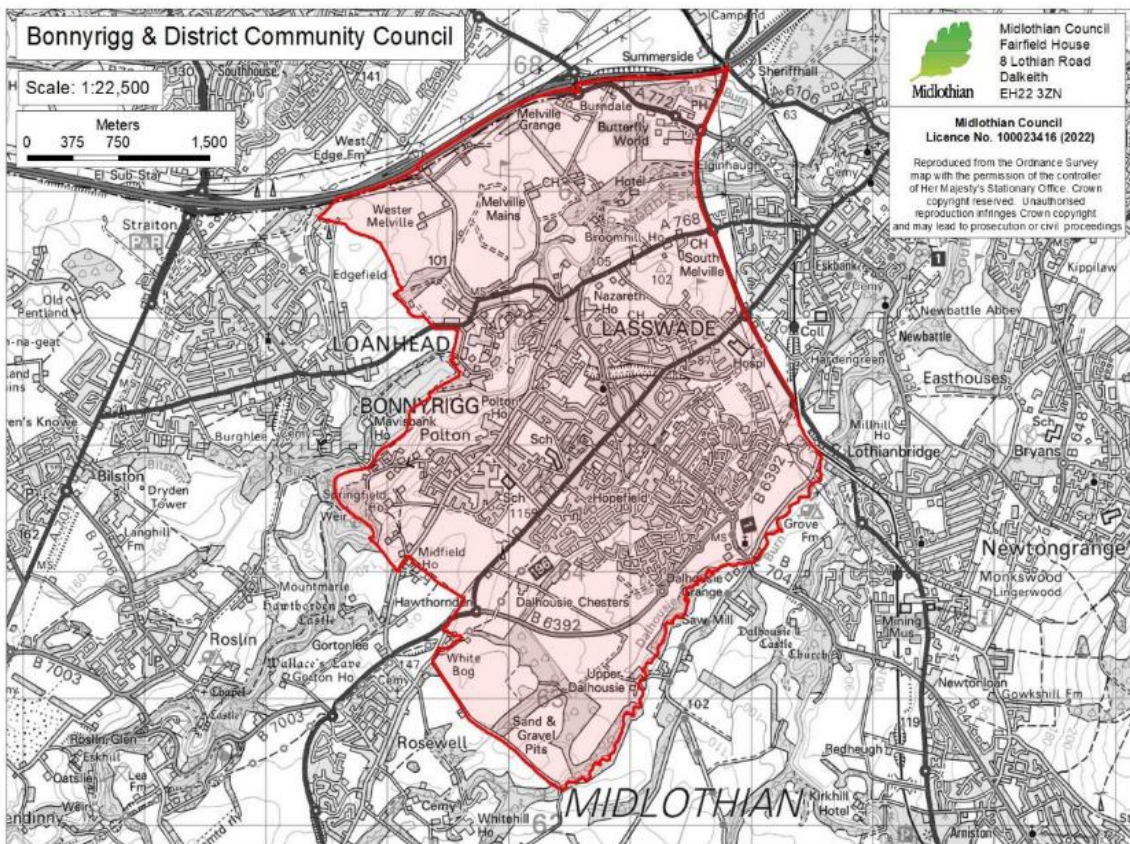
We hope Midlothian Council will take full account of the contents of our LPP in the preparation of the Midlothian Local Development Plan 2 (MLDP2). BDCC are willing to discuss our submission with Council Officers as and when required.

## **2. Bonnyrigg and District Local Place Plan area map**

The Local Place Plan area referred to in this document covers a mixture of agricultural land and business centres, but it is dominated by the town of Bonnyrigg and Lasswade which is shown on the first map. The second map shows the area covered by Bonnyrigg and District Community Council which is substantially larger and borders several other Community Councils. The area stretches from the junction of Carrington Road and Cockpen Road, Bonnyrigg having followed the course of the Dalhousie Burn joining the main A7 trunk road northwards to Sheriffhall Roundabout. The northern boundary is then dictated by the A720 City of Edinburgh bypass as it travels westwards before heading south again to the rear of Edgefield Industrial Estate, Loanhead and dissecting the area of farmland between Wester Melville and Edgefield. At Wadingburn Road the western edge of the LPP area follows Kevock Road until it reaches the North Esk River and carries on past Polton Village to the rear of the Springfield Mills area climbing up past Midfield House and crossing the A6094 road passing White Bog and the sand quarry towards Capielaw Farm before again following the route of the Dalhousie Burn back to Carrington Road.



**Bonnyrigg and District Community Council Map**



### 3. Purpose and scope

This Local Place Plan (LPP) has been compiled by Bonnyrigg and District Community Council (BDCC)

For many years Bonnyrigg and its surrounding districts had separate Community Councils: Bonnyrigg and Lasswade Community Council (BLCC), and Poltonhall and Hopefield Community Council (PHCC). The two began working together to support members of their community during the Covid-19 pandemic, and in 2021 they agreed to merge to form a single Community Council for the area. A consultation process followed and on 28 June 2022 agreement to merge was approved unanimously at a special meeting of Midlothian Council. The two Community Councils were merged to form Bonnyrigg and District Community Council (BDCC). The Inaugural Meeting took place on 13 Oct 2022.

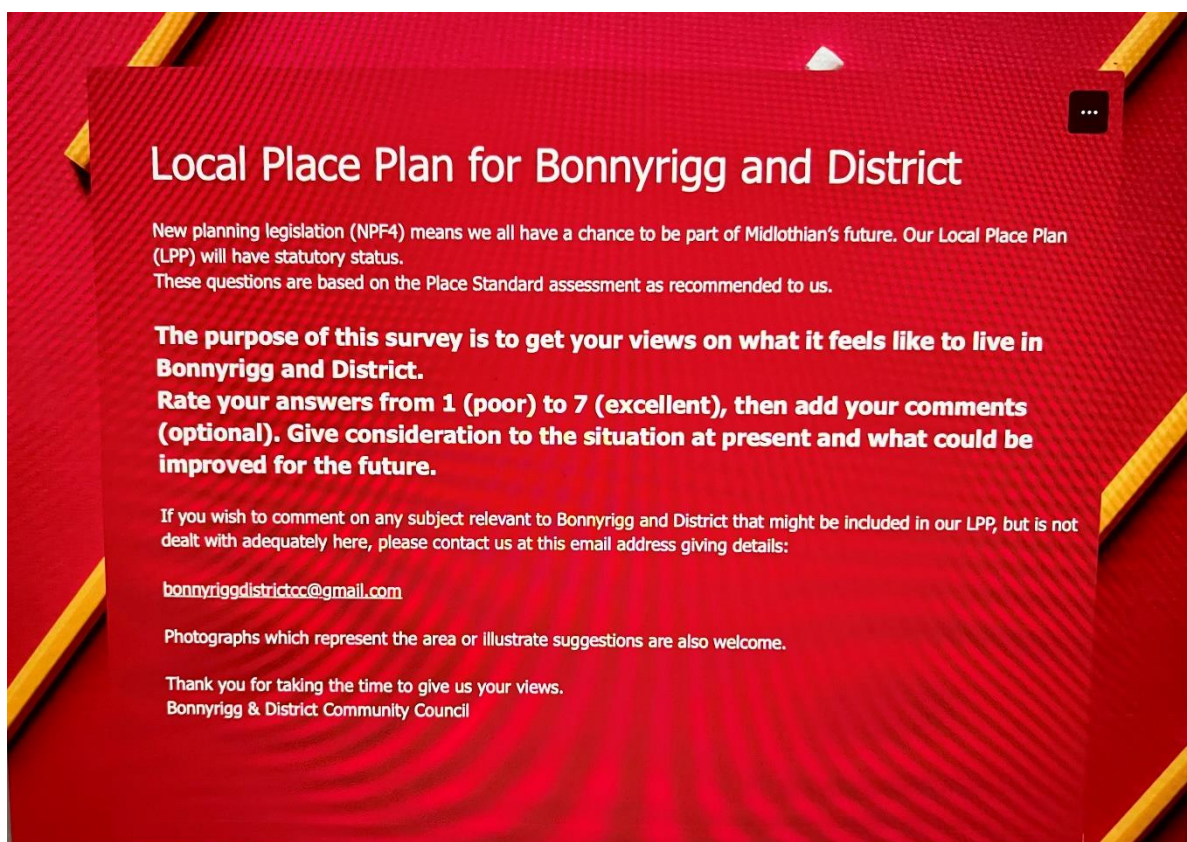
We have a total of 18 Community Councillors. A further 2 residents have since been co-opted taking our total to 20, the maximum allowed by our Constitution. BDCC are not aware of any other local groups involved in the preparing an LPP.

### 4. Approach

Work on the LPP commenced much later than was anticipated. Whilst an initial meeting had taken place in the Spring of 2023 no further work was undertaken until Oct 2023 when the working group was re-formed, and discussions held as to how to progress the LPP.

Using the Place Standard questions, the first survey was launched in mid Oct 2023 and lasted for a period of around 2 weeks.

A follow up survey was undertaken at the end of Nov 2023 which asked residents what their wishes were for Bonnyrigg and District over the period of the LPP.



The surveys were summarised and discussed by the BDCC LPP Group, and the findings and suggestions incorporated in this submission.

## **5. Area Context**

### **Background**

The Bonnyrigg, Lasswade and Poltonhall community is the largest settlement in Midlothian. The town is centrally located within the county and, especially the eastern part, is well located for access to the Borders Railway and Eskbank station.

Bonnyrigg has seen steady housing growth over the past 15 years, with ongoing development on committed sites principally in the Hopefield area. To enable the development of the housing land at Dalhousie and Hopefield, a new Bonnyrigg southern distributor road was built. This road provides a direct link from south of Rosewell to the A7, avoiding Bonnyrigg Toll.

The A7 is a key route north-south linking the Borders Rail Corridor with the City Bypass and Edinburgh. It is also the focus for recent and future development, which has resulted in additional traffic on this and adjacent roads. As a result of its accessibility at a key crossroad on the A7, the Hardengreen area has experienced growth pressures, including the superstore and Midlothian Community Hospital.

### **Bonnyrigg**

A large part of the town centre consists of a relatively modern development and is typified by postwar and modern housing developments. There is a mixture of building styles and materials, and development layouts.

### **Infrastructure and Community Facilities**

The growth of Bonnyrigg has been matched with improvements in services including replacement and new primary schools and a replacement Lasswade High School, incorporating new community facilities and a leisure centre comprising state of the art gyms, as well as a 25m swimming pool and library.

A replacement 3-practice health centre has been provided and the new Midlothian Community Hospital is located on the east side of the town.

There are three established Conservation Areas covering the older parts of Bonnyrigg and Lasswade, which are located to the north and west of the town: Broomieknowe (covering the 19th century suburbs), Lasswade and Kevock (including the village of Lasswade and the North Esk Valley).

In response to a commitment made in the MLDP 2008, a new Dalhousie Conservation Area has been designated relating to land to the southeast of the town and including several important and / or listed buildings, including Cockpen Church. The MLDP allocated housing site Hs11 Dalhousie South, which is adjacent to the northern edge of this Conservation Area, and its development has been reflected in its location next to the Conservation Area, especially avoiding a negative impact on the setting of Cockpen Church.

The landscape setting of Bonnyrigg / Lasswade / Poltonhall is a significant asset, with the town located between the river valleys of the North and South Esk. The land on either side of the A7 is also important to the setting and identity of Bonnyrigg.

### **Key Issues**

The following are the key issues identified in the survey facing the Bonnyrigg and District area:

- the impact of development on the area; and the aspirations of the local community:
- accommodating additional new housing development which relates well to the town and avoids unacceptable strain on services and viability of Bonnyrigg town centre:
- coalescence of Bonnyrigg with Eskbank
- safety for pedestrians and cyclists on the A7, and active travel access to Eskbank rail station and the superstore at Hardengreen



- safeguarding the sensitive landscapes of the North and South Esk Valleys from development.

## **Bonnyrigg and District Developments**

### **H28 Hopefield**

Development of the Hopefield site commenced in 2008. The final planning consents for the Hopefield development (Areas B1 & B2) were approved in Nov 2017. Development was completed in Dec 2019.

### **Hopefield - Local Centre**

A local centre for the community was part of the original Hopefield Masterplan. Despite considerable efforts little progress was made in its development. Following negotiations with the Council and developer agreement was reached to reallocate the site to housing along with a retail unit. These have been constructed using Passive Haus standards. The retail unit is expected to open in early 2024.

### **Hs9 - Broomieknowe, Bonnyrigg**

Development approved in Oct 2016 and completed in 2020

### **Hs10 - Dalhousie Mains**

Development at this location was approved in Feb 2018 and is ongoing.

### **Hs11 - Dalhousie South**

Development at this location was approved in Apr 2020. A separate application for affordable housing within the Hs11 site was approved in July 2023. Development is ongoing.

### **Hs12 - Hopefield Farm 2**

A planning application for this site was submitted in March 2020 for planning permission in principle for residential development; community facilities, primary school and associated works.

Associated with this development, a planning application was submitted for the construction of a four-arm roundabout on the A6094. The application site is centred on part of Rosewell Road (A6094) at the south-west of the Bonnyrigg and Poltonhall boundary. Consent was approved on 19 Sep 2023

### **Hs13 - Polton Street**

This location was the site of the former Bonnyrigg Library which closed in 2013, when the town's library relocated to the new Lasswade Centre. Planning consent for the erection of 18 flats was approved in June 2015.

### **High Street - Former Bonnyrigg Market**

This location was the site of the former weekly open air Bonnyrigg Market. Planning consent was granted in Feb 2018.

### **Hopefield Yard, Cockpen View**

This site is near Springfield Bank Nursing Home. The planning application was submitted at the end of 2019. After several revisions, the application was approved in Apr 2021. The proposed development is part of the Council's housing programme and comprises all affordable housing units built to Passive Standards. Construction was completed late in 2023

### **High Street - Former retail building**

Planning consent for the construction of 20 flats at this location was granted in Sep 2022. Construction is at an advanced stage. The site was a former retail building which was demolished in 2019. The flats will provide council housing. It is intended that 8 of the flats will be used to provide assisted living flats for adults with learning difficulties and/or autism, whilst the remaining 12 flats will be used as retirement flats for over-55s.

## **E16 Hopefield**

This site was allocated in MLP 2003 as part of the Hopefield development to provide potential employment opportunities. Acceptable uses for the location were modified to Class 4 - Business. A planning application was submitted in July 2018 for the erection of a resource facility including offices, stores, workshop, motor transport workshop, ambulance depot and enterprise units. In Feb 2020 the Planning Committee was advised there was an outstanding objection from SEPA, and there was also concern regarding potential noise impacts on nearby residents.

## **Poltonhall**

There has been no development in this area.

## **Polton Village**

There has been no development in this area.

## **Lasswade**

### **Land West of The Laird and Dog Hotel, High Street, Lasswade**

The site was previously occupied by a school building and associated janitor's house. The buildings were demolished in the mid 2000's. The application, which is in the Lasswade and Kevoch conservation area, was for the erection of 8 houses was approved in Jan 2020. Construction was completed in 2023.

### **Land between 5 and 9 Elm Row, Lasswade**

The application located within Lasswade and Kevoch Conservation Area was previously part of a garage premises. The application for the erection of 5 dwelling houses was approved in Feb 2021. Work had commenced on the site but appears to have ceased. BDCC would like to know what is happening with this site.

## **6. Planning policy context**

### **Summary**

In preparing the Local Place Plan BDCC has considered the National Planning Framework 4 and the Midlothian Local Development Plan 2017, which is a statutory requirement of the Planning Act. The Local Place Plan also sets out reasons why we consider the Local Development Plan should be amended.

### **National Planning Framework**

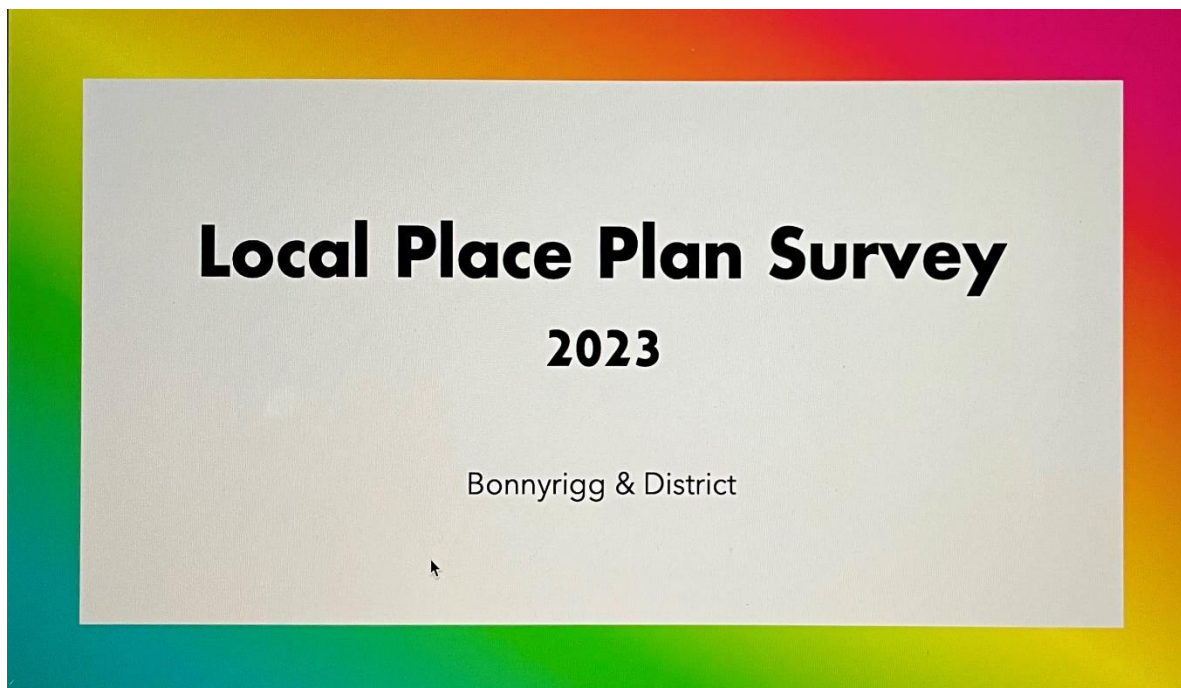
We believe the contents of this Local Place Plan complies with the provisions of the National Planning Framework.

### **MDLP 2017**

This LPP submission differs from the MDLP 2017 in relation to Midlothian Councils previous submission on the development for site E16. We expand on this in our proposals.

## 7. Engagement

Using Microsoft Forms and using the Place Standard Tool the first survey was launched in mid Oct 2023 and lasted for a period of around 2 weeks. The survey was conducted via the BDCC website, and the online Residents Forum.



The Place Standard Tool asks 14 questions about the physical and social elements of a place. Participants answer by scoring from 1 to 7, where 1 means there is a lot of room for improvement and 7 means there is very little room for improvement. The results of the survey were as follows:

Place Question	Place Standard Topic	Rating
Q1	Moving around	4.4
Q2	Public transport	4.2
Q3	Traffic and parking	3.4
Q4	Streets and spaces	3.9
Q5	Natural space	4.9
Q6	Play and recreation	4.2
Q7	Facilities and services	3.9
Q8	Work and local economy	4.1
Q9	Housing and community	3.7
Q10	Social interaction	4.0
Q11	Identity and belonging	3.9
Q12	Feeling safe	4.1
Q13	Care and maintenance	3.6
Q14	Influence and sense of control	3.0

Question 14 produced the lowest rating – 3.0. Many residents were of the opinion Midlothian Council did not take cognisance of issues raised by them.

A link to the full results of the survey and the views gathered is shown in the Appendices.

### Follow-up Survey

A further survey was undertaken at the end of Nov 2023. Based on the results of the original survey we asked residents what their wishes for Bonnyrigg and District over the period of the LPP are. Issues raised included traffic and parking, housing, care and maintenance, and the lack of influence and control on how decisions were taken. Items identified as being of greatest concern and requiring action are as follows:

Preference	Subject
1	Facilities
2	Public Transport
3	Traffic
4	Community Hub
5	Parking
6	Housing

Some respondents included the suggestion of a Community Hub in the Facilities heading, whilst others referred to it separately in their response.

Comments from the 2<sup>nd</sup> survey can be found in the Appendices.

### 8. Implications

The Hopefield Masterplan, and the MDLP 2017 identified E16 as an area to provide potential employment opportunities. Acceptable uses for the location were amended to Class 4 – Business - where small units would be provided for local or start-up businesses

BDCC has reviewed this location and would like the Council to reconsider their previous designation of this area for business and consider it as a future housing location. If developed for housing, we would also like the existing SUDS ponds developed as a wildlife refuge. We would also like to see provision made for allotments at this location.

We expand on our reasons for this in our proposals in section 10.

### 9. Overall vision and aims

Bonnyrigg and District Community Council (BDCC) has considered and discussed the results of the consultations undertaken in compiling the LPP. Several points have been raised by residents which warrant further comment and consideration as part of the LPP submission.

In Section 10 we address the issues and comments raised by residents of Bonnyrigg and District and look forward to these being incorporated in the next Midlothian Local Development Plan (MDLP).

## **10. Proposals / Map**

### **1. Housing provision**

Comments from the consultations undertaken as part of the preparation of the LPP were clear in that Bonnyrigg and District had undergone considerable change over the past decade, and the preferences shown by residents were that there should be no further large housing development sites. BDCC recognises the views of the residents but believes that supporting a total ban would not be the right course when there are still many people on waiting lists for affordable housing.

Our population is living longer, and many residents have been able to buy properties over the years. However, as families grow up and move on many owners and tenants find themselves in properties that are too big for them.

BDCC believes the Council and developers should consider this issue in planning future developments by providing housing of a style and size that addresses this. There is a need for a better mix of housing to be available to residents to make affordable homes of different sizes available and increase mid-market housing thereby allowing residents of larger homes to downsize and thereby make larger properties available for families.

### **2. Site E16**

The 2017 MLDP made provision for this location to provide employment opportunities, with acceptable uses being Business (Class 4) only. This was done to reduce the potential for neighbour conflict. A proposal to construct a Facilities Depot for Midlothian Council was withdrawn following many objections, and issues raised by the Scottish Environmental Protection Agency (SEPA).

BDCC has considered this location and would like the Council to reconsider their previous designation of this area for business and consider it as a future housing location with particular emphasis on smaller house sizes and styles to address our previous comments. We would also like the existing SUDS ponds developed as a wildlife refuge. Given the current financial pressures felt by families in all communities we would like to see provision made for community allotments primarily for rent to Bonnyrigg residents. There is also potential for revenue generation through charges for use. Access to the location and some services are already in place.

### **3. Future Housing Locations**

BDCC carefully considered to the identification of other potential housing locations. Bearing in mind Hopefield 2, has yet to commence, and will be phased over several years, we are of the opinion the identification of future housing locations should be delayed until proposals for infrastructure improvements are brought forward.

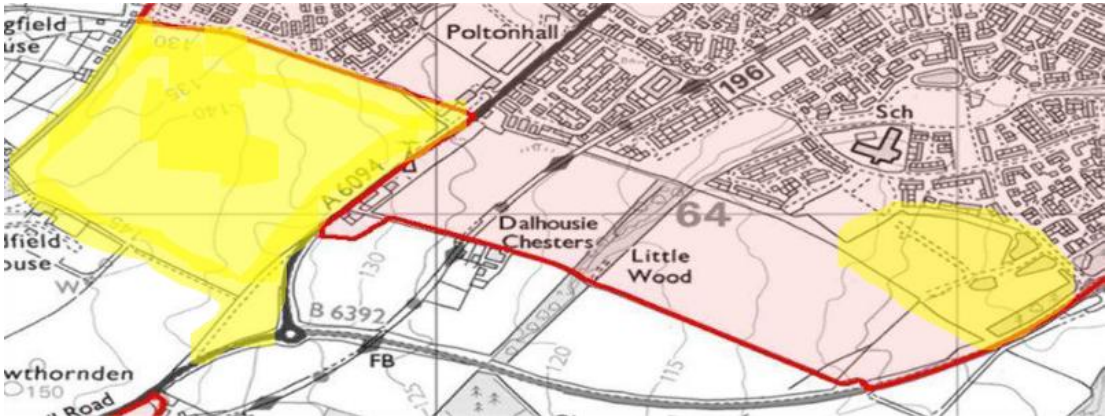
### **4. Commercial Facilities**

Bonnyrigg has a variety of shops and services, but difficulties parking in the town centre is an issue. Apart from the Co-op in the High Street, and Tesco Express on Rosewell Road there are no major supermarkets in the area.

Residents from some part of Bonnyrigg need to travel over 2.5 miles to Tesco at Eskbank, and residents in Rosewell over 3 miles. At Straiton however there will shortly be 4 supermarkets all located within 1 mile of each other. Straiton is 4-5 miles distant depending on the route taken. If we are to encourage residents to reduce their level of car travel, we are of the opinion there's a need to provide a location for a commercial centre between Bonnyrigg and Rosewell? We are not aware of any provision for commercial facilities within the Hopefield 2 development.

Approval for a roundabout on the A6094 has recently been granted planning permission to access the Hopefield 2 development. We suggest the Western leg of this roundabout would provide a suitable access to a commercial facility / supermarket. One of the 'low cost' supermarkets has previously

indicated their desire to include Bonnyrigg in their expansion plans. The area identified is shown in yellow on the map below as is the E16 area mentioned in Section 2 above.



**5. Penicuik to Dalkeith Walkway**

This is a popular and well used facility within the Bonnyrigg and District area. There are issues of capacity in the area from Hopefield (Castell Maynes) to Cockpen Road, which will become more of a problem as the Hopefield 2 development progresses. As part of the application for Hopefield 2 there is a proposal to increase the width of the walkway to 4m through the development. BDCC would like this proposal extended, to include the area from Hopefield 1 (Castell Maynes) to Cockpen Road.

**6. A7 Urbanisation Project**

Although just out with the Bonnyrigg and District Area, BDCC would like to see urgent progress made with this project to provide active travel provision along the A7 between the Gilmerton Road Roundabout and Dalhousie Road, Newtongrange.

**7. Linked Bus Services**

The development of Hopefield 1 made early provision for the introduction of a bus service from the area. This has proved to be successful in providing a regular service from the area to Edinburgh. The Hopefield 2 proposals makes provision to extend the existing service into the new development. The missing link with this service is a connection to Rosewell and the ability to access the Lasswade Centre from Hopefield. This has now become more of a priority as the revised route of the 46 service to / from Rosewell and Poltonhall does not allow for a direct service to Edinburgh City Centre. BDCC would like Midlothian Council to seek further talks with Lothian Buses to address this, as part of their Active Travel strategy.

**8. Community Hub**

Gorebridge and Rosewell have successfully developed Community Hubs. Whilst we have an excellent facility at The Lasswade Centre it is more aligned to the provision of sporting facilities. The facility does not fully provide for community facilities, or meeting rooms for small groups or organisations. Dalkeith Community Council have successfully established Dalkeith One, run by the Community Development Trust. In Bonnyrigg there is a former retail facility in Polton Street which has been empty for a considerable time. BDCC would like to work with the Council and other groups to explore the possibility of turning this location into a community hub. The location would be ideal for a community cafe, the provision of meeting rooms and possibly a weekly or fortnightly farmers' market providing business opportunities for local producers and reducing "food mileage."

**9. Traffic**

Bonnyrigg town centre is a key junction for traffic in Midlothian. Congestion results because there are no right-hand filter facilities incorporated in the traffic signals in the town centre and restricted

carriageways. BDCC would like this to be addressed quickly to improve the traffic flow, in particular from High Street towards Polton Street. This section of roadway has, in isolation, been reduced to a single lane despite being a main bus route, which causes lengthy tailbacks at all times of day. Returning to a two-lane carriageway at this junction, augmented by a right turn traffic light filter would reduce this congestion and potentially eradicate it. In summary right turn traffic light filters from High Street to Polton Street and Polton Street to Dundas Street are required as a matter of urgency to reduce congestion and emissions from queueing traffic.

We would like to see the traffic lights at the Hillhead junction with Melville Dykes Road operating all day, to improve the traffic flow into Lasswade from Polton Road.

## **10. Parking**

Lack of parking in Bonnyrigg deters residents of the district from coming to the town. BDCC would like to see steps taken to introduce controlled parking behind Polton Street and the High Street to deter persons from leaving their vehicles there for extended periods seriously reducing viable parking for customers of local businesses.

## **11. Care Facility – Polton Road**

Whilst not directly related to the LPP submission, BDCC are pleased to see work on this facility has commenced. This is a much-needed facility to replace Highbank Intermediate Care facility, and we look forward to its completion in early 2026.

## **12. Poltonhall Recreation Ground**

We are pleased to note the Asset Transfer for this location has been agreed between Midlothian Council and Bonnyrigg Rose Community Football Club.

## **11. Next steps**

This Local Place Plan maps out how our community can be improved over the next 5 to 10 years. We are aware of the financial constraints placed on local authorities and appreciate the restrictions this may place on resourcing and delivery of this Local Place Plan.

Some actions are already in progress, others will take longer, like building new houses. But work needs to start now on everything if we are to succeed.

Making change happen needs everybody to pull their weight. The Community Council is a key player but cannot do everything. Community organisations, residents, businesses, landowners, Midlothian Council and other organisations - all have their part to play for the plan to become reality.

Bonnyrigg and District is fortunate in having an active Facebook Residents Forum. We will use this together with the BDCC website to ensure the community are made aware of the efforts being made on their behalf to bring their wishes for the community to fruition. We look forward to working with the Council and other organisations to achieve our aims.

## 12. Appendices

### First Survey

Analysis and a selection of comments from the survey can be found at the following link:

<https://web-cdn.org/s/1190/file/9-Local-Place-Plans/Survey-1/Presentation-of-Place-Plan-Survey-2023.pdf>

#### Local Place Plan Survey – Selection of comments

Place Standard Tool - Questions		Score	Selection of comments
Q1	Moving around	4.4	Good bus service to Edinburgh but not if you want to go to Newtongrange, Gorebridge & Loanhead
			Make lights at Lasswade full time to improve flow and access from Polton Road in Lasswade
			Remove bollards at Sherwood Crescent
Q2	Public Transport	4.2	Removal of 49 route was a mistake
			With all the new builds in south Edinburgh peak time travel can be difficult on 31 route.
			Returning late from Edinburgh on 31 is difficult for Poltonhall residents if there is no 46 bus.
Q3	Traffic and Parking	3.4	Long distance from some areas to bus stop
			Commuters using car parks then jumping on buses
			Parking seems better when Traffic Warden present.
Q4	Streets and Spaces	3.9	Area at Raes Gardens / Lothian Street could be used for parking and help the Lothian Street problem
			Parking spaces being take up by businesses
			Clean and tidy, but lacking in soul
Q5	Natural Space	4.9	Streets are full of weeds and rubbish. Gives bad impression
			Buildings are typical of many towns but we are fortunate in having a considerable amount of open space.
			Lots of open spaces
Q6	Play and Recreation	3.9	Walkway needs top improved to cater for pedestrians & cyclists
			Lots of walks within a short distance
			Lots of good play areas but vandalism is an issue
Q7	Facilities and Services	3.9	Excellent playing facilities at Poltonhall
			Opportunities are there for those who look for them
			Condition and cleanliness of changing facilities at Lasswade swimming pool leave a lot to be desired
			Ok if you want a hairdresser or a takeaway
			Another nice restaurant would be great
			An Aldi or Lidl would be nice



			Insufficient doctors for size of place
<b>Q8</b>	<b>Working and Local Economy</b>	<b>4.1</b>	Only jobs I see advertised is either hairdressing or jobs within council - I work in the town but don't spend my money here. I'd like to shop local but can't get everything I need in one place (or parked!)
			Employment opportunities and housing are linked. Can maybe find a job but can't find a house which is affordable
			Great wee towns for local shopping, be good to see empty units being used to give local businesses a chance to share their goods, pop up events or short-term leases?
			Work opportunities limited. Council promised small industrial unit's adjacent to Hopefield which has not materialised
<b>Q9</b>	<b>Housing and Community</b>	<b>3.7</b>	Too many housing developments for the size of Bonnyrigg which has impacted on traffic and do not have the infrastructure to cope.
			Not enough council houses for people that are actually from Bonnyrigg. Been on the waiting list for over 8 years
			Not enough social and affordable housing
<b>Q10</b>	<b>Social Interaction</b>	<b>4.0</b>	Never go out in Bonnyrigg....not a nice atmosphere
			Isolation is a big issue for our community. Need a hub
			It's ok if you drink, not so much if you don't.
			If you want to join in the community, there are significantly more opportunities than in other authorities
			Bonnyrigg only has church hall. Don't know of any other community places in Bonnyrigg. There is the Beacon in Gorebridge and Steading in Rosewell. For certain age groups I think there is more. For your 20-50 year old I don't think there is much. There really isn't a community anymore
<b>Q11</b>	<b>Identity and Belonging</b>	<b>3.9</b>	I used to feel that I belonged in Bonnyrigg but it's not the same now with the influx of housing developments. Sense of community has dwindled.
			Football and rugby clubs have a lot of local support. Helps bring people together, though not me specifically
			In sports terms we are doing well with both Lasswade RFC and Bonnyrigg Rose making good starts to their seasons. We could with a petanque arena and club to compete with the likes of Penicuik, Roslin and Newtongrange, where these clubs appear to be flourishing. Otherwise, the recent merger of Community Councils to form Bonnyrigg and District CC should help
<b>Q12</b>	<b>Feeling Safe</b>	<b>4.1</b>	We need to ensure that high visibility Policing in particular foot patrols is protected and encouraged. The current Police management do not see this as a priority. Hence the rise in shopliftings and anti-social behaviour.
			Don't think it's any better or worse than other places in Midlothian, but any further cut back in police numbers could have a negative effect
			Rising youth disorder does not make me feel safe. Serious lack of central government funding of the Police Service does not help. Community officer funding (partnership working) should not be stopped by Midlothian Council. Residents need to be and feel safe.
<b>Q13</b>	<b>Care and Maintenance</b>	<b>3.6</b>	The lack of proper weed killing is shocking. The drains are blocking, the footpaths and verges are in a terrible state due to no weed killing. Ridiculous nonsensical decisions from the ruling group at Midlothian Council based on speculation and internet nonsense have real implications on the local area.

			Again for the money we pay in council tax, nothing gets done. We rely on Bonnyrigg Weedbusters to keep the Toll looking beautiful. We rely on local groups picking up rubbish along the verges. Where is our council tax money being spent?
			Weeds in the roads/pavements and growing out of road drains make the place unsightly! Lack of proper maintenance of the roadside swale on the Distributor Road in Bonnyrigg leads to run off from the whole road flooding into Hopefield in heavy rain. Inlets on the road and within the swale haven't been maintained - ever!
			Town centre looks tidy but aware that resources are stretched. The gardening volunteers do a great job
			Reduction in maintenance noticeable in some areas & ban on use of glyphosate weedkiller gives the impression the place is unkempt in some parts
<b>Q14</b>	<b>Influence and sense of control</b>	<b>3.0</b>	The current administration at Midlothian Council don't listen to anyone. They have consultations in name only and disregard the results when it goes against their pre-ordained policies. Poor governance from the centre spreads downwards.
			The council decide what's happening whether you agree or not
			There are opportunities to make your views known, in many cases these are ignored - for example the recent decision regarding double yellow lines on Lothian Street - the result of which will be an increase in the speed of traffic & possible accidents.
			Decisions are already made before asking for our opinions
			Don't think we have much influence or sense of control, apart from using vote in local and national elections. Being part of the Community Council means I can try to contribute.

## Comments from follow-up survey

### How would you describe Bonnyrigg and District If you were telling someone not from here what this area is, location, history etc

Tired centre, needs upgraded. More provisions for parking.

Good community spirited town. Very little green spaces left due to large scale housing estates being built over the last fifteen years.

All new housing and horrendous traffic as more new houses are built. It's all very well council letting this happen but there is not infrastructure to cope with increased population.

A commuter town. Mixed population. Some areas of clear deprivation. Some areas of excessive wealth. Lots of people who live here. But don't contribute to the local economy etc

We have a fantastic history, but this is not advertised in any way. Mining, football, carpets making etc. It's up to us oldies to keep this to mind

Expanding town south of Edinburgh but unfortunately the infrastructure has not kept up. Local shops closing as not used enough, traffic busy.

Community focused town with great mix of people who've lived here all their lives and newcomers who've made it their home

Good wee community once upon a time but has lost this due to the new housing. Not enough shops locally but excellent transport links to Edinburgh

A small mining town just south of Edinburgh. It has now doubled in size with new build housing. It has a strong community spirit but very little identity or focus.

Nice enough, was brilliant 10 years ago, but not the same now. Too many houses, not enough green space, not a great bus service. Small part of community is good and tries so hard.

A thriving diverse community with great investment opportunities. Good schools and leisure facilities.

Used to very much believe it was a good place to live and my kids had a good life here. Real sense of community and effort. Sometimes these things naturally change, but the regression feels by design and that's hard to understand.

Still managing to hold onto its sense of community but as it gets bigger it's starting to lose it and change to a faceless society.

An Edinburgh commuter town where the last decade has seen overdevelopment with little or no upgrading of the infrastructure. Great football team!

All the shops are either hairdressers, beauty shops or takeaways and the rest are not great. In the High Street there is approximately 8 hairdressers, 2 barbers, 5 nail and beauty shops. There is one small supermarket, and their prices are extortionate, so I would tell someone who doesn't live here if you want to have nice hair and enjoy a takeaway then this is the place for you!

### Checklist for LPP Validation

1	A copy of the finalised Local Place Plan	
2	A statement identifying the Community Body that has prepared the plan and its written constitution	
3	Map of the Boundary of the Local Place Plan	
4	A statement of the Community Body's proposals	
5	An additional Map identifying specific sites/locations detailed in the Community Bodies proposals	
6	A statement explaining how the Local Place Plan has regard to the Local Development, National Planning Framework and any applicable Locality Plans.	
7	A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals in the plans in 6 above, and why it considers that the Local Development Plan should be amended in light of this.	
8	A copy of the pre-submission Information Notice evidencing of compliance with the required contents.	
9	Records of when and to whom the Information Notice was sent (required local councillors and community councils).	
10	Documents confirming the status of the Community Body, and a statement showing compliance with the definition of a Community Body (see Appendix 1 of Part 1 of this Guide).	
11	Evidence of level of community support for the Local Place Plan and how CB reached that view.	
12	Copies of additional relevant documents as appropriate.	

### 13. Copy of Information Notice Email

**Sent to elected members, and all Community Councils within Midlothian**

**Bonnyrigg and District Community Council** <[bonnyriggdistrictcc@gmail.com](mailto:bonnyriggdistrictcc@gmail.com)>  
to Derek, David, Dianne, CLL, Federation

9 Feb 2024,  
11:35

Good morning,

#### **BONNYRIGG AND DISTRICT LOCAL PLACE PLAN 2024 (DRAFT STAGE FOR CONSULTATION) INFORMATION NOTICE**

I am writing to you on behalf of Bonnyrigg and District Community Council. We are obliged to send this information notice to you because the area covered by the attached proposed Local Place Plan either adjoins part of the boundary of the area covered by your Community Council, or you are within the Midlothian Council Local Authority area, or you are a Midlothian Councillor for the area concerned.

The proposed Bonnyrigg and District Local Place Plan will be published on the website of Bonnyrigg and District Community Council. Attached is an electronic copy of the Plan. If you wish to have a printed copy, please let me know and give me the postal address to which to send it or you may print this yourself.

In accordance with regulation 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, Bonnyrigg and District Community Council is sending you the following information.

#### **1. The proposed Bonnyrigg and District Local Place Plan**

A copy of the proposed Bonnyrigg and District Local Place Plan 2024 is attached.

#### **2. A brief description of the content and purpose of the proposed Bonnyrigg and District Local Place Plan**

The proposed Local Place Plan covers the whole area covered by Bonnyrigg and District Community Council. The area is dominated by the town of Bonnyrigg and

Lasswade but also encompasses large rural and industrial areas stretching from the outskirts of Loanhead to Sheriffhall roundabout.

The primary purpose of the Local Place Plan is to set out proposals to address concerns of residents and organisations. Some of these concerns have existed for a number of years. Some concerns have emerged or become acute as a result of recent and ongoing large-scale housing developments. The Plan contains a number of proposals.

### **3. Information as to how and to whom any representations on the content of the proposed Bonnyrigg and District Local Place Plan should be made and the date by which they should be made**

If you have any comments on the Plan, please send them to Bonnyrigg and District Community Council by replying to this email. If you prefer to send comments by post we can provide an address to which they may be sent.

The deadline for comments is 8th March 2024, to allow a further consultation prior to submission to Midlothian Council by 31st March 2024. Any comments received after this time may not be included.

The above comprises the information notice to which the Regulations refer.

Please let me know if you have any queries.

Please acknowledge receipt of this information notice.

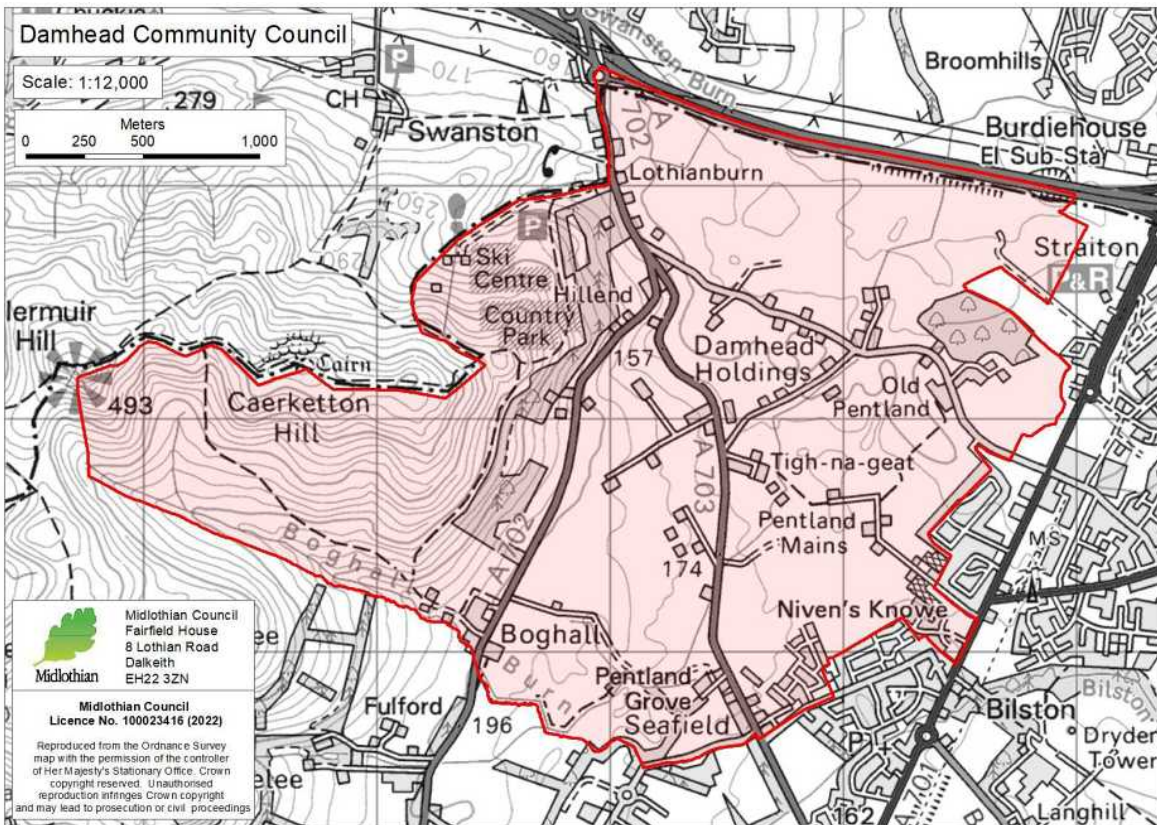
Kind regards,

**Dan Lennie**

# DAMHEAD AND DISTRICT COMMUNITY

## LOCAL PLACE PLAN

FINAL v6 28<sup>th</sup> March 2024



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# 1 Context

## 1.1 Clarify purpose of LPP

Our LPP has been developed to guide our community in how our immediate area develops and how to respond to proposals in neighbouring communities as well as the wider Midlothian and Edinburgh Local Authorities. Because it is generated following widespread consultation within Damhead and District, the LPP provides us with a sound basis for new initiatives. It also gives us clear guidance on how to respond to new proposals that affect our residents. The process of developing the LPP has been designed to clarify views about our future. The LPP as a reference document will strengthen community cohesion and capability.

DDCC has used the LPP to build on the 2015-30 Neighbourhood Action Plan, updating it to take account of local changes (for example changes in residents, house building, proposals for a new secondary school, further discussions about the A701 relief road, developments at the Snowsports Centre, Calderstones, and Straiton ) as well as regional, national and global factors (for example climate change; threats to biodiversity; significant rises in the cost of living). Our Climate Action Plan has also been incorporated into the LPP.

## 1.2 Outline planning policy context

We have referred to the National Planning Framework, the Regional Spatial Strategy, the Local Development Plan, the Local Outcomes Improvement Plan and our Neighbourhood Plan. For each in turn we list the points that are of greatest relevance to our community and our residents' vision.

### 1.2.1 the National Planning Framework

In the foreword of the NPF4, Tom Arthur MSP says *Putting the twin global climate and nature crises at the heart of our vision for a future Scotland will ensure the decisions we make today will be in the long-term interest of our country.* This is mirrored by Damhead & District's wish for our little 'place' within the national context and summarises the key planning principle that is most meaningful for us.

#### 1.2.1.1 Spatial principles

Of the six overarching spatial principles our wishes align most closely with:

- **Local living.** We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.
- **Compact urban growth.** We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.
- **Rural revitalisation.** We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

We agree that by applying these spatial principles, the national spatial strategy will support the planning and delivery of **sustainable places**, where emissions are reduced and biodiversity is restored and better connected; **liveable places**, where we can all live better, healthier lives; and **productive places**, where we have a greener, fairer and more inclusive wellbeing economy.



### 1.2.1.2 Policies

Our wishes are consistent with many of the policies listed in NPF4, especially:

- Green belts
- Tackling the climate and nature crises
- Climate mitigation and adaptation
- Biodiversity and the Scottish Biodiversity Strategy
- Sustainable transport
- Natural places
- Soils
- Forestry, woodland and trees
- Historic assets and places

### 1.2.1.3 National Development Statements

The most relevant national development statements of need are numbers 5, 6, 7 and 8 with number 7, the Central Scotland Green Network, being especially important.

#### **5. Urban Sustainable, Blue and Green Surface Water Management Solutions**

**Location** Glasgow and Edinburgh City Regions and their wider water catchment areas

We agree that our biggest cities and their regions will require improved infrastructure to ensure they are more resilient to climate change and the development of a strategic, catchment-scale, nature-based approach to adaptation through surface water and drainage infrastructure investment seems a sensible approach to reduce impacts. We agree that the prioritisation of nature-based solutions offers the potential to deliver of multiple climate, wellbeing and economic benefits and should form the basis of the approach. Because of the topography and streams in and around DDCC we have only limited possibilities of impacting Edinburgh City but implementation of sustainable drainage solutions designed to cope with anticipated more severe rainfall events could protect local houses, businesses and infrastructure.

#### **6. Urban Mass/Rapid Transit Networks**

**Location** Aberdeen, Glasgow and Edinburgh City Regions.

We support the national development statement of prioritising the need to reduce transport emissions in and around Edinburgh by using low carbon transport solutions including the transformational reduction in private car use. In the case of our 'place' the main options are to both improve the bus service, particularly electric buses, and stop the A701 relief road (in combination with improvements to the triple junction and the junction of Bush Loan and the A702). These should help reduce transport related emissions overall, improve air quality, and reduce the demand for private vehicle use. We agree that an improved bus service should be designed to link to active travel routes and provide access to the countryside. Greatly improved bus services and safe active travel routes take on an added significance in light of the new secondary school planned between Bilston and Bush.

## 7. Central Scotland Green Network

**Location** Central Scotland local authorities within a boundary identified by the Green Action Trust.

We strongly support the priority of tackling the challenges of climate change and biodiversity loss including by building and strengthening nature networks. We agree that a greener approach to development will benefit biodiversity connectivity and may contribute to the roll-out of 20-minute neighbourhoods. Being sandwiched between the urban areas of Edinburgh City and the development zones around Straiton and Penicuik, DDCC already provides a small oasis of green linked to the Pentlands and meets the national development statement's aim of multi-functional green and blue infrastructure that provides environmental, lifelong physical and mental health, social wellbeing and economic benefits. Because much of our 'place' is Green Belt and good agricultural ground we do not support any further development within DDCC whereas we can support the adjacent development areas and their populations by providing access to quality green space including helping people adapt to future climate risks. We agree with the statement that regeneration, repurposing and reuse of brownfield land should be a priority and see the neighbouring land of the oil shale bings as being preferred sites for development rather than the easier cheaper Green Belt. We are in full agreement that nature-based solutions for climate change adaptation and mitigation may include woodland expansion as a priority although there is limited scope for peatland restoration. Our suggestions improve the connectivity of biodiversity rich areas including corridors and stepping stones to provide enhanced natural capital and improved ecosystem services.

## 8. National Walking, Cycling and Wheeling Network

**Location** All Scotland.

Our residents strongly support the national development aimed at facilitating the shift from vehicles to walking, cycling and wheeling for everyday journeys contributing to reducing greenhouse gas emissions from transport. We have identified routes to be upgraded and additional routes to create a sustainable travel network providing access to settlements, key services and amenities, employment and multi-modal hubs. This will help to deliver great places to live and work, including through connecting neighbourhoods, villages and towns, active freeways and long-distance routes. Some DDCC residents have livery businesses and many residents ride so we propose improvements to the riding networks.

### 1.2.1.4. Spatial Planning Priorities.

Damhead and District is included in the Central area which broadly covers central Scotland from the Glasgow city region and the Ayrshires in the west to Edinburgh city region in the east. We fully support the priority given to creating sustainable places and the statement that *Regional Spatial Strategies and Local Development Plans in this area should support net zero energy solutions, including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport.* Given our size, location and current landuse, the most relevant aspects for Damhead and District are improved energy efficiency and improved low carbon transport.

### **1.2.2 2017 Midlothian Local Development Plan.**

We broadly support the vision of the 2017 Midlothian Local Development Plan.

We are especially supportive of the following strategic aims:

- To respond to the challenges of mitigating climate change and adapting to its impacts
- Providing positively for development that secures long-term social, environmental and economic gain
- Implement green network for Midlothian consistent with national and regional green networks

We support the following strategic environmental objectives:

- To avoid coalescence and loss of community identity
- To protect and enhance the countryside and rural environment
- To prioritise the development of brownfield over greenfield especially the Green Belt

We support the following strategic social objectives:

- Provide active sustainable transport for existing and future growth areas and promote walking, cycling and public transport links to shared open space
- Seek agreement with developers and agencies to ensure delivery of infrastructure, affordable housing, facilities and environmental enhancements
- Improve access to public open space

### **1.2.3 Single Midlothian Plan 2023/27 Local Outcomes Improvement Plan**

We strongly support the vision of the Single Midlothian Plan 2023/27: *By working together as a Community Planning Partnership, individuals and communities will be able to lead healthier, safer and greener lives by 2030. No child or household need live in poverty. Midlothian will be a Great Green Place to Grow by achieving our net zero carbon ambitions and supporting local people to strengthen the skills they need for learning, life and work.*

Considering the three desired outcomes for the next four years (*Individuals and communities have improved health and skills for learning, life and work; No child or household living in poverty; Significant progress is made towards net zero carbon emissions by 2030*) Damhead and District is best placed to contribute to making significant progress towards net zero carbon emissions by 2030 but can also contribute to Individuals and communities have improved health.

Looking at the seven themes identified (*Midlothian will be healthier; Midlothian will be safer; Midlothian will get it right for every child; Midlothian will support residents to improve employability and outcomes in our communities; Midlothian will be greener; Midlothian will have a wellbeing economy and be better connected; and Midlothian will work towards reducing poverty*) our main contribution will be to the Greener Outcomes (Learning for Sustainability is increased; sustainable living is increased; Low Carbon/Renewable Energy Development and Home Energy Saving is Increased; and Carbon Storage is increased). We were one of two pilot areas in Midlothian to develop a climate emergency action plan and we are certainly willing to work with the Climate Emergency Group and Climate Emergency Champion. Many of our proposals for local improvements link directly to the Greener Outcomes.

We feel that Damhead and District already helps to deliver two outcomes: *Midlothian will be healthier* and *Midlothian will be safer* and several of our suggestions for improved active travel routes will help to deliver these over the next four years.

#### 1.2.4 our Neighbourhood Plan.

Damhead and District Neighbourhood Plan 2015-2030 is still relevant and has strong support.

### **1.3 analyse baseline information**

#### 1.3.1 General

Damhead and District is a mosaic of varying physical features in a rural setting. The city bypass forms the northern boundary, the Pentland Regional Park the western side, Straiton and Bilston to the east and Boghall Burn to the south. Damhead and District is scattered across the A702, Old Pentland Road and A703 and is home to a unique community with the best of both countryside and city living. It is surrounded with scenic woodland, paths, cycle networks and holdings that are attractive to both residents and visitors.

Many small-holdings were set up for disabled soldiers after the First World War and named “Homes for Heroes”. The small acreage of the holdings allowed them to carry out important agricultural activities such as pig-farming. The total population of Damhead for mid-year 2010 is approximately 250 and there are now approximately 102 dwellings in Damhead. Official statistics indicate that the older population has increased within Damhead over the last ten years and the child population has decreased. However, the local perception is that the numbers of young people and children in the area has increased in recent years.

Due to the size and location of the area it shares educational establishments, doctors, dentists, churches and other amenities with neighbouring regions. The community is made up of a number of farm holdings, cottages, houses, various businesses including stables, Damhead Nursery, Damhead Small Farm, Hillend winter sports and a petrol station. The community has close access to the retail park in the Straiton area.

Over recent years we have endeavoured to strengthen the community spirit. Damhead and District Community Council (DDCC) is a small group of community representatives that regularly meets to discuss and address local issues that may have relevance to Damhead and its future development. Over the years, the Damhead and District Community Council has been involved with a number of significant milestones with regards to the future of their rural and green belt area. For instance, the preparation of a Straiton Bing Community Visions in 1998 and a major submission of comments in 2013 to Midlothian Council’s Main Issues Report.

More recently, the DDCC has started to discuss national and global issues, such as climate change, land use and food security, and longer term sustainable development. This has coincided with the establishment of a Neighbourhood Plan Steering Group with the intent to ensure communication and consultation with the local residents. Damhead Climate Action is now organising events and discussions for the community and has become a member of Midlothian Climate Action network.

#### 1.3.2 Zoning in the 2017 Midlothian Local Development Plan

Most of Damhead and District is designated as Green Belt. About half of the Green Belt has additional designations of Pentland Hills Regional Park and Special Landscape Areas and the northern end of the Pentland Hills Regional Park is also identified as Country Park and a Regionally and Locally Important Nature Conservation Site. The Eastern half of the Green Belt is almost entirely Prime Agricultural Land with the balance comprising wetland and an area that had been 'improved' over the last 5 years or so.

The Eastern edge Damhead and District is subject to a variety of developments: the A701 relief road and to the east of the relief road's route, both mixed and economic developments with some areas allocated for longer term safeguarding for housing.

The following images, looking NE to Arthur's Seat and the bypass, East across Damhead and District, and SE across Damhead and District to Bilston to show this vital green patch among development.....



and looking west to the western boundary of Damhead and District.



***1.4 Engage with community, stakeholders and elected members (see sections 2.2, 5.2 and 5.3 for further detail)***

**The level of engagement was sufficient to be confident that our Local Place Plan is an unbiased strong representation of our residents' opinions.**

## **2. Vision**

### **2.1 Analyse local place and identify LPP site**

#### **Overview**

Damhead is a truly unique place, not just in Midlothian, but beyond, in Scotland. No other settlement has an area like Damhead in the peri-urban fringe with so many land-based businesses run by local long-term residents and families. It is a significant cultural landscape. It will act as a role model for other parts of Scotland where local communities/residents are trying to access land for land based local businesses, initiatives and new entrant farm starts.

Scottish Government is encouraging this movement through its land reform and related policies. Spending vast amounts of public spending to support communities to become active, self-empowered, resilient, create livelihoods and jobs and to provide multiple benefits and address the multiple crises. Scottish Government wants communities to do what we already have in Damhead. This is an important point.

The remaining rural parts of Damhead, not yet lost to development, but under increasing pressure through the Midlothian Local Development Plan policies and Council decisions, are absolutely vital as examples of what many settlement fringes could move towards to provide multiple benefits and services.

Damhead is an essential part of any Midlothian Nature or Habitat Network. Is it an essential part of a much-needed Midlothian Foodbelt, proposed for inclusion in the Midlothian Local Community Food Growing Strategy. Food security and increased food costs (of living) are increasing as a result of the climate emergency and other crises.

In Scotland today by far the majority of farms are 200 hectares or more. And yet the highest productivity (as well as number of jobs supported) is on small units of less than 10 hectares in terms of horticulture, fruit production, pigs and poultry. A significant part of the area has been farmed for many generations. One of the last remaining viable farms in Damhead is part of the area covered by Mx1 (See proposed amendment 3.2). Looking ahead - at a time when the climate emergency is making clear that food security is an issue - peri-urban farmland, such as this, near to settlements and increasing local populations can play a key role in climate resilience. The farm may evolve into a significant contribution to the local food economy. Small farms of less than 20 ha have been shown to provide multiple benefits and higher amounts of food produce than larger farms.

Good Quality farmland, such as Damhead's brown forest soils, in areas near to population centres should be a priority for protection against further incursion of development pressure.

Damhead has been and still is a largely agricultural (with some horticultural and increasing equestrian) area. About 20% of the area, which lies in the Pentland Hills is upland in nature (rough grasslands, heather moor and some scrub).

#### **Organic land**

Although no land is certified as organic in the area by the Soil Association, it is estimated that an area of about 0.5 km<sup>2</sup> is sprayed for intensive crop management. This is 6.5% of the Damhead area, which means 93.5% is basically organic by default. These areas are used for grazing, hay/haylage making, horticulture, equestrian businesses and nature rich sites (see below). Some areas, e.g. Damhead

Small Farm have been basically organic for 25 years and have established over 2 acres of wildflower meadows/grasslands, which now also provide seeds for other wildflower projects in Midlothian.

### Land based businesses

The landscape of Damhead has evolved in the last 100 years – from the original Damhead Small Holdings Scheme, to market gardens, and now diversified rural businesses. As an example, some of today’s businesses are listed below but for reasons of confidentiality are not mapped or identified further.

Table 1. Businesses based in DDCC

<b>Business</b>
Acre Wood Nursery
Atlas Endurance
Damhead Nursery
Damhead Small Farm
Horse Choice
Menagerie Edinburgh
MKM Fencing
Pentland Livery Stables
Pentland Plants
Saltire Stables
Two flower growers
Previous Damhead Organic Farm (veg box scheme, farm shop)
Previous market gardens supplying vegetables to local shops
Original Damhead Small Holdings Scheme 1920

### Composition

Damhead is approximately 7.5 km<sup>2</sup>. Within this there are 165 fields. Of these:

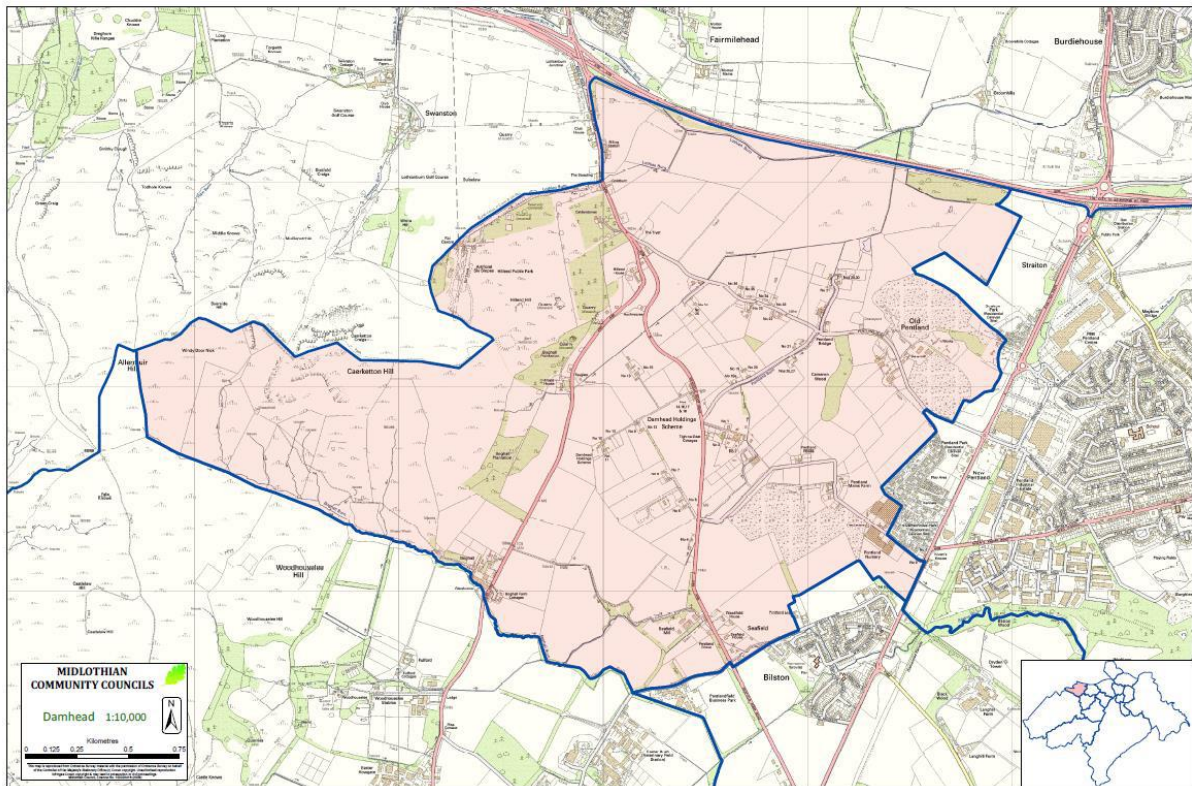
- 28.5% (47 fields) are less than 2 acres,
- 31.5% (52) are between 2 and 5 acres,
- 14.5% (24) are between 6-10 acres, and
- 14.5% (24) are between 11 and 20 acres.

So, 89% are fields of less than 20 acres, 74% being below 10 acres, with 60% being below 5 acres. In addition, a small percentage of land (0.6%, 5 fields) is between 21 and 30 acres, and 4.8% being larger than 31 acres.

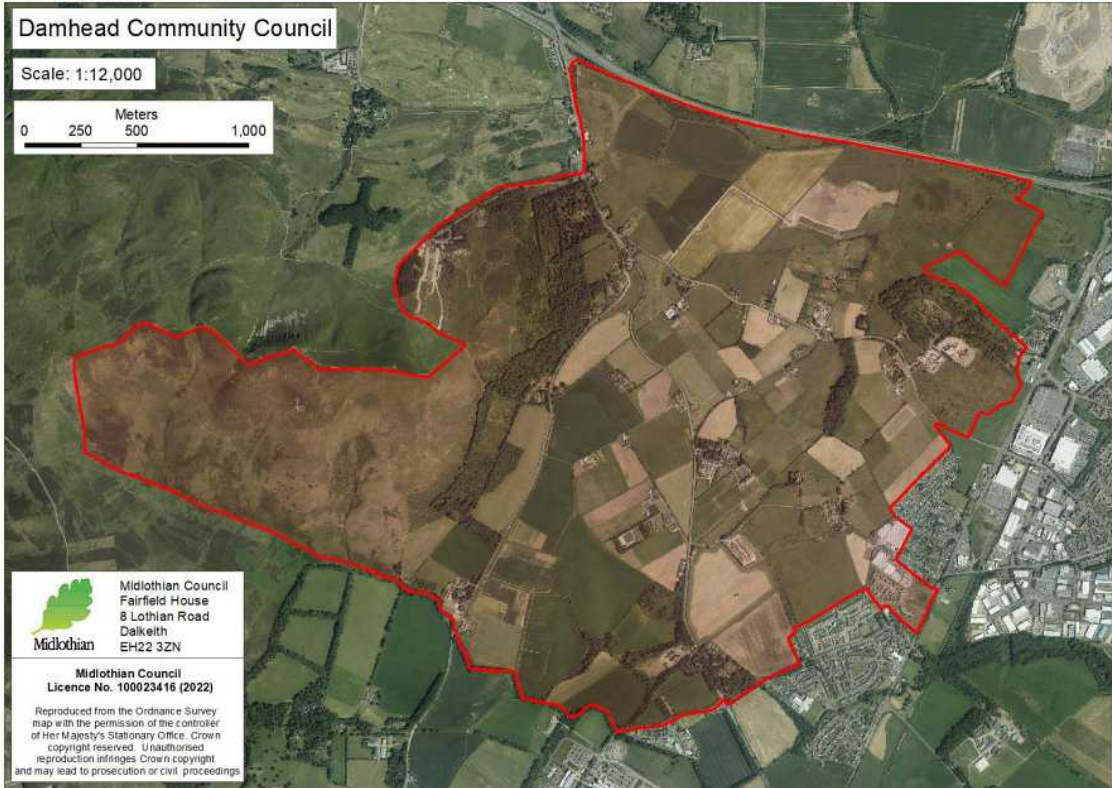
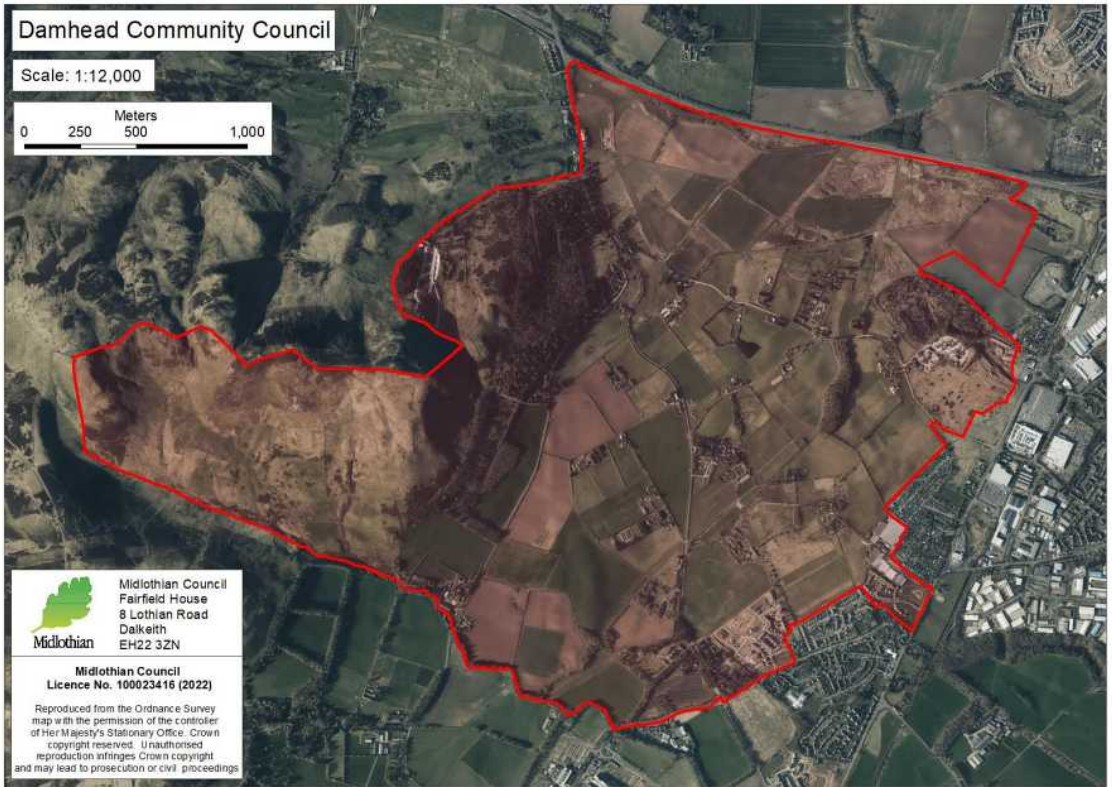


## Key maps giving a visual description of Damhead and District

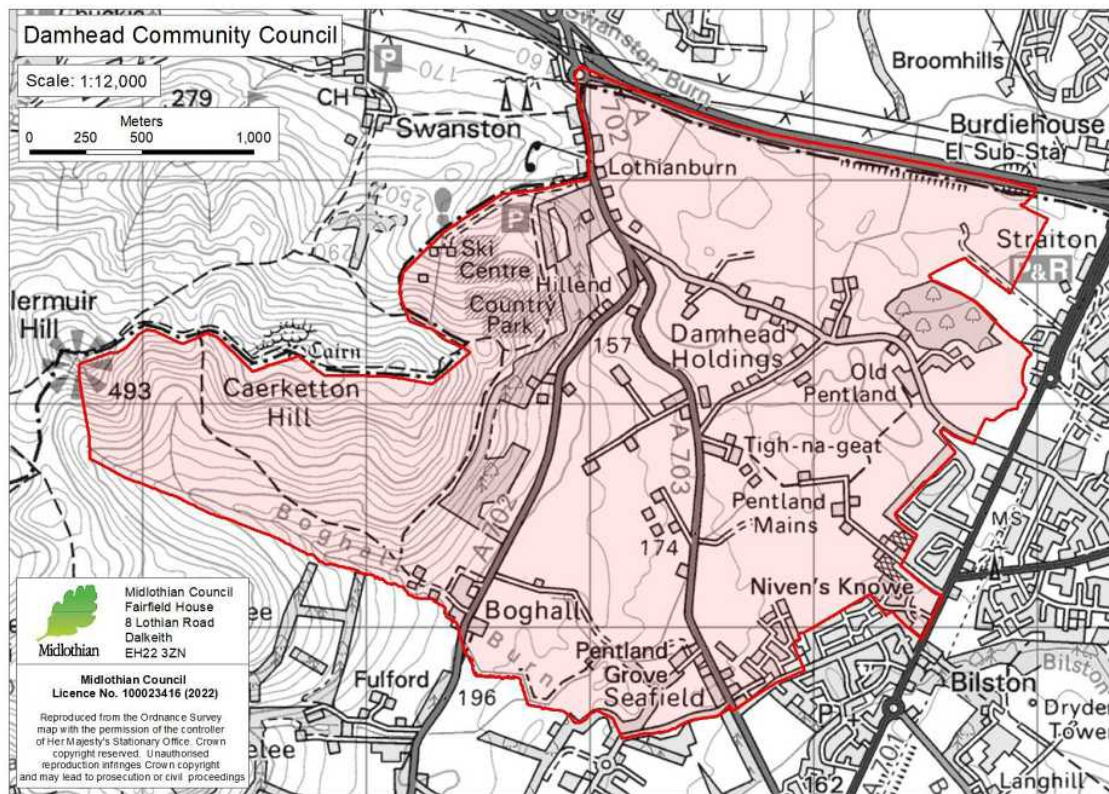
This Local Place Plan encompasses the whole of Damhead and District Community Council. Map 1 shows Damhead and District community council boundary in pink.



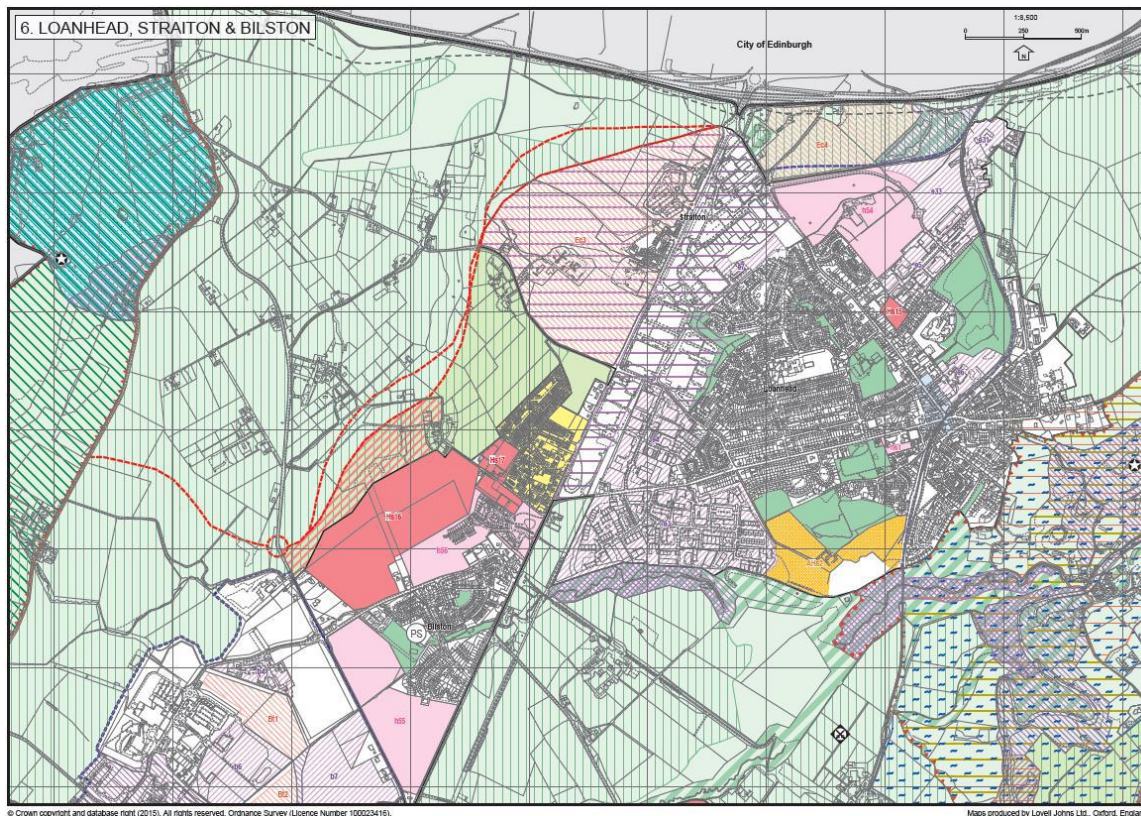
Maps 2 and 3 show aerial photographs of 2019 and 2021 respectively. These were taken at different times of year so show rather different features.



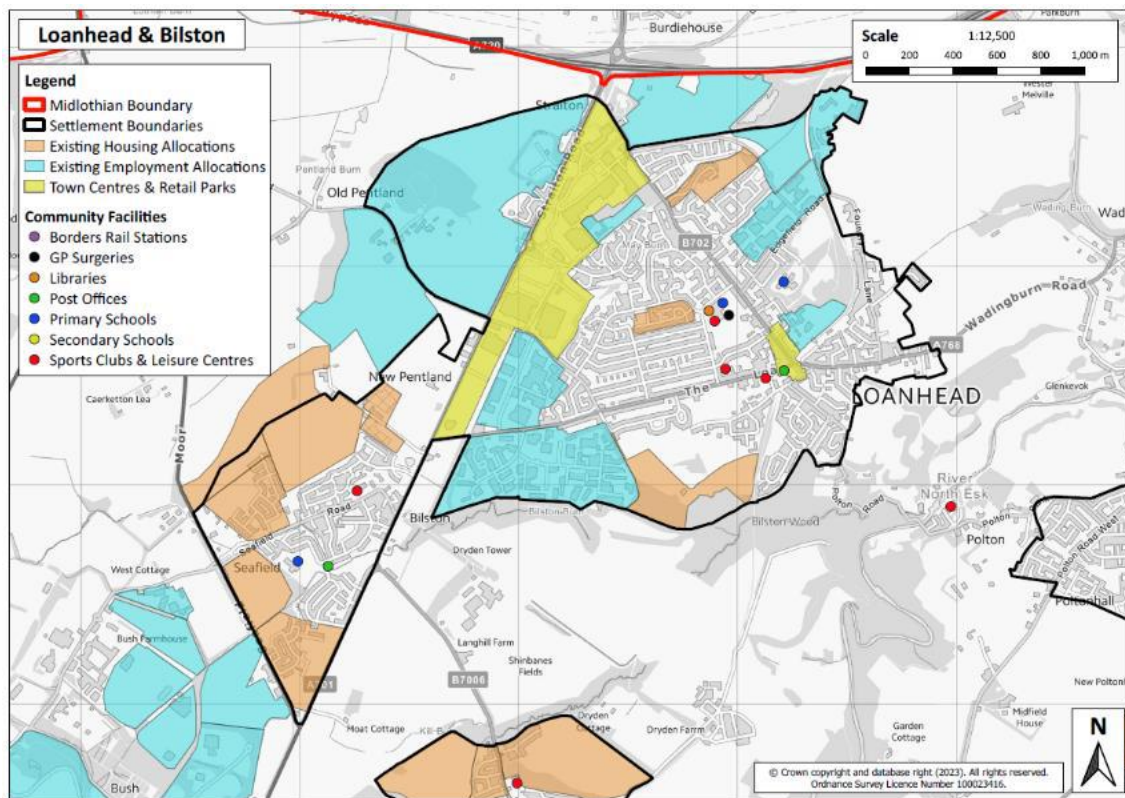
Map 4 shows a general map of the roads and houses in Damhead and District.



Map 5 shows the 2017 Midlothian Local Development Plan of Loanhead, Straiton and Bilston which shows the main inhabited area of Damhead and District to the top left.



Map 6 shows allocations and community facilities from the 2017 MLDP.



## 2.2 Engage with community and gather evidence

We sought as many relevant views as possible as follows by the following means:

- Neighbourhood Action Plan and survey used to develop it
- Updates and discussion at all community council meetings from initial notification of the requirement to develop a LPP. Discussions were written up as part of the minutes which were nominated and seconded at the subsequent meeting. Since Autumn 2023, the approved minutes have been made available through the DDCC website. There is an open invitation to Midlothian Councillors to attend our regular meetings and occasionally a councillor was present at meetings that discussed LPP proposals
- Initial discussion of the proposals at two in-person community council meetings
- Circulation of suggestions by email
- Climate action plan: on-line and paper-based survey (47 responses and good cross-section of ages), two face to face sessions and one on-line meeting
- Residents attended two drop-in sessions about NPF4

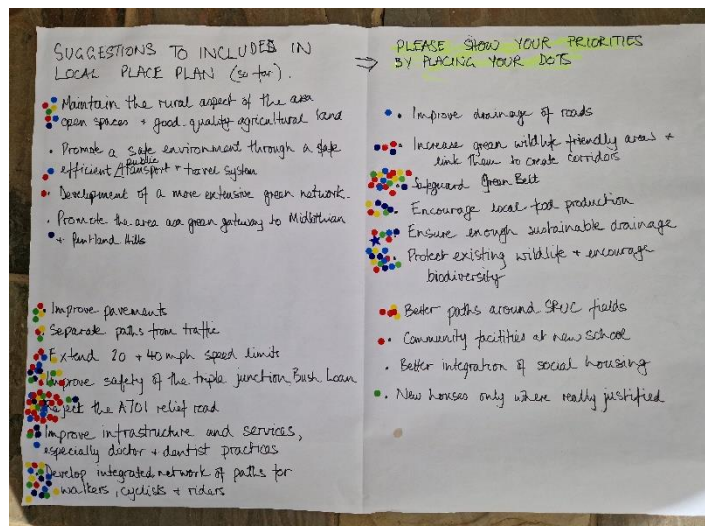
Proposals were considered at a summer gathering open to all residents on 19<sup>th</sup> Aug 2023. The proposed actions and maps showing all location specific suggestions from the gathering were further discussed and grouped on 16<sup>th</sup> October 2023. A special meeting at Auchendinny Community Centre was held on the evening of 12<sup>th</sup> February to discuss the overarching policy proposals that had been developed during November-January.

The level of engagement was sufficient to be confident that our Local Place Plan is an unbiased strong representation of our residents' opinions.



Location specific issues identified in August 2023 to be taken forward in Local Place Plan proposals (note there is no significance attached to the colour coding of the stickers).

Initial views on the issues taken forward from the Neighbourhood Plan (first block on left) and issues identified in meetings.



## **2.3 Outline proposed vision**

### 2.3.1 Vision for the Local Place Plan

**Our vision for the Local Place Plan is that it prompts constructive discussion of the way we would like our 'place' to develop over the next 10 years and articulates effectively the improvements we would like to see for the benefit not only of our own residents and future generations but also people visiting or travelling through Damhead and District.**

### 2.3.2 Key aims of the LPP

- **Promote and support a cohesive resilient community, which thrives and has a strong vibrant community spirit.**
- **Maintain rural aspects of the area, open spaces and the good quality agricultural land.**
- **Promote a safe environment through safe and efficient transport and travel options, and the development of a more extensive green network.**
- **Proactively build on the positive aspects of our local area to limit climate change and restore biodiversity.**
- **Support the development of local businesses that complement the land-based resources that make up our local area.**
- **Celebrate and recognise the unique heritage of the local area**

Our key aims were established during the development of our Neighbourhood Plan and revalidated during the development of the Local Place Plan. They have been used as the framework for all our proposed actions, overarching policy proposals and proposed amendments to MLDP1. A final table in Section 4 summarises Damhead and Districts proposals within this framework.

### 2.3.3 Principles used to develop the LPP

- All proposals will be considered
- Prioritisation will be made in an open transparent way
- Residents will be given sufficient opportunities to contribute towards the development of the LPP
- Consideration will be given to the wider environmental and social benefits not exclusive to Damhead and District residents
- Although the LPP covers a period of 10 years, consideration will be given to long-term threats

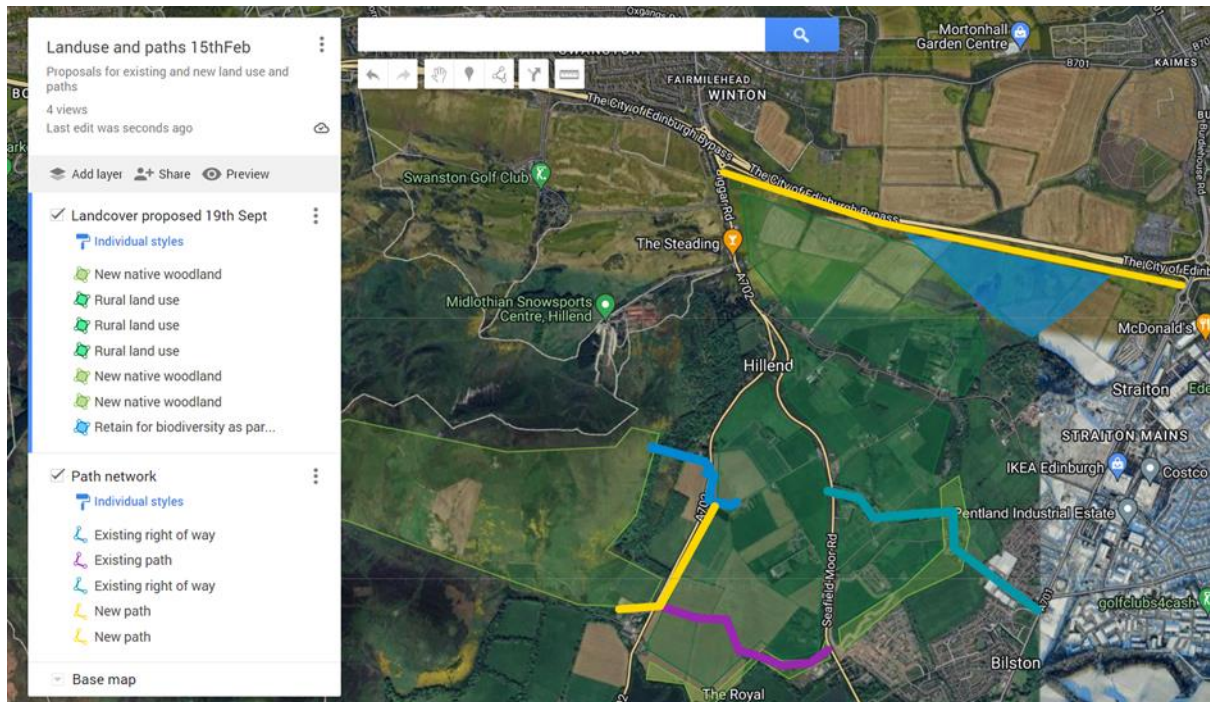
## 2.4 List/map/visualise proposed actions, initiatives or land uses

Table 2 lists our proposed actions, with the ones in bold text coming from our Neighbourhood Plan.

<b>Maintain the rural aspect of the area, its open spaces and good agricultural land</b>
<b>Promote a safe environment through a safe efficient public transport system</b>
<b>Develop a more extensive green network</b>
<b>Promote the area as a green gateway to Midlothian and the Pentland Hills</b>
Improve pavements
Separate paths from vehicular traffic
Extend 20 and 40mph speed limits
Improve the safety of the triple junction and the junction of Bush Loan and A702
Reject the A701 relief road
Improve infrastructure and services, especially doctors and dental practices
Develop an integrated network of paths for walkers, cyclists and horse riders
Improve the drainage of roads
Increase green wildlife-friendly areas and link them to create corridors
Safeguard the Green Belt
Encourage local food production
Ensure adequate sustainable drainage
Protect existing wildlife and promote biodiversity
Create better paths around SRUC fields
Include community facilities at the new secondary school
Improve the integration of social housing
Build new houses only where really justified

Map 7 shows the location of specific proposals to paths and cycle paths plus woodlands and the new biodiversity area that would make up part of the Damhead Nature Network (Policy Proposal 3).

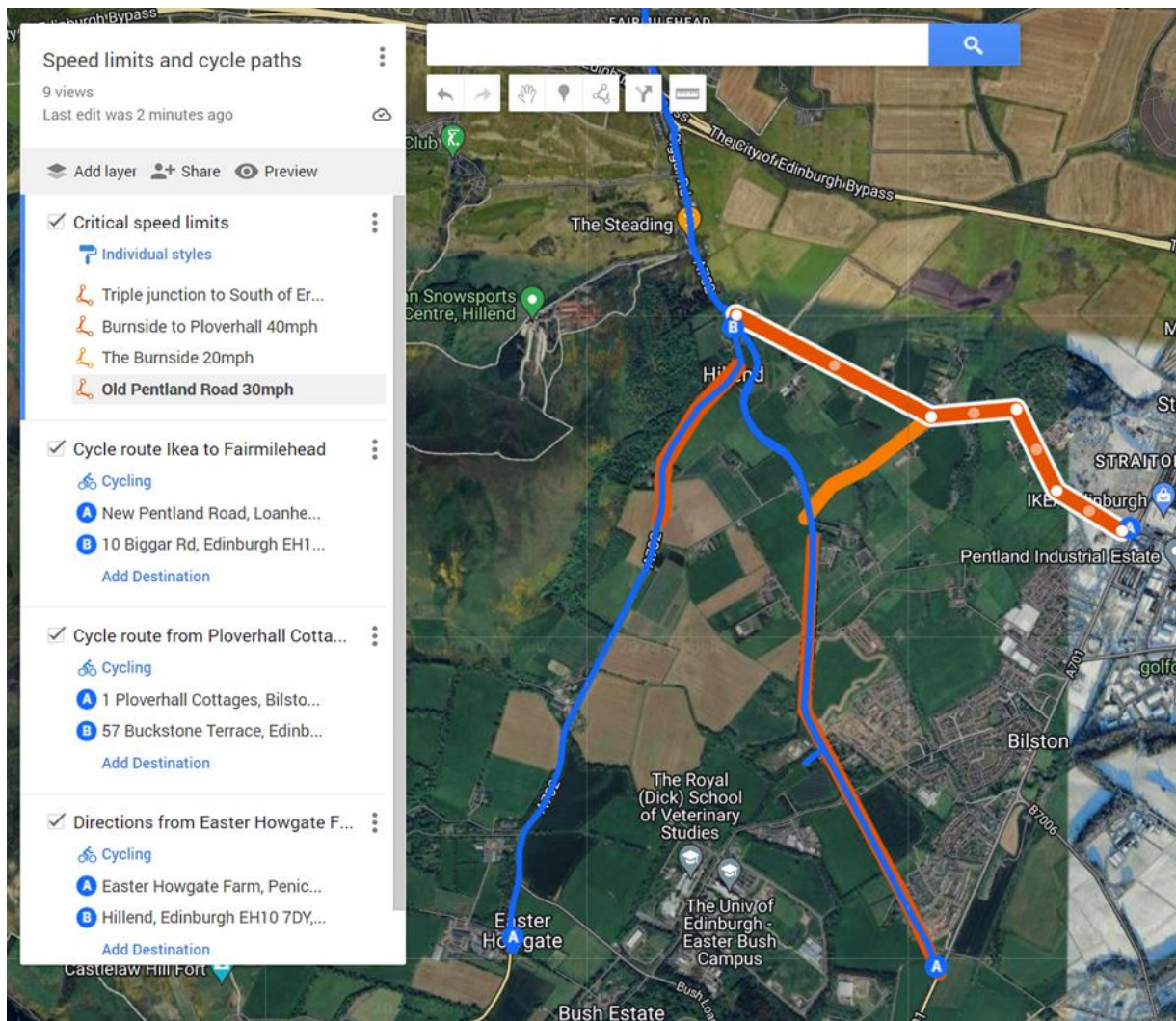
Map 7





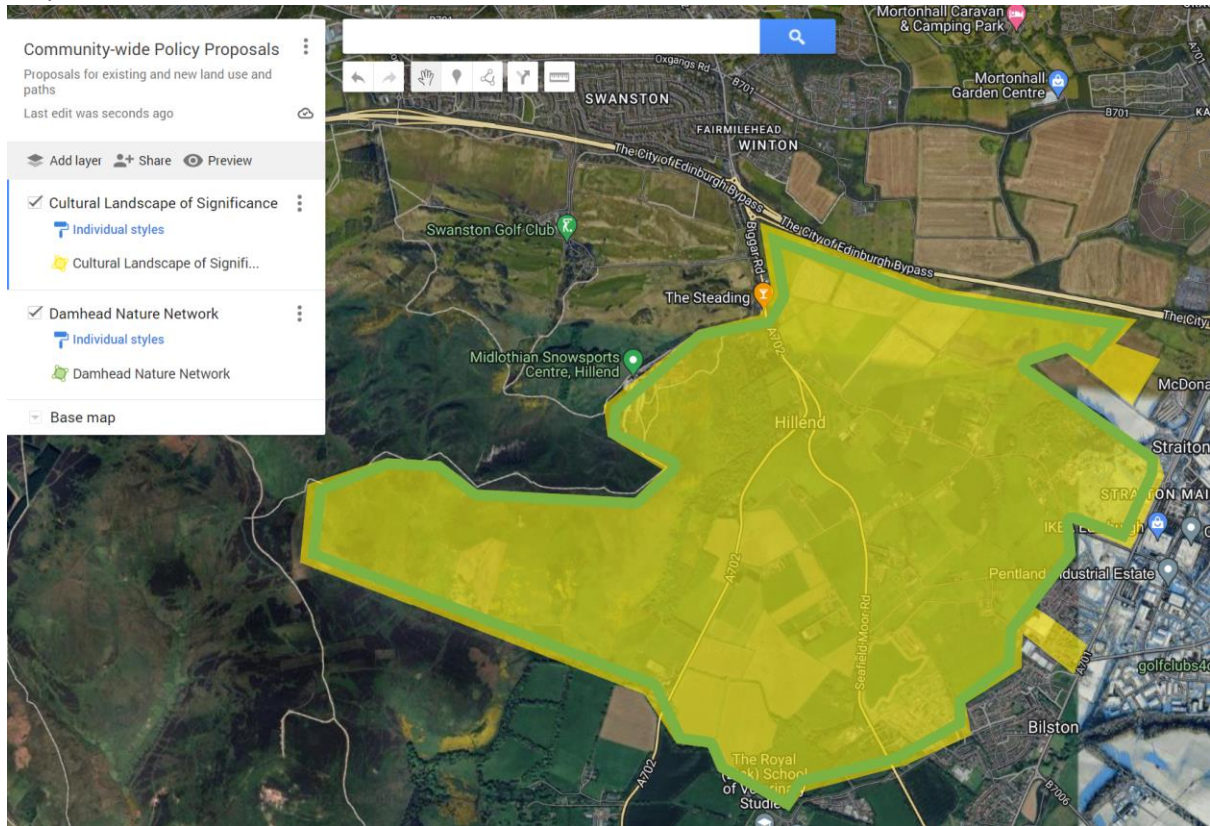
Map 8 shows the location of new cycle paths and reduced speed limits.

Map 8.



Map 9 shows the community-wide proposals for a Cultural Landscape of Significance (Policy Proposal 2) and Damhead Nature Network (Policy Proposal 3)

Map 9



## 2.5 Grouping proposals for action.

All proposals from community council meetings, the main suggestions from the survey held to form the Climate Action Plan and relevant proposals from our Neighbourhood Plan (bold font) were listed and grouped at an in-person meeting open to all residents on 19<sup>th</sup> August. These are listed in order in Table 3. The actions have been grouped and colour coded to show their relative importance with red showing the most acute action and the pale yellow showing actions that are important to our community but less critical.

Table 3. Grouping of our proposed actions.

<b>Proposal</b>
<b>Reject the A701 relief road</b>
<b>Safeguard the Green Belt</b>
<b>Develop an integrated network of paths for walkers, cyclists and horse riders</b>
<b>Improve the safety of the triple junction and the junction of Bush Loan and A702</b>
Protect existing wildlife and promote biodiversity
Maintain the rural aspect of the area, its open spaces and good agricultural land
Encourage local food production
Ensure adequate sustainable drainage
Extend 20, 30 and 40mph speed limits
Improve infrastructure and services, especially doctors and dental practices
Create better paths around SRUC fields
Improve pavements
Increase green wildlife-friendly areas and link them to create corridors
Promote a safe environment through a safe efficient public transport system
Separate paths from vehicular traffic
Build new houses only where really justified
Develop a more extensive green network
Promote the area as a green gateway to Midlothian and the Pentland Hills
Improve the drainage of roads
Include community facilities at the new secondary school
Improve the integration of social housing

## 2.6 Overarching policy proposals.

### **POLICY PROPOSAL 1: the inclusion in the next Midlothian Local Development Plan (MLDP2) of a Damhead Dispersed Settlement Statement.**

**Background** - The current Local Development Plan ignores Damhead. Proposals for road realignment, housing schemes, mixed uses and retail etc. are all presented in Settlement Statements for Bilston, Straiton and Loanhead, in which the proposals that affect Damhead in huge ways are presented as beneficial to those other communities. **Damhead must be represented in the MLDP2 with its own Dispersed Settlement Statement that summarises the uniqueness of Damhead, its vibrancy, active community and our aspirations.** Damhead matters in Midlothian terms.

### **POLICY PROPOSAL 2: Recognition of the Designation of the Damhead and District area as Cultural Landscape of Significance in Midlothian and inclusion in the next MLDP2.**

**Background** - Damhead is unique in terms of Midlothian and beyond. It should be considered as a Special Landscape Area (SLA). Possibly as an extension to the existing Pentland Hills Special Landscape Area, but certainly with its own Statement of Importance. ***“Statement of Importance Pentland Hills Special Landscape Area: The Pentland Hills form the key focus of this SLA. The adjacent upper section of the North Esk valley – which comprises the setting for the designed landscapes of Penicuik House and Newhall – and the open and expansive moss of Auchencorth, provide strong contrasts with the hills and contribute to the richness of the overall composition. This landscape is highly scenic, and the more visually prominent Pentland Hills form an essential part of the setting to both Midlothian and Edinburgh. The Pentland Hills are a highly valued recreational resource and are designated as a Regional Park, which encourages public access to them.*”**

Policy Proposal 2 is supported by the following quotes from Midlothian planning documents:

*“Midlothian's countryside is an area of natural beauty valued by many people as providing opportunities for outdoor recreation. However, Midlothian's close proximity and ease of access to Edinburgh means that development is commuter-based and the whole of the county falls into the category of a pressurised area for housing development in terms of Scottish Planning Policy.”*

*“The Green Belt has an important role in protecting the landscape setting, character and identity of the City and the settlements of Midlothian and preventing coalescence. By protecting the setting and identity of the Midlothian towns, the Green Belt has provided the additional benefit of ensuring that residents have access to the natural beauty of the countryside and the outdoor recreation value it provides. This role will be reinforced through the development of the Midlothian Green Network which will both preserve and enhance the county's rural assets and better connect the countryside with Midlothian's settlements.”*

*“The Council is keen to maintain the distinctiveness of Midlothian's landscape character, and its diversity, but also recognises the need to give particular protection to certain areas considered to be of outstanding local landscape value. These are identified as Special Landscape Areas (SLAs) which are sensitive to development, both within and outside their boundaries, that could potentially damage their distinctive qualities.”*

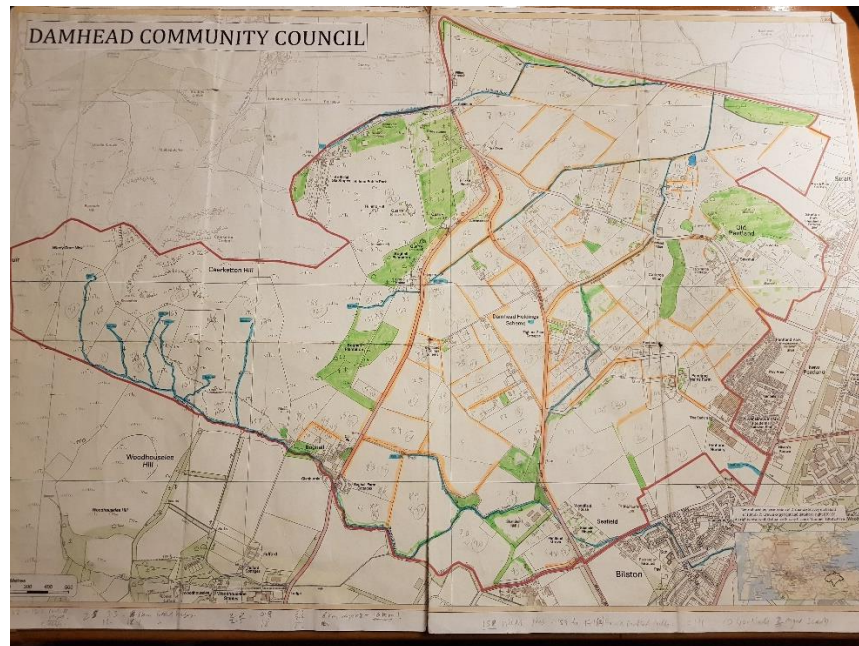
### **POLICY PROPOSAL 3: recognition of the Damhead Nature Network (DNN) and inclusion in the next MLDP2**

**Background** - The Damhead Nature Network exists. Looking ahead the DNN will continue to act as a basis for maintaining, managing and enhancing our local biodiversity and to do so as our part in Scotland's ambition to develop such networks locally and regionally.

In the 7.5 km<sup>2</sup> that makes up the Damhead area there are:

- Uplands, rolling fields, and lowland fields with the best soils - brown forest soil.
- Around 165 small fields (74% less than 10 acres in size). A huge potential wildlife space e.g. up to 660 wildlife field corners and many wildlife margins.
- 0.75km<sup>2</sup> of woodland, scrub and plantation (10% of the Damhead area)
- Straiton Bing as one of the few self-seeded, regenerated woodland - Straiton Bing
- 13.2 km of roadside verge habitat, essential reservoir refuge for wildflowers and insects
- 31 km of hedgerows, including 13.2 km of roadside hedges, essential for mammals, birds and insects
- One 1-acre wildflower meadow managed for wildlife and wildflower seeds
- Two orchards
- 11km of paths linking Damhead and the settlements along the A701 with the Pentland Hills.
- 12.7km of streams (Boghall (a tributary of the River North Esk), Lothian and Pentland, another unnamed)
- Two ponds
- 75 acres of wetland meadows. The larger 42-acre meadow was identified as a Potential Listed Wildlife Site in the Scottish Wildlife Trust's Nature Conservation Strategy for the Edinburgh Greenbelt (but destroyed by development).
- Around 2 km<sup>2</sup> of upland habitat
- Areas of lowland rough pastures and grasslands - home to mammals, ground nesting birds, amphibians and many insects
- Territories for mammals (family of otters seen in 2020), birds (included protected species and Red/Amber listed birds with High BTO Alerts)

Map 10 shows woodlands, plantations and scrub in green; hedgerows in orange; and streams in blue.



The network at the moment is sustained by a community of people that care passionately about their home bioregion that is Damhead. With clear commitment, respect and care for the area expressed in the communities Neighbourhood Action Plan and Local Place Plan.

#### **POLICY PROPOSAL 4: Straiton Bing to be designated as a Cultural Landscape Feature and Core Biodiversity Area and inclusion in the next MLDP2**

**Background** - For the last 35 years, since the 1998 Straiton Bing Strategy, Damhead has recognised the value of our local Bing. An action in our 2015-2030 Neighbourhood Action Plan is “Local interest in community ownership of land - Register an interest in relevant land, e.g. the Straiton Bing“. The Damhead community now declares the Straiton Bing as an important Landscape Feature in Midlothian (last remaining bing) and will explore the designation of the Straiton Bing. We also declare it as a Core Area of biodiversity.

#### **2.7 Damhead and District Community Charter**

Damhead and District Community Council is exploring the proposition of establishing a Community Charter. **We propose that in due course the Damhead Community Charter is recognized and informs proposed developments, Environmental Impact Assessments and other assessments that may affect Damhead and District.** An outline of the charter is shown in Annex 1.

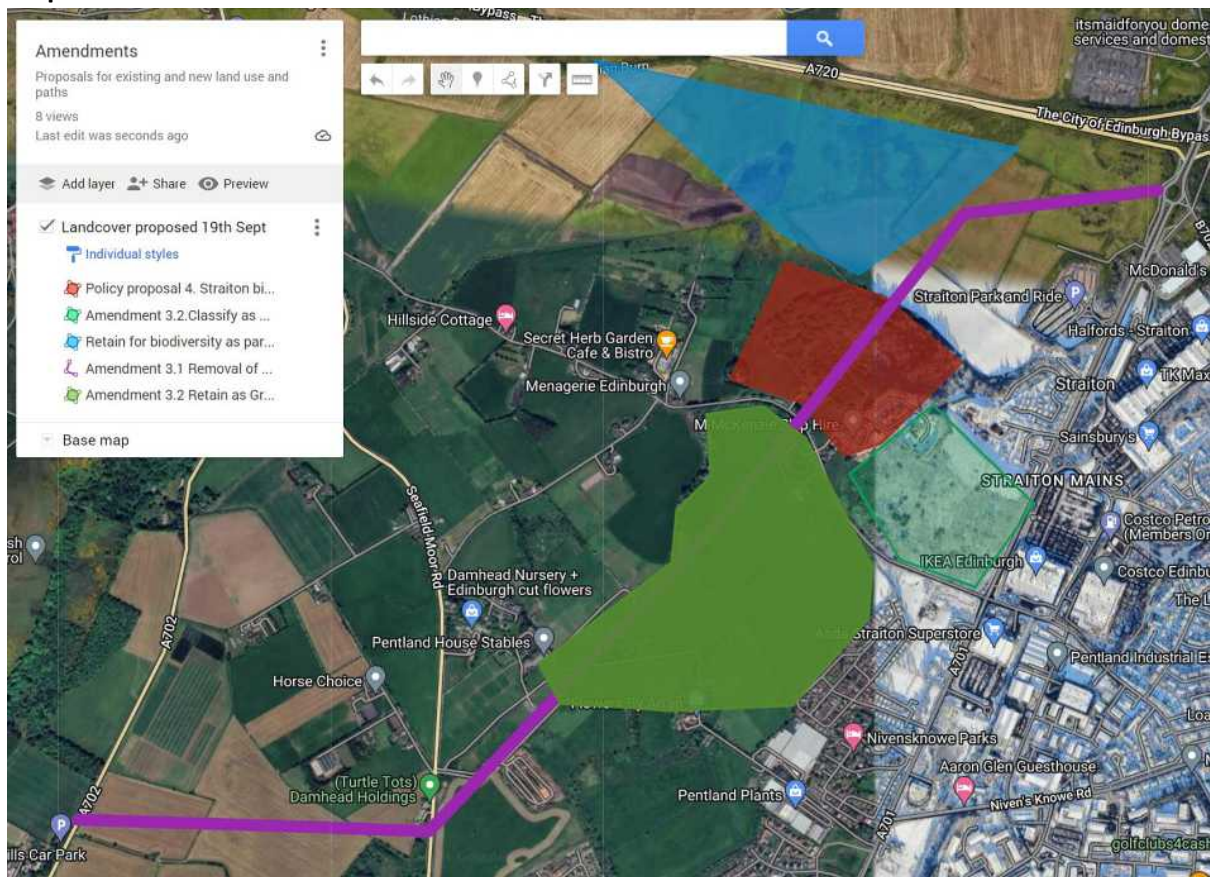
### 3. Amendments to MLDP 2017 (see Map 11)

**Amendment 3.1: Our community urges that the 2017 Midlothian Local Development Plan is amended to remove the A701 relief road**

Our community is unanimous in its opposition to the A701 relief road for the following reasons:

- It will seal agricultural ground, including some highly productive land
- It will encourage vehicular traffic, the vast majority of which will use fossil fuel therefore will add to climate change
- It will not address the main hold up to traffic flows in the area, namely the triple junction
- It will split our small community
- It is likely to adversely affect the wildlife and biodiversity of the area.

Map 11



**Amendment 3.2: Classification of area MX1 (Pentland Studios) to be changed**

In the MLDP (2017) this area is shown as MX1 - for the proposed 'film studios with mixed retail, office, commercial, hotel, gas and heat power plant, film school, student accommodation, earth station, associated infrastructure and car parking'.

Proposal MX1 is covered by several MLDP (2017) Policies: ENV1 - Protection of the Green Belt, ENV4 - Prime Agricultural Land, Film/TV Studios, and TRAN2 - Transport Network Interventions - Road

Safeguards. In addition, the area of Mx1 (Pentland Studios) that lies to the North of Old Pentland Road is covered by MLDP (2017) Policies - Film/TV Studios, TRC2 - Location of new retail and commercial leisure facilities, STRAT 5 - Strategic Employment Land Allocations, and ENV 1 - Protection of Green Belt.

DDCC notes that these developments are no longer going ahead.

The MLDP (2017) states *'that the designations of Greenbelt/Countryside/Prime Agricultural Land on the southern site will remain until that part of the site is fully developed'*. As these designations still stand and there is no mention of use of this land for other future development, such as housing, **we object to the MLDP site Mx1 (Pentland Studios) from being taken into MLDP2 under another form of development, e.g. housing, retail, leisure facilities, or strategic employment land. The Damhead Local Place Plan proposes the following amendments to be included in the MLDP2:**

- 1. the current status of this land, covered by Proposal Mx1, as Greenbelt (ENV 1)/Countryside/ and Prime Agricultural Land (ENV 4) will remain and the land is not scheduled for other forms of development.**
- 2. the northerly part of Mx1 is scheduled as DEV 8 - Open Spaces (Outside Settlements) with the scrub areas scheduled as And ENV 14 Regionally and Locally important Nature Conservation Sites as part of the Damhead Nature Network.**

The area covered by MLDP (2017) area Mx1 (Pentland Studios) is now included in the Damhead and District Local Place Plan as: Rural Land Use (with a description of) 'Agriculture, livestock, horticultural, wildlife management, equestrian and other rural land-based businesses' or 'Native tree cover restoration for CO2 uptake, climate resilience and flood mitigation'.

### ***Amendment 3.3: Classification of area Ec3 (West Straiton) to be changed***

In MLDP (2017) the area covered by the Straiton Bing and grassland / scrub area to the north and north-west of the Park and Ride is shown as Ec3 - *"the site is allocated for a mixed use development to form a Midlothian Gateway. The site must be master planned...Acceptable uses could include retail, hotel, office, commercial leisure and housing. Development is, however, dependent on the construction of the A701 Relief Road'*. It is covered by MLDP (2017) Proposals/Policies TRC2 - Location of new retail and commercial leisure facilities, and STRAT 5 - Strategic Employment Land Allocations.

This area is important for biodiversity, landscape, and woodlands. The Straiton Bing was identified as a 'Key Site' in the Midlothian Local Biodiversity Action Plan (2006). The Damhead Straiton Bing Community Vision, 1998 states 'This represents a unique opportunity to preserve and restore a site with a rich historical past in a way which complements its rural setting'. The Damhead and District Neighbourhood Action Plan (2015) also recognised the Bing's value as part of 'green spaces...natural resources and nature reserves', which 'provide green spaces to relax, observe nature and the landscape within the community'.

The Straiton Bing is included in the Damhead Local Place Plan under the Damhead-wide proposal for the Damhead Nature Network. The bing forms a 'Core Biodiversity Area' of the Network, which joins sites and essential features, providing biodiversity abundance and resilience and as well as recognising that no site is special on its own, but needs the wider landscape to fulfill its value for biodiversity. For instance, the scrub and rough grassland areas (also covered by MLDP (2017) Ec3) are home to many species of wildlife. The scrub that has grown is a type of habitat that is now



recognized as hugely important as refuge habitat for wildlife, yet one under constant threat through land reclamation, tidying and development. The Straiton Bing is also covered by Damhead LPP POLICY PROPOSAL 4: Straiton Bing to be designated as a Cultural Landscape Feature and Core Biodiversity Area and inclusion in the next MLDP2

**We object to the MLDP (2017) area Ec3 (West Straiton) being taken into MLDP2 under any form of development and propose that:**

- **this land is allocated as a mixture of ENV14 - Regionally and Locally Important Nature Conservation Sites (The land should remain open for wildlife, rural land uses and not scheduled for other forms of development), DEV8 - Open Spaces (outside Settlement Area), and ENV 1 (Green Belt)**

**4. Summary table of aims, proposed actions, proposed policies and proposed amendments**

The following table (Table 4) shows the linkages between our key LPP aims (see 2.3.2), actions (see Table 2), our policy proposals (see 2.6) and our proposed amendments to MLDP2017 (see 3). The table also places our actions, policy proposals and proposed amendments within the context of the relevant policies and proposals in the MLDP2017.

Please note that the content of the second and third key aim is split over two pages.

**Aim - Promote and support a cohesive resilient community, which thrives and has a strong vibrant community spirit.**

The Priority Actions	Relevant LPP Proposal	Relevant LPP Proposal and additional comment)	MLDP 2017 relevant Proposals and Policies	MLDP 2017 relevant Proposals and Policies	MLDP 2017 relevant Proposals and Policies	MLDP 2017 relevant Proposals and Policies
Improve infrastructure and services, especially doctors and dental practices	<b>PROPOSAL 1: the inclusion in the next Midlothian Local Development Plan (MLDP2) of a Damhead Dispersed Settlement Statement.</b>	We wish that Midlothian Council and the MLDP 2 in due course recognise the Damhead Community Charter, which is being explored at the time of LPP submission, as Material Consideration to inform proposed developments, environmental and other assessments that may affect Damhead and District	ENV 17 - Air Quality (included further assessment either as part of environmental impact assessment or separately to identify air quality impacts and will refuse planning permission (or seek mitigation) where development proposals cause unacceptable air quality or dust impacts)	ENV 18 - Noise (includes Where new developments with the potential to create significant noise are proposed, these may be refused or modified.		
Include community facilities at the new secondary school	<b>PROPOSAL 1: the inclusion in the next Midlothian Local Development Plan (MLDP2) of a Damhead Dispersed Settlement Statement.</b>					
Improve the integration of social housing			DEV 3 - Affordable and Specialist Housing			
Community Energy	We wish that Midlothian Council and the MLDP 2 take recognition - that Damhead will explore the development of a community wide energy project covering heat efficiency, microgeneration (including solar meadow or community turbine). See also our Neighbourhood Action Plan and draft Community Climate Action Plan. will seek support from the Midlothian LHES (Local Heat and Energy Strategy).		NRG 1 - Renewable and Low Carbon Energy Projects (including biomass, solar, heat pumps, energy storage, microgeneration will be permitted provided any proposal will not cause unacceptable significant adverse effects on ....natural heritage, Green Belt, Pentland Hills, prime agricultural farmland or residential properties)	NRG 2 - Wind energy (all wind energy proposals will be assessed against requirements of NRG 1	NRG 3 - Energy Use and Low/Zero Carbon Generating Technology	

**Aim - Maintain rural aspects of the area, open spaces and the good quality agricultural land.**

The Priority Actions (numbers relate to Table 3)	Relevant LPP Proposal	Relevant LPP Proposal and additional comment)	MLDP 2017 relevant Proposals and Policies (Policies marked in red will have negative impact on the Damhead area and its LPP)	MLDP 2017 relevant Proposals and Policies (Policies marked in red will have negative impact on the Damhead area and its LPP)	MLDP 2017 relevant Proposals and Policies (Policies marked in red will have negative impact on the Damhead area and its LPP)	MLDP 2017 relevant Proposals and Policies
#1. Reject the A701 relief road	<b>PROPOSED AMENDMENT:</b> Damhead LPP proposes an amendment to MLDP (2017) Proposals/Policies TRAN2 - Transport Network Interventions - Road Safeguards. Impacts on ENV 1 - Green Belt; ENV 4 - Prime Agricultural Land; ENV 14 (Regionally & Locally Important Nature Conservation Sites; ENV 17 - Air Quality and ENV 18 - Noise		TRAN 2 - Transport Network Interventions - Road Safeguards (includes A701 Corridor, A701 Relief Road) and STRAT 3 (Strategic Housing Land Allocations - Longer Term Safeguarding), (includes A701 Corridor Strategic Development Area. Linked Policies that could help alleviate need for the A701 Relief Road. TRAN 1 - Sustainable Travel (less car commuting investment in active travel options), STRAT 5 - Strategic Employment Land Allocations (to recognise Damhead as location of significant rural based jobs)	If A701 Relief Road goes ahead impact of Removal of ENV 1 (Protection of Green Belt), significant loss of remaining ENV 4 (-Prime Agricultural Land), especially LCA 2 in Damhead, ENV 14 - Regionally and Locally Important Nature Conservation Sites	ENV 17 - Air Quality (included further assessment either as part of environmental impact assessment or separately to identify air quality impacts and will refuse planning permission (or seek mitigation) where development proposals cause unacceptable air quality or dust impacts). ENV 18 - Noise (includes Where new developments with the potential to create significant noise are proposed, these may be refused or modified.	

#2. Safeguard the Green Belt	<b>PROPOSAL: Damhead LPP proposes an Amendment to MLDP (2017) Proposals Mx1 and Ec3</b>		<b>MLDP (2017) Proposal Mx 1 (Film/TV Studios) South of Old Pentland Road . Covered by following MLDP (2017) Policies that will impact Damhead : TRAN 2 (Transport Network Interventions - Road Safeguards) STRAT 3 (Strategic Housing Land Allocations - Longer Term Safeguarding), Loss of ENV 1 (Protection of Green Belt), ENV 4 Loss of Prime Agricultural Land (LCA 2).</b>	<b>MLDP (2017) Proposal Mx 1 Film/TV Studios North of Old Pentland Road. Covered by following MLDP (2017) Policies that will impact on Damhead:TRC 2 (Location of New Retail and Commercial Leisure Facilities), STRAT 5 (Strategic Employment Land Allocation). Loss of DEV 8 (Open Space Outside Settlement Areas). Loss of ENV 14 - Regionally and Locally Important Nature Conservation Sites (Grassland/scrub).</b>	<b>MLDP (2017) Proposal Ec3. Covered by following MLDP (2017) polices that will impact Damhead: TRC 2 (Location of new Retail and Commercial Leisure Facilities) and STRAT 5 (Strategic Employment Land Allocations). Removal of ENV 1 (Protection of Green Belt), Loss of ENV 14 - Regionally and Locally Important Nature Conservation Sites (Straiton Bing significant Midlothian self generated Woodland Grassland/Scrub).</b>	ENV 1 (Protection of the Green Belt), ENV 4 (Prime Agricultural Land), ENV 14 - Regionally and Locally Important Nature Conservation Sites, RD 1 (Development in the Countryside) (only permitted if required for the furtherance of agriculture (included diversification), horticulture, forestry countryside recreation or tourism). VIS 1 (Tourist Attractions), VIS 2 (Tourism Accommodation), Dev 8 (Open Spaces (Outwith Settlement Areas).
#6. Maintain the rural aspect of the area, its open spaces and good agricultural land	<b>PROPOSAL 2: Recognition of the Designation of the Damhead and District area as Cultural Landscape of Significance in Midlothian and inclusion in the next MLDP2.</b>	Damhead wishes to see the protection of remaining Green Belt and Prime Agricultural Land and proposes amendments regarding Mx1 and Ec3	<b>MLDP (2017) Proposals Mx 1 (Film/TV Studios) and Ec3 and covered by MLDP (2017) Policies will impact Damhead : TRAN 2 (Transport Network Interventions - Road Safeguards)), STRAT 3 (Strategic Housing Land Allocations - Longer Term Safeguarding), STRAT 5 (Strategic Employment Land Allocations), TCR2 ( Location of New Retail and Commercial Leisure Facilities).</b>	ENV 1 (Protection of Green Belt), ENV 4 (Prime Agricultural Land)	RD 1 - Development in the Countryside (only permitted if required for the furtherance of agriculture (included diversification), horticulture, forestry countryside recreation or tourism). VIS 1 - Tourist Attractions, VIS 2 - Tourism Accommodation	DEV 8 - Open Spaces (Development would not be allowed in these areas (open spaces) that would result in a permanent loss of open space, diminish the quality, amenity or biodiversity of the open space or otherwise undermine the value of open space as part of the Midlothian Green Network)
#16 Build new houses only where really justified			DEV 1 - Community Identity and Coalescence. MLDP 2017 guidance is provided via Settlement Statements. Damhead does not yet have one. See Proposal 1	DEV 5 - Sustainability in New Development. (Building in harmony with the site, fostering and maintaining biodiversity, facilitating accessibility and adaptability, addressing sustainable energy)	RD 1 - Development in the Countryside (includes housing only permissible where it is required for the furtherance of an established countryside activity). RD 2 - Low Density Rural Housing (no more than 2 units permitted at each site).	

**Aim - Promote a safe environment through safe and efficient transport and travel options, and the development of a more extensive green network**

The Priority Actions (numbers relate to Table 3)	Relevant LPP Proposal	Relevant LPP Proposal and additional comment)	MLDP 2017 relevant Proposals and Policies	MLDP 2017 relevant Proposals and Policies	MLDP 2017 relevant Proposals and Policies	MLDP 2017 relevant Proposals and Policies
#17. Develop a more extensive green network	<b>PROPOSAL 2: Recognition of the Designation of the Damhead and District area as Cultural Landscape of Significance in Midlothian and inclusion in the next MLDP2.</b>	MLDP (2017) identifies Strategic green network connections (Table 5.2, page 45). Damhead could make more of presenting itself as a potential and significant part of the Midlothian Green Network, stretching East West and linking other communities to the Pentland Hills Regional Park. It would help in getting our integrated path network more established.	ENV 2 - Midlothian Green Network	DEV 8 - Open Spaces (Development would not be allowed in these areas (open spaces) that would result in a permanent loss of open space, diminish the quality, amenity or biodiversity of the open space or otherwise undermine the value of open space as part of the Midlothian Green Network)	DEV 9 - Open Space Standards (The Council will assess applications for new development against the open space standards. ....Planning conditions will apply to ...natural and semi natural greenspace)	
#3. Develop an integrated network of paths for walkers, cyclists and horse riders	<b>See proposals on our LPP maps</b>		TRAN 1 - Sustainable Travel, IMP 1 - New Development and DEV 6 - layout and design of new development			
#4. Improve the safety of the triple junction and the junction of Bush Loan and A702	<b>See proposals on our LPP maps</b>		TRAN 2 - Transport Network Intervention (includes 'A702/A703 Damhead - required in connection with the development strategy of this plan (MLDP (2017)) Also includes A702 link with associated new junctions			

#9. Extend 20, 30 and 40mph speed limits	See proposals on our LPP maps		TRAN 1 - Sustainable Travel, IMP 1 - New Development and DEV 6 - layout and design of new development			
#11. Create better paths around SRUC fields	See proposals on our LPP maps		TRAN 1 - Sustainable Travel, IMP 1 - New Development and DEV 6 - layout and design of new development			
#12. Improve pavements			TRAN 1 - Sustainable Travel, IMP 1 - New Development and DEV 6 - layout and design of new development			
#14. Promote a safe environment through a safe efficient public transport system			TRAN 1 - Sustainable Travel, IMP 1 - New Development and DEV 6 - layout and design of new development			
#15. Separate paths from vehicular traffic			TRAN 1 - Sustainable Travel, IMP 1 - New Development and DEV 6 - layout and design of new development			
#19. Improve the drainage of roads			TRAN 1 - Sustainable Travel, IMP 1 - New Development and DEV 6 - layout and design of new development	ENV 9 Flooding (includes Flood Risk Assessments of developments, functional flood plain will be protected, surface runoff, sustainable drainage		

**Aim - Proactively build on the positive aspects of our local area to limit climate change and restore biodiversity.**

<b>The Priority Actions (numbers relate to Table 3)</b>	<b>Relevant LPP Proposal</b>	<b>Relevant LPP Proposal and additional comment)</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>
#5. Protect existing wildlife and promote biodiversity	<b>PROPOSAL 3: recognition of the Damhead Nature Network (DNN) and inclusion in the next MLDP2</b>		ENV 14 - Regionally and Locally Important Nature Conservation Sites (includes development which could affect the conservation interest of	ENV 11 - Woodland, Trees and Hedges (includes prevention of damage to woodland, groups of trees, semi natural woodland, veteran trees, and hedges	ENV 15 - Species and Habitat Protection and Enhancement ENV 18 - Noise (includes Where new developments with the potential to create	
#8. Ensure adequate sustainable drainage	Damhead has a vision and ambitions to tackle climate change, and to live in a thriving, low carbon, resilient and sustainable local community (extracted from our NAP & CAP)		ENV 9 Flooding (includes Flood Risk Assessments of developments, functional flood plain will be protected, surface runoff, sustainable drainage systems)			
#13. Increase green wildlife-friendly areas and link them to create corridors	<b>PROPOSAL 3: recognition of the Damhead Nature Network (DNN) and inclusion in the next MLDP2</b>		ENV 14 - Regionally and Locally Important Nature Conservation Sites	ENV 15 - Species and Habitat Protection and Enhancement (includes		



**Aim - Support the development of local businesses that complement the land-based resources that make up our local area.**

<b>The Priority Actions (numbers relate to Table 3)</b>	<b>Relevant LPP Proposal</b>	<b>Relevant LPP Proposal and additional comment)</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>
#7. Encourage local food production	<b>PROPOSAL: To promote land based rural, diversification and food growing businesses in keeping with the nature of land, the soil and the landscape.</b>	<b>PROPOSAL 2: Recognition of the Designation of the Damhead and District area as Cultural Landscape of Significance in Midlothian and inclusion in the next MLDP2.</b>	RD 1 - Development in the Countryside (only permitted if required for the furtherance of agriculture (included diversification), horticulture, forestry countryside recreation or tourism). VIS 1 - Tourist Attractions, VIS 2 - Tourism Accommodation			

**Aim - Celebrate and recognise the unique heritage of the local area**

<b>The Priority Actions (numbers relate to Table 3)</b>	<b>Relevant LPP Proposal</b>	<b>Relevant LPP Proposal and additional comment)</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>	<b>MLDP 2017 relevant Proposals and Policies</b>
#18 Promote the area as a green gateway to Midlothian and the Pentland Hills	<b>PROPOSAL 2: Recognition of the Designation of the Damhead and District area as Cultural Landscape of Significance in Midlothian and inclusion in the next MLDP2.</b>	<b>PROPOSAL 4: Straiton Bing to be designated as a Cultural Landscape Feature and Core Biodiversity Area and inclusion in the next MLDP2</b>	ENV 6 - Special Landscape Areas (includes Pentland Hills Regional Park), ENV 7 - Landscape character. RD 3 - Pentland Hills Regional Park. VIS 1 - Tourist Attractions. VIS 3 - Midlothian Snowsports Centre	ENV 16 - Vacant, Derelict and Contaminated land		

## 5. Annexes

### 5.1. Annex 1. Rationale and draft outline of a Damhead and District Community Charter.

In support of our Local Place Plan, we wish to make known that we, the Damhead and District Community Council, in discussion and fullest engagement with our community will produce a Charter to set out our “Cultural Heritage” for the purposes of providing material considerations for the assessment of development, planning proposals (including implementation of MLDP2) and for Environmental Impact Assessments pertaining to any part of Damhead and District.

Through the Charter, we will declare ‘our Cultural Heritage to be the sum-total of the local tangible and intangible assets that are fundamental to the health and well-being of our present and future generations. These constitute an inseparable ecological and socio-cultural fabric that sustains life, and which provides us with the solid foundations for building and celebrating our homes, families, community and legacy within a healthy, diverse, beautiful and safe natural environment.

Thus, our proposed Charter pertains to any development within our territory which impacts on our Cultural Heritage and, as the Charter is a direct expression from the community, must be considered a material consideration in planning processes and decision-making, as a factor for impact assessment under environmental legislation, and must be given equal weight to other factors in the evaluation of whether development is sustainable.

Collectively, our Assets include:

- ❖ · our goal of a clean and safe environment, and our achievements to date;
- ❖ · our children and that which promotes their wholesome development;
- ❖ · our homes as our sanctuary and investment;
- ❖ · the resilience and continuity of our community;
- ❖ · the diversity and stability of our local Ecosystem;
- ❖ · our natural resources and our aspiration for them to be used sustainably;
- ❖ · our food security;
- ❖ · our restorative countryside;
- ❖ · our beautiful views;
- ❖ · our central location;
- ❖ · our vision of a truly sustainable local economy, and our achievements to date;
- ❖ · our local historical and natural attractions;
- ❖ · our reputation;
- ❖ · our goal of shared mutual trust and respect with our elected representatives and third parties;
- ❖ · the life-enhancing qualities which our Assets bring forth;
- ❖ · a collective commitment to sustaining and improving all of the above.

If Cultural Heritage is harmed, then life is diminished. Our Cultural Heritage and its constitutive Assets underpin qualities which not only sustain us, but also all other beings with whom we share our territory’.

## **5.2 Annex 2. Statement supporting submission of Damhead and District Local Place Plan to Midlothian Council including Information Notice.**

### INTRODUCTION

This statement accompanies the submission of Damhead and District Local Place Plan to Midlothian Council. It has been prepared in accordance with 'LOCAL PLACE PLANS Midlothian Council Information and Guidance' plus feedback from planning officers on the draft plan submitted in October 2023.

The Plan covers all of Damhead and District Community Council. Damhead and District is a mosaic of varying physical features in a rural setting. The city bypass forms the northern boundary, the Pentland Regional Park the western side, Straiton and Bilston to the east and Boghall Burn to the south. Damhead and District is scattered across the A702, Old Pentland Road and A703 and is home to a unique community with the best of both countryside and city living. It is surrounded with scenic woodland, paths, cycle networks and holdings that are attractive to both residents and visitors. A map of the Community Council area can be seen in the Plan.

Our LPP has been developed to guide our community in how our immediate area develops and how to respond to proposals in neighbouring communities as well as the wider Midlothian and Edinburgh Local Authorities. Because it is generated following widespread consultation within Damhead and District, the LPP provides us with a sound basis for new initiatives. It also gives us clear guidance on how to respond to new proposals that affect our residents. The process of developing the LPP has been designed to clarify views about our future. The LPP as a reference document will strengthen community cohesion and capability.

#### Key aims of the LPP

- Promote and support a cohesive resilient community, which thrives and has a strong vibrant community spirit.
- Maintain rural aspects of the area, open spaces and the good quality agricultural land.
- Promote a safe environment through safe and efficient transport and travel options, and the development of a more extensive green network.
- Proactively build on the positive aspects of our local area to limit climate change and restore biodiversity.
- Support the development of local businesses that complement the land-based resources that make up our local area.
- Celebrate and recognise the unique heritage of the local area.

This statement contains the following sections:

1. Contact details for the Community Council.
2. Evidence of meeting the requirements for consulting on the Local Place Plan.
3. Statement explaining regard given to the Local Development Plan and National Planning Framework in preparing the Local Place Plan.
4. Explanation of the Community Council's view of the level and nature of support for the Local Place Plan.

5. Statement explaining how the Local Development Plan should be amended.

### **Section 1. CONTACT DETAILS**

Constance Newbould (Chair); [constance@pentlandhouse.com](mailto:constance@pentlandhouse.com)

Helen McKay (Treasurer): h.m.mckay@gmail.com

### **Section 2. MEETING CONSULTATION REQUIREMENTS**

The draft Local Place Plan was emailed on 18<sup>th</sup> February 2024 to: each Midlothian Councillor for our Community Council area and adjoining Community Councils.

Those two emails constituted the Information Notices required to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. Copies are attached to this statement as Appendix 1 and 2.

The following Councillors were emailed the Information Notice: Councillors Pauline Winchester, Kelly Parry, Russell Imrie and Colin Beattie.

The adjoining Community Councils (CCs) which received the Information Notice were: Loanhead, Roslin and Bilston, Penicuik, and Fairmilehead Community Councils.

Relevant neighbouring institutions and organisations were contacted: the Scottish Wildlife Trust (via website), the Friends of the Pentlands (Andrew Marsden), Pentland Hills Regional Park (general email address), Snowsports Centre (general email address), Police Scotland (Susan Pearson), and Forest Research (Chris Quine).

### **Section 3. REGARD GIVEN TO EXISTING PLANS**

In preparing the Local Place Plan, the community had regard to the following plans:

- National Planning Framework 4 (NPF4)
- Midlothian Local Development Plan 2017
- The Single Midlothian Plan
- Damhead and District Neighbourhood Plan 2015-2030
- Damhead and District Climate Action Plan

### **Section 4. SUPPORT FOR THE LOCAL PLACE PLAN**

The community engagement process used to develop the Local Place Plan, along with the levels of participation, is explained in section 2.2 of the Plan. The Community Council is satisfied that the Local Place Plan provides an accurate and evidence-based view of local residents and should be treated as representing 'the voice of the people'.

### **Section 5. AMENDMENTS TO THE LOCAL DEVELOPMENT PLAN**

The Local Place Plan proposes some changes to the current local planning and policy framework. These are listed and explained in Section 3 of the Local Place Plan, together with reasons for the proposed changes.

## Appendix 1.

Dear Councillors,

I am contacting you on behalf of Damhead and District Community Council. We have been working on a Local Place Plan for our Community Council area, involving community engagement over many months. We have now prepared a draft Local Place Plan. We sincerely believe that many of our proposals benefit not only our own community but also our neighbouring communities and the wider region so we ask that you respond with any positive as well as negative comments.

To comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, we are legally required to send each Midlothian Councillor for our Community Council area the following information:

The Plan covers all of Damhead and District Community Council. Damhead and District is a mosaic of varying physical features in a rural setting. The city bypass forms the northern boundary, the Pentland Regional Park the western side, Straiton and Bilston to the east and Boghall Burn to the south. Damhead and District is scattered across the A702, Old Pentland Road and A703 and is home to a unique community with the best of both countryside and city living. A plan showing the subject area is contained in the draft plan.

Our LPP has been developed to guide our community in how our immediate area develops and how to respond to proposals in neighbouring communities as well as the wider Midlothian and Edinburgh Local Authorities. Because it is generated following widespread consultation within Damhead and District, the LPP provides us with a sound basis for new initiatives. It also gives us clear guidance on how to respond to new proposals that affect our residents.

Key aims of the LPP are:

- Promote and support a cohesive resilient community, which thrives and has a strong vibrant community spirit.
- Maintain rural aspects of the area, open spaces and the good quality agricultural land.
- Promote a safe environment through safe and efficient transport and travel options, and the development of a more extensive green network.
- Proactively build on the positive aspects of our local area to limit climate change and restore biodiversity.
- Support the development of local businesses that complement the land-based resources that make up our local area.
- Celebrate and recognise the unique heritage of the local area

Within each aim we have grouped our proposed actions (Table 3), including location-specific proposals (Maps 7, 8, and 9). These in turn have been organised into four overarching policy proposals:

- POLICY PROPOSAL 1: the inclusion in the next Midlothian Local Development Plan (MLDP2) of a Damhead Dispersed Settlement Statement.
- POLICY PROPOSAL 2: Recognition of the Designation of the Damhead and District area as Cultural Landscape of Significance in Midlothian and inclusion in the next MLDP2.

- POLICY PROPOSAL 3: recognition of the Damhead Nature Network (DNN) and inclusion in the next MLDP2
- POLICY PROPOSAL 4: Straiton Bing to be designated as a Cultural Landscape Feature and Core Biodiversity Area and inclusion in the next MLDP2

We have three significant amendments to MLDP2017 which are illustrated in map 10.

- Our community urges that the 2017 Midlothian Local Development Plan is amended to remove the A701 relief road.
- Classification of area MX1 (Pentland Studios) to be changed
- Classification of area Ec3 (West Straiton) to be changed

If you have comments on the proposed Local Place Plan, please email them to [damheadanddistrictcc@googlegroups.com](mailto:damheadanddistrictcc@googlegroups.com) within 28 days, and by 18<sup>th</sup> March 2024 at the latest. The above information comprises the 'information notice' to which the Regulations refer.

Thank you for your time and consideration,

Constance Newbould, Chair

Damhead and District Community Council

## Appendix 2.

Dear Fellow Community Councillors,

I am contacting you on behalf of Damhead and District Community Council. We have been working on a Local Place Plan for our Community Council area, involving community engagement over many months. We have now prepared a draft Local Place Plan. We sincerely believe that many of our proposals benefit not only our own community but also our neighbouring communities and the wider region so we ask that you respond with any positive as well as negative comments.

To comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, we are legally required to send each adjoining Community Council the following information:

The Plan covers all of Damhead and District Community Council. Damhead and District is a mosaic of varying physical features in a rural setting. The city bypass forms the northern boundary, the Pentland Regional Park the western side, Straiton and Bilston to the east and Boghall Burn to the south. Damhead and District is scattered across the A702, Old Pentland Road and A703 and is home to a unique community with the best of both countryside and city living. A plan showing the subject area is contained in the draft plan.

Our LPP has been developed to guide our community in how our immediate area develops and how to respond to proposals in neighbouring communities as well as the wider Midlothian and Edinburgh Local Authorities. Because it is generated following widespread consultation within Damhead and District, the LPP provides us with a sound basis for new initiatives. It also gives us clear guidance on how to respond to new proposals that affect our residents.

Key aims of the LPP are:

- Promote and support a cohesive resilient community, which thrives and has a strong vibrant community spirit.
- Maintain rural aspects of the area, open spaces and the good quality agricultural land.
- Promote a safe environment through safe and efficient transport and travel options, and the development of a more extensive green network.
- Proactively build on the positive aspects of our local area to limit climate change and restore biodiversity.
- Support the development of local businesses that complement the land-based resources that make up our local area.
- Celebrate and recognise the unique heritage of the local area

Within each aim we have grouped our proposed actions (Table 3), including location-specific proposals (Maps 7, 8, and 9). These in turn have been organised into four overarching policy proposals:

- POLICY PROPOSAL 1: the inclusion in the next Midlothian Local Development Plan (MLDP2) of a Damhead Dispersed Settlement Statement.
- POLICY PROPOSAL 2: Recognition of the Designation of the Damhead and District area as Cultural Landscape of Significance in Midlothian and inclusion in the next MLDP2.

- POLICY PROPOSAL 3: recognition of the Damhead Nature Network (DNN) and inclusion in the next MLDP2
- POLICY PROPOSAL 4: Straiton Bing to be designated as a Cultural Landscape Feature and Core Biodiversity Area and inclusion in the next MLDP2

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If you have comments on the proposed Local Place Plan, please email them to [damheadanddistrictcc@googlegroups.com](mailto:damheadanddistrictcc@googlegroups.com) within 28 days, and by 18<sup>th</sup> March 2024 at the latest. The above information comprises the 'information notice' to which the Regulations refer.

Thank you for your time and consideration,

Constance Newbould, Chair

Damhead and District Community Council



### **5.3 Annex 3. Statement of level of community support**

We sought as many relevant views as possible as follows by the following means:

- Neighbourhood Action Plan and survey published in 2015 following widespread community consultation
- Updates and discussion at all community council meetings from initial notification of the requirement to develop a LPP. Discussions were written up as part of the minutes which were nominated and seconded at the subsequent meeting. The approved minutes have been made available through the DDCC website. There is an open invitation to Midlothian Councillors to attend our regular meetings and occasionally a councillor was present at meetings that discussed LPP proposals
- Initial discussion of the proposals at two in-person community council meetings
- Circulation of suggestions by email
- Climate action plan: on-line and paper-based survey (47 responses and good cross-section of ages), two face to face sessions and one on-line meeting
- Residents attended two drop-in sessions about NPF4

Following initial discussion at our community council meetings, proposals were considered at a summer gathering open to all residents on 19<sup>th</sup> Aug 2023. The proposed actions and maps showing all location specific suggestions from the gathering were further discussed and grouped on 16<sup>th</sup> October 2023. A special meeting at Auchendinny Community Centre was held on the evening of 12<sup>th</sup> February to discuss the overarching policy proposals that had been developed during November-January.

Finally, all residents, Midlothian Councillors for our Community Council area, and adjoining Community Councils as well as interested organisations and institutes were given 28 days from 18<sup>th</sup> February 2024 to review the final draft.

By comparison with Midlothian's large Community Councils the numbers attending our regular meetings might seem small (10-20) but this does represent a significant proportion of our members. Consultations to develop the Neighbourhood Plan and the Climate Action Plan involved between 40-50% residents and approx. 25% residents respectively. This included some younger residents, who would not normally join the community council meetings, attending events to contribute towards the development of our proposed actions.

**We conclude that the level of engagement was sufficient to be confident that our Local Place Plan is an unbiased strong representation of our residents' opinions.**

#### 5.4 Annex 4. Consultation report

Community consultation on the draft Local Place Plan ran from 18<sup>th</sup> February until 18<sup>th</sup> March 2024. People were contacted by email which included the LPP statement (see Annex 2) and invited to comment by email. The full list of consultees is shown in Section 2 of Annex 2. A link to the full draft LPP was circulated by email so that the full draft Plan could be download if they wished.

Formal email responses were limited. They are summarised below.

Comment <i>Quote or summary</i>	Source	Response
	email	
<p><i>Withdraw our business name from the document (Page 6, 1.3.1 General and Page 9, Table 1).</i></p> <p><i>I'll have to object to the sections of the DD Local Place Plan that prevent development of the area, they are listed below:</i></p> <p><i>2.4 Table 2 "Safeguard the Green Belt"</i></p> <p><i>2.5 Table 3 "Safeguard the Green Belt"</i></p> <p><i>Table 4 Page 25 #2 "Safeguard the Green Belt" and "#6 Maintain the Rural Aspect of the area", specifically <b>MLDP 2017 DEV 8 and ENV 1 &amp; 4.</b></i></p> <p><i>We are totally supportive of the road improving the drainage and safety, Old Pentland Road becoming a 30 mph zone and improving the triple junction for safety - i.e. MLDP 2017 DEV 5, TRAN 1 &amp; 2 and ENV 5 - but I can't put our name to this plan in any capacity.</i></p>		<p>All references to this business have been removed.</p> <p>We have retained the text calling for safeguarding of the Green Belt because Damhead and District community has overwhelmingly and continually called for the greenbelt to be protected; for traffic safety to be improved (including the lowering of speed limits); and for objections to be made to the large scale planning developments we have seen recently (such as the Film Studios, and the current proposals for approx. 300 houses on that same site on Old Pentland Road).</p>

Despite the one formal objection to the plan's strong support for retention of the Green Belt, the general lack of feedback is taken as a sign that our community has been thoroughly engaged with the development of the Local Place Plan (and our Neighbourhood Plan) and is strongly supportive of the proposals it contains.

# Local Place Plan

2024 - 2029

Eskbank & Newbattle Community  
Midlothian



*The Maiden Brig over the South Esk by Newbattle Abbey*



# Foreword

## Eskbank & Newbattle Community.

Community councils were introduced in 1975 under the Local Government (Scotland) Act 1973. The duty was placed on the newly established district councils to prepare an establishment scheme to divide their district into community council areas. In 1996 this duty passed to the present area councils.

Community councils are the most local tier of statutory representation in Scotland. They bridge the gap between local authorities and communities and help to make public bodies aware of the opinions and needs of the communities they represent.

There are 15 community councils in Midlothian:

- Bonnyrigg and District
- Dalkeith and District
- Damhead and District
- Danderhall and District
- Eskbank and Newbattle**
- Gorebridge
- Howgate
- Loanhead and District
- Mayfield and Easthouses
- Midlothian Federation of Community Councils
- Moorfoot
- Newtongrange
- Penicuik and District
- Rosewell and District
- Roslin and Bilston
- Tyne water

Midlothian Council has invited its Community Councils to prepare Local Place Plans.

Eskbank and Newbattle Community Council (ENCC) ward is comprised of a largely residential suburb of Dalkeith, the “County Town” of Midlothian, but has a different Community Council from Dalkeith (Dalkeith & District Community Council, DDCC). ENCC residents are heavily reliant on Dalkeith, the local municipal centre, for most services and amenities. If asked where they come from, then in a general context most residents would identify as being from Dalkeith rather than specifically Eskbank/Newbattle. This Local Place Plan for the ENCC ward will reflect its reliance on Dalkeith town.



Historically, **Eskbank** was a part of Dalkeith Burgh and within Dalkeith Parish. It grew largely in the second half of the 19th century as the location where Dalkeith’s business and professional classes opted to build their large stone villas set in generous garden grounds, which characterise the older part of the locality today and are protected by a Conservation Area.

Since the 1960s and especially the 1970s there has been extensive modern house building within Eskbank, especially (but not exclusively) on its western flank between Bonnyrigg Road and Lasswade Road. This process has continued to the present, consuming most of the former farmland and other green space here - which had been fragmented to some extent by road (and, recently, rail) developments.

The **Newbattle** component brings in part of the former geographically-large Newbattle Parish, from approximately south of Abbey Road extending to the boundary with Newtongrange and Easthouses, and including historic Newbattle Abbey and its grounds, merging into Lord Ancrum’s Wood and the Golf Course beyond (see the map on page 4), and the Newbattle Abbey Crescent housing development built in the 1970s. It integrates well geographically with Eskbank and is distinct from the communities beyond.

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# Introduction

## Local Place Plans

Local Place Plans are part of the Scottish Government's wider work on planning reform and implementation of the Planning (Scotland) Act 2019. They offer the opportunity for a community-led, collaborative approach to creating great local places. The aim is to significantly enhance engagement in development planning, effectively empowering communities to play a proactive role in defining the future of their places. Local Place Plans are community-led plans setting out proposals for the development and use of land. Introduced by the 2019 Act, these plans will set out a community's aspirations for its future development. Once completed and then registered by the planning authority, they are to be taken into account in the preparation of the relevant local development plan.

A Local Place Plan must be prepared by a Community Body. A community council established in accordance with Part 4 of the Local Government (Scotland) Act 1973 is a Community Body.

In early 2023, Midlothian Council issued an invitation to its 15 Community Councils (as community bodies) to prepare Local Place Plans. The intention is to enable communities to use a Local Place Plan to:

- set out its vision for the development of a single place, building or wider geographical area
- highlight issues that are specific to that area, and suggest ways they can be tackled
- influence the content of the next Midlothian Local Development Plan.

The Community Body must also:

- take account of the Midlothian Local Development Plan (LDP) and the National Planning Framework (NPF) and a locality plan (if that exists) for the area to which a proposed LPP relates
- set out their reasons, if any, for considering that the LDP should be amended - any changes suggested would need to be picked up on the production of the next LDP

- comply with requirements on the form and content of the Local Place Plan and the steps to be taken before preparing a plan.

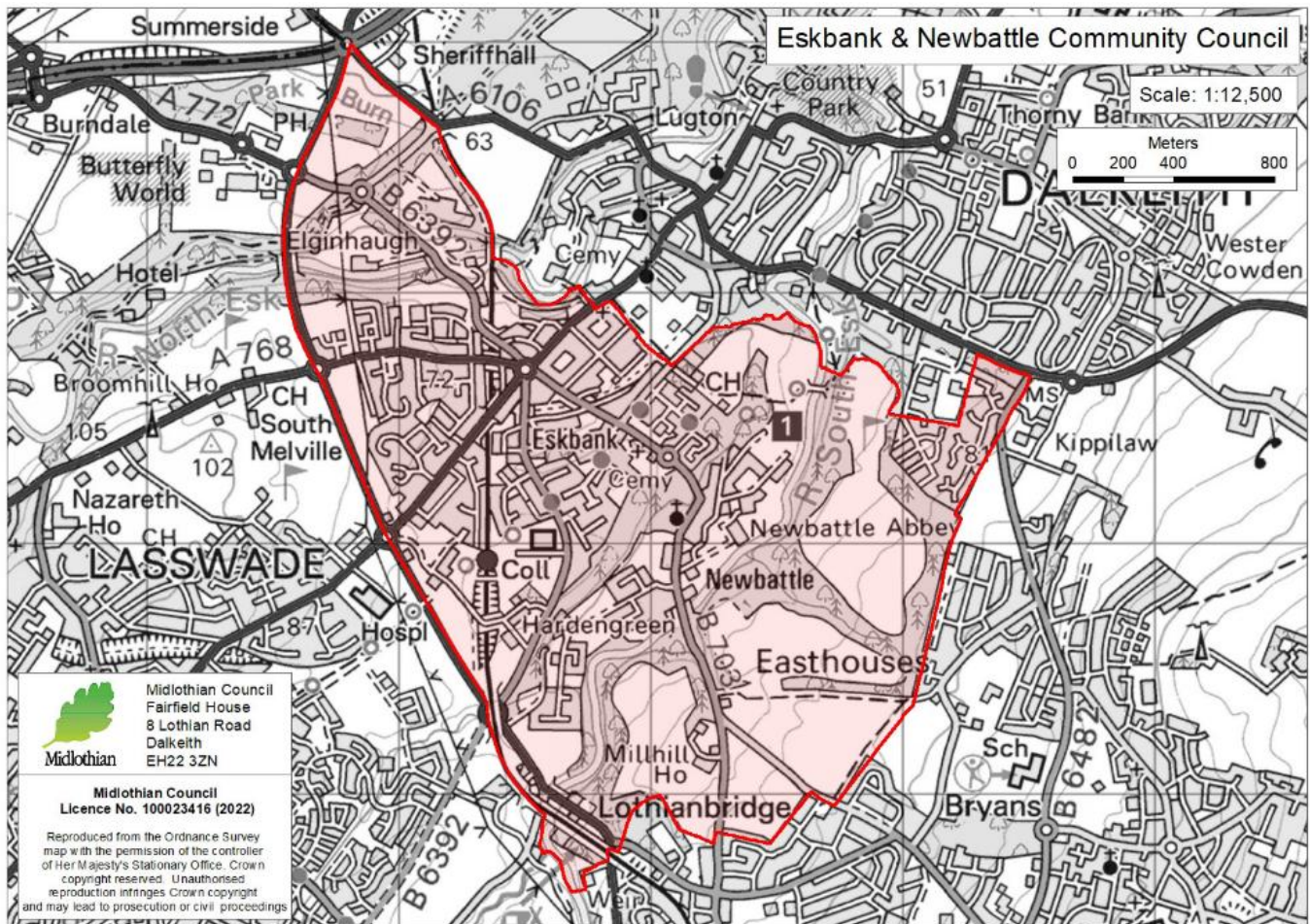
Midlothian Council is required to take into account Local Place Plans it receives and registers when preparing their new Local Development Plan for Midlothian (MLDP2). To allow this to happen, community bodies need to submit Local Place Plans to the Council by 31 October 2023. However, if the LPP is not ready by this date, they may forward a draft version which outlines the proposed content structure and submit a final version by 31 March 2024.

Eskbank & Newbattle Community Council received this invitation in March 2023. While it stated there that *"There is no obligation or requirement to prepare a Local Place Plan. This is simply an invitation to prepare a Local Place Plan."* we decided to proceed, using the advice offered by Midlothian Council Planning and other bodies. Accordingly, we set up a sub-committee to manage this and considered how to best consult the community.

The ENCC LPP Sub-Committee prepared a questionnaire based on the 14 themes in the Place Standard Tool plus a provision for adding any other comment and a request to state how they would describe Eskbank & Newbattle. That was published on our community council website (at <https://www.eskbanknewbattlecc.org/eskbank-and-newbattle-local-place-plan-a-survey/>) and residents were invited to download it, fill it in and return it to us. Invitations were sent out in June (1) via our mailing list, (2) posted on the independent Eskbank & Newbattle Forum on Facebook (widely followed) and (3) placed as a poster on our two notice boards strategically placed in the community. We did not have the resources to leaflet all the dwellings in our community.

The response by the end of July was disappointing. We undertook another round of publicity and achieved more returns by the beginning of September. However the total number received was only 28, representing approximately 0.6% of this community. We therefore thought any event would not be supported, and we decided to proceed using only an analysis of the returned responses.

## Eskbank & Newbattle Community Council Ward boundary



The Eskbank & Newbattle Community Council Ward boundary shown in the map above is also the boundary for the Local Place Plan. That is, the LPP boundary is the entire Eskbank & Newbattle Community Council ward.

The boundary of ENCC Ward shown above dates from 2019 (proposed 2016) when the border between ENCC and Bonnyrigg & District (at that time, Bonnyrigg & Lasswade) Community Council wards was adjusted by mutual agreement to run along the A7, to the Sheriffhall Roundabout. In places it had previously followed the old border of Broomieknowe Golf Club so that land east of the recently re-routed A7 (Eskbank bypass), off Lasswade Road, and which now seemed a natural part of Eskbank, were still within Bonnyrigg CC's ward (and, for example, contained the HS2 and HS3 housing devel-

opment sites off Lasswade Road, which at the time of writing are approaching completion).

Until local government reform, Eskbank had been a part of Dalkeith parish and burgh. Now Dalkeith has a different distinct community council (Dalkeith & District CC). The Newbattle component of ENCC ward was within the geographically large parish of Newbattle which at one time included Woodburn, Newtongrange and Easthouses, while most of the land to the west (including Bonnyrigg) was in Lasswade parish.



# Description of Eskbank & Newbattle

## Population Statistics

### Households and Population:

The figures supplied to us by Midlothian Council Planning in June 2023 for ENCC ward are as follows.

There are 2,100 households and a population of 4,800 in the Eskbank & Newbattle Community Council area.

The equivalent respective figures from the Eskbank & Newbattle Neighbourhood Plan (2014) are 2,434 households and 5,634 people.

Relevant data can be taken from Statistics.gov.scot, which can be viewed down to the “Data Zone” level. These are small geographical units which are each assigned a code. It is difficult to get an accurate figure for the ENCC ward population, and analyses of that population, because the small data-zones by which populations are analysed do not coincide well with the area covered by Eskbank & Newbattle (see below).

It seems probable that the figures used in the 2014 Neighbourhood Plan use a different set of zones from the 2023 figures supplied. Since the ENCC boundary has changed to incorporate areas by Lasswade Road where there has been recent housing development, and in general the population of

Midlothian has grown by around 16% in the last 10 years, it is highly unlikely that the population of ENCC ward has shrunk since 2014.

A sum of the six “Eskbank” zones (below) gives a total population of 4885, but that excludes the zone in Newbattle which covers many households in ENCC ward, but which also incorporates households in the new developments east of Bonnyrigg. Including that zone would give a large over-estimate of ENCC ward population.

Population data from statistics.gov.scot

Eskbank population (2021) = 4885

per sub-area

Eskbank 1 = 1,539

Eskbank 2 = 619

Eskbank 3 = 504

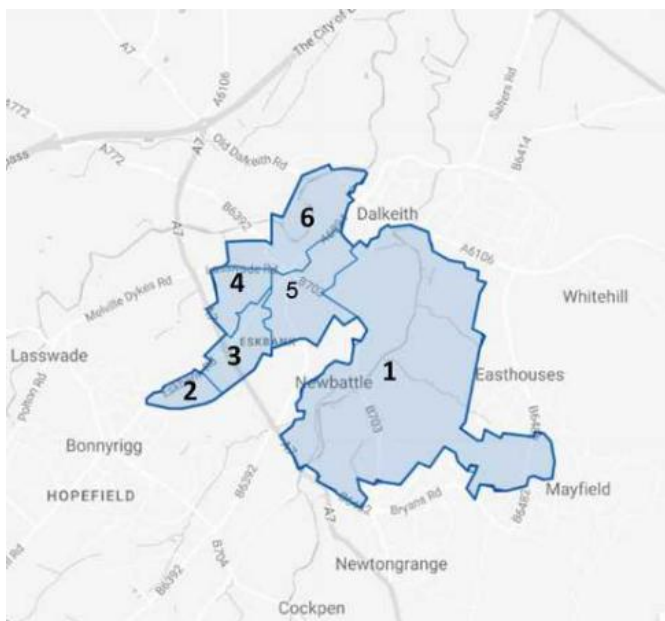
Eskbank 4 = 620

Eskbank 5 = 712

Eskbank 6 = 891

Scottish community councils date from 1975, when they were established by district council and islands council schemes created under the Local Government (Scotland) Act 1973. The same act had established a two-tier system of local government in Scotland consisting of regional and district councils which were created as unitary local authorities. The Local Government etc (Scotland) Act 1994 abolished regional and district councils and transferred responsibility for community council schemes to new unitary councils created by the same act. Midlothian’s Community Councils are described in the Foreword (page 1).

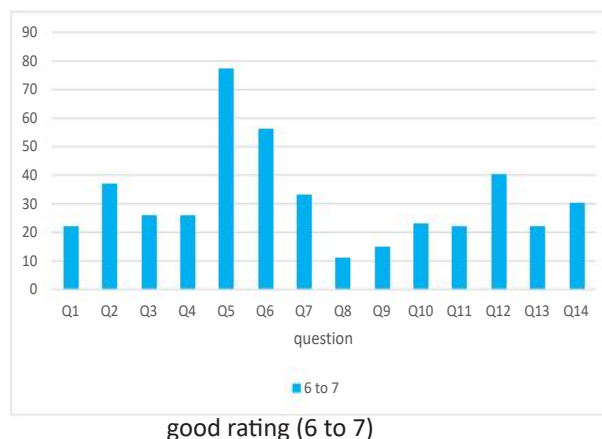
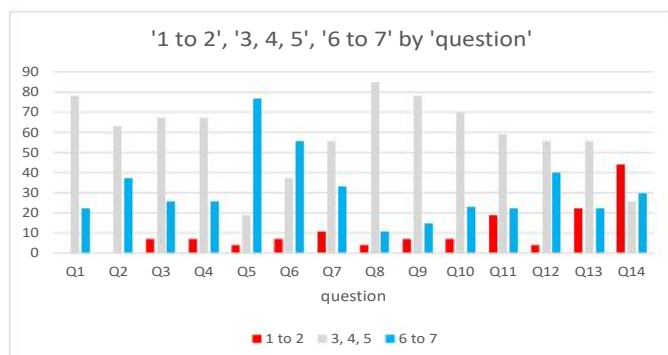
In Midlothian Council’s six electoral wards, Eskbank and Newbattle are within the Midlothian East constituency (Ward 5), with different Councillors from Dalkeith (Ward 3). The other wards are Penicuik (1), Bonnyrigg (2), Midlothian West (4) and Midlothian South (6).



## Place Assessment: Statistics

The residents of ENCC ward were consulted using a questionnaire based on the 14 questions in the Place Standard Tool. The question themes were as shown below. As well as commenting, residents were asked to rate each from 7 (good) to 1 (poor).

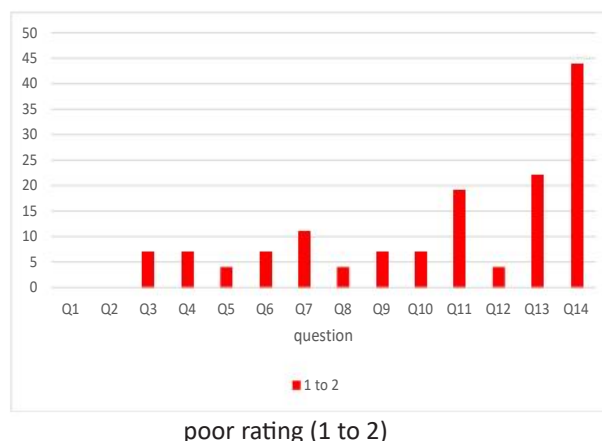
Question number	Question Theme	Mean Rating Score (out of 7)	Percent high (score 6,7)	Percent low (score 1,2)
Q1	Moving Around	4.7	22	0
Q2	Public Transport	5.1	37	0
Q3	Traffic & Parking	4.0	26	7
Q4	Streets & Spaces	4.4	26	7
Q5	Natural Space	5.9	77	4
Q6	Play & Recreation	5.6	56	7
Q7	Facilities & Services	4.8	33	11
Q8	Work & Local Economy	4.6	11	4
Q9	Housing & Community	4.3	15	7
Q10	Social Interaction	4.4	23	7
Q11	Identity & Belonging	4.1	22	19
Q12	Feeling Safe	5.1	40	4
Q13	Care & Maintenance	4.1	22	22
Q14	Influence & Sense of Control	3.1	30	44



The theme which received the highest rating was “Natural Space”, followed by “Play & Recreation”, “Public Transport” and “Feeling Safe”, respectively in order of rating. This implies the community is relatively pleased with these aspects.

The theme which received the lowest rating by far was “Influence & Sense of Control”, followed by “Care & Maintenance” and “Identity & Belonging” (where positive responses and negative responses were similar). These imply action is needed in the near future.

Besides Q5, Q6 and Q14, the ratings were predominantly mediocre to fair, which implies room for improvement.



## Place Assessment: Commentary

### Moving Around (Q1)

Nobody scored this as poor. 22% scored it as good. However, 78% thought there was room for improvement. A consistent comment is “OK if you have a car, but a long walk to the shops”. There are consistent complaints about the lack of cycle lanes (only Melville Road has these), especially between population centres and to Eskbank Station, and a lack of or too narrow pavements, especially on Newbattle Road approaching Newbattle Abbey Crescent and Newbattle Abbey, on the A7 near the Sun Inn and Lothianbridge, and at the A7 end of Dalhousie Road. These locations require pedestrian crossings, and there are complaints that Eskbank Toll and the Eskbank Road Roundabout (by Tesco’s), and the roads within the Hardengreen retail complex, could all benefit from pedestrian crossings.

Some options for paths should be considered. Re-opening of the path from Cemetery Road to Ironmills Park, closed due to landslip, gets frequent mention as being highly desirable. The walkway/cyclepath from Abbey Road to Newbattle Abbey (along the old WW2 military road) through St David’s Gardens avoids the inadequate pavements of Newbattle Road, and this could be better signposted. Additional access to that pathway via Newbattle Gardens could be considered.

There is a network of paths within the Melville Castle Estate woodlands (in neighbouring BDCC) which start within ENCC ward, such as from the Melville Castle driveway. It is less well known that they can also be accessed from Lasswade Road via Elginhaugh Gardens and Dandara’s Eskbank Gardens development, or from the A7 (next to the bridge over the North Esk). The high path along the south bank of the North Esk which runs along the wooded North Esk gorge is within ENCC ward. This path is now accessible and popular with the residents of the recent housing developments there. This path terminates at a set of wooden steps below Orchard View. It could be extended the short distance to Melville Road, by Elginhaugh Bridge, to complete a pathway loop through the Melville Castle estate.

The former Smeaton Line railway corridor which runs through old Eskbank was proposed as a footpath/cycleway from Kings Park to Eskbank Railway

Station in the Eskbank and Newbattle Neighbourhood Plan (2014) and set up as a project in 2018 by the One Dalkeith local development trust. However, following widespread local opposition during the assessment stage and the withdrawal of potential Sustrans support, this was abandoned. This corridor has become naturalised over many years, providing a habitat for wildlife, including protected species. The land consists of sequential parcels, in private ownership by different parties, some of which could potentially be developed piecemeal. Many in the community think it should all be preserved, as a unit, free of any development.

### Public Transport (Q2)

Again, nobody scored this as poor and 37% scored it as good, leaving 63% scoring it as needing improvement. Many thought local bus services, including services to Dalkeith, Musselburgh and Penicuik, were good (Lothian 46, calling at the Royal Infirmary, and East Coast Buses 139 and 140/141), but services to central Edinburgh could be improved with some locations not near a bus service or served by an infrequent service and/or a dangerous walk, lacking a footpath or pedestrian road crossing, to a bus stop. Several regretted the withdrawal of the 49 bus service from Rosewell to Edinburgh which transited Bonnyrigg Road which now no longer has any direct service to Edinburgh.

Of the remaining services to central Edinburgh, Lothian 3 operates every 12 minutes and 29 every 30 minutes. Borders operates the X95 hourly. It is anticipated bus stops will be created for service 29 and X29 near Melville Dykes when that stretch of the A7 is urbanised, improving provision for properties by the western part of Lasswade Road which are currently poorly served.

Most praised the Waverley Line rail service from Eskbank, but some mentioned that trains should be more frequent and/or have more coaches. It was noted that the train service had suffered frequent cancellations over winter which had not always appeared to be weather related, making it less than reliable. Many said that better provision of bus, cycle and pedestrian access to Eskbank station was required. Many, especially commuters to Edinburgh, stated private car use is essential to them.

### **Traffic and Parking (Q3)**

7% scored this as poor, 26% as good, with 67% responding that it is middling but could be improved (so a total of 74% indicated a need for improvement).

Most responses mentioned congestion at peak times both locally and on trunk roads used by residents. Many blamed the increase in population locally and across Midlothian, and remarked that a preponderance of the new residents may be commuters who choose to rely on their cars because public transport does not serve their commuting requirements well. There is also a surge in traffic at "school run" times. It should be noted that the schools which serve this community, both primary and secondary, are located in the neighbouring Dalkeith CC ward. Outside of peak times, traffic volume is viewed as acceptable.

There is a consistent problem with speeding traffic, especially on all roads feeding into Eskbank Toll. While visible enforcement such as radar manned by the police has some deterrent effect, it is usually short lived. Physical solutions may be needed in some places, such as road markings, vehicle-activated signage or speed humps/bumps, and safe cycle lanes and pedestrian road crossings are needed at some locations (see Q1).

Many residents have off-road parking with the exception of most of Bonnyrigg Road where many park on the roadsides. Bonnyrigg Road is also a busy route between Dalkeith and Tesco's supermarket as well as from Dalkeith to the A7 and to southwest Midlothian. Many residents there are aware that cars are also parked there by local businesses and their employees and customers, and even by residents of adjoining streets. This has worsened considerably in recent years, for no apparent reason. It would make it difficult to establish cycle lanes there. Tesco's supermarket and the local shop Eskbank Trading provide temporary parking for customers, as do the Justinlees Inn and Sun Inn, and some other local businesses may be located off main roads. Dalkeith is the municipal centre which serves this area, and it is usually not a problem to find free short-term parking there when required.

### **Streets and Spaces (Q4)**

7% scored this as poor, 26% as good, with 67% responding that it is middling but could be improved (so a total of 74% indicated a need for improvement).

Streets in Eskbank/Newbattle are generally pleasant with a lot of mature private gardens containing trees, shrubs, and hedges. The old properties are largely individual stone-built villas of character, while there is a mixture of styles within the modern developments which have sprung up since the 1970s. These far outnumber any other recent buildings.

There are no community spaces in Eskbank/Newbattle where residents can gather. There are privately-owned estates such as Newbattle Abbey and nearby Melville Castle and Dalkeith Country Park which welcome visitors, and King's Park and Ironmills Park are public parks which are adjacent to Eskbank/Newbattle, but there are no public squares or any built centre of any kind in this ward. There are five public playgrounds for young children, with areas of open green space, set within a number of established residential areas. Open ground in some new housing estates is managed by factors, not the local authority.

The streets are generally clean but do suffer from litter, some of which is discarded from vehicles and can be identified as having originated from the recently established fast food outlets at Hardengreen. A lot of this kind of litter is dropped on the route between those outlets (and also Tesco's itself) and Edinburgh College's Midlothian Campus, especially on the path from Tesco's to the pedestrian bridge at Eskbank Station.

Many respondents have a positive view of Eskbank/Newbattle but go on to be highly critical of Dalkeith Town Centre, which is in a different community council area but is the municipal/commercial centre that Eskbank/Newbattle residents rely on and to some extent identify with. This may have lowered the rating score for this theme.



*Newbattle Abbey College by the South Esk*



*In Lord Ancrum's Wood above the South Esk*

### **Ease of access to Natural Space (Q5)**

This received the highest positive rating in our consultation, with 77% scoring it as good to excellent and only 4% scoring it as poor.

Respondents generally agreed that natural space is an important and highly valued asset, and we are fortunate to have two highly appreciated such areas within ENCC ward, Newbattle Abbey and grounds by the South Esk with Lord Ancrum's Wood across the river, and Melville Castle estate by the North Esk (in BDCC ward but accessed from ENCC ward). Dalkeith Country Park is nearby in DDCC ward, where the North and South Esks meet. While these are privately-owned, Ironmills Park and King's Park are Council-owned public spaces (in DDCC ward). There are many more accessible natural spaces for walking and cycling close by across Midlothian, as well as much agricultural land.

Newbattle Abbey, Lord Ancrum's Wood and the fields and woodland beyond are within the New-

battle Strategic Greenspace and safeguarded in MLDP (2017) from development by that policy. This only permits development associated with agriculture within that greenspace. The component of the North Esk valley within ENCC ward, between the Glenesk Viaduct and the A7 bridge (each of which lie on the ward boundary), which enhance the amenity of the approach to Eskbank from the north, is safeguarded from development in MLDP (2017) policy as part of the North Esk Valley Special Landscape Area, as well as by other environmental and biodiversity policies. Given the amount of development nearby, many respondents expressed fears that development might encroach on these assets; it is therefore imperative that these policies are retained and robustly enforced.

The other concern expressed by many respondents was that of sewage discharge into the rivers by Scottish Water. Many think that this happens too frequently and is triggered too easily.



*The North Esk valley from Glenesk Viaduct (looking up-river)*



*The North Esk valley from the A7 bridge (looking down-river)*

### Play and Recreation (Q6)

This received the second highest positive rating in our consultation, with 56% scoring it as good to excellent and only 7% scoring it as poor.

Many respondents state that there is good access to walking and cycling paths and networks. There is also good access to nearby leisure centres and school community centres which host sports/swimming facilities. However, these are not within ENCC ward although most are served by bus services. Newbattle Golf Club and Dalkeith Tennis Club, both located within ENCC ward, require membership. There are indoor and outdoor bowling clubs in Dalkeith. Commercial Judo, Dancing and Wargames businesses operate in Hardengreen Industrial Estate in Eskbank.

Council-owned open space in ENCC ward such as the playing fields by Kippielaw and around the former St David's High School off Abbey Road have all been consumed by housing development, and open green spaces around some housing developments are often maintained by factors who discourage their use as informal spontaneous play areas. Sports pitches in nearby King's Park are used by rugby and football clubs, but are no longer provided in Ironmills Park (which is no longer directly accessible from ENCC ward because of closure of the footpath to the bridge). There are no indoor soft play facilities. There are no facilities for older children, like skateparks for example, other than the sports facilities mentioned above which are not located in ENCC ward.

Various arts, crafts and hobby groups exist but are generally based in Dalkeith, where Dalkeith Library and Arts Centre and One Dalkeith Community Development Trust also host various activities which ENCC ward residents use. There is no community space in ENCC ward, but Edinburgh College and Newbattle Abbey college do make meeting rooms available to the public and Newbattle Abbey College hosts some interest groups, mostly with an environmental or biodiversity theme.



*Children sledding on Newbattle Golf Course*

### Facilities and Services (Q7)

While 33% of respondents scored this as good, 56% scored it as adequate but needing improvement and 11% scored it as poor. Municipal, health, education, social services, church, banking, postal, exhibition and most retail services are based in Dalkeith town centre, where Eskbank/Newbattle residents access them. For food retail, Tesco's supermarket and much valued Eskbank Trading local store (who relinquished provision of a sub-post office recently, much regretted by the community) are in ENCC ward, so for some nearby residents a car is not necessary to access those, but transport is necessary to access the many other retail outlets in Dalkeith or in other nearby locations. Many complain about the deterioration of retail provision and lack of variety in Dalkeith centre.

Many complain that they are unable to register with the local (Dalkeith) GP practice.

There is no social space to act as a focal point in Eskbank/Newbattle, unlike most other Communities in Midlothian. There is one pub, the Justinlees Inn (which also serves food) which is a popular meeting place, and one restaurant, the Sun Inn, which serves food/coffee throughout the day. While the fast-food/drive-through outlets at Hardengreen were not welcomed by the community, Starbucks is becoming a meeting place, popular with mothers with pushchairs.

### **Work and Local Economy (Q8)**

Few regarded this as good (11%) or poor (4%) and most were ambivalent (85% - the highest score in that category).

Most residents are dependent on our proximity to Edinburgh city for employment and training options. Many view Eskbank/Newbattle as predominantly a dormitory for those working in Edinburgh, or other locations in Midlothian and beyond, who have to rely on commuting and require good transport options. If they feel they must resort to car use, that leads to road congestion, especially at rush hours.

There is a scattering of small local businesses located relatively unobtrusively within a locality dominated by residential properties, with a small focus of establishments at Hardengreen Business Park.

Largely at the behest of National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014), plots at Sheriffhall South (within ENCC ward) in the Green Belt have been designated in MLDP (2017) for development for business use, and detailed or outline Planning has already been granted for developments there. It remains to be seen how many of those new employment opportunities are eventually taken up by local residents and how many by people who commute there from elsewhere, but it is unlikely to make any large impression on the numbers commuting into Edinburgh or beyond for work. Since it is close to Dobbie's Garden Centre employees there are much more likely to use the facilities around Dobbie's than those in Dalkeith or the few in Eskbank, so their retail needs may not contribute much to the local economy.

Eskbank Station is not well connected by public or private (taxi) transport or on foot to attractions such as Newbattle Abbey, Melville Castle or Dalkeith Country Park, or Dalkeith town centre (which is not that attractive), so it was felt by some that there is not much economic benefit from visitors arriving by train.

Many respondents state that there are many opportunities for voluntary work, mostly administered from Dalkeith.

Others state that broadband provision in some parts of Eskbank/Newbattle is of very low quality, impeding business development and working from home for which good speedy affordable connection is essential.

### **Housing and Community (Q9)**

From some points of view the housing stock in the community seems a good mix of traditional older properties with character and individualism and modern more uniform properties. Most of the few previous socially-rented properties are now privately owned. There is no obvious deprivation or homelessness. However only 15% of respondents scored this as good, with 7% scoring it as poor and the majority, 78%, scoring it as adequate with room for improvement.

The most frequent comment was that the wrong kind of housing has been built for local needs. This is directed at more recent building which was seen as being aimed at the higher end of the market, predominated by 4-to-5-bedroom homes, attracting owners from outwith the area and wider Midlothian, often with their social focus elsewhere. They suggest that there should be more 1-to-3-bedroom homes built as starter homes or for independent older people who wish to downsize but remain in the area. These should not be flats, which can be socially isolating, and should preferably be in small developments within the community rather than in larger peripheral developments. There is generally insufficient "affordable" housing.

Many feel that the expansion of Eskbank and Newbattle has resulted in an influx of people with no connection to the area and who shop and socialise in Edinburgh, resulting in a loss of a sense of community. This is reflected in responses to other questions, especially that this is now a dormitory area for commuters and there is no focal point for the community. It is also thought that infrastructure has not kept up with population requirements such as in GP and dentist provision, and which contributes to congestion on roads through increased car use. However, it was noted that residents are welcoming, and, for example, nobody called for volunteer assistance during the Covid lockdowns because help was offered spontaneously where needed by neighbours caring for each other and to those seen to be in need of assistance. There is little or no disturbance or antisocial behaviour.

### **Social Interaction (Q10)**

Most (70%) rated this as adequate but with room for improvement, with 23% rating it as good and 7% rating it as poor.

The positive comments stated that their needs were served, but mainly in the surrounding area rather than in Eskbank/Newbattle where there is no facility for communal activity. Some qualify that by stating that it helps if you can drive to venues. Others state that if there are opportunities, they are not aware of them through advertising. Many mention that some social interaction takes place in the Justinlees pub and the Sun Inn restaurant/coffee-shop. A few state that they do not need social interaction in the immediate area and value the tranquility.

The most frequent comment was that there is nowhere (other than over drinking or dining) for social activity to take place.

### **Identity and Belonging (Q11)**

The views on this are mixed. In terms of rating, 22% scored it as good, 19% scored it as poor, and 51% scored it as intermediate. Many indicated that while Eskbank/Newbattle has a local identity as a pleasant place to live, and this can apply to neighbourhoods within Eskbank/Newbattle, they primarily identified as belonging to Dalkeith or wider Midlothian. Some said that any sense of identity was being eroded by it becoming predominantly a commuter dormitory, with an influx of new residents whose working and social life was focused elsewhere, mainly Edinburgh. Some who had settled in the area said they now felt they belong here; others said that having lived here for years, decades in some cases, they did not feel any sense of belonging. Some said that the lack of a community focus contributed to a lack of shared identity. This Community Council finds it difficult to attract and retain residents willing to actively engage in the community.

### **Feeling Safe (Q12)**

This scored relatively high, with 40% rating it as good, 56% rating it as adequate, and only 4% rating it as poor. This is a low crime area, confirmed by police reports, but it is targeted sporadically by opportunistic burglars or car thieves since it is perceived as being relatively affluent. Community police assigned to the location consistently warn resi-

dents to maintain their security. Some residents are reassured by the presence of a police station in the locality, and some would like to see the police more visible on the streets. Others are aware that the police do engage with the community, and act to deal with antisocial behaviour if it is reported.

Some, especially unaccompanied women, say low lighting and virtually empty residential streets at night make them feel unsafe, and many say the passage from Eskbank Station to Hardengreen Lane/Tesco's car park is especially intimidating at night for anyone arriving by train, and that some reduction in bus services means an increased walk by other routes from bus stops to their homes, which some also find intimidating at night.

Many say that speeding traffic makes them feel unsafe as pedestrians or cyclists. Many complain that car "enthusiasts" with souped-up vehicles, often with loud exhausts, gather at the McDonald's in Tesco's car park in the evenings (to late into the night) and race each other around nearby roads, creating a hazard to drivers and a noise nuisance. The Police ask that this be reported to them so that they can justify resources to deal with it.

### **Care and Maintenance (Q13)**

This was rated as good by 22%, but 22% also rated it as poor, with 56% rating it as adequate but could be improved.

The situation is best summed up in the comment that "the sense of the place being looked after by those who live here is clear, but it is not looked after in recent years by the local authority where it is their responsibility". Volunteers seem to have taken up maintenance of streetside flower beds and other municipal spaces, litter picking and weeding. Residents complain about potholes, uneven and worn pavements, lack of road marking renewal, lack of enforcement of littering infringements and lack of drain maintenance. Industrial units should supply litter bins outside their premises. Vegetation overgrowing walls and road signs and impeding pavements and pathways should be managed and residents advised of their responsibilities. This is especially important on walking routes to school. Most attribute the perceived reduction in council activity to budget cuts.



### **Influence and Sense of Control (Q14)**

This was the question which received the most negative response in the community survey, with 44% scoring it as poor, and 26% scoring it as adequate but needing improvement. However, 30% scored it as good. We presume this reflects the experiences of residents.

Those who have contacted their local councillors (Midlothian East ward) or their community council (us at ENCC) are generally satisfied with the responses. A quotation appears to sum this up: *“Until there was a recent issue I was extremely interested in I was unaware that the community council existed. It was good to see local councillors in attendance at the community council meetings as they can hear, first hand, the concerns of residents directly”*. The respondent goes on to say, *“I believe the Community Councils do the best they can, but need to promote what they do across all media formats to try to encourage locals to get involved”*.

Others are less impressed with responses on social media, but fail to understand that social media is not an official channel (ENCC takes no responsibility for anything appearing there - it has an informative website and expects formal contact through email or at meetings). ENCC will always try to follow up any issue raised by any resident. Obviously, respondents know about ENCC since we distributed the questionnaire, but many state that until they needed to raise a problem or seek information they were unaware of the existence, let alone the role, of community councils.

Some of the perceived lack of responsiveness may come from dealings with council officials. Some of this may come from not knowing the appropriate official or department to approach or, since this now mostly takes place online, how to make that approach. Many say that staff cuts have amalgamated management roles, and *“the reduction in the number of officials adds pressure on those that remain in post. It is very difficult to have face to face interaction with council officials”*. This is exacerbated by many apparently still working from home since the Covid pandemic, and not available for in-office consultation. The Council Officials need to improve their communication with the public.

Many feel that the community’s views on planning and changes to services are ignored. This is often

directed at elected Councillors, for example when they go against Council policy at Planning Committee and act against the professional advice of their own Planning Department (and sometimes against the views of the Councillors representing the area concerned, which frustrates the electorate).

Scottish Water is widely criticised for being unresponsive to complaints and almost secretive about their activities and plans, and it is difficult to hold them to account. Some also criticise SEPA for not holding Scottish water to account, especially on sewage discharge into rivers.

### **Further Comments.**

Residents were asked to add comment not covered in the preceding questions. These include:

- The bus service on the B6392 (Dalhousie Rd) is poor. A safe road crossing is required near its junction with the A7 (by the roundabout) to help with pedestrian access from Newbattle Abbey Crescent to Eskbank Station where the pavement on the east side runs out.
- Walls, trees and hedges are poorly maintained in places. Walls are crumbling and there is no planned programme of tree replacement.
- Cycle/walk ways need to be established or reinstated, and maintained.
- Potholes, especially those hazardous for cyclists, need more urgent repair.
- Sheriffhall is a nightmare for cyclists and pedestrians to negotiate from the Dalkeith to Edinburgh side and the changes there need to be progressed. The route to Edinburgh via Gilmerton needs to be maintained.
- Pedestrian crossings (and bus stops) are also required near Melville Dykes and en route to Dobbies, and on Newbattle Road near the Newbattle Abbey Crescent and Newbattle Abbey entrances.
- Most of the surrounding farmland has been developed changing the area from semi-rural to suburban over a relatively short period of years. The various small greenspaces that are left need to be protected, with presumption against development.

### Description of Eskbank & Newbattle.

As a final optional question on our consultative questionnaire we asked respondents to describe Eskbank and Newbattle. There was a lot of similarity across the responses given, so we have produced the following summary of the residents' responses (with the help of AI) which seems a true reflection.

Eskbank and Newbattle is a suburban commuter township near Edinburgh, a suburb of Dalkeith but distinct from it, with a rich history and plenty of green spaces. It is known for its historical significance, including Newbattle Abbey dating back to the 13th century. The area has seen significant housing development but struggles with infrastructure and services to support the growing population. Despite this, it offers good access to Edinburgh and the countryside. Many residents appreciate the history and recreational opportunities, but some lament the loss of community spirit due to rapid development and lack of any community focal point. While it is a desirable place to live with beautiful surroundings, it lacks a strong sense of community and dedicated facilities. Overall, it is a peaceful, historic area with some challenges related to development and community cohesion.



*The bridle path off Melville Castle drive, passing under the A7 bridge where graffiti artists practise*



*Evening by Newbattle Abbey*

### Summary of Place Assessment.

Cycle lanes are required to help commuting between centres, not just for recreation. Pedestrian crossings and pavement extensions are required at some locations. Some path extensions should be considered. Traffic speeding, congestion and parking all present problems at some locations.

There is abundant natural space in or adjacent to the area which is highly valued and is protected from development by MLDP policies. Residents feel that there is little space left where any large scale development could take place, and the presumption should be against developing remaining green spaces. Apart from these green spaces there are few play or recreation facilities within the ward, and no community space. Residents need to access these in neighbouring areas.

Creation of a social focal point within the ward would improve its sense of community and belonging. Since it is predominantly residential there are limited business and employment opportunities in the area. It has become to a large extent a commuter dormitory. In recent new building developments, there has been a preponderance of larger, up-market properties built which, while commercially attractive for the developers, do not reflect local needs for smaller (especially start-up or down-size) properties, and affordable family housing.

It is generally regarded as safe, but some improvement in access to Eskbank Station would make that less intimidating at night. Traffic speeding threatens pedestrians and cyclists. Many feel that while resident volunteers do a lot to take care of the place, Midlothian Council contribute less and less in areas of maintenance seen as their responsibility.

There is much frustration over a perceived lack of responsiveness to residents' concerns by the local authority departments/officials. Councillors and the Community Council are regarded as more responsive. It may be that residents need to be better guided on where and how to raise their concerns.

# Assets, Opportunities, Needs and Challenges

## Natural Space

Arising from Community consultation it appears that one of the most valued assets of the Eskbank & Newbattle community is its natural spaces. These green spaces must continue to be strongly protected against encroachment by development by policies within the MLDP.

The North Esk and South Esk river valleys, and the grounds of Dalkeith Estate and Newbattle Abbey, provide the core of the green network in this area. The **Newbattle Strategic Greenspace** is safeguarded through the Midlothian Local Development Plan, and is intended to prevent inappropriate development in an area that is essential for maintaining settlement separation between Dalkeith, Eskbank, Bonnyrigg, Easthouses and Newtongrange and for access to the countryside for residents in these communities.

The area covered by the Newbattle Strategic Greenspace is shown below (see also Appendix for a larger-scale map).

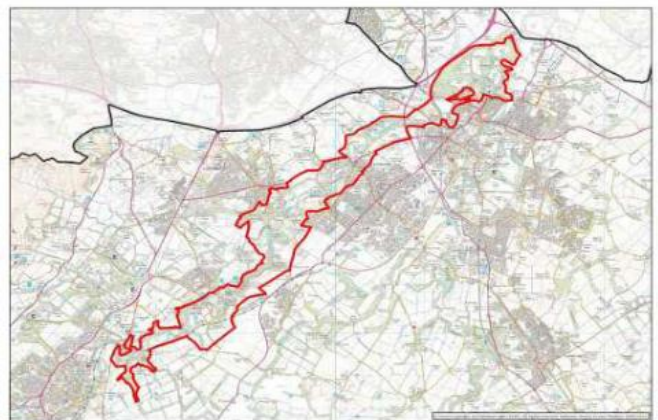


From MDLP Midlothian Green Network Supplementary Guidance (adopted 2018)

**The North Esk river valley** is defined as a Special Landscape Area (SLA) in the *MLDP 2017 Supplementary Guidance - Special Landscape Areas* and is shown in the map above.

Key reasons why this area is a SLA are:

- The densely wooded and often dramatically incised North Esk Valley which accommodates a number of designed landscapes and is of high nature conservation interest.



North Esk Valley Special Landscape Area  
(see also Appendix for a larger-scale map)

- The rich cultural interest of this landscape and its popularity for recreation which is increased by its close proximity to urban areas. This narrow, steep-sided river valley is densely wooded and lined by the estates of several country houses and castles, interspersed with fields of pasture. Overall it is of high scenic, cultural, ecological and recreational interest, and is well-used by people in adjacent settlements.

The section of the North Esk Valley lying within the Eskbank & Newbattle Community ward is bounded by the A7 and its bridge over the North Esk on the west, and the railway line and Glenesk Viaduct on the east (then following the south bank of the river by Ironmills Park to the footbridge and (closed) pathway from Cemetery Road by the Water Tower. Access paths to the Melville Castle estate and its woodland walks start within it both north and south of the river. It may be less recognised than the Newbattle woodlands but it is becoming an increasingly important part of local access to countryside. The scenic impact either side of the B6392, Melville Road / Gilmerton Road at Elginhaugh is important to residents, and no development should be allowed here. The border of this SLA runs along Melville Gate Road. There has been concern among residents that the implied protection has not included the trees on the north side of tree-lined Melville Gate Road which border the planned development at Sheriffhall South east of Gilmerton Road, and should be retained to screen that development from Melville Gate Road and the B6392 within the North Esk valley. Any interference with those trees

needs to be monitored, despite Midlothian’s Planning Committee approving development plans for that site. Similarly, development plans for the other Sheriffhall South site west of Gilmerton Road need to be monitored for compliance with the conditions set by the MLDP for “economic” development on that greenbelt site to ensure those are sympathetic to the adjacent North Esk Valley SLA site and its scenic, biodiversity, and recreational importance. There does not appear to be any formal protection against future development to considerable green space around Hardengreen and off Dalhousie Road (B6392) as it approaches the A7 (see map below). This should urgently be considered.



The Smeaton (Colliery) railway cutting was closed in 1934 and has since been reclaimed by nature. It was sold off by the railway in the 1960s and is now privately owned by different individuals. None of these owners appear to be currently resident in the area or have property adjoining their holdings, nor do they maintain it. The Eskbank & Newbattle Neighbourhood Plan (2014) produced by ENCC stated that one of the community planning priorities should be to “*Negotiate enhancement of the railway cutting to provide a walk and/or cycle route within Eskbank and Newbattle area*”. In 2018 the One Dalkeith local development trust proposed that an off-road walkway/cyclepath along this route be established from the recently opened Eskbank Station to Kings Park and points in between. Strong local opposition and the withdrawal of potential Sustrans support resulted

in the plan being abandoned. The opposition was mainly based on its preservation as a wild natural space and wildlife habitat, but included safety fears and an element of invasion of privacy and/or loss of habitual access by those whose properties border it. Some still believe that such an off-road cyclepath / walkway would be a community asset, with the land managed and maintained as greenspace. It is recognised, however, that any such proposal brought forward in the future is likely to be similarly opposed



*The Smeaton line cutting within Eskbank*

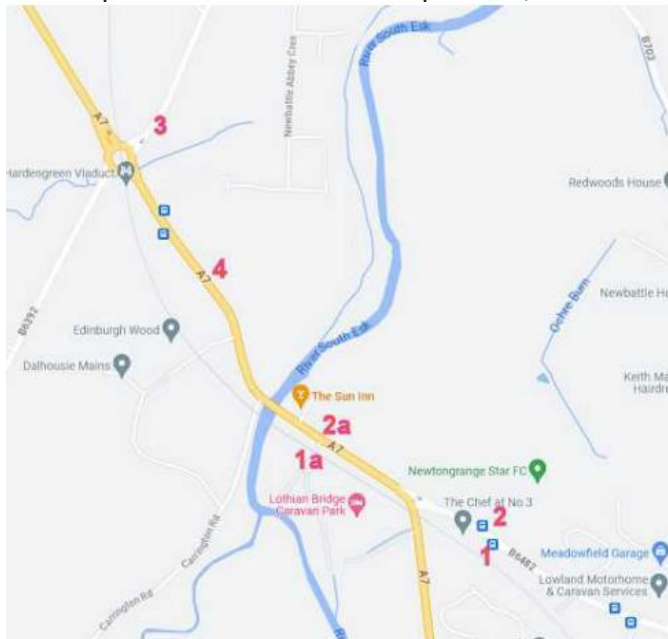
and difficult to fund. Whatever, both the advocates of a pathway and the advocates of it remaining as wild natural space can agree that no development should take place on it. Under its current ownership different owners have tried and may again seek to develop parts of it to their commercial advantage. Planning should consider whether it should provide policy for more formal protection of the whole corridor against future development.

Attention should be given to routes which cross over or under the recently re-established Waverley railway line, whose continuous fencing is now a biodiversity barrier. Those routes are important for maintaining biodiversity.

**Moving around, public transport, and traffic and parking.**

On moving around, and enhancement of access to public transport, there is urgent need for safe pedestrian crossings and provision of pavements to improve access to bus stops and Eskbank railway station.

On the A7 by the Sun Inn and Lothianbridge, the bus stops at 1 and 2 on the map below, which are



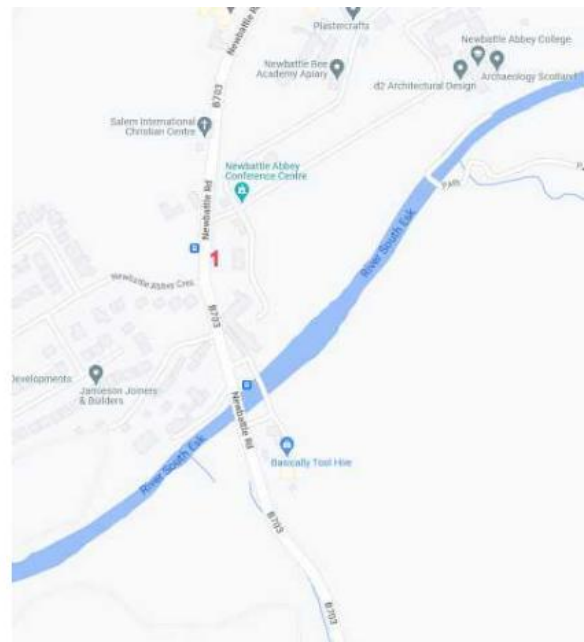
close to a second pair of bus stops on the B6482 Dalhousie Road fork off the A7, should be moved to positions 1a and 2a, and a pedestrian crossing provided there since traffic on the A7 can be heavy at times making it difficult to cross on foot.

There is no pavement on the east side of the A7 at 4 and the pavement on the west side stops after the bus stop, before Hardengreen Viaduct roundabout. A pavement and cycle lane should be provided at 4. There is pavement only on the west side of Dalhousie Road at 3, so a crossing should be provided.

This is an active travel route between Eskbank Station and Eskbank, to Newbattle Abbey Crescent, the Lothian Bridge and Sun Inn locality, and Newtongrange and beyond (e.g. Newbattle Community Campus), and deserves improvement as soon as possible.

There is a similar need for pavement improvement to the entrance points for Newbattle Abbey and

Newbattle Abbey Crescent from the north (Eskbank/Dalkeith direction) and for a safe pedestrian crossing at 1 on the map below. There is probably lit-



tle scope for pavement improvement on the part of Newbattle Road that is confined by old stone walls, and alternative access to Newbattle Abbey from Abbey Road via cycle/pedestrian paths through St David's gardens should be more prominent. The cycle path to Dalhousie Road and onward to Eskbank Station, and to the Dalkeith to Penicuik cycle route which now ends at Hardengreen, is also picked up at the junction of Abbey Road and Newbattle Road. Again this requires attention within the Active Travel policy for this area.

Because of its layout, parts of the ward are distant from one or other bus services. The #49 Lothian Buses service from Rosewell via Bonnyrigg to Edinburgh traversed Eskbank (via Bonnyrigg Road and Eskbank Road), and onwards via Dalkeith to Edinburgh. It was withdrawn without consultation in May 2023. Frequent services #3 and #29 skirt the area at different locations, at considerable walks for many residents to access. There will be stops for the #29 service on the A7 off Lasswade road, when that part of the A7 is urbanised. Is this sufficient for this community's growing commuting needs to Edinburgh? It should also be recognised that car access to and within Edinburgh is becoming increasingly restricted, and bus services need to cater for this.

There was general satisfaction with local and cross-county (Penicuik to Musselburgh) services although some thought some of the **local bus routes** could be improved. There should be a service from Dalkeith along Dalhousie Road to Eskbank station (and to Edinburgh College's Midlothian Campus there), and there is no local service along Newbattle Road or Lasswade Road where those would be welcomed by anyone with impaired walking ability. Some of the local bus loops could extend from Eskbank onwards to Lauder Road via Easthouses. It was noted that there is no bus from this part of Midlothian that goes to or near Midlothian's Hill End Ski Centre which requires a car for easy access. The new #46 service from Rosewell follows the previous #49 bus route as far as the Royal Infirmary, but from there goes to Fort Kinnaird then on to Musselburgh.

There is not a significant problem with **parking** where most residents and business premises have off-road parking, and/or parking restrictions keep roadsides free of parked vehicles. Bonnyrigg Road, one of the main thoroughfares, is an exception to this, where many residents do not have access to off-road parking, and the problem may be exacerbated by parking by non-residents and by businesses and their customers. It appears to have worsened considerably in recent years and the causes and solutions are not readily apparent and require investigation. Some bus stops on Bonnyrigg Road require marking to prevent vehicles being parked on them, and double yellow lines by side-road accesses need extending to improve visibility for those emerging from them. There has been no decision by Midlothian Council on whether or where to enforce a ban on pavement parking. It does not appear to be performed much in this case, so would probably not achieve any improvement here. Parking infringement monitoring does not seem evident here.

Bonnyrigg Road and the other roads converging on Eskbank Toll roundabout, especially Lasswade Road, Melville Road, Eskbank Road and Dalhousie Road, all suffer from intermittent **traffic speeding**, and enforcement of speed limits is not sufficient to deter this. Physical measures may be required. It remains to be seen what effect the general introduction of

a 20-mph speed limit will have on this, and whether the urbanisation of the A7 alters the numbers of drivers avoiding it by cutting through Melville Road and Dalhousie Road. Solutions need to be found for all road users, drivers, cyclists and pedestrians, to negotiate Eskbank Toll roundabout.

While the **train service** from Eskbank station is generally praised, some report it can be unreliable and prone to cancellation. There is no bus via Dalhousie Road to Eskbank station, and pedestrian access from Tesco's car park (the nearest bus stop) and Hardengreen Lane to the railway bridge (to the platform) is by a poorly lit narrow lane that many find intimidating at night. This should be improved.

## A Sense of Place

Many of the community's views on identity and belonging; social interaction and a sense of community; and streets and spaces state that Eskbank and Newbattle has no social space which can act as a focus for the community. Any opportunity to create this should be explored.

## Planning Policy Context

This LPP has been prepared with regard to National Planning Framework 4 (NPF4) (2023); the Midlothian Local Development Plan (MLDP) (2017); and the Single Midlothian Plan (2023–27).

Within NPF4 we find a particular accord with the principle on Local Living which states: “We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally”. We support the aims of the Central Scotland Green Network and the National Walking, Cycling and Wheeling Network, and believe this LPP accords with those objectives.

Regarding MLDP (2017), we take the view that with development of housing on sites Hs2 and Hs3 (off Lasswade Road) almost complete, and planning sought or granted for employment creation site e32 (Sheriffhall South) (see Midlothian Employment Land Audit 2023 section 6.8) there is little scope within the ENCC ward boundary for further development without impinging on the remaining green spaces which this community holds dear. The policies within the current MLDP (2017) protect named green spaces against development, and when the biodiversity and green space policies within NPF4 are introduced should increase general protection of green spaces in the new MLDP under preparation. Nevertheless, despite adequate policies guiding Planning decisions, there have been instances when Midlothian’s Planning Committee (composed of elected councillors) have overruled their Planners’ recommendations on planning decisions and on appeals of planning refusals, which have often gone against this community’s wishes. While we can hope that such incidences are rare, especially where they go against green space and biodiversity policies, there is nothing we can do when they occur.

Within the Single Midlothian Plan (2023–27) we are in general agreement with the overall aims and are particularly in accord with the aims of: “less house building and more affordable housing; more active travel (cycling and paths); and protection of green

spaces and more protection and planting of trees”. These are large, complex and multifaceted documents which we cannot review comprehensively here. Of these, we are most familiar with MLDP (2017) and its various subsequent policy implementations since, as a Community Council, we refer mainly to that for valid critique in performing our statutory role as consultees on planning applications within ENCC ward.

We expect that policies of MLDP (2017) which address our areas of concern will be carried forward in the subsequent MLDP that will replace it, and in many instances those will be strengthened to reflect objectives in NPF4, especially in the areas supporting local liveability and environmental and active travel aspects. We are not aware of proposals for the MLDP that conflict with our LPP proposals, so we do not request any modifications.

## Local Place Plan Objectives: Vision Statement

The Local Place Plan for the area covered by ENCC ward can only deal with what is contained in our ward. Since the ward is essentially a residential suburb of Dalkeith, reliant on Dalkeith for municipal, civic, educational, health, and other facilities and services associated with an urban centre, we cannot take those into consideration in the LPP for ENCC ward. Although many comments on elements located in Dalkeith made their way into our community’s consultation responses, we must rely on our expectations and wishes for those elements, located outwith our ward boundary, to be met by the MLDP and its policies. We cannot specify them in this LPP which is for the ENCC ward area only, as shown on the map on page 4.

Focussing on the ENCC ward area, our vision for our community is to improve local liveability through:

- improved active travel capability in general
- improved public transport
- decreased traffic congestion, speeding and parking density
- greater emphasis on smaller housing units

- for downsizing or startup
- creation of a social focal point to enhance community cohesion
- protection and enhancement of the extensive green spaces and rivers valued by this community.

## Local Place Plan Proposals / Action Plan

As a Community Council we rely on Midlothian Council to provide solutions to the proposals which are within their remit. We should be open to exploring other options for collaborative approaches between agencies to support other proposals, for example in the enhancement of green spaces and the environment. In the Planning context, we look for measures to support these proposals, and safeguards against developments which go against these proposals.

### Active Travel

We have highlighted improvements to pavements and road crossings on the A7 and B703 (page 17 and larger scale versions of those maps in the Appendix) which we believe should be prioritised. Midlothian Council's Active Travel Policy has not yet been published, so we do not know whether those feature in it. We believe that the scheduled urbanisation of the A7 from the Gilmerton Road roundabout (near Dobbie's) to Danderhall, in phases over the next few years, will deliver improved pavements and cycle paths, hopefully meeting what we ask for. It will also reduce the speed limit and add bus stops (for the #29 service to Edinburgh) to a section of this community (including the new housing developments off Lasswade Road) badly served by public transport. This will be the responsibility of and delivered by Midlothian Council. We also must rely on Midlothian Council to try to find ways of delivering similar improvements on the B703 at and around Newbattle Abbey.

Since Midlothian Council appear responsible for adopting and maintaining most off-road paths, many of which traverse many CC wards so are not

the focus of only one CC, we again need to look to the appropriate Council service to organise and secure funding for that activity, and to negotiate with bodies (e.g. Sustrans) and/or take advantage of Government grants when they arise to exploit any relevant funding opportunity.

Many residents would welcome the re-opening of the popular path leading from Cemetery Road (by the Water Tower) down to the bridge which crosses the North Esk, giving off-road access to Ironmills Park. This path, which lies on our border with Dalkeith community, was closed to the public after a landslide on the bank of the river gorge that the path traverses caused earth movement on the path, and it was deemed hazardous for public use. Once the slippage has stabilised and the path can be made good at a reasonable cost (we at ENCC have received informal expert advice that this may be the case), the work should be carried out and the path reopened. Local volunteers have stated their willingness to carry out any related work for which they may be competent and that can be assigned to them.

Since an initiative for creation of an off-road cycleway/footpath from Dalkeith to Eskbank Station on the long-closed Smeaton Line railway cutting (page 16), was abandoned in the planning stages in 2019, that derelict but naturalised cutting should remain undeveloped.

### Public Transport

We need Midlothian Council and others to negotiate with bus service providers to improve services from this area to Edinburgh, the main commuter destination. It has been shown recently that Midlothian has the highest new build completion rate in Scotland, which suggests many people are buying within commuting distance from Edinburgh rather than buying in Edinburgh. Bus commuting links to Edinburgh could be further strengthened. From the increase in road congestion and on-road parking on some local main roads, car ownership per household seems to have increased in recent years. With the imminent introduction of Low Emission Zones in Edinburgh city centre, and the restriction of cross-city traffic under discussion, it is likely to become increasingly difficult to drive into and within Edinburgh. Good bus services and bus route inter-



sections for interconnection choices may become essential to get to destinations in Edinburgh. It is evident that the Scottish Government and the Edinburgh and South-East Scotland City Region Deal, which promote Midlothian as a commuter destination, should intervene to help support transport policy to ensure adequate commuter choice rather than leave it up to struggling local authorities to deal with another consequence of this unprecedented surge in population here.

The rail service from Eskbank station to Edinburgh (and Galashiels) is good, and faster than by bus, but is occasionally subject to cancellations.

### **Traffic management**

The persistent problem of speeding and growing problems of congestion and on-road parking need to be addressed. We need the police to maintain a much higher profile of speed checks to instil a perception that if you speed you are likely to be caught (as a community council we repeatedly ask for this). We would like physical measures to be introduced, such as flashing signs, road markings and/or speed bumps. We see them in nearby areas but they are not used in this area. We understand that solutions for improvement of Eskbank Toll roundabout for all road users, pedestrians and cyclists as well as motorists, are being sought by Midlothian Council. Some of the feeder roads to the Toll are being used as “rat runs” by motorists to avoid congestion on the A7, and their behaviour seems particularly bad, with, for example, poor behaviour towards the road crossing attendants (“Lollipop” attendants) who usher schoolchildren safely across the roads at Eskbank Toll. Measures to deter such behaviour, for example by making those roads unattractive as short-cuts, should be considered. It is likely that most roads in the area will have a 20 mph speed limit imposed soon. That will need to be strongly enforced to habituate drivers into observing it.

Road markings need to be maintained and bus-stop markings need to be restored, especially on Bonnyrigg Road. More extensive use of double-yellow-line parking restrictions should be considered, and should be extended at side-road junctions where visibility for those exiting junctions is being impaired by cars parked on main roads. It may be that banning parking on pavements could be enforced, but

where it would result in narrowing of some of the main thoroughfares with parking on both sides of a road to the extent that two-way traffic flow (and cycling) is impeded, double-yellow-line restrictions might need to be introduced. That said, pavement parking is not a noticeably extensive problem here. Traffic warden patrols are seldom seen in this area, and patrol frequency needs to increase to deter parking on double yellow lines and bus stops. Residents state that many local roads seem unsafe for cyclists because of current motorist behaviour and roadside parking, and solutions need to be sought collectively by the Council departments responsible for such matters.

### **Housing**

We take the view that there is little further scope for any larger scale housing development within ENCC ward (without unwanted impingement on remaining green space). Where development has taken place, for example on sites off Lasswade Road, it has favoured large multi-bedroom properties. There may be opportunities for small-scale developments, for example when Highbank care home is closed when residents are moved to the new facility in Bonnyrigg, or on the vacant walled garden site off Avenue Road, where smaller two-bedroom properties could be built for those who wish to downsize from larger properties but remain in the area, and those looking for starter homes. We do not know how or if that could be achieved in a planning context, but it was often mentioned in comments in our consultation, and should be given active consideration by Midlothian Council’s planners.

### **Community cohesion**

It was mentioned by many of our consultees that the area is becoming a commuter dormitory and losing the sense of community that it formerly had. Some would maintain that Eskbank was within Dalkeith burgh, and part of the wider Dalkeith community. However, they are now served by different community councils and in different Midlothian Council wards and are administratively distinct. There are no community sport or leisure facilities located in the Eskbank and Newbattle area, and no establishment (apart from those associated with drinking or dining) that is a focus for social activity, which could

encourage identification with the area. Instead, residents need to travel outwith this area to access such activities which, while it may encourage identification with Dalkeith and/or wider Midlothian, does nothing to encourage identification with the Eskbank and Newbattle location and community.

Many of our consultees commented that the lack of any local community focus contributed to a lack of any shared identity. To foster a sense of local identity, any opportunity should be investigated which could provide outdoor casual community space like a town square or village green and/or indoor meeting space like a village hall, possibly with a community café. We view this as aspirational and it is probable that many disparate elements would need to come together to achieve this. Nevertheless, if this is not stated as an ambition there is no prospect of anything ever being done to achieve it. Something needs to be provided which could anchor and develop Eskbank and Newbattle's sense of community identity. All elements of the community, residents, businesses and other establishments, together with those responsible for administration and governance, singly or collectively, need to examine the early stages of any initiative being planned to determine whether any opportunities to provide a community focal point exist. We believe this is very much in accord with NPF4's principle on Local Living.

### **Greenspace and Environment**

This community highly values its local green spaces. Most prominent are the river valleys of the North and South Esk rivers, which comprise not only the trees which grow there and the surrounding grassland open spaces, but the rivers themselves. River valleys are protected under MLDP policies such as the Midlothian Green Network Supplementary Guidance (2018) and in particular the Newbattle Strategic Greenspace Safeguard and the North Esk Valley Special Landscape area (see maps in the Appendix), and those policies will be strengthened by NPF4 priorities. The smaller and/or urban green spaces may not be named in policies, but are protected under many aspects of MLDP policy and many have added protection from being in Conservation Areas such as Eskbank and Ironmills (appraised in

2022 and available on Midlothian Council's website) or Newbattle (no descriptive appraisal found online). All of these policies will be strengthened by the values placed on the environment in NPF4. However, is this sufficient? There are many in this community who are actively engaged, some professionally, in environmental/biodiversity issues who state that while we have green spaces they may not be healthy. We need to strive for better. Actions like:

- **protecting our natural spaces** by adopting a more nature sensitive pruning and cutting regime which maximises the benefits of our hedges, treelines and flowering meadows. Set aside spaces or limit/rotate access to allow recovery of some of our most well used natural spaces.
- **restoring and enhancing our natural spaces** to improve our habitat quality and natural processes. For example, by planting buffer strips along our waterways and parks, promoting hedgerows instead of fences in our school grounds and gardens and setting aside some of our park spaces for wildflower meadows. Making sure that we are investing more in our wildflower meadows through better management practise. Working with house builders to promote biodiversity in communal areas.
- **connecting habitats** and removing barriers to increase resilience and encourage and support species migration. Promoting free flowing rivers by removing barriers. Ensuring passage of species by supporting projects such as hedgehog highways and sympathetic placing of fencing.
- **supporting and promoting** community effort/participation in local nature recovery projects, such as supporting the no fly tipping pilot, hedgehog highways and multiple litter picking and gardening groups.

We need to push hard for support for nature protection, recovery and restoration. Restoring and securing our green spaces, supporting and encouraging biodiversity in times of climate change help make our local spaces more climate resilient. There is still

much to be done regarding active biodiversity enhancement of our green spaces, with many current green areas amounting to little more than swathes of manicured lawn, which in terms of biodiversity is poor (also local housing developers should add diversity to communal spaces which would also add enormous benefit). Integrating more wild areas as a mosaic, increasing corridors developing a meta-population of biodiverse areas would be beneficial for the whole footprint. It is also worth pointing out that while we have areas where public can enjoy green spaces they are well used and therefore come under threat because of this. A focus on preserving, expanding and enhancing our green spaces, ensuring they have investment, will make them more sustainable and available for future generations to enjoy.

When it comes to the rivers themselves, much policy affecting those is made and enforced by the Scottish Environmental Protection Agency (SEPA). Their quality can be greatly affected by Scottish Water, the statutory corporation that provides water and sewerage services across Scotland, whose activities with respect to river quality are licenced and monitored by SEPA. As a public utility, Scottish Water does not appear to be governed by normal planning considerations except in some circumstances. In recent local experience they seem not to have been aware of, or have ignored, such circumstances. They have proved difficult to communicate with on local issues and at times lacked transparency.

Both SEPA and Scottish Water as statutory bodies are consultees on many planning matters. We feel that in some circumstances their responses are too specific and the wider environmental picture needs to be taken into account by Planning, who should not just accept their approval without the wider context. It is not clear to us how issues in the remit of SEPA or Scottish Water that have certainly affected this community are governed by MLDP or NPF4.

With regards to the Lothian Esk, local plans are often not helpful in the preservation of river networks as they require a catchment scale approach and joined up thinking. While sections of the river would seem well buffered there are not enough sec-

tions which have adequate buffer to provide long term protection against encroaching development and the pressures from climate change across the catchment. We are lucky however to have some areas where topography provides natural protection from development and habitat erosion. As we have seen, fly tipping and sewage, mine water pollution and other new and emerging chemicals (of which there will be more discovered!) are continual issues and a threat highlighted by both statutory bodies and the local community, exacerbated a by a lack of free flowing areas. Tributaries linking into the river network can be vehicles for feeding in pollution from external sources as can sections of the main stem above our footprint. Natural flood management which focusses on areas which may be outside of our footprint will also be important for areas within when it comes to flooding.

Without community support and engagement we wouldn't have the protection we currently have so this needs to continue and be encouraged. The effort that local people have been investing in the health of the river gives added sense of security to the wider community. Without continued support, encouragement, and acknowledgement, it will be hard to maintain in the long term. Community sup-



*Volunteers monitoring riverfly larvae on the Esk  
(photo credit: Riverfly on the Esk)*

port through the enhancement of our community green and blue spaces is also helping to increase biodiversity and should be acknowledged, celebrated and supported. The anti fly tipping pilot is another venture which we hope continues.

# Eskbank & Newbattle Community Local Place Plan 2024 - 2029

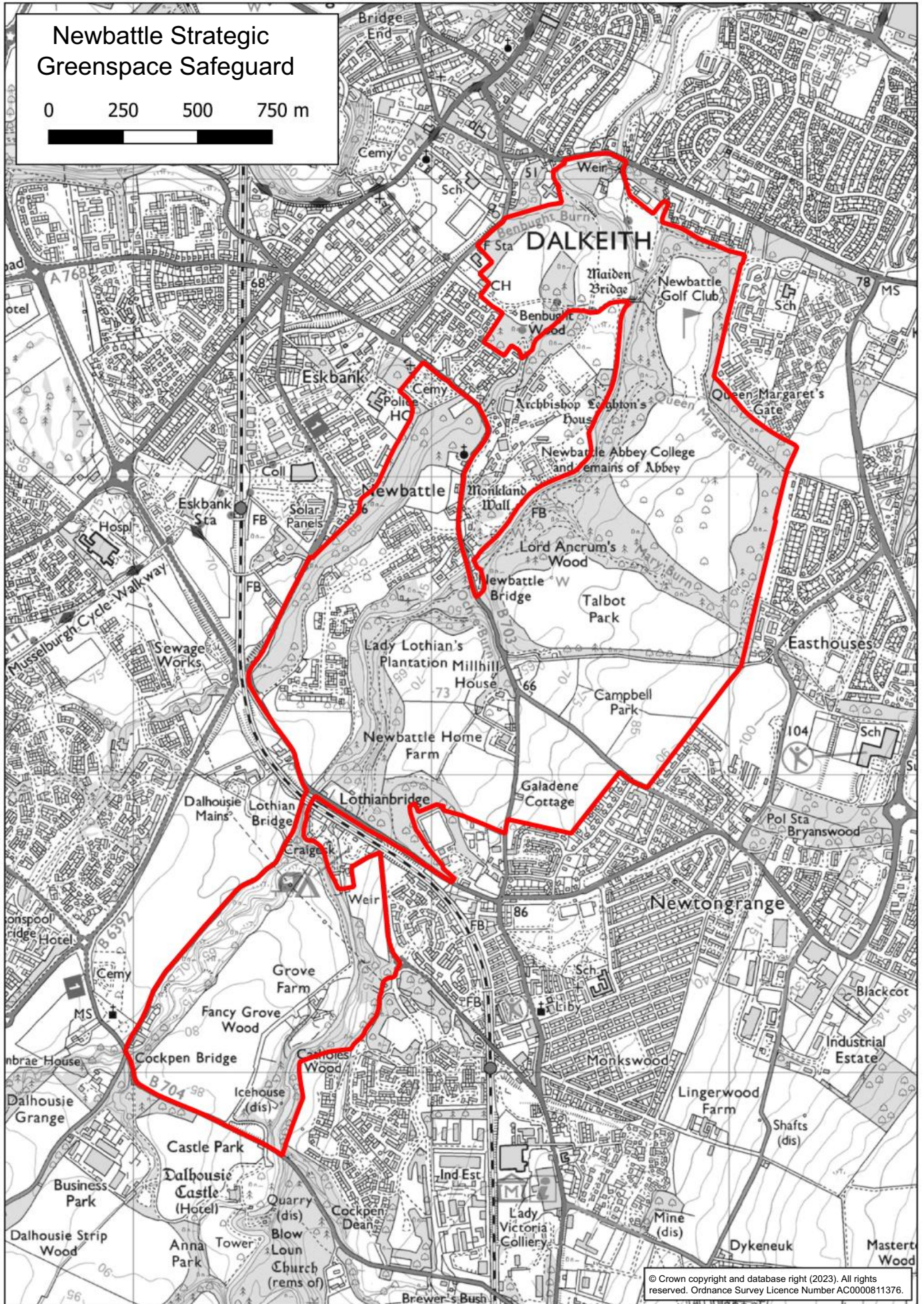
## APPENDIX

This appendix contains large scale versions of the maps used in the main LPP presentation.

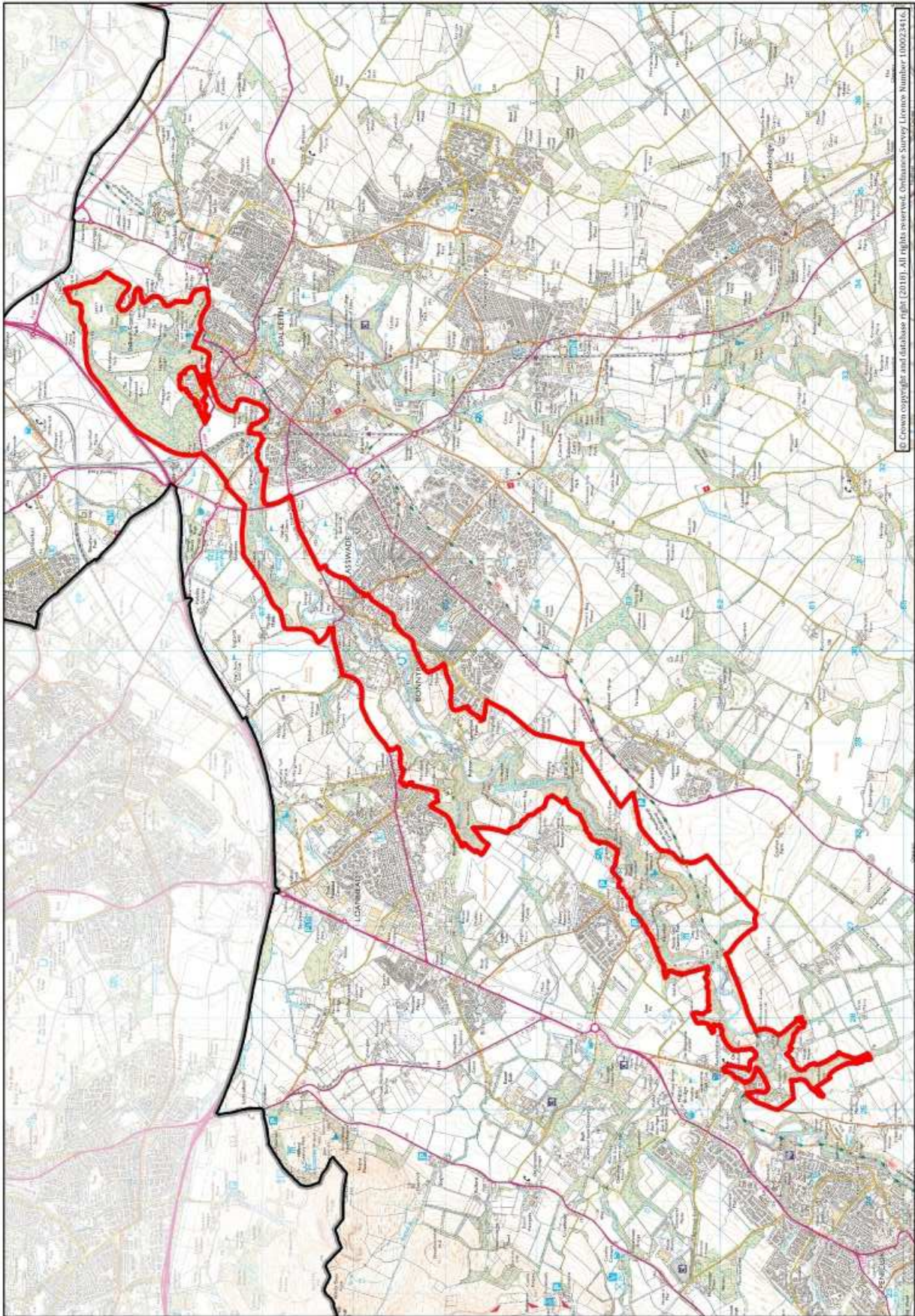
It also contains a statement on the evidence used to construct this LPP.

# Newcastle Strategic Greenspace Safeguard

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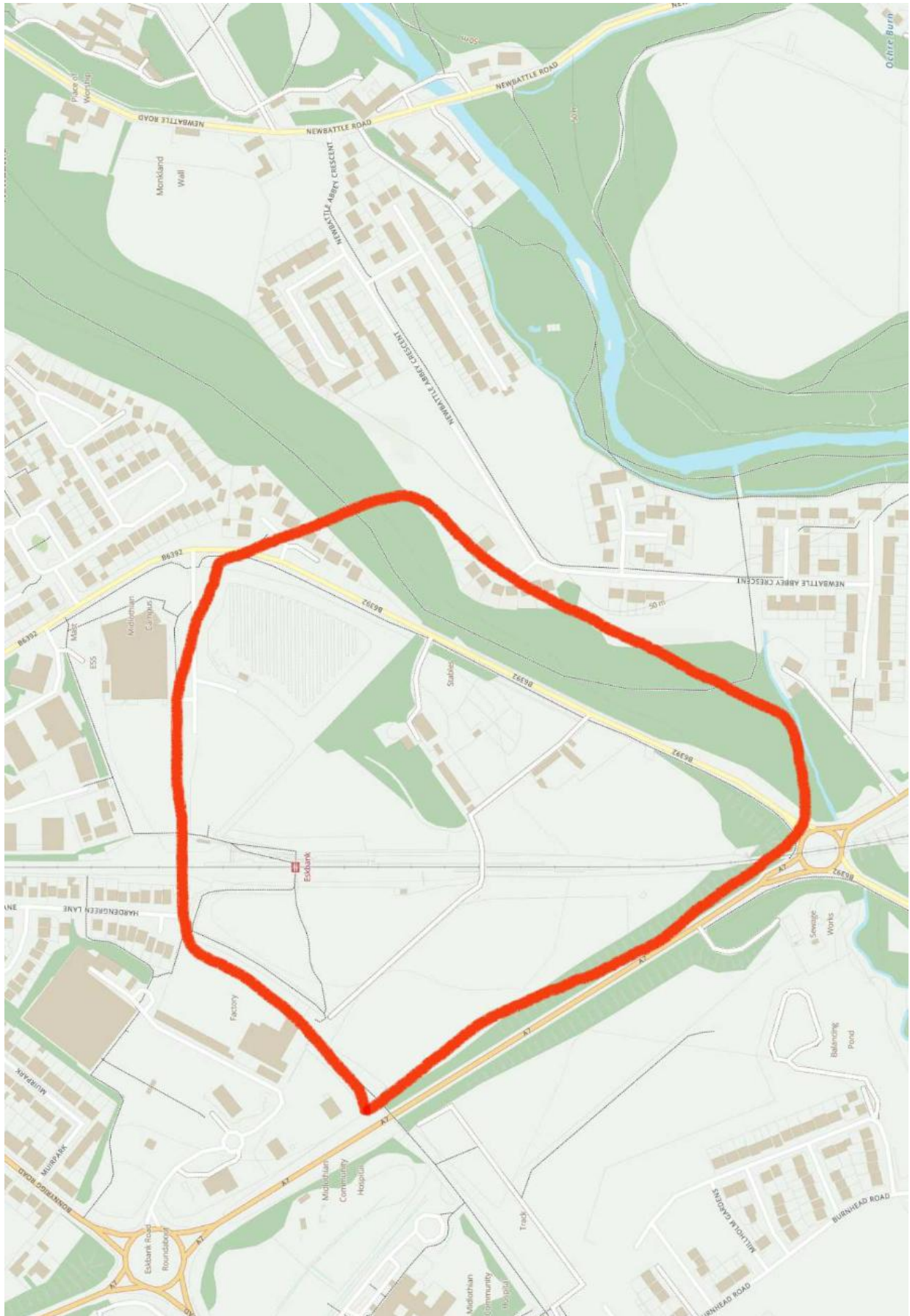


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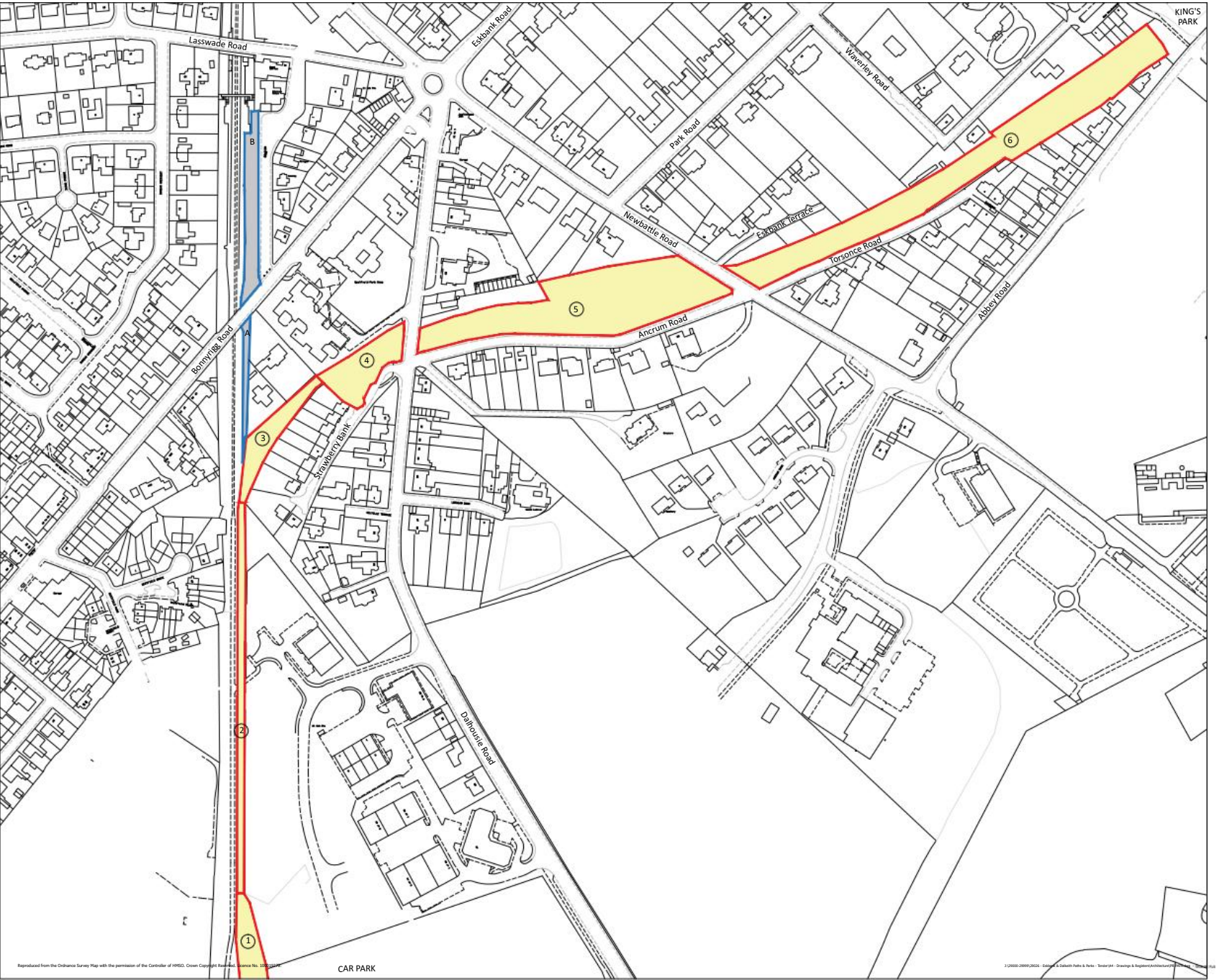


North Esk Valley Special Landscape Area

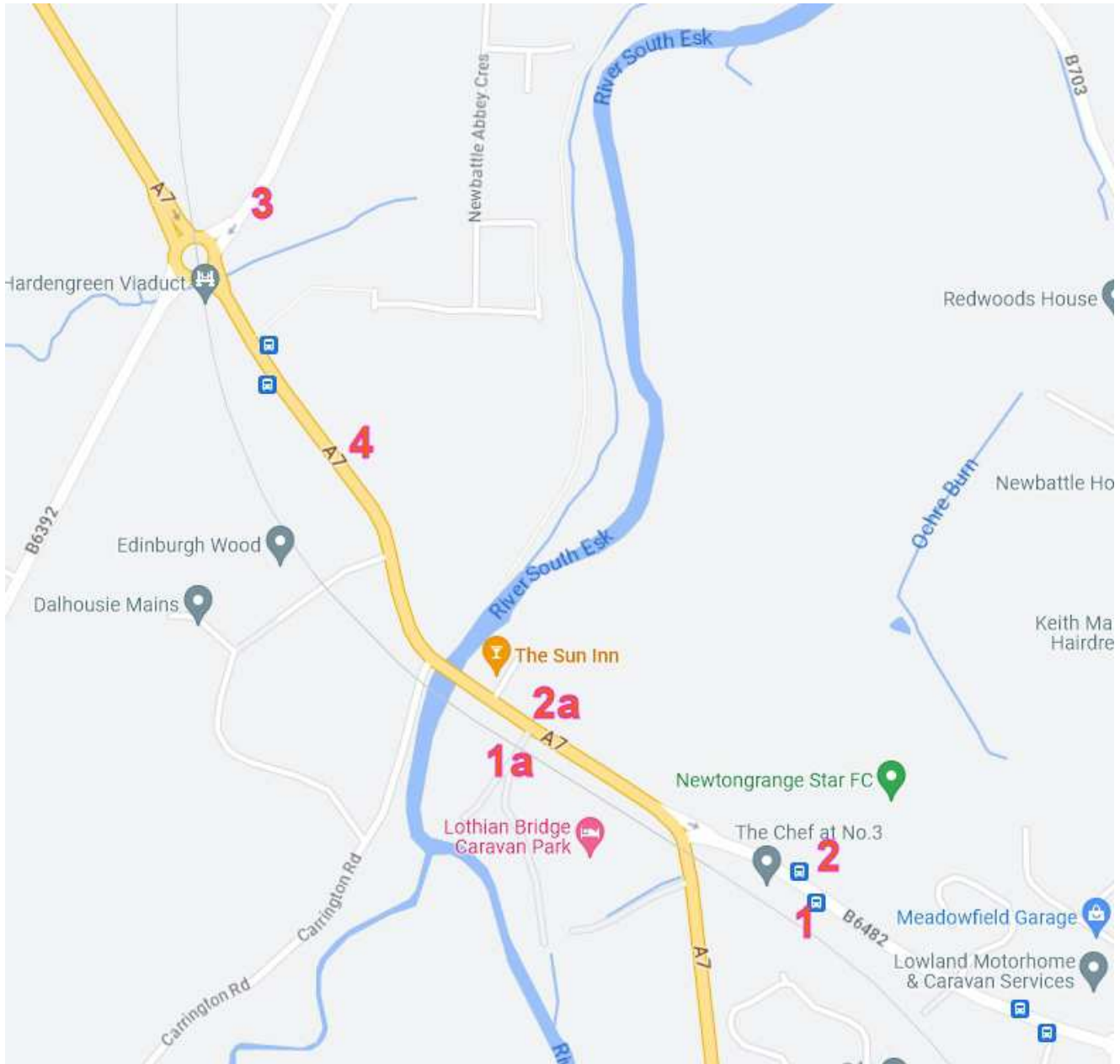




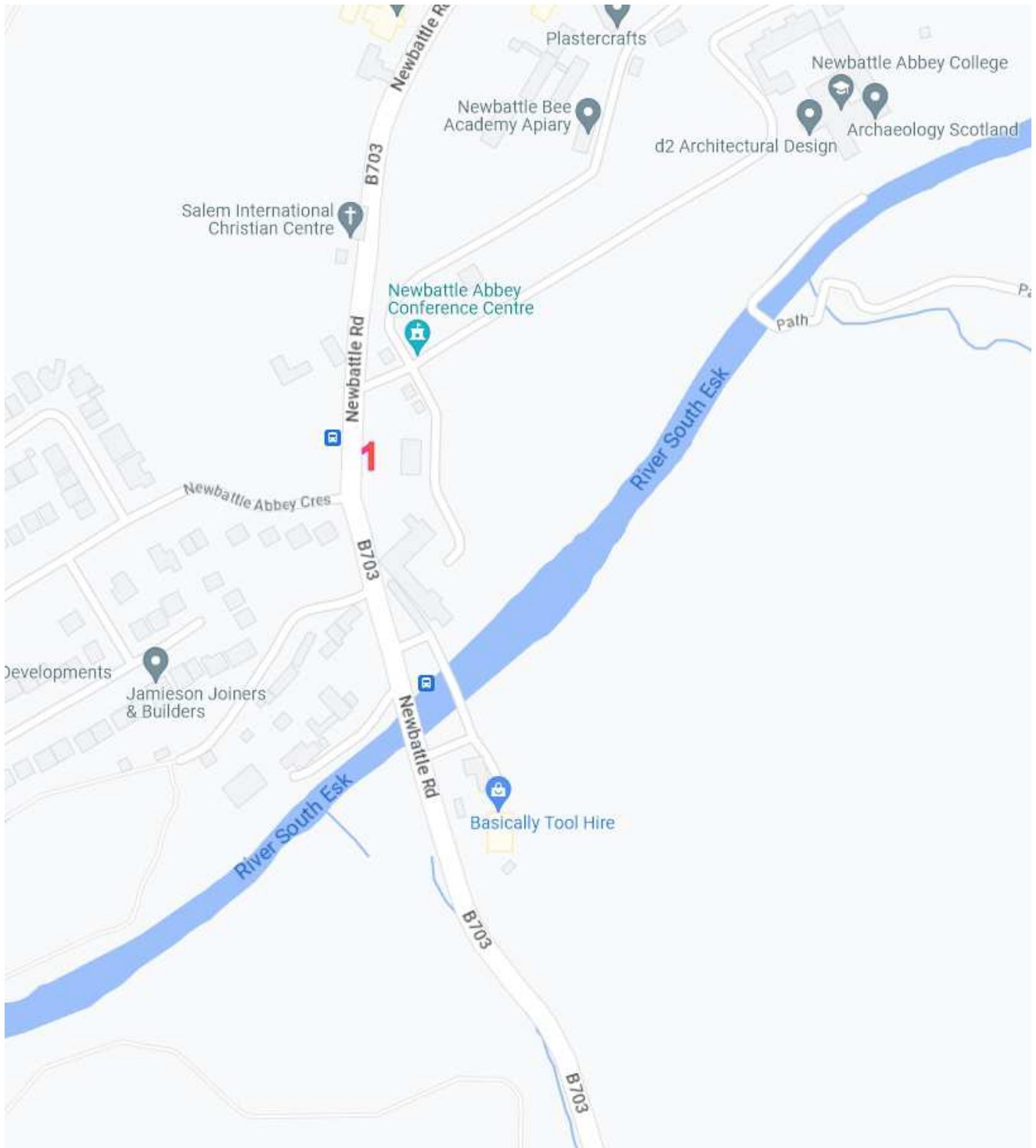
Hardengreen and Dalhousie Road area green space



The Smeaton Line railway cutting within Eskbank



Suggestions for A7 pedestrian crossing and bus stops in the Sun Inn and Lothianbridge vicinity



Suggestions for B703 Newbattle Road pedestrian crossing in the Newbattle Abbey vicinity

## Evidential information

The community consultation process and results are described in the introduction section of this LPP on page 3.

The questionnaire used for the consultation can be found on ENCC's website at:

<https://eskbanknewbattlecc.org/documents/LPPSurvey1.docx>

and the website post describing the survey is at:

<https://www.eskbanknewbattlecc.org/eskbank-and-newbattle-local-place-plan-a-survey/>

Our analysis of the responses is given on pages 7 - 14.

The questionnaire was advertised widely in the community - on our website; through independent local social media groups; by email through ENCC's mailing list (147 contacts); and on both of ENCC's public noticeboards in prominent positions. The consultation was open from June to September, and publicised at the beginning of June, and again at the end of July.

By September we had received only 28 completed questionnaires. We believe we reached a wide section of the community with the questionnaire, but since such a low number responded we cannot state that it is a true reflection of the community's views. However as the local community council we think that it closely matches the concerns and opinions brought to us by residents .

The matters raised in this plan were all drawn from the returned responses to our consultative questionnaire. Our collective

knowledge and experience as community councillors for ENCC ward has informed the presentation of this plan. In it we have focussed on what we see as matters relevant to the Planning process as it affects this community.

We anticipate that the new Midlothian Local Development Plan, interpreted under the policies of NPF4, will be adequate to address the matters raised here, in a Planning context. We do not find that the policies of MLDP 2017, which are what we have on which to base our assessment, need to be altered to accommodate the wishes of this community. We presume these will be carried forward into the new MLDP. We also anticipate policies reflecting NPF4 that are incorporated into the new MLDP will enhance the approach to issues which are of concern to this community.

# GOREBRIDGE

## LOCAL PLACE PLAN 2024



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We are pleased to present one of the first Local Place Plans to be prepared in Midlothian. This is the outcome of hard work and commitment by the Gorebridge and District Community Council working together with Gorebridge Community Development Trust and Gorebridge Community Cares alongside their community and all those with an interest in the future of Gorebridge and District.

The Gorebridge Local Place Plan has been prepared by following the outcomes of the consultation and workshops that took place during 2021-23 supported by the Coalfields Regeneration Trust (CRT).

The CRT Place Standard Toolkit and Virtual Engagement Room allowed us to reach out to the local community and has been a key driver behind the content of this work.

We have worked closely with the National Planning Framework (NPF4) and used it as our guide when framing our Local Place Plan.

Thanks go to Green Map System for their support in providing their resources to help us make the spatial mapping as accessible as possible using icons to identify policy and place.

This is very much a plan for the people of the Gorebridge and District area and their involvement

has helped guide how the district can develop in the future and ensure that it continues to be an attractive place to live, work, study, enjoy and invest.

To help achieve this, the Gorebridge Local Place Plan sets out a future vision for how our communities could be improved and the actions required to help achieve this.

The local community have also identified community action priorities that they want to see happen. These are set out under the five themes of the Improvement Service 'Place and Wellbeing Outcomes' designed to improve Scotland's wellbeing and reduce inequality.

The community working together has been the key to success so far and continues to act as a benchmark for future engagement in planning and community planning in our district.

# INTRODUCTION



4

“ Whatever the problem, community is the answer. MARGARET WHEATLEY

# OUR COMMUNITY NOW



5

CRT Place is a place based approach to support the regeneration and creation of sustainable and resilient communities in Scotland’s former coal mining communities. We are using a range of methods to capture people’s views of where they live, as it is now and how they see the future in their local community. This approach promotes dialogue and cooperation between community members, partners and outside agencies. Any type of community led plan is always a work in progress, however it helps to give concrete steps to help shape local communities going forward. The aim of this is that future generations can thrive in changing times so that no one is left behind.

## Background

Gorebridge community members produced the first Gorebridge Community Action Plan that ran from 2015-2020 with support from Coalfields Regeneration Trust. Due to the effects of the Covid pandemic it’s been a slow journey to be able to review the plan but over time the Gorebridge Steering Group have been working with CRT to organise a community wide engagement with the

aim of producing a new Gorebridge Local Place Plan to deliver the spatial vision and community action priorities for the district.

The Steering group during the process of creating this local place plan drew from members of Gorebridge and District Community Council, Gorebridge Community Development Trust and Gorebridge Community Cares.

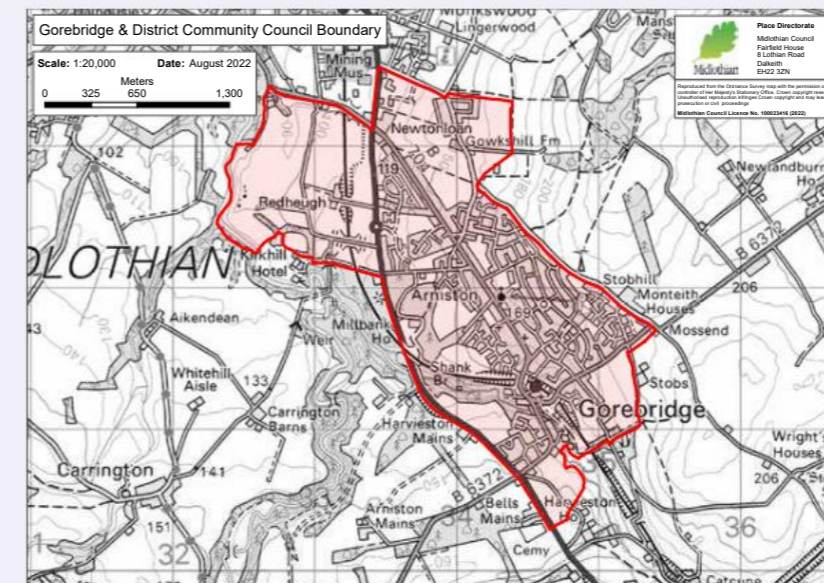
## Location

Gorebridge is located 4 miles south of Dalkeith, to the east of the A7 (the original Edinburgh – Carlisle trunk road).

## Population

Most of the statistics referred to in the plan come from 2011 Census data and since this time Gorebridge’s demography has substantially changed. Midlothian is the fastest growing area in Scotland and has witnessed a 16.1% growth in population.

**Gorebridge**  
**8,180**  
Status Population Estimate 2021-06-30



*Gorebridge and District Community Council Boundary and is also the boundary for the Local Place Plan*





## Past and Present

Gorebridge's rich history stems from the nineteenth century's industrial development, mainly coal mining. A noted feature is the Main Street, a conservation area, with its largely intact late nineteenth century architecture, claimed as one of Scotland's finest. The energy and hard work of the people in Gorebridge has made, and continues to make, the place vibrant and inclusive of diversity.

Through time Gorebridge has embraced several villages, Gorebridge, Stobhill, Arniston, Gowkshill and Birkenhead to name a few. While each village continues with a separate identity, they have come together within the common identity of Gorebridge. Similarly, the more recent housing communities have adopted their own community identities while they integrate into the Gorebridge community. Community planning for Gorebridge's future is strengthened by understanding the present and appreciating the past. Adapting to change is nothing new for people in Gorebridge.

## Gorebridge conservation area

Gorebridge Conservation Area covers a largely intact 19th century core of commercial and residential buildings enclosing the curved slope of Main Street. It has been designated not only for the value of the individual buildings, but also for its significance as a group of buildings

## Housing

The 2011 Census tells us that the housing in Gorebridge was **50%** Owner Occupier, **28%** Local Authority, **14%** Housing Association with **8%** other rented. Today the mix of housing has changed dramatically with the large number of private housing developments eg Kings Meadow, Harvieston Park, Whitehouse and Dewar Park that have taken place in the area in recent years.



Source: Conservation Area Character Appraisal & Management Plan

## Health & Care

The average age of people with good health or people with a limiting long term illness roughly equates to Scotland as a whole. Those who are economically inactive and permanently sick / disabled is slightly more than that of Scotland as a whole. In addition there are more households with one or more carers in residence (19.3% compared to 16.8%). Census 2011

The community survey highlighted the pressure that the growth in population is putting on the primary care medical centre in terms of waiting times for appointments. Gorebridge is served by a dental practice and an optometrist. The Newbyres Care Home provides residential care.

## Local Economy and Employment

The average age of a person who is unemployed is **31.8** compared to **35** for Scotland as a whole. Youth unemployment is high, running almost 7% above the national figure of **27.8%**. Census 2011

Unemployment among the age group 50+ is conversely well below the national rate. There are less people engaged in manufacturing and more in construction and the financial sector. There are fewer managers, senior officials and professional people and more people involved in elementary occupations. These are cleaning offices and other buildings, washing windows, delivering messages or goods, product-sorting, packing by hand and freight handling.

In recent years Gorebridge has experienced a growth in small scale service businesses.

## Education and Training

Gorebridge has four primary schools, Gorebridge Primary, Stobhill Primary, St Andrews RC Primary and Gore Glen Primary.

Local children attend nearby Newbattle Community High School, St David's RC High School or Lasswade High School.

The % of households where no one aged 16-74 has qualifications or is in full-time education is higher than Scotland as a whole and the % of 16-18 year

olds who are in full-time education is much lower than for Scotland.

This educational attainment level is underlined by the discrepancy between the % of the population with no qualification being 7% higher in Gorebridge than in Scotland. The area outcores Scotland markedly for the number of people with low level qualifications and is outscored itself, again markedly, by Scotland as the level of qualification increases. Census 2011

## Social and Community

Gorebridge has a number of key organisations that all work for the benefit of the community and include Gorebridge and District Community Council, Gorebridge Community Development Trust, Gorebridge Parish Church and Gorebridge Community Cares. The Gorebridge Beacon is a key community space that is available for hire as a social space and also hosts a community café. The Gorebridge Cares Hive hosts training and community activities with a focus on supporting young people.

Useful links for further information:

[www.communitycouncilgorebridge.weebly.com](http://www.communitycouncilgorebridge.weebly.com)

[www.gorebridge.org.uk](http://www.gorebridge.org.uk)

[www.gorebridgecommunitycares.org.uk](http://www.gorebridgecommunitycares.org.uk)

[www.gorepc.com](http://www.gorepc.com)

## Environment

Gorebridge is rich in natural heritage with sweeping panoramic views across the Midlothian plain and Pentland Hills. The Gore Glen is a haven for wildlife and walkers alike and highlights how an industrial landscape can be reclaimed by nature.

## Public Transport

In September 2015 Gorebridge saw the return of the railway with a new station built on the site of the original station. This gives rail access to the Borders and Edinburgh Waverley railway station.

There are bus services that are provided by Lothian Buses. A regular bus goes to Edinburgh city centre with another linking to Dalkeith and Edinburgh Royal Infirmary. Gorebridge has no direct bus link to Midlothian Community Hospital.

Useful links include:

[www.lothianbuses.com](http://www.lothianbuses.com)

[www.bustimes.org/localities/gorebridge](http://www.bustimes.org/localities/gorebridge)

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[www.lothianbuses.com](http://www.lothianbuses.com)

[www.bustimes.org/localities/gorebridge](http://www.bustimes.org/localities/gorebridge)

## Heritage

The most commonly held view is that Gorebridge's name came from the bridge across the Gore Water, a tributary of the South Esk. At Stobsmill on the bank of the Gore Water, Scotland's first gunpowder mill started operating in 1794 and closed in 1875. Coal mining could be found from the early nineteenth century and the Arniston Coal Company formed in 1874.

The company managed both the Emily pit (opened in 1858) and the Gore Pit (opened in 1878). Together the pits were known as the Arniston colliery. As the coal industry expanded the village grew as miners and their families migrated into Arniston and Gorebridge. Alongside mining developments, the railway was built and reached Gorebridge by the mid nineteenth century, this became known as the Waverly line, and closed in 1969.

There is a rich heritage in the Gorebridge area with a range of historic assets including:

- Newbyres Castle
- The Old Station House
- The Gunpowder Mill
- Old post office on Main Street which is a listed building
- Miners bowling club is a listed building
- Conservation area based around the Main Street
- Powdermill Brae and Vogrie road have a number of interesting buildings
- Heritage track way at Gore water
- Old Gunpowder Mill
- Old cottages Blacksmith
- Auld Gala Park
- Old Laundry and Old mine shafts



# COMMUNITY CONSULTATION



## Gathering Everyone's Views

A series of community engagement events and on line surveys over the last year has enabled us to gather people's views to help inform this action plan.

Consultations included:

- The Beacon hosted Place Standard events on the 19th and 20th of February 2022,
- Two Community mapping workshops were held on the 5th of November 2022
- A Community Gathering held in the Beacon on the 14th of January 2023
- 3 Wishes Campaign - the 3 Wishes campaign took the form of a postcard and on line survey option and was used as well as at local events.
- An online youth survey was carried out using social media and schools

142 postcards completed making

**426** wishes for a better place to live

Using the mapping language of icons we can show the links to NPF4 Policies [www.greemap.org](http://www.greemap.org)



## Gorebridge Local Place Plan

Throughout the Local Place Plan development and consultation phases regard was made to the following plans and policies:

1. Midlothian Local Development Plan 2017 [www.midlothian.gov.uk/downloads/file/4893/midlothian\\_local\\_development\\_plan](http://www.midlothian.gov.uk/downloads/file/4893/midlothian_local_development_plan)
2. Single Midlothian Plan 2023 – 2027 [www.midlothian.gov.uk/downloads/download/89/single\\_midlothian\\_plan\\_documents](http://www.midlothian.gov.uk/downloads/download/89/single_midlothian_plan_documents)
3. Gorebridge and District Community Action Plan [www.coalfields-regen.org.uk/wp-content/uploads/2019/10/Gorebridge-Community-Action-Plan-2015-2020.pdf](http://www.coalfields-regen.org.uk/wp-content/uploads/2019/10/Gorebridge-Community-Action-Plan-2015-2020.pdf)
4. The Fourth National Planning Framework (NPF4) was consulted throughout the same period. [www.gov.scot/publications/national-planning-framework-4/](http://www.gov.scot/publications/national-planning-framework-4/)

## Community Engagement Using the Place Standard Assessment Tool

Community consultations included the use of the Place Standard tool to enable people to assess the place where they live and share views on how to make it better.

Each standard explores an aspect of a place including both physical and social. There are 14 questions which you can score from 1 (poor) to 7 (excellent).

This allows you to create a graphic picture of your place.

A virtual engagement room (VER) of the Place Standard to reach out to a wider audience was open from January 2022 – August 2022. A mail drop carried out by volunteers reached 5,000 households and included a QR code / web address with an invitation to visit the VER.

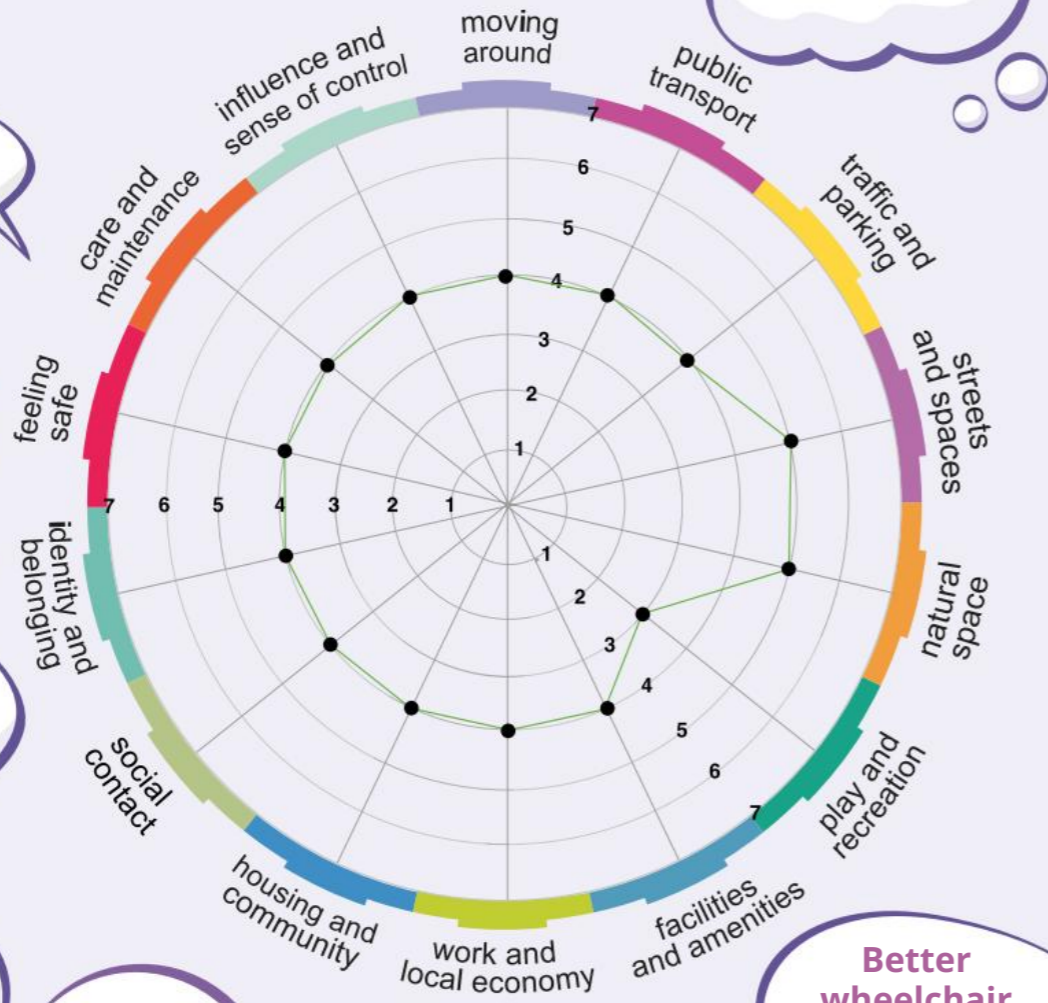


Results of the Place Standard Assessment

130 Place Standard Assessments were completed

The graphs shows the strong and the weak areas, the higher the score plotted the better the service or provision. This gives a good indicator of where improvements need to be made.

The Place Standard Tool was open to the community over a weekend period at the Beacon



A Mother and Toddler Group

A secondary school

Better buses

Help the active groups thrive

Affordable supermarket

Access to health services

More jobs

A youth club for 14+

Better wheelchair access

Allotments

GOREBRIDGE LOCAL PLACE PLAN GIVES REGARD TO NATIONAL PLANNING FRAMEWORK 4

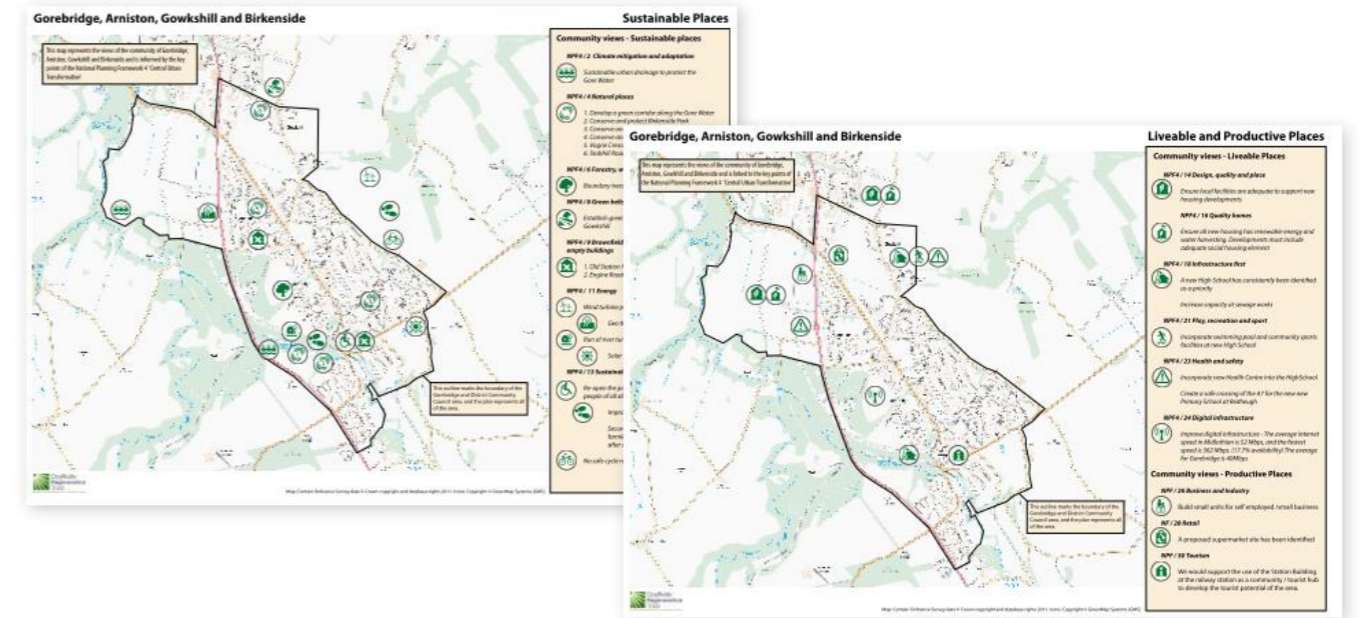
“ The world is changing, and so are Scotland's places  
 This strategy sets out how we will work together in the coming years to improve people's lives by making sustainable, liveable and productive places.  
 This will play a key role in delivering on the United Nations Sustainable Development Goals, as well as our national outcomes.  
 We have substantially re-worked the Framework's 'National Spatial Strategy', which sets out how our approach to planning and development will help achieve a net zero, sustainable Scotland by 2045.”

STATEMENT BY MINISTER FOR PUBLIC FINANCE, PLANNING AND COMMUNITY WEALTH TOM ARTHUR ON THE FOURTH NATIONAL PLANNING FRAMEWORK (NPF4) ON 8TH NOVEMBER 2022

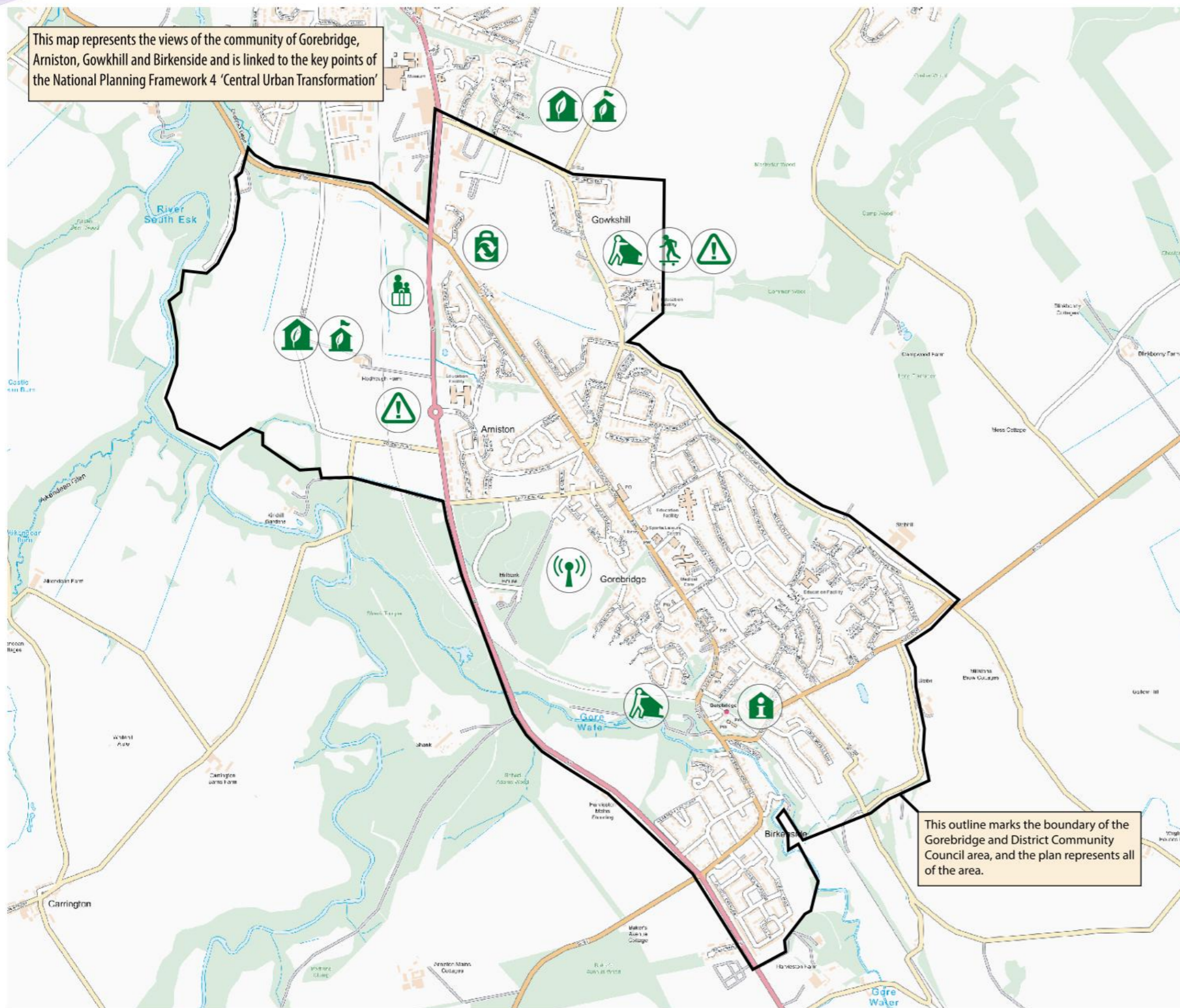
Our Local Place Plan Maps use icons to represent NPF4 policies

The information gathered from the workshops was translated onto the themed maps using Green Map Icons that represent their relationship to National Policy as set out in NPF4. This helps fulfil a requirement of Local Place Plans to show the links between local propositions and National policies. Map themes include Sustainable. Productive and Liveable.

How to read the icons: NPF4/2 represents NPF4 Policy 2 Climate Mitigation and Adaptation




Maps can be accessed on line  
[www.bit.ly/GorebridgeLPP](http://www.bit.ly/GorebridgeLPP)




**Community views - Liveable Places**


**NPF4 / 14 Design, quality and place**

 Ensure local facilities are adequate to support new housing developments

**NPF4 / 16 Quality homes**


 Ensure all new housing has renewable energy and water harvesting. Developments must include adequate social housing element

**NPF4 / 18 Infrastructure first**


 A new High School has consistently been identified as a priority

Increase capacity at sewage works

**NPF4 / 21 Play, recreation and sport**


 Incorporate swimming pool and community sports facilities at new High School

**NPF4 / 23 Health and safety**

 Incorporate new Health Centre into the High School


Create a safe crossing of the A7 for the new new Primary School at Redheugh

**NPF4 / 24 Digital infrastructure**


 Improve digital infrastructure - The average internet speed in Midlothian is 52 Mbps, and the fastest speed is 362 Mbps. (17.7% availability) The average for Gorebridge is 40Mbps

**Community views - Productive Places**


**NPF / 26 Business and Industry**

 Build small units for self employed /small business

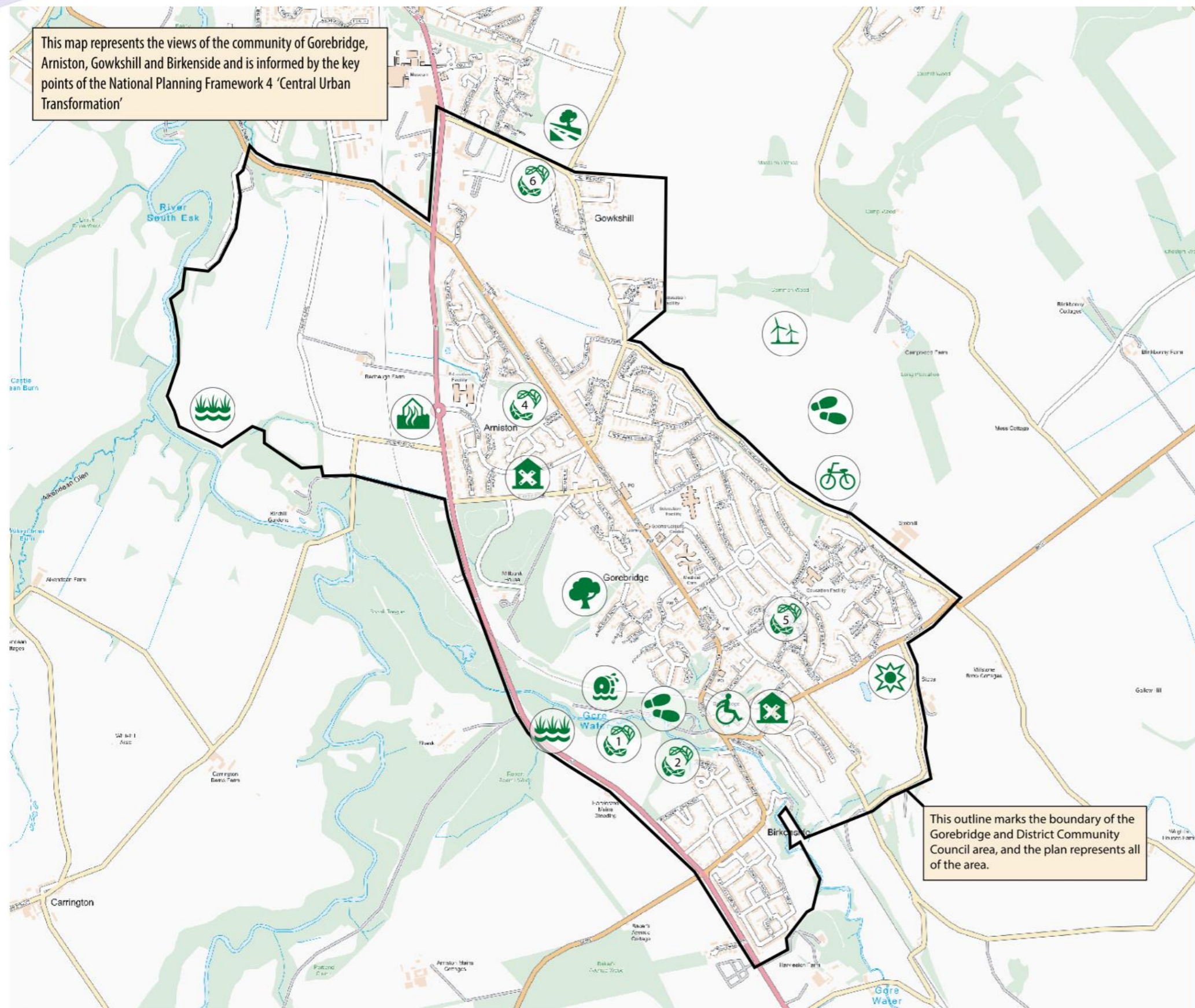
**NPF / 28 Retail**

 A proposed supermarket site has been identified

**NPF / 30 Tourism**

 We would support the use of the Station Building at the railway station as a community / tourist hub to develop the tourist potential of the area.

This map represents the views of the community of Gorebridge, Arniston, Gowkhill and Birkenside and is informed by the key points of the National Planning Framework 4 'Central Urban Transformation'



This outline marks the boundary of the Gorebridge and District Community Council area, and the plan represents all of the area.

## Community views - Sustainable places

### NPF4 / 2 Climate mitigation and adaptation

- Sustainable urban drainage to protect the Gore Water

### NPF4 / 4 Natural places

- 1. Develop a green corridor along the Gore Water
  2. Conserve and protect Birkenside Park
  3. Conserve and protect Auld Gala Park
  4. Conserve and protect Arniston Park
  5. Vogrie Crescent South Park
  6. Stobhill Road Park

### NPF4 / 6 Forestry, woodland and trees

- Boundary trees on the Nancy Teuch pathway

### NPF4 / 8 Green belts

- Establish green belt between new housing and Gowkhill

### NPF4 / 9 Brownfield, vacant and derelict land and empty buildings

- 1. Old Station House
  2. Engine Road site

### NPF4 / 11 Energy

- Wind turbine potential site at Camp Wood
- Geo thermal from old mine workings
- Run of river turbine potential site at Gore Water
- Solar farm at Lady Brae

### NPF4 / 13 Sustainable transport

- Re-open the pedestrian access at the station for people of all abilities
- Improve and maintain core path network
- Secure Rights of Way and paths through farmland that are in danger of being lost after development
- No safe cycle routes

# PROPOSITIONS FOR CONSIDERATION IN THE MIDLOTHIAN LOCAL DEVELOPMENT PLAN

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## Sustainable and Liveable Places

### THE GORE GLEN & THE GORE WATER

The following Propositions under this theme relate to the following National Planning Framework Policies: NPF4/2 NPF4/4 NPF4/11 NPF4/7 NPF4/18

1. The Gore and Arniston Glens are a significant part of Gorebridge, Arniston and Birkenhead (this area also falls under the remit of Moorfoot CC).
- 1.1 The protection, conservation, preservation of its ecosystem, rivers, walks and heritage are essential.
- 1.2 The development of green corridor along Gore and Arniston Glens linking with the South Esk River is important as a legacy for future generations to enjoy nature and the surrounding countryside.
- 1.3 The Glens are important for heritage and a path / trackway is indicated with information boards at the relevant sites.

*Ref: MLDP 2017 Section 8.2.55*

*Ref: SMP 2023-2027 7.Midlothian will be greener*

- 1.4 There should be no house building or development that encroaches on this site. The Council must ensure that developers that border the Glens treat the neighbouring ecosystems and biodiversity with respect,

especially the Gore Water, the associated water courses, wild flowers and wildlife habitats.

- 1.5 Reference to previous sewage overflow issues at the Gore Water indicates that the sewage works is more than likely to be insufficient for the proposed new housing developments. Discussions and actions must be agreed with Scottish Water to ensure that capacity will meet demand.
- 1.6 New housing developments must feature adequate sustainable urban drainage to slow the flow and help prevent flooding downstream.

*Ref: MLDP 2017 Section 8 Settlement Statements e22 Redheugh*

### NATURAL SPACES & FORESTRY & TREES – Sustainable Places

The following Propositions under this theme relate to the following National Planning Framework Policies: NPF4/4 NPF4/6

2. The Gorebridge and District Community Council support that the following local green spaces should be conserved and protected for the benefit of community; the Gore Glen complex, Birkenhead Park, Auld Gala Park, Arniston Park, Vogrie Cres South Park and Stobhill Road Park.

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- 2.1 We recommend these sites as additions to the existing sites stated in ENV8

*Ref: MLDP 2017 Section 8.2.55*

- 2.2 The Nancy Teuch pathway – the boundary trees should be preserved as a haven for birds and other wild life.

*Ref: SMP 2023-2027 7.Midlothian will be greener*

### BROWNFIELD, DERELICT AND VACANT BUILDINGS AND LAND

The following Propositions under this theme relate to the following National Planning Framework Policies: NPF4/9

3. The Gorebridge and District Community Council would like to request the following use of brownfield, vacant buildings for the benefit of the community.
  - 3.1 Ownership, or at least ring fencing the Station Building at the train station for future community use.
  - 3.2 Use of the polluted site at Engine Road for the benefit of the community.

*Ref: MLDP 2017 Section 8.2.48*

### ENERGY

The following Propositions under this theme relate to the following National Planning Framework Policies: NPF4/11

4. Gorebridge is committed to renewable energy seeing the financial benefits it has brought to the neighbouring residents and communities, and the contribution it makes towards a low carbon future.
  - 4.1 We support that all housing developments and public buildings are required to have renewable energy as standard, such as PV on the roof and water harvesting.
  - 4.2 We would support E-charging stations to be made available for electric vehicles.
  - 4.3 A comprehensive survey needs to be undertaken to ascertain the viability of the following potential sites for renewable energy production:
    - 4.3.1 Hydro power at the Gore water near Old Mills
    - 4.3.2 Community wind turbines – eg Windfarm at Camp wood
    - 4.3.3 Community heating scheme from geothermal eg at Millbank House area and other mine workings
    - 4.3.4 Community Solar farm

*Ref: SMP 2023-2027 7.Midlothian will be greener*

### SUSTAINABLE TRANSPORT

The following Propositions under this theme relate to the following National Planning Framework Policies: NPF4/12

5. While Gorebridge has welcomed the return of the railway and its attendant station, the lack of an integrated bus / train service does not encourage the use of more sustainable transport options. We would like to see this addressed.

#### Railway

- 5.1 Make the Station accessible for pedestrians of all abilities
- 5.2 Re-open the pedestrian access

*Ref: MLDP 2017 Section 8.2.50*

#### Cycling

- 5.3 Assess, create and improve safe cycle routes throughout the area
- 5.4 School routes should be a priority including off road options

#### Walking / wheeling

- 5.5 Gorebridge circular walk – ensure maintenance is carried out on this and all core path networks and there is scope to improve accessibility for the path network.
- 5.6 Secure Rights of way - paths and trackways should be kept open and maintained and protected.
- 5.7 There is major concern that paths through farmlands are being lost due to development.

*Ref: SMP 2023-2027 7.Midlothian will be greener*

## DESIGN, QUALITY & PLACE

### LOCAL LIVING, 20 MINUTE NEIGHBOURHOODS, QUALITY HOMES & RETAIL – Liveable and Productive Places

The following Propositions under this theme relate to the following National Planning Framework Policies: NPF4/14 NPF4/15 NPF4/16 NPF4/24 NPF4/28

6. HOUSING and SERVICES  
The most recent population estimate for 2021 for Gorebridge, Arniston and Birkenhead is 8081 with the future addition of significant housing developments in both Redheugh and Lingerwood the pressure on local services has already become intolerable without appropriate planning

measures being considered in the new LDP. This includes:

- 6.1 Improvements with regard to formal and informal education provision, local school provision
- 6.2 Access to appropriate and timely Healthcare services
- 6.3 Sports and Leisure facilities,
- 6.4 Library services
- 6.5 Sewage treatment services to match the population increase
- 6.6 Waste Management services to match the population increase
- 6.7 Digital Infrastructure for housing and business needs to match demand
- 6.8 The community survey highlights the need for more social and affordable housing for rental including a full range of house sizes to meet the changing needs of the community, in particular 4 bedroomed houses and one bedroom bungalows.
- 6.9 Electrical and utility supplies to match the population increase.

*Ref: MLDP 2017 Section 8.2.46 and .47*

*Ref: SMP 2023-2027 8. Midlothian will have a wellbeing economy and be better connected*

- 6.10 Our survey has identified a need for an affordable supermarket in Gorebridge to promote equality of access to affordable food. Potential site identified Productive Places Map.

*Ref: MLDP 2017 Section 8.2.49*

*Ref: SMP 2023-2027 9. Midlothian will work towards reducing poverty*

**INFRASTRUCTURE FIRST – Liveable Places**

The following Propositions under this theme relate to the following National Planning Framework Policies: NPF4/15 NPF4/18 NPF4/21 NPF4/23

- 7. Community engagement results consistently identify a new High School as the highest priority. Potential locations must be identified. Community Engagement Report link: [www.padlet.com/crthub/gorebridge-working-doc-mms0tjmusot5qasc/wish/2712539718](http://www.padlet.com/crthub/gorebridge-working-doc-mms0tjmusot5qasc/wish/2712539718)
- 7.1 This proposition is an amendment to the current LDP as it is requesting the building of a high school local to the community of Gorebridge and District

- 7.2 Investigate, secure and purchase and ring fence a site with a plan to build a new High School within walking and wheeling distance for the young people of Gorebridge.
- 7.3 A new GP surgery/health clinic should be incorporated within the new High School environs to ensure community cohesion and inclusive acceptance of all economic and cultural diversity.
- 7.4 A sports complex including swimming pool and all weather pitches, gym etc that must be available to the community and be included within the new High School.

*Ref: MLDP 2017 Section 8.2.51 Schools*

*Ref: MLDP 2017 Section 8.2.52 Health Centre*

*Ref: SMP 2023-2027 5. Midlothian will get it right for every child*

*Ref: SMP 2023-2027 8. Midlothian will have a wellbeing economy and be better connected*

**COMMUNITY WEALTH BUILDING**

The following Propositions under this theme relate to the following National Planning Framework Policies: NPF4/25 NPF4/24

- 8. Encourage and attract new businesses, especially large ones to locate to Midlothian South, to improve employment opportunities locally.
- 8.1 We support the plans to build small units for self-employed small business in Gorebridge

*Ref: MLDP 2017 Section 8.2.48*

*Ref: SMP 2023-2027 Midlothian will have a wellbeing economy and be better connected*

**TOURISM**

The following propositions under this theme relate to the following National Planning Framework Policies: NPF4/30 NPF4/24

- 9. Support the development of Gorebridge as a tourist destination.
- 9.1 We would support the use of the Station Building at the railway station as a community / tourist hub to develop the tourist potential of the area.
- 9.2 Develop a nature and heritage trail to create a tourist destination linked to the railway.

*Ref: SMP 2023-2027 Midlothian will have a wellbeing economy and be better connected*

**WORKING TOGETHER FOR A BETTER PLACE FOR EVERYONE!**

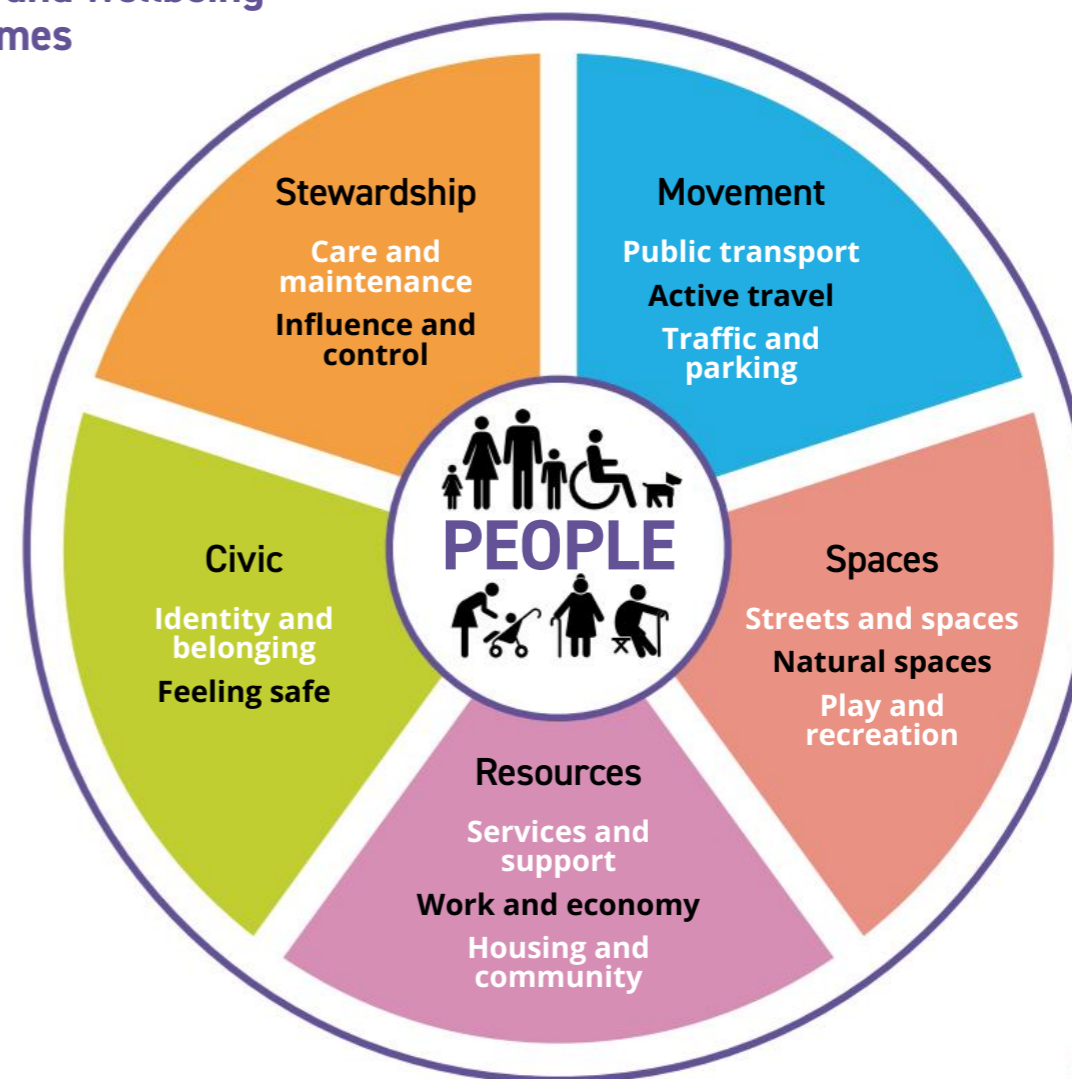
**Setting out the priorities for community action**

In January 2023 we hosted a Community Gathering so people could review all the findings and vote on what to make action on. The priorities for action that have been identified are set out under the Place and Wellbeing outcomes based on the Place Standard themes.

These themes are all the characteristics of a place that allow those who live, work and relax there to thrive.

The outcomes are for all stakeholders to take collaborative action on delivering in Gorebridge.

**Place and wellbeing outcomes**



The principles of equality, net-zero emissions and sustainability underpin all of these themes, and all themes should be embedded in policy and action.





This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include moving around, public transport and traffic and parking.

**PRIORITIES**

**IMPROVE BUS SERVICE**



**ACTIONS AND POTENTIAL PARTNERS**

Continue to lobby for improved services and the reinstatement of the 339 bus route which is especially important to community members to visit larger Supermarkets/Community Hospital.

Work with Lothian Region Transport, Borders Buses and Midlothian Council to improve cross county bus routes.

**IMPROVE AND DEVELOP FOOTPATHS AND CYCLE WAYS**



Work with partners such as Midlothian Council, Paths for All and Sustrans to take this initiative forward.

Path to be cleared for improved access at Barleyknowe Road

**ADDRESS THE PARKING ISSUES**



Carry out a mapping exercise to identify potential additional parking in Gorebridge Main Street and other areas of Gorebridge, e.g. Gore Glen area.

**TRAFFIC MANAGEMENT E.G SPEEDING**



Support the draft proposal to make 20 mph speed limits in local villages and traffic calming measures around schools in particular.

**IMPROVE DISABILITY ACCESS/ SAFER CROSSINGS/ DROPPED KERBS**



Lobby Midlothian Council and local businesses for improved disability access:

- On pavements
- In premises
- To outside areas

Work with Midlothian Council, to ensure where needed, kerbs are dropped, crossings are made safe and access is improved for all residents.

Stobbs Farm housing – ensure appropriate safe road access - planning was rejected, but it may be applied for in the future.

**IMPROVE TRAIN SERVICE**



This responsibility belongs to Network Rail and Lothian Regional Transport.

Lobby Midlothian Council/Lothian Regional Transport to investigate the possibility of a bus stop near Gorebridge Railway Station.

**POTENTIAL PARTNERS**

Public transport providers including Lothian Region Transport and Borders Buses, Midlothian Council, Paths for All and Sustrans, Local Councillors.

This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include streets and spaces, natural space, play and recreation.

**PRIORITIES**

**A SPORTS COMPLEX INCLUDING SWIMMING POOL AND ALL WEATHER PITCHES, GYM ETC.**



**ACTIONS AND POTENTIAL PARTNERS**

Work with Midlothian Council to ensure that a new High School for Gorebridge is a top priority. This will provide the necessary infrastructure of sports/swimming pools, all weather pitches, gym etc.

Assist local football clubs with plans for improved football facilities

Improve facilities to allow girls/women to take up sport.

Identify possible funding streams to take this forward.

**CONSERVE NATURAL SPACES UNDER THREAT DUE TO DEVELOPMENT**



Identify and map local green spaces that should be protected for the community and lodged and mapped as part of the local place plan.

**CREATE OUTDOOR FACILITIES FOR PLAY AND RECREATION FOR ALL**



Work with the local community, Midlothian Council and others to improve green space and upgrade existing facilities and access to green space, especially for disabled groups.

Improve public parks and preserve green space for future generations.

Improve the lighting in Gala Par

**PUBLIC TRANSPORT TO ACCESS VOGRIE PARK**



Work with Midlothian Council, local Councillors, to lobby for public transport to allow local people to access Vogrie Park to enable those without transport to enjoy this amenity.

**MAKE THE MOST OF VACANT AND DERELICT LAND**



Identify vacant and derelict land and work with Midlothian Council to resolve these issues, where necessary through compulsory purchase orders, to improve the environment for the community.

**MORE SEATING AREAS**



Provide more seating areas in public spaces, especially in parks, to ensure that people young and old can enjoy the outdoor environment.

**POTENTIAL PARTNERS**

Local community, Midlothian Council, local Football Clubs, Sports Scotland, GCDT, GCC, Local Councillors, Midlothian Voluntary Action, Volunteer Midlothia

This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include facilities and services, work and local economy, housing and community and social interaction.

**PRIORITIES**

**A NEW HIGH SCHOOL FOR GOREBRIDGE**



**ACTIONS AND POTENTIAL PARTNERS**

Midlothian Council to prioritise a new high school for Gorebridge.  
Work with Midlothian Council to investigate and secure a site for a new high school.  
Build a new high school as a priority.

**A LOCAL AFFORDABLE SUPERMARKET**



Work with Midlothian Council to identify potential sites for a local supermarket to improve access to affordable shopping.  
Lobby retailers such as Aldi and Lidl to build a local store local for Gorebridge as part of promoting equality of access to affordable food.

**ACCESS TO FULL RANGE OF HEALTH SERVICES FOR ALL**



Create a development strategy to investigate ways of removing barriers for residents to access essential health services locally.  
Explore the possibility with Midlothian Council/Lothian NHS of a new Health Centre alongside a new Gorebridge High School.  
Extend GP opening hours for working people.  
Increase Doctor provision to accommodate the growth in population.  
Explore opportunities for enhanced/improved services at local chemists.

**REVIVE MAIN STREET WITH SHOPS AND TOILETS**



Promote Gorebridge Main Street as a niche shopping area and look to attracting appropriate retail shops.

**UPGRADE COMMUNITY FOOTBALL FACILITIES**



Assist local football clubs with plans for improved football facilities e.g. all weather pitches.  
Improve facilities to allow girls/women to take up this sport.  
Identify possible funding streams to take this forward.

**APPROPRIATE, AFFORDABLE AND EFFICIENT HOUSING**



Working with and lobbying Midlothian Council to provide local people with affordable as well as Social Housing to ensure that Gorebridge people can continue to live in their own community if desired.

**MORE TRAINING AND EMPLOYMENT OPPORTUNITIES LOCALLY**



Maximise training opportunities locally.  
New training facilities could be incorporated into a new Gorebridge High School for students to learn new skills as well as community members to enhance their employment prospects.

**POTENTIAL PARTNERS**

Local community, Midlothian Council, NHS, Local Councillors, Retailers, Local Football Clubs, local Housing Associations, GCDT, GCC, Midlothian Voluntary Action, Volunteer Midlothian and other training providers.

This theme highlights the priorities that emerged from community feedback and relate to aspects of your place that include identity and belonging and feeling safe.

**PRIORITIES**

**AFFORDABLE EVENTS/ ACTIVITIES FOR ALL AGE GROUPS, ABILITIES AND CULTURES**



**ACTIONS AND POTENTIAL PARTNERS**

Gorebridge has some thriving local youth groups - Gorebridge Scouts and Arniston Rangers Youth Football Club who cater for many children.  
Expand the variety of activities, especially for teenagers to allow them safe spaces to grow into adulthood.  
Young girls/teenagers do not always want to play contact sport or join organisations, identify safe youth spaces for them to pursue and build on their talents.  
Promote the free local events that are available to everyone.  
Promote Lend and Mend at Gorebridge Library.  
Set up a mother and toddler group, especially for new parents/ carers who may feel isolated with little support.  
Supporting the retention of the library and leisure centre as well as other service providers to ensure the continuation of these vital local services.

**MORE SOCIAL SPACES E.G. CAFES, COMMUNITY PANTRY**



Carry out community engagement to establish level of interest and what the need is eg reduce isolation, access to affordable food etc.

**INCREASE PROMOTION OF WHAT'S ON LOCALLY E.G SUPPORT/ GROUPS/ ACTIVITIES**



Create a community calendar of existing community events and promote these locally through a Gorebridge Newsletter.  
Support the tradition of the Gorebridge Gala celebrations, the Big Lunch and the Christmas Celebration events.  
Groups should collaborate and work together to identify and deliver the services the community needs.  
Identify which groups deliver which service for clarity and transparency.  
Avoid duplication of services.  
Keep local history alive with talks and tours.

**MORE POLICE PRESENCE AND INITIATIVES TO REDUCE ANTI-SOCIAL BEHAVIOUR**



Work with Police Scotland and Midlothian Community Action Police to increase visible local policing in the area.  
Promote youth work/organisations in the community to give young people more opportunities and places they can identify as their spaces.

**EASY ACCESS FOR MENTAL HEALTH SUPPORT SERVICES**



Identify health/wellbeing services that could deliver the appropriate services for drug/alcohol use and rehabilitation.  
Their misuse devastates family and children's lives and ease of access to such services, makes it a priority within our community.

**PRIORITIES**

**SUPPORT AND DEVELOP COMMUNITY GROWING SPACES**



**ACTIONS AND POTENTIAL PARTNERS**

Promote existing growing initiatives and explore the need for further growing sites.

**ACCESSIBLE RECYCLING FACILITIES NEEDED**



Promote the use of Stobhill Recycling Depot as a local resource for recycling.  
Promote the Community Recycling Project at Gorebridge Parish Church.

**POTENTIAL PARTNERS**

Police Scotland and Midlothian Community Action Police, Local Councillors, Midlothian Council CLD, NHS, Midlothian Voluntary Action, Volunteer Midlothian, Gorebridge Parish Church, GCDT, GCC.

**PRIORITIES**

**CLEANER STREETS E.G. DOG FOULING, FLY TIPPING**



**ACTIONS AND POTENTIAL PARTNERS**

Have annual campaigns to reduce dog fouling.  
Investigate with Midlothian Council the use of mobile CCTV cameras where fly tipping is happening on a regular basis with a view to fining those responsible.

**MORE REGULAR ROAD MAINTENANCE**



Working with Midlothian Council to identify areas of roads in need of repair.

**CELEBRATE, SUPPORT AND ENCOURAGE VOLUNTEERING**



There are many organisations within Gorebridge who provide services. Recruiting volunteers to deliver these services is essential to the smooth running of all organisations.  
A central list, setting out the variety of volunteering for all Gorebridge groups would ensure a fair distribution of volunteers and match them to the appropriate volunteering opportunity/organisation.

**EXPLORE COMMUNITY RENEWABLE ENERGY PRODUCTION**



Find out whether it is possible to install a wind turbine that would provide the community with renewable energy and also a source of income.  
Explore the possibility with Midlothian Council of using coalmine-heat water as an energy source for new infrastructures/house building.

**MAKE GOREBRIDGE DEMENTIA FRIENDLY**



Promote a better understanding of dementia and an appreciation of the condition.  
Appoint a Dementia Friends Champion/organisation for the community.  
Work with organisations specialising in Dementia to promote and produce a local leaflet for shops, businesses, residents with details of where they can get help or advice if they meet someone who has dementia that needs support (e.g. local numbers for GP/carers organisations) in their community.

**PROTECT, PRESERVE AND CONSERVE OUR HERITAGE**



Carry out a mapping exercise to establish buildings of heritage status.  
Install appropriate interpretation to raise awareness of the history and industrial heritage of Gorebridge.  
Birkenside Pavilion requires upgrading and refurbishment.

**POTENTIAL PARTNERS**

Midlothian Council, NHS, Midlothian Voluntary Action, local community, Local Councillors, GCDT, GCC, Waste Enforcement.

We seek to work in partnership to make real progress and invite residents, local groups and businesses, local authority departments and outside agencies to work together with us. If you can help with any of these issues and help improve our community please get in touch with Gorebridge and District Community Council.

## A vibrant, safe, welcoming, and attractive place with opportunities for all.

**Accessible to all** through transport links for rail, road, pedestrians, and cyclists, giving access to our beautiful countryside.

It will be a **vibrant and excellent place for entrepreneurs** to develop, grow new businesses, and invest in, encouraging local employment opportunities with training and education for people of all ages.

The local community will have access to **local community facilities** like The Beacon and the Gorebridge Cares Hive and together we will

celebrate our community spirit through a variety of different events like the Gala Day.

Always **embracing the needs** of our young people and older residents alike with a range of activities that suit everyone's needs.

Our **natural, historical, and cultural heritage** are a key part of our identity.

These will be enhanced, sensitively developed, promoted and protected with **better access for all** ages and abilities.



### The Single Midlothian Plan

#### Gorebridge Local Place Plan and Community Action Priorities

Our Gorebridge Local Place Plan and Community Action Priorities comes from a bottom up approach. It sits together with the Midlothian Single Plan to encourage a joined up approach to community development and improved service provision. This plan represents the views and aspirations of local people and can be used to help encourage partnership working. It promotes opportunities for local groups, public agencies and service providers to work together to improve the quality of life for the people of Gorebridge and District.

The Single Midlothian Plan Key Themes	Gorebridge Community Action Priorities linked to Place and Wellbeing Outcomes
<p><b>Midlothian will be healthier</b> Midlothian Council and NHS Lothian are working together to help people get support for their health and social care needs.</p>	<p><b>Movement</b> Well connected with path networks for active travel and public transport that serves the public need</p>
<p><b>Midlothian will be safer</b> Helping people who may commit a crime. They also help people feel safe.</p>	<p><b>Civic</b> A safe place to live where people feel they belong and can enjoy the place where they live at any time of the day or night.</p>
<p><b>Midlothian will get it right for every child</b> Making sure everyone working with children work together, helping children and young people have the best possible start in life.</p>	<p><b>Stewardship</b> A well maintained and cared for community where people can play an influential role in how their community's needs are met for residents of all ages and abilities</p>
<p><b>Midlothian will support residents to improve employability and outcomes in our communities</b> Helping communities by supporting businesses and making sure people have enough money.</p>	<p><b>Resources</b> A community that is well provided for with facilities and services to meet the needs everyone including access to local work and training opportunities to enable people to secure an independent lifestyle.</p>
<p><b>Midlothian will be greener</b> Improve air quality and build more affordable and accessible homes. Working together to help people have more money to enjoy the things they want to do.</p>	<p><b>Spaces</b> A place with quality green and natural space for play and recreation. Well maintained roads with parking to meet community and business needs.</p>

### The Single Midlothian Plan Key Themes

#### Midlothian will have a wellbeing economy and be better connected

Economic Development Service will work in partnership with anchor organisations across Midlothian to achieve this outcome

#### Midlothian will work towards reducing poverty

The number of local people finding themselves under financial pressure has increased due to the cost of living crisis. Supporting individuals and families to increase income, reduce outgoings and ensure they receive all income supports has become even more vital.

### Gorebridge Community Action Priorities linked to Place and Wellbeing Outcomes

#### Spaces

A place with quality green and natural space for play and recreation. Well maintained roads with parking to meet community and business needs. Active travel routes that meet the needs of people of all abilities.

#### Resources

A community that is well provided for with facilities and services to meet the needs everyone including access to local work and training opportunities to enable people to secure an independent lifestyle.

### Strategic Documents for Reference

- [www.midlothian.gov.uk/mid-hscp/download/downloads/id/42/midlothian-integration-joint-board-strategic-plan-2022-25-final.pdf](http://www.midlothian.gov.uk/mid-hscp/download/downloads/id/42/midlothian-integration-joint-board-strategic-plan-2022-25-final.pdf)
- [www.midlothian.gov.uk/download/downloads/id/4989/community\\_justice\\_outcome\\_improvement\\_plan\\_and\\_framework\\_2023-28.pdf](http://www.midlothian.gov.uk/download/downloads/id/4989/community_justice_outcome_improvement_plan_and_framework_2023-28.pdf)
- [www.midlothian.gov.uk/downloads/file/5035/midlothian\\_children\\_and\\_young\\_people\\_services\\_plan\\_2023\\_-2026](http://www.midlothian.gov.uk/downloads/file/5035/midlothian_children_and_young_people_services_plan_2023_-2026)
- [www.midlothian.gov.uk/download/downloads/id/4295/midlothian\\_statutory\\_community\\_learning\\_and\\_development\\_plan\\_2021\\_to\\_2024.pdf.pdf](http://www.midlothian.gov.uk/download/downloads/id/4295/midlothian_statutory_community_learning_and_development_plan_2021_to_2024.pdf.pdf)
- [www.midlothian.gov.uk/download/downloads/id/4801/no\\_one\\_left\\_behind\\_operating\\_plan\\_2022-25\\_pdf.pdf](http://www.midlothian.gov.uk/download/downloads/id/4801/no_one_left_behind_operating_plan_2022-25_pdf.pdf)
- [www.midlothian.gov.uk/downloads/file/5111/child\\_poverty\\_action\\_report\\_year\\_5\\_2223](http://www.midlothian.gov.uk/downloads/file/5111/child_poverty_action_report_year_5_2223)

## MONITORING, REVIEW AND RE-SETTING



The success of this Local Place Plan and community priorities depends on people in our community getting together to identify and address both the opportunities and threats the community faces.

For its part the Community Council commits itself to constantly monitoring the Plan's progress and, on an annual basis, to organise a public meeting with an agenda which provides for the reporting of progress, or lack of it, and the re-setting of priorities and targets where circumstances have changed.

### Acknowledgements and thanks!

We would like to recognize the support that has been given from the following agencies and organisations who have played their part in one way or another in helping create the Gorebridge Local Place Plan:

- Gorebridge and District Community Council [www.communitycouncilgorebridge.weebly.com](http://www.communitycouncilgorebridge.weebly.com)
- Gorebridge Community Development Trust [www.gorebridge.org.uk](http://www.gorebridge.org.uk)
- Gorebridge Community Cares [www.gorebridgecommunitycares.org.uk](http://www.gorebridgecommunitycares.org.uk)
- Coalfields Regeneration Trust [www.crtconnect.org.uk](http://www.crtconnect.org.uk)
- Midlothian Council [www.midlothian.gov.uk](http://www.midlothian.gov.uk)
- Improvement Services [www.improvementservice.org.uk](http://www.improvementservice.org.uk)
- Green Map System [www.greenmap.org](http://www.greenmap.org)
- Place and Wellbeing Alliance [www.ourplace.scot](http://www.ourplace.scot)
- Scottish Government [www.gov.scot/publications/national-planning-framework-4](http://www.gov.scot/publications/national-planning-framework-4)

# MAKING IT HAPPEN

To find out more information about this plan or to volunteer with any projects please email Gorebridge and District Community Council [gorebridgecommunitycouncil@gmail.com](mailto:gorebridgecommunitycouncil@gmail.com)

A big thank you to everyone in our local communities who helped make this Gorebridge Local Place Plan possible.

Further information and access to resources that supported the creation of this plan can be found at the link below or using the QR Code

[www.bit.ly/GorebridgeLPP](http://www.bit.ly/GorebridgeLPP)



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 **Coalfields  
Regeneration  
Trust**  
BUILDING PROSPERITY & OPPORTUNITY

The Coalfields Regeneration Trust  
Registered Charity No.1074930 in England and Wales  
A Charity Registered in Scotland No SCO3927a



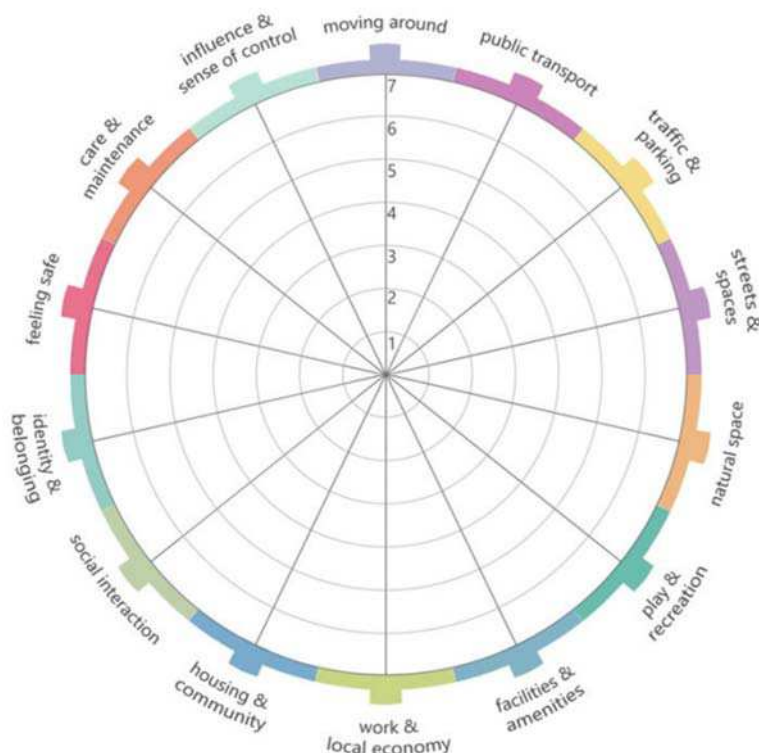
For a PDF version of this community action plan and for further information visit

[www.crtconnect.org.uk](http://www.crtconnect.org.uk)

# Mayfield & Easthouses Local Place Plan

Led by Mayfield and Easthouses Community Council

Version 28<sup>th</sup> March 2024



## Summary

The Scottish Government has introduced Local Place Plans (LPP) as a way for communities to help achieve change in their local area. Local Place Plans were introduced by The Planning (Scotland) Act 2019 (Section 14) which allows community bodies to set out their own proposals for the development or use of land in their area. The Act contains a new right for communities to produce these plans as part of the new Scottish planning system and influence the content of the next Midlothian Local Development Plan.

Following consultation with the community in September 2023, the main theme of the Local Place Plan is restoring community pride. The town centre redevelopment remains a priority, as does safe routes to school and constantly improving infrastructure. We also address the level of housing development in the area.

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- 6.14 Proposed path for Safe Route to Easthouses Primary School

# 1: INTRODUCTION AND ACKNOWLEDGMENTS

## 1.1 Land-Use Planning

Land-use planning is meaningful when it focuses on people, their needs, and their aspirations. In this Draft Local Place Plan for Mayfield & Easthouses, the aim is to consider the views of the people represented by the Mayfield & Easthouses Community Council (MECC or CC) within its boundary.

Community Councils are the most local tier of government in Scotland, and MECC has the duty to represent community views. It is for this reason the Community Council is responsible for the preparation of this Local Place Plan.

## 1.2 The UK Government's Planning Premise

The UK Government's premise for land-use planning is to ensure the right development in the right place at the right time, benefiting communities and the economy. Local authorities have played a crucial role in land-use planning for the past seventy-five years.

In recent decades, economic interests have often been prioritised over community well-being. However, there's a point where this prioritisation negatively impacts people's lives, and this community believes that it has reached that point.

Although Local Place Plans offer promising opportunities, there are still gaps and uncertainties, such as the relationship between Neighbourhood Plans and Local Place Plans.

Since the 1960s, planning has broadened to give communities a more significant voice in shaping their future, addressing social inequalities and environmental concerns. The Scottish Government's introduction of Local Place Plans is a step in the right direction, allowing communities to have a say in their future. This marks a significant change in approach to planning which was previously very much top-down. In the future an emergence of a bottom-up approach will be seen, starting with Local Place Plans.

## 1.3 Sources used in Secondary Analysis

MECC has analysed various sources of information and data, including:

1. Midlothian Council Performance Team: Mayfield & Easthouses Neighbourhood Profile 2016 ([https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/2016-Mayfield\\_Easthouses-Neighbourhood-Profile.pdf](https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/2016-Mayfield_Easthouses-Neighbourhood-Profile.pdf))
2. Midlothian Council Single Midlothian Plans ([https://www.midlothian.gov.uk/downloads/download/89/single\\_midlothian\\_plan\\_documents](https://www.midlothian.gov.uk/downloads/download/89/single_midlothian_plan_documents))
3. Mayfield & Easthouses Community Futures Neighbourhood Plan 2012-2017 ([https://www.midlothian.gov.uk/downloads/file/206/mayfield\\_and\\_easthouses\\_neighbourhood\\_plan](https://www.midlothian.gov.uk/downloads/file/206/mayfield_and_easthouses_neighbourhood_plan))
4. Mayfield & Easthouses Neighbourhood Plan 2019-2024 (<https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/Plan-document-2019-April.pdf>)
5. Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017 (<https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/MERoadmap-2017.pdf>)
6. Mayfield Town Centre Regeneration Masterplan 2021 (<https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/Mayfield-Town-Centre-Masterplan.pdf>)
7. Midlothian Council: A Great Place to Grow: Profile of Midlothian 2019 ([https://www.midlothian.gov.uk/downloads/file/3839/midlothian\\_profile\\_2019](https://www.midlothian.gov.uk/downloads/file/3839/midlothian_profile_2019))

8. Midlothian Council Performance Unit Midlothian: A Great Place to Grow: Profile of Midlothian 2022  
([https://www.midlothian.gov.uk/downloads/download/861/midlothian\\_profile\\_2022\\_pdf](https://www.midlothian.gov.uk/downloads/download/861/midlothian_profile_2022_pdf))
9. Midlothian Council: A Great Place to Grow: Profile of Midlothian 2021  
([https://www.midlothian.gov.uk/downloads/file/4509/midlothian\\_community\\_planning\\_partnership\\_profile\\_2021\\_pdf](https://www.midlothian.gov.uk/downloads/file/4509/midlothian_community_planning_partnership_profile_2021_pdf))

## 1.4 The Population of Mayfield & Easthouses

The population of the Mayfield & Easthouses Community Council area is approximately 7,464 according to the 2021 Census (4491 for Mayfield and 2973 for Easthouses). Midlothian Council have estimated the 2023 population of the whole Mayfield & Easthouses Community Council Ward Area at 8,315 people based on the number of residential properties in the Ordnance Survey AddressBase multiplied by an average household occupancy in Midlothian of 2.28 people per dwelling. This represents 8.65% of the total estimated Midlothian population of 96,038. A map of the Ward area is included in *Appendix 6.5* and highlights the geographical area covered by this Local Place Plan.

## 1.5 Primary Research

MECC conducted a public survey to gather the views of the community. The survey included questions provided by the Scottish Government and additional questions created by the CC to collect qualitative data. *Appendix 6.10* shows a report to the June 2003 Community Council meeting detailing position on engagement.

## 1.6 Acknowledgements

Several individuals and organisations have contributed to this Draft Local Place Plan, including Community Councillors, Mayfield and Easthouses Development Trust, Mayfield and Easthouses Youth 2000, Mayfield Scotmid (The Co-op), The Mayfield Dental Practice, Newbattle High School, Newbattle Library, and Newbattle Leisure Centre.

Gratitude is also given to Alison Challis of Midlothian Council and the Council itself for sharing valuable information gathered during related consultations.

## 1.7 This Local Place Plan and Next Steps

This is the final version of the Local Place Plan for Mayfield and Easthouses, following consultation with the community. It will now be submitted to Midlothian Council by 31 March 2024. Scottish Ministers will review the first Local Place Plans in 2026.

# 2: PLACES AND PEOPLE

## 2.1 Places

### 2.1.1 Mayfield and Easthouses Community: Two Areas

The Mayfield and Easthouses community comprises two distinct areas:

- **Easthouses** was established in the 1920s to house coal miners, many of whom came from the west of Scotland. It experienced growth in the 1950s and currently has a population of 2,973 (2021 Census).
- **Mayfield** was built in the 1950s and 60s to accommodate colliery and essential workers, in conjunction with the expansion of Easthouses. Its current population stands at 4,492 (2021 Census).

The combined population of these areas totals 7,464 (2021 Census).

### 2.1.2 Employment Landscape

Historically, the local employment landscape was heavily influenced by coal mining, directly and indirectly, over many decades. However, like the rest of the UK, the coal mining industry was discontinued for various reasons. The last coalfield in Scotland was flooded in 2002, marking the end of an era and a significant cultural shift.

Since then, residents of the Mayfield and Easthouses community have primarily found employment as sole traders, within micro-enterprises, or through commuting to work in Scotland's Central Belt, specifically in places like Edinburgh, other Lothians, and Glasgow.

Refer to *Employment Land Audit 2023* (Appendices 6.7 and 6.8) for current Employment land use.

### 2.1.3 Defining a 'Town Centre'

A misperception arose regarding the term 'town centre' in *Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017* (Source 5). It's crucial to clarify that neither Mayfield nor Easthouses is, in fact, a town, despite claims made by Understanding Scottish Places (<https://www.usp.scot/>). Furthermore, the document's focus on an entity called 'Mayfield Easthouses', which does not exist, adds to the confusion. However, the communities of Mayfield and Easthouses consistently regard the main shopping precinct as their 'Town Centre'.

Despite these issues, many aspects within *Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017* (Source 5) remain valid, utilising existing resources, strengths, and the potential of the Mayfield and Easthouses community. Diagram 8 and the Place Planning Tool are valuable references. Moreover, the core objective of this Local Place Plan is to realise the broader intention of enhancing the community's circumstances and life prospects. The rationale behind this objective will be explained in the following sections.

### 2.1.4 The Interplay Between a Place and its People

Distinguishing a place from its inhabitants is exceedingly difficult, as they share a tight and symbiotic connection. Research demonstrates the significance of this relationship. Some studies reveal how place influences people's emotional connections and self-perception. Others emphasise the enduring importance of a place where people spent their childhood, underscoring the need to foster a sense of place and agency in young individuals, which can positively impact their involvement in the community.

Effective partnerships and the empowerment of young people in their formative years are critical for cultivating a sense of place and agency. The Mayfield and Easthouses Development Trust (MAEDT) and Y2K continue to guide actions for the Mayfield and Easthouses community in respect of young people.

Despite changes since *Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017* (Source 5) was published in 2017, including organisational structures and terminologies, the overall situation in Diagram 8 remains similar. Unfortunately, conditions have worsened for the majority of community members since 2017.

## 2.2 People

### 2.2.1 Population Projections

Population projections for Midlothian consistently indicate growth, particularly among age groups 0-15 and 30-59. There's also an increase in the over 65 age group, reflecting a global trend in developed economies. The impact of new housing development on population growth is discussed in Section 4.9.

### 2.2.2 Deprivation and Health Issues

The Mayfield and Easthouses community is among the 20% most deprived areas in Scotland, according to the Scottish Index of Multiple Deprivation (SIMD). Its residents face higher risks of long-term illnesses, harmful alcohol consumption, smoking, coronary heart disease, respiratory disease, diabetes, cancer, and require multiple hospital admissions or community/residential care. Homelessness rates are expected to rise, and the local Citizens Advice Bureau has concerns about Midlothian Council's performance in addressing homelessness.



Midlothian Council ranks 21st out of 32 Scottish local authorities in the 'top' 20% on the Scottish Index of Multiple Deprivation (SIMD). The CC area includes some of the most disadvantaged areas in Scotland, plagued by systemic and long-standing disadvantages.

### 2.2.3 Analysis of Source Materials

- a) *Mayfield & Easthouses Community Futures Neighbourhood Plan 2012-2017 (Source 3)* is crucial for developing this Local Place Plan as it relies on primary data, including community surveys, focus groups, and a Community Futures Open Day. It outlines a comprehensive description of the Mayfield and Easthouses community, an Action Plan for 2012-2017 but sets no clear monitoring or evaluation mechanisms.
- b) *Mayfield & Easthouses Neighbourhood Plan 2019-2024 and Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017 (Sources 4 & 5)* draw from existing public data sources. The *Midlothian Profile 2022 (Source 8)* is based on estimated population data, not aligning with National Records of Scotland figures from the 2021 Census. *Mayfield & Easthouses Neighbourhood Plan 2019-2024 (Source 4)* focuses on closing the gap between life outcomes in the community and those across Midlothian. This poses significant challenges due to the differing goals of efficiency, reducing inequality, and improving life opportunities.
- c) Both the *Midlothian Profile 2019 (Source 7)* and *Midlothian Profile 2022 (Source 8)* use aggregate data for Midlothian, limiting the applicability to the specific CC area. Population estimates vary, with *Mayfield & Easthouses Neighbourhood Profile 2016 (Source 1)* using 2011 Census data, estimating a 4% population decline by 2021.
- d) *Midlothian Profile 2019 (Source 7)* shows a trend of rising child poverty and out-of-work benefits in the CC area, likely to continue. The population of over-65s is growing in Midlothian, in line with developed economies.
- e) The CC area has a small minority ethnic population, though slightly higher than county-wide percentages. Adult learners in ESOL (English for Speakers of Other Languages) and ALN (Additional Learning Needs) represent 18.5% of the total across Midlothian.
- f) *Mayfield & Easthouses Neighbourhood Profile 2016 (Source 1)* indicates that nearly 70% of households in the CC area experienced some level of deprivation/disadvantage according to the 2011 Census, a figure expected to have grown over the decade. Similar trends apply to economic inactivity, reliance on food banks, and homelessness.

g) *Midlothian Council Single Midlothian Plans (Source 2)* shows that the CC area residents face poorer employment opportunities, lower wages, lower life expectancy, higher elderly and disabled populations, reduced access to amenities, lower qualifications, and higher crime rates. Midlothian Council aimed to close the life outcomes gap by 2020, but no evidence suggests that this target has been met, partly due to austerity policies.

### 2.2.4 The Reality of the Community

The challenges faced by the Mayfield and Easthouses community have remained largely unchanged since the year 2000, with some even worsening. This Local Place Plan focuses on what can be done to reverse this decline and empower the community.

## 3: THE NEW DATA

### 3.1 Community Survey Overview

MECC conducted a public survey questionnaire to gauge the community's current views in 2023 and the results indicate dissatisfaction or discontent across most of the Scottish Government Indicators (14 Themes). People desire improvements in various aspects, with the *Moving Around* theme being the only exception.

### 3.2 The Scottish Government's 14 Themes

The Place Standard contains 14 themes that support the Six Qualities of Successful Places. The six qualities are list in *Appendix 6.3*. It is reasonable for the community to want to live in a 'successful place'.

#### 3.2.1 Survey Insights Overview

The survey results show that most people aren't very happy with many aspects of life in Mayfield & Easthouses. Out of 14 themes measured, 10 show people feeling dissatisfied or not happy. Three are just okay, and only one area *Moving Around* is rated quite positively. However, it's worth noting that this score doesn't dismiss significant concerns about *Public Transport*, highlighting a desire for marked improvement.

#### 3.2.2 Using the Scottish Government Themes

Although reservations were had about how the Scottish Government measured these things (Likert scale), it was thought their categories were still a good way to talk about what was found in the research. This choice helps explain the findings in a way that's clear and makes sense.



**The Themes (and scores, out of 7) are:**

1	Care & Maintenance	2.95
2	Play & Recreation	3.08
3	Streets & Spaces	3.08
4	Natural Space	3.12
5	Influence & Control	3.23
6	Feeling Safe	3.23
7	Work & Local Economy	3.29

8	Facilities & Services	3.29
9	Housing & Community	3.33
10	Social Interaction	3.48
11	Identity & Belonging	3.51
12	Traffic & Parking	3.72
13	Public Transport	3.91
14	Moving around	4.98

### 3.2.3 Analysis of Theme Scores

Looking at how people rated each theme, a clear pattern emerges. The first 10 scores are low, meaning people aren't happy about those things. The score for *Identity & Belonging* narrowly surpasses the breakpoint (3.5/7), while the subsequent scores for Themes 12 and 13 hover around a middling sentiment. Only Theme 14, *Moving Around* achieves a notably higher score. However, collectively, these findings align with previous data, reinforcing the existing understanding:

- Significant challenges constrain Mayfield & Easthouses' potential, a reality spanning back to at least 2000.
- This community faces systemic deprivation and disadvantage, compounded by social, economic, and demographic factors.
- Some pervasive attitudes and behaviours suggest a decline in confidence, identity, and culture following the local mining industry's demise and its broader implications across the UK.

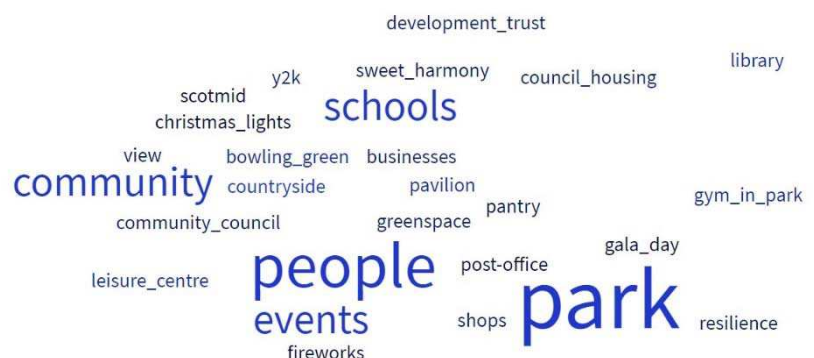
### 3.2.4 Restoring Community Pride

The Bennett Institute for Public Policy at the University of Cambridge (<https://www.bennettinstitute.cam.ac.uk/publications/pride-in-place/>) emphasises the significance of local pride in fostering community well-being. However, the absence of such pride reflects a community malaise, signalling an urgent need to revive a sense of belonging and communal pride within Mayfield & Easthouses. Addressing this challenge is paramount.

## 3.3 Open Questions

To substantiate the conclusions drawn in Section 5.1, it's essential to highlight the responses gathered from the Public Survey Questionnaire. A significant portion of the open-ended comments received were critical or expressed negative sentiments beyond the scope of the inquiries made. When prompted about 'assets, resources, or benefits' within the community, respondents voiced concerns such as inadequate transportation, limited recreational facilities, lack of employment opportunities, insufficient shopping options, healthcare deficits, and deficient public transportation routes. Additionally, comments highlighted issues with insufficient green spaces, poor infrastructure, and an overall perception of community decline.

Yet, among these critiques, respondents also acknowledged certain entities within the community as valuable assets. Institutions such as MAEDT, the Pavilion and Pantry, the Library, Leisure Centre, and the High School (collectively referred to as 'Newbattle'), along with the presence of the Community Council,



Y2K, McSence, the Community Access Team, the local Foodbank, and the Church, were identified as essential resources. These establishments not only serve as physical assets but also contribute to the community by fostering volunteerism. However, some respondents expressed dissatisfaction with staffing levels in critical areas like social work services, indicating constraints imposed by Midlothian Council's budget as a significant hindrance to community enhancement.

The survey encompassed five open-ended questions, as outlined in *MECC Local Place Plan Public Survey Questionnaire (Appendix 6.2)* (paper and online version). Analysis of the responses underscores a recurring theme: the community itself is regarded as a highly valuable asset by the residents of Mayfield and Easthouses, surpassing the perceived value of housing. In contrast, housing received numerous negative mentions, indicating widespread discontent among locals. Low ratings for *Care & Maintenance*, *Streets & Spaces*, *Natural Space*, and *Influence & Control* echo concerns raised about housing quality, issues often deliberated within Community Council meetings.

Two predominant concerns emerge: Firstly, a prevailing perception of inadequate housing, particularly in the public and voluntary sectors, including older housing stock. Secondly, widespread dissatisfaction not only with insufficient street cleaning and maintenance but also the continuous loss of green spaces and the looming issue of community coalescence.

This erosion of green spaces, coupled with the perceived community coalescence due to the number of proposed largescale housing developments connecting previously separate communities was a major contention highlighted by the 1360 letters opposing the housing development at Kippielaw Farm. Concerns extended beyond immediate development to encompass the broader issue of housing development itself, as observed in the survey responses.

In one example, a respondent under the age of 25 was representative of the views expressed by many respondents, emphasising the community's disinterest in new housing developments primarily benefiting outsiders. The focus instead gravitated towards existing housing conditions, declining facilities, and the consequential loss of green spaces affecting children's play areas. Additionally, the escalating traffic congestion raised concerns about future developments aligning with community needs, particularly considering the ageing demographic. The respondent advocated for more accessible housing options, emphasising the necessity of affordable rental accommodations over homeownership, given prevailing economic uncertainties. Furthermore, they emphasised the need for new developments to mirror existing communities in terms of housing style and considerate infrastructure planning, especially catering to elderly residents navigating adverse weather conditions.

## 4: RECOMMENDED ACTIONS

In creating the Local Place Plan for the Mayfield and Easthouses community, the following approaches and strategies will be adopted:

### 4.1 Empowering Young People

Evidence from the survey indicates the importance of creating opportunities for young people in Mayfield and Easthouses. This includes educational and employment opportunities that keep the younger population engaged, thus improving life prospects.



## 4.2 Tackling Deprivation

Addressing the issues of poverty, economic inactivity, and deprivation is of paramount importance. Actions will aim to raise income levels, improve access to education and jobs, and provide support to those facing the greatest challenges.

## 4.3 Community Engagement

Involving residents in the decision-making process and promoting community cohesion is crucial. Ensuring that the community's voice is heard will be integral to the success of this Local Place Plan.

## 4.4 Healthcare and Well-being

Providing access to quality healthcare and promoting well-being in the community will help tackle the health disparities highlighted in the Single Midlothian Plans.

## 4.5 Place-Making and Infrastructure

Improving the built environment, infrastructure, and public spaces will contribute to a more appealing and vibrant community.

## 4.6 Economic Development

Encouraging economic growth, job creation, and support for local businesses will be vital for improving the community's economic prospects.

## 4.7 Sustainability and the Environment

Efforts to promote sustainability and protect the environment will contribute to the overall well-being of the community.

## 4.8 Equity and Inclusivity

Ensuring equity and inclusivity across all actions taken will be a guiding principle in the development of this Local Place Plan.

## 4.9 Housing Development

With the completion of new housing developments at Old Newbattle High School (Cruden 79 units), Lawfield Farm (8 units – 2018VR2), Former Mayfield Inn (20 units), committed developments of the old Bryans School (72 units – H48), North Mayfield (156 units – H41), South Mayfield (439 units – H38), Dykeneuk (50 units – H49), Old Newbattle High School (Phase1 90 units), (Phase2 36 units) and forecast further developments at Scott's Caravan Park (78 units) and Kippielaw Hatchery (5 units) the overall impact will be an estimated increase in housing of around 1033 units. This equates to an increase in population for the MECC Ward Area from around 8315 currently to 10670 by the end of the MLDP2 Plan period at 2036 (Housing Land Audit (HLA), 2023).



Midlothian Housing Land Audit				
	2020	2021	2022	2023
Total Existing Housing Land Supply	11605	11449	11966	11052
Programmed Construction 2020-2026	-6609	-4500	-4303	-2528
Remaining Supply Post 2026	4996	6949	7663	8524
Proposed NPF4 Housing Target 2026-2036	8050	8050	8850	8850
Anticipated Remaining Supply Post 2026	-4996	-6949	-7663	-8524
Safeguarded Sites in MLDP	-1395	-1395	-1250	-600
Windfall Housing 2026-2036	-1250	-1250	-680	-710
Shortfall for Midlothian	Shortfall 409	Surplus -1544	Surplus -743	Surplus -984

\* Scottish Gov Estimated need for the period 2026-2036 in Midlothian is 7080 units plus 25% Flexibility Allowance = 8850 units.

\* Source of this information is NPF4/MLDP2 Committee Report Feb 2023 by Director of Place.

\* Remaining supply excludes densification of sites by developers.

\* Planners still considering adding more new sites for 2037-2046 possible MLDP3 requirements.

\* The 2023 Existing Housing Land Supply figure is 11799, reduced by 747 Constrained Units leaving an Effective Housing Land Supply of 11052 Units.

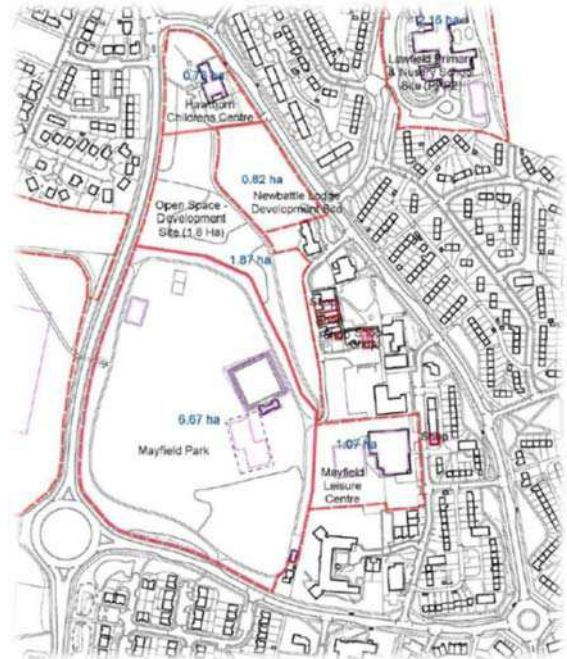
A 28% increase in the size of Mayfield and Easthouses will potentially take decades to absorb. None of these housing developments will bring any significant new amenities or new infrastructure such as roads, healthcare, retail or employment. This creates even more pressure for the redevelopment of this crumbling Town centre and for additional school capacity. Once these sites are completed there will be very little green space remaining in the community other than the two public parks. For these reasons there is considerable opposition locally across Mayfield & Easthouses (and across other CC areas) to further large-scale housing developments in MLDP2. Concerns about this have been submitted to Midlothian Council by the Midlothian Federation of Community Councils (*Appendix 6.9*). The HLA information above demonstrates that Midlothian Council is currently forecasting a surplus of 984 new houses being built in Midlothian over the MLDP2 Plan period compared to the Scottish Government's NPF4 Housing Target. Local concerns about housing development have also been recorded within responses to the Public Survey Questionnaire and discussion at Community Council meetings.



#### 4.10 Mayfield Town Centre Regeneration

The Town Centre Masterplan prepared by the In It Together Partnership (a collective of Voluntary and 3<sup>rd</sup> Sector Organisations in Mayfield & Easthouses) was formally noted, and supported, by Midlothian Council in October 2022. The importance of the Masterplan is that it addresses much more than just redevelopment of the existing townscape and built environment. Once completed, it will benefit the whole community by providing improvements in the following areas:

- Social housing improvements and additional social housing stock
- Providing a safer Mayfield & Easthouses
- Improving amenities for families and children
- Providing community services including a community hub
- Additional community spaces
- Better shopping facilities
- Job opportunities
- Improved transport Links
- Improved sense of well-being
- Pride in place



The evidence for this is documented in detail in both the *Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017 (Source 5)* and the *Mayfield Town Centre Regeneration Masterplan 2021 (Source 6)*. Improvements to the Mayfield town centre have been in the action places of the Neighbourhood plans in both recent versions (*Sources 3 and 4*).

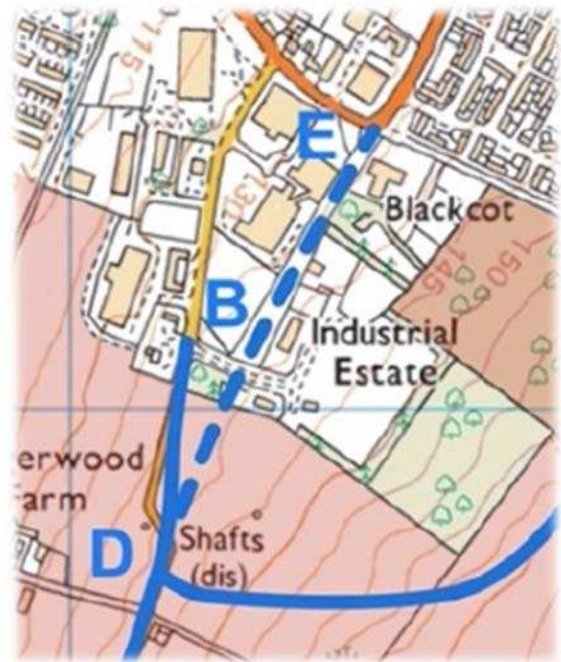
#### 4.11 School Provision

With the recent completion of Newbattle Community Campus (1), the forthcoming provision of Easthouses Primary School (2), the replacement of Mayfield/St. Lukes Primary School Campus (3) and the existing modern Lawfield Primary School (4), Mayfield & Easthouses is extremely well placed to tackle the improvements required in educational attainment.



#### 4.12 Road Improvements

Crawlees Road is currently heavily used by HGVs and School Buses and MECC believe that this should be discouraged using traffic calming and other road safety measures as this road will be a main artery within the new Lingerwood residential development. The noise survey also recognises that traffic on Crawlees Road will form a nuisance to new residents and require noise mitigation measures to be put in place. MECC do not believe that the road access through Mayfield Industrial Estate is an appropriate route for entry to a major prestigious residential development. With the recent four-fold expansion of NWH, due consideration should be given by Midlothian Council to finding a solution using the safeguarded road so that the industrial estate becomes a cul-de-sac for the benefit of the businesses located there and the safeguarded road becomes predominantly used by residential traffic. Map of the safeguarded road is in section 3.2 of *Appendix 6.13*.



This view is supported by the Council's Policy & Road Safety Consultee Response to the Lingerwood Planning Application in Principle (*Appendix 6.12*, Section 1). This report states that *"The Developer's Transport Assessment (TA) indicates that the realignment of Crawlees Road at its northern end cannot be achieved as the developer does not have control of the land required. The road corridor required to achieve this realignment has been safeguarded with the land being owned by Midlothian Council. This realignment SHOULD be formed as part of the overall development and would remove the need for the junction alterations identified for junction 2 (Suttieslea Rd/Mayfield Industrial Estate) in the TA."* In response the developer has stated that *"We would welcome clarification and/or further discussion on these matters."*

#### 4.13 Safe Routes to School

A safe route has been identified for the new Easthouses Primary school from Lothian Drive. The Council have been supportive of this route but have admitted *"...that this existing footpath is through an existing historic woodland and it would be difficult to upgrade this path to a fully DDA compliant, fully lit footpath so in the Winter months the alternative route would likely need to be used"* (Ross Irvine, November 2022). The Disability Discrimination Act (DDA) is no longer in place and has been absorbed into The Equality Act 2010. This is a key piece of antidiscrimination legislation and asks for reasonable action to provide reasonable access. If all stakeholders are involved, it is believed a consensus could be reached on an appropriate course of action. Maps of the proposed path are shown in *Appendix 6.14*.

#### 4.14 Retail in Easthouses

The shops in Easthouses were mentioned and should not be forgotten as these are important to the local residents. Little improvement has been carried out on the shopping area in over 50 years and does need investment.

## 5: CONCLUSIONS

The Mayfield and Easthouses community faces significant challenges, and many residents express dissatisfaction across various aspects of life. This Local Place Plan seeks to address these issues through a multifaceted approach, taking into consideration the unique needs and priorities of the community. By empowering young people, tackling deprivation, promoting community engagement, and addressing health and well-being disparities, the aim is to create a more vibrant and prosperous community for the future. Ultimately, the success of this plan will depend on the collaboration of various stakeholders, including residents, local organisations, and government bodies, working together to build a better future for Mayfield and Easthouses.

**Mayfield & Easthouses Community Council, 1 June 2022**  
**Proposal for the involvement of the Community Council in Local Place Planning**

**1. Community Councils**

1.1 Since their inception in 1975<sup>i</sup> and the decision to continue with them in 1994<sup>ii</sup>, **Community Councils** (CCs) have been the most local tier of *statutory representation* in Scotland. They bridge the gap between local authorities and communities and help to make public bodies aware of the opinions and needs of the communities they represent<sup>iii</sup>.

1.2 The Scottish Government's "Model Constitution" for Community Councils<sup>iv</sup> sets out core objectives for CCs:

1.2.1 to ascertain, co-ordinate and reflect the views of the community which it represents, to liaise with other community groups within the area, and to fairly express the diversity of opinions and outlooks of the people;

1.2.2 to express the views of the community to the local authority for the area to public authorities and other organisations;

1.2.3 to take such action in the interests of the community as appears to it to be desirable and practicable;

1.2.4 to promote the well-being of the community and to foster community spirit;

1.2.5 to be a means whereby the people of the area shall be able to voice their opinions on any matter affecting their lives, their welfare, their environment, its development and amenity.

1.3 However, more broadly, the Acts of Parliament governing community councils allow for them to "take any action" they deem appropriate to improve their community. There have been a number of reviews of the role of community councils in Scotland, generally emphasising their importance to democratic renewal<sup>v</sup>.

1.4 Scottish CCs do not have the right to raise funds through local taxation and are instead dependent upon local authority funding, usually for running costs only.

1.5 Since 2019, reform of the planning system in Scotland has included the setting of a Participation Statement and the development of a more consultative approach, one element of which is "introducing potential for local communities to prepare Local Place Plans, a new element of the overall National Planning Framework".

1.6 Against that background, Midlothian Council is required to

1.6.1 Publish an invitation to local communities to prepare Local Place Plans

1.6.2 Provide information on the assistance that the authority may offer to communities wishing to produce a Local Place Plan

### 1.6.3 Maintain a register of Local Place Plans.

That said, Midlothian Council “<sup>vi</sup>does not consider that this is the right time to issue an invitation to local communities to prepare [Local Place Plans]” pending further work.

## 2. Local Place Plans

The idea of Local Place Plans is a key element of the Planning Scotland Act of 2018, which amends the Town & Country Planning (Scotland) Act of 1997.

As planning authorities, Scotland’s local councils are required to publish

2.1 an invitation to local communities to prepare local place plans

2.2 a timetable and indications of assistance available to local communities to support the preparation of local place plans.

An assumption is made in setting out a framework for review of local place plans after a seven year period (Schedule 19 of the Act) that local place plans will be prepared by “a community body”. This reflects the core objectives for CCs as set out in the “Model Constitution” and underlines the significance of objective 1.2.2.

## 3. Conclusion & Recommendation/s

*Inter alia*, and given the history and nature of Community Councils, it is asserted that in Midlothian,

3.1 only the Community Councils are in a position to develop local place plans, as bona-fide “community bodies”

3.2 such a role would be consistent with the core objectives as set out in 1.2 above

3.2 the Midlothian Federation of Community Councils should represent the collective interests of the Community Councils in relation to local place plans and be at the centre of the process of review at the end of the seven-year period.

Accordingly, these points should be communicated to Midlothian Council by Chairman’s letter as soon as possible, and referred to the Federation of Community Councils for follow-up.

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<sup>i</sup> Local Government [Scotland] Act, 1973

<sup>ii</sup> Local Government etc. (Scotland) Act, 1994

<sup>iii</sup> <https://www.gov.scot/policies/community-empowerment/community-councils/>

<sup>iv</sup> <https://www.gov.scot/publications/community-councils-model-constitution/>

<sup>v</sup> <http://whatworksscotland.ac.uk/publications/strengthening-community-councils-and-democratic-renewal-in-scotland/>

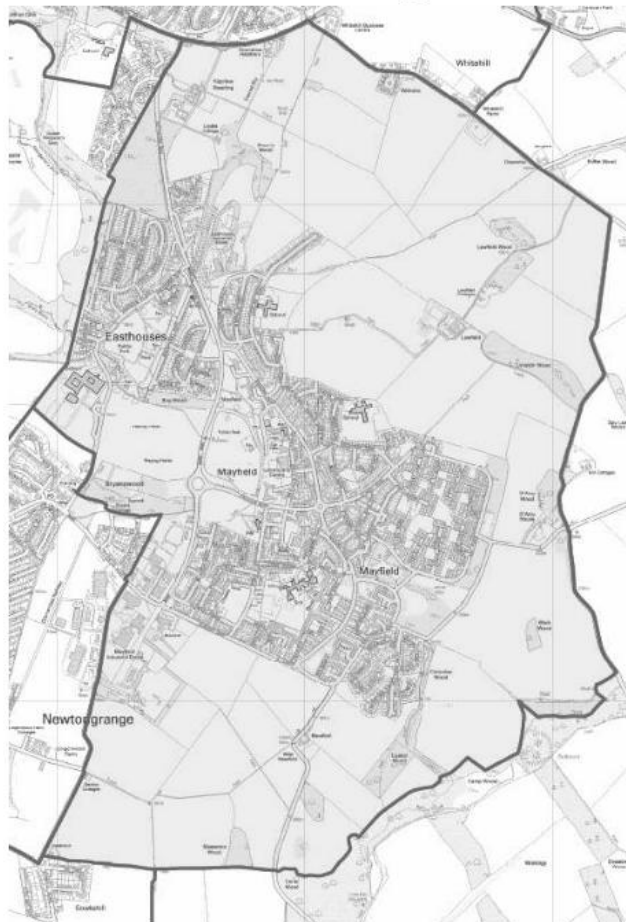
<sup>v</sup> Development Plan Scheme for Midlothian, No 12: March 2020

# Your Place Your Say!

## PLEASE HELP US DEVELOP A LOCAL PLACE PLAN FOR MAYFIELD & EASTHOUSES

- This survey is an important opportunity to express your views, hopes and concerns about the place we live in.
- It is important that we gather this information from a wide range of people who live in Mayfield & Easthouses. It will inform the development of a Draft Local Place Plan (LPP) for our community, which we will present to Midlothian Council end of October 2023. New Scottish Government procedures require that Midlothian Council takes proper account of Local Place Plans.
- Many thanks for your help with this - it is much appreciated. This survey will close on 30th September 2023. There is an online version using QR Code or direct URL:

<https://tinyurl.com/MECC-LPP-2023>



Please rate the following from 1-7,  
where **1 = Lots of room for improvement** and **7 = Very little room for improvement**

	1	2	3	4	5	6	7
1. <b>Moving Around:</b> How easy is it to move around and get to where I want to go?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. <b>Public Transport:</b> What is public transport like in Mayfield and Easthouses?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. <b>Traffic &amp; Parking:</b> How do traffic and parking affect how I move around?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. <b>Streets &amp; Spaces:</b> What are the buildings, streets and public spaces like?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. <b>Natural Space:</b> How easy is it for me to regularly enjoy natural space?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. <b>Play &amp; Recreation:</b> How good are the spaces and opportunities for play and recreation in Mayfield and Easthouses?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. <b>Facilities &amp; Services:</b> How well do services in my place meet my needs?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. <b>Work &amp; Local Economy:</b> How active is the local economy and are there good opportunities for work, volunteering and training?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9. <b>Housing &amp; Community:</b> How well do the homes here meet the needs of my community?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. <b>Social Interaction:</b> How good is the range of opportunities which allow me to meet and spend time with other people?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. <b>Identity &amp; Belonging:</b> To what extent does my place have a positive identity that supports a strong sense of belonging?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. <b>Feeling Safe:</b> How safe does my place make me feel?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13. <b>Care &amp; Maintenance:</b> How well is my place looked after and cared for?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
14. <b>Influence &amp; Sense of Control:</b> When things happen in my place how well am I listened to and included in decision-making?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



1. What do you think are the most valuable assets, resources, or benefits that Mayfield and Easthouses have, whether they are being currently utilised or not? *Examples might include housing, transport, education, jobs, recreation and amenities, shops, social support, etc.*

2. What do you see as Mayfield and Easthouses's most significant disadvantages or absence of assets or resources that limit the area's potential?

3. What do you believe should be our area's most important goals or aspirations for the future?

4. What ideas do you have for improving existing facilities? Would you be interested in joining or helping to organize any of these improvements, particularly in relation to facilities and activities that you're not currently involved in?

5. Do you have any other comments or ideas that you think we should reflect on with a view to including these in our LPP?

6. Please help us by entering your postcode

Please RETURN to a collection box

Contact us: [enquiries@mayfieldandeasthouses.cc](mailto:enquiries@mayfieldandeasthouses.cc)

# Mayfield & Easthouses Survey for Local Place Plan

0% complete

## Page 1: Tell us what you think about Mayfield and Easthouses

This survey is an important opportunity to express your views, hopes and concerns about the place we live in.

It marks a shift in Scottish Government thinking - towards "bottom-up" planning, to replace the "top-down" approach of recent decades.

A paper version of this survey will be available in most public places across Mayfield & Easthouses.

It is important that we gather this information from a wide range of people who live in Mayfield & Easthouses. It will inform the development of a Draft Local Place Plan (LPP) for our community, which we will present to Midlothian Council end of October 2023. New Scottish Government procedures require that Midlothian Council takes proper account of Local Place Plans.

Many thanks for your help with this - it's much appreciated. This survey will close on 30 September 2023.

Next >

[Finish later](#)

### Public Transport

This part of the survey uses a table of questions. [view as separate questions instead?](#)

#### 2 What is public transport like in my place?

Less info

Good public transport is affordable, reliable and well connected. This can reduce reliance on cars and encourage people to get around in ways that are better for the environment and for their health.

Think about the following when considering your rating:

- Is public transport a good option? (safe and convenient, frequent and reliable, affordable, clean and comfortable, easy to change between services)
- Can everyone use services? (wheelchairs, bicycles, prams, vision/ hearing impaired)
- Do facilities and services have what people need? (toilets, seating, shelter from weather, cycle storage, car parking, visual/ audio help points, green/ low emissions)
- Is there information on services? (easy to find, easy to use, clear and accessible)
- Does the public transport system allow people to get to where they need to go if they can't get there by walking, wheeling or cycling? (health centre, shops, to meet friends, parks)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Page 2: Easy ratings

On this page there are 14 easy questions just requiring ratings from 1 to 7.

There is opportunity to give more detailed comments on the next page, where the questions are optional.

### Moving Around

This part of the survey uses a table of questions. [view as separate questions instead?](#)

#### 1 How easy is it to move around and get to where I want to go?

Required

Less info

Pleasant and safe routes can encourage people to move around by walking, wheeling and cycling without relying on cars or public transport – this is good for health, and for the environment and air quality. This can include off-road paths, wide pavements, quiet streets with reduced speed limits, and walking and cycling routes that can be used by people in wheelchairs, mobility aids, prams or adapted bikes.

Think about the following when considering your rating:

- Are paths and routes suitable? (walk, wheel, or cycle, adapted bikes)
- Are there enough routes for people to get to where they want to go? (shops, school, work, parks, public transport)
- Are routes attractive and safe? (good surfaces, well-lit, seating, continuous, clean and clear, free from pollution, all weathers)
- Can everyone use them? (all ages and mobility, vision/ hearing impaired, pushchairs and prams, mobility aids, bikes)
- Are there any barriers? (pavement parking, traffic volume/ speed, overgrown hedges, refuse bins, lack of dropped kerbs or tactile paving, no safe crossing points, no safe mobility aid/bike parking or storage)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Traffic and Parking

This part of the survey uses a table of questions. [view as separate questions instead?](#)

#### 3 How do traffic and parking affect how I move around my place?

Less info

Traffic and parking affects how people move around. Good arrangements can help people to get the most out of their place.

Think about the following when considering your rating:

- Do people have priority over vehicles? (traffic calming measures, good pedestrian routes, safe road crossing points)
- How does traffic affect people? (congestion, speed, pollution, noise, fear of vehicles or bicycles, delivery vehicles)
- What impact does parking have? (on walking, wheeling and cycling, accessibility of pavements, attractiveness of the area)
- What is parking like? (safe and secure, in a convenient location, accessible for blue badge holders, cars/ bicycles, inconsiderate parking)
- Are there options for lower carbon travel? (car clubs, car sharing schemes, park and ride, electric vehicle charging, bike hire or bike sharing schemes)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Streets and Spaces**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**4. What are the buildings, streets and public spaces like in my place?**

**Less info**

Buildings, landmarks, greenery, views and natural landscape can help to create an attractive place that people enjoy being in. Distinctive streets and spaces can help people to find their way around, and greener streets and spaces are not just good for wellbeing but also for the environment and for biodiversity.

Think about the following when considering your rating:

- What are streets and spaces like? (welcoming, distinctive, pleasant, accessible, fun, sheltered, shaded, places to rest, adaptable)
- Are there points of interest? (local landmarks, historic features, public squares, parks and gardens, trees)
- Is it easy to find my way around? (good surfaces, visual features, well signposted, direct and easy routes to follow)
- How accessible are spaces for everyone? (pavement width, crossing points, tactile surfaces, dropped kerbs)
- Are there any challenges? (flooding, derelict buildings, vacant land, pollution, litter, lighting, busy roads, pavement clutter, illegal parking)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Natural Space**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**5. How easy is it for me to regularly enjoy natural space?**

**Less info**

Good quality natural spaces provide many benefits – improving health and wellbeing, supporting wildlife, reducing flooding, and improving air quality. This includes parks and woodlands, fields, streams, canals and rivers, the coastline, green spaces alongside paths and roads, and tree-lined streets.

Think about the following when considering your rating:

- What kind of natural spaces are there? (welcoming, easy to get to, accessible, safe and secure, well-connected, meets my needs)
- Can everyone use the spaces? (disabled people, dog walking, prams and buggies, walking and cycling, local food growing, playing, places to rest)
- Are spaces looked after? (clean, safe, in good order, community volunteers)
- What stops people using spaces? (litter, noise, dog fouling, surface mud/ dirt, air quality, flooding, no seating, overcrowding, no toilets)
- How can natural spaces work better for us? (drainage, rewilding, protect and encourage wildlife and nature, tree planting, cleaner air, shade)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Play and Recreation**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**6. How good are the spaces and opportunities for play and recreation in my place?**

**Less info**

Play and recreation can improve the quality of our lives and our health and wellbeing. Good opportunities for play are essential for children's development. Places with a range of formal and informal indoor and outdoor spaces and events encourage children, teenagers and adults to play and to enjoy leisure, culture and sporting activities.

Think about the following when considering your rating:

- What opportunities are there? (play, sports, culture, arts, leisure)
- Are there places that everyone can enjoy? (children and young people, adults and older people, non-disabled and disabled, vision/hearing impaired, locals and visitors)
- Are spaces and facilities well used? (easy to get to, free or affordable, safe and well maintained, fun and welcoming, different times of day or year)
- How else could we make the most of what we have? (streets close to home, vacant and derelict land, playgrounds, natural spaces, libraries and public buildings, hosting activities and events)
- Are there any issues? (access, location, lighting, noise, cost, public toilets, traffic, weather, play not welcomed by the community)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Facilities and Services**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**7. How well do services in my place meet my needs?**

**Less info**

When facilities and services in a place, such as schools, doctors, shops, libraries, social care and community groups are easy to access locally, this can help people to live independent, healthy and fulfilling lives. It can be difficult for some people where there is a lack of local facilities, the quality of those facilities is poor, or where the services and support available in the community is limited.

Think about the following when considering your rating:

- What facilities and services are there? (schools and education, health facilities, social care, shops, library and culture, community centres and halls, recycling and repair, healthy food, leisure, gas, electricity and water)
- What other support is available? (charities and clubs, welfare support, community food groups, places of worship, housing and employment advice)
- Do the facilities and services meet local needs, now and in the future? (affordable, all ages, different needs and abilities, responsive to emergencies)
- Are facilities and services easy to get to and use? (within a reasonable walking, wheeling or cycling distance, for disabled people, available online, linked to other services)
- Are there other barriers for people? (unwelcoming, limited healthy choices, language, internet access)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Work and Local Economy**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**8. How active is the local economy in my place and are there good opportunities for work, volunteering and training?**

**Less info**

A strong local economy with a mix of businesses can help to make places feel active and attractive – most people enjoy spending time in lively places. Access to good quality jobs, volunteering and training can help us to stay active and healthy, provide social connections, a sense of identity and satisfaction, and an income where paid.

Think about the following when considering your rating:

- Is there an active local economy? (able to spend locally (shop/ eat/ drink), mix of businesses, including local and community-owned, opening days/ times)
- Is there work available in the local area for those that want it? (a mix of jobs, paid work and volunteering, temporary and permanent, seasonal and part-time positions)
- Are there opportunities for people to build skills? (education, training or retraining, community work, local or accessible nearby)
- What support is available? (for people with different needs, employment advice, starting and growing a business, childcare, travel)
- Are there any challenges? (pollution, noise, reliance on a few major employers, broadband, working conditions, closed businesses)
- How does the local economy affect how I feel about my place? (thriving or declining, lots of activity or empty streets, boarded up or attractive buildings)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Social Interaction**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**10. How good is the range of opportunities which allow me to meet and spend time with other people?**

**Less info**

Good places have a mix of spaces and opportunities to meet and spend time with other people. Some places also have active websites or social media networks to help people meet and take part in the local community. Feeling isolated can be damaging to our health and wellbeing.

Think about the following when considering your rating:

- Where do people get together? (local halls and centres, schools, places of worship, food and drink outlets, streets, outdoor seating, online)
- How do people find out what's happening? (friends/ family/ neighbours, social media, advertising and posters, local radio and newspapers)
- Can everyone join in and mix? (accessible, friendly, inclusive, welcoming, free or affordable, digital access and skills)
- Is there a mix of activities? (indoor and outdoor groups, kids clubs and pensioner clubs, community activities, events, specialist groups)
- Would people come together in a crisis? (networks, support groups, resources)
- Are there any gaps? (type of activities, type of spaces, use of spaces)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Housing and Community**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**9. How well do the homes in my place meet the needs of my community?**

**Less info**

Good places have a mix of housing in attractive, safe and connected communities for different types of families and people. Where we live and call home affects our health and wellbeing.

Think about the following when considering your rating:

- Is there a good mix of housing types? (different sizes, various prices, privately owned, rented, specialist housing, supported living, multi-generational)
- Are residential areas attractive? (well maintained homes, private and community gardens, well laid out, communal areas)
- Are homes and places able to adapt to changing circumstances? (changing climate, population changes, global health challenges, energy efficiency)
- Is there a good community spirit? (local activities and events, friendly neighbours, welcoming neighbourhoods, intergenerational mixing)
- Are there any challenges? (damp/ draughty homes, secure boundaries, flooding, noise and disturbance, homelessness, anti-social behaviour, no storage)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Identity and Belonging**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**11. To what extent does my place have a positive identity that supports a strong sense of belonging?**

**Less info**

How a place looks, its history and what other people think of it can affect how we feel. A positive identity can also attract people and businesses to move into an area.

Think about the following when considering your rating:

- How strong is the sense of identity and belonging? (pride, neighbourliness, traditions, local groups)
- How does the community celebrate? (history/ heritage/ arts/ music/ culture, sports, public events, social media, our uniqueness, our inclusiveness)
- How involved are people in the community? (volunteering, sharing experiences, support networks, different groups, come together in a crisis)
- How welcoming are people in this place? (friendliness, tolerance and openness, all ages and ethnicities, for disabled people, language, culture)
- What do others think of the place and community? (reputation, profile, community)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Feeling Safe**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**12. How safe does my place make me feel?**

[Less info](#)

How safe a place feels can support community activity, affect people's wellbeing and influence how and where we spend our time. Good design and maintenance can make places feel safe by reducing crime and antisocial behaviour.

Think about the following when considering your rating:

- Does everyone feel safe in our place? (daytime, evening and night-time, children and teenagers, adults and older people, women)
- Are there physical barriers or areas that feel unsafe? (lighting, derelict buildings, empty homes, vacant land, flooding, clean/ clear paths, flooding)
- Are there social issues? (freedom of speech, anti-social behaviour, hate crime, inequality, lack of diversity)
- How do we share our concerns? (neighbourhood watch, reporting crime, social media)
- Are there other issues? (litter and graffiti, hidden or unreported crimes, unsafe at specific times/ certain places, traffic speed and volume)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Influence and Sense of Control**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**14. When things happen in my place how well am I listened to and included in decision-making?**

[Less info](#)

Having a voice in decision-making can help to build stronger communities and better places. Having a sense of control can make people feel positive about their lives.

Think about the following when considering your rating:

- Does the community have a voice? (confidence to take part, getting involved, influencing decisions, doing things ourselves, do we know and successfully exercise our rights)
- Is the community listened to? (are our needs understood, who do we talk to, how are we consulted, more or less consultation)
- Are there effective local groups? (community council, residents' association, business groups, charities or lobby groups, building/ user forums, social media)
- Do I feel able to take action on my own or with neighbours? (litter picking, local improvements, working together to take action)
- Are there barriers for some people? (clear language, online/ digital tools, hearing/ vision needs, disabled people, can everyone take part)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[Previous](#)

[Next](#)

**Care and Maintenance**

This part of the survey uses a table of questions. [view as separate questions instead?](#)

**13. How well is my place looked after and cared for?**

[Less info](#)

Places that are cared for can make us feel positive and secure, while those that are not looked after properly can affect people's wellbeing.

Think about the following when considering your rating:

- Are buildings, streets and spaces maintained? (clean and safe, quick repairs, loved and cared for, accessible to everyone)
- Who helps to maintain our place? (council, community, businesses, others)
- Are there any challenges? (litter and fly-tipping, vandalism, pavement surfaces, changes to services, flooding, extreme weather)
- Do we report issues? (who to, online or to a person, is it easy, how responsive, does this lead to action)
- What are local services like? (cleaning, recycling, property maintenance)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Mayfield & Easthouses Survey for Local Place Plan**

65% complete

Page 3

**15. What do you think are the most valuable assets, resources, or benefits that Mayfield and Easthouses have, whether they are being currently utilised or not? Examples might include housing, transport, education, jobs, recreation and amenities, shops, social support, etc.**

**16. What do you see as Mayfield and Easthouses's most significant disadvantages or absence of assets or resources that limit the area's potential?**

**17. What do you believe should be our area's most important goals or aspirations for the future?**

18. What ideas do you have for improving existing facilities? Would you be interested in joining or helping to organize any of these improvements, particularly in relation to facilities and activities that you're not currently involved in?

19. Do you have any other comments or ideas that you think we should reflect on with a view to including these in our LPP?

20. Please help us by entering your postcode \* Required

Your answer should be no more than 10 characters long.

[< Previous](#)

[Finish](#) ✓

[Finish later](#)

## Mayfield & Easthouses Survey for Local Place Plan

100% complete

### Final page

Many Thanks for Your Help with This. You have helped to influence the local planning policy.

## Annex D – Six Qualities of Successful Places

### 1. Healthy: Supporting the prioritisation of women’s safety and improving physical and mental health

Designing for:

- **lifelong wellbeing** through ensuring spaces, routes and buildings feel safe and welcoming e.g. through passive surveillance and use of physical safety measures.
- **healthy and active lifestyles**, through the creation of walkable neighbourhoods, food growing opportunities and access to nature and greenspace
- **accessibility and inclusion** for everyone regardless of gender, sexual orientation, age, ability and culture
- **social connectivity** and creating a sense of belonging and identity within the community
- **environmentally positive places** with improved air quality, reactivating derelict and brownfield land, removing known hazards and good use of green and blue infrastructure

### 2. Pleasant: Supporting attractive natural and built spaces

Designing for:

- **positive social interactions** including quality of public realm, civic spaces, streets and ensuring a lively and inclusive experience
- **protection** from the elements to create attractive and welcoming surroundings, including provision for shade and shelter, mitigating against noise, air, light pollution and undesirable features, as well as ensuring climate resilience, including flood prevention and mitigation against rising sea levels
- **connecting with nature** including natural landscape, existing landforms and features, biodiversity and eco-systems, integrating blue and green infrastructure and visual connection
- **variety and quality** of play and recreation spaces for people of all ages and abilities
- **enjoyment**, enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings

### 3. Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Designing for:

- **active travel** by encouraging more walking, wheeling and cycling together with reliable, accessible, public transport and shared transport hubs that allow for simple modal shifts
- **connectivity** including strategic cycle routes, local cycle routes, footpaths, pavements, active travel networks, desire lines, destinations, permeability, accessibility and catering for different needs and abilities
- **convenient connections** including local and regional interconnection, infrastructure, sustainable travel, interchange between public transport and active travel and supporting easy modal shifts in transport
- **pedestrian experience** including safe crossing, pedestrian priority, reduced vehicular speed and noise, inclusive design and surfaces, assistive technology, reduced street clutter, catering for suitable vehicular parking and management of loading/unloading and deliveries and refuse collections

#### 4. Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity

Designing for:

- **scale** including density, building heights, massing, orientation, building lines and legibility
- **built form** including mix of typologies, types, uses, sizes and tenures
- **sense of place** including design influences, architectural styles, choice of materials and finishes, detailing, landscape design, active frontages and cultural context

#### 5. Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions

Designing for:

- **transition to net-zero** including energy/carbon efficient solutions, retrofitting, reuse and repurposing and sharing of existing infrastructure and resources
- **climate resilience and nature recovery** including incorporating blue and green infrastructure, integrating nature positive biodiversity solutions
- **active local economy** including opportunities for local jobs and training, work spaces, enabling working from home, supporting community enterprise and third sector
- **community and local living** including access to local services and facilities, education, community growing and healthy food options, play and recreation and digital connectivity

#### 6. Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

Designing for:

- **quality and function**, ensuring fitness for purpose, design for high quality and durability
- **longevity and resilience** including recognising the role of user centred design to cater for changing needs over time and to respond to social, economic and environmental priorities
- **long-term maintenance** including effective engagement, clarity of rights and responsibilities, community ownership/stewardship, continuous upkeep and improvements

### Place Standard Tool and the delivery of successful places

The Place Standard contains 14 themes that support the Six Qualities of Successful Places, providing a consistent framework to consider and to assess the quality of new and existing places. The Place Standard tool Design Version is specifically created to support the consideration of development planning and design within the framework of the 14 Place Standard themes and to deliver on the Six Qualities of Successful Places.



## 8 Settlement Statements

### Mayfield/ Easthouses

#### Background

**8.2.26** The settlements of Mayfield and Easthouses were both developed to serve the mining industry. Easthouses is one of the oldest mining villages in Scotland, built in the early 1900s, whilst Mayfield was constructed in the 1950s to serve the expanding coal industry, including the Lady Victoria coalmine. This has influenced the style of building, settlement form and provision of community facilities, and has resulted in two distinct communities with a shared mining heritage. The settlements are located on the north-west facing slope of the Lawfield/ D'Arcy ridge. Some of the built-up area is on relatively high ground, and likely to be the extent of development in such areas. The settlements have a high proportion of housing originally built for social rent, and a significant amount of Midlothian's medium-rise flatted properties.

**8.2.27** There has been long-standing support for the expansion of Mayfield, south and south west, for predominately private housing, alongside a new distributor road, and this will provide the opportunity to create better links for the community and access to improved transport, including the Borders Railway. This housing development has stalled, but remains a priority for Mayfield, and this committed development continues to be supported by the MLDP. The Council will work with the landowner/ developer to support delivery of this development, including a requirement for investment in improved transport and community facilities. This may result in changes to the final layout/ development programme from the approved development brief. However, there will be a number of principles which must be adhered to, to ensure the wider Mayfield community benefits from this investment.

**8.2.28** Due to the scale of undeveloped but committed development land, the MLDP identifies no additional sites for housing.

#### Infrastructure and Community Facilities

**8.2.29** Mayfield and Easthouses have three primary schools: the combined Mayfield non-denominational and St Luke's RC primary schools on a campus located alongside Mayfield library; and the recently constructed Lawfield PS. To meet the needs of the Mayfield and Newtongrange committed development sites, a requirement, and provisional site, for a new primary school had been identified. This school will be needed once there is a sufficient scale of development on the committed development sites, and will be provided through developer contributions. Secondary

education is provided at Newbattle Community High School, which is to be replaced on land adjacent to the current school site. Developer contributions will be sought for additional capacity required from all new housing developments. There is a leisure centre and library serving these communities. Newbattle Health Centre, which was recently rebuilt, has sufficient capacity to meet the needs of the expanding communities.

**8.2.30** Mayfield town centre provides for local shopping needs, but supermarkets outside Mayfield and Easthouses are widely used. It is unlikely that there will be significant demand for additional retail floorspace to locate in these settlements, however the MLDP safeguards Mayfield town centre and supports environmental improvements where needed. In addition, the MLDP support for the committed Mayfield housing sites, with associated distributor road, will improve access to the A7 at Stobhill, and there is MLDP support for a new superstore in this wider location. The expectation is that the distributor road will provide for a public transport link, and consequently Mayfield will have improved access to a wider range of retail facilities, and consequently job opportunities.

#### Environment

**8.2.31** Parts of Mayfield are of relatively high density, and development is located on sloping ground at elevated levels, resulting in Mayfield being prominent from distant views. It is important that there is compensation in terms of public open space and landscaping to improve the environment for residents, and for the setting of the settlement, including from longer views. There may be limited opportunities to implement such improvements within existing built-up areas; however, committed development sites can provide the scope to introduce such improvements. In some locations this will also reduce the impression of coalescence between built-up areas. Masterplans, development briefs and planning applications should give consideration to achieving environmental improvements which will have wider benefits, including delivering green networks.

#### Key Issues

**8.2.32** The following are identified as the key issues facing the Mayfield and Easthouses area, considering commitments from previous Local Plans; the impact of development on the area; and the aspirations of the local community:

- Providing for a range of housing, in terms of tenure, density and size
- Need to improve access to services and employment

## Settlement Statements 8

- Impact on the environment of relatively dense development on a sloping setting
- Potential coalescence of built-up areas
- Importance of retaining and enhancing the core path network into the countryside ('neighbourhood planning' issue)
- Need to improve Mayfield town centre and foster community cohesion between existing and new housing areas ('neighbourhood planning' issue)

**Key Planning Objectives**

- Support the development of committed sites, along with the associated transport and community infrastructure
- Support environmental improvements, including Mayfield town centre and provision of green networks

**Contribution to Settlement Strategy**

**8.2.33** To meet the requirements of the SESplan spatial strategy, the MLDP expects the delivery of the existing committed development land as set out below. The MLDP allocates no additional development sites in Mayfield/ Easthouses.

**Committed Development**

Site Ref	Site Name	Outstanding Capacity	Expected Contribution up to 2024
h38	South Mayfield	439	200
<i>Development Considerations</i>			
Site allocated in MLP 2003 (site U); part of site under construction but majority of site still to be brought forward. There is a development brief for the site (and sites h34 and h35 in Newtongrange) which requires to be revised or replaced. The design and layout of development should also relate to adjacent site h49 at Dykeneuk. The developer has experienced difficulty in bringing forward a			

Site Ref	Site Name	Outstanding Capacity	Expected Contribution up to 2024
development which satisfies the development brief, due to the difficult ground conditions and there is a need for a committed effort to resolve these difficulties to ensure housing is delivered on this site (and neighbouring committed land) to contribute to housing land requirements. However, it is recognised that the difficulties may take time to resolve and, for this reason, it is unlikely that the site will be fully developed within the plan period. The development site includes a site for a primary school. There will be a need for additional capacity for both primary and secondary education. Some capacity is available at Mayfield PS, but the new primary school will be required to serve much of this site, along with h49 (and the Newtongrange sites of h34 and h35). Secondary education will be provided at Newbattle Community High School, which will be rebuilt during the plan period. Developer contributions will be sought for education provision. There is a requirement for two new/ improved roads serving this site (along with h34, h35 and h49), which will ensure connectivity for Mayfield and Newtongrange (upgrading of B6482 (Blackcot to Gowkshill); and new distributor road (Bogwood Road to B6482)). It is important that development includes substantial landscaping, including on the periphery, to minimise the impact of development on this prominent site. This landscaping can be incorporated into the green network in this location. There will be a requirement for improvements to community facilities, to address the impact of this scale of development. This may be provided in association with new school provision, and developer contributions will be sought.			
h41	North Mayfield	63	63
<i>Development Considerations</i>			
Site allocated in MLP 2003 (site X). The site is in an elevated location, and its development will need to avoid the highest parts of the site and to provide substantial perimeter planting to create a long-term settlement edge. Access will be taken through a neighbouring consented social housing site (Oak Place); however, the layout and access options should consider the relationship with the committed housing site at Bryans (h48) to deliver a better design/ layout solution. Additional capacity will be required at Lawfield PS and Newbattle Community HS for which developer contributions will be sought.			

## 8 Settlement Statements

Site Ref	Site Name	Outstanding Capacity	Expected Contribution up to 2024
h48	Bryans, Easthouses	65	65
<p><i>Development Considerations</i></p> <p>Site allocated in MLP 2008 (site H4). The site is a brownfield opportunity (resulting from re-provisioning of Bryans PS on a new site as Lawfield PS). Local access issues will require consideration, however there is potential to address access in association with the neighbouring North Mayfield (h41) site. Additional capacity will be required at Lawfield PS and Newbattle Community HS for which developer contributions will be sought.</p>			
h49	Dykeneuk, Mayfield	50	50
<p><i>Development Considerations</i></p> <p>Site allocated in MLP 2008 (site H7). The housing development should be restricted to the northern part of the site with the remainder being utilised for community woodland with public open space and footpaths linked where possible to the local access and wider core paths network in order to promote public access between the urban areas and the surrounding countryside. The design and layout of the site and delivery of the development should be brought forward within the context of the development brief for the adjoining committed development sites (h34, h35 and h38) or any revised or replacement development brief for the area. The site will benefit from the planned improvements to the local roads (upgrading of B6482 (Blackcot to Gowkshill) and the new distributor road (Bogwood Road to B6482)) and appropriate developer contributions will be sought towards these. Additional capacity will be required for primary and secondary schools for which developer contributions will be sought.</p>			

Table 8.12 Mayfield/Easthouses Committed Development

### Implementation

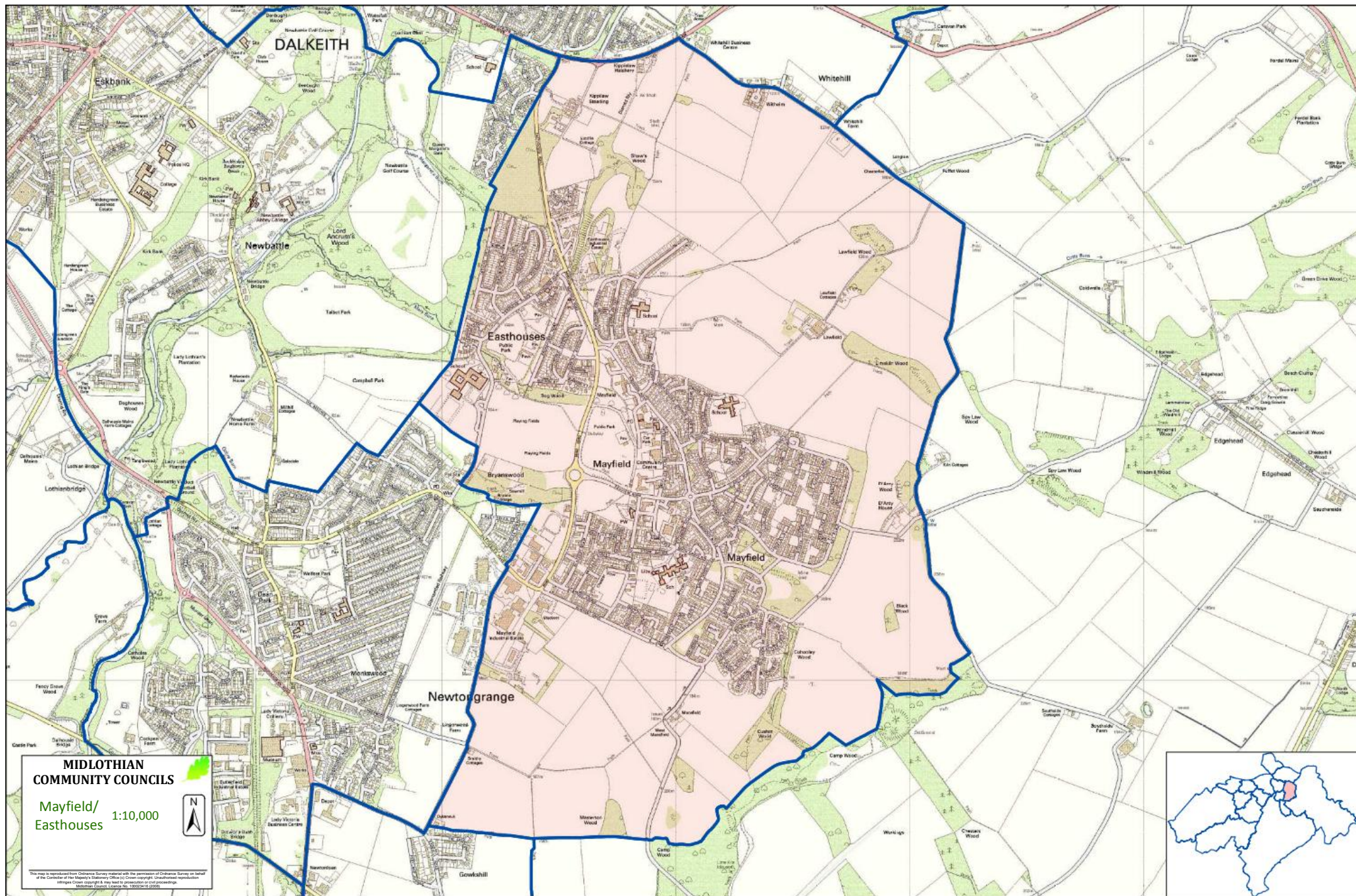
**8.2.34** The following infrastructure or other developer contributions will be required. Further details are provided in the section 75 agreements for those development sites with planning approval (where relevant) and in the Implementation section of this Plan (policies IMP1 and IMP2). Also refer to the *Developer Contributions Supplementary Guidance*.

Requirement	Relevant Site
<b>Transportation</b>	
Borders Rail	h48; h49
Upgrading of B6482 (Blackcot to Gowkshill)	h38; h49
Distributor road (Bogwood Road to B6482)	h38; h49
Access improvements, including footpaths and cycleways	h38; h41; h48; h49
Reference should be made to paragraph 4.5.8 of this Plan with respect to cross-boundary strategic transport infrastructure (subject to outcome of Transport Scotland study)	h38; h49
<b>Education</b>	
New primary school at South Mayfield	h38; h49
Additional capacity at Lawfield PS	h41; h48
Additional capacity at Newbattle Community High School	h38; h41; h48; h49
Additional capacity at denominational secondary school	h38; h41; h48; h49
<b>Green Network/ Landscaping</b>	
Structure landscaping and open space (as per planning consent/ masterplans/ section 75 agreement)	ALL
New green network links	h38; h49

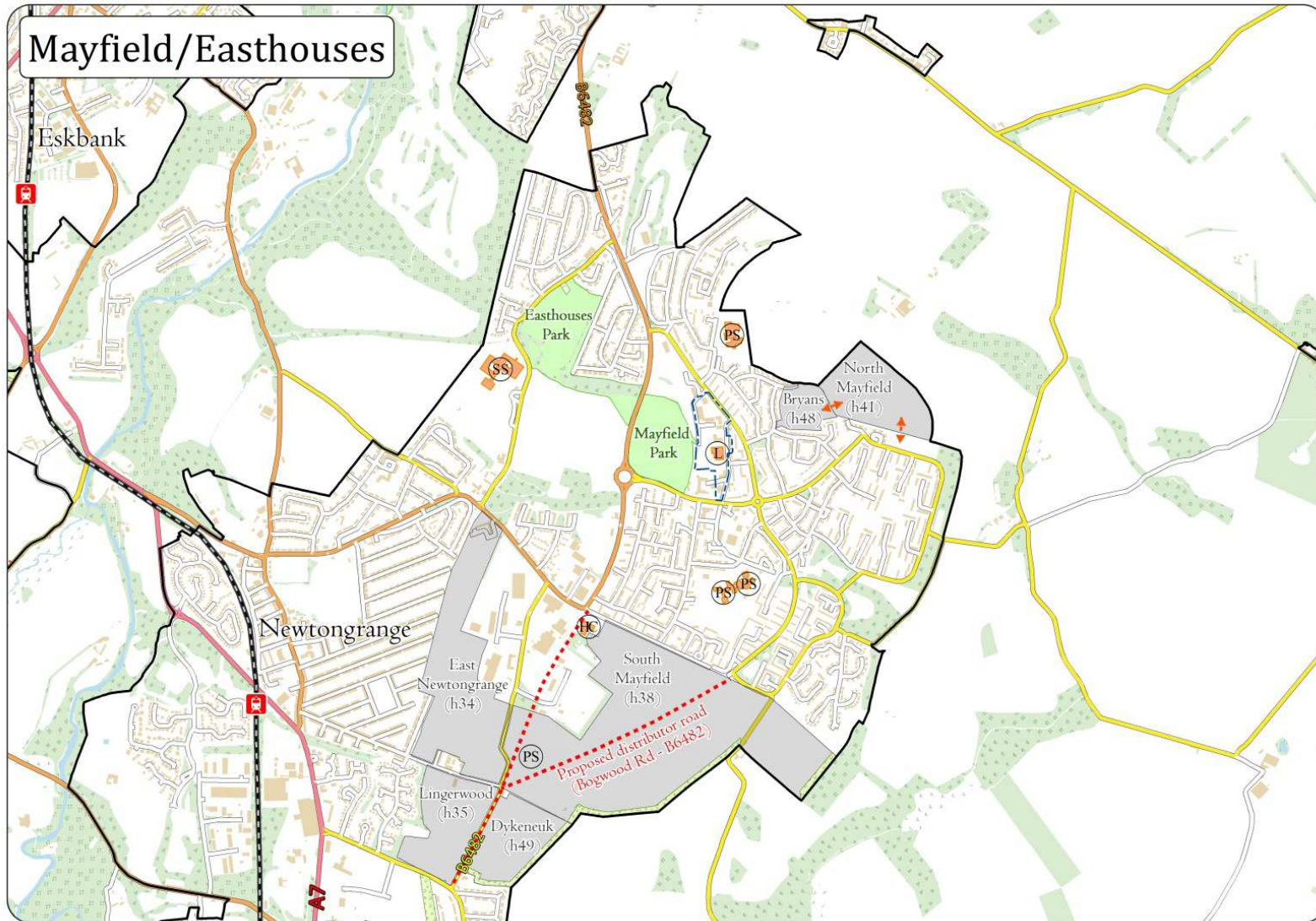
## Settlement Statements 8

Requirement	Relevant Site
<b>Other Requirements</b>	
Affordable housing (as per policy/ section 75 agreement)	h38; h41; h48; h49
Improved library provision	h38
Contribution to community/ leisure facility	h38
Improvements to Mayfield town centre	h38; h41; h48; h49
Water and drainage infrastructure (as required)	ALL

Table 8.13 Mayfield/Easthouses Implementation Requirements



## 8 Settlement Statements



Mayfield/Easthouses Settlement Statement map

6.9 - Easthouses Industrial Estate



Site reference: e18  
Settlement: Easthouses  
Grid reference: NT 34656 65829  
Gross site area: 1.83ha  
Gross vacant land: 0.03ha  
Suitable use class(es): class 5  
Neighbouring land use class(es): class 9  
Availability: fully occupied

Comments on constraints: none

Site notes:

- The majority of this site is used as a car breakers yard and for vehicle scrappage and maintenance;
- This site has become fully occupied since the last ELA was published in March 2022 and construction has started on a building at the south of the site.

## 6.19 - Mayfield Industrial Estate



Site reference: e17

Settlement: Mayfield

Grid reference: NT 34244 64268

Gross site area: 23.83ha

Gross vacant land: 2.41ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 2 and 9

Availability: minor constraints

Comments on constraints:

- Potential uses at this site must be mindful of neighbouring residential areas;
- The site is some distance from the A road network and access is via a busy junction with the B6482 Suttieslea Road;
- There are multiple water and wastewater assets within this site.

Site notes:

- The land to the south and east of this site is allocated for housing and an application was minded to be consented at the Council's February 2023 Planning Committee (22/00027/PPP). The MLDP supports road realignment and the formation of a new distributor road through part of that housing allocation (see LDP page 108) and the application's layout follows this;
- Housing application 22/00597/PPP is pending at the time of writing and includes the vacant land at the north east of this site;
- Applications 22/00719/DPP and 22/00898/DPP are for retrospective consent for waste activities at the south west of this site and were both submitted since the publication of the last ELA.



**From:** Midlothian Federation of Community Councils <[federation@midlothiancommunitycouncils.org.uk](mailto:federation@midlothiancommunitycouncils.org.uk)>

**Sent:** Monday, November 13, 2023 9:26 PM

**To:** 'Peter Arnsdorf ([peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk))' <[peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk)>

**Cc:** [bryan.pottinger@midlothian.gov.uk](mailto:bryan.pottinger@midlothian.gov.uk); [Colin.Cassidy@midlothian.gov.uk](mailto:Colin.Cassidy@midlothian.gov.uk); [connor.mcmanus@midlothian.gov.uk](mailto:connor.mcmanus@midlothian.gov.uk); [david.virgo@midlothian.gov.uk](mailto:david.virgo@midlothian.gov.uk); [Debbi.McCall@midlothian.gov.uk](mailto:Debbi.McCall@midlothian.gov.uk); [derek.milligan@midlothian.gov.uk](mailto:derek.milligan@midlothian.gov.uk); [Dianne.Alexander@midlothian.gov.uk](mailto:Dianne.Alexander@midlothian.gov.uk); [douglas.bowen@midlothian.gov.uk](mailto:douglas.bowen@midlothian.gov.uk); [ellen.scott@midlothian.gov.uk](mailto:ellen.scott@midlothian.gov.uk); [kelly.drummond@midlothian.gov.uk](mailto:kelly.drummond@midlothian.gov.uk); [kelly.parry@midlothian.gov.uk](mailto:kelly.parry@midlothian.gov.uk); [margot.russell@midlothian.gov.uk](mailto:margot.russell@midlothian.gov.uk); [Pauline.Winchester@midlothian.gov.uk](mailto:Pauline.Winchester@midlothian.gov.uk); Peter Smail <[Peter.Smail@midlothian.gov.uk](mailto:Peter.Smail@midlothian.gov.uk)>; [russell.imrie@midlothian.gov.uk](mailto:russell.imrie@midlothian.gov.uk); Stephen Curran <[stephen.curran@midlothian.gov.uk](mailto:stephen.curran@midlothian.gov.uk)>; Stuart McKenzie ([Stuart.McKenzie@midlothian.gov.uk](mailto:Stuart.McKenzie@midlothian.gov.uk)) <[Stuart.McKenzie@midlothian.gov.uk](mailto:Stuart.McKenzie@midlothian.gov.uk)>; [willie.mcewan@midlothian.gov.uk](mailto:willie.mcewan@midlothian.gov.uk)

**Subject:** MLDP2 New Housing Allocations

**To:** Head of Planning, CC: All Members of Midlothian Council

**From:** Robert Hogg, Chair, Midlothian Federation of Community Councils  
(on behalf of all Midlothian Community Councils)

## MLDP2 New Housing Allocations

The Midlothian Federation of Community Councils has given serious consideration to the issue of further new housing sites being allocated in MLDP2. All but one Community Council are of the view that they don't want any more major new sites allocated, or safeguarded, for further housing development beyond those already included in the current adopted Local Plan.

Our reasons for not wanting any major new allocations are:

1. The additional Capital and Revenue costs to the Council for Schools, Roads, other infrastructure, public services, etc will create serious financial problems for Midlothian Council.
2. More houses are not required because we have a **surplus** from MLDP1 (currently 743 units across Midlothian).
3. We need to build out the existing committed sites in MLDP1 before considering further growth, which may not actually turn out to be required.
4. Developers will use the inclusion of new sites in MLDP2 to bring applications forward ahead of committed sites where they see a commercial advantage. Applications will be difficult to refuse when the land is zoned/safeguarded for housing and therefore Councillors will be under pressure to approve these or risk losing at appeal.
5. The surplus of new housing included in MLDP1 does not take account of the impact of densification on committed sites or delays in the existing build programme when forecasting the need for additional provision. In some cases densification can be as much as 200% of the site capacities used in the Local Plan/Housing Land Audit thus further reducing the need for new sites.
6. The allocation of new sites in MLDP2 to satisfy possible MLDP3 needs would be absurd. Attempting to plan for the period 2036-2046 at this stage simply has too many variables and uncertainties to be able to predict the situation in the run up to 2046.

7. Local Place Plans should take priority in the preparation of MLDP2. Unless an LPP specifically seeks more new housing, then the presumption should be against any new allocations being included.
8. There may be a desire for smaller new sites of less than 20 units in specific Community Council Wards in order to satisfy a local need for specific types of housing on gap sites or brownfield sites. If this is the case, then these needs will be identified in the relevant Local Place Plan.
9. The view of the single dissenting Community Council was that, while they share concerns over the impact of additional housing on local infrastructure, they believe there is still a need for properly affordable housing, particularly for young people starting out on the housing ladder. They would also like to see a dialogue with Planning Officers on the types of housing that are approved and whether they are appropriate for their community.

Robert Hogg

## Mayfield and Easthouses Community (MAECC) Minutes of meeting 7 June 2023 7pm - Meeting held in Mayfield Church

### ATTENDEES

Robert Hogg (Chair, CC), Judy Thomson (Treasurer), Stuart McKenzie, Theresa Morrison, George Jackson, Craig Gallier, Stephen Liddell, Peter Smaill, Sharon Hill, Bryan Pottinger, Michael Hogg, Susan Ryan, Jennifer Allison, Laura D'Arcy, Eileen Kerr, Arthur Blackhurst, Cal Haston

### Apologies

Brian Martin, Tracylee Armit

#### 1. Welcome and apologies

RH welcomed everyone to the meeting and noted apologies (documented above). He suspended normal business for a presentation about the new Easthouses Primary School, by Council Officers, emphasising its inclusivity and open nature.

- Questions were raised and answered regarding security, subsidence, footpaths, catchment areas, maintenance strategy, solar panels, and pupil capacity.
- It was mentioned that local people, including apprentices, would be employed for the project.
- Jennifer Allison introduced herself as the Head Teacher of the new school and expressed excitement about the upcoming developments.

Review of previous meeting minutes:

- RH read out the minutes from the last meeting.
- MH enquired about any updates on a new Community Police Officer, the traffic report, and issues related to NWH.
- RH shared the changes made to Midlothian Community Officers, reducing the number from 9 to 6.
- MH suggested requesting a meeting with the police to discuss their attendance at community meetings.
- Ongoing discussions with NWH were mentioned, and SL presented a report from environmental health stating that NWH is in breach of regulations regarding noise and dust.
- It was recommended that surveys be carried out by NWH before submitting them to the council.
- A survey measuring speed between Kippielaw and the Steading was conducted by the council for a week. The report provided raw data, making it challenging to analyse. However, it was noted that the majority of drivers maintained speeds between 30 mph and 40 mph, with some reaching 65 mph. This route is a major commuter road.
- The opinion was expressed that implementing a 20 mph limit would likely be more challenging than the existing 30 mph limit, considering the safe routes for school policy.
- It was mentioned that Lloyds Chemists now have new owners, but assurances were given that there would be no staff layoffs and minimal changes.
- The minutes from the last meeting were approved by CG and seconded by SL.

## 2. Police Report

Robert Hogg presented the May police report. Updates on CCTV installation were requested, with hopes that the installation would be completed within the current year.

- Local Resident, Eileen Kerr, raised concerns about the increasing number of bikes being driven in the area. RH advised calling the police immediately when such incidents occur and stated that he would highlight the issue again.
- The problem of dumped cars in lock-up garages was raised; this has been reported to the council multiple times without any action taken.
- Eileen expressed uncertainty about where to send the complaints, and RH offered to have them sent to him for forwarding to Melville Housing. Stuart suggested contacting trading standards as well to address the issue, as it was suggested a business might be running from the garage(s).

## 3. Planning

BM had prepared a report to be distributed in his absence (*Appendix i*). All points were raised and agreed by those present.

## 4. Councillor's Report

- Questions were asked about housing allocations and the eligibility of Melville house tenants. Cllr McKenzie told the meeting there were 4653
- Modular housing as a cost-effective solution was discussed, along with the long list of housing requirements.
- Clean-up efforts, discussions with local stores about litter issues, and updates on local budgets were also mentioned.

## 5. Treasurer's Report

CC have been reimbursed the expenditure from the Christmas Lights events (just under £1000), this money will be ring fenced for this use only. We were successful in our grant application and that came through this month; admin costs (£300), venue hire (£300) and funds to put towards a projector (£500) - £1100 in total. We paid out for hiring the church for our meeting, costs for our website and then we paid out nearly £1200 for our new projector, screen and accessories. The balance is £7842.58.

## 6. AOB

- Local resident, Eileen Kerr, suggested the Mayfield and Easthouses Community Club for use of meeting facilities free of charge.
- The success of the gala day was celebrated, but concerns were raised about the limited number of toilets available.
- Recognition was given to Lawfield Nursery for winning the GLiN (Grown and Learn in Nature) award for the second year in a row.
- Cal has put forward his candidacy for the Scottish Youth Parliament.

RH thanked everyone for attending and the meeting was closed.

**M&ECC, From BM re LPP, 5.6.2023 (ref 2.5.2023 & Agenda 7.6.2023)****LOCAL PLACE PLANNING: Report to M&ECC**

Many thanks to all who made time to do the pilot survey questionnaire. While it would have been better to have a 'full house' of returns, the number we received is sufficient for the proposals that follow.

- 1.** Confirm the publication of the public notice in the Midlothian Advertiser.

*DONE*

- 2.** Write to MC formally intimating our intentions. Copy to elected members.

*DONE*

- 3.** After the closing date for the wider public survey, formally write to all community interest bodies in our area, intimating our role and asking them *either* to a meeting *or* to respond in writing in relation to the same points as contained in the pilot survey & about their intended input to the development of the draft LPP.

*TO DO*

- 4.** For discussion, with a view to receiving approval from CC for the proposed wider public survey, in line with

4.1 The questions proposed, the basis of which is the feedback received from CC members, and their suggestions for improvement, along with the principle that *less is more* and the established practice of asking respondents who supply 'information-rich' responses either to be interviewed or to attend a public meeting of the CC (6 September 2023).

If anyone feels that any of their suggestions were not addressed or any member who did not manage to complete the pilot survey wishes to comment, that can be addressed in the discussion, prior to a decision.

Please note that the issue of housing developments will be fully addressed in the draft LPP, which will come to the CC for discussion, and hopefully approval, at its meeting on 4 October 2023, prior to submission to MC. We will also ensure that existing data and other relevant information (including that by the Development Trust and that gathered by MC in relation to LPP) is referred to in the draft LPP.

- 4.2 It should be noted that, in addition to online circulation of the (short) questionnaire, hard copies will be made available locally and 'snowballing' will be used to encourage as high a response rate as possible.

- 4.3 The questions now proposed are as follows:

Question 1: What do you think are the most valuable assets, resources, or benefits that Mayfield and Easthouses have, whether they are being currently utilised or not? [housing, transport, education, jobs, recreation and amenities, shops, social support?]

Question 2: What do you see as Mayfield and Easthouses's most significant disadvantages or absence of assets or resources that limit the area's potential?

Question 3: What do you believe should be our area's most important goals or aspirations for the future?

Question 4: What ideas do you have for improving existing facilities? Would you be interested in joining or helping to organize any of these improvements, particularly in relation to facilities and activities that you're not currently involved in?

Question 5: Do you have any other comments or ideas that you think we should reflect on with a view to including these in our LPP?

**Brian Martin**  
**LPP Lead for M&ECC**

## **Mayfield & Easthouses Community Council**

Gives notice that it will take the lead in the preparation of a **LOCAL PLACE PLAN** for our community. Interested individuals & organisations active in our area are invited to contact us at **enquiries@mayfieldand easthouses.cc** to discuss their possible involvement in this process.

Applicant response to roads comments. We have marked up our comments in red text on the original consultee response. 22 July 2022.

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## MEMORANDUM

**To:** Mr Hugh Shepherd, Planning Officer, Planning & Development

**From:** Mr Jim Gilfillan, Consultant - Policy & Road Safety, Corporate Resources

**Your Ref:** Planning Application Number : 22/0027/PPP

**Date:** 06 July 2022

**Subject:** **APPLICATION FOR PPP FOR RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS (EIA DEVELOPMENT) LAND TO SOUTH OF MAYFIELD AND EAST OF NEWTONGRANGE, CRAWLEES ROAD, GOWKSHILL**

---

I have no objection in principle to this proposal but would note that the following issues would require to be addressed at any detailed design stage :

1. The Transport Assessment (TA) indicates that the realignment of Crawlees Road at its northern end cannot be achieved as the developer does not have control of the land required. The road corridor required to achieve this realignment has been safeguarded with the land being owned by Midlothian Council. This realignment should be formed as part of the overall development and would remove the need for the junction alterations identified for junction 2 (Sutterslea Rd / Mayfield Industrial Estate) in the TA.

We note the safeguarding of the land. We have previously sought meetings with the Council's estates team on this matter and would require clarity on the terms of any sale of the land. In addition, clarity would be required on whether the proposed safeguarded area is sufficient for a new road, footway and cycle ways taking into account changes in levels and whether any associated remodelling of the Suttieslea Road junction could be undertaken on land within the Council's ownership. We would welcome clarification and/or further discussion on these matters.

2. Crawlees Road currently does not have a footway along it and a suitable pedestrian route should be provided. This could be formed as a standard 2m wide public footway adjacent to the road or as remote footpaths built into the landscaping. Improvements to Crawlees Road should also include realigning the section of road at the cottages to improve the present road alignment and form a wider buffer strip between the road and the cottages.

The Masterplan provides for a segregated footpath parallel to Crawlees Road to the west.

Which cottages are being referred to here? Smithy Cottages at the north of Crawlees Road or to the South at Gowkshill?

3. The proposed road linking Bogwood Road with Crawlees Road should be designed to function as a potential public transport link which will require a more direct road alignment at its western end.

The layout of the link road in this location has been carefully designed to work with the contours of the land, reduce traffic speeds and reflect the priorities of Designing Streets.



A key feature of the masterplan is An Clachan and the surrounding open space. This has been designed to provide a positive elevation to the street scene on each approach. Furthermore, a very important element in the overall strategy is to minimise any sense of coalescence by introducing a new independent distinct village community at the centre of the development form set within a broad landscape framework.

Priority junctions on the link road, to the east and west of An Clachan, will be designed to reduce traffic speeds, accommodate appropriate gradients. It will be important that the link road is seen as a Tier 1 road in the street hierarchy serving the needs of the new community and in turn, providing the link between Newtongrange and Mayfield as per the LDP requirements. The layout of it will reduce the need for cut and fill by working with the contours of the land.

4. The Transport Assessment has investigated eight, existing road junctions which would be directly affected by development traffic and concluded that improvements would be required at 3 of the junctions.

- Junction 1 - Stobhill Road / Crawlees Road (minor realignment / widening)
- Junction 2 - B6482 Suttieslea Road / Mayfield Industrial Estate (minor widening)
- Junction 6 - A7 / Stobhill Road (introduction of traffic signals)

Technical details of the proposed improvements would require to be submitted for approval with steps being taken to reduce the anticipated DoS of 93.0% at junction 6 to below the accepted level of 85%.

We would assume that the submission of these technical details can be covered by an appropriate condition and we would request to review the wording of this in due course. Please confirm.

5. The Transport Assessment has concluded that no improvements would be required to Junction 5 - A7 / B6482 Dalhousie Road Existing Traffic Signals, however the traffic generated by the proposed development would increase the maximum DoS to 93.2% which is well above the maximum 85% level we would be looking for. Steps should be taken to reduce the anticipated DoS of 93.2% at this junction to below the accepted level of 85%.

The “acceptable” threshold of 85% mentioned, is conventionally applied to priority junctions and roundabouts. At traffic signals, the normal acceptable threshold is 90%, since the operation of traffic signals can be modelled and predicted with more certainty than at other forms of junctions. Our junctions are only marginally over that threshold, not for the whole peak hour, but only for an assumed 15 or 30 minutes “peak within that peak”.

Paragraphs 7.62 onwards of the TA point out that these “predict and provide” assessment techniques, although expected as part of a TA, are now outdated as the sole means of assessing the impact and suitability of any particular development.

The TA explains the uncertainty of predicting future traffic flows due to changed travel patterns arising from Covid, and from ongoing implementation of transport policy to reduce reliance on the private car. These result in changes to base traffic flows, future traffic growth predictions, and even trip rate predictions for developments.

Continued reliance on “predict and provide”, and consequently the provision of new road capacity to accommodate development, is not consistent with the aims of policy, to reduce the demand to travel and to encourage mode shift to more sustainable transport modes.

The proposals put forward in the TA are therefore a reasonable compromise between “predict and provide” and the aims of national and local transport policy, combined with changed travel patterns such as increases in home working and home shopping etc.

6. The road improvements identified in the Transport Assessment and outlined in this memo should be provided as part of this development with a programme being brought forward indicating at which phase of development each improvement would be delivered.

We would anticipate this could be dealt with using an appropriate condition on phasing. Please confirm.

7. Active travel routes (both walking and cycling) should be provided within the development providing access to local facilities, schools and bus stops.

There are active travel routes shown throughout the masterplan. We would anticipate that the specific details of these would be dealt with at AMSC stage. Please confirm.

8. Parking for both residents and visitors should be provided to meet current council standards.

We would anticipate that the specific details of these would appropriately conditioned to be dealt with at AMSC stage. Please confirm.

9. Public charging points for electric vehicles should be provided at suitable points within the development.

This is a matter for the detail stage of design. If an associated condition is proposed we would request to review the wording in due course. Please confirm.

10. The Drainage Assessment indicates the use of a number of SUDs basins rather than SUDs ponds. If SUDs ponds are to be required within the development then this should be specified at an early stage to allow the developer to factor in the slightly larger footprint of the ponds.

The proposed development does not include any ponds, only basins, this is confirmed in section 7 of the Drainage Assessment.

**From:** Joe Larner <[joe.larner@holderplanning.co.uk](mailto:joe.larner@holderplanning.co.uk)>  
**Sent:** 22 July 2022 15:32  
**To:** Hugh Shepherd <[Hugh.Shepherd@midlothian.gov.uk](mailto:Hugh.Shepherd@midlothian.gov.uk)>  
**Cc:** [graeme.patrick@springfield.co.uk](mailto:graeme.patrick@springfield.co.uk); Robin Holder <[robin@holderplanning.co.uk](mailto:robin@holderplanning.co.uk)>  
**Subject:** RE: 22/00027/PPP

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Afternoon Hugh

Please see attached our response on Transport. Comments marked up on the original response in red text.

We would be happy to meet to discuss these further.

It may be worthwhile to have a quick general catch up next week on consultee comments if you could advise on a time which suits?

Kind regards  
Joe

## HolderPlanning

Mobile. 07776 031673  
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139 Comiston Road  
Edinburgh  
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**From:** Hugh Shepherd <[Hugh.Shepherd@midlothian.gov.uk](mailto:Hugh.Shepherd@midlothian.gov.uk)>  
**Sent:** 07 July 2022 11:35  
**To:** Joe Larner <[joe.larner@holderplanning.co.uk](mailto:joe.larner@holderplanning.co.uk)>  
**Subject:** 22/00027/PPP

Hi Joe

A brief update on this and the consultee responses. I attach the TRANSPORT comments for your information. I provide these for you now, but I am considering the information provided and the timeframes for when such matters need to be addressed. In particular the requirements for the Safeguarded Route. On that matter, since I provided the ownership information, has any further work been carried out to look at this route?

In regards to Environmental Health, we have been in discussions with them and they have indicated some significant concerns over the proximity of development to NWH and the industrial estate. I have arranged a meeting with them for next week to discuss the position further and update from our Enforcement Officer on their latest steps.

I hope to have some formal comments back to you by the end of next week.

In regards to Landscape. Due to summer holidays the earliest that both Ellie and Bee would be available for a meeting would be w/c 8<sup>th</sup> August. Ellie is free next week before being on leave for 3 weeks.

In regard to view points for the LVIA, I note those specifically referenced in the Scoping Letter. We do note however that one view point was not accessible. It would be preferable to have the additional view as requested in the early correspondence added to the LVIA. In respect of photomontages, these can be really useful to gauge not only the possible visual impact of development but further the effectiveness of landscaping. I will liaise with Ellie and Bee further on this matter and see if there are some specific views where this would be most helpful.

Thanks

Hugh Shepherd  
Planning Officer  
Planning, Sustainable Growth and Investment Service

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3ZN

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Email: [hugh.shepherd@midlothian.gov.uk](mailto:hugh.shepherd@midlothian.gov.uk)

Please note I am currently working from home and only contactable by e-mail.

---

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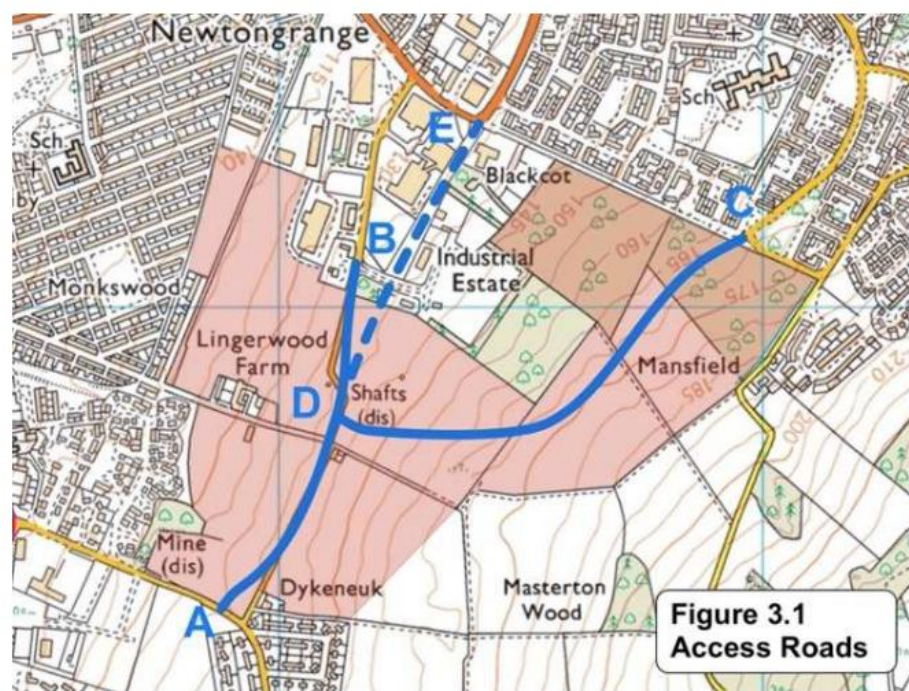
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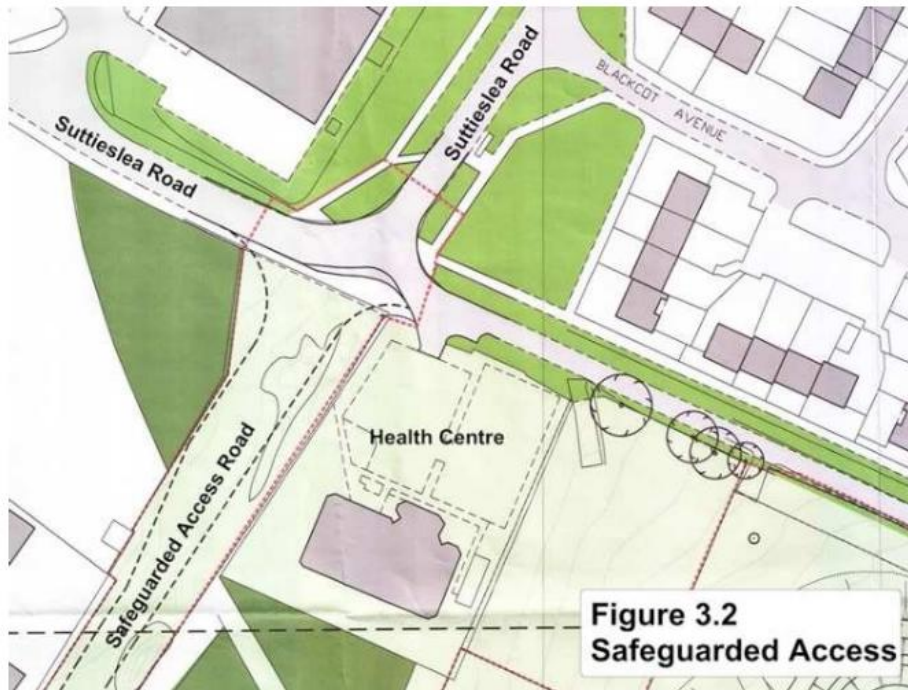
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### 3. Site Description and the Surrounding Road Network

- 3.1 The development area lies to the east of Newtongrange and to the south of Mayfield, and has potential road and footway connections to both communities. The area is currently undeveloped greenfield land and it is proposed that it would be developed for approximately 1,000 dwellings in total, which would include 25% affordable housing.
- 3.2 The development comprises 4 separate sites allocated in the Midlothian LDP. As set out in Section 2 of this report, the site allocation includes a new distributor road running north to south between the B6482 Suttieslea Road and Stobhill Road, with a further connection to the end of Bogwood Road, as shown in Figure 2.1 earlier in this report. These options are explained further in Figure 3.1 below.



- 3.3 This figure shows the north-south link (A to E) between Suttieslea Road and Stobhill Road as per the LDP. The length shown by a dashed line (D to E) is safeguarded in the LDP, but is in separate ownership as it passes through the Mayfield Industrial Estate, and so is not available to the current developers.
- 3.4 In addition, the recent access to the adjacent Health Centre effectively precludes an additional junction at this location. Figure 3.2 shows the existing road layout, with the safeguarded link road superimposed. It can be seen that a new junction cannot now fit at this location.



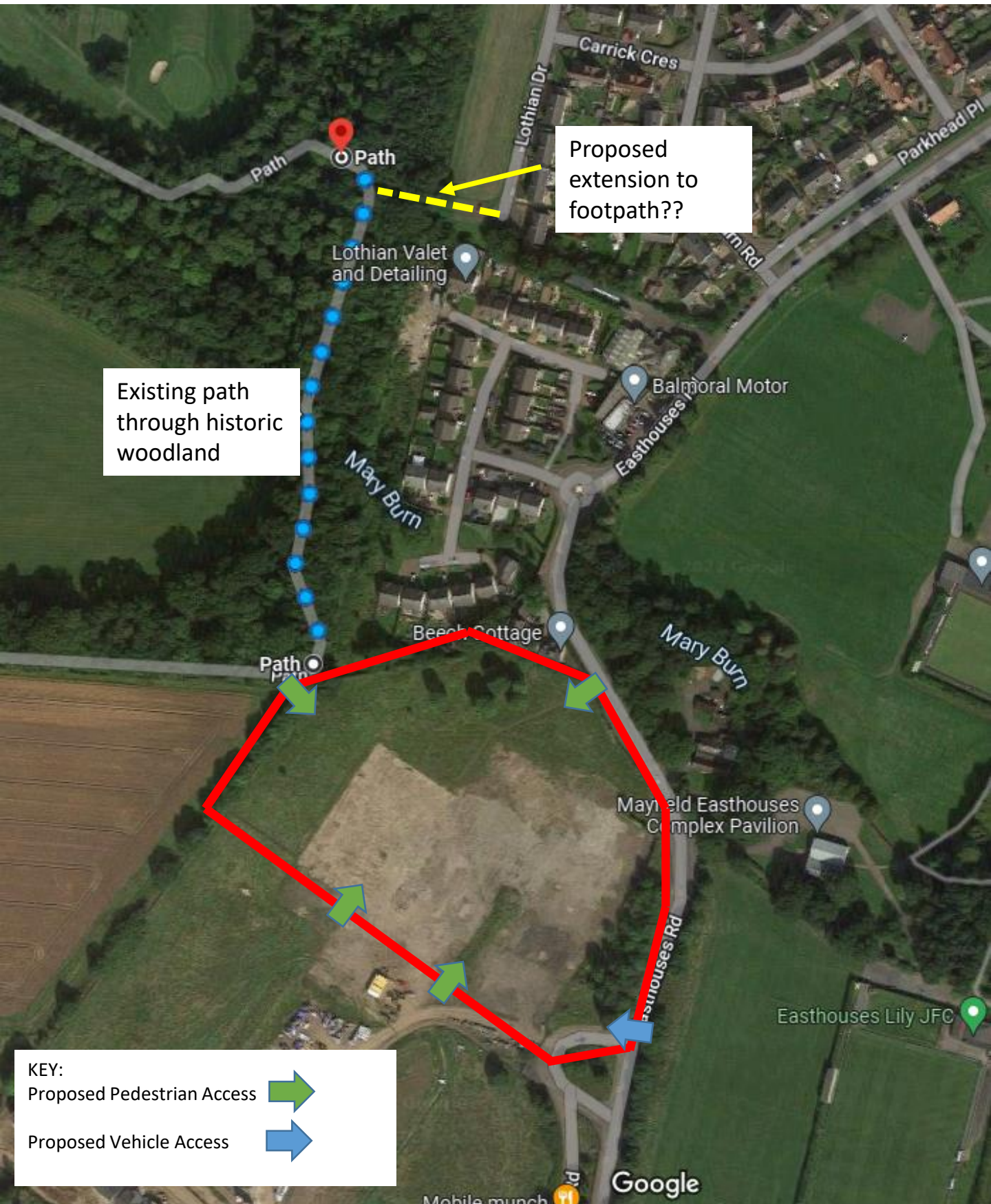
- 3.5 This photograph shows the existing junction, looking south from Suttieslea Road. The extended kerblines of the access road (i.e. not including the junction radius on each corner) are shown by the yellow dotted lines.



- 3.6 While there is a significant difficulty in providing a junction design to suitable standards, the fact remains that the current applicant cannot provide this link on land within their control.
- 3.7 To the west, the Mayfield Industrial Estate access road continues south to become Crawlees Road. With all of the foregoing discussion in mind, consideration has been given to widening and realigning Crawlees Road to serve as the new distributor road (B to D in Figure 3.1).

- 3.8 This photograph shows the existing Mayfield Industrial Estate Road, which is constructed to modern distributor road standards at approximately 7.3 metres wide with footways along both sides. Most of the industrial buildings are set well back from the road, and some are now in non-industrial use, most noticeably the Ryze trampoline park.





Existing path through historic woodland

Proposed extension to footpath??

KEY:  
Proposed Pedestrian Access →  
Proposed Vehicle Access →



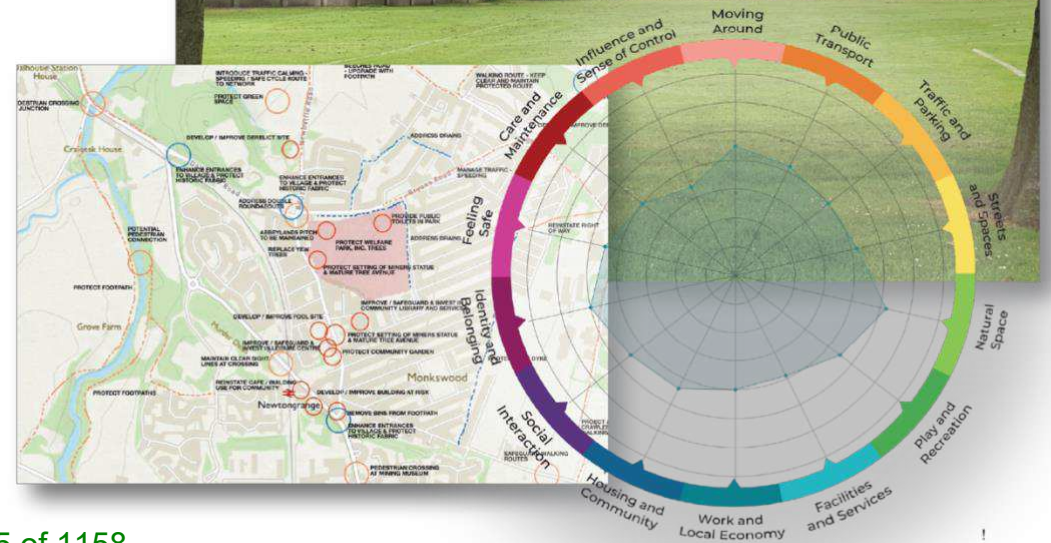
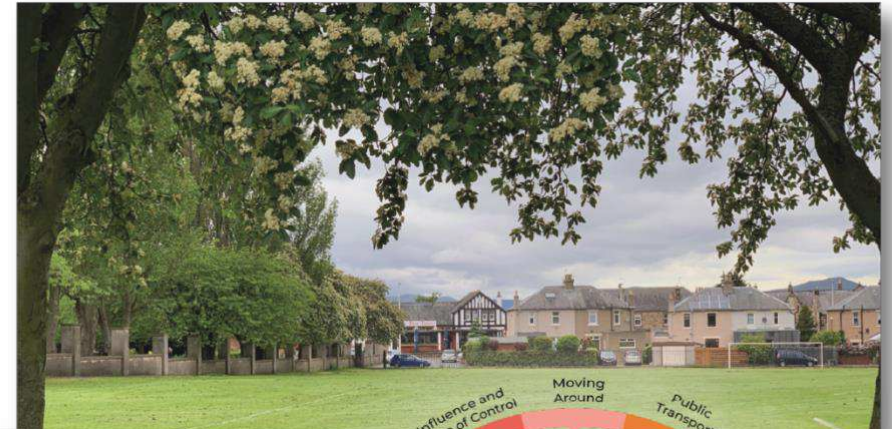




Newtongrange Community Council

# Newtongrange Local Place Plan 2023

community groups mining museum  
 committed volunteers great community spirit  
 guerrilla gardeners lovely park library  
 excellent school dean tavern  
 community garden



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## EXECUTIVE SUMMARY

The Scottish Government has introduced Local Place Plans (LPPs) as a way for communities to help achieve change in their local area.

The tool helps communities to think about how to make their 'place' better, agree priorities, and work with others to make change happen. The plan will focus on outlining proposals for land development and identify land and buildings that are considered to be of particular significance to the local area.

Newtongrange Community Council aim to use the evidence gathered through the community engagement process to produce a community-led plan. This document serves to present the findings and set priorities.

### Vision and Core Values

Our Vision and Core Values capture the priorities of Newtongrange residents which have been identified through the engagement process –

A shared vision for our community-

- 
- ➔ *Newtongrange will have a responsive relationship with Midlothian Council and other service providers. This will help to produce an excellent range of services and facilities to cater for all ages and sectors in our community.*
  
  - ➔ *Newtongrange seeks to enhance the village's heritage, ensuring well-maintained public spaces, clean surroundings, efficient infrastructure, and robust support systems. The collective efforts of its residents enrich the quality of life for all, fostering a sense of belonging and fulfilment within a sustainable, caring, and flourishing community.*
  
  - ➔ *Newtongrange aims to protect it's green spaces and services which are essential to strengthen community bonds, promote local pride, and enhance the quality of life for residents.*
- 



Core values-

- 
- ➔ *Community-Centric: We prioritise the well-being and cohesion of our community above all else, fostering connections, support networks, and a sense of belonging for every resident.*
  - ➔ *Pride in Cleanliness and Tranquillity: We take immense pride in maintaining a serene, tidy, and peaceful environment, reflecting our respect for the village's aesthetics and contributing to its tranquillity.*
  - ➔ *Forward-thinking and Visionary: We embrace innovation, progress, and adaptability, striving for a vision that combines the best of tradition with an eye towards the future, ensuring the village's continued growth and improvement.*
  - ➔ *Nurturing and Supportive: We cultivate a culture of care, support, and encouragement within our community, nurturing the potential of our residents*

*and fostering a sense of collective responsibility for the well-being of all.*

- 
- ➔ *Thriving and Collaborative: We believe in the power of collective efforts and collaboration, working together to create an environment where opportunities flourish, and the community thrives holistically.*
- 

These core values serve as guiding principles, steering the actions, decisions, and aspirations of the community, ensuring a harmonious, progressive, and inclusive village where everyone contributes to its success and well-being.

### Maps of Newtongrange

<https://www.google.com/maps/d/u/0/edit?mid=1O25wLfsGcZjYcljhUuPZSU-h55wcMDA&usp=sharing>

## CONTEXT & BASELINE INFORMATION

### Purpose and Scope

The Newtongrange Community Council has been responsible for developing the 2023 Local Place Plan. The Community Council, set up by statute by Midlothian Council, is run by local residents to act on behalf of the area.

The purpose of the Local Place Plan is to outline a comprehensive strategy which reflects the collective aspirations, needs, and priorities of the Newtongrange community. This plan serves as a guiding document which articulates the vision for the area's development and improvement over a defined period.

#### Scope of the Local Place Plan:

1. **Community Engagement:** The plan aims to involve and engage the local community extensively. It seeks to gather insights, ideas, and feedback from residents and stakeholders to ensure the plan aligns with the community's desires and concerns.
2. **Identifying Priorities:** It identifies and prioritises key areas of focus based on the needs and preferences of the community. This may include infrastructure development, environmental conservation, social welfare, economic growth, cultural enhancement, and other relevant aspects.
3. **Strategic Planning:** The plan outlines a strategic roadmap with specific objectives, goals, and actions to address the identified priorities. It includes actionable steps to achieve the desired outcomes.

4. **Collaboration with Authorities:** It establishes a framework for collaboration between Newtongrange Community Council and Midlothian Council. This collaboration ensures that the plan aligns with wider local government strategies and policies.
5. **Resource Allocation:** The plan may involve discussions regarding resource allocation, including funding, grants, and other resources necessary to implement proposed initiatives or projects within the community.
6. **Monitoring and Evaluation:** It includes mechanisms for monitoring progress and evaluating the effectiveness of the plan's implementation. Regular assessments ensure accountability and allow for adjustments to be made as needed.

---

➔ *Overall, the Local Place Plan by Newtongrange Community Council is a strategic document designed to influence how land is developed, empower the community and guide the sustainable development and well-being of the Newtongrange area in collaboration with statutory authorities and the active involvement of local residents. Through this work we are now able to monitor progress with a view to achieving the objectives laid out in the plan.*

---



## Acknowledgements

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*We would like to thank Newtongrange Library, Village Voices, St Anne's Housing Team, The Dean Tavern, Newtongrange Primary School, Newtongrange Coop, What's on in Newtongrange and the Newtongrange Development Trust for helping to collect responses and develop the plan.*

---

## Approach

The approach followed by the Newtongrange Community Council in developing the Local Place Plan involved several key steps:

1. **Review of Previous Reports:** The initial phase involved a comprehensive review of previous reports and documents related to the community's development. This step aimed to understand historical issues, concerns, and priorities previously raised by the community, providing a foundation for future proposals.
2. **Timetabling Key Actions:** Setting clear timelines and deadlines for key actions ensured a structured and organized approach to the planning process. This helped in establishing a framework for the development of the Local Place Plan and ensured progress within specified timeframes.
3. **Utilisation of the Place Standard Tool:** The Community Council employed the Place Standard Tool to gather current views and opinions of the community. This tool offers a framework for

evaluating a place across different dimensions such as housing, transportation, social interaction, and more, providing a comprehensive understanding of the community's strengths and areas for improvement.

4. **Varied Engagement Methods:** Recognising the diversity within the community, the Council used various engagement methods. Paper copies of surveys were distributed to organizations and groups working closely with residents who preferred this traditional method. A more concise 'wish list' approach was adopted for those frequenting places like the Library and Coop, allowing for a simpler yet effective way of gathering input. The survey was also available online and a link was shared via social media as well as via email distribution lists.
5. **Data-Informed Proposals:** The insights gathered through these different engagement methods were collated and analysed. The data obtained from the Place Standard Tool and wish lists were used to inform the proposals outlined in the Local Place Plan. This data-driven approach ensured that the plan was rooted in the actual needs, preferences, and priorities of the Newtongrange community.

Overall, this inclusive approach, utilising a mix of research, structured timelines, varied engagement methods, and data analysis, enabled the Newtongrange Community Council to create a Local Place Plan that reflects the collective voice and aspirations of the community.



## Area context

Newtongrange, nestled in central Midlothian, holds a rich historical legacy rooted in its mining heritage, while steadily evolving to embrace a diverse and dynamic community. Here's an overview (information is supported by – <https://statistics.gov.scot/atlas/resource?uri=http%3A%2F%2Fstatistics.gov.scot%2Fid%2Fstatistical-geography%2FS02002070> ):

### Geographical Setting and Connectivity:

- Situated in central Midlothian, Newtongrange is well-connected to the wider region through the A7, linking it to both Midlothian and Edinburgh.
- The presence of key facilities like the library, community learning centre, leisure centre, and the Scottish National Mining Museum enriches the community's offerings and cultural significance.

### Historical Significance and Conservation Area:

- Newtongrange's heritage is encapsulated within the Newtongrange Conservation Area, encompassing notable landmarks like the Lady Victoria Colliery (a category A listed building), Monkwood, First Street to Fifth Street, and The Square.
- The presence of terraced houses with distinctive vennels contributes to the historic charm that characterizes this village.

### Green Spaces and Recreational Areas:

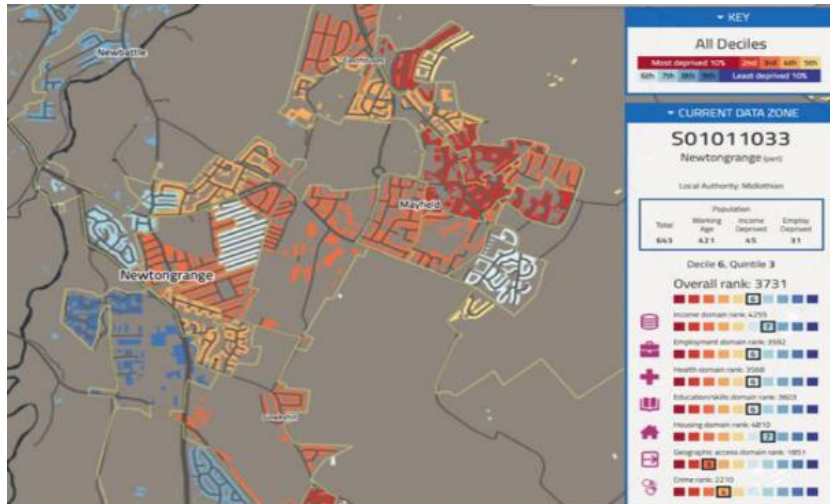
- The Welfare Park and The Square serve as vital green spaces within Newtongrange, offering recreational opportunities and areas for community gatherings and leisure activities.

### Demographic Profile and Population Trends:

- As of the 2011 Census, Newtongrange had a population of 5,431, accounting for around 6.52% of Midlothian's total population.
- Notably, Newtongrange had a higher proportion of working-age individuals compared to the Midlothian average, with a lower representation of individuals over 65 years old.
- Anticipated housing developments suggest a further increase in population, indicating potential growth and demographic shifts within the community.

Newtongrange has a vibrant blend of history, community facilities, natural spaces, and evolving demographics underscores its significance as a dynamic and evolving village within the fabric of Midlothian, poised for continued growth and cultural enrichment.

## Scottish Index of Multiple Deprivation



SIMD is the Scottish Government's standard approach to identify areas of multiple deprivation in Scotland. It can help improve understanding about the outcomes and circumstances of people living in the most deprived areas in Scotland. It can also allow effective targeting of policies and funding where the aim is to wholly or partly tackle or take account of area concentrations of multiple deprivation.

SIMD looks at the extent to which an area is deprived across seven domains: income, employment, education, health, access to services, crime and housing. Parts of Newtongrange were most deprived in education and crime and less deprived in housing. (<https://simd.scot/#/simd2020/BTTTTFTT/14/-3.0672/55.8644/>)

## Planning and Policy Context

To support the LPP we looked at a number of key national, local and community planning policies and plans, affecting the Local Place Plan area -

- [National Planning Framework 4](#) (NPF4, adopted 13 February 2023); and
- [Midlothian Local Development Plan](#) (MLDP, adopted 07 November 2017).
- [Newtongrange Community Action Plan](#) (2017-2022)
- [Local Outcomes Improvement Plan](#) (The Single Midlothian Plan)
- [20 Minute Neighbourhoods](#)

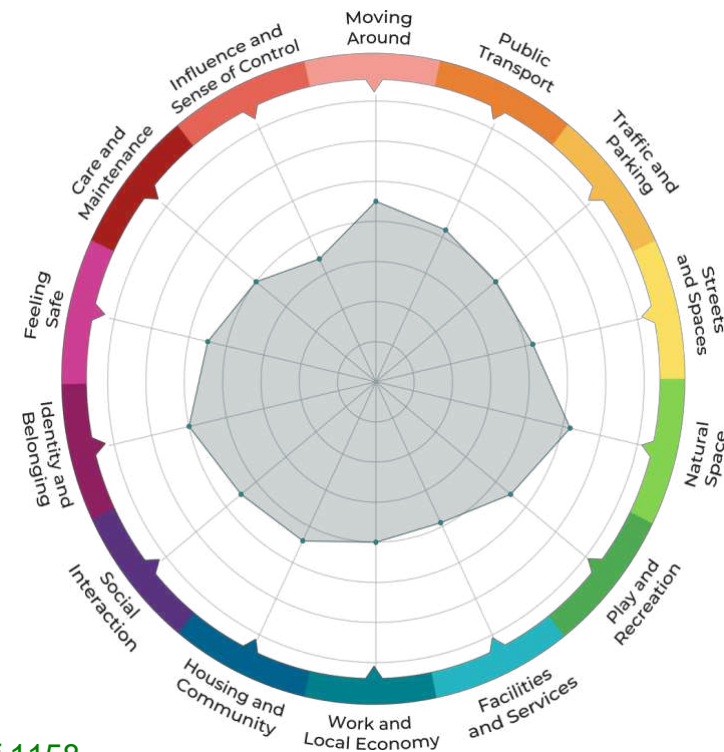


## EVIDENCE / ENGAGEMENT

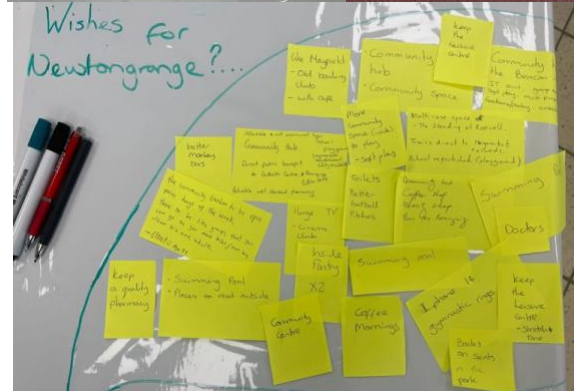
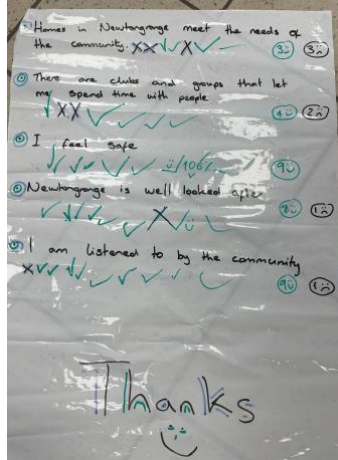
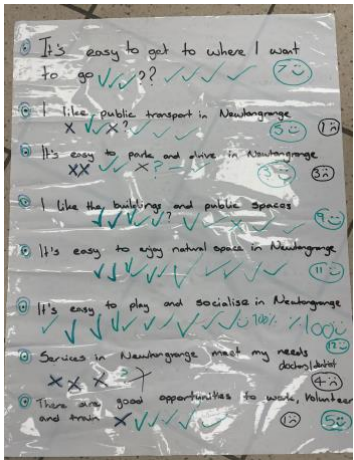
### Engagement

Theme (Results from paper and online survey)	Data Set 1 = low 7 = high
Influence and Sense of Control	3.4
Facilities and Services	3.9
Care and Maintenance	4
Traffic and Parking	4
Work and Local Economy	4
Public Transport	4.2
Streets and Spaces	4.2
Housing and Community	4.4
Feeling Safe	4.5
Moving Around	4.5

Play and Recreation	4.5
Social Interaction	4.5
Identity and Belonging	5
Natural Space	5.2



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Previous results from engagement sessions which took place as part of the Newtongrange Community Action Plan 2017-2022 and Newtongrange Resilience Volunteers Report were reviewed. We then conducted further engagement sessions in Newtongrange Library, the Coop and, additionally, with community members who attend the Village Voices history group, St Anne's Housing and Dean Tavern. In total 204 people completed the paper and online survey with an additional 38 individuals engaging via the library and Coop sessions totalling 242 participants

## Limitations to the engagement process

It's understandable that the community's reluctance stems from past experiences where surveys or community engagement initiatives did not yield tangible outcomes. To address this challenge, the Newtongrange Community Council considered alternative methods of gathering input beyond surveys, such as community workshops, focus groups, and interactive online posts. The aim was to make engagement more inclusive and effective. It was important to emphasise that community contributions are crucial in defining the future of the community. This collaborative approach can help rebuild trust and ultimately lead to a more representative and impactful plan for the community's future.

## Planning implications

In regard to National Planning Framework (NPF4, 2023-2045), the Newtongrange Local Place Plan seeks to respond positively to its key principles. NPF describes spatial principles, to which this LPP addresses through the following;

- Just Transition – the move to net zero is addressed through the community's desire to see safer cycling routes, enhanced pedestrian access along key routes, safer road crossing, the enhancement of facilities at the station and the safeguarding of services within the village, so as reduce travel requirements.
- Conserving & Recycling Assets – this LPP identifies many current buildings we wish to see conserved and enhanced. In particular the opportunity to redevelop the 'pool site' at the centre of the village. Additionally, we've identified key vacant

sites or derelict buildings that could be brought back into use. It is also noted that two derelict and under used buildings within Welfare Park may be recycled and brought back into use.

- Local Living – this LPP seeks to protect all current space within and around the periphery of the village. It remains important to the community that the village continues to be read as a separate village and not as a continuous string of development along the A7 / Midlothian hillside. The LPP also states that services within the village at present should not be reduced, whilst a focus on Welfare Park enhancements will offer great health and wellbeing benefits.
- Compact Urban Growth – as above, the village has expanded significantly. Green belt land should now be safeguarded and protected to prevent the village's close walking access to green space around the periphery disappearing. Flood risk from surface water is a significant issue raised by the community and is further described in the document.
- Rebalanced Development – available land for housing has been identified in the LPP, the community have noted the requirement for affordable housing. Opportunities are available for this, in lieu of large housing developments across green space / farmland.
- Rural Revitalisation – the LPP recognises that all development should be sustainable. Critical to the community is maintaining and enhancing public transport links to Edinburgh and the creation of safer walking & cycle routes to the city / Dalkeith and Gorebridge.
- Beyond NPF4, this LPP also addresses the policy allocation with MLDP 2017. Community consultation has highlighted

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that further major housing developments should not be undertaken without significant upgrades to water / wastewater / roads infrastructure. Broadly it is recognised that the population movement from Edinburgh towards Midlothian has squeezed green space to a critical point and risks Newtongrange's legibility as a distinct village.



## PROPOSALS

We will now use the data and the opinions collected to work through the 14 themes of the Place Standard Tool, starting with the theme that scored the lowest. Recommendations will be suggested and we will draw on policy to support our proposals. A full Action Plan can be found in the appendices of this document – this is a working document and will be updated as necessary.

### 1. Influence and Sense of Control

From the analysis of recent data this theme was the lowest scoring topic 3.4/7 and this is a topic which has previously been noted within the [Newtongrange Community Action Plan 2017-2022](#). Understanding that clearer and more open communication with Midlothian Council staff is a priority for Newtongrange residents. It's essential to address this in a manner that resonates with their needs. Here are some suggested actions the Newtongrange Community Council could consider:

#### Facilitate Direct Communication Channels:

- Advocate for and establish direct channels of communication between Newtongrange residents and Midlothian Council staff. This could include regular meetings, forums, or dedicated contact points where residents can engage directly with council representatives.

#### Enhance Transparency:

- Encourage the council to provide clearer and more transparent information regarding decision-making processes, policies, and actions that directly affect Newtongrange. This transparency can help residents understand the rationale behind decisions and feel more engaged in the process.

#### Prioritise Actionable Outcomes:

- Stress the importance of outcomes from community consultations by highlighting specific instances where resident input has directly influenced decisions or projects. Emphasize the need for tangible actions resulting from consultations, ensuring that the council gives due weight to the feedback received.

#### Advocate for Feedback Implementation:

- Ensure that Midlothian Council communicates how resident input from consultations has been considered and integrated into decisions or actions. Encourage the council to provide follow-up reports or updates on the outcomes achieved based on community feedback.

#### Regular Updates and Engagement Opportunities:

- Encourage the council to provide regular updates to the Newtongrange community on ongoing initiatives, projects, or

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decisions that affect the area. This could be through newsletters, public meetings, or online platforms, to foster a continuous flow of information.

### Collaborative Workshops or Forums:

- Organise joint workshops or forums where council staff and Newtongrange residents can meet to discuss specific issues, projects or concerns. This direct interaction can foster mutual understanding and effective communication.

Within the [Development Plan Scheme for Midlothian 2023](#) we note the emphasis on engagement and have been encouraged by the support of the Midlothian Planning Team through the LPP process. We also see engagement mentioned within [NPF4 – A Fairer and Inclusive Planning](#) System. However, by advocating for the above measures, Newtongrange Community Council can work towards establishing a more robust and responsive communication framework between residents and Midlothian Council. This can lead to more meaningful engagement, improved decision-making, and better outcomes that align with the priorities and aspirations of Newtongrange residents.

## 2. Facilities and Services

From the recent data this theme scored 3.9/7 and so we can interpret that Newtongrange community see this as an area for development. Certainly, conducting a review of facilities and services in Newtongrange, with a focus on a community hub,

library, and healthcare services, is crucial for meeting the evolving needs of the residents. It would be of benefit to see –

### Community Consultation:

- Engage with residents to gather feedback on existing facilities and services.
- Understand community preferences and collect suggestions for new services or enhancements.

### Assessment of Existing Facilities:

- Conduct a comprehensive assessment of the current community hub, library, and healthcare services.
- Evaluate usage patterns, accessibility, infrastructure condition, technology integration, and overall satisfaction levels.

### Identify Gaps and Needs:

Analyse the feedback collected from residents to identify gaps in services and facilities. Determine specific needs such as extended operating hours, additional amenities, updated resources, or new programmes.

### Benchmarking and Best Practices:

Research and benchmark against similar communities or best practices in other regions and identify successful models or

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innovations in community hubs, libraries, and healthcare services which could be adapted to suit Newtongrange.

### *Collaboration with Stakeholders:*

Engage with local authorities, healthcare providers, educational institutions, and community organisations to collaborate on potential improvements or new initiatives. Explore partnerships to enhance service delivery, share resources, or introduce new programmes.

### *Feasibility Study and Resource Assessment:*

Conduct a feasibility study to assess the practicality and viability of proposed changes or new facilities. Evaluate financial implications, resource allocation, and potential funding sources for improvements or new developments.

### *Develop a Comprehensive Plan:*

Based on findings, create a comprehensive plan outlining recommendations and proposed actions and prioritise initiatives based on urgency, community impact, and feasibility.

### *Continual Community Engagement:*

Establish a mechanism for ongoing community engagement throughout the implementation phase, and seek feedback at various stages to ensure that the improvements align with the evolving needs and preferences of the residents.

It is recognised that NPF4s six overarching spatial principles acknowledge local living and improving community health with an ageing population, whilst also placing importance on biodiversity and the climate crises. Subsequently, where possible we advise on buildings being reused and made fit for purpose and the importance of quality infrastructure cannot be highlighted enough. By conducting a thorough review using community input as a guide, Newtongrange can identify opportunities to enhance its free/affordable facilities and services, ensuring they better serve the diverse and evolving needs of its residents in challenging economic times.

## **3. Care and Maintenance**

The recent data suggests that the care and maintenance of Newtongrange are areas for development, as this theme scored 4/7. Improving care and maintenance is crucial for enhancing the surroundings and achieving the 20-Minute Neighbourhood (<https://www.ourplace.scot/about-place/themes/20-minute-neighbourhoods-home/20-minute-neighbourhoods> ). A focus should be placed on –

### *Roads and Paths:*

Prioritise improvements and repairs to roads and paths, especially in the context of new housing developments. Comprehensive review and upgrade of the existing infrastructure to ensure it meets modern standards and can support increased housing demands. Residents are particularly interested in seeing historical routes kept up to date, for example, Lady Road and Crawlees Road need attention to allow further generations to benefit.

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### *A7 Pavement Review:*

Collaborate with the community to gather input on desired changes to the A7 pavements.

Work with urban designers to make the pavements more attractive and accessible, considering the needs of all residents, including those with mobility challenges.

### *Business Planning Applications and Compliance:*

Ensure that planning applications submitted by businesses align with the village's character and are in harmony with the community's vision.

Establish clear guidelines and expectations for businesses, and rigorously enforce compliance with these standards to maintain the village's integrity.

### *Youth Engagement for Community Improvement:*

Develop and promote programmes that engage young individuals in community improvement initiatives.

Encourage their involvement in activities such as beautification projects, environmental campaigns, or youth-led initiatives that positively impact the community.

### *20-Minute Neighbourhood Goals:*

Align efforts with the 20-Minute Neighbourhood concept, focusing on creating neighbourhoods where residents can easily access essential services, amenities, and green spaces.

By highlighting these recommendations and working collaboratively with the community, local authorities, businesses, and youth, Newtongrange can make substantial progress in enhancing care and maintenance efforts, fostering a more vibrant, cohesive, and sustainable community that aligns with the 20-Minute Neighbourhood concept and fulfils the aspirations of its residents.

## **4. Traffic and Parking**

Traffic and parking is a serious concern in Newtongrange which requires immediate attention and strategic planning. The recent study rated this 4/7 and knowing the issues and safety hazards some residents face we feel this topic needs addressing. Traffic around Newtongrange Primary School during pick-up and drop-off times is a significant concern raised by residents and highlighted in recent studies. Crawlees Road is also a safety issue with an increasing amount of traffic on a road which doesn't meet safety legislation. Finally, the volume of cars parked on narrow streets is another issue.

To address these concerns, the following steps and considerations could be taken-

### *Traffic Management around Newtongrange Primary School:*

- Develop and implement a comprehensive traffic management plan specifically for pick-up and drop-off times at Newtongrange Primary School. We are aware designated drop-off/pick-up zones and traffic wardens have recently been used but we feel this should go further to alleviate congestion and enhance safety for pedestrians and vehicles.





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### Safety Measures for Crawlees Road:

- Conduct a thorough assessment of Crawlees Road to address safety issues caused by increasing traffic, especially as it doesn't meet safety legislation.
- Implement traffic calming measures, such as speed restrictions, traffic islands, or narrower road sections, to discourage high-speed traffic and enhance safety.
- Midlothian Council to consider reconfiguring the Crawlees road layout. Specifically, the suggestion is to utilise the safeguarded road as the primary route for residential traffic, turning the existing industrial estate into a cul-de-sac for the benefit of businesses.

### Parking Solutions for Narrow Streets:

- Explore parking solutions for narrow streets to alleviate congestion caused by excessive parked cars. For example, residents should be encouraged to use driveways at the rear of premises and/or a free permit system could be considered.

### Reconfiguration of Roads and Traffic Flow:

- Collaborate with relevant authorities to reassess the traffic routes, especially regarding the proposed Lingerwood residential development.
- Discuss the realignment of Crawlees Road, to ensure safe and efficient traffic flow for both residential and industrial traffic flow options.
- Assess the double roundabout and consider alternatives.

### Engagement with Developers and Council:

- Facilitate discussions between the developer, Midlothian Council, and other stakeholders to find viable solutions for road realignment and traffic management.
- Explore possibilities of using safeguarded road corridors and negotiate land use agreements to support safer traffic routes.

We note that roads and parking are given consideration within the MLDP 2017 ([https://www.midlothian.gov.uk/downloads/download/885/midlothian\\_local\\_development\\_plan](https://www.midlothian.gov.uk/downloads/download/885/midlothian_local_development_plan)) and we hope to see this continue within further policies. It's imperative that policies are acted upon given the continuing development and ever-growing population of the village. By actively addressing these concerns through a combination of traffic management strategies, safety measures, and collaborative efforts with relevant stakeholders, Newtongrange can work towards creating a safer and more efficient traffic environment for its residents, schools, businesses, and upcoming residential developments.

## 5. Work and Economy

In recent data this theme scored 4/7 and we recognise there is opportunity for Newtongrange to develop in this area. There are good volunteering options with established groups that are



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committed to supporting the community. However, they could be supported to grow.

### **Volunteer Development:**

- Identify specific areas where volunteers are needed and establish training programmes to equip them with the necessary skills.
- Collaborate with local educational institutions or community organisations to provide workshops for volunteers.
- Implement recognition programmes to appreciate and motivate volunteers, fostering a sense of community.

### **Supporting People with Disabilities:**

- Conduct an accessibility audit of existing facilities and work towards making them more inclusive.
- Partner with disability support organisations to provide training and resources for groups to accommodate individuals with disabilities.
- Create awareness campaigns to encourage inclusivity and eliminate stigmas related to disabilities.

### **Third-Sector Partnerships:**

- Identify potential third-sector partners that align with the community's goals and values.
- Organise networking events or forums to connect local groups with potential partners.

- Provide incentives or benefits for third-sector organizations to establish a presence in Newtongrange.

### **Mining Museum Utilisation:**

- Collaborate with the Mining Museum to develop programmes and events that showcase the heritage of the village.
- Encourage local groups to use the museum facilities for meetings, workshops, or events.

### **Class Development and Promotion:**

- Evaluate existing classes and identify areas for improvement or expansion.
- Utilise a variety of communication channels (social media, local newspapers, community bulletin boards) to promote classes and events.
- Seek feedback from the community to understand their interests and tailor classes accordingly.

### **Grant Funding and Resource Allocation:**

- Explore grant opportunities to secure funding for community development initiatives.
- Allocate resources strategically to support key projects and programmes identified through community engagement.

Through the Single Midlothian Plan, Midlothian looks to attract business and, in the process, upskill people and provide access to



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fair work. This would be highly beneficial to Newtongrange residents who work and spend their earnings out-with the county. Any developments should remember to involve the community in the decision-making process and adapt strategies based on their feedback and evolving needs. Collaboration and inclusivity are key to the success of community development initiatives.

### 6. Public Transport

This topic gained the most comments from residents and scored 4.2/7 in the Place Standard Tool Survey. Whilst Newtongrange has a bus and train service the service needs to be developed to serve the whole village. A full review of the transport system would be beneficial and we understand Stantec are undergoing this process. Newtongrange Community Council have emailed an extensive list of community comments (evidenced within the Place Standard Tool Survey) to Stantec for their consideration. We note that transport is clearly identified and forms part of the MLDP 2017 and we hope this is developed further with housing developers contributing to the infrastructure. Overarching themes for public transport include –

#### Comprehensive Community Feedback:

- Continue encouraging residents to provide feedback and suggestions on transportation issues.

#### Collaboration with Stantec:

- Maintain open communication with Stantec throughout the review process.
- Offer to participate in discussions or meetings to provide first-hand community perspectives on transportation challenges and potential solutions.
- Work with Stantec to create detailed maps which highlight traffic hotspots, areas with parking challenges, and locations where public transportation services may be lacking.
- Analyse commuting patterns and identify key routes that require improvement.

#### Multi-Modal Transportation Planning:

- Advocate for a multi-modal transportation approach which considers not only buses and trains, but also integrates cycling and pedestrian infrastructure, as paths and cycle paths are a serious concern or non-existent for part of the village.
- Identify areas where bike lanes or pedestrian-friendly zones can enhance connectivity.

#### Accessibility and Inclusivity:

- Ensure that the transportation system is accessible to everyone, including individuals with disabilities and the elderly. Highlight specific areas where accessibility improvements are needed and suggest solutions.



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### Public Awareness Campaigns:

- Launch public awareness campaigns to inform residents about the ongoing transportation review and encourage their continued involvement and use various communication channels to reach a broad audience.

### Environmental Considerations:

- Emphasise the environmental benefits of a well-planned and efficient public transportation system.
- Advocate for initiatives that reduce the carbon footprint, such as the use of electric buses or the promotion of carpooling.

### Funding:

- We understand outcomes cannot be the responsibility of one company and so exploring partnerships with governmental agencies or private organizations to enhance transportation infrastructure is important.

### Regular Updates to the Community:

- Keep residents informed about the progress of the transportation review and any proposed changes. Share updates on how community feedback has influenced the decision-making process.

It's positive to see that residents are actively engaging with the issue of transportation, and the fact that the topic has garnered



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significant comments reflects its importance to the community. The current review by Stantec provides an opportunity for meaningful improvements. By actively participating in the transportation review process, Newtongrange residents and the Community Council contribute significantly to creating a more inclusive, efficient, and community-driven transportation system.

## 7. Streets and Spaces

Streets and spaces are important to the community and can impact wellbeing and give residents a sense of pride in their environment. This theme scored 4.2/7 in the recent data analysis. It's clear that there are various concerns and improvement opportunities in Newtongrange which still need attention after months of investigation with no real outcome.

### Derelict Buildings and Antisocial Behaviour:

- Work with local authorities to identify and prioritise the redevelopment or renovation of derelict buildings.
- Continue to collaborate with police to address and mitigate antisocial behaviour in these areas.

### Excessive Bins and Obstructions:

- Implement and enforce regulations regarding the placement and size of bins to prevent obstruction on pavements. Raising awareness in the community about responsible practices would be beneficial.

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### Inspections and Enforcement:

- Increase the frequency of inspections in local gardens and lanes to identify and address issues of waste dumping.
- Collaborate with residents and community groups to promote a sense of responsibility for maintaining the cleanliness of shared spaces, while promoting positive activities such as the Newtongrange Gardening Competition.

### Tennis Courts and Park Buildings:

- Develop a plan to improve and maintain the tennis courts and park buildings.
- Explore potential partnerships with local sports clubs or organisations to support the enhancement of recreational facilities.

### Repair Seating Areas and Benches:

- Conduct a thorough assessment of existing seating areas and benches to identify those in need of repair. Allocation of resources for the maintenance and improvement of public seating spaces should be earmarked.

### Dropped Kerbs Design:

- Work with urban planners and engineers to review and redesign dropped kerbs at street junctions to enhance accessibility for pedestrians, including those with mobility devices.

### Collaboration with Midlothian Council:

- Engage in discussions with Midlothian Council to integrate local initiatives with the maintenance and improvement of green spaces.
- Explore opportunities to add wildflowers to weeded areas, enhancing the visual appeal and biodiversity of public spaces.

### Tennis Pavilion Improvement:

- Assess the current state of the pavilion and develop a plan for its improvement and seek funding or partnerships to support the refurbishment of the pavilion.

### Primary School Refurbishment Plan:

- Collaborate with the school board, parents, and the community to develop a refurbishment plan for the primary school. Advocate for necessary funding or grants to address any emerging issues.

### Street Cleaning:

- Co-ordinate with local authorities to ensure regular and effective street cleaning, including the use of road-sweepers.
- Educate residents about proper waste disposal to reduce littering and fly-tipping on the streets.

**Regular communication with residents, community involvement, and collaboration with local authorities and relevant organisations**



will be crucial in addressing these concerns and fostering positive changes in Newtongrange.

## 8. Housing and Community

Housing and Community are key to a prosperous community. Newtongrange has been heavily developed in recent years which has increased the population and subsequently the pressure on services. We understand from NPF4 that Midlothian's minimum all-tenure housing land requirement is to find space for 8850 homes. Further development in Newtongrange would only increase infrastructure issues and we propose no further housing development in the village. This theme scored 4.4/7 in recent data and is a topic that needs highlighting further as many residents will only become aware of issues when planning has already been agreed making it too late to change outcomes. It's evident that housing and community development are critical aspects for the prosperity of Newtongrange especially with the pending Lingerwood development.

To address the concerns raised, we'd like to highlight the following:

### *Diversification of Housing Types:*

- Advocate for a mix of housing types, including smaller and more affordable homes suitable for individuals, couples, or smaller families.
- Work with local authorities to establish guidelines that encourage diversity in housing options to meet the needs of a varied population.

### *Limiting Large Developments:*

- Collaborate with planning authorities to impose restrictions on the construction of large 4+ bed houses by private developers.
- Encourage the development of smaller, more sustainable housing projects that align with the community's needs and character.

### *Infrastructure Focus:*

- Prioritise infrastructure development to support the increased population, including roads, schools, healthcare facilities, and recreational spaces.
- Advocate for concurrent infrastructure improvements alongside housing developments to prevent overburdening existing services.

### *Solar Energy Integration:*

- Promote the integration of solar energy in new housing developments and advocate for the implementation of solar panels on new and existing buildings to reduce the community's carbon footprint and energy costs.

### *Community Consultation for Masterplan:*

- Encourage discussions on energy-efficient building designs that preserve the village's character and meet the needs of its residents.



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- Work with heritage organisations and local authorities to preserve the original character of the village.
- Implement zoning regulations or guidelines that protect historical buildings and landmarks.
- Continue to work in collaboration with the Council to develop the Pool site.

### *Assessment of Plumbing and Drainage System:*

- Conduct a thorough assessment of the Victorian plumbing system to understand its current state and potential vulnerabilities.
- Collaborate with experts to develop strategies to address critical issues and prevent flood damage to existing buildings and green spaces in Welfare Park.

### *Sustainable Development Principles:*

- Advocate for the incorporation of sustainable development principles in the planning and construction of new housing projects.
- Explore eco-friendly building materials and construction practices that align with environmental and energy efficiency goals.

### *Partnership with Developers:*

- Collaborate with housing developers to encourage adherence to sustainable and energy-efficient building practices.

- Explore incentive programmes or partnerships that reward developers for incorporating green technologies.

By actively engaging with the community, local authorities, and developers, Newtongrange can work towards a more sustainable and balanced approach to housing and community development. This will help ensure that the growth of the village aligns with the community's values and needs.

## **9. Feeling Safe**

Community safety is paramount, and addressing concerns raised in the survey is crucial for fostering a secure and supportive environment in Newtongrange. Newtongrange experienced a fatality following the community survey. While this was highlighted as an isolated and unfortunate event it may be that the score of 4.5/7 would be lower if people were surveyed again. Key issues to be addressed include –

### *Dog Control Measures:*

- Implement and enforce regulations requiring dogs to be kept on leads in residential public spaces.
- Increase awareness campaigns about responsible pet ownership, including the importance of leash control.



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### Youth Workers and Community Support Officers:

- Collaborate with local authorities to increase the presence of youth workers and community support officers, especially in areas prone to anti-social behaviour.
- Establish community outreach programmes to engage with young people and address underlying issues contributing to anti-social behaviour.

### Proactive Police Measures:

- Continue to work closely with the police to enhance proactive measures aimed at reducing break-ins.
- Provide training and resources to residents interested in participating in such programmes.
- Establish community-police partnerships to improve communication and cooperation in addressing specific safety concerns.

### Improved Street Lighting:

- Increase lighting in vennels and other areas known for anti-social or criminal activity to enhance overall safety.

### Designated Bins for Dog Litter:

- Install more designated bins for dog litter in public spaces. Educate the community on the importance of using these bins and discourage the practice of leaving dog litter bags in public areas.

### CCTV Installation:

- Consider the installation of CCTV cameras in strategic locations to monitor and deter criminal activities. Ensure that any surveillance initiatives adhere to privacy regulations and community consent.

Continuously monitoring and responding to community safety concerns, along with proactive collaboration between residents, law enforcement, and local authorities, will contribute to a safer and more secure Newtongrange. Regular updates and community involvement will help maintain a sense of shared responsibility for community safety and we hope to see the 'Midlothian Will be Safer' section of the Single Midlothian Plan come to life.

## 10. Moving Around

How residents move around in Newtongrange is important and this theme scored 4.5/7. Improving transportation and ensuring safe and accessible mobility in Newtongrange is essential for the well-being and convenience of the community. Key issues include –

### Better Cycle Routes:

- Develop and enhance cycle routes connecting Newtongrange to Eskbank, Dalkeith, Edinburgh, Gorebridge, Bonnyrigg, and East Lothian.
- Explore opportunities to repurpose the old mineral railway line for a dedicated cycling path.





## Newtongrange Local Place Plan 2023

### Zebra Crossings and Speed Limit:

- Install zebra crossings at key locations such as Bryans Road and the Sun Inn for pedestrian safety.
- Advocate for a reduced speed limit of 20 MPH in the village to enhance overall safety.

### Pavement Review, Especially Under Viaduct and 1st to 10th Street:

- Conduct a comprehensive review of pavements, focusing on areas under the viaduct and between 1st to 10th Street.
- Address any issues related to maintenance, accessibility, and safety.

### A7 Crossings and Footpath to Dalhousie Castle:

- Address safety concerns regarding A7 crossings, ensuring they are well-maintained and accessible. Improve footpaths along Cockpen Road leading to Dalhousie Castle to enhance connectivity for pedestrians.

### Truck Restrictions and Roundabout Design:

- Advocate for restrictions on larger trucks passing through the village to reduce congestion and enhance safety.
- Collaborate with traffic planners to design a safer and more efficient junction at the double roundabout.

### A7 Pathways Between Kings Gate and Newtongrange Main Street:

- Improve pathways between Kingsgate and Newtongrange Main Street to encourage pedestrian movement.
- Explore the feasibility of constructing a pedestrian bridge over the A7, connecting the old mineral railway walkway to enhance pedestrian safety.

### Anti-Littering and Dog Fouling Signs:

- Install signs on lampposts to discourage littering and remind residents about responsible dog ownership.
- Implement awareness campaigns to educate the community about the importance of keeping public spaces clean.

### Electric Scooter Safety:

- Collaborate with local authorities to address safety concerns related to electric scooters on pavements and consider implementing regulations.

Regular communication with local authorities, collaboration with transportation planners, and community engagement will be crucial in implementing these recommendations. Periodic reviews and adjustments based on feedback will help ensure that transportation and mobility solutions align with the evolving needs of Newtongrange residents.



## 11. Play and Recreation

Enhancing leisure facilities and public spaces is essential for the overall well-being and community engagement in Newtongrange. This theme scored 4.5/7 and comments for improvements include-

### Public Toilets in the Park:

- Install public toilets in the park to meet the needs of visitors.

### Refurbishment and Facility Improvements:

- Refurbish the playpark to include a wider range of facilities catering to different age groups.
- Upgrade the surface of the skate park and consider adding new features such as a pump track to enhance the experience.
- Introduce outdoor learning canopies for school use, providing additional educational and recreational opportunities.
- Encourage community engagement and gather input on desired improvements to leisure centre and library. A community hub must be seen as a priority for Newtongrange

### Diverse Coffee and Eatery Options:

- Attract more coffee and eatery options within or near the park to create a vibrant social space. Consider collaborating with local businesses or entrepreneurs to bring in diverse food and beverage offerings.

### Support Groups for Families:

- Support and promote support groups, including baby groups and young children's groups, which are easily accessible by public transport or within walking distance.
- Assess gaps in services
- Collaborate with local organisations and community leaders to provide resources and spaces for these groups.

### Accessible Activities for Elderly and Disabled:

- Develop and promote accessible activities tailored to the needs of elderly and disabled individuals.
- Collaborate with disability support organisations to ensure inclusivity in community programmes and events.

### Youth Group Building Maintenance:

- Prioritise the maintenance and improvement of buildings used by youth groups.
- Work with local authorities and community organisations to secure funding for necessary upgrades.

### Promotion of Groups:

- Promote the availability of groups and activities within the community.
- Create a centralised platform or directory for residents to discover and join various adult groups and clubs.



## Newtongrange Local Place Plan 2023

### Collaboration with Voluntary Groups:

- Foster collaboration with voluntary groups to enhance the overall community support network.
- Provide resources and support for these groups to organize and sustain activities that benefit the community.
- Regular communication with residents, collaboration with local businesses and organisations, and a commitment to ongoing maintenance and improvement will contribute to creating a vibrant and inclusive community in Newtongrange.

## 12. Identity and Belonging

Fostering a strong sense of identity and belonging in Newtongrange is essential for community well-being. Positively, this was one of the higher scoring themes in the recent survey with a score of 5/7. To address community comments we recommend –

### Maintenance of Community Assets:

- Prioritise the maintenance and upkeep of community assets such as Gala Day, the Silver Band, and the Football Club.
- Allocate resources to address the issues with damaged railings, crumbling bricks at the miners statue, and broken bollards promptly.

### Enhancement of Public Spaces:

- Invest in the improvement of public spaces, making them more attractive and welcoming.
- Address issues of litter and damaged street furniture to create an environment that residents and visitors want to explore.
- Implement and advertise regular cleaning schedules and initiatives to reduce litter and maintain a cleaner environment.



## Newtongrange Local Place Plan 2023

### Diversification of Local Businesses:

- Encourage a diverse range of businesses to set up shop, avoiding excessive proliferation of certain types of establishments.
- Consider community preferences when approving new business licenses to maintain the village's character.

### Addressing Economic Deprivation:

- Collaborate with local authorities and organizations to address economic deprivation in the village. Explore initiatives such as job training programmes or small business support to boost economic opportunities.

### Improving Beyond Main Streets:

- Extend efforts beyond the main streets to improve and beautify the traditional parts of the village.

### Balanced New Building Development:

- Carefully plan new building developments to avoid dilution of the traditional village character.
- Prioritise designs that integrate seamlessly with the existing architecture and contribute positively to the community.

### Preservation of Friendliness:

- Maintain the friendly and welcoming atmosphere of the village.
- Encourage community events and activities that facilitate social interaction and strengthen the sense of belonging.

By addressing these recommendations, Newtongrange can continue to prioritise its heritage, enhance community assets, and create a thriving and inclusive environment for residents. Collaborative efforts between residents, local authorities, and businesses will be essential for the successful implementation of these initiatives

## 13. Natural Space

Newtongrange benefits from natural spaces and this theme scored the highest in the recent analysis. We want to maintain our green spaces and work towards green flag status in our park. Maintaining and enhancing natural spaces is crucial for the well-being of a community. Further suggestions include –

### Community Garden:

- Further support the Community Garden to enhance biodiversity and sustainable socioeconomic growth.
- Increase the availability of the community garden for residents interested in gardening.



## Newtongrange Local Place Plan 2023

### Safer Cycle Links:

- Improve and create safer cycle links to connect Newtongrange with Gore Glen and Roslin, encouraging more sustainable transportation.

### Clubs for Kids:

- Utilise green spaces for organised clubs and activities for kids, promoting outdoor play and recreational opportunities.

### Preservation of Fields:

- Advocate against building on fields to protect and preserve green spaces in the community.
- Collaborate with local authorities to establish and enforce protective zoning regulations.
- Address the eyesore at the site opposite the Masonic lodge building through community-led beautification projects or discussions with property owners.

### Wildlife-Friendly Initiatives:

- Install bird/bat boxes and beastie boxes in trees in the park to encourage wildlife habitats.
- Increase the number of litter bins in parks and public spaces to facilitate proper waste disposal.
- Conduct community education programmes on the value of trees, the consequences of artificial turf, and the importance of green spaces.

### Litter Collection and Cleanliness:

- Improve litter collection efforts, including organizing community clean-up events.
- Address specific areas of concern, such as the woods heading up to Newbattle High School, with focused litter-picking initiatives.

### Development of Pavilion and Bowling Complex:

- Explore the development of the pavilion and old bowling complex into a community tea/coffee room or multi-use space. Seek funding or partnerships to support the renovation and repurposing of these facilities.

### Additional Seating and Picnic Areas:

- Increase the number of seating and picnic areas in the park to enhance community enjoyment and social interaction.
- Install more benches in Lady Victoria Grange and Orchard Grange to provide resting spots and enhance community spaces

### Utilise Football Building:

- Explore opportunities to make use of the football building for community events, clubs, or activities.



## *Newtongrange Local Place Plan 2023*

### *Accessible Walks:*

- Create accessible country or riverside walks for those with limited mobility.
- Ensure that these walks are well-maintained and clearly marked for easy navigation.

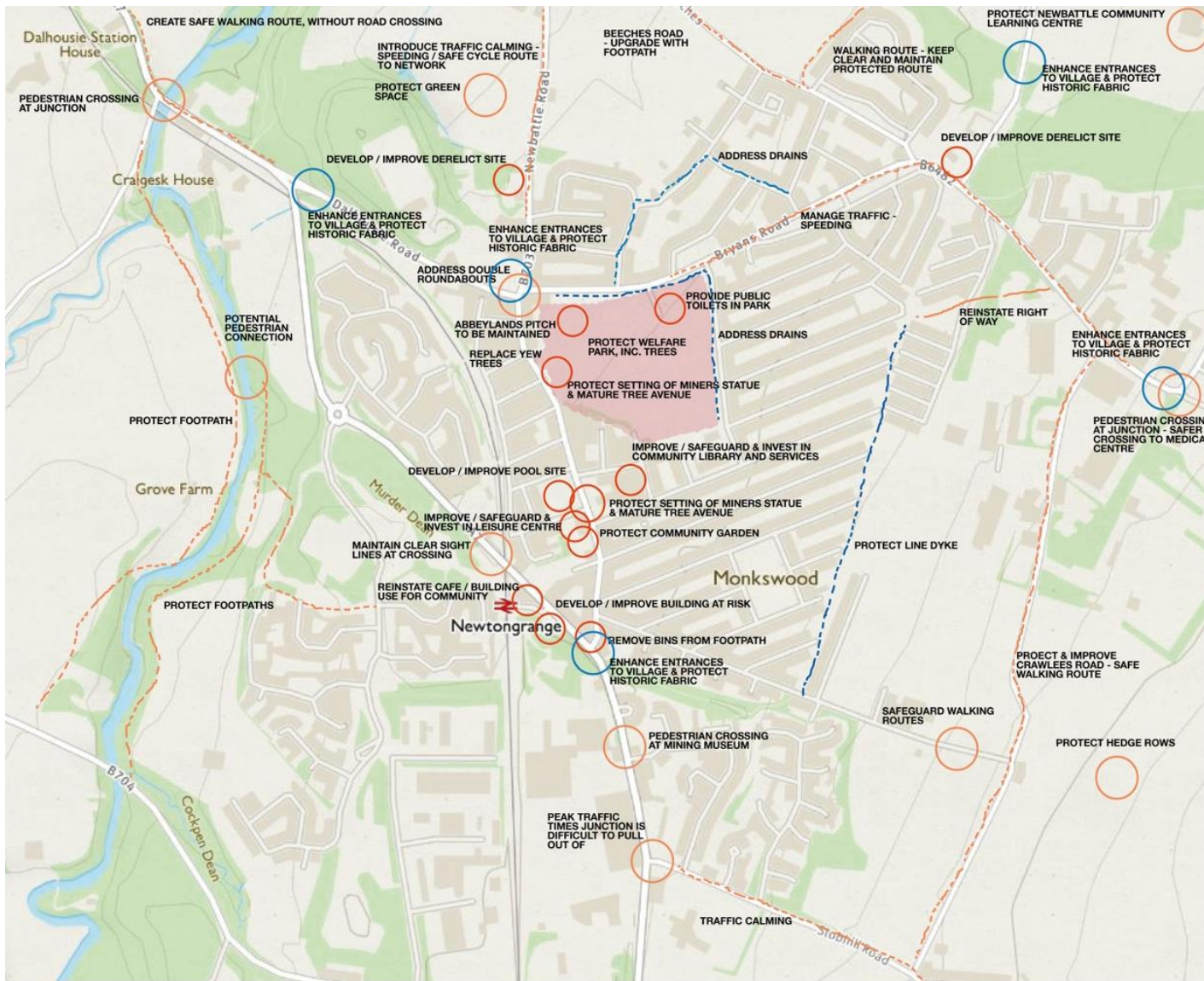
### *Preservation of Green Spaces:*

- Advocate against large housing developments on farmland to preserve local green spaces.

- Collaborate with local planning authorities to balance housing needs with environmental conservation.

By addressing these recommendations, Newtongrange can continue to cherish and develop its natural spaces, fostering a strong sense of community and well-being. Collaborative efforts involving residents, local authorities, and community groups will be essential for successful implementation.





- Key Priorities**  
 Following Community Consultation, and in addition to the overworks on the map, below is a list of Key Priorities
1. Regular cleaning and maintenance off all road drains to prevent current build up of surface water.
  2. Regular street cleaning with the road sweeper.
  3. Address/combat congestion at School & Nursery drop-off and pick-up times.
  4. Increase access to direct buses to Edinburgh.
  5. Welfare Park to be maintained and protected for the community. Paths to resurfaced.

## *Newtongrange Local Place Plan 2023*

*This map has been drafted in consultation with the community.*

Some of the information contained within the map is described below;

- Highlight specific Community focussed buildings and services that should be protected / enhanced.
- Note key sites within the village that may be developed to further strengthen the services we have access to / provide affordable housing within the village.
- Key walking routes that should be protected / enhanced.
- Road issues and opportunities.
- Heritage areas that should be protected / enhanced.
- Generally, consultation has highlighted a requirement for more affordable housing.
- Protection of green space, in particular Welfare Park.
- A map to identify sites of specific proposals, land or buildings.



## APPENDICES

Timetable		
Date	Target	Outcome
1st June – 15th September	Organise and distribute the survey	Link in with community groups and businesses to collaboratively gain community reviews.
1st July – 13th August	Start the draft LPP	Review Midlothian Council suggested LPP documents and Dumfries and Galloway LPP
14th August	Circulate draft LPP document to Community Council Members	Gain comments and update the LPP
29th August	Present draft doc to Community Council	Gain further comments and guidance
16th September – 25th September	Collate survey results and analyse data	Produce SMART targets based on results
26th September	Present findings to Community Council	Gain comments and update the LPP
27th September – 13th October	Work on draft LLP document	Circulate to Community Council Members for review and update with their comments

31st October – 3rd November	Present draft LPP to Community Council in preparation for submitting	Work on final submission
		Send to planning team to gain their view
4th November – 31st December	Discuss LPP at AGM	Outline what still needs to be done
	Meet with Midlothian Council Planners to discuss LPP	
23rd January	At CC meeting map out key areas of interest for the LPP	Add map to LPP
1st Feb – 14th February	Meet with planners and add final recommendations. Organise proof readers	Aim to submit LPP for consultation 16th Feb



## Pre-submission Notice

Friday 16<sup>th</sup> February

Dear local Councillors, adjoining Community Councils and local partners,

I am contacting you on behalf of Newtongrange Community Council in relation to our Local Place Plan. We have been working on a Local Place Plan for our Community Council boundary area and began community engagement in June 2023. We used the results from the Place Standard Tool and previous research to develop the Plan. We have now prepared a draft Local Place Plan. It has been published for public consultation here and printed copies are available to view at Newtongrange Library. We are obliged to send the plan to you to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. The purpose of the Local Place Plan is to outline a comprehensive strategy which reflects the collective aspirations, needs, and priorities of the Newtongrange community. This plan serves as a guiding document which articulates the vision for the area's development and improvement over a defined period.

If you have any comments on the Plan, please send them to [secretary@newtongrange.org](mailto:secretary@newtongrange.org). The deadline for comments is 16th March 2024, to allow time to take comments into consideration prior to submission to Midlothian Council by 31st March 2024.

Kind regards,

*Sarah Matthews*

Secretary Newtongrange Community Council

Notice was published and sent to –

[www.newtongrange.org](http://www.newtongrange.org)

[enquiries@mayfieldandeasthouses.cc](mailto:enquiries@mayfieldandeasthouses.cc)

[secretary@eskbanknewbattlecc.org](mailto:secretary@eskbanknewbattlecc.org)

[secretary@moorfoot.org.uk](mailto:secretary@moorfoot.org.uk)

[pat.bowie32@gmail.com](mailto:pat.bowie32@gmail.com)

[gorebridgecommunitycouncil@gmail.com](mailto:gorebridgecommunitycouncil@gmail.com)

[douglas.bowden@midlothian.gov.uk](mailto:douglas.bowden@midlothian.gov.uk)

[Kelly.Drummond@midlothian.gov.uk](mailto:Kelly.Drummond@midlothian.gov.uk)

[Ellen.Scott@midlothian.gov.uk](mailto:Ellen.Scott@midlothian.gov.uk)

\*No comments were received during the consultation





**ROSEWELL & DISTRICT  
COMMUNITY COUNCIL  
LOCAL PLACE PLAN**

**Prepared for Midlothian Local Development  
Plan 2**

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## Foreword

The Scottish Government has introduced Local Place Plans (LPPs) as a way for communities to help achieve change in their local area. This can be accomplished through consultation and use of the “Place Standard Tool” which will help communities to think about how to make their 'place' better, agree priorities, and work with others to make change happen. Preparation of this Local Place Plan has been facilitated by Rosewell and District Community Council on behalf of the local community and will outline the priorities of the village and surrounding areas as defined through the consultation process and will focus on outlining proposals for these priorities going forward.

Rosewell & District Community Council would like to thank various stakeholders for their contributions to this Local Place Plan, including but not limited to Midlothian Council, Midlothian Federation of Community Councils, Rosewell Development Trust, businesses in and around Rosewell, Midlothian Wildflowers, Keep Rosewell Beautiful and the members of the community who contributed to the consultation process.

Rosewell & District Community Council would also like to thank Forth Rivers Trust for their contribution of resources towards the LPP.

## 1. Summary

Rosewell and District Community Council (RDCC) were invited by the Scottish Government and Midlothian Council to undertake a Local Place Plan for the community outlining the priorities to be considered within the next phase of the Midlothian Local Development Plan (MLDP2).

RDCC undertook various methods of stakeholder engagement within the community to gather evidence for an overarching vision and list of priorities to be included within the LPP. The vision for Rosewell has been developed through the collective analysis of local community needs which includes:

- Becoming more self-sufficient and sustainable on a local scale;
- Enhancing and developing the vibrancy and prosperity of Rosewell;
- Tackling environmental, social and economic issues.

Five priorities were identified each with a number of actions which are outlined in Section 5. The five priorities are:

- Life in the Community
- Environment
- Population and Homes
- Getting About
- Jobs and Businesses

This LPP contains our local community's vision for the RDCC area (Figure 1). The plan is rooted in our local community's own aspirations, data was gathered through community consultation and engagement activities during 2023. The plan sets out priority actions to turn the community's aspired vision into reality.

The purposes of this LPP are:

- To provide an up-to-date statement of current issues we face and our aspirations for the future, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area;
- To express the community's vision, priorities, aims and actions to deliver that vision collaboratively;
- To inform the ongoing review of the Local Development Plan 2 being led by Midlothian Council;
- To inform public service delivery and investment by the Crown Estate, Midlothian Council and other Community Planning Partners;
- To guide investment and action by local landowners, businesses and community organisations.

The plan is envisaged as covering a 10-year period until approximately 2035. Delivery of the plan is intended to be collaborative, with public bodies, private sector, third sector organisations and the local community working together for common purpose. It is vitally important that all stakeholders are actively involved in the LPP objectives if it is to become a meaningful reality. Section 6 contains more information about this.

## 2. Introducing Rosewell and District

### Geographical Context

Rosewell and District sits in the heart of Midlothian. Rosewell originated as a mining village with brick-built cottages laid out in a street pattern of miners' rows dominating the character of the village. The original village was complete by the early 1900s.

Rosewell bypass – the A6094 - was constructed providing scope for new housing including employment land identified on the stabilised land between the village and the bypass road. The A6094 provides quick links along the Bonnyrigg Distributor Road to the surrounding villages of Bonnyrigg, Dalkeith, Newtongrange and Gorebridge to the Northeast. To the South, the A6094 provides an easy route to the Borders as it joins to the A701 via Howgate. Rosewell village is situated at the egress from Roslin Glen. Roslin Glen is the main thoroughfare to Roslin, Bush Estate, Bilston, Auchendinny, Penicuik and Straiton for many commuters and both villagers and commuters from the Midlothian region travel through this Glen daily.

The Whitehill Estate, positioned south of Roslin and Bonnyrigg, encompasses the Rosewell, Rosslynlee, and Upper Dalhousie communities. Acquired by Crown Estate Scotland in 1969, the estate holds significance for its rich agricultural and mining heritage.

Rosewell has good footpaths and access to the national cycle route via the NCR196 Penicuik to Musselburgh walkway. The old railway line from Penicuik through Rosewell to Bonnyrigg and Eskbank, provides good access to Bonnyrigg and Penicuik town centres, as well as access to a thriving community woodland. The Penicuik to Dalkeith walkway and cycle route also provides access to many local amenities such as the Midlothian Community Hospital and the superstore at Hardengreen. Providing a very important active travel route as well as biodiversity corridor that supports people and planet. The active travel route Penicuik to Dalkeith walkway provides necessary access to the local train station Borders Line at Eskbank with frequent services to Edinburgh and Tweedbank via Newton Grange and Gorebridge. From here you can also access local tourist destinations such as The Coal Mining Museum and Arniston Estate as well as commuting opportunities for surrounding areas.

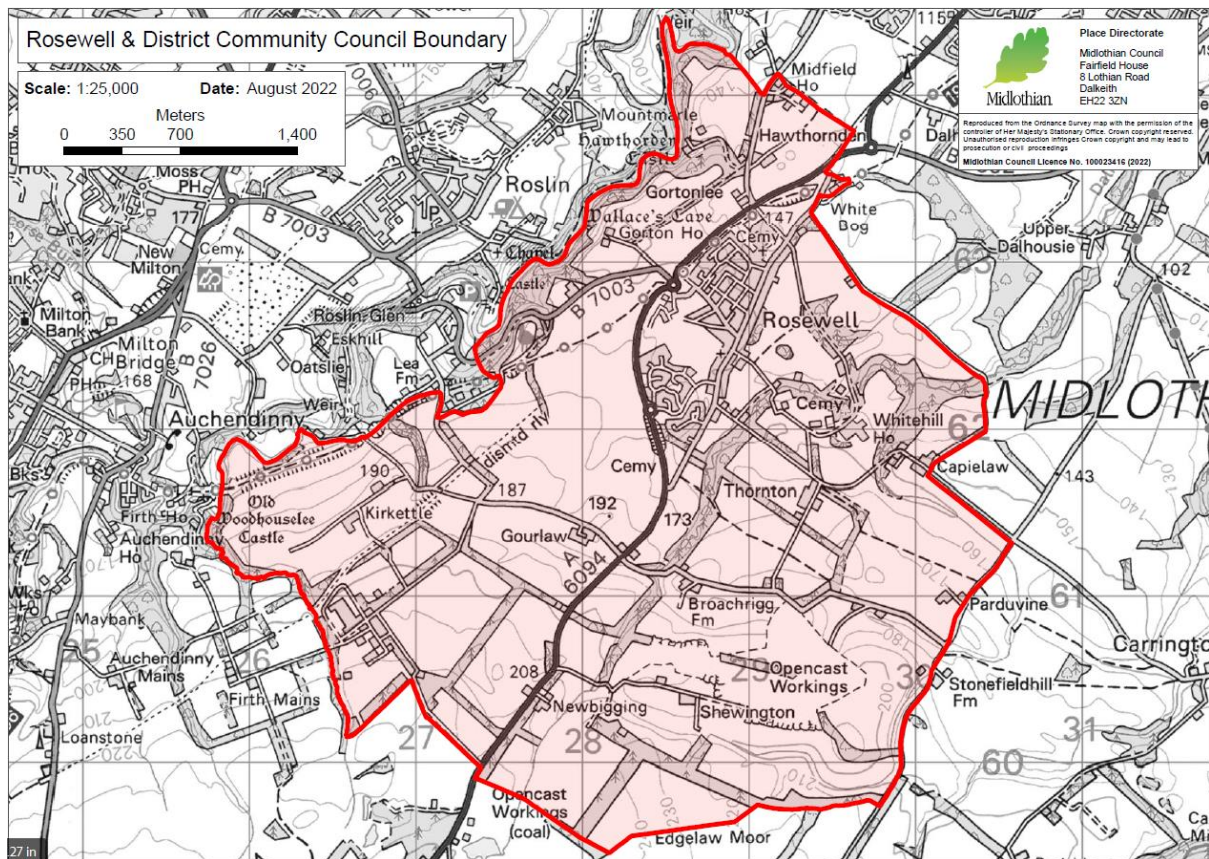
### Population and Community

Population estimates as of 2021 indicate that the population of Rosewell (village) is 2,170 individuals (City Population, 2024: Appendix A4). This is an increase in population of 39% from the 2011 Census.

Rosewell Steading was redeveloped into a Community Hub, named The Steading, delivered by the Rosewell Development Trust. The Steading provides Rosewell with a central focus for the village, a place where the community can come together and is driven by the needs of the community.

Rosewell has seen many changes over the years and has always maintained its strong sense of community spirit that supports a thriving, caring and vibrant Rosewell.

## Context



**Figure. 1** Boundary denotes the area of Rosewell & District Community Council

### Schools and Early Years

Rosewell has two primary schools, one denominational and one non-denominational. To meet the needs of recent housebuilding, additional space at Rosewell PS was required and the decision was made to extend Rosewell Primary in the previous Midlothian Local Development Plan (MLDP). Recently, however, through exploratory works it has become apparent that the structure is not suitable for extension, and so new priorities must be made for the primary schools in light of the village expansion. Rosewell Primary is to reach capacity by August 2024 and temporary classrooms have been brought in to facilitate the growth as an interim measure.

Secondary education is provided at Lasswade High School, also certain to reach capacity due to the growth within the wider Midlothian area and an additional site for secondary education was highlighted within the previous MLDP.

Nursery and early learning provision is met through Rosewell Primary School, as well as the additional Loanhead After School Club (LASC) Community Nursery and after school care within Rosewell Park.



### Health and Care Services

Rosewell GP, dental practice and pharmacy services including important minor ailment services are provided by surrounding settlements. No primary healthcare services are available within Rosewell and District.

St Joseph's, based in Rosewell, provide care for adults with learning disabilities and have been established for 100 years.

### Community Groups

There are between 20 and 25 active groups in Rosewell. Please refer to the 'What's on in Rosewell' calendar in Appendix A5 for several of these. There is a wide variety of opportunities to engage in Rosewell from: walking groups, lunch clubs, outdoor environmental opportunities and special interest groups such as local history and local neighbourhood group. As in many rural settlements a number of non-statutory agencies fill the gaps left by local authority budget cuts. For example, Midlothian Wildflowers, a grassroots constituted community group based in Rosewell, works to create, care for and protect greenspaces throughout Midlothian while supporting the health and wellbeing of the communities they work with.

### Rosewell and District Community Council

Rosewell and District Community Council (RDCC) is made up of elected community councillors who are all unpaid volunteers offering their time and commitment to the community. The aim of RDCC is:

- To ascertain, co-ordinate and reflect the view of our community which we represent, to liaise with other community groups within the area, and to fairly express the diversity of opinions and outlooks of the people;
- To express the views of the community to the local authority for our area to public authorities and other organisations;
- To take such action in the interests of our community as appears to be desirable and practicable;
- To promote the wellbeing of our community and to foster community spirit;
- To be a means whereby the people of the area shall be able to voice their opinions on any matter affecting their lives, their welfare, their environment, its development and amenity.

### 3. Community issues and aspirations

#### Community Engagement

A public consultation was undertaken to gather vital primary data from local community members and was inputted into the LPP. Various avenues were assessed to try and determine the best inclusive methods of engagement that would represent the views of the local community (National Standards for Community Engagement). The seven principles of the National Standards for Community Engagement were applied to various aspects of the RDCC consultation process.

##### Online Consultation

RDCC hosts a very active community Facebook page (Rosewell Neighbourhood Group) that currently has 3.5k members. It was therefore decided that an online survey would be the first step in the public consultation process. The content of the survey was based on guidance provided by the Scottish Government, 'Our Place' website and the Local Place Plan 'How to Guide' with a mixture of rating questions from the 'Place Standard' as well as important open-ended questions to maximise comments and feedback. This survey was distributed via both a link and as a QR Code which was distributed on posters on throughout the village e.g. on park gates, in local shops, the community hub, bus shelters and on the RDCC community noticeboard.

##### In-Person Consultation

A paper copy of the survey was also distributed and held by The Steading in Rosewell – the local community hub – where people would be able to fill out and return here to be stored confidentially for later collection. Paper copies were also distributed at 'drop-in' sessions which were organised post-community council meetings and at other points during the consultation process. In-person consultation sessions were advertised in a number of places online and within the Village.

<p>First community in-person consultation session 21<sup>st</sup> August 2023</p>	<p>Second community in-person consultation session 21<sup>st</sup> September 2023</p>
<p>The Community Council invited the local community to Rosewell Parish Church Village Hall (disabled access available) to provide their views on Rosewell, including what’s good or bad about Rosewell and what opportunities there are to improve Rosewell in the future.</p> <p>We developed a local advertising strategy with the intention of trying to reach out engage as many citizens as possible in the Rosewell LPP consultation. Posters were situated in local shops and advertised on the local community noticeboard. The consultation was advertised through social media networks and circulated via email.</p>	<p>A second consultation for the community was held in September as a ‘drop-in’ session at Rosewell Parish Church (disabled access available). The second consultation aimed to allow the community to express their views on the aims and actions for the LPP and provided the opportunity to ask any questions that may have arisen from completing the survey.</p> <p>Posters were situated in local shops and advertised on the local community noticeboard. The consultation was advertised through social media networks and circulated via email.</p>

#### Business Consultation

The LPP survey link was sent directly to 20 local businesses in Rosewell along with a letter explaining how businesses could contribute towards the process. Each business was invited to seek in-person advice and information sessions with the community council should they have specific matters to discuss regarding the overlap of their interests and the community-led Local Place Plan for Rosewell. Two businesses sought in-person consultations and their ideas have been considered as part of the LPP development.

#### Community Survey

In total, 261 people shared their aspirations for Rosewell and District. The breakdown of responses by age demographic and location within the community council area can be explored in the Figures 2 to 5.

The survey that was distributed to Rosewell residents was split into three parts:

1. Requests for demographic information;
2. Place Standard tool questionnaire to assess or “rate” current feelings on Rosewell;
3. Open-ended questions to ask for direct thoughts and opinions relating to Rosewell and its services etc.

The variation in questions was taken from various guidance documents to allow RDCC best analysis of the information for use in themes and priorities going forwards. Appendix A1. shows an example of the survey that was distributed to Rosewell residents as part of the consultation process, as well as full details of survey responses.

## Results

In total, 261 people shared their aspirations for Rosewell and District. The breakdown of responses by age and location within the community council area can be explored in the Figures 2 to 5. In summary, 95% of respondents live in Rosewell or the surrounding area and the other respondents either worked here, run a local business or were visiting. A diverse range of ages, spanning from 16 to 60+, was well-represented among the respondents. There is also a relatively balanced distribution among responders affiliated with Rosewell for more than 10 years (43%) and affiliated with Rosewell for up to 10 years (58%, remaining 5% unknown).

### Rating Questions Analysis

Figure 5 depicts the average score of all respondents for the “Place Standard tool” questionnaire. Looking at how people rated each theme, a clear pattern emerges. The score for public transport is well below satisfactory. Only the Natural Spaces theme achieves a notably high score followed by Play and Recreation. The ratings using the Place Standard tool align with previously understood sentiment from the community, namely that there is dissatisfaction with local amenities, public transport services to and from the village and poor potential for a thriving economy within the village and surrounding rural area.

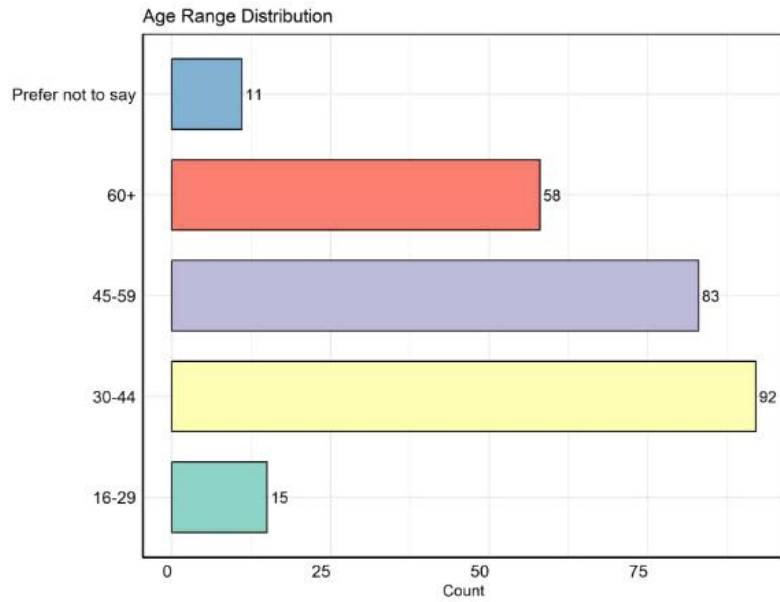


Figure 2. Age distribution of those whom responded

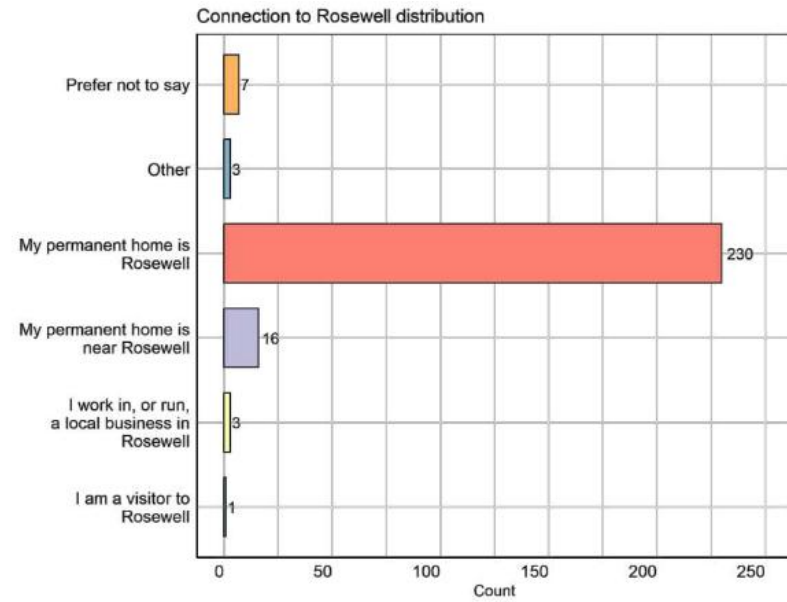


Figure 3. Location data of those who responded

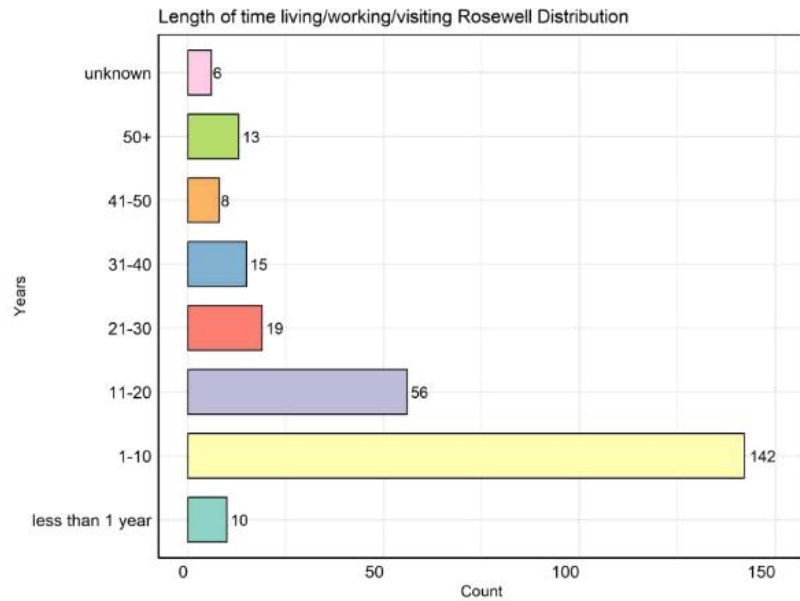


Figure 4. Length of time interacting with Rosewell question results.

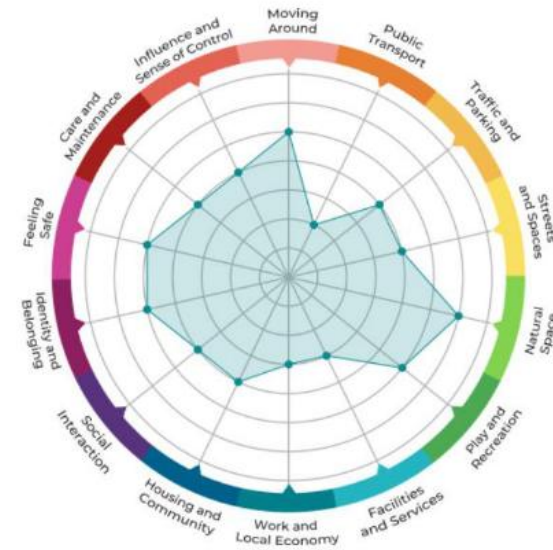


Figure 5. The 'Place Standard tool' results for Rosewell.

Below are the key themes, summarising answers from the open-ended questions asking for direct thoughts and opinions relating to Rosewell and its services. The larger words occurred the most frequently in the responses.

### What are Rosewell strengths? What you do you like most about Rosewell?



### What are Rosewell weaknesses? What you do you like least about Rosewell?



## What opportunities do you see for Rosewell in the future?



### Open-Ended Questions Analysis

A significant portion of the open-ended comments received were critical or expressed negative sentiments. When focussing on the positives within the District and when prompted about ‘what you like about Rosewell/ strengths of the Village’ within the community, the majority of responses highlighted access to Nature and Scenery as well as the Green Space as a key aspect of the village and surrounding District (Figures 5 and 6). This was often followed up by comments regarding the extent of the new development housing allocation within the village and statements desiring that no further greenspace within or around the village be utilised in this regard going forward. Second to nature, the most regarded aspect of Rosewell is its sense of community and the ‘village feel’ as well as its ‘village identity’. Again, in the analysis, it was noted that these comments were often made in conjunction with statements of discontent regarding the loss of village identity in the wake of large-scale housing developments within the Village.

The community also acknowledged certain entities within the community as valuable assets when asked about the Strengths of the community as outlined below. However, in comparison to other settlements of a similar size within Midlothian (for example Roslin) there is minimal community resource for respondents to point towards as assets within the Rosewell and District area. Institutions such as The Steading were highlighted as the “heart of the community” for providing clubs and activities for all age ranges. In addition to this, Rosewell Park (the park), the Tennis Courts, the Bowling Club, coffee shop at the golf course, the churches, the two local shops and hairdressers/barbers, were identified as valuable resources. However, in comparison to Roslin (again, highlighted as a settlement of a similar size), essential local amenities are limited. For example, Roslin has a local GP surgery and pharmacy, a dental surgery, a library, a post office,

a local public house and restaurant, several cafes, and a local shop as well as three bus services for the Village.

When asked to discuss 'challenges, dislikes and future challenges' the community voiced concerns such as inadequate transportation and deficient public transportation routes, lack of amenities including shopping and access to healthcare within the village as stated above. The increase of significant new development housing within the Rosewell, lack of employment opportunities and lack of care for greenspaces were also forefront within the public consultation. These concerns were carried through by RDCC for further analysis and consideration within this Local Place Plan.



## 4. Rosewell and District Overall Vision by 2035

Maintaining and restoring a village feel is very important. Recent large-scale development within Rosewell has been advantageous to the community (e.g. The Steading Community Hub and Rosewell Tennis Courts) and has presented a number of challenges within the community (e.g. new housing developments). Moving forward these recent developments should be incorporated to grow our sense of community and village feel within Rosewell and District. This Local Place Plan aims to create an overarching document that focusses on tackling the issues most highlighted by the community and providing a strategic overview for how these can be implemented and by whom/on what timeline.

This vision for Rosewell will provide all stakeholders in this plan with a direction as we move towards 2035 with the hope of creating meaningful change in the village in line with the aspirations of the community. The vision that has been developed through analysis of community needs includes:

- Becoming more self-sufficient and sustainable on a local scale;
- Enhancing and developing the vibrancy and prosperity of Rosewell;
- Tackling environmental, social and economic issues.

This section of the plan contains five priority areas that will help turn this vision for Rosewell and District into a reality. Each priority will come with aims and actions. The five priority areas directly reflect the concerns and aspirations expressed in the community survey:

1. Life in the community
2. The environment
3. Population and homes
4. Getting about
5. Jobs and businesses

These priorities are not distinct and there will be overlaps within each of these as they are closely inter-related. All priorities have been added to an interactive map that can be explored [here](#) and an example of what it looks like is provided in Figure 6



The actions proposed under each priority should be seen as flexible. If opportunities present themselves for additional actions, they should be supported by Midlothian Council if they contribute to the vision of Rosewell and District Community Council. All aims and actions that pertain to the five Priorities and the overall vision, should be considered for inclusion within the Midlothian Local Development Plan 2 (MLDP2).

Figure 6: Screenshot of the interactive Google map locating Rosewell priorities.

## Priority 1. Life in the community



Figure 7: Location of sites for Life in the Community Actions.

Having a strong sense of place and community is one of Rosewell's greatest strengths and we have a proud history with mining heritage. Rosewell is a friendly, caring community. There are many active community groups in addition to the Community Council and Rosewell Development Trust, that help to welcome visitors and newcomers to the village.

However, our community facilities have been run down over the years, pubs have shut and our playpark is dated. There is more reliance on cars for undertaking tasks such as weekly shops at larger supermarkets and commuting to local work places. Local presence of police is limited as are traffic wardens. For teenagers, the lack of things to do and places to go is particularly apparent.

Rosewell village needs better facilities and activities for people of all ages if we are to thrive and prosper as a community.

### Aim

Rosewell's vision is to become a self-sufficient village that draws people in from surrounding areas to help boost local prosperity and economic growth for Rosewell businesses, the community hub and other organisations providing creative, educational, leisure and volunteering opportunities. Site locations for the actions outlined below are shown in Figure 7.

<b>Actions</b>	<b>How can this be achieved?</b>
Retain vital community services	Ensure support for our two corner shops, community hub, social (bowling) club, hairdressers, barbers, dog groomers, fish and chip shop, cafes as well as local trades and faith centres.
Incorporate and improve private facilities to be available to the community	Provide support to Whitehill Welfare Football Club for finding funding/working with the Council. Supportive of proposed 3G pitch that could be made available to different sports groups and would provide training facilities in the village that are currently sourced elsewhere for all club teams. This proposal could help engage teenagers within the village to become more active as well as tackle boredom and vandalism.
Work towards a 20-minute neighbourhood within the rural context of Rosewell Village	Bring facilities to the village. Encourage and support social enterprises and local businesses within the village. Facilitate the creation of community growing spaces for food to be incorporated back into the community, either through the community fridge or by providing circular economy via Rosewell Resilience Group.
Invest in public spaces	Upgrade the playpark within Rosewell Park to incorporate more age-ranges for play. Provision of goal posts within Rosewell Park to encourage groups from the nearby nursery and Rosewell Primary to get active.
Allocation of unused green space within Rosewell village for outdoor activities	Area of land for Rosewell Academy for football training as there is no other suitable land available in the village. Discussions with MC for the land to be maintained by the Rosewell Academy until further notice and they are to have a container on site for equipment.
Invest in village medical facilities	RDCC would like to see Midlothian Council support applications for a pharmacy in the village. Rosewell medical facilities are currently inadequate.

## Priority 2. The Environment

As a community, Rosewell and District love the natural environment and green space. Nature and Scenery was the most mentioned aspect of the village when asked “what do you most like about living and working in Rosewell”. The trails, bridal paths and green spaces are among the things that are valued most highly about living here. Over the years there have been many groups that have contributed to caring for the environment within and around the village. Success stories include but are not limited to the Rosewell Community Gardening Group who operate from The Steading and contribute to the care and maintenance of the flower beds within the village, Midlothian Wildflower Group – an affiliated group of RDCC - who operate throughout the council region to regenerate neglected meadows, develop skills and support positive health and wellbeing, Keep Rosewell Beautiful a volunteer run group also affiliated with the Community Council that aims to look after and nourish the local surroundings through collaborative action. There are also local active Scouts, Rainbows, Brownies and Guides out in nature and organising litter picks and other environmental activities in conjunction with community members and community groups.

Unfortunately, within the village nature is often blighted by neglect. Community members have highlighted during consultations that litter, dog fouling and non-maintained paths were a nuisance within the village that negatively impacts how they feel about the local area. Rosewell’s vision is to foster community action and empowerment to protect green spaces, restore and protect nature and increase biodiversity within the village and surrounding area. We urgently require public authorities to act in line with our community values and to work towards meeting their own climate and biodiversity objectives set out in their action plans.

### Aim

RDCC’s aim is to protect areas of nature, support local community groups and grassroots organisations and work alongside public bodies to enhance, protect and educate.

Action	How could this be achieved?
Encourage the community to adopt and enhance green spaces that could provide potential for biodiversity	<p>Several spaces within Rosewell village would be adopted by community groups such as Keep Rosewell Beautiful and Midlothian Wildflowers for environmental benefit as well as potential for community growing spaces.</p> <p>Identify areas of maintained green space that could have increased biodiversity or could be of community use (Figure 8). For example, land within Rosewell Park that should be adopted by Midlothian Wildflowers to enhance wildflower meadows and also areas identified for additional tree planting within the Village.</p> <p>In addition to this there is an identified piece of land at Gorton Place for a community orchard/nursery. This will be maintained by MWF and Keep Rosewell Beautiful alongside RDCC to act as a space for</p>

	the community. This space will also provide a physical location for Midlothian Wildflowers to retain resources for community benefit utilised throughout Midlothian. See Priority 5 for further information.
Improve path network for all users	Install more paths (both tarmac and non-tarmac) and picnic benches in the park/around village making our green spaces a place we want to use.
Midlothian Council to install more bins to deal with litter and dog fouling	A bin audit has been undertaken by RDCC and Figure 9 identifies the areas in which new bins should be established.
Protect greenspaces	<p>Support and facilitate activities to protect areas around the village (e.g. woods, horse trails, cycle and footpath network). Provide support for conserving and planting native woodlands and wildflower meadows.</p> <p>Midlothian Council or Crown Estate to control invasive non-native species (particularly Japanese knotweed and rhododendron within the Rosewell and District Community Council Area.</p> <p>Extend official greenbelt classification to Rosewell side of the North Esk River through Roslin Glen.</p>

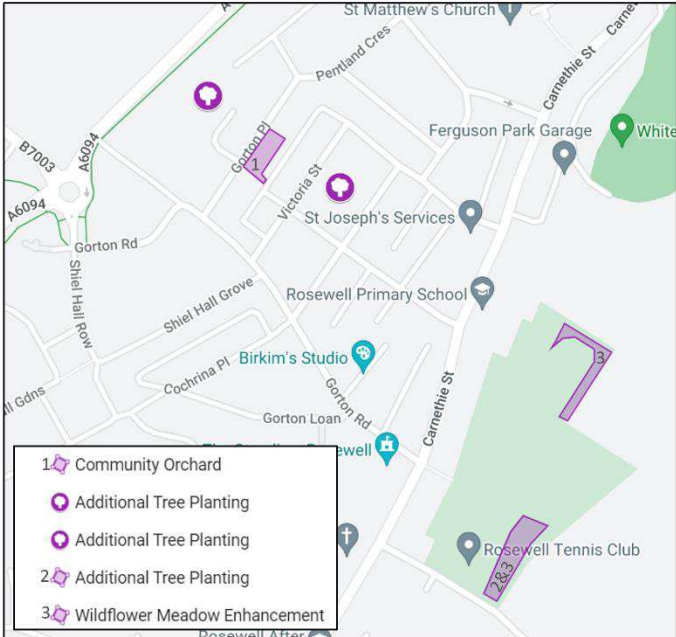


Figure 8: Community adoption of green spaces.

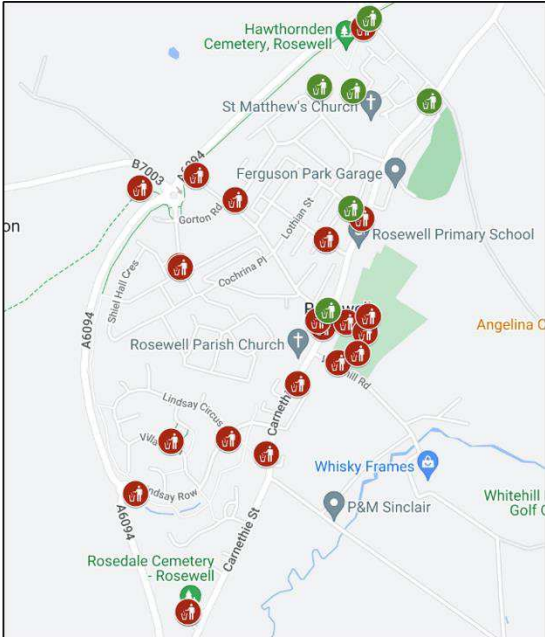


Figure 9: Current council bins across the village (red) and new bins proposed (green).

## Priority 3. Population and homes

The population of Rosewell has increased, Rosewell welcomes everyone and the new opportunities population increase can present. However, the facilities and amenities within the village have not kept up with the new demand. Many in the community feel we cannot support the current population, both primary schools are at capacity and there are long waiting lists for childcare services.

### Aim

RDCC's vision is to protect Rosewell from further expansion to allow community time to adjust to recently completed or ongoing new development allocations. Further to this, it is RDCC's aim to have all the amenities we need for all in the community within walking distance, schools that are able to provide for all the children within the community and have safe routes to schools safe active travel routes to schools minimising pollution and supporting road safety.

<b>Action</b>	<b>How can this be achieved?</b>
Improve traffic management within Rosewell Village	Midlothian Council to paint yellow traffic management lines around shop corner and remove redundant yellow bus stop markings outside 122 Carnethie Street, EH24 9AL, to allow those parking at the shop to access that section of road where it is currently avoided, pushing people closer to the junction.
Increased traffic warden and police presence	Traffic warden to manage pavement parking, dangerous parking at the junction of Gorton Road and Carnethie Street, and to facilitate slowing down cars going in faster than 20mph in the village.
No New Development in Rosewell District Community Council Region	RDCC will oppose any new housing development allocations proposed by Midlothian Council. This does not extend to self-build housing which RDCC will support in principle on a case-by-case basis. Along with other CCs within Midlothian, Rosewell community is strictly against further housing allocations. In particular with regards to Rosewell, the primary schools will reach capacity by August 2024 with no plan for remediation due to failed MLDP policy action. In addition, local amenities and services are not adequate for village capacity and nursery, pre- and post-school club spaces have waiting lists. Until this is solved, new housing allocations should not even be considered.
Improve housing standards for Midlothian and sensitivity to natural environments and surroundings	RDCC would like to see Midlothian Council improve on enforcing better standard of housing within Midlothian region. As per English legislation all new build housing

	<p>must have EV charging ports as standard – this should also be enforced in Midlothian.</p> <p>RDCC would like to see Midlothian Council enforcing large-scale renewable energy as part of new developments which could be used to tackle energy poverty in the village.</p> <p>RDCC would like to see Midlothian Council enforce measures the new build development to protect the culture and history of the village: current policies are inadequate.</p>
<p>Protect Rosewell village from boundary expansion</p>	<p>Rosewell Bypass has been agreed within MLDP (2017) as a strong boundary to form the limit of the village expansion. Housing should not be allocated to the North side of Rosewell bypass to ensure that the “village feel” is protected. Village feel and the sense of community is an extremely important part of Rosewell’s identity which has been threatened by the housing influx and the redesign of the village.</p>

## Priority 4. Getting About

Public transport was singled out as the greatest challenge Rosewell faces. The withdrawal of the number '49' Lothian Bus service from Rosewell to Fort Kinnaird which was a direct link to Edinburgh caused outrage and deep disappointment in our community with real consequences. Since the termination of the 49 route, public transport issues such as cancelled buses, delays and timing for school buses has been mentioned regularly at community council meetings and councillors have been backing the discontent. Survey participants almost unanimously agreed the new '46' service was inadequate for their needs.

**Case Study: A job opportunity in our community hub, The Steading, was turned down by the preferred candidate because of Rosewell's poor public transport links which would have made commuting times unreasonable.**

### Aim

RDCC's vision redesigns the transport infrastructure for Rosewell to connect us to the rest of Midlothian and directly back to Edinburgh. The village vision also includes safe walking routes around the village to increase accessibility to all.

Action	How can this be achieved?
Improve transport links	<p>Rosewell transport links to surrounding settlements and into Edinburgh are inadequate. Bus service routes to Rosewell need revisited. The '31' Lothian Buses route could be extended from Polton to incorporate Rosewell which would provide a direct link back to Edinburgh, saving time and money for the community.</p> <p>Further links to surrounding settlements such as Roslin, Penicuik, Straiton and even Peebles should be explored. Rosewell is not considered rural in the context of connecting routes to Edinburgh and should be served by better bus services in light of growing community.</p>
Improve safe footpaths through Rosewell Village	<p>Rosewell and District Community Council support safe routes to school. The construction of a zebra crossing on Gorton Road should be followed up through best practice with an additional Zebra Crossing outside of Rosewell Primary on Carnethie Street to and install a flashing speed detection sign. These measures would allow safe crossing for children and to slow speeding cars in the village. Carnethie Street also has less visibility, is a busier stretch of road and is lined with</p>



	<p>parked cars, so this would assist the School Crossing Patrol between the two primary schools.</p>
<p>Improve access for all on Cycle paths</p>	<p>The pathway upgrades from Rosewell to Auchendinny (The National Cycle Network 196 core path between Rosewell and Auchendinny) will be upgraded using Flexipave.</p> <p>Surfacing this section of the path with Flexipave, which is softer than asphalt, will make the route accessible for a broad range of users including those with mobility issues and horse riders, particularly in poor weather. We hope to work with Midlothian Council and Ranger Service as well as the community.</p>
<p>Improve access for all within the Village</p>	<p>Rosewell Park has undergone a number of improvements in the past few years e.g. with the Tennis Court upgrades undertaken by Rosewell Tennis Association and a flurry of volunteer activity through Midlothian Wildflowers adopting sections of Rosewell Park for biodiversity improvements to the meadow. RDCC would like to see better access to important sections of the park through new path creation which will allow people to avoid stairs – currently there is no footpath access to the tennis courts or meadow that does not require people to navigate steps which is extremely limiting.</p>

## Priority 5. Jobs and Businesses

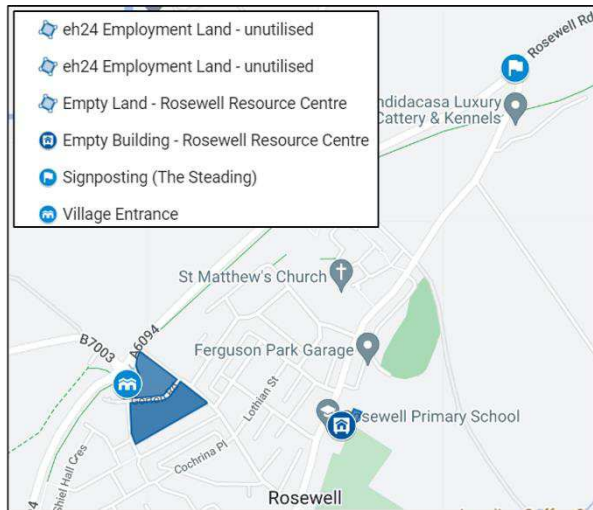


Figure 10: Location of sites for Jobs and Businesses Actions.

Our vision wants jobs and business to increase in Rosewell to provide new opportunities for people here. We have plenty of opportunities in terms of outdoor assets and active community groups like the Bowls club bring people in. We want to support the local businesses and attract new businesses to Rosewell, particularly to fill the amenity gap e.g. pharmacy. We'd like to increase visitor numbers to Rosewell. There is currently a heavy reliance on volunteers to sustain all the community groups within the village including children's groups and activities at the hub which is affecting local jobs and economy.

### Aim

RDCC's aim is to bolster businesses and organisations within Rosewell and District with the intentions of creating more economic potential within the settlement and surrounding areas.

Action	How can this be achieved?
Increased visitor numbers to Rosewell	<p>Prioritising improved bus and transport links between Rosewell and the rest of Midlothian as well as directly to Edinburgh.</p> <p>Aesthetic improvements to entrances of Rosewell which have been altered due to new housing developments.</p>
Support resources within Rosewell to help improve visibility which feeds funding back into the community	Signposting erected at entrances to village for The Steading community hub (flag symbol in Figure 10).
Support and celebrate businesses and community groups within Rosewell	Currently there is a monthly business post on the Neighbourhood Group Facebook page as well as Rosewell Calendar created each year to support local groups and businesses. In addition to this, resource should be allocated from Midlothian Council to support website upgrades for Rosewell and District Community Council to offer businesses in Rosewell advertising space and incorporate revenue potential from businesses further afield through donation.

<p>Allocation of unused land within Rosewell Village</p>	<p>Midlothian Wildflowers is a thriving community groups with links to other settlements and stakeholders throughout Midlothian. As this group continues to establish itself within the network, physical assets will need acquired to facilitate the works and growth of this voluntary organisation. An area of land within the village has been identified as a potential nursery/orchard as well as polytunnel storage that the community can have access to alongside MWF.</p> <p>An example of another landholding would be the Site Ref e24 (Figure 10) which is currently zoned for Employment land. Reallocation of this piece of land has potential for other uses by the community such as an allotment society that would generate income and could have a community garden kitchen that would address community poverty. Other potential uses of this land would be for energy development through solar, a farmers’ market or pop-up community stalls, use by social enterprises. According to Midlothian Employment Land Audit 2022 there have been no planning applications for e24 and the land is not being marketed by the agency selling the landholding meaning uncertainty for the community.</p>
<p>Allocation of vacant building within Rosewell Village</p>	<p>Rosewell Resource Centre is a disused and vacant building alongside Rosewell Primary School. This building will be handed to Rosewell and District Community Council to be put in to community use for e.g. storage of Rosewell Resilience equipment (gritters etc.), for a meeting place for grassroots community groups, or for any other use deemed useful/essential by RDCC.</p>
<p>Social Enterprise encouragement</p>	<p>RDCC would like to support community groups and businesses to transition to social enterprises if deemed suitable through links to Midlothian Council resources.</p>

## 5. Planning policy context

This section provides a summary of key national, local and community planning policies, affecting the Local Place Plan. Here, we provide the policy context; for detailed implementation of Rosewell's proposed priorities, please see Section 4: Overall Vision and Aims. In preparing this Local Place Plan, we've carefully considered the National Planning Framework 4 (NPF4) and the Midlothian Local Development Plan (MLDP) 2017, as required by the Planning Act. The vision for Rosewell centres on improving facilities and activities to cultivate a thriving, self-sufficient village, aligning Rosewell with the principles of successful place development (NPF4, Policy 14) by: promoting health; creating pleasant spaces; fostering connectivity; embracing local identity; ensuring sustainability; and allowing adaptability.

### 5.1 Life in the Community Policy Context

The first priority, "Life in the Community", makes proposals which would make Rosewell a sustainable and liveable space, aligning with the National Spatial Strategy for inclusive, empowered, resilient and safe communities. Rosewell has a growing population with both challenges and opportunities arising with this growth. Survey results reveal the rising demand for facilities is still a major concern for residents, despite this concern previously being raised in the Neighbourhood Plan Calendar 2019 and recognised as a key issue in MLDP (Section 8.2.67 pages 131-132). The MLDP states "wherever possible, new housing will be located close to good community facilities, shops and employment opportunities" (page 12) in line with national policy that "quality homes will be better served by local facilities and services" (page 11).

In direct response to this pressing concern for Rosewell, we propose the introduction of a 20-minute neighbourhood shaped by local context in line with Policy 15 of the NPF4. Proposals are specific to Rosewell's local area and its interconnectivity with the surrounding area. In accordance with NPF4 policy 15, Rosewell needs local access to the following:

- *"Sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks"*.
- *"Employment"* (see Section 5.5).
- *"Shopping"*; Rosewell has two well-supported corner shops but seeks local access to shopping, aiming for amenities sufficient to provide for a weekly shop within walking distance of the village. Please refer to Bonnyrigg and District Local Place Plan for potential retail facilities for consideration in MLDP2 given the lack of facilities in Rosewell and District.
- *"Health and social care facilities"*; The Local Neighbourhood Plan Rosewell Calendar 2019 actioned supporting the provision of a pharmacy within the village, but an application put forward for a pharmacy was rejected by Midlothian Council. This led to a community petition expressing discontent at the decision which attracted over 800 signatures. While the MLDP indicates that health services are provided in Bonnyrigg, our community survey results strongly

disagree with the adequacy of these services. The community envisions enhanced healthcare provision within the village through a pharmacy which should be considered for inclusion within the MLDP2. This proposal is reinforced by the Single Midlothian Plan healthcare outcomes as it will establish the first community care and support hub in Rosewell.

- *“Childcare, schools and lifelong learning opportunities”* (see Section 5.3).
- *“Playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities”*; Rosewell wants investment in public spaces and reallocation of underutilised public land that empowers the communities to create pleasant spaces (NPF4 Policy 14). The NPF4 policy 21 states “LDPs should identify sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community” and our survey highlighted a need for social spaces for adults and teenagers.  
To fulfil these objectives, Rosewell proposes the upgrade of the existing play park and the creation of a designated site for a community growing space or allotment to be recognised in MLDP 2. The creation of a community growing space is in line with current MLDP policy as well as Midlothian’s First Allotment and Food Growing Strategy For Midlothian 2020 – 2030. Policy ENV 16 states “on Vacant, Derelict, and Contaminated Land supports the redevelopment of such spaces, provided it aligns with other relevant policies”. Furthermore, Rosewell's commitment to outdoor activities and spaces aligns with the Council's stance on enhancing sports facilities, as outlined in the MLDP Provision for Outdoor Sports policy. The beautifully refurbished tennis court exemplifies this commitment within Rosewell.
- *“Publicly accessible toilets”* are available in the village community hub run by Rosewell Development Trust.
- Affordable and accessible housing options, ability to age in place and housing diversity (see Section 5.3).

## 5.2 Environment Policy Context

The Environment priorities are rooted in the NPF4’s National Developments (page 12) to support the delivery of liveable places through large-scale restoration of nature, contributing to green infrastructure and wellbeing. We have several active grassroots community groups in Rosewell that help protect our environment. In the previous Local Neighbourhood Plan, Rosewell Calendar 2019, an action plan was put in place to alleviate dog fouling in the village. This action plan has been added to with help from the Brownies who handmade dog poo-bag dispensers and put them up around the village; these dispensers are now maintained by another community group, Keep Rosewell Beautiful.

This LPP proposes building upon our active community groups to enable community empowerment to protect, restore and conserve nature and our open spaces. This is in line with the MLDP Open Space Strategy that “seeks to raise awareness of the importance of open space

across communities and ensure the long-term management and maintenance of local greenspace” through community involvement. Despite this Open Space Strategy, concerns have been raised about the management and maintenance of open spaces in Rosewell. We advocate for community empowerment to adopt green spaces, to restore nature whilst providing space for community wellbeing, and should be recognised in MLDP 2. We envision this to be a collaboration with public sector, third sector groups, businesses and developers in accordance with the MLDP Open Space Strategy and in line with the Single Midlothian Plan to make Midlothian greener. Nationally, this aligns with NPF4 Policy 4 to “help protect and restore the biodiversity, ecosystems and policy” and well as recognising “natural environment is fundamental to our health and wellbeing” (from NPF4: page 13).

Rosewell connects wildlife corridors and is part of the Green Network, shown in the MLDP in Figure 5.2 Strategic Green Network (see Appendix A3). However, none of Rosewell and District is classified as greenbelt in the MLDP (see Appendix A3). In response to this, we are proposing for the inclusion of the Rosewell side of the Roslin Glen to be allocated as greenbelt and wish MLDP 2 to recognise this. The rationale behind this proposal is that the woodland is continuous and interconnected, therefore protection should also be expanded to the Rosewell side of the North Esk river. This would align nationally with NPF4 Policy 4 to “better connect nature rich areas by establishing and growing nature networks to help protect and restore the biodiversity, ecosystems and natural processes in their area”, and Policy 6 that “existing woodlands and trees are protected, and cover is expanded”. In additional, this proposal aligns with local policy MLDP Forestry and Woodland Strategy and Policy ENV 14 and 15.

Rosewell welcomes MLDP Policy Min 3, which explicitly states “proposals for oil and gas extraction will not be permitted if they would have a significant adverse effect on communities, sensitive uses, or the environment”. MLDP 2 should take into account any potential extraction of oil or gas would not have the support of the community and be in direct conflict with the proposed Environmental priorities outlined in this LPP which aim to protect and restore all aspects of nature surrounding Rosewell.

### 5.3 Population and Homes Policy Context

Rosewell's population increase has outpaced the capacity of our schools and childcare services. While the MLDP recognised the need for additional provisions “through a 3-phase extension programme” to Rosewell Primary, the current development plan falls short. Rosewell Primary is projected to reach capacity by summer 2024, causing community distress and leaving parents to deal with large uncertainty. Urgent resolution is essential to support growth in accordance with national policy promoting local living and should be considered in MLDP 2.

**Case Study: Site h52 housing development has designed streets without pavements which contradicts MLDP active travel policies, promotes use of cars and, does not provide safe routes to schools.**



This LPP acknowledges the necessity for affordable housing in Rosewell, addressing concerns raised in the survey about the lack of social housing. Any future housing developments need to be in line with NPF4 Policy 7 to protect our cultural heritage. Consultation revealed that in the eyes of the community, measures to 1) mitigate the loss of community identity as a small mining village and 2) ensure physical or visual coalescence of new and old housing did not go far enough (Policy Dev 1 MLDP).

This LPP would also urge Policy Dev 5 (the sustainability of new developments) in the MLDP to be more ambitious in MLDP 2 in relation to future housing in Rosewell. Rosewell wants “more energy efficient, net zero emissions homes, supporting a greener, fairer and

more inclusive wellbeing economy and community wealth building, tackling both fuel and child poverty” in line with NPF4 Quality Home Policy Principles.

This LPP agrees with the MLDP recognition that “the bypass road provides a strong boundary to the village, and the MLDP acknowledges that this should form the limit of village expansion”. Additionally, recognising that Rosewell is encompassed by prime agricultural land (as per 2017 MLDP Fig 5.4), future housing developments should adhere to NPF4 Policy 8 to safeguard nature and agricultural areas. This not only preserves local farming but also contributes to ensuring food security during a climate crisis, aligning with NPF4's overarching objectives on page 6.

## 5.4 Getting About Policy Context

Public transport was a primary concern in the Rosewell residents survey. This LPP strongly advocates to improve local public transport services in Rosewell aligning with local and national policy on sustainable transport, policy 13 in the NPF4 and the MLDP Sustainable Travel Plan. MLDP Policy Tran 1 “seeks to develop an active travel network to promote sustainable travel and give priority to walking, cycling and public transport initiatives and developments over provision for car-based travel”. Rosewell residents are in support of this active travel network, but this network does not extend to Rosewell.

Rosewell residents predominately rely on private car-based travel due to public transport constraints and lack of amenities. This is in direct conflict with MLDP's Strategic Environmental Objective to "direct new development to locations which minimise the need to travel, particularly by private car." This LPP proposes sustainable transport links to connect Rosewell to retail developments across Midlothian as part of a local living strategy (Policy 28: NPF4). Appendix A2 is from the MLDP (page 42) and maps the distribution of retail centres across Midlothian. Currently, the current 46 bus route has limited connections, serving only Bonnyrigg and Dalkeith.

**Case Study:** The journey time from Rosewell to Straiton Retail Park by private car takes an average of 13 mins. By public transport, for those unable to walk between different bus routes, the same journey takes 1 hr 31 min, via 3 buses. That's a 550% increase in journey time by bus than by private car.

Having no direct bus route to into Edinburgh city centre was another problem highlighted by residents in the survey. Lack of public transport links direct to the city centre was identified as an issue in the previous Local Neighbourhood Plan, Rosewell Calendar 2019. A liaison with Lothian Buses took place which resulted in "A fifth X31 in each direction added from Mon 26 February 2018 Lothian Buses agreed to consider matters raised at the meetings and will return with proposals". However, since then the bus service has reduced to the city centre and the 49 change to the 46 means there is now no direct access. This is despite increased demand from the additional housing in Rosewell. The matter was discussed on our behalf by local councillors, but the matter remains unresolved.

Aside from public transport, Rosewell residents support local active travel measures, such as creating safer routes to school and Midlothian Green Network, provided they work for everyone within the community and enhance nature, not damage it. This LPP proposes improvements to paths and pavements around Rosewell in line with the local Core Paths network (MLDP) with particular focus on "where improvements to accessibility are most needed" (National Walking, Cycling and Wheeling Network: NPF4). It is hoped improvements to active travel can benefit the wellbeing of everyone within our community.

## 5.5 Jobs and Businesses Planning Context

Rosewell endorses measures that enhance the local economy and generate employment opportunities for residents, aligning with MLDP Section 4 on Promoting Economic Growth. Survey results highlighted the important infrastructure and investment which align with the MLDP acknowledgement that "physical and digital infrastructure and its role in bringing people and places together, providing economic advantage and achieving sustainable development". Rosewell also welcomes initiatives to provide access to training in line with MLDP "jobs and training is a high priority in Midlothian" (Page 36).



Aligned with these local policies, Rosewell sees the potential to establish training opportunities within the village, fostering community wealth building. Proposals involve repurposing vacant buildings and land by community groups with specific expertise, offering training and wellbeing opportunities in line with MLDP's Access to Training and Policy ENV 16, which supports the redevelopment of vacant and derelict land. These proposals further align with NPF4 Policy 25 to contribute to community wealth building strategies by "enabling community led ownership of buildings and assets".

There is currently unused space at site e24 Gorton Road (Rosewell, 2.5 hectares, as per MLDP) allocated prior to MLP 2003 for business/ general industry uses. This site presents an opportunity for adaptation, aligning with NPF4 requirements in Policy 14's (page 59) for development proposals to be "Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time". As such, MLDP 2 should consider site e24 to be adaptable and not restricted to business/ general industry uses. Community envisions transforming this space to attract local small businesses (e.g. pop-up street food market), social enterprises or farmers' markets alongside a permanent allotment within a subset of the space.

Rosewell advocates for decarbonising the economy to create local green jobs, endorsing MLDP renewable and low carbon projects in alignment with Policy NRG 1 and 2. The community seeks energy security and a reduction of energy poverty. We would like Midlothian Council and MLDP 2 to acknowledge our interest in exploring a community-wide energy project for Rosewell. This initiative would focus on heat efficiency and microgeneration, potentially incorporating features like a solar meadow or community turbine in line with other Local Place Plans in Midlothian (Damhead and District Local Place Plan). We plan to seek support from the Midlothian Local Heat and Energy Strategy (LHESS) and will act in line with Policy 25; NPF4 aiming to enhance community resilience and reduce inequalities within the Rosewell community. The support of the Midlothian Climate Action Network in these efforts is welcomed.

## 6. Timelines

Table 1. Abbreviations and definitions.

Abbreviation	Definition	Abbreviation	Definition
KRB	Keep Rosewell Beautiful	MSP	Member Scottish Parliament
LPP	Local Place Plan	MWF	Midlothian Wildflowers
MC	Midlothian Council	NPF4's	National Planning Framework 4
MLDP	Midlothian Local Development Plan Phase 1	RDCC	Rosewell District Community Council
MLDP 2	Midlothian Local Development Plan Phase 2	RDT	Rosewell Development Trust

### For Priority 1 – Life in the Community

Action	Key Players	Timeline (years)
Retain vital community services	MC, residents, RDCC, RDT, community groups	Ongoing up to 10 years.
Incorporate and improving private facilities to be available to the community.	Whitehill Welfare Football Club and MC. RDCC to facilitate	Initial phases: 1 year. Completion: 3-5 years.
Work towards a 20-minute neighbourhood within the rural context of Rosewell Village.	RDCC, MWF, Rosewell Resilience Group, RDT	Immediate start, ongoing up to 10 years.
Invest in public spaces	RDCC, MC, schools	1-2 years.
Allocation of unused green space within Rosewell Village	Community Groups	Initial phases: 1 year. Ongoing up to 10 years.
Invest in village medical facilities	RDCC, community, RDT, MC, MSPs	3 years.

### For Priority 2 – The Environment

Action	Key Players	Timeline (years)
Encourage the community to protect and restore green spaces that could provide potential.	MWF, KRB, MC, RDCC	Now.
Improve path network for all users.	KRB, MC, RDCC	2-3 years.
Midlothian Council to install more bins to deal with litter and dog fouling	MC,	Now.
Protect greenspaces.	MC, KRB, Crown Estates, RDCC, MWF, users/residents	1-5 years.

### For Priority 3 – Population and Homes

<b>Action</b>	<b>Key Players</b>	<b>Timeline (years)</b>
Improve traffic management within Rosewell Village	MC	Now - 1 year.
Increased traffic warden and police presence	MC, Police	Ongoing.
No New Development in Rosewell District Community Council Region	MC, Scottish Government	10 years.
Improve housing standards for Midlothian and sensitivity to natural environments and surroundings	MC	10 years.
Protect Rosewell village from boundary expansion	MC	10 years.

### For Priority 4 – Getting About

<b>Action</b>	<b>Key Players</b>	<b>Timeline (years)</b>
Improve transport links	MC, Lothian Buses, RDCC, MSPs	Now.
Improve safe footpaths through Rosewell Village	RDCC, schools, residents, MC	1-3 year.
Improve access for all on Cyclepaths	MC, RDCC, residents	1 year.
Improve access for all within the Village	Community groups, RDCC, MC	1 year.

## For Priority 5 – Jobs and Businesses

<b>Action</b>	<b>Key Players</b>	<b>Timeline (years)</b>
Increased visitor numbers to Rosewell	Lothian buses, MC, RDCC, RDT, all local business	2-3 years.
Support resources within Rosewell to help improve visibility which feeds funding back into the community	MC	1 year.
Support and celebrate businesses and community groups within Rosewell	RDCC, businesses	6 months, ongoing
Allocation of unused land within Rosewell Village	RDCC, MC, Community Groups, Crown Estates, local business	Initial consultations: 1-3 years. 3-6years delivery.
Allocation of vacant building within Rosewell Village	MC, RDCC, Rosewell resilience	1-2 years.
Social Enterprise encouragement	RDCC, MC, charity	Ongoing.

## A1 Example survey and results

### Example survey:

# Rosewell Local Place Plan Survey

Please fill in as many or as few questions as you like. These questions are based on guidance from the local authority, please skip any that you feel you are not able to answer. We very much appreciate your time and feedback in helping make Rosewell a better place in years to come.

1. What age are you?

- 15 or under
- 16-29
- 30-44
- 45-59
- 60+
- Prefer not to say

2. What is your connection to Rosewell?

- My permanent home is Rosewell
- My permanent home is near Rosewell
- I have a home in Rosewell but it is not my permanent home
- I work in, or run, a local business in Rosewell
- I am a visitor to Rosewell
- Other

3. For roughly how many years have you had this connection to Rosewell?

4. How would you rate Rosewell's work and local economy?

(Is there an active local economy and the opportunity to access good-quality work?)

Poor         Excellent

5. How would you rate Rosewell's housing and community?  
(Do the homes in my area support the needs of the community?)

Poor         Excellent

6. How would you rate Rosewell on social contact?  
(Is there a range of spaces and opportunities to meet people?)

Poor         Excellent

7. How would you rate Rosewell on identity and belonging?  
(Does this place have a positive identity and do I feel I belong?)

Poor         Excellent

8. How would you rate Rosewell on feeling safe?  
(Do I feel safe here?)

Poor         Excellent

9. How would you rate Rosewell on care and maintenance?  
(Are buildings and spaces well cared for?)

Poor         Excellent

10. How would you rate Rosewell on influence and sense of control?  
(Do I feel able to take part in decisions and help change things for the better?)

Poor         Excellent

11. How would you rate Rosewell on moving around?  
(Can I easily walk and cycle around using good-quality routes?)

Poor ☆ ☆ ☆ ☆ ☆ ☆ ☆ Excellent

12. How would you rate Rosewell's public transport?  
(Does public transport meet my needs?)

Poor ☆ ☆ ☆ ☆ ☆ ☆ ☆ Excellent

13. How would you rate Rosewell's parking and traffic?  
(Do traffic and parking arrangements allow people to move around safely and meet the community's needs?)

Poor ☆ ☆ ☆ ☆ ☆ ☆ ☆ Excellent

14. How would you rate Rosewell's streets and spaces?  
(Do buildings, streets and public spaces create an attractive place that is easy to get around?)

Poor ☆ ☆ ☆ ☆ ☆ ☆ ☆ Excellent

15. How would you rate Rosewell's natural space?  
(Can I regularly experience good-quality natural space?)

Poor ☆ ☆ ☆ ☆ ☆ ☆ ☆ Excellent

16. How would you rate Rosewell for play and recreation?  
(Can I access a range of space with opportunities for play and recreation?)

Poor ☆ ☆ ☆ ☆ ☆ ☆ ☆ Excellent

17. How would you rate Rosewell's facilities and amenities?  
(Do facilities and amenities meet my needs?)

Poor ☆ ☆ ☆ ☆ ☆ ☆ ☆ Excellent

18. What do you like about living (or working) in the Rosewell area?  
Please tell us up to 3 things.

19. What are Rosewell's strengths, as a community and place?  
Please tell us up to 3 things.

20. Is there anything you don't like about Rosewell?  
Please tell us up to 3 things.

21. What challenges are faced by the Rosewell community right now?  
Please tell us up to 3 things.



22. What challenges do you think the Rosewell community may face in 5-10 years' time?

Please tell us up to 3 things.

23. What opportunities do you see for Rosewell in the future that we can make happen by working together?

Please tell us up to 3 things.

24 How do you currently find out what is going on in Rosewell?

Please tick all that apply.

Word of Mouth

Facebook Page

RDCC Website

Local Posters

Other

25. How do you think communication can be improved so we can all know what's going on?

26. Finally, please leave your name if you are happy to be directly quoted in the Local Place Plan.

**RESULTS SUMMARY**

Summary of answers to open ended questions asking for direct thoughts and opinions relating to Rosewell and it's services.

**What do you like about living (or working) in the Rosewell area?**

- Sense of community 106
- Scenery & nature 142
- Peaceful & safe 63
- Outdoor activities 58
- Community facilities 45
- Accessibility 34
- Village environment 48

**What are Rosewell's strengths, as a community and place?**

- Active community groups 40
- Quiet/Small/Safe 39
- Sense of Community 111
- Local Businesses 17
- Nature 70
- Location 15
- Steading 45
- Schools/nursery 18
- History 8

Growth in the village 7

**Is there anything you don't like about Rosewell?**

Parking	10
Public Transport	163
Housing	48
Anti-social behaviour	22
Lack of places to meet people (for adults)	8
Litter/fly-tipping/dog poo	15
Lack of infrastructure/investment	14
Lack of amenities	129
Roads and pavements/speeding	41
Dated play park	5
Lack of social spaces for teenagers	7
Losing green spaces	13
Services for children over-subscribed	5

**What challenges are faced by the Rosewell community right now?**

Housing	72
Lack of amenities/infrastructure upgrades	108
Public transport	152
Roads/pavements/cars	25
Anti-social behaviour	42
Schools and nursery spaces	22
Lost identity of the village	14
Poor Economy	4
Lack of social spaces/activities	11
Care for elderly/disabled (companionship/ support/ ageing population)	2
Lack of services for children/teens	8
Care for greenspaces lacking	9
Integration of new-builds	7
Villagers not feeling heard	8
Loss of nature	16
Social housing/housing opportunities for young lacking	6

**What opportunities do you see for Rosewell in the future that we can make happen by working together?**

Improved community facilities, activities and opportunities	106
Improved health services (GP / dentist / pharmacy)	32
Better local transport	46
Housing (more social / purposeful housing, limit new developments)	28
Protect green space	22
More things for young people / children	19
Retain village environment	12
Road safety / conditions	12
Outdoor activities, walking / cycling links	7
New / expanded school	4

Better engagement with other bodies (e.g. council)

6

### A2 Retail Centres Across Midlothian

Figure showing retail centres across Midlothian taken from the MLDP for additional context showing Rosewell and District has no facilities.

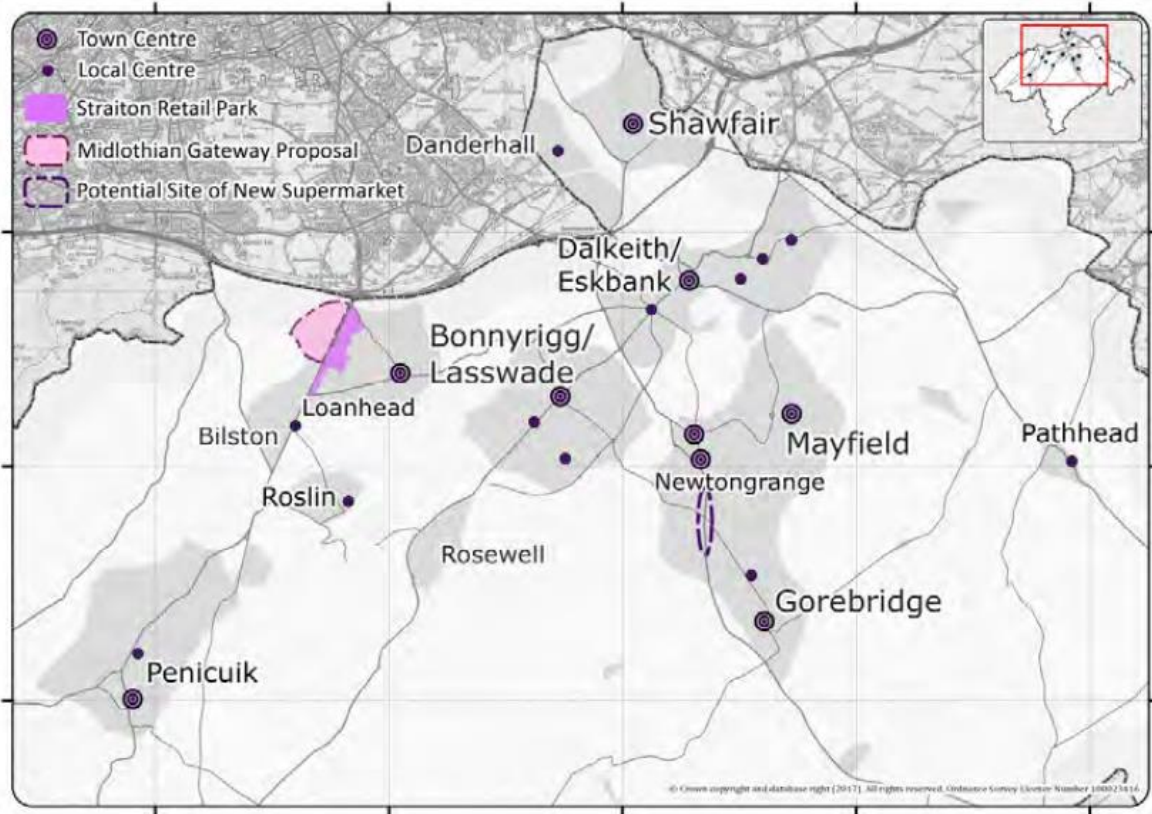


Figure 4.4 Retail Centres

### A3 Protecting Nature

Figures showing Rosewell and District’s location is crucial to support Midlothian biodiversity corridors (Figure 5.2 in MLDP) despite none of Rosewell and District being classified as Greenbelt (Figure 5.1 in MLDP). Included here in support for increasing protection to nature and biodiversity in the Rosewell area.

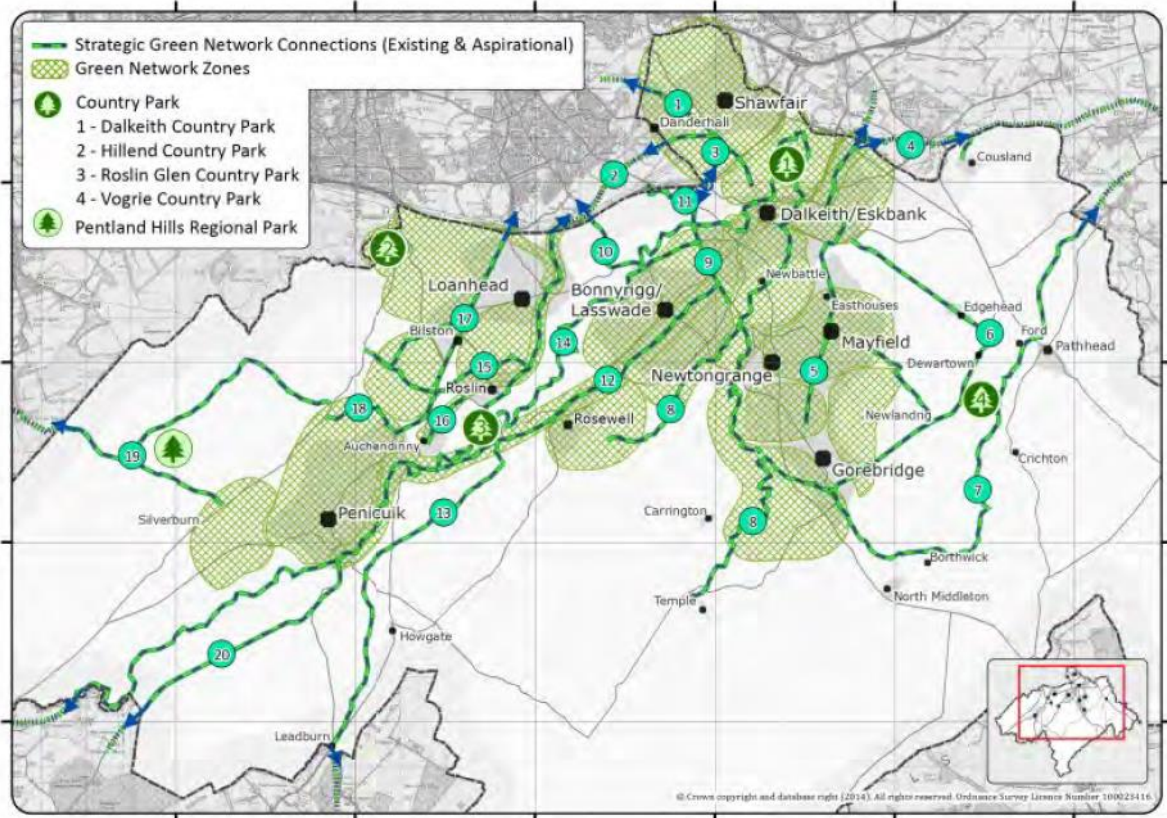


Figure 5.2 Strategic Green Network

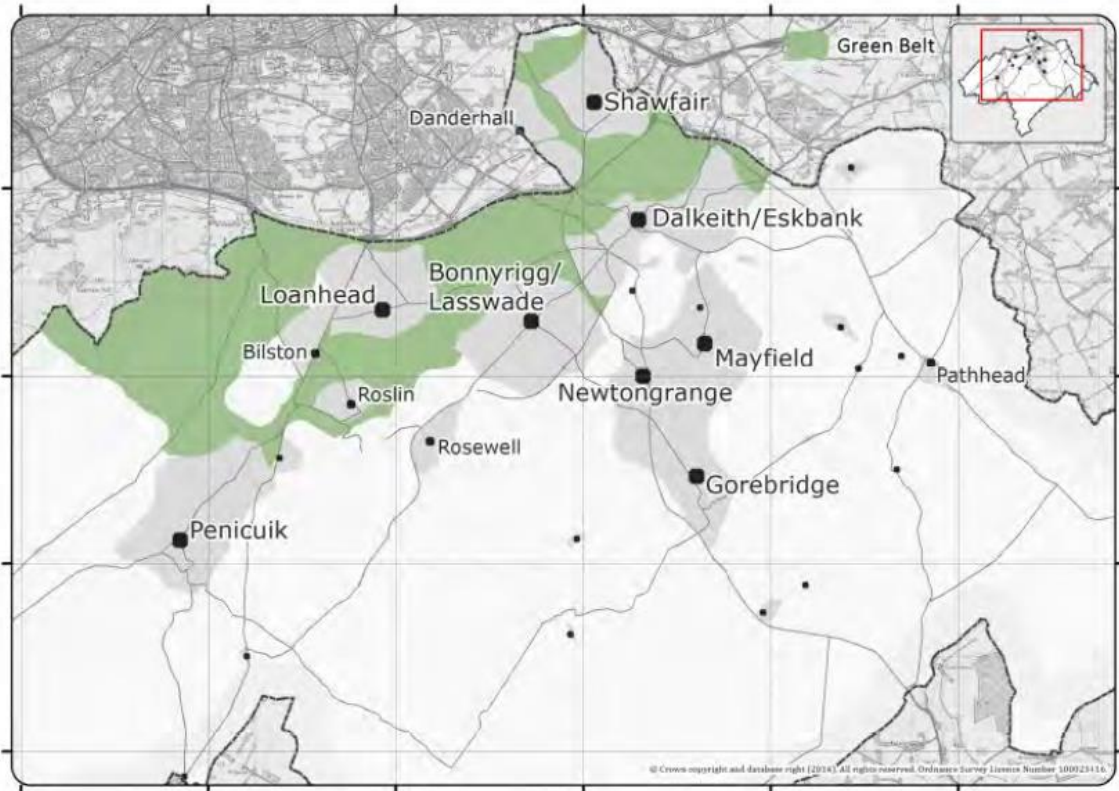


Figure 5.1 Green Belt

## A4 Population statistics

Population statistics were estimated using the “City of Population” website assessed on 10/01/2024 (link here: [https://citypopulation.de/en/uk/scotland/midlothian/S19002467\\_rosewell/](https://citypopulation.de/en/uk/scotland/midlothian/S19002467_rosewell/)) since the most recent census data is not yet available.

## A5 What’s on Rosewell

### WHATS ON IN ROSEWELL

<p><b>St. Mathews Church &amp; Hall</b>  Monday: Rainbows/Brownies/Guides 17:00 - 21:00  Tuesday: Beavers/Cubs/Scouts 18:30- 21:00  Vigil Mass Every Saturday at 18:00 PM  Daily Masses vary check bulletin at church door</p> <p><b>Rosewell Parish Church &amp; Hall</b>  Tuesday : New age Kurling/Aging Well 1:30- 3:30  Esk Valley Church Prayer meeting 19:00 - 20:00</p> <p>Wednesday : Dog Training 18:30 - 19:30  Thursday : Clubbercise 18:15- 19:15  Friday : Yin Yoga 9:30 - 10:30  Walking Group/ Aging Well 1:30 - 3:00  Saturday: Messy Church first Sat of month 16:00-18:00  Coffee Morning second Sat of month 10:00 - 12:00  Sunday: Sunday Service 10:00 check bulletin for dates  Esk Valley Church 14:30 - 17:30</p> <p><b>Rosewell Park</b>  Monday: KZ Bootcamp 9:20, 19:00  Tennis Club adult lessons from 18:00  Wednesday: Tennis Club Members Social 19:00  KZ Bootcamp 18:00  Saturday: Tennis Club Youth Lessons from 9:00  Sunday : KZ Bootcamp 9:30</p>	<p><b>The Steading</b>  Visit The Steading for a full schedule of current courses and activities or follow on Facebook.</p> <p>Activities include: Slimming World, Lunch Club, Table tennis, sewing bees, sewing lessons, lego club, dance classes, arts &amp; crafts, play group (Chatter and Clatter), Click and Connect, etc...</p> <p><b>Hawthornden/ St. Mathews Field</b>  Saturday: Rosewell Football Academy Youth Coaching from 9:00</p> <p><b>Rosewell Miners Welfare - Bowling Club</b>  The club is open 5 days a week (closed Tuesday and Thursday). members bingo on Wednesday evening and disco on the last Saturday of every month. The bowling season runs from April to Early October. New members always welcome.</p> <p><b>Whitehill Welfare - Football Club</b>  Check our social media for upcoming games and social events.</p> <p><b>Rosewell Tennis Club</b>  Book pay and play, tennis coaching and membership via the clubs website.</p> <p><b>Keep Rosewell Beautiful</b>  Check our social media for clean up days. Meet AdHoc.</p> <p><b>Midlothian Wildflowers</b>  Check our social media for clean up days. Meet AdHoc.</p>
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## A6 A copy of the pre-submission Information Notice

Good evening,

### INFORMATION NOTICE: ROSEWELL AND DISTRICT LOCAL PLACE PLAN 2024 FOR COMMENT

I am writing to you on behalf of Rosewell and District Community Council. We are obliged to send this information notice to you as per regulations, as you are a Midlothian Councillor for the area covered by the attached proposed Local Place Plan. This encompasses Ward 4 Midlothian West and Ward 6 Midlothian South

The proposed Rosewell and District Community Council Local Place Plan will be published on the website of Rosewell and District Community Council. Attached is an electronic copy of the Plan. If you wish to have a printed copy, please let me know and give me the postal address to which to send it or you may print this yourself.

In accordance with regulation 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021, Rosewell and District Community Council is sending you the following information.

### **1. The proposed Rosewell and District Local Place Plan**

A copy of the proposed Rosewell and District Local Place Plan 2024 is attached.

### **2. A brief description of the content and purpose of the proposed Rosewell and District Local Place Plan**

The proposed Local Place Plan covers the whole area covered by Rosewell and District Community Council. The area is dominated by the village of Rosewell and surrounding rural areas. A map of the Community Council area can be seen near the start of the Plan.

The primary purpose of the Local Place Plan is to set out proposals to address concerns of local residents and organisations along with our aspirations for the next 10 years. Some of these concerns have existed for a number of years. Some concerns have emerged or become acute as a result of recent and ongoing large-scale housing developments. The LPP contains a number of proposals that have been developed from community consultation which is evidenced. An overall vision for Rosewell is set out and is broken down into 5 priorities and associated actions.

### **3. Information as to how and to whom any representations on the content of the proposed Rosewell and District Local Place Plan should be made and the date by which they should be made**

If you have any comments on the Plan, please send them to Rosewell and District Community Council:

- please email them to me at [rosewellcc@gmail.com](mailto:rosewellcc@gmail.com) .
- The deadline for comments is **March 24th, 2024**.
- If you are in need of a postal address for comments please let me know.

To allow for comments to be incorporated prior to submission to Midlothian Council by 31st March 2024, the deadline has been set and no further consultations will be undertaken. Any comments received after deadline above may not be included.

The above comprises the information notice to which the Regulations refer.

Please let me know if you have any queries.

Please acknowledge receipt of this information notice.

## A7 Records of when and to whom the Information Notice was sent

Information notice to Local Councillors	Information notice sent to Community Councils
<p><b>Sent:</b> Thursday, February 22, 2024 9:02 PM</p> <p><b>To:</b> Russell Imrie &lt;<a href="mailto:Russell.Imrie@midlothian.gov.uk">Russell.Imrie@midlothian.gov.uk</a>&gt;; Pauline Winchester &lt;<a href="mailto:Pauline.Winchester@midlothian.gov.uk">Pauline.Winchester@midlothian.gov.uk</a>&gt;; Kelly Parry &lt;<a href="mailto:Kelly.Parry@midlothian.gov.uk">Kelly.Parry@midlothian.gov.uk</a>&gt;; Douglas Bowen &lt;<a href="mailto:Douglas.Bowen@midlothian.gov.uk">Douglas.Bowen@midlothian.gov.uk</a>&gt;; Kelly Drummond &lt;<a href="mailto:Kelly.Drummond@midlothian.gov.uk">Kelly.Drummond@midlothian.gov.uk</a>&gt;; Ellen Scott &lt;<a href="mailto:Ellen.Scott@midlothian.gov.uk">Ellen.Scott@midlothian.gov.uk</a>&gt;</p>	<p><b>Sent:</b> Thursday, February 22, 2024 9:02 PM</p> <p><b>To:</b> Bonnyrigg and District Community Council &lt;<a href="mailto:bonnyriggdistrictcc@gmail.com">bonnyriggdistrictcc@gmail.com</a>&gt;, Roslin and Bilston Community Council &lt;<a href="mailto:roslinandbilstoncc@gmail.com">roslinandbilstoncc@gmail.com</a>&gt;, Penicuik Community-council &lt;<a href="mailto:penicuik.communitycouncil@gmail.com">penicuik.communitycouncil@gmail.com</a>&gt;, <a href="mailto:cll@midlothian.gov.uk">cll@midlothian.gov.uk</a>, <a href="mailto:secretary@moorfoot.org.uk">secretary@moorfoot.org.uk</a></p>
	<p>from: <b>Secretary Rdcc</b> &lt;<a href="mailto:rosewellcc@gmail.com">rosewellcc@gmail.com</a>&gt;</p> <p>to: <a href="mailto:HowgateCC@hotmail.com">HowgateCC@hotmail.com</a></p> <p>date: 22 Feb 2024, 21:07</p> <p>subject: INFORMATION NOTICE: ROSEWELL AND DISTRICT LOCAL PLACE PLAN 2024 FOR COMMENT</p> <p>mailed- by: <a href="mailto:">gmail.com</a></p>



# **Roslin and Bilston Local Place Plan 2024**

Roslin and Bilston Community Council  
February 2024

# Roslin and Bilston Local Place Plan 2024

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## **Roslin and Bilston Local Place Plan 2024**

### **Introduction**

1. In relation to local place plans, the Government's aim "is to significantly enhance engagement in development planning, effectively empowering communities to play a proactive role in defining the future of their places"<sup>1</sup>. The community of Roslin and Bilston endorses this aim. It looks forward to a time when planning decisions that affect the community will accord with the wishes of the community, as expressed in this local place plan.

2. The lead role in preparing the Roslin and Bilston Local Place Plan has been taken by Roslin and Bilston Community Council. Input has been sought from all parts of the local community. Invitations to comment were sent to individuals, community groups, businesses and other organisations. In all, some 97 invitations were sent out. Publicity posters were also displayed. More information about the consultation process and a summary of responses are given in appendices 1 and 2. All responses have been taken into account.

### **The area covered by the Roslin and Bilston Local Place Plan**

3. The area covered by the Roslin and Bilston Local Place Plan is the whole of the area covered by Roslin and Bilston Community Council. The boundary of this area is shown on map 1.

4. In living memory, the communities of Bilston and Roslin were very much associated with coal mining. Houses in the heart of Bilston were provided for employees at Bilston Glen colliery. Roslin was home for many of those employed in The Moat colliery and its associated brickworks.

5. Within the last ten years or so, extensive housing estates have been built in Bilston and Roslin. Many more new houses are due to be built on land that has been zoned for housing in the Midlothian Local Development Plan.

6. The new housing developments have a character similar to such developments in many other parts of Scotland. Their large size and lack of local character have reduced the individuality of the original communities of Bilston and Roslin.

7. The rapid population growth accompanying the new houses is putting added pressure on local infrastructure. National policy such as twenty-minute neighbourhoods and need for active travel also highlight deficiencies in local infrastructure.

8. Proposals in this Local Place Plan seek to mitigate the adverse effects of the recent and ongoing developments. The vision is two communities where the twenty-minute neighbourhood concept becomes a reality, where local amenities both within the built-up areas and in the local countryside are safely accessible by means of active travel and where new development has a distinctive local character.

9. Proposals that relate to specific locations are shown on map 2.

## **Proposals as to the development or use of land**

### *Proposal 1*

#### *Active travel, B7006 between Bilston and Roslin*

The footway along the B7006 between Bilston and Roslin (the Langhill Brae) is dangerous and completely inadequate. Over much of its length the footway is extremely narrow. Pedestrians can walk only in single file. A buggy or pram has to go onto the carriageway to get past lampposts. The only thing in favour of this route is the existence of a light-controlled crossing on the A 701 at the Bilston end with bus stops nearby.

The requirement is for a route that can be used by pedestrians, cyclists and personal mobility vehicle users of all ages. This can be achieved by provision of a new route on the south-west side of the B7006. A safe crossing over the B7006 at the Bilston end would be needed to gain access to the A701 crossing.

It is believed that land needed for this route is owned by Edinburgh University. Other nearby land owned by the University has recently been developed with housing, thus increasing the local population and the need to facilitate active travel.

In the meantime, development that might conflict with this proposal must not be permitted.

### *Proposal 2*

#### *Active travel to the proposed new high school*

Midlothian Council intends to build a new high school along with other facilities on a site astride Seafield Moor Road (A 703) at Bilston<sup>2</sup>. Provision for active travel by staff and pupils who live in Bilston and Roslin will be essential. Routes should be identified and safeguarded at the earliest possible stage.

Proposal 1 (above) could be part of one active travel route to and from the school. Another route could make use of sections of core paths 27 and 29 along with the wider network path past Moat Cottage.

There may be other opportunities to facilitate active travel to and from the school. Proposal 3 (below) could be part of an active travel route between Auchendinny and the high school.

In the meantime, development that might conflict with this proposal must not be permitted.

### *Proposal 3*

#### *Active travel between Auchendinny and Roslin*

Midlothian Council has given planning permission for a large housing development at Auchendinny<sup>3</sup>. This has important implications for the Roslin and Bilston area.

Midlothian Council has abandoned its intention to have a new primary school at Auchendinny<sup>4</sup>, despite this being part of the Midlothian Local Development Plan 2017 and being needed to serve new housing in Auchendinny. Many of the large number of primary-age children who will be living in the new houses in Auchendinny may well be travelling to Roslin or Bilston for their education.

In Auchendinny, there is no shop, no health centre, no pharmacy and no library. The nearest such facilities are in Roslin. Residents in the new houses will be likely to travel to Roslin for these services.

The road between Auchendinny and Roslin is narrow, has blind bends and has no footway. There are significant gradients for cyclists and those with reduced mobility. All of these features mean that active travel between Roslin and Auchendinny will be minimal. It is unacceptable that there is no attractive and safe option for active travel between Auchendinny and Roslin.

A route dedicated to active travel must be provided between Auchendinny and Roslin. One possible alignment could be adjacent to part of the line of what was the Roslin to Glencorse railway, going south from Penicuik Road to the Oatslie Road near the westernmost corner of the landfill site. On the north side of Penicuik Road, the route could take the actual line of the former railway, between Roslin Medical Practice and the 1970s housing estate, extending north to that part of the line that is already in use as a public footpath.

In the meantime, development that might conflict with this proposal must not be permitted.

#### *Proposal 4*

#### *20mph speed limits to promote active travel, safety, health and amenity*

The recent and ongoing rapid development of large numbers of houses in Bilston and Roslin is bringing even more additional traffic on to local roads. All local roads in both built-up areas must be made subject to a 20mph speed limit. Other speed-reducing measures would also be beneficial. All of these measures are needed to:

- make local roads more suitable for active travel;
- reduce danger;
- reduce air pollution; and
- reduce traffic noise.

“Midlothian 20mph Speed Limit Review 13 April 2023” is a review commissioned by Midlothian Council. Among other things, the review recommends that all streets in Bilston and Roslin be subject to a 20mph speed limit. This local place plan supports this subject to the following.

1. On the A701 south from Castlelaw Crescent to the Ploverhall traffic lights, reduce the 40mph limit to 30mph.

2. On the A701 at Moorfoot View north to Seafield Road, reduce the 30mph limit to 20mph.
3. On the B7003 (Penicuik Road) from the top of the Powdermill Brae to the far end of the Cala Homes development, reduce the 30mph limit to 20mph.
4. On the B7003 (Powdermill Brae) from Penicuik Road to the sewage works entrance, impose a 20mph limit.

Reasons for these changes:

1. This stretch of road adjoins a new residential area, the amenity of which will be improved if passing traffic is slower and thus less noisy and less polluting. The road has advisory cycle lanes. Lower traffic speeds will make the road less unpleasant for cyclists. With the large number of new houses, more pedestrians will be crossing A701 to reach bus stops and for walking in the direction of Roslin.
2. At Moorfoot View, residential development faces directly towards A701. A 20mph speed limit will reduce noise, pollution and potential danger.
3. There is continuous residential development on the north side of the road. It will benefit from reduced traffic noise. Traffic turning movements at Kilburn Wood Drive, Roslin Medical Practice, Woodend Park and Oatslie Road will be easier and safer. Pedestrians will be able to cross the road more easily and more safely.
4. This part of B7003 is narrow with a steep gradient, limited forward visibility, and no footway. It provides entirely unsatisfactory pedestrian access between Roslin and the former powder mill site (now a country park). At the very least, motor traffic must be encouraged to travel much more slowly than it does at present.

#### *Proposal 5*

##### *Responsible use of routes dedicated to active travel*

In the Bilston-Roslin area the few existing routes dedicated to active travel are well-used by pedestrians and cyclists.

There are increasing numbers of folk using these routes on motorbikes, e-scooters or powerful electric motor-assisted bicycles. These methods of transport are inappropriate. They create danger to other users. They are detrimental to the amenity of other users. Motorbikes leave in their wake a stream of exhaust fumes.

At a limited number of locations, Midlothian Council had installed barriers to control access and movement. Some of these made access with a push chair or by bicycle difficult, and they have been removed.

Numerous other bodies and organisations will have experience of ensuring appropriate use of active travel routes. Advice as to best practice is likely to exist.

Midlothian Council is requested to:

ascertain and implement best practice for ensuring responsible use of active travel routes; and

introduce bylaws to prohibit use of active travel routes by motor bikes and other inappropriate motorised means of transport.

*Proposal 6*

*Active travel and access to country park*

The chief part of Roslin Glen Country Park is the former powder mill site. The site adjoins the Penicuik to Musselburgh footpath and cycleway. The site is within walking distance of Roslin village but is effectively inaccessible on foot. This is because access is by means of B7003, which has a narrow carriageway, blind bends and no footway and is now used by vastly increased volumes of traffic thanks to numerous developments in the surrounding area.

There is a pressing need for provision of a footway alongside the B7003, to connect the footway on Penicuik Road with the flight of steps known as Jacob's Ladder.

Entrance to the former powder mill site is beside a steeply-sloping hairpin bend. Provision of a pedestrian crossing point must be provided. The need for this is also pressing.

Other footpath links between Roslin and the former powder mill site are possible. These must be investigated with a view to implementation.

Many cyclists now use the cycle/pedestrian path from Edinburgh to Roslin via the Bilston Glen viaduct. To further encourage this active travel, there must be a convenient connection to the Musselburgh-Penicuik cycle/pedestrian path. One possibility that avoids using Auchendinny Brae is a route that makes use of Oatslie Road and Firth Road to join the Musselburgh path a short distance west of Firth viaduct. This link must be promoted.

*Proposal 7*

*Safe conditions for mobility-impaired persons*

Dropped kerbs have been provided at many of the locations where footways are crossed by side roads or accesses. This makes it possible for mobility-impaired persons to get about in their personal mobility vehicles.

In some instances, dropped kerbs have uneven changes of level which can have an alarming effect on the stability of a personal mobility vehicle. The highway authority should consult users of such vehicles with a view to identifying and removing features that impede their journeys.

*Proposal 8*  
*Protecting the historic environment*

The Battle of Roslin was fought in 1303. It has been said that the battle was the bloodiest ever fought on British soil<sup>5</sup>. Local names attest to this - Kill Burn and Shinbanes Field.

The field north-east of site Hs 18<sup>6</sup> is part of the battle site<sup>7</sup>. A large new housing estate is under construction on Hs 18. To prevent any further encroachment on to the battle site and to preserve the setting of the battle site monument it is essential that the field north-east of Hs 18 be retained as open farmland.

There is a need for greater awareness of the importance of the battlefield site. Appropriate signposting and information boards should be provided.

*Proposal 9*  
*Fostering the natural environment*

The pleasantness of much of the Bilston and Roslin area derives from trees and hedgerows. These features also contribute to biodiversity. Landowners should be given every encouragement to keep trees and hedgerows in good condition.

Hedge maintenance should conform to good practice. Hedges should be trimmed once per year (but see below), preferably in winter and certainly not in the bird-nesting season. A good time for trimming is in late winter after any berries have been eaten by wildlife. Most hedge plants, such as hawthorn, flower and fruit on the previous year's growth so should only be cut every other year, or a proportion cut as part of a rota.

On either side of a hedge there should be a wide, undisturbed margin, ideally at least two metres wide.

All sites on which new development is proposed must be surveyed by an independent ecologist to determine the presence or absence of protected species. The survey must include botanical and invertebrate investigation.

Where new developments are planned, they must be designed so that any on-site or adjacent trees and hedgerows are not adversely affected.

Developers continue to plant non-native trees and fail to conform to the Local Biodiversity Action Plan. Developers large and small must be required to conform to the Local Biodiversity Action Plan, as must those who are subsequently responsible for ongoing maintenance of green areas.

Use of weedkiller alongside paths must not be permitted. It creates a potential hazard and is detrimental to wildlife.



*Proposal 10*  
*Alternatives to regularly-mown grass*

Bilston and Roslin have areas of grass that require regular mowing and that are little used by local residents. Wherever possible, such areas should be planted with trees and wildflower mix.

At present some areas, such as roadside verges, are mown once or twice a year. “No mow May” is a well-established practice and must be adopted for the Bilston-Roslin area. Even better for wildlife is “let it bloom June”. Consideration should be given to this by those responsible for verges and other green areas.

*Proposal 11*  
*Allotments and community growing spaces*

There is a long and slow-moving waiting list of people wishing to cultivate an allotment. Land for allotments and community growing spaces should be identified. Support must be given to any proposal to create one or more allotment areas for local residents. Support must be given to any proposal to create community growing spaces.

Possibilities might include part of Roslin park and land adjacent to Bilston community garden.

*Proposal 12*  
*The existing Roslin Conservation Area*

Roslin Cross is a focal point of the conservation area. Direction signs at the Cross are necessary but must be kept to a minimum. For travellers coming from the Bilston direction, there should be a single sign incorporating all the information relating to Manse Road, Chapel Loan and Penicuik Road. Similarly, for travellers approaching along Penicuik Road there should be a single sign showing all the information about Main Street, Manse Road and Chapel Loan. To negotiate the Cross, traffic goes relatively slowly, so there is scope for use of signs with smaller lettering and smaller overall size. The lamppost signs would then not be needed. The lamppost should not be used for display of signs. Taken together, these measures would reduce clutter and be less intrusive.

In the past, Chapel Loan has gained much of its character from its mighty hedgerow trees. Some of the trees have gone. Those that remain should be retained for as long as possible. Native hardwood trees such as oak and beech should be planted to replace those that have gone. Ornamental trees would not be appropriate.

The three burial grounds make an important contribution to the character of their part of the conservation area. They are adjacent to Minstrel Walk and the access to the Castle which are both well-used walking routes. The character of this part of the conservation area must be preserved.

There are numerous attractive views that contribute to the character of the conservation area, for example:

Collegehill House and the Chapel as seen on the approach from the Cross along Chapel Loan;

Roslin Glen when looking south from Chapel Loan;

the Pentland Hills as seen from the footpath immediately to the south of the Chapel;

Roslin Glen as seen from near the north-east corner of the new visitor centre for the Chapel; and

Roslin Chapel's dominating position when seen from paths that descend into the glen from the Chapel-Slatebarns locality.

Development that would spoil these and other views should not be permitted.

### *Proposal 13*

#### *Extension of Roslin Conservation Area*

The Wimpey Estate of the early 1970s made a considerable change to Roslin. Roslin is now undergoing further expansion, which by comparison is on a huge scale and has little or no local character. To retain its distinctive character, the whole of the village that existed prior to 1970 should be included in the conservation area.

This proposal accords with the "Roslin Conservation Area Character Appraisal & Management Plan" which is dated June 2021 and is published by Midlothian Council. Paragraph 34 says:

There may be some value in reviewing the boundary of the Conservation Area at some point in the future to include more of the historic core of the village, for example Manse Road, Main Street, Station Road and further along Penicuik Road. These areas are worth consideration for their historic/architectural interest and for their contribution to the setting of the Chapel and Glen character areas. The properties on the south side of Manse Road and Penicuik Road are particularly relevant to the setting of the chapel and glen areas.

### *Proposal 14*

#### *New Conservation Area: Bilston*

In 1952, work began on construction of Bilston Glen Colliery. To accommodate people employed at the colliery, houses were built at Bilston. The first two streets to be built were Caerketton Avenue and Allermuir Avenue. For many years, these and the other houses built soon after, along with some associated local shops and a mission church, comprised virtually the whole of the village.

In recent years, there has been a large, rapid and ongoing development of extensive new housing estates.

In recognition of the original character of Bilston, the earliest part of the village should be designated as a conservation area. The proposed boundary takes in houses on Caerketton Avenue, Allermuir Avenue, the mission church (now the parish church) and green public space along the Bilston Burn.

*Proposal 15*

*New Conservation Area: Battle of Roslin and Dryden Estate*

The site of the battle of Roslin is included in Historic Environment Scotland's list of battle sites<sup>7</sup>. The HES text includes references to the Poultry Research Centre, Mountmarle, Hewan Bog, Shinbanes and the Kill Burn as places within the battle site.

Development has encroached on the site of the battle.

Dryden House was a country mansion, situated about 600 metres north-west of what is now known as Dryden Farm at Mountmarle. The house was set in extensive grounds. It was demolished in 1938. Features of the grounds that still exist include much of the driveway from the A701 at Bilston, Dryden Tower, the walled garden (now occupied by R & B Nursery Limited) and an icehouse (about 100 metres north of the walled garden). The historic and architectural interest of these features and their setting should be conserved and maintained.

The battle site and the ground of the former Dryden House should be designated as a conservation area. Designation of a conservation area would bring to the fore the historic and architectural importance of the battle site and the grounds of Dryden House. It would help ensure that this importance is protected and enhanced.

*Proposal 16*

*New Conservation Area: Roslin Curling Pond and The Moat.*

Local volunteers are carrying out work to conserve the Curling Pond and its associated building. The character of the Pond is greatly enhanced by the mature trees that surround it. Immediately to the east, the site of the former Moat Colliery spoil heap is now an established woodland traversed by public footpaths. It is of high amenity value. To give necessary protection to the woodland and the Curling Pond, they should be designated as a conservation area.

*Proposal 17*

*Infrastructure deficits*

Huge numbers of houses have been and continue to be built on land next to Bilston and Roslin. Large housing estates have been recently built or are planned in nearby areas such as Auchendinny, Rosewell, Bonnyrigg and Rosslynlee. The Bush Science Park continues to expand. As a result, within the Roslin and Bilston Community Council area, roads are being used by vastly increased volumes of vehicle traffic.

Roads with no footway, such as the Powdermill Brae from the entrance to the former powder mill (now Roslin Glen Country Park) to Penicuik Road are now in effect

unusable for pedestrians. In other instances, narrow footways mean pedestrians are uncomfortably, or dangerously, close to passing vehicles and have to step onto the carriageway if meeting someone coming in the opposite direction.

Availability of local health care is limited by capacity issues.

The influx of new houses means more and more children are having to use vehicle transport to access schools. There is no guarantee that the long-promised new high school will ever be built. The unexplained abandonment of a new primary school at Auchendinny is an ominous precedent.

From all the foregoing, it is clear that there is a major shortfall in provision of infrastructure. This shortfall is markedly contrary to the concept of twenty-minute neighbourhoods and the requirement to encourage active travel.

All infrastructure deficits must be addressed as a priority. In these circumstances, there must be no question of giving consideration at the present time to any more new residential development at Bilston and Roslin.

#### *Proposal 18 Leisure facilities*

Leisure provision for young people in Bilston and Roslin is almost non-existent. At present, there is no commitment to create a new, purpose-built facility. Several existing buildings have potential for leisure use by young people. Until such time as a new facility is provided, any proposal that would remove or diminish the potential of these existing buildings must be resisted.

#### *Proposal 19 Provision for outdoor activities in Bilston*

In Bilston, opportunity for outdoor activities is inadequate. Midlothian Council envisages that outdoor activity space associated with the proposed new high school would be available for public use<sup>10</sup>. This would be on the part of the high school site that is on the north-east side of Seafield Moor Road. This must be made an essential part of the high school development, justified by the existing lack of provision in Bilston. If for any reason the high school proposal does not proceed, the site on the north-east of Seafield Moor Road must nevertheless be reserved for community use.

## **National Planning Framework 4 and Midlothian Local Development Plan 2017**

10. In preparing this Local Place Plan, regard has been given to National Planning Framework 4 and to Midlothian Local Development Plan 2017. This is a statutory requirement contained in the Planning Act<sup>8</sup>. The Local Place Plan must also set out reasons for considering that the Local Development Plan should be amended.

### *National Planning Framework 4*

11. In this local place plan, proposals 1 to 6 seek infrastructure that is essential to encourage an increase in active travel. This is strongly supported by National Planning Framework 4. For example:

The very first spatial principle is reducing emissions to net zero (page 4).

“..... emissions from transport ..... [in Central Scotland] are high”. “We need to work together to decarbonise ..... transport”. Measures are sought that can “ensure that nature and the outdoors are accessible to everyone” (page 30).

“..... encourage, promote and facilitate development that addresses the global climate emergency .....” (page 36).

“Proposals to improve, enhance or provide active travel infrastructure ..... will be supported” (Policy 13(a), page 57).

“To ..... 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 .....” (Local Living and 20 minute neighbourhoods, page 61).

“Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure” (Policy 18, page 67).

[Note – Had the 20 minute neighbourhoods policy and policy 18 been in force when the major new housing at Auchendinny was under consideration, it is presumed that Midlothian Council would have required provision of the necessary active travel link between the new housing and essential services in Roslin. This omission must be made good urgently. The new houses in Auchendinny are now under construction.]

“LDPs should ..... encourage new and enhanced opportunities for access linked to wider networks” (page 70).

12. Proposal 7 seeks to facilitate travel by persons with limited mobility. This is supported by National Planning Framework 4, for example:

More people need to be involved in planning their future places so that the built environment is safe and welcoming to everyone, including ..... disabled people,,,,, (page 10).

13. Proposal 8 seeks to protect the historic environment. This helps to achieve what is sought in policy 7(j) on page 46 of National Planning Framework 4.
14. Proposals 9 and 10 seek to foster the natural environment. This helps to achieve the intentions of National Planning Framework 4 - biodiversity policy (page 33); natural places policy (page 40); and forestry, woodland and trees policy (page 44).
15. Proposal 11 seeks provision of allotments and community growing spaces. Access to community gardens, opportunities for food growth and allotments is one of the considerations in National Planning Framework 4 in relation to Local Living and 20 minute neighbourhoods (page 61) and Health and Safety (page 76).
16. Regarding proposals 12 to 16, National Planning Framework 4 simply notes that the selection, assessment and designation of conservation areas is carried out by the planning authority (page 146).
17. Proposal 17 refers to infrastructure. "The location of where new homes are allocated should be consistent with local living including, where relevant, 20 minute neighbourhoods and an infrastructure first approach" (page 62). "Infrastructure first" means "Putting infrastructure considerations at the heart of placemaking" (page 151).
18. Regarding proposals 18 and 19, National Planning Framework 4 says "We will support local liveability and improve community health and wellbeing by ensuring people can easily access ..... leisure locally (page 4).

#### *Midlothian Local Development Plan 2017*

19. Regarding proposals 1 to 6 in this Local Place Plan, Midlothian Local Development Plan 2017 promotes development of an active travel network and seeks to safeguard former railway lines that could be redeveloped as active travel routes (page 26 and policy TRAN 1 on page 27). The Local Development Plan contains numerous other references to active travel. On page 45, the plan lists twenty strategic green network connections. One of these is "Roslin-Auchendinny Link". The list is reproduced in the Midlothian Green Network Supplementary Guidance. The related Loanhead-Straiton-Bilston-Roslin-Midlothian Science Zone map does not identify a route for this link.
20. Proposal 7 accords with the spirit of Policy IMP 1 New Development which refers to appropriate provision being made for access for people with mobility difficulties (page 78).
21. Regarding proposal 8, Local Development Plan policy ENV 21 (page 62) says that development within a site listed in the Inventory of Historic Battlefields will not be permitted where it would have an adverse effect on the key landscape characteristics and special qualities of the battlefield.

22. Regarding proposals 9 and 10, Policy ENV 11 (page 53) seeks to protect woodland, trees and hedges.

23. Regarding proposal 11, Midlothian Local Development plan 2017 appears to contain no policy specifically promoting provision of new allotments and community growing spaces. References to making such provision are included in some individual site assessments, including site Hs 16 at Seafield Road, Bilston.

24. Regarding proposals 12 to 16, Midlothian Local Development Plan 2017 notes that “The designation of Conservation Areas is used to identify, preserve and enhance areas of historic and/or architectural importance. Midlothian has many such areas which contribute to the distinctive character of its urban and rural environment and the quality of life in Midlothian generally” (paragraph 5.2.1). Proposals 12 to 16 accord with this approach.

25. Regarding Proposal 17, the 2017 local development plan makes numerous references to provision of infrastructure, for example:

In recent years, many of Midlothian's communities have experienced significant growth and this pattern is set to continue ..... The challenge is to accommodate this growth in a way that enhances and reinforces the identities of Midlothian's communities and contributes to the quality of life and sense of place in each settlement. In this context, it will be essential for growth to be accompanied by suitable infrastructure provision and facilities to provide for and help to foster community development. ...., (paragraph 3.3.2).

26. Regarding proposals 18 and 19, “opportunities for leisure and recreation” are part of The Vision of the 2017 plan (page 2). Paragraph 8.3.22 of the plan includes:

The following are identified as the key issues facing the Bilston area ..... Improve leisure facilities .....

#### *Single Midlothian Plan (2023-27)*

27. The vision of the Single Midlothian Plan (2023-27) includes enabling individuals to lead healthier, safer and greener lives and achieving net zero carbon ambitions. Proposals in this Local Place Plan will help realise this vision.

#### *Reasons why Midlothian Local Development Plan 2017 should be amended<sup>9</sup>*

28. When compared to the scale of the Roslin and Bilston Local Place Plan 2024, Midlothian Local Development Plan 2017 is a “broad-brush” document. Preparation of this local place plan gives an opportunity to present more detail and to show priorities important to local residents. Everything in this local place plan accords with Midlothian Local Development Plan 2017 (and National Planning Framework 4). This local place plan must therefore be registered and considered as part of the development plan for Midlothian.

## Footnotes

1. Scottish Government Circular 12/2022: Local Place Plans, paragraph 3
2. See proposal of application notice 22/00581/PAC
3. Planning application 22/00848/DPP, permission granted on 5 June 2023
4. Planning application 22/00848/DPP, committee report dated 20 March 2023, paragraph 8.99
5. See, for example, article in *The Scotsman*, 4 February 2017
6. Site Hs 18 (Roslin Institute site) is shown on page 147 of the Midlothian Local Development Plan 2017
7. Historic Scotland Inventory of Historic Battlefields – Battle of Roslin
8. Schedule 19 of the Town and Country Planning Act 1997 as amended by the Planning (Scotland) Act 2019, paragraph 1(4)
9. These reasons are required in terms of Schedule 19 of the Town and Country Planning Act 1997 as amended by the Planning (Scotland) Act 2019, paragraph 1(4)(b)
10. Information from Councillor Russell Imrie.



## Appendix 1

### The consultation process for the Roslin and Bilston Local Place Plan

Over many years, Roslin and Bilston Community Council has accumulated a store of knowledge in relation to the concerns of its residents. Many concerns have been raised on more than one occasion. Where appropriate, the Community Council has responded by seeking action from relevant authorities. In a lot of cases, concerns remain unresolved.

Some of these concerns relate to applications for planning permission for large housing developments. When applications were submitted, the Community Council submitted to Midlothian Council detailed comments, concerns and objections.

Preparation of the Roslin and Bilston Local Place Plan has given a valuable opportunity to bring together continuing concerns that relate to the development and use of land at Bilston and Roslin. In preparing the first draft of the Local Place Plan, Roslin and Bilston Community Council has drawn on its wide-ranging knowledge of the concerns of local residents and organisations. In this context, it is perhaps not surprising that the extensive consultation then carried out elicited hardly any adverse comment in relation to the draft Local Place Plan. Rather, respondents raised many of the concerns that the Local Place Plan seeks to address.

The consultation involved:

- emails sent to 76 local companies and community groups;

- letters sent to 21 local companies and community groups (ones for which no email address was available);

- a Facebook message saying that the draft Local Place Plan could be viewed and responded to through the Roslin and Bilston Community Council website;

- display of posters on Roslin and Bilston Community Council noticeboards and at the following locations: Roslin Library, Roslin Scotmid, Bilston Primary School, Bilston Church, Bilston Post office, Bilston Miners' Welfare and The Wee Café (Bilston); and

- provision of response forms at the café in Bilston, at Roslin fête and at Roslin library.

There were 30 responses to the consultation.

## **Appendix 2**

### **Summary of responses to the consultation process**

#### **Roads, traffic and active travel**

Congestion on A701 getting worse due to new housing development.

The new relief road sounds like a good plan to relieve congestion on the main road along Bilston.

The Bilston to Roslin road is poor. The 40 mph speed limit and narrow path make it dangerous for children.

The footway from Main Street Roslin to Bilston is narrow and very difficult to push a buggy along.

Roads in general are congested.

The quality of the roads is poor.

The road through Roslin Glen is a rat run. The road is used by too many cars. The road is being hammered.

Excessive traffic speeding adjacent to narrow pavements deters journeys on foot.

Some of the pavements in Roslin could do with widening/upgrading - particularly on way into village, both sides.

Speed limits are ignored. Traffic calming is needed.

There should be a speed limit of 20mph in both villages.

A strong 'no' to a 20 mph speed limit in Roslin.

Dangers are posed by the increased traffic passing the entrance to Roslin Medical Practice. Traffic travels at excessive speeds despite the 30 mph speed limit. A speed limit of 20 mph would increase the safety of patients and pedestrians in the vicinity of the Practice.

Parking on footways obstructs pedestrians.

On-street parking is a problem, especially on Roslin Main Street.

Traffic islands and associated double yellow lines on Main Street Roslin have made parking more difficult for residents.

The traffic situation in Wallace Crescent should be addressed by introducing a one-way system, with traffic that comes from Station Road made to go down Manse Road on to Main Street and traffic from Main Street only able to go up Wallace Crescent, not Manse Road.

Parking on Penicuik Road Roslin to drop off and collect school children is a problem.

The lack of active travel options is of increasing concern.

More cycle routes needed.

There is no safe connection to the Penicuik-Dalkeith cycleway.

There is no safe connection to the Glencorse Community Centre without crossing very dangerous junctions into Auchendinny.

For people on foot such as mothers with children, safe access to Glencorse Centre is needed.

Footway access to Auchendinny is non-existent.

Lack of a safe and direct pedestrian route between Auchendinny and Roslin is a concern, especially in view of the plans for many new houses in Auchendinny.

There is keen desire to promote active travel for patients travelling to and from Roslin Medical Practice.

A traffic-free route to the railway path should be a high priority.

Pedestrian access from Roslin Glen to Roslin is insufficient.

The footway beside part of the road through Roslin Glen is in a state of disrepair.

There is extreme concern about lack of a safe alternative to car use through Roslin Glen for residents of the new housing development and converted hospital building at the site of the former Rosslynlee Hospital.

There is need for green and safe cycle/walking routes to be in place for the new high school at Bush.

Cycle access to Loanhead and Straiton is good but access to Bonnyrigg and Penicuik is poor.

Cycle routes are less safe because they are being crossed by roads in new developments.

There must be more maintenance of footpaths, creation of new footpaths and more support for volunteers who maintain paths.

## **Public transport**

Buses are unreliable.

The bus service is good.

Improved bus services are needed.

There is a limited variety of bus routes.

A direct shuttle bus to the park and ride at Straiton would be good.

## **Open spaces**

Roslin Park is great. The new housing developments failed to bring anything comparable.

Public areas need to be kept clean and tidy. Litter is a problem.

Main Street is nice, and it is nice to walk around Roslin.

Too many small playparks in new builds but very little whole community facilities. Build less tiny new build parks and invest in facilities for all of Roslin in the main park.

A play park in a new development has a 'residents only' sign. This is ridiculous and contrary to any sense of community.

## **Public buildings**

Roslin pavilion needs to be overhauled and better used. Glencorse Centre sets an example.

## **Nature**

There has been too much building on green areas.

House-building has involved unnecessary destruction of trees and hedges.

## **Services**

No attempt has been made to improve any of the infrastructure in response to the marked increase in population.

Additional shops would be welcome.

The existing shops, the library and the post office are valued.

There should be a greater variety of small local businesses.

In Bilston there is need for more facilities such as a doctors' surgery and a dentist. In Roslin the doctors' surgery and pharmacy are now too small.

Roslin Primary School lacks necessary accommodation.

### **Sense of place**

Bilston doesn't have a heart, it is now just a sprawl. Some sort of centre needs to be thought about. Roslin is a bit better in that it does still have the old village to give it character.

The new housing estates are bland.

### **Housing**

There is a need for more small properties with outside space for single-person households. There are too many giant houses.

The houses that are being built are too expensive for a lot of people.

There is a lack of affordable housing. Children are still living at home as they are unable to afford to leave despite working.

The actual homes are fine, but the new estates are a bit depressing in their similarity to each other.

There is a need for more social housing and fewer executive homes.

The need is for more affordable housing and starter flats and homes.

New homes should be greener and less reliant on fossil fuels like gas.

### **Community safety**

There is a perceived increase in crime following new housing developments.

Specific cases of vandalism and anti-social behaviour are cited.

An increased police presence and increased police responsiveness would be welcome.

# Appendix C Draft Local Place Plans

## Penicuik and District Community Council Local Place Plan

### 1. Introduction

Penicuik has seen a considerable amount of change in recent years. Additional housing has been built over the past 4 years to the north-west of the town, between Mauricewood and the A702. Much of this housing has been relatively expensive 'executive' homes, with a small proportion of smaller homes or homes that are affordable. With a lack of local amenities and not being on a regular bus route, these homes encourage car ownership and usage.

Whilst at one time there were considerable employment opportunities in the district, especially around the Eastfield Industrial Estate, this has continued to decline. Retail units in the district struggle to be attractive as a considerable number of people shop at the main supermarket chains in Penicuik or at Straiton. A few local entrepreneurs have opened up units in the town centre precinct, but there are still empty units and customer footfall is not sufficient for many businesses to consider setting up there.

Penicuik has become primarily a dormitory town, for people working in Edinburgh. This leads many people to focus their social and economic activities in Edinburgh and not in their own district.

Penicuik's residents are fortunate to have access to green spaces within the town, on the Penicuik House estate and into the Pentland Hills.

The COVID pandemic and lockdown showed that there was and remains a good community spirit and willingness to look out and care for our neighbours. Working from home became the predominant style of working for many who used to commute into Edinburgh to work. Post-lockdown many have continued to work from home, although it has contributed to feelings of isolation and also some issues about lack of suitable space in their home for work, especially if more than one person is working from home in the same home.

### 2. Local Place Plan Consultation

Our consultation has been limited by the volunteering hours available by Community Council members. However, at three in-person sessions

Community Council members listened to residents' views and encouraged them to submit their own views in writing for consideration.

Whilst the number of written responses was not large, there was considerable consistency in many of the points raised. The main areas that residents' wished to record were:

## **2.1 Green Spaces**

We must retain the green spaces we have in the district and ensure there is good access to them. The considerable use made of the green spaces means some routes are worn down and incredibly muddy. Good maintenance of paths must take place.

## **2.2 Housing Development**

The increased population of the district over the last four years has put tremendous pressure on the two GP surgeries and other infrastructure. There was a very strong feeling that unless there was investment in increasing the provision of basic support infrastructure in the district, no further housing development should be allowed.

The housing now being built at Auchendinny is going to impact on the traffic flows onto the A702/3 and greatly changes the character of the village.

Residents found it hard to identify any green-field sites that could be reserved for future housebuilding. Some of this was due to the terrain, some due to local roads and the increased traffic implications, some due to a desire for housing to be close to sustainable transport links and building effective twenty-minute neighbourhoods. Creating larger villages or communities at Howgate and or the old Wellington School site (north of Leadburn Junction and sandwiched between the A701 and the A6094) would lead to greater traffic flows, as neither would be close to public transport links, and people would be almost totally reliant on their own cars. Increasing housing at Silverburn or Ninemileburn would be constrained by the Pentland Hills, and again issues relating to sustainable living, with an irregular bus service, that has been threatened to be withdrawn several times.

Residents felt that it may be possible to identify brown-field sites, and if so, social housing, flats and two and three bed houses should be the priority.

Residents understood the need to build more houses, but in our district there was no green-field sites people felt were suitable. Any sites north of Penicuik would just lead to further development of a ribbon of continuous housing towards Roslin and Bilston, and add further pressure to the road network around the A701 towards the City By-Pass. The impact of the new housing at Bilston as that work concludes and the houses are populated may exacerbate the existing conditions at rush-hour.

Residents expressed a concern about a lack of supported-living accommodation and provision for the frail elderly in care facilities.

### **2.3 Economic Development**

Current employment in Penicuik is based in retail, primary and secondary education, health and social care, and a range of light industry and retail in Eastfield. Residents would like to see a more strategic approach to supporting small and medium-sized businesses with suitable modular accommodation. Vacant plots in the existing Eastfield Industrial Estate could be used for this, it was felt, and maybe encouraging vacant retail units in the main precinct to be used as office space would provide increased footfall in the local shops as well.

The Beeslack High School site was an issue of particular concern. Residents had a number of suggestions for its future use to support the community by providing space for essential services and community support activities. Given the change to 'working from home' for many residents, and many large employers downsizing their expensive office space in Edinburgh, the Beeslack site could also be ideal for a number of larger employers to rent offices (classrooms) and make use of the communal facilities (catering, gym and tennis courts), for their employees whose work from home arrangements are not ideal and may be concerned about the detrimental psychological impact of lone working. It could also provide space for business start-ups. Using the site for such purposes would reduce commuting journeys as well and improve the local economy by workers living and working in the town. The site could become an enterprise zone, with investment to make the building more energy efficient and adding PV solar panels to the estate to offset some of the energy consumed by the building occupants.



The Beeslack site could also include facilities for young people to gather in a safe space.

## **2.4 Retail**

The main shopping precinct needs investment, to support the uptake and use of smaller shops. The 20 minute neighbourhood concept requires retail to be available in other parts of Penicuik, but the land set aside in Mauricewood by the newer build houses has not been used for that purpose. Is any retailer willing to risk investment? What local economic development support may be possible?

## **2.5 Leisure**

The existing leisure facilities should be retained and improved. The facilities at Beeslack need to be retained after the school closes and made available to the community.

## **2.6 Community Services**

The existing services are not adequate. Could the footprint of the expanded Penicuik High School or the Penicuik Leisure Centre be extended to include more community services, and a new GP surgery/health centre?

## **2.7 Environment and Sustainability**

Residents expressed concern about the amount of traffic heading into Edinburgh, and with the withdrawal of the No. 15 Lothian Bus that provided a direct connection with Fairmilehead, Morningside, Lothian Rd and the City Centre it was felt more car journeys were being made and it also reduced employment options for many people. The 101 bus is not able to provide the frequency required.

Residents expressed concern about the relatively long journey time into central Edinburgh, even by express bus (Borders X62). Some residents believe a truly limited stop bus would reduce car usage. Some residents believe the best solution is the reinstatement of a rail connection to Edinburgh – the alignment of the old line from Penicuik Eastfield to Glencorse and then into Loanhead would possibly be financially viable given the new housing in Penicuik, Roslyn and Loanhead. Alternatively, using the Penicuik to Dalkieth route to connect in with the Galashiels to Edinburgh line.

Some residents wished to see land set aside for local green energy production. Suggestions included: (i) land at the top of Pomathorn Hill by the old mill for wind turbines and/or PV solar panels, off the B6372; land by Uppers Hill, opposite Pomathorn mill, off the B6372; land on the Penicuik House estate to the west of St James' View and Gardens which slopes in a SSE direction, for PV solar panels.



## 1. Summary

Loanhead and District Community Council (LDCC) were invited by the Scottish Government and Midlothian Council to undertake a Local Place Plan for the community outlining the priorities to be considered within the next phase of the Midlothian Local Development Plan (MLDP2).

LDCC undertook various methods of stakeholder engagement within the community to gather evidence for an overarching vision and list of priorities to be included within the LPP. The vision for Loanhead has been developed through the collective analysis of local community needs which includes:

- Becoming more self-sufficient and sustainable on a local scale;
- Enhancing and developing the vibrancy and prosperity of Loanhead;
- Tackling environmental, social and economic issues.

Five priorities were identified each with a number of actions which are outlined in Section 5. The five priorities are:

1. Life in the community
2. The environment
3. Population and homes
4. Getting about
5. Jobs and businesses

The purposes of this LPP are:

- To provide an up-to-date statement of current issues we face and our aspirations for the future, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area;
- To express the community's vision, priorities, aims and actions to deliver that vision collaboratively;
- To inform the ongoing review of the Local Development Plan 2 being led by Midlothian Council;
- To inform public service delivery and investment by the Crown Estate, Midlothian Council and other Community Planning Partners;
- To guide investment and action by local landowners, businesses and community Organisations.

The plan is envisaged as covering a 10-year period until approximately 2035. Delivery of the plan is intended to be collaborative, with public bodies, private sector, third sector organisations and the local community working together for a common purpose. It is vitally important that all stakeholders are actively involved in the LPP objectives if it is to become a meaningful reality. Section 6 contains more information about this.

## 2. Introducing Loanhead and District

### Geographical Context

Loanhead is located to the south of Edinburgh city bypass, in close proximity to the Pentlands. The community of Loanhead is a friendly, established, inclusive community with many facilities. A nice place to live with easy connections to the center of Edinburgh. The publicly owned Lothian bus service within the Midlothian area is frequently used and allows the population to move in and out of Edinburgh in a very efficient and sustainable way which supports a positive climate change trajectory.

### Population and Community

The local area supports the following facilities:

A well equipped and regularly attended leisure center and swimming pool.

A library which offers a quiet space for the community to access a variety of services. This space also is used by various community groups along with two meeting rooms and a children's play area and cafe.

The Loanhead's Medical practice is also located within the same building.

The Miners Welfare and Social Club- Croft hosts a variety of events including weddings and funeral receptions.

Loanhead has seen many changes over the years and has always maintained its strong sense of community spirit that supports a thriving, caring and vibrant place to live.

### Schools and Early Years

Paradykes Primary School  
Paradykes Family Learning Centre

### Health and Care Services

Loanhead Medical Practice is located in the same building as the Loanhead Leisure Centre.

Loanhead Dental Practice

A pharmacy centrally located on Clerk street

Feet & Co Podiatry Ltd

Opticians in Sainsbury's

### Community Groups

The Link located off Dalum Grove is home to Growing Families, a widely used and vital support network space for young families to meet with each other, providing essential social and learning opportunities. This is key to the healthy development and attunement of young children, building their social skills whilst supporting young parents. Historically, children were brought up by the community, this has become fragmented within modern society. The work Growing Families are doing will be essential for a healthy, compassionate and resilient future generation.

The Link is also home to Loanhead Community Gardens. A vital space in which the community can come together and learn skills such as growing food, propagation, habitat restoration. Volunteering sessions are held on a weekly basis, encouraging young families to grow their own food and bring the community together.

The Midlothian Ranger Services also run a monthly volunteering session at Straiton Nature Reserve.

Midlothian Wild Flowers, Wildflowers, a grassroots constituted community group based in Rosewell, is now creating a community connection with Loanhead. Connecting the community to the greenspaces in Loanhead and restoring natural habitats and biodiversity.

Roslins Mens Sheds, run a weekly session in Pentland Industrial Estate, the southern side of Loanhead.

### Loanhead and District Community Council

Loanhead and District Community Council (LDCC) is made up of elected community councilors who are all unpaid volunteers offering their time and commitment to the community. The aim of LDCC is:

- To ascertain, co-ordinate and reflect the view of our community which we represent, to liaise with other community groups within the area, and to fairly express the

diversity of opinions and outlooks of the people;

- To express the views of the community to the local authority for our area to public authorities and other organisations;
- To take such action in the interests of our community as appears to be desirable and practicable;
- To promote the wellbeing of our community and to foster community spirit;
- To be a means whereby the people of the area shall be able to voice their opinions on any matter affecting their lives, their welfare, their environment, its development and amenity.

### 3. Community issues and aspirations

#### Community Engagement

Online Consultation

In-Person Consultation

Business Consultation

Community Survey

### 4. Loanhead and District Overall Vision by 2035

Maintaining and restoring a village feel is very important. Recent large-scale development within Loanhead has been advantageous to the community (e.g. The Loanhead Leisure Centre, Library and cafe) and has presented a number of challenges within the community (e.g. new housing developments). Moving forward these recent developments should be incorporated to grow our sense of community and village feel within Loanhead and District. This Local Place Plan aims to create an overarching document that focuses on tackling the issues most highlighted by the community and providing a strategic overview for how these can be implemented and by whom/on what timeline.

This vision for Loanhead will provide all stakeholders in this plan with a direction as we move towards 2035 with the hope of creating meaningful change in the village in line with the aspirations of the community. The vision that has been developed through analysis of community

needs includes:

- Becoming more self-sufficient and sustainable on a local scale;
- Enhancing and developing the vibrancy and prosperity of Loanhead;
- Tackling environmental, social and economic issues.

This section of the plan contains five priority areas that will help turn this vision for Loanhead and

District into a reality. Each priority will come with aims and actions. The five priority areas directly

reflect the concerns and aspirations expressed in the community survey:

1. Life in the community
2. The environment
3. Population and homes
4. Getting about
5. Jobs and businesses

## Priority 1. Life in the community

Having a strong sense of place and community is one of Loanhead's greatest strengths and we have a proud history with mining heritage. Loanhead is a friendly, caring community. There are many active community groups in addition to the Community Council and Loanhead Community Development Association, that assist with events held in Loanhead, such as the Gala weekend and Christmas lights. However, our community facilities have been run down over the years, such as the closure of the toilet block and the dilapidated condition of the roads but in particular the pavements. The volume of traffic passing through Loanhead is destroying the amenity of it's residential community. This has occurred over the last couple of decades, there is no doubt that the presence of Straiton retail park is a positive in economic terms for the surrounding area but because of the much increased amount of traffic particularly on the B702, A701 and the A768 in order to reach the retail park, Loanhead's environment is severely depleted. With the increase of heavy construction vehicles, the conditions of the road surface has significantly deteriorated, which will incur costly repairs.

There is more reliance on cars for undertaking tasks such as weekly shops at larger supermarkets and commuting to local work places. Local presence of police is limited as are traffic wardens.

For teenagers, the lack of things to do and places to go is particularly apparent. Loanhead village needs better facilities and activities for people of all ages if we are to thrive and prosper as a community.



Loanhead experiences an alarming amount of litter, especially the area circumnavigating Straiton Retail Park. This has huge repercussions on our neighbourhood not feeling safe or cared for.

Increase in traffic volume throughout Loanhead, due to both residential development, Straiton Retail Park, and other commercial businesses such as the waste transfer station, Enviroworx skip company, car scrapping which is having huge detrimental impacts on the quality of life for the community of Loanhead. This is also not helped by the fact that Loanhead has been and continues to support other surrounding communities in terms of medical and dental practices. Loanhead also is home to Bilston Glen Industrial estate, MacTaggart Scott, Pentland Industrial estate and Eldin industrial estate.....

#### Aim to improve Loanhead community

- To reduce the overall speeds of traffic going through Loanhead, particularly on the B702. The B702 was never designed to carry the volume of traffic which it is now subject to, this has compromised the safety and amenity of Loanhead residents.
- Enforcement of parking on pavements
- A Community hub central and accessible to Loanhead residents, with a permanent space for the LDCC to display their collection to be viewed by the residents.
- Improvement of pedestrian flow to encourage local residents to use active travel as a means to access local shops and businesses.
- Work towards a 20-minute neighbourhood within the urban context of Loanhead Village
- The B702 between Mayburn Terrace and the mini roundabout at the entrance to the Straiton retail park requires pedestrian access on both sides of the road.
- Reducing construction vehicles. Emphasis on utilizing Edgefield Relief road to a greater degree
- Make the B702 less attractive as a route to Straiton. Traffic calming measures such as: Rumble strips rather than speed bumps, which would add to noise pollution and vibration to the old and historic properties.

## Priority 2. The Environment

Many Loanhead residents take great care in their garden spaces which are well tended, exuding a high level of pride. These precious garden spaces help to make Loanhead beautiful for the community and are key contributors towards wildlife habitat corridors.

Situated within Loanhead is Memorial park, which is a highly manicured park maintained by the council. Burghlee park, located to the south of Memorial park, which offers the community access to open green space with sections that have been allowed to return to nature. Burghlee wood also provides a learning space for John Muir projects to take place with children in the local area. Burghlee park is closely situated to the cycle path, leading to the site of Bilston Glen colliery and Roslin Glen. Ramsey Bing, accessed from Edgefield road is very well used, especially by dog walkers. This area also has a variety of tree species present and impressive views over the county.

Straiton Nature Reserve is a very well used and important resource on the northern edge of the town, providing a link to the popular cycle network allowing safe access to wider parts of Midlothian. The nature reserve is home to a diverse range of habitats for wildlife, the fact that it includes a large body of water adds to its diversity. This space provides an essential connection for both nature and the community to come together in a calm and tranquil environment, bringing a myriad of benefits to individuals and their health and wellbeing.

Access to green space is proven to be a pivotal factor within the community of Loanhead, they are especially proud of the Straiton Nature reserve. Below is a thank you to all residents that collectively spoke against the proposed council cuts back in February 2023

“The Midlothian Ranger Service would like to give a massive thank you to all who wrote, spoke, listened and gave them words of encouragement and kindness throughout the last 2 months of job cut concerns. Congratulations.....the onslaught of emails, letters and commentary paid off. The Ranger service will continue as it is now, with Jo and 2 Rangers working throughout the county. This was announced during yesterday’s full Council meeting. More than 1800 people commented on the proposed Council cuts of which 185, some representing multiple signatories, wrote specifically against the proposed cuts to the Ranger Service (the fourth area most commented upon). Thank you again for all your support”.

#### Aim to improve Loanhead environment

- In addition to the Straiton Nature Reserve, there are three other areas in close proximity that are currently abandoned and could be regenerated to form an even larger area for leisure and recreation.
- To tackle the on going littering problem through a constructive manner by integrating a nature connection in schools from an early age, such as forest schools.
- Area located between Straiton Nature Reserve and the northern edge of Edgefield Relief Road needs to be protected and integrated with the local community, neighbouring new developments and the cycle network. Working with the council, engaging in public consultation to improve and regenerate this parcel of land to add value to the environment of Loanhead. One suggestion could be an additional

playing field, along with a network of accessible paths that could link access to the Nature Reserve and the Cycle network for the new housing. This increase in recreational green space would make Loanhead a more pedestrian friendly and attractive place for not only the residents but also attract visitors from further afield to enjoy the green space and the economy.

- The piece of scrubland located to rear of Straiton Retail Park, currently used by dog walkers and provides a shortcut to Sainsbury's and other shops beyond. At present it contains a substantial volume of Japanese knotweed but also habitat for a large number of bird species, roe deer, foxes and squirrels. This could be linked up with the Straiton Nature Reserve and the aforementioned field, as it has the potential to provide a vibrant corridor between the neighbouring residential properties and the retail park, opening up space for community connection and possible opportunity for seating.
- Regeneration of green accessible space is now essential to the future of Loanhead. All residents have the right to easy access to the natural environment.
- Signage, regarding how the council are caring for our green space, for example 'No Mow May'. This will not only educate and engage the community in their environment but also reduce the demand for areas to be immaculate, therefore reducing the reliance for the weedkiller, glyphosate, which kills all insects, pollinators and destroys the overall balance of the ecosystem.
- Education on 'Plant blindness' and emphasis on the wellbeing that comes from spending time in nature
- Invasive species (Japanese knotweed) and potentially buddleia being addressed
- Council management of volunteers groups such as , green gym, habitat education

### Priority 3. Population and homes

Aim to improve Loanhead's population and homes.

Priority 4. Getting About

## Stress

There is evidence that cars can cause stress through high levels of speeding traffic and long commutes

There is review-level evidence to show that prolonged exposure to excessive neighbourhood noise, including road traffic, is linked to increased annoyance and stress, cardiovascular disease, sleep disturbance, impaired cognitive performance in children and hearing loss.

## Safety

If public transport or active travel routes are not well maintained or do not feel safe then they are unlikely to be used (which links with Place Standard themes care and maintenance and feeling safe).

There is a large amount of review-level evidence to show that cars can have negative consequences on health and wellbeing due to air and noise pollution and potential increases in accidents.

Air pollution is linked with premature mortality and is associated with chronic cardiovascular and respiratory diseases, cancers and conditions such as Asthma.

## Priority 5. Jobs and Businesses

Loanhead has held on to it's industrial roots, coloring the nature of jobs and businesses located throughout the town. There are many industrial units, vehicle garages, waste disposal sites.  
GREENER JOBS!

\*This draft/document has been compiled with the help from 3 elected members, various local agencies, groups and stakeholders.

Pat Kenny (Chair)  
Loanhead and District Community Council

# **Looking forward at life in Tynewater**

A document for  
Midlothian Council Planning Service  
from  
Tynewater Community Council  
in lieu of a validated  
Local Place Plan

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## 1. Introduction

Local Place Plans were introduced by the Planning (Scotland) Act 2019, which contains a new right for communities to produce their own plans as part of the new Scottish planning system. Local Place Plans contain the community's proposals for the development and use of land, and provide a new opportunity for communities to feed into the planning system with ideas and proposals, they can help communities understand what they want to be like in the future and help to develop a positive community identity.

Tynewater Community Council (TCC) set up a working party to develop the plan which initially involved consulting with residents and groups within the area, gathering data in a number of ways.

It became evident that the working party did not have the resources to produce a 'compliant' plan adhering to the stringent requirements set out by Midlothian Council.

Nonetheless, the Community Council was acutely aware of the importance of being involved in the planning process and decided to submit the results and findings of the consultations. It is hoped these can be taken into account when developing Midlothian Local Development Plan.

Tynewater Community Council strives to:

- Reduce inequalities, improve well-being and support public health priorities.
- Support sustainability and resilience: environmental, social, and economic. Empower residents to lead change and influence investment and build social capital and connectedness.
- Foster and improve collaboration in the delivery of public services, new development and regeneration.
- Encourage smarter, place-based investment by services and businesses that targets the needs and priorities of our local community.

We understand that:

- Our impact on the environment, our ability to sensitively manage change to a net-zero greenhouse gas emissions society and to support positive connections with nature in our community is an essential part of sustainable and healthy living.
- Village centres and community services such as schools, health centres and retail services provide many of the essential services and opportunities that we access daily and help to inform our sense of identity and belonging.
- Housing is a building block of our community and is an essential part of our local infrastructure and identity as well as the foundation for residents' health and well-being. To deliver housing that meets our future will involve supporting place-based approaches in the design and development of new homes as well as in the regeneration of our existing homes.
- How we move around a place can influence our health and levels of activity, our impact on the environment, our ability to connect with each other and with facilities and the layout and attractiveness of our community.

We safeguard and enhance Tynewater by monitoring:

- Physical Environments
  - Streets and community spaces
  - Natural space
- Community Facilities
  - Housing
  - Care and maintenance
  - Future developments
  - Working and our local economy
  - Services and amenities
- Local Heritage
  - Our identity and sense of belonging
- Community cohesion
  - Social contact and interaction
  - Recreation and leisure
  - Welfare
  - Well-being
  - Feeling safe
  - Influence and sense of control
- Connectivity
  - Moving around
  - Public transport
  - Traffic and parking.

## 2. About Tynewater

Tynewater Community Council (TCC) covers an extensive rural area with distinct local communities of varying sizes and populations. The total population of Tynewater is 2,429 (2011 census) almost 3% of Midlothian's people. The population of Midlothian is now 96,600 according to the 2022 census. This shows Midlothian is growing very rapidly; from 82,300 (2011 census).

The area's main centre is the village of Pathhead. Pathhead is a conservation village and the busy A68 trunk road is the main street of the village. Pathhead has a population of about 982 (2011 census). It has many small businesses and the only shops and services in the area including the GP Surgery and Pharmacy. It has two community halls and the area's primary school.

The surrounding area covered by the Tynewater Community Council includes a number of villages:

Cousland has a population of around 300. There are numerous small businesses operating from the village and there is a Community Heritage Hub in addition to a well-used community hall.

Edgehead conservation village is a linear settlement with two rows of 19th century cottages, mostly single storey, on either side of a wide, straight Roman road that runs through the village. It has a population of about 160.

Crichton is a very small rural community of around 45 residents. Crichton Castle, managed by Historic Scotland, sits to the west of the village. Crichton Collegiate Church is a building of note.

Ford is a small collection of houses just north of Pathhead and is much older than Pathhead itself. Ford sits in a valley overlooked by the Lothian Bridge, built over the Tyne Water by Thomas Telford in 1831.

Fala Dam is a small hamlet of 11 houses on the original Edinburgh to London Road. It was the first livery change for coaches after the City of Edinburgh.

Fala is a larger village of 20 houses. The church, which is floodlit, is the first Midlothian landmark that you see travelling north along the current A68. The village has a thriving village hall.

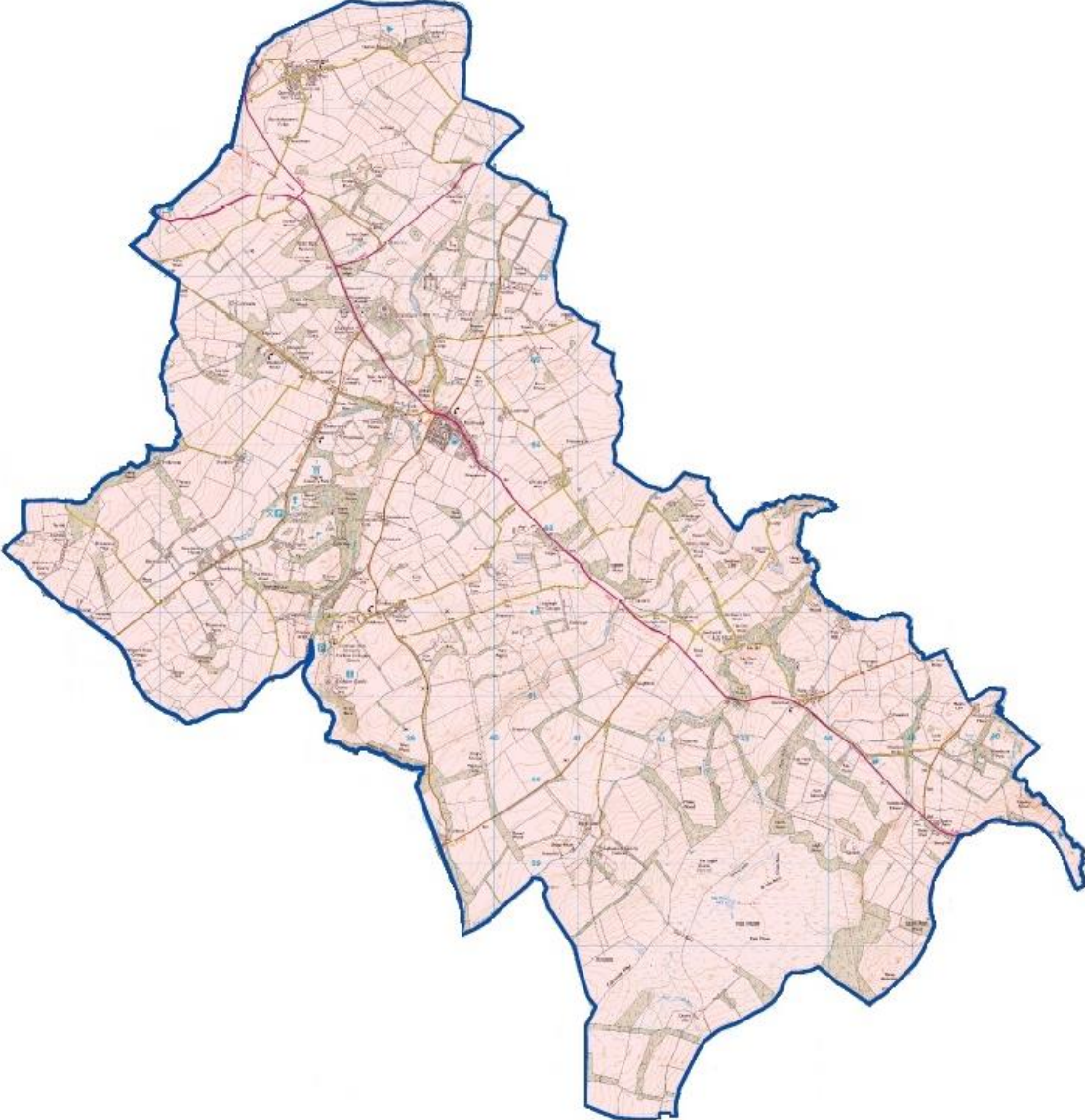
Dewartown (population approx. 65) and Newlandrig (population approx. 30) are designated conservation areas with well-preserved architectural and historical character. Vogrie Country Park lies between them.

The area is predominantly agricultural. The development of housing and services has built up around serving the farming and large estates that define the landscape. As a result there is a significant number of farms and associated housing scattered over the area that forms an important contribution to the community.

Vogrie Country Park, managed by Midlothian Council, is a popular area for walks and outdoor activities, and attracts many visitors from outside the area, particularly at weekends and during the summer months.

There is also a bird sanctuary (also an SSSI) in Hadfast Valley, managed by the Royal Scottish Protection of Birds. Other unusual features of Tynewater include its long border with both East Lothian and Scottish Borders. These can result in planning decisions affecting Tynewater being made in Haddington rather than Dalkeith for example decisions on wind turbines located in East Lothian and the large quarry at Soutra that is regulated by planning consents granted by Scottish Borders Council, although the access roads to the quarry and the adjacent populations are entirely within Tynewater/Midlothian.

Tynewater has significant areas designated as 'Special Landscape Areas', 'Conservation Areas', and 'Prime Agricultural farmland'. And also includes large areas of 'Historic gardens and designed landscapes', and one SSSI. While protecting the wider environment of the area, these designations mean local business and housing development can be restricted or curtailed. Lack of availability of affordable housing and poor public transport links, especially between communities, hamper local economic development in general and, in particular, retention of younger generations to sustain family businesses. The area covered by this submission is shown on this map.



### 3. Services and Facilities

As in most rural areas many services have declined over the past few decades as local residents increasingly use the larger retail units closer to Edinburgh. Pathhead has a small general store and post office, pub, bakery, fish and pizza takeaway. There are also cafés located at Soutra on the A68, and in Vogrie park. Health provision is provided by the Pathhead Medical Practice in Pathhead, with a pharmacy on site.

Pathhead has a park on the west side of the village with a full-size football pitch, pavilion building (where many local community groups meet), and children's play area. Both Cousland and Fala have smaller football pitches and a pétanque piste. Well used children's play areas are maintained in the villages of Edgehead, Fala, and Cousland. There is a youth project in Pathhead which opens twice a week in the village hall as a drop-in centre and also runs summer activities, there are also girl guide and brownie troops which meet weekly in the Callander Pavilion.

Tynewater primary school, the local primary school, has an Astroturf pitch. Nursery provision is located at the primary school and there is additional private provision at Cranston. Primary school children are mainly bussed to Pathhead, and secondary school children are bussed to Dalkeith. There is a Tynewater Primary School parents council active who organise events related to the school.

Village Halls managed by local residents are located in Cousland, Pathhead, and Fala. These provide a range of social, educational and recreational activities for local people. There is an active bowling club with a clubhouse in Pathhead. The area is served by a number of churches and places of worship that are also a base for a range of activities and clubs.

Equestrian centres play a significant role in the area and are an important source of income to local farmers making horse riding a popular pastime along the roads, bridleways and paths.

Other activities and clubs found in Pathhead are the Pathhead Players who run amateur dramatic shows and pantomimes, an active sport and social club open every week, a Horticultural Society which holds meeting every month with guest speakers and conducts visits to local gardens of note as well as a yearly flower show and a yearly plant sale, there are two walking groups which walk locally followed by a community café in the Pavilion. There is a music collective and a choir as well as an "Andy's Man Club" and a men's group, plus a mother and toddlers' group

In Cousland there is a local History Society, Smiddy trust, indoor bowling, a film night, a SWI group, a majority group and a local paper, the Cousland Courier, the community café is held every month, a toddlers play group, a youth club, a garden interest club, a poetry society, pétanque players and Girl guides. In Fala/Fala dam/Rural West there is a history society, a quilting group and a well-attended community café as well as a SWI branch.

#### 4. Transport

The area is dominated by the main A68 trunk road (part of the European route E15) that runs south through Pathhead. Although limited with a 30mph speed limit through the village, this road provides one of the major concerns for the area with regard to road safety and environmental impact, but does provide an important source of custom for the commercial outlets in Pathhead.

Private road vehicles remain the predominant mode of transport within the area. With the opening of the Dalkeith bypass in 2008, it is possible to travel from Pathhead to the outskirts of Edinburgh in 15 minutes.

A limited bus service links Edinburgh with Pathhead, via Dalkeith, and Edgehead. The trip takes around 50 minutes and the bus route continues south, serving the communities adjacent to the A68 towards Jedburgh or Kelso. Gaps in the bus service in the early morning, and through the evening, are covered by a "Ring & Go", a local demand responsive service between Pathhead and Dalkeith, financially supported by Midlothian Council.

Cousland has had no bus service since April 2014. There is a "Ring & Go" service between Cousland and Dalkeith and between Cousland and Pathhead that runs daytime and early evenings seven days a week.

The Borders rail link provides rail services from nearby Gorebridge but there is no public transport link from Tynewater to Gorebridge. Effectively Tynewater has no rail service.

The B6372 road joins the A68, and the A7, and is therefore heavily used particularly for commuting from the rapidly developing housing in Gorebridge. This heavy traffic causes problems in Tynewater communities on the route.

## 5. Midlothian Local Development Plan 2017

The 2017 LDP was briefly reviewed, although the high-level plans and policies cover a lot of the general issues that affect Tynewater there is very little specific to Tynewater area. The A7 and A68 corridors appear to be bundled together in the plan, however they are very different, particularly in of housing, public transport links and facilities, which were the main concerns found during the consultation process. It is felt that a separate section on the A68 corridor should be developed in the new MLDP2.

**Recommendation** : Include a separate section on the A68 corridor within Midlothian Development Plan 2.

## 6. Consultation Processes

Midlothian Council and Tynewater Community Council both consulted with the residents of Tynewater on their views over a variety of issues. Questionnaires were presented to residents in the following ways, by posting on the Pathhead Villagers and Tynewater Community Council Facebook pages, having a drop-in centre in Pathhead, taking a stand at the Pathhead Horticultural Society's annual flower show and Cousland Gala Day, using various Community Association on-line distribution lists and local WhatsApp groups and at community cafe sessions in Pathhead, Fala and Cousland. Midlothian Council canvassed the views of children and young people at a school workshop as well.

Midlothian Council shared the following questions asked of and answers given by young people from Tynewater.

What is good about where you live?

Plenty of space; High education at schools; Good food that is safe to eat; It's very wild and scenic; Everyone knows each other; Lots of green space; Friendly people; Lots of friends here; I like the village; Scenery; People; It is nice and quiet/calm; Wheelchair ramps in the shops; Like going to the park; Good community spirit- live next to friends; Good spaces to play and do what I want; I like the scenery where I live; I like the walks; Rural; Good community; Know everyone; Walks and greenspaces; Animals; Quiet; Small and not too big; My village (Newlandrig) is small and has lots of greenery and has an egg and traybake shop.

What is bad about where you live?

Speeding; Litter everywhere I look; Car fumes; Barbed wire on roads; Speed limit far too high; Vandalism; Fly tipping; Road collisions; The animals can escape and go fast down the hills and it is a danger to people - I don't like that; Worried that all the green space will be built on; They don't have more fences for the animals; Cars speeding; I don't like all the littering; Antisocial behaviour - noisy neighbours; Park is only for young people (small children); Fast drivers which makes walking feel unsafe; Lots of potholes; Dogs' dirt everywhere; Litter is bad for biodiversity; Delivery vehicles go really fast; Litter in the forest; Not enough for teenagers to do; Speeding; Cyclists going very fast without warning; Litter; Cars go way too fast through Newlandrig; One participant didn't know that there was a swimming pool in Midlothian - goes to Lasswade and thought it was in Edinburgh as it felt so far away; Temple/Carrington/Newlandrig - no shops; Need to do online shopping; Lots of beer bottles on the ground.

If you had a magic wand, what would you change?

Stop vaping/stop throwing away vapes; More pathways; More places for teenagers to go; More places for wildlife; I don't like most of the people; No more vaping please and smoking and robbing; Make traffic lights for deaf and blind people; I would get more shop security; Lower speed limit; Ban vaping and smoking - they can hurt your lungs; Safe roads; Keep green spaces but still build all the houses (the context of this was a discussion on using brownfield land first before greenspace); More paths for walking dogs; Places for animals to hibernate out of danger from development; Smaller flats and more contained for older people; More homes for refugees; Lower the speed limit; Something to stop people speeding/lower the speed limit; Less litter; If we had a 30 minute neighbourhood then we could cycle to Gorebridge; A good actual shop in Newlandrig.



**Tynewater used its own set of questions, informed by issues raised with the Community Council in the last few years. These comprised:**

To what extend would you support .... (with 1 being little or no support, 3 being some support for some developments, 5 being strong support for such developments) ...

1. limited and thoughtful development of housing that provides affordable dwellings and that generates developer contributions to be used in Tynewater?

*Please Circle*    1 ----- 2 ----- 3 ----- 4 ----- 5

2. repair of existing roads, pathways and development of new paths and cycleways for recreation use and green commuting/travel?

*Please Circle*    1 ----- 2 ----- 3 ----- 4 ----- 5

3. improvements to safety on roads and pathways through repairs, reduced speed limits, cycle lanes, crossings, speed bumps, 20mph zones and other measures?

*Please Circle*    1 ----- 2 ----- 3 ----- 4 ----- 5

4. modification to conservation status and other planning processes so as to support residents in making "climate emergency" appropriate changes to their properties in a cost effective manner, while retaining the look of the area?

*Please Circle*    1 ----- 2 ----- 3 ----- 4 ----- 5

5. modification to conservation status and other planning processes so as to support regeneration or re-use of re-purposing derelict or empty properties in a cost-effective manner so increase housing or local business start-ups or recreation facilities etc?

*Please Circle*    1 ----- 2 ----- 3 ----- 4 ----- 5

6. development activities with local landowners, existing service providers, businesses and third-sector groups (e.g. shops, medical centres, schools, village halls) to look to join or better align services and facilities to get added benefits, e.g. from combining services in new locations?

*Please Circle*    1 ----- 2 ----- 3 ----- 4 ----- 5

7. developments to ensure better and more varied use of existing and new sports and other recreation facilities for all ages that are joined up in-terms of what is where and what can be accessed easily?

*Please Circle* 1 ----- 2 ----- 3 ----- 4 ----- 5

8. development to help address climate change, such as car charging points, and public transport improvements that support the needs of residents to attend work and access recreation, medical and other services in a timely and inexpensive way?

*Please Circle* 1 ----- 2 ----- 3 ----- 4 ----- 5

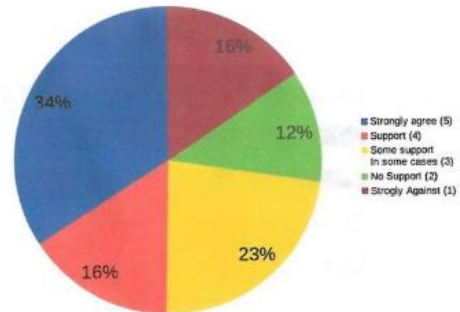
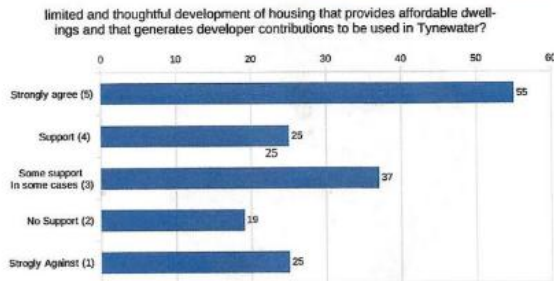
This consultation, combined with previous consultations and surveys carried out in recent months, gives a better understanding of the future development that would be welcomed and issues of concern that the various communities in Tynewater have.

A summary of the answers to the consultation questions is shown below.

**limited and thoughtful development of housing that provides affordable dwellings and that generates developer contributions to be used in Tynewater?**

Strongly agree (5)	Support (4)	Some support in some cases (3)	No Support (2)	Strongly Against (1)	Total	For (5&1)	Against (1&2)	Majority For-Against
55	25	37	19	25	161	50%	27%	22%

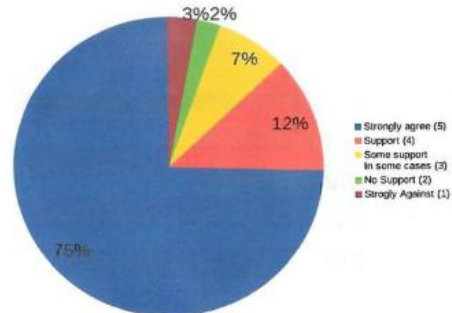
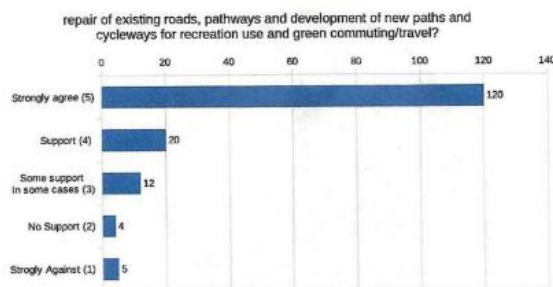
Comment:



**repair of existing roads, pathways and development of new paths and cycleways for recreation use and green commuting/travel?**

Strongly agree (5)	Support (4)	Some support in some cases (3)	No Support (2)	Strongly Against (1)	Total	For (5&1)	Against (1&2)	Majority For-Against
120	20	12	4	5	161	87%	6%	81%

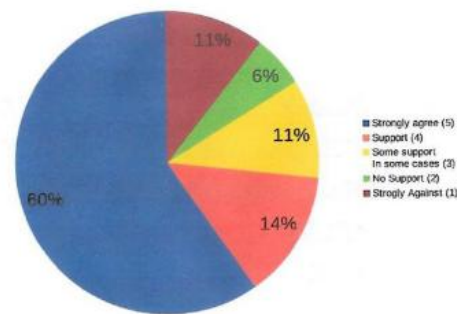
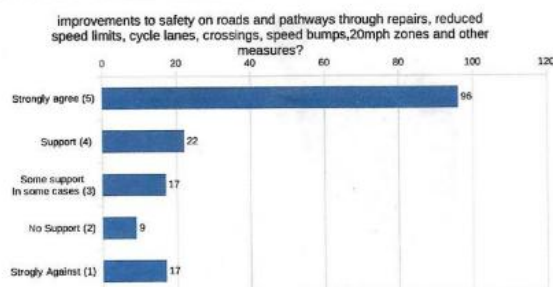
Comment:



**improvements to safety on roads and pathways through repairs, reduced speed limits, cycle lanes, crossings, speed bumps, 20mph zones and other measures?**

Strongly agree (5)	Support (4)	Some support in some cases (3)	No Support (2)	Strongly Against (1)	Total	For (5&1)	Against (1&2)	Majority For-Against
96	22	17	9	17	161	73%	16%	57%

Comment:

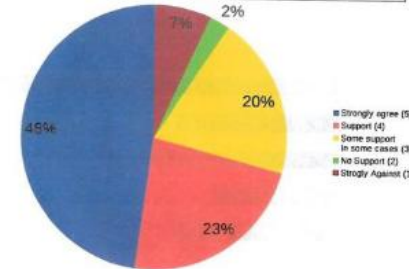
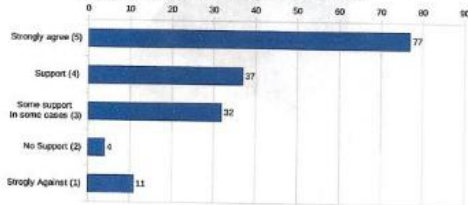


**modification to conservation status and other planning processes so as to support residents in making "climate emergency" appropriate changes to their properties in a cost effective manner, while retaining the look of the area?**

Strongly agree (5)	Support (4)	Some support in some cases (3)	No Support (2)	Strongly Against (1)	Total	For (5&4)	Against (1&2)	Majority For-Against
77	37	32	4	11	161	71%	9%	61%

Comment:

**modification to conservation status and other planning processes so as to support residents in making "climate emergency" appropriate changes to their properties in a cost effective manner, while retaining the look of the area?**

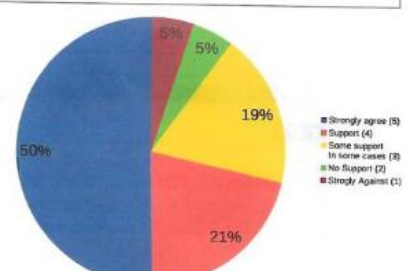
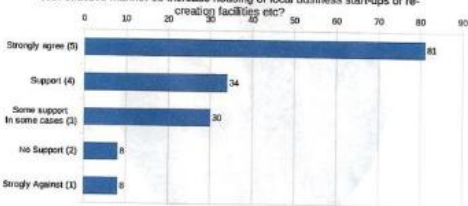


**modification to conservation status and other planning processes so as to support regeneration or re-use of repurposing derelict or empty properties in a cost effective manner so increase housing or local business start-ups or recreation facilities etc?**

Strongly agree (5)	Support (4)	Some support in some cases (3)	No Support (2)	Strongly Against (1)	Total	For (5&4)	Against (1&2)	Majority For-Against
81	34	30	8	8	161	71%	10%	61%

Comment:

**modification to conservation status and other planning processes so as to support regeneration or re-use of repurposing derelict or empty properties in a cost effective manner so increase housing or local business start-ups or recreation facilities etc?**

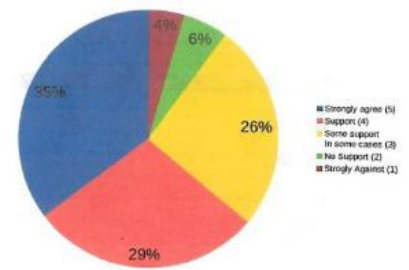
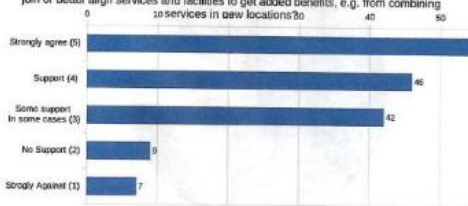


**development activities with local landowners, existing service providers, businesses and third-sector groups (e.g. shops, medical centres, schools, village halls) to look to join or better align services and facilities to get added benefits, e.g. from combining services in new locations?**

Strongly agree (5)	Support (4)	Some support in some cases (3)	No Support (2)	Strongly Against (1)	Total	For (5&4)	Against (1&2)	Majority For-Against
57	46	42	9	7	161	64%	10%	54%

Comment:

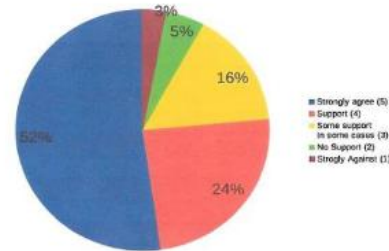
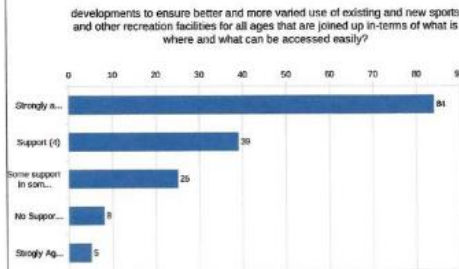
**development activities with local landowners, existing service providers, businesses and third-sector groups (e.g. shops, medical centres, schools, village halls) to look to join or better align services and facilities to get added benefits, e.g. from combining services in new locations?**



**developments to ensure better and more varied use of existing and new sports and other recreation facilities for all ages that are joined up in-terms of what is where and what can be accessed easily?**

Strongly agree (5)	Support (4)	Some support in some cases (3)	No Support (2)	Strongly Against (1)	Total	For (5&1)	Against (1&2)	Majority For-Against
84	39	25	8	5	161	76%	8%	68%

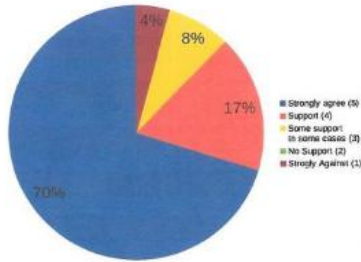
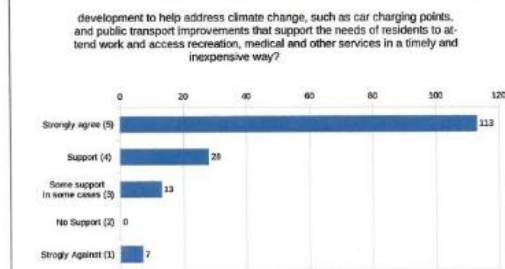
Comment:



**development to help address climate change, such as car charging points, and public transport improvements that support the needs of residents to attend work and access recreation, medical and other services in a timely and inexpensive way?**

Strongly agree (5)	Support (4)	Some support in some cases (3)	No Support (2)	Strongly Against (1)	Total	For (5&1)	Against (1&2)	Majority For-Against
113	28	13	0	7	161	88%	4%	83%

Comment:



## **7. Summary of findings.**

During the consultation process a number of concerns were repeatedly raised by residents which are detailed below and which the Community Council would like to highlight to Midlothian Council with a view to having these addressed or at least taken into account in any future plans within Tynewater.

### **Transport**

The most common complaint was regarding transport in Tynewater, the major concern being the restricted bus service being run by Borders Buses, not only is there a less frequent service post Covid but there is no late evening service, this, coupled with the general uncertainty of the service being guaranteed to run in the future is giving many residents who have no other alternative means of travel, much anxiety.

There is also a need for an east/west bus service or an orbital route that would allow people to gain access to the Borders rail station as well as traverse the area in this direction.

#### **Recommendation:**

a) Improve public transport facilities which will include developing opportunities for increased bus service.

b) Maintain or improve facilities for bus turning on the A68.

Another aspect of travel that arose was need for more and safer walking/cycle paths. Pathhead has benefited greatly from a network of paths that has been installed by the local landowner. Similar projects should be encouraged. More paths would hopefully encourage more people to use them thus improving general health and wellbeing as well as providing travel links.

People were very sceptical regarding the concept of a twenty-minute neighbourhood, especially in rural Tynewater. The concept was seen as aspirational and simply not possible for many residents.

#### **Recommendation:**

Improve facilities to provide safe routes for walking and cycling.

### **Facilities and Services**

There is a general lack of services in Tynewater, fewer shops, bars and restaurants than is desired and again the need for most people to have to travel to access these services. It is hoped that future development plans would take this into account and encourage more start-up enterprises to come to the area.

#### **Recommendation:**

Safeguard premises for shops and services and develop opportunities to bring new service enterprises into the area

Sports and play facilities were also topics raised. The feeling is that there are not enough of these to keep children and young people engaged. One topic that was popular by young people and also by parents and grandparents was the desire to see a skatepark erected, by all accounts from other communities that have one they are well received, both in terms of keeping young people occupied and also giving them a chance to exercise and at the same time have fun.

#### **Recommendation:**

Maintain the current open spaces and develop opportunities to improve sports and play facilities with special consideration to erecting a skate-park or pump-track.

### **Local Economy**

Mention was made regarding the local economy and the need for more businesses in the area both to provide more services and also to bring jobs to the area which did not involve travel. The business development at Rosemains steading was cited as a good example and similar developments of this nature should be actively encouraged.

#### **Recommendation:**

Encourage and incentivise development of local businesses in keeping with the local area.

### **Housing and Planning**

More affordable housing is required and desired by many of the residents. It is seen as a priority for many and residents would welcome Council built affordable rental property as well as recognising that good quality private developments bring benefits and should also be encouraged so long as they

are in keeping with their surroundings. Although housing development within Midlothian is reaching a saturation point, it is felt that there is a place for low density housing development to improve both council owned and private development stock.

The protected status of much of the area through conservation areas and other designations can restrict improvements in housing stock and curtail housing development. It was highlighted as a barrier to making “climate emergency” improvements to housing.

**Recommendation:**

Encourage through guidance and sensible planning decisions improvements and regeneration of housing stock, and re-use of old and derelict properties

**Infrastructure**

Council and community owned halls and spaces used by communities need to be properly maintained. They are seen as important assets for villages and are used by a variety of clubs and organisations which would otherwise not exist.

**Recommendation:**

Safeguard existing community halls and spaces.

Other infrastructure items raised were paths (previously mentioned) and the state of Council adopted roads, the maintenance and repair of potholes was heavily criticised as being inadequate, although TCC recognises that new equipment has been bought so it is hoped that this will improve matters.

Public EV charging points are not readily available within the area, it was considered that the infrastructure did not exist to support the aspiration to move away from fossil fuelled vehicles. This was seen as important in an area that is so reliant on private road vehicles.

**Recommendation:**

Improve facilities for EV charging in the area.

With the introduction of a “pavement parking” law there is concern in at least Pathhead that parking is becoming an increasing problem for both residents and visitors and look to MC to address this. It is understood that Transport Scotland and Bear are proposing a regeneration of the A68 hard landscaping through Pathhead, it is requested that vehicle parking is an integral part of the plan.

**Recommendation:**

Develop Pathhead Main St./A68 hard landscaping to improve and increase spaces for vehicle parking.

## **8. Summary of recommendations**

### Recommendation 1.

Include a separate section on the A68 corridor within Midlothian Development Plan.

### Recommendation 2.

a) Improve public transport facilities which will include developing opportunities for increased bus service.

b) Maintain or improve facilities for bus turning on the A68.

### Recommendation 3.

Improve facilities to provide safe routes for walking and cycling.

### Recommendation 4.

Safeguard premises for shops and services and develop opportunities to bring new service enterprises into the area.

### Recommendation 5.

Maintain the current open spaces and develop opportunities to improve sports and play facilities.

### Recommendation 6.

Encourage and incentivise development of local businesses in keeping with the local area.

### Recommendation 7.

Encourage through guidance and sensible planning decisions improvements and regeneration of housing stock, and re-use of old and derelict properties.

### Recommendation 8.

Safeguard existing community halls and spaces.

### Recommendation 9.

Improve facilities for EV charging in the area.

### Recommendation 10.

Develop Pathhead Main St./A68 hard landscaping to improve and increase spaces for vehicle parking.



## **Moorfoot Consultation for Local Place Plan**

The Community Council organised a consultation across Moorfoot during December, 2023 and early January, 2024 using the Place Standard Tool.

This comprised a series of questions to encourage the community to think about physical elements of their place (for example its buildings, green spaces etc) as well as social aspects (for example do people feel a sense of civic pride? Do they feel as though they have a say in decision making?)

The consultation was available on line and was widely advertised on our own website and using local social media. A number of the more rural addresses were mail- dropped. Paper copies of the consultation were made available at the village hall's coffee mornings and tuck-shop.

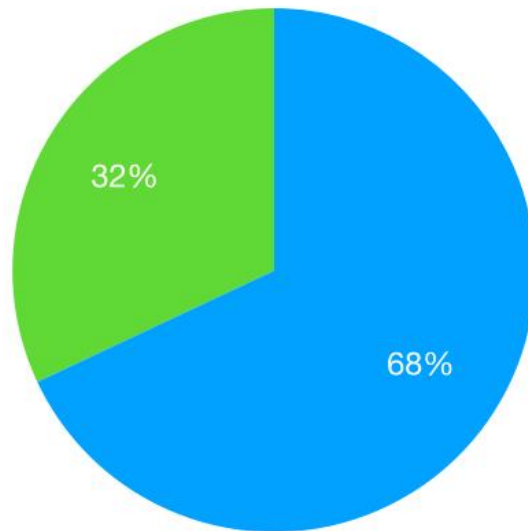
What follows is an analysis of the responses made together with an attempt to organise the many comments made, both positive and negative.

We also had some feedback from Midlothian when they invited comments from the primary school children and these have been fed into the comments as appropriate

With some of the questions it was interesting to analyse separately the responses from the different age groups.

# 1 Play and Recreation

Responses were largely very positive giving an average score of 68% with little difference across the age groups.



**Asked to rate our Play and Recreation in Moorfoot scored 68% positivity**

## Positive Comments:

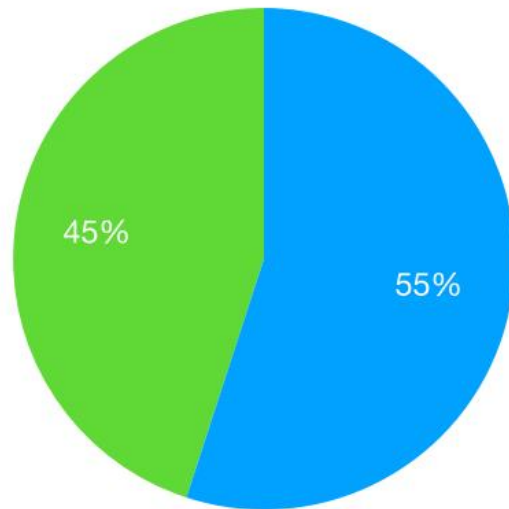
- Excellent access to varied countryside for walking and cycling
- Excellent country parks
- Leisure centre in Gorebridge is very useful and should be protected against closure
- Newbattle Pool is much appreciated
- Play-parks in villages are adequate
- Mobile library appreciated

## Areas requiring attention:

- While play-parks are adequate some could do with upgrading eg play-park in Carrington is poor and there is no path to it
- Parking problems since Covid at Gladhouse Reservoir
- No facility for football in N.Middleton since school football pitch is not open to the public
- Dogs and dog fouling
- Improved cycle paths

## 2 Moving Around

Asked to rate their opinion on moving around the area, regardless of age the group came in with a score of 55%



Responses to Moving Around positivity rate of 55%

### Comments:

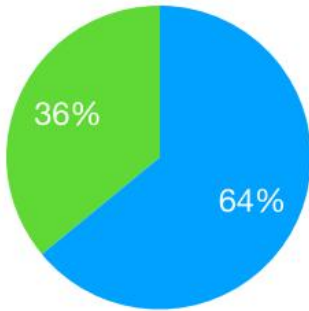
- Dangerous speed of traffic through villages and on main road mentioned over and over again
- Unsafe condition of both roads and pavements because of pot-holes and lack of maintenance
- No pavements between villages
- Lack of cycle ways connecting into the towns
- Poor, or no public transport, making a car essential
- Increased traffic in recent years
- North Middleton residents complain about speed of traffic at A7 junction and the volume of HGV's manoeuvring at the junction.

### More positively:

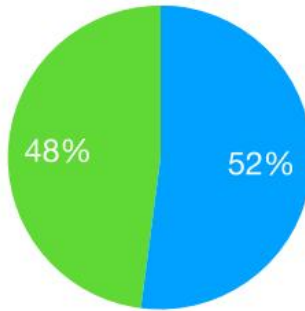
- Bus and train connections to the city from Gorebridge are very good
- Cycling around the countryside is great

### 3 Transport

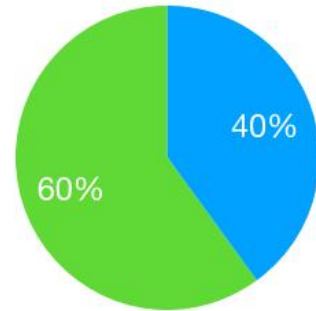
While the overall average positivity was 47%, age range made a clear distinction to responses on this question as shown in these graphs.



**under 40's, 64% positive**



**40 - 59 52% positive**



**60 and over 40% positive**

#### **Comments:**

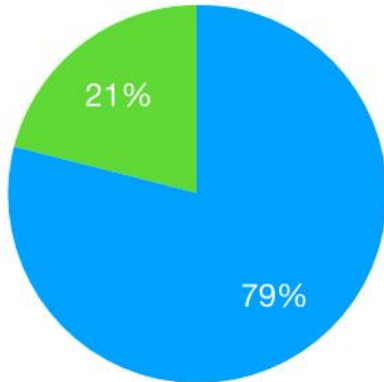
Principal comment being made is that you need a car to live in Moorfoot

#### **Suggestions:**

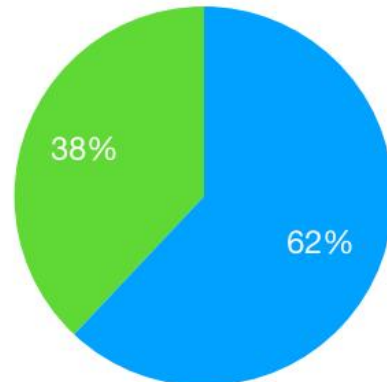
- Use of public transport should be encouraged but will only work with better links across Midlothian
- A shuttle service to Gorebridge (to buses and train station) linking from the villages
- Lothian buses might serve North Middleton, as Border buses are very expensive
- A park-and-ride option on **this** side of Sheriffhall

## 4 Natural and built environment

This question was looking at how easy it is to regularly enjoy natural space. Overall positivity was 73% but again age made a clear difference to opinion with this response as shown below.



**Under 60's 79% positive**



**60 and over 62% positive**

### **Positive comments:**

- Peaceful villages
- Lovely community
- Beautiful landscape
- Public buildings and spaces are well kept and looked after, considering current financial constraints
- Regular litter picks by volunteers keep the villages tidy
- Village halls are hugely valued

### **Wish List:**

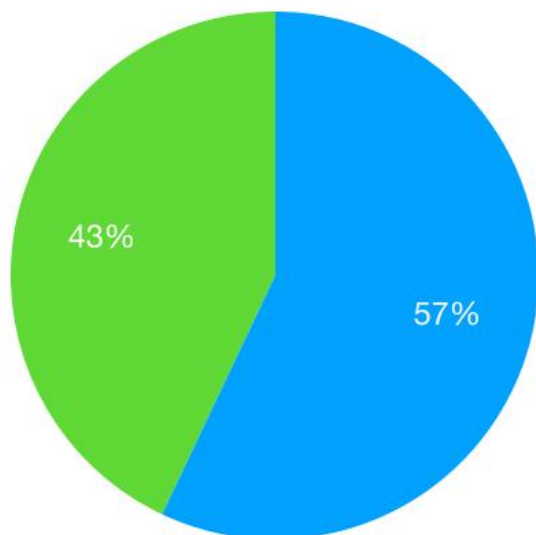
- Better maintenance of paths, handrails and steps on local path network
- A village shop or cafe to sit in (N Middleton)
- A swimming-pool closer to this part of Midlothian

### **Please do not:**

- close the public library
- lose any more countryside to building over with houses
- build a wind-farm on the Moorfoot escarpment

## 5 Services and Facilities

Asked about how facilities and services meet the needs of Moorfoot residents led to the following result. Regardless of age range the positivity level came in at 57%



**Average score on this question was 57% positive**

Looking at the comments, this question very much showed up, that living rurally you can only access facilities easily with a car, and therefore there is a balance between enjoying rural life and the restrictions this brings.

### **Comments:**

**Things that work well** (albeit with a car):

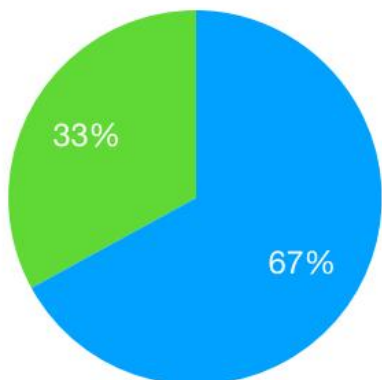
- Library
- Dentist
- Train
- Broadband
- Re-cycling facilities

**Things that are missing - or need upgrading:**

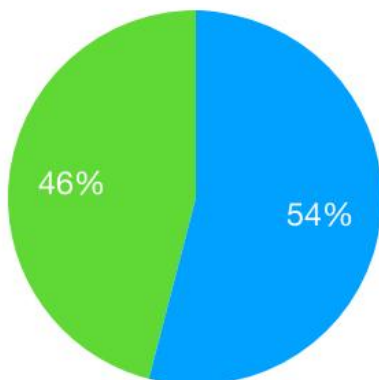
- High School and its integrated facilities - this had been promised
- Doctor's facilities - very difficult to get appointments
- Supermarket in Gorebridge (current facilities expensive and poor quality of fresh food)
- Food re-cycling
- More for children, especially teenagers, to do locally
- Village shop in N Middleton
- An after- school club
- Breakfast club

## 6 Work and the Local Economy

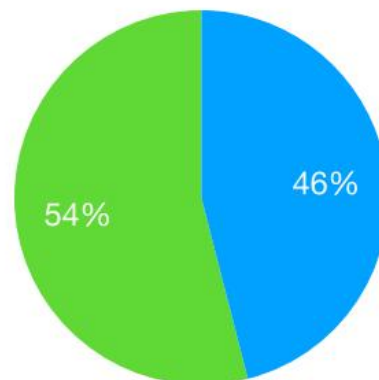
Asking about opportunities for work, volunteering and training led to a mean score of 57% with clear differences across the age range, though a number felt unable to comment.



**Under 40's 67% positive**



**40-59 54% positive**



**60 and over 46% positive**

### Comments:

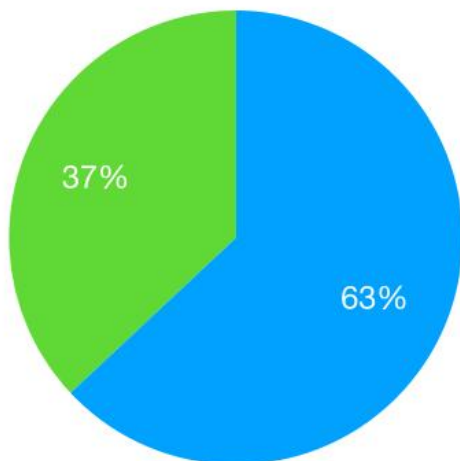
- No problem with employment providing you are prepared to travel
- Very good tradesmen in vicinity
- Job and training opportunities are all out-with the villages
- Need more local apprenticeships for school leavers
  
- A number commented that there were lots of volunteering opportunities



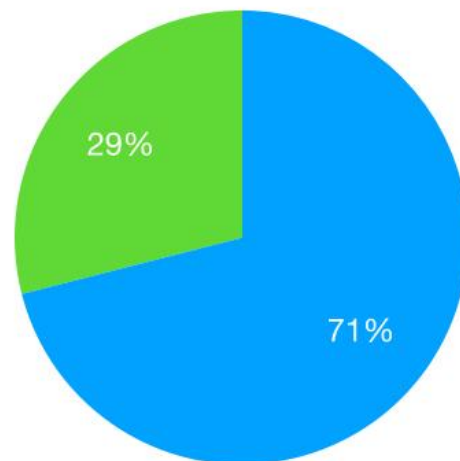


## 7 Social

Asked about meeting and spending time with others led to a very positive average of 70%, (slightly lower with under 40's, 63%, and higher with 40's and over, 71%)



Under 40's 63% positivity



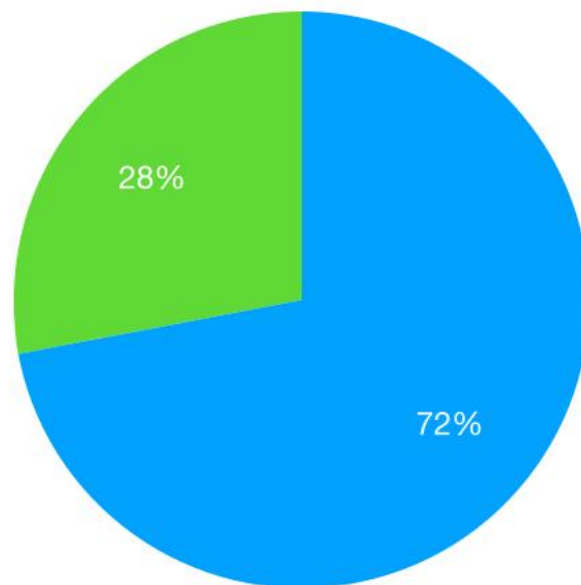
40 and over 71% positivity

### Comments:

- Nearly all the comments mentioned the local village halls run by volunteers, and were all positive.
- Other positive comments mentioned the social events held in Gorebridge and church youth group
- School allows networking opportunities

## 8 Identity and Belonging

This question led to a very positive average score of 72% with similar results across the age range



**Sense of belonging 72% positivity**

### Comments arising:

**Looking at the positive** - villages described as very welcoming, great, amazing, supportive

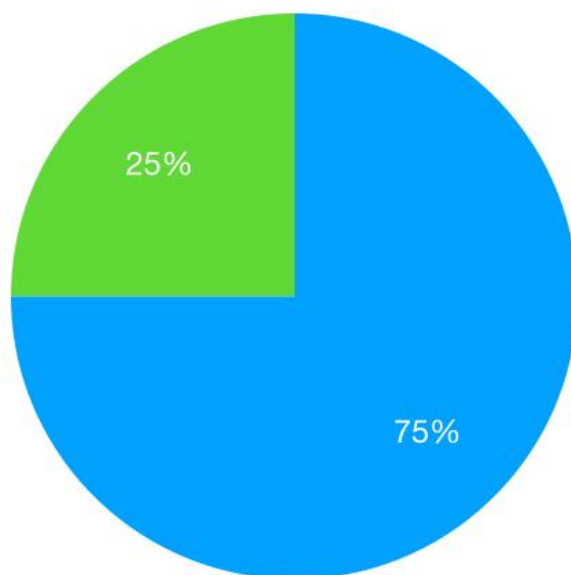
### But some comments are more negative:

- Rural identities being eroded by incomers
- Newcomers don't identify with the area
- Rural Midlothian is increasingly treated by Midlothian Council as the urban fringe, and so is losing identity

A few made the point that they were happy to be anonymous

## 9 Feeling Safe

This question drew a very positive response from all across the age range. From a top score of 6, most people responded 5 or 6, giving a positivity rate of 75%



**Asked to rate how safe a person feels in Moorfoot, the response was 75% positive**

### Comments expressed:

#### On policing:

- A few commented that they feel completely safe while some would like to see more police presence, especially around hot spots
- A request to see community police attending Community Council meetings
- This depends on the time of day because there can be a heavy presence of youths and anti-social behaviour in the evenings

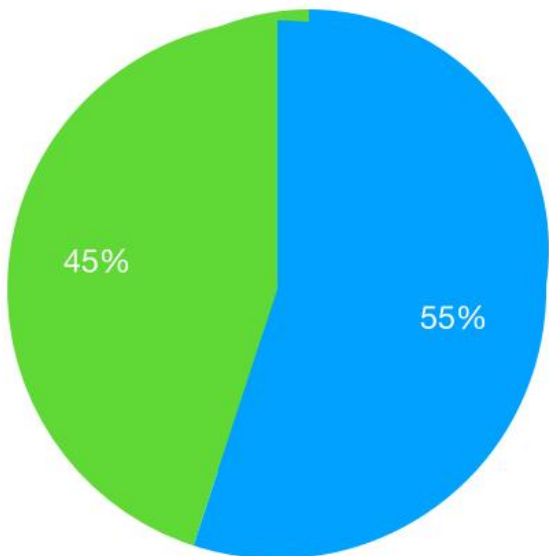
#### Safety on roads - we need:

- Speed restrictions around villages
- Speed restriction on A7 at North Middleton
- Better road surfaces and no potholes
- to make rural roads safer for walkers and cyclists

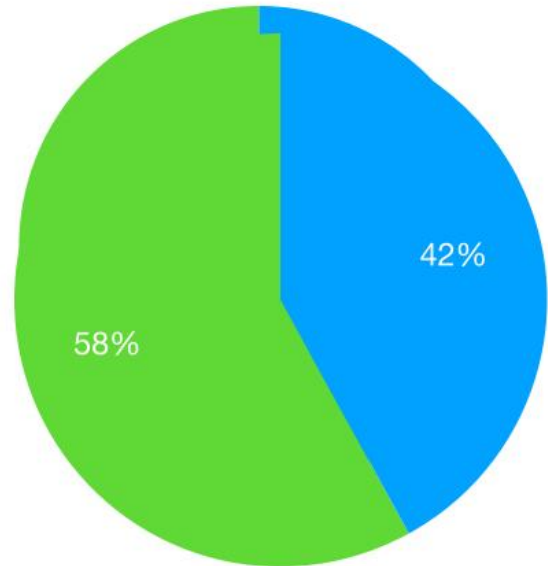
## 10 Care and Maintenance

On this question, asking about how well our area is looked after, regardless of age and where folk lived the positivity ratings were low with an average score of 57%

Under 60's were more positive at 58% compared with the 60 and over group at 43%



under 60's scored 55% positive  
58%



Under 60's scored 60 and over scored 43%  
60 and overs scored 42% positive

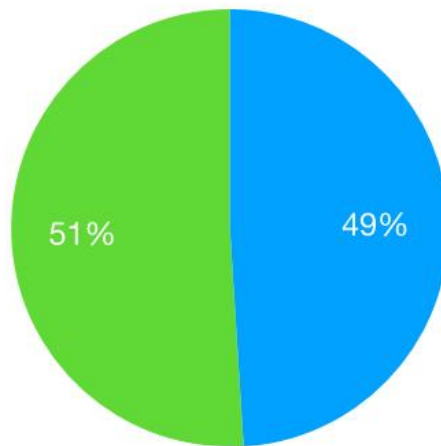
### Comments:

- Poor road maintenance including
  - blocked drains
  - pot holes
  - litter and leaf clearing
  - flooding
  - hedges
  - grass cutting and weed control
- Large land owners not looking after stone walls
- Factors and the Council could do better
- There is a lot of dog fouling
- Poor response to complaints

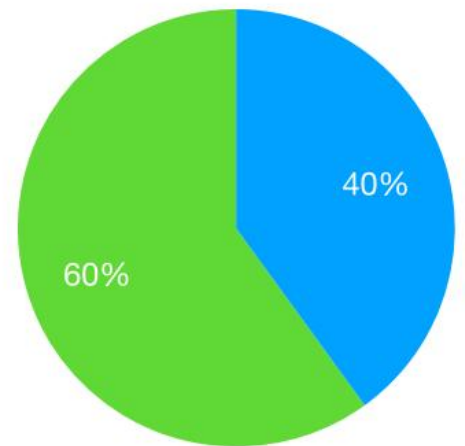
### On a positive note:

- Village residents look after the village
- Local volunteers do their best with litter clearing

- Comments from school pupils about liking 'Green' spaces



**40 - 60's scored 49%**



**60's and over scored**

## **11 Influence and a Sense of Control**

This question was asking about how well a resident is listened to and whether they feel included in decision making. There was a clear divide on this question between the 60's and over, compared with the under 60's

### **Comments being expressed:**

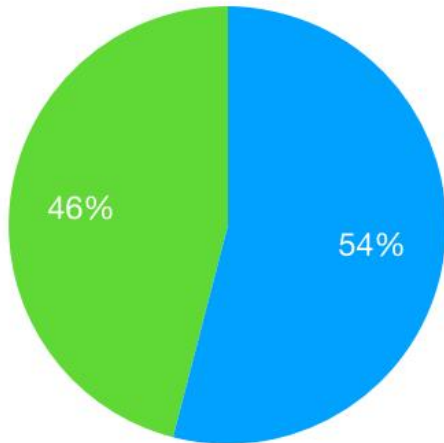
- A feeling of powerlessness when making objections to planning.
- A lack of confidence in Midlothian Council in dealing with Health, Education
- A High School in Gorebridge had been promised but was no longer in the pipeline.
- Living rurally leads to a feeling of being at the mercy of the urban majority

### **More positively:**

- Local Councillors were rated well especially in responding to queries
- Community Council seems to be better at becoming involved in planning matters
- Villages have good means of communication

## 12 The Future

This question was asking about how positive we feel about the future and the overall average score was 47%. Again there was a clear difference between the 60's and over compared with the under 60's



**under 40's scored**

### **Comments Expressed:**

- Continuing cutbacks both at local and national level give little hope of improvements
- Many were concerned about the continuing spread of housing with increasing population, leading to increased traffic and services struggling to cope.
- Villages should not be allowed to coalesce
- Proliferation of wind farms is a concern

### **More positively**

- Our beautiful rural landscapes must be valued and protected
- Village life and community is highly valued
- More people recognising the importance of nurturing the rural environment

## Appendix D: Validation and Registration Assessment of Local Place Plans

Report to 4 June 2024 Planning Committee:

### Midlothian Local Development Plan 2 – Registration of Local Place Plans

Community Council												
Final LPP Submission Requirement Checklist	Circular 1 (2022) (LPPs) relevant paragraphs	01	03	05	06	08	09	11	12	13	14	
		Bonnyrigg	Damhead	Eskbank	Gorebridge	Loanhead	Mayfield	Newtongrange	Penicuik	Rosewell	Roslin	
		<b>1</b>	A copy of the finalised Local Place Plan	28 March	30 March	27 March	22 March	03 April	29 March	31 March	26 March	25 March
	MLC acknowledge receipt of Local Place Plan	02 April	30 March	02 April	25 March	03 April	16 April	03 April	02 April	04 April	18 March	
The Local Place Plan (LPP) should contain the following elements												
<b>2</b>	A statement identifying the Community Body that has prepared the plan and its written constitution.	Paragraphs 12-17, 37, 40	Front cover	Front cover Annex 5.1	Page 3	Page 3	Page 2	Front cover	Page 5		Front cover	Page 3



Community Council												
Final LPP Submission Requirement Checklist	Circular 1 (2022) (LPPs) relevant paragraphs	01	03	05	06	08	09	11	12	13	14	
		Bonnyrigg	Damhead	Eskbank	Gorebridge	Loanhead	Mayfield	Newtongrange	Penicuik	Rosewell	Roslin	
		<b>3</b>	Map of the Boundary of the Local Place Plan	Paragraphs 37, 41-45	Page 4	Page 12 Map 1	Page 4	Page 5		CC Map at App 6.5	CC Map	
<b>4</b>	A statement of the Community Body's proposals.	Paragraphs 18-21, 41-45, 46-48	Pages 10-13	Pages 17-36	Pages 15-24	Pages 13-30	Pages 5-12	Pages 10-14	Pages 13-32	Pages 2-5	Pages 15-25	Pages 4-12
<b>5</b>	An additional Map identifying specific sites/ locations detailed in the Community Bodies proposals.	Paragraphs 41-45	Page 12	Maps 7-9, 11 and My Maps	App	Pages 14-17		App 6.14 and LPP Prop Map	Page 21 and My Maps		Figs 6-10 and My Maps	Map 2
<b>6</b>	A statement explaining how the Local Place Plan has regard to: - MLDP 2017	Paragraphs 25-31, 68-69	Page 4	Pages 3-9, 14-15,	Page 19	Pages 13-20, 29-30		Pages 4, 8, 11-12	Pages 8, 11-12		Pages 26-31 and	Pages 13-15

Community Council												
Final LPP Submission Requirement Checklist	Circular 1 (2022) (LPPs) relevant paragraphs	01	03	05	06	08	09	11	12	13	14	
		Bonnyrigg	Damhead	Eskbank	Gorebridge	Loanhead	Mayfield	Newtongrange	Penicuik	Rosewell	Roslin	
		- NPF4 2023 - any applicable Locality Plans.		Single Mid Plan	23-36, 39	App – Ev Info			Apps and Extra Info			Extra Info
<b>7</b> A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals in: - MLDP 2017 - NPF4 2023 - any applicable Locality Plans. and why it considers that MLDP 2017 should be amended in light of this.	Paragraphs 32-35, 70	Pages 8, 10-13  Single Mid Plan	Pages 3-9, 14-15, 23-28, 29-36, 39	Page 19  App – Ev Info	Pages 13-20, 29-30		Pages 4, 8, 11-12  Apps  and Extra Info – page 5	Pages 8, 11-12		Pages 26-31  and Extra Info	Pages 13-15	
<b>Evidence of compliance with the requirements of Regulation 4</b>												

Community Council												
Final LPP Submission Requirement Checklist	Circular 1 (2022) (LPPs) relevant paragraphs	01	03	05	06	08	09	11	12	13	14	
		Bonnyrigg	Damhead	Eskbank	Gorebridge	Loanhead	Mayfield	Newtongrange	Penicuik	Rosewell	Roslin	
		8	A copy of the pre-submission Information Notice evidencing of compliance with the required contents.	Paragraphs 54-58	App Page	App 1 App 2	Info Note Doc	Info Note Doc		Extra Info – pages 2 and 22	App	
9.	Records of when and to whom the Information Notice was sent (required local councillors and community councils).  <i>(Note: The date range noted opposite is the 28-day minimum consultation period)</i>	Paragraphs 49-53	09 Feb	18 Feb	02 March	16 Feb		12 Feb	16 Feb		22 Feb	05 Feb
			08 March	18 March	30 March	16 March		11 March	16 March		24 March	04 March
Additional information that needs to be submitted												
10	Documents confirming the status of the Community Body,	Paragraphs 61-65	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Community Council												
Final LPP Submission Requirement Checklist	<a href="#">Circular 1 (2022) (LPPs)</a> relevant paragraphs	01	03	05	06	08	09	11	12	13	14	
		Bonnyrigg	Damhead	Eskbank	Gorebridge	Loanhead	Mayfield	Newtongrange	Penicuik	Rosewell	Roslin	
		and a statement showing compliance with the definition of a Community Body.							Extra Info – pages 7-11			
<b>11</b>	Evidence of level of community support for the Local Place Plan and how the Community Body reached that view.	Paragraphs 71-73	Pages 3, 5-6, 9-10, 13  App Pages 14-16	Pages 9, 15-16, 39, 44-45	Page 3  App – Ev Info	Pages 10-12  Engage Docs		Pages 5, 8, 10  App 6.2a, 6.2b, 6.11 Extra Info	Pages 6, 10-11		Pages 4, 8-14, App A1  Extra Info	Page 3 App 1 App 2
<b>12</b>	Copies of additional relevant documents as appropriate.	Paragraphs 74-76	Survey Info (PDF)		Survey  Survey Web Link	Engage Docs			Engage Paper		Engage Docs	Cllr Info  Engage Docs

Community Council												
Final LPP Submission Requirement Checklist	Circular 1 (2022) (LPPs) relevant paragraphs	01	03	05	06	08	09	11	12	13	14	
		Bonnyrigg	Damhead	Eskbank	Gorebridge	Loanhead	Mayfield	Newtongrange	Penicuik	Rosewell	Roslin	
							Place Stand Docs SVDLS					

Validation Check – Summary

Key

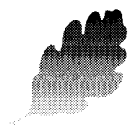
Meets Final requirements

More detail in Final recommended

Local Place Plan (FINAL)

Develop the Draft material to Final





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## PLANNING OBLIGATIONS ANNUAL REPORT – 2023/2024

Report by Chief Officer Place

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### 1 PURPOSE OF REPORT

- 1.1 The Planning (Scotland) Act 2019 requires local planning authorities to publish annual details of planning obligations that have been secured. Section 36(5) sets out what the report is to cover, including:
- (a) the number of planning obligations that are –
    - a. entered into in that year;
    - b. entered into in a previous year and not yet expired; and
    - c. entered into in a previous year and not complied with.
  - (b) the development to which each planning obligations relates, and
  - (c) the name of the person that has entered into the planning obligation.
- 1.2 Whilst these provisions have yet to come into force, the Planning Service has been reporting on these matters to elected members for a number of years and also placing completed planning obligations on its publicly accessible planning application casefile system thereby publishing the information set out in The Planning (Scotland) Act 2019. The purpose of this report is to provide details of:
- a) The framework in which planning obligations secure developer contributions and the governance behind their spend;
  - b) The planning obligations secured by the Council in the financial year of 2023/2024; and
  - c) The value of contributions paid to the Council in the financial year of 2023/2024.
- 1.3 This report fulfils the planning authority's duty under Section 36(5) of the Planning (Scotland) Act in anticipation of it coming into force. Data for the number of planning obligations that are entered into in a previous year and not yet expired or not complied with shall be reported in subsequent years following secondary legislation that brings Section 36(5) into force (anticipated to be 2024/25).

## **2 BACKGROUND**

- 2.1 Midlothian Council as the local planning authority has a legal responsibility to determine planning applications in accordance with the development plan, unless material planning considerations indicate otherwise. In determining a planning application, the planning authority can use planning conditions and/or a planning obligation to mitigate the impacts of development. The impacts can either arise from the development itself or cumulatively with other developments. Where off-site mitigation is required, such as a transport intervention or an increase in education capacity, a planning obligation is the most appropriate method of mitigation. They can also be used to secure in-kind contributions towards affordable housing. Mitigating these impacts is necessary to align a proposal with the protective policies of the development plan and make it acceptable in land use planning terms.
- 2.2 The use of planning obligations to secure developer contributions, transfer land, restrict uses of land or require physical works, is governed by:
- Legislation;
  - Scottish Government guidance;
  - case law;
  - planning policy; and
  - good practice and procedures.
- 2.3 The purpose of this report is to focus on the use of planning obligations to secure financial contributions. Planning obligations are also referred to as a legal agreement or a section 75 agreement. A legal agreement is registered against the heritable title of the land subject to the planning permission to which it is associated.

## **3 THE PLANNING OBLIGATIONS FRAMEWORK**

### **The Legal Framework**

#### **Section 75 of Town and Country Planning (Scotland) Act**

- 3.1 Section 75 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and the Planning (Scotland) Act 2019 (hereafter referred to as the Act) provides a legal mechanism whereby developers can address the impact of their development on the local community through the provision of a financial contribution towards infrastructure, which in turn makes the development acceptable in planning terms. Because of this mechanism, planning obligations are often referred to as section 75 agreements. The purpose of this provision is to restrict or regulate the development or use of land, or to require the payment of a specified sum of money. A lawful planning obligation is one that actively manages development and must be based on a clear and measurable impact of development.



### Section 69 of the Local Government (Scotland) Act 1973

- 3.2 Alternatively, an applicant for planning permission can make a one-off financial contribution under Section 69 of the Local Government (Scotland) Act 1973 towards infrastructure costs required to mitigate the impact of a proposed development. This mechanism is typically used where the Council is applicant, because the Council cannot enter into a section 75 agreement with itself, or where smaller sums of money are paid in a one off payment.

### Modification and Discharge of Planning Obligations

- 3.3 Section 75A of the Act provides a mechanism to the landowner/ developer to review or modify a planning obligation. An applicant wishing to modify or discharge a planning obligation must formally apply to do so. Section 75B of the Act provides a right of appeal against the authority's decision on an application made under Section 75A of the Act. An appeal is made to the Department of Planning and Environment Appeals (DPEA) on behalf of Scottish Ministers in the event of the refusal of such an application. An applicant wishing to modify or discharge a planning obligation must formally apply to do so.
- 3.4 Midlothian Council should not consider any proposed amendments to an agreement without a formal application following the requirements set out in *The Town and Country Planning (Modification and Discharge of Planning Obligations) (Scotland) Regulations 2010*.
- 3.5 The right to apply to modify a planning obligation is open to the applicant, but not the Council as the determining authority – if the Council wish to change an agreement it must seek the agreement of the applicant and then they must apply to modify the agreement. Applications received are given a planning application reference number with the suffix /LA.

### **Scottish Government Guidance - Circular 03/2012: Planning Obligations and Good Neighbour Agreements**

- 3.6 Circular 3/2012: Planning Obligations and Good Neighbour Agreements sets out Scottish Government guidance on planning obligations and good neighbour agreements. The advice and guidance outlined in the circular provides a framework for preparing planning policies and supplementary guidance. In seeking and drafting an agreement, the circular sets out five tests for consideration if in determining if an obligation is required and the content of that obligation if it is determined to be appropriate. The tests are:
- necessary to make the proposed development acceptable in planning terms;
  - serve a planning purpose 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;
- fairly and reasonably relate in scale and kind to the proposed development; and
- be reasonable in all other respects

The purpose of these tests is to ensure a planning obligation regulates or restricts development in a way that serves the proper management of development. These tests ensure that an obligation is lawful in terms of Section 75 of the Act. The detailed guidance on the application of these tests to an obligation is reproduced from the Circular, attached to this report Appendix A.

### **Case Law**

- 3.7 The implementation and interpretation of the legislation and the Scottish Government guidance has been refined in response to legal challenge and appeals – key decisions in this regard is referred to as case law. The most significant decisions are as follows:
- 3.8 In Aberdeen City and Shire Strategic Development Planning Authority v Elsick Development Co Ltd [2017]; the Supreme Court confirmed the Court of Session’s earlier decision to quash the Aberdeen City and Shire Supplementary Planning Guidance on developer contributions. This was because the connection between the sites making financial contributions and the infrastructure that was being contributed towards was too trivial and was contrary to the tests set out in Circular 03/2012. It was considered not appropriate for developers to pay into a ‘general pot’ (in this case towards transportation infrastructure) – there has to be a clear link between the proposed development and a consequential need to deliver a specific piece of infrastructure.
- 3.9 In *R (on the application of Wright) v Resilient Energy Severndale Ltd & Anor [2019]*; the Supreme Court confirmed earlier decisions by the High Court and Court of Appeal to quash a planning permission granted by Forest of Dean District Council for a wind turbine. The Council in granting planning permission for the turbine had taken into account the developers offer to make a financial contribution to the local community. The Supreme Court in making their judgement commented:
- “Resilient Severndale required planning permission for the carrying out of “development” of the land in question, as that term is defined in section 55(1) of the 1990 Act. The community benefits to be provided by Resilient Severndale did not affect the use of the land. “Instead, they were proffered as a general inducement to the Council to grant planning permission and constituted a method of seeking to buy the permission sought, in breach of the principle that planning permission cannot be bought or sold”*

- 3.10 In *R v South Holland DC ex parte Lincoln Co-operative Society* (2001); a developer had offered the local planning authority £100,000 to redress the harmful effect of granting planning permission for a supermarket. The development was contrary to the development plan and a previous application for permission for the same development without any S106 (English version of S75) offer accompanying it had been earlier refused. Quashing the grant of planning permission, the High Court held that although the planning obligation was one, which the local authority was entitled to take into account, it was at the very lower end of materiality; but that the weight to be given to it was entirely a matter for the decision maker. However there had been no evaluation of what could be achieved with that sum; and the decision was so much against the weight of the material before the authority that the only conclusion to be drawn was that the decision was obviously wrong. There were also no rational grounds for believing that the sum of £100,000 could significantly redress the harm envisaged by the development let alone outweigh it. The decision was such that no reasonable authority could have taken it.

### **Planning Policy**

- 3.11 There is a legal requirement to determine planning applications, including any associated planning obligation, in accordance with the development plan, unless material planning considerations indicate otherwise.
- 3.12 The development plan comprises the National Planning Framework No.4, February 2023 (NPF4) and the Midlothian Local Development Plan 2017 (MLDP). Legislation states that, in the event of conflict or incompatibility between the two plans, whichever is the latter shall prevail (section 24(3) of the Act).
- 3.13 NPF4 Policy 18: Infrastructure First aims to encourage, promote and facilitate an infrastructure first approach to land use planning. Infrastructure provision is at the heart of placemaking, development planning and development management decisions. Infrastructure needs must be clearly understood and integrated early in the development process. Policy 18 supports developments that contribute to infrastructure in line with that identified in local development plans and their delivery programmes. The impacts of development should be mitigated, and proposals should only be supported where this mitigation is appropriately secured. The use of planning obligations, conditions and other legal agreements must be used in accord with the relevant tests. NPF4 Policy 18 adopts the same tests as Circular 3/2012 set out in Appendix A of this report.
- 3.14 Policies *IMP1: New Development* and *IMP2: Essential Infrastructure Required to Enable New Development to Take Place* of the MLDP require the developer to deliver, or contribute to, the required infrastructure to mitigate the impact of the development. Separately

policy *DEV3: Affordable and Specialist Housing* provides the basis for the Council to secure affordable housing provision.

- 3.15 The above stated policies and the settlement statements within the MLDP specifically set out the topic areas for developer contributions connected to each allocated site from the following range of matters:
- Education provision;
  - Transport infrastructure (including towards Borders Rail, the A7 urbanisation scheme, Sheriffhall Roundabout upgrade and the A701 realignment and A702 spur);
  - Affordable housing provision (which could include a financial contribution);
  - Community facilities;
  - Sport and leisure facilities;
  - Town centre improvements;
  - Open space and play provision/upgrades
- 3.16 The requirements set out in the MLDP are to mitigate the consequential impact of the allocated development and are associated with capital expenditure, not ongoing revenue costs (which in theory, are covered by increased revenue indirectly arising from the development).
- 3.17 The planning authority has commenced the preparation of a new local development plan (MLDP2) to respond to NPF4. This will replace the 2017 MLDP and associated supplementary guidance. MLDP2 shall include policies that identify the infrastructure requirements to support the new development strategy and the measures required to mitigate its cumulative impact. It will also provide a framework to assess the impact individual development proposals have on infrastructure. MLDP2 will replace the Developer Contributions (2012) Supplementary Planning Guidance and Affordable Housing (2016) Supplementary Planning Guidance.
- 3.18 It is important to appreciate the role of planning policy in relation to planning obligations. Whilst it is necessary for planning policy to identify cumulative impacts and the mitigation required across a development strategy, this must be backed up by robust and transparent evidence. It is not enough to draft policy that requires financial contributions to certain items. For a planning obligation to be lawful, there must be a clear connection between the impact of development and the mitigation by way of a financial or in-kind contribution.

### **Good Practice and Procedures**

#### **The Negotiation of Planning Obligations**

- 3.19 Development plan policies and the Circular tests form the basis for a planning obligation. If the Council has determined that it is 'minded to grant planning permission' on the basis that it is only acceptable if

provision is made towards essential infrastructure, then a planning obligation will be required. Officers prepare Head of Terms, essentially a framework document that sets out the value of the contributions sought, what the contributions are to be utilised towards and triggers for payments and the delivery of affordable housing. There is usually a degree of negotiation between the Council and the prospective developer over the Heads of Terms – planning obligations are legal agreements to be signed by both parties, not imposed requirements as in the case of planning conditions. The agreed Heads of Terms then forms the basis for solicitors representing both parties to prepare a formal legal agreement, which has to be signed by all parties and received by Registers of Scotland before the planning permission can be issued. The Councils Head of Terms are currently negotiated by the Planning Service and signed off by the Executive Director Place.

- 3.20 A Section 69 agreement follows a similar process, except a Section 69 agreement is generally less complex because it secures a one off, upfront payment to the Council. It is typically used for small scale developments or Council developments and does not require registration with Registers of Scotland.

#### Midlothian Council's Own Developments

- 3.21 The Council itself is one of the largest house builders in Midlothian delivering social housing. Developer contributions are secured as with private developments, however the Council cannot enter into a legal agreement with itself. Nonetheless, Head of Terms are agreed in the same way as other planning obligations. The Heads of Terms then provide for the transfer of monies from the Housing Revenue Account (HRA) to the General Fund to provide for the delivery of identified infrastructure. In the interests of equity, consistency, transparency and the Council's fiduciary responsibility as a public authority it is important that it treats itself in the same way as it would a private developer.

#### Monitoring of Obligations

- 3.22 The Council has been proactively monitoring agreements since 2015. Monitoring activity principally involves checking whether a development has commenced and thereafter checking completion certificates issued by the Council as Building Standards Authority. Usually, the trigger for contribution payments is on the completion of a set number of dwellings, completion of a building (in the case of commercial development). Once a payment trigger has been identified as being reached the Council's finance team issue an invoice to the developer for the payment of the contribution. The agreements provide for the payment of late interest at 8% above the Bank of England base rate. Whilst there is a good professional working relationship between house builders and officers of the Council which generally results in timely payments of the correct amounts due, on a number of occasions in recent years late payment interest has been charged and secured in

respect of payments that were materially late. For the most part, the major house builders operating in Midlothian now proactively advise the Council when a payment trigger is approaching which is welcome and helpful.

- 3.23 Monitoring reports are presented to the Council's Capital Plan and Asset Management Board. These reports identify obligations gathered for specific projects, how much is awaiting allocation and what the time limits are for allocation of each contribution. This process mitigates the risk that the monies are not spent in time and are reimbursed.

#### Modification of Planning Obligations

- 3.24 Once an agreement has been completed and planning permission issued it is then open to a developer to apply to modify or discharge provisions within the agreement. Modifications/variations are not uncommon and the reasons for them can include; adjustments to the trigger points for payments, providing for new planning permissions for the same site to be bound by the agreement, addressing changes in circumstance such as known costs for infrastructure and changing how an element of infrastructure is to be provided. It will also sometimes be the case that a developer will seek to modify or discharge an obligation on the basis that what is provided for is (in their view) unnecessary and or does not meet the tests set out in Circular 03/2012. The Council is required to consider what is proposed against the Circular tests, it cannot simply take the position that a developer originally agreed to pay a contribution at the time of the original agreement being drafted and therefore that position must be maintained.
- 3.25 The grant of a planning permission is often dependent upon the agreement of a planning obligation. A developer will sometimes agree to planning obligation provisions that they have reservations about but enables the agreement to be completed and the planning permission secured. This avoids the uncertainty and delay of pursuing a planning appeal when the Council has resolved to support the scheme itself. The developer then has the opportunity to seek to modify the elements of the planning obligation that they have issue with, whilst having the benefit of the planning permission. In the event that the modification of a planning obligation is refused the right of appeal is to the Scottish Ministers. A developer taking such steps is operating entirely legitimately and the Council needs to be able to substantiate the requirement and basis for an obligation.
- 3.26 A case study to note - Aberdeenshire Council required that the granting of planning permission for wind turbines was subject to a planning obligation to secure a financial contribution towards affordable housing. In due course the developer applied to modify the agreement on the basis that this requirement failed to meet the Circular tests - a financial contribution towards affordable housing having no relationship to the acceptability of a wind turbine. Aberdeenshire duly refused the

modification on the basis that the developer had agreed to make the contribution originally and it accorded with the Council's policy (in the Council's view). At the subsequent appeal the Scottish Ministers concluded that the developer had originally agreed to the contribution was in essence not relevant, secondly there did not appear to be such a policy as referenced by Aberdeenshire and furthermore there was no relationship between the acceptability or not of the wind turbines and an affordable housing commuted sum. The appeal was allowed and in addition expenses awarded against that Council for acting unreasonably.

### Planning Applications, Decision Making and Planning Obligations

- 3.27 The Council must be prepared to justify its requirements for planning obligations at all stages of the process. The mitigation of an impact must be clearly evidenced and transparent to all parties. It must be based on reasoned assumptions that are replicable by other parties who wish to corroborate the evidence. The Council must avoid securing financial contributions that do not meet the policy tests of NPF4 Policy 18. At the same time, the Council must protect its liability and ensure that the cost of additional infrastructure arising from new development are borne by the increase in land value that comes from the grant of planning permission, not the public purse. To maintain this balance requires close monitoring of progress of developments across the county. It also requires corporate partnership with services responsible for infrastructure delivery, and an ongoing process of appraisal and re-appraisal of projects to mitigate development impact.

### Planning Obligations – a potential perspective from local communities

- 3.28 It is not an uncommon complaint from local communities that the local planning authority does not secure sufficient contributions towards infrastructure and the Council should negotiate harder with developers. The Council however cannot demand a wish list of contributions (unless substantiated by development plan policy) from developers. Furthermore, negotiations take place in the context of development plan policies and the circular and those would form an important context for any appeal to the Scottish Ministers. Whilst negotiations do need to be approached in a professional and robust manner an overly hard-line approach by a Council may result in an appeal and reduced contributions compared to that, which could have been agreed between the applicant and the Council.
- 3.29 Whilst there may sometimes be the potential for contemplating a particularly positive outcome having been achieved in negotiations, that needs to be considered in the context that a modification and appeal may follow. It is also worth bearing in mind that decisions by public authorities are potentially subject to judicial review by the Courts and the Council needs to be mindful of this both when seeking or indeed *not* seeking planning obligations. Each individual component and

quantum of contribution also needs to be justified rather than an overall amount agreed and then divided up and distributed amongst pieces of infrastructure.

- 3.30 One of the common misconceptions around planning obligations is the idea of “planning gain”. Implicit in this phrase is the idea of development as a bad thing. The planning system considers the investment in our communities from new development to be implicitly positive and does not need compensation for it to be acceptable. This can often conflict with the negative feelings towards change to local environments experienced by communities subject to new development. Local communities can often strongly feel that punitive taxation of developers, or compensation for the community is warranted out of the process.
- 3.31 The planning service will only require an applicant to pay for capital expenditure necessary to expand the services the Council are responsible for to accommodate the development. Officers are mindful of the applicant’s right of appeal to Scottish Ministers and, ultimately, the courts. If the obligations secured by legal agreements are in excess of what is required to mitigate the impact of development, then the excess will need to be returned to the applicant. There is a risk that the spend of financial contributions for purposes not strictly related to the impact of development could need to be paid back from other revenue sources.

#### Planning Obligations – a potential perspective from Developers

- 3.32 It is not wholly uncommon for developers to complain that obligation requirements are unfair or would in their view render the development unviable. In general terms the development industry understands the need to mitigate the impact of development, but demand that this is evidenced by robust and clear justification.
- 3.33 Developers can sometimes raise an issue of viability as a justification to avoid a financial or in-kind contribution. This position requires to be evidenced and the Council will seek independent expert corroboration in such a case. If it is verified that there is a viability issue then the Council still has to weigh up whether the benefits of the development (if there are judged to be benefits) outweigh the dis-benefits to not securing the necessary contributions. This is particularly so in relation to education contributions because the Council has a statutory duty to provide schooling places. If a development gives rise to more pupils and does not fund new places, the Council will have to fund the places itself. A Council may also find itself open to challenge if it decides not to require contributions from developer A but does require them from developer B when the circumstances of the two cases are comparable.



## Spending of Contributions in Midlothian

- 3.34 In terms of the spending of contributions, the vast majority of contributions are de facto self-selecting as to what they can be utilised towards, most notably education contributions and contributions towards the various elements of strategic transport infrastructure. There are however some areas; play/open space, community facilities and town centre improvements where there is potentially a degree of discretion in some instances as to what infrastructure might be delivered and by whom. Such contributions are as such the responsibility of relevant service areas within the Council. Proposed capital spending is required to be reported to the Council's Capital Plan and Asset Management Board (Chaired by the Executive Director Place) and if agreed by the board is reported to Council for decision. It is worth noting that the majority of contributions secured in planning obligations are subject to time expiry clauses, i.e. if the contribution is not expended or legally committed within a specified period from when it is paid (most usually 10 years) it has to be returned to the developer.
- 3.35 This highlights the importance of monitoring planning obligations. Contributions are also required to be spent in accordance with the provisions of the agreement. It is worth noting that particularly in relation to education infrastructure this Council has forward funded new schools and extensions that assists in timely delivery. The developer contributions when they arrive and are therefore in effect paying the Council back for infrastructure that has already been delivered. For example, the Council is still collecting contributions towards the additional capacity created in the new St David's RC High School, which opened in 2003.

## **4 PLANNING OBLIGATIONS ENTERED INTO IN 2023/2024**

- 4.1 Appendix B attached to this report sets out the details of the planning obligations that were entered into in the last financial year (2023/2024). A total of £20,456,100.98 has been secured. Most payments will be indexed linked and as such will increase with inflation. The Council also secured the delivery of 509 affordable housing units through Section 75 agreements. The bulk of this figure is made up of large development plan allocations reaching agreements, including:

- Hs1: Newton Farm/ Wellington Farm - Cala Management Ltd
- Hs20: The Brae, Auchindinny - Bellway Homes
- H34, H35, H38 and H49: South of Mayfield and East of Newtongrange - Springfield Homes

## **5 PLANNING OBLIGATIONS PAYMENTS RECEIVED IN 2023/2024**

- 5.1 Appendix C attached to this report sets out the details of the planning obligations that were received in the last financial year (2023/2024). A total of £7,778,585.52 has been recovered.

## 6 RECOMMENDATION

6.1 It is recommended that the Committee:

- i) notes the information set out in the report and attached appendices; and
- ii) receive an annual report setting out the level of developer contributions secured by planning obligations and the sum of developer contributions recovered within the reporting financial year.

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 24 May 2024

**Contact Person:** Martin J Patrick – Lead Officer Planning Obligations (Acting Up)  
[martin.patrick@midlothian.gov.uk](mailto:martin.patrick@midlothian.gov.uk)

**Background Papers:**

1. Planning obligations and their associated planning applications.
2. The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and The Planning (Scotland) Act 2019.
3. The Town and Country Planning (Modification and Discharge of Planning Obligations) (Scotland) Regulations 2010.
4. Circular 3/2012: Planning Obligations and Good Neighbour Agreements.
5. The development plan - National Planning Framework No.4 and the Midlothian Local Development Plan 2017.
6. The Planning case law referenced in the report.

## **Appendix A:**

### **Five Tests of a Planning Obligation (from Circular 3/2012, November 2020 revision)**

#### Necessity Test

Planning obligations or other legal agreements should not be used to require payments to resolve issues that could equally be resolved in another way. Where a planning permission cannot be granted without some restriction or regulation, and before deciding to seek a planning obligation, the planning authority should consider the following options in sequence:

- i) The use of a planning condition: Planning conditions are generally preferable to a planning or legal obligation, not least as they are likely to save time and money for all concerned.
- ii) The use of an alternative legal agreement: for example, an agreement made under a different statute, such as the Local Government (Scotland) Act 1973, the Countryside (Scotland) Act 1967, the Sewerage (Scotland) Act 1968, the Roads (Scotland) Act 1984 etc. A planning obligation is not necessary where the obligations for a landowner or developer may be implemented, for example, by a one-off payment towards the cost of infrastructure provision or the maintenance of open space. There should be a presumption that this option be used where contributions are being sought for community benefits, which, while desirable, do not directly serve a planning purpose. Such benefits might include, for example, provision of infrastructure, which is desirable but not essential. While it would be for a planning authority to satisfy itself that a legal agreement was required, a legal agreement made under other legislative powers would not necessarily be required to meet all the policy tests required of planning obligations.
- iii) The use of a planning obligation: Planning authorities should be clear that a planning obligation is only necessary where successors in title need to be bound by the required obligation, for example, where phased contributions to infrastructure are required.

#### Planning purpose Test

Planning authorities should satisfy themselves that an obligation is related to the use and development of land. This judgement should be rooted primarily in the development plan. This should enable potential developers to be aware when undertaking development appraisals and in designing their proposals of the:

- likelihood of a planning obligation being sought, and,
- likely financial requirements of that planning obligation.

#### Relationship to proposed development Test

Planning obligations must relate to the development being proposed. Where a proposed development would either; create a direct need for particular facilities, place additional requirements on infrastructure (cumulative impact)

or have a damaging impact on the environment or local amenity that cannot be resolved satisfactorily through the use of planning conditions or another form of legal agreement, a planning obligation could be used provided it would clearly overcome or mitigate those identified barriers to the grant of planning permission. There should be a clear link between the development and any mitigation offered as part of the developer's contribution. In addition, when determining whether a planning obligation is required, planning authorities should take account of the existence of any other agreements or conditions relating to infrastructure provision that already apply to the development.

Planning obligations should not be used to extract advantages, benefits or payments from landowners or developers, which are not directly related to the proposed development. The obligation should demonstrate that this test is met by specifying clearly the purpose for which any contribution is required, including the infrastructure to be provided.

In reaching decisions on applications for planning permission, planning authorities should attach no weight to offers made to undertake works, donate monies, or provide other incentives if these do not meet the tests contained in this circular for inclusion within an obligation. Planning authorities should also not be influenced by the absence of such offers. Authorities should bear in mind that obligations may be subsequently challenged either through an application to modify or discharge the obligation, on appeal against refusal to modify or discharge, or indeed in the Courts.

### Scale and Kind Test

Planning obligations must be related in scale and kind to the proposed development. Developers may, for example, reasonably be expected to pay for, or otherwise contribute towards the provision of, infrastructure, which would not have been necessary but for the development. In assessing such contributions planning authorities may take into account the cumulative impact of a number of proposed developments, and use obligations to share costs proportionately. An effect of such infrastructure investment may be to confer some wider community benefit but contributions should always be proportionate to the scale of the proposed development. Attempts to extract excessive contributions towards the costs of infrastructure or to obtain extraneous benefits are unacceptable.

Planning obligations should not be used to resolve existing deficiencies in infrastructure provision or to secure contributions to the achievement of wider planning objectives, which are not strictly necessary to allow permission to be granted for the particular development. Situations may arise where an infrastructure problem exists prior to the submission of an application for planning permission. Where the need to improve, upgrade or replace that infrastructure does not arise directly from the proposed development then planning authorities should not seek to address this through a planning obligation. It is inappropriate to grant planning permission for a development which would demonstrably exacerbate a situation which was clearly already unsatisfactory.

Entering into an obligation can have financial consequences for developers and may make proposals uneconomic. Cash flow will also be affected where substantial sums of money have to be paid either before the development gets under way or at an early stage in construction. Staged or phased payments could help the overall viability and success of a project.

This is particularly relevant where infrastructure requires to be put in place before the development is completed, but the cost of doing so would make the development unviable. Planning authorities should give consideration to the possibility of infrastructure being funded, and development thus enabled, through other mechanisms, with costs being recovered through staged payments as development progresses.

### Reasonableness Test

Planning obligations should be reasonable in the circumstances of the particular case. The following questions should be considered:

- is an obligation, as opposed to conditions, necessary to enable a development to go ahead? (this question should have regard to the necessity test set out in paragraph 15 above)
- in the case of financial payments, will these contribute to the cost of providing necessary facilities required as a consequence of or in connection with the development in the near future?
- is the requirement in the obligation so directly related to the regulation of the proposed development that it should not be permitted without it?
- will the obligation mitigate the loss of, or the impact upon, any amenity or resource present on the site prior to the development?

Where the answer to any of the questions would be no, a planning obligation is generally not appropriate.

## Appendix B: Planning Obligations Entered into 2023/24

Site	Proposed Development	Reference	Developer	Total Base Value	No of Affordable Units
Newton Farm/ Wellington Farm (LDP Hs1)	Residential Development; including formation of access roads car parking and associated works	17/00408/DPP & 17/00409/DPP	CALA Management Ltd	£1,827,778.36	155
Land at Robertson Bank, Gorebridge	Erection of 14 dwellinghouses; formation of access roads, car parking and associated works	20/00899/DPP	Carlsson Properties Ltd	£171,602.06	0
Land Southeast of Auchindinny, The Brae, Auchendinny, Penicuik	Erection of 395 dwellings, formation of access road, car parking, landscaping and associated works	22/00848/DPP	Bellway Homes	£5,003,262	98
Land at Newbyres Site B, River Gore Road, Gorebridge	Erection of 96 dwellings; formation of access road, car parking, SUDS, landscaping and associated	22/00066/DPP	Persimmon Homes	£954,899	24
Land South of Mayfield and East of Newtongrange, Crawlees Road, Gowhill, Gorebridge	Planning permission in principle for residential development with associated neighbourhood retail, commercial and/ or community facilities; and associated infrastructure works (EIA Development)	22/00027/PPP	Springfield Properties	£12,345,024.56	232
Land 100M Southwest of Newlandburn House, Gorebridge	Planning permission in principle for residential development and associated works	21/00571/PPP	Ruth Barbara Darling, Rachael Sheila Darling or Logan, Lindsay Ereica Darling or Sturgeon	£142,470	0
Inveravon Hotel, 9 Inveravon Road, Loanhead EH20 9EF	Erection of 2 dwellinghouses and associated works	22/00858/DPP	Mayburn House Ltd	£11,065	0
<b>Total</b>				<b>£20,456,100.98</b>	<b>509</b>

## Appendix C: Planning Obligation Payments Received 2023/24

Site	Application Reference	Developer	Category	Total Amount Paid in the Financial Year
Land North and South of Lasswade Road	14/00420/PPP	Dandara Homes	Non-Denominational Primary Education	£117,357.88
Land North and South of Lasswade Road	14/00420/PPP	Dandara Homes	Non-Denominational Secondary Education	£180,111.12
Land North and South of Lasswade Road	14/00420/PPP	Dandara Homes	Denominational Primary	£12,573.93
Land North and South of Lasswade Road	14/00420/PPP	Dandara Homes	Borders Rail Contribution	55,487.97
Land North and South of Lasswade Road	14/00420/PPP	Dandara Homes	Borders Rail Contribution	56,805.63
Land North and South of Lasswade Road	14/00420/PPP	Dandara Homes	Denominational Primary contribution	12,282.26
Land North and South of Lasswade Road	14/00420/PPP	Dandara Homes	Non-Denominational Primary Education Contribution	114,635.66
Land North and South of Lasswade Road	14/00420/PPP	Dandara Homes	Non-Denominational Secondary Education Sum	175,933.28
Food Store, Edinburgh Road	22/00273/DPP	Farmfoods Ltd	A701 Relief Road	£22,963.08
Thornlea Nursing Homes, 21 Hawthorn Gardens, Loanhead	22/00624/DPP	Patrick Black	A701 Relief Road	5,724.26
Thornlea Nursing Homes, 21 Hawthorn Gardens, Loanhead	22/00624/DPP	Patrick Black	Community Facilities Contribution	2,262.17
Thornlea Nursing Homes, 21 Hawthorn Gardens, Loanhead	22/00624/DPP	Patrick Black	Non-Denominational Secondary Education Sum	17,399.93
Land at Junction of The A701 and Pentland Road, Old Pentland, Edinburgh	21/00338/DPP	Aldi Stores	TRO	2,330.33
Land Northeast of Sheriffhall Park and Ride, Easter Shawfair	20/00906/PPP	David Lloyd Leisure	Borders Rail Contribution	13,834.82
Land Northeast of Sheriffhall Park and Ride, Easter Shawfair	20/00906/PPP	David Lloyd Leisure	Sheriffhall Roundabout	38,986.22
Site Hs11 Dalhousie South, Bonnyrigg	18/00740/DPP	Springfield Homes	Non-Denominational Primary Education Contribution	80,833.33
Site Hs11 Dalhousie South, Bonnyrigg	18/00740/DPP	Springfield Homes	Non-Denominational Secondary Education Sum	53,888.89
Land between Rosewell Road and Carnethie Street, Rosewell	18/00403/DPP	Barratt David Wilson	Community Facilities Contribution	25,159.38
Land between Rosewell Road and Carnethie Street, Rosewell	18/00403/DPP	Barratt David Wilson	Non-Denominational Secondary Education Sum	228,071.25
Land between Rosewell Road and Carnethie Street, Rosewell	18/00403/DPP	Barratt David Wilson	Non-Denominational Primary Education Contribution	255,564.69
Land between Rosewell Road and Carnethie Street, Rosewell	18/00403/DPP	Barratt David Wilson	Open Space and Play Equipment	21,500.05
Land between Rosewell Road and Carnethie Street, Rosewell	18/00403/DPP	Barratt David Wilson	Borders Rail Contribution	32,825.00
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	A7 urbanisation	2,803.70
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	A7 urbanisation	2,803.70

Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	A7 urbanisation	2,910.36
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Non-Denominational Primary Education Contribution	17,570.85
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Non-Denominational Primary Education Contribution	17,570.85
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Non-Denominational Primary Education Contribution	18,239.31
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Non-Denominational Secondary Education Sum	8,543.35
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Non-Denominational Secondary Education Sum	8,543.35
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Non-Denominational Secondary Education Sum	8,868.37
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Borders Rail Contribution	2,696.75
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Borders Rail Contribution	2,696.75
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Borders Rail Contribution	2,799.34
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Denominational Secondary Contribution	135.00
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Denominational Secondary Contribution	135.00
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Denominational Secondary Contribution	135.00
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Open Space and Play Equipment	1,210.95
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Open Space and Play Equipment	1,210.95
Land West of The Laird and Dog Hotel, High Street, Lasswade	18/00382/DPP	Dimension Homes	Open Space and Play Equipment	1,257.02
Land 470M West of Corby Craig Terrace, Bilston, Roslin	17/00968/DPP	Taylor Wimpey	Non-Denominational Primary Education Contribution	274,042.55
Land 470M West of Corby Craig Terrace, Bilston, Roslin	17/00968/DPP	Taylor Wimpey	Non-Denominational Primary Education Contribution	81,941.33
Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Non-Denominational Secondary Education Sum	258,270.19
Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Non-Denominational Secondary Education Sum	258,270.19
Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Non-Denominational Secondary Education Sum	258,270.19
Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Community Facilities Contribution	20,479.71
Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Community Facilities Contribution	20,479.71
Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Community Facilities Contribution	20,479.71



Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Non-Denominational Primary Education Contribution	222,222.00
Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Non-Denominational Primary Education Contribution	222,222.00
Land Northwest of Moat View, Roslin	18/00535/PPP	Barratt David Wilson	Non-Denominational Primary Education Contribution	222,222.00
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Shawfair Combined Education	549,418.12
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Shawfair Combined Education	113,840.98
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Shawfair Combined Education	210,071.63
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Denominational Secondary Contribution	4,590.00
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Denominational Secondary Contribution	945.00
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Denominational Secondary Contribution	1,755.00
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Borders Rail Contribution	62,116.03
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Borders Rail Contribution	12,870.62
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Borders Rail Contribution	23,750.25
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Sheriffhall Roundabout	51,896.31
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Sheriffhall Roundabout	10,753.06
Land Bounded by A702, Old Dalkeith Road and The Wisp, Millerhill, Dalkeith	02/00660/OUT	Shawfair LLP	Sheriffhall Roundabout	19,842.71
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Local Transport Infrastructure	369,211.58
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Denominational Secondary Contribution	9,450.00
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Non-Denominational Primary Education Contribution	255,688.07
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Community Facilities Contribution	28,221.20
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Non-Denominational Primary Education Contribution	72,724.00
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Community Facilities Contribution	220,199.70
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Non-Denominational Primary Education Contribution	46,451.73
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Non-Denominational Secondary Education Sum	58,355.34
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Penicuik Nursery Capacity	15,386.80
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Community Facilities Contribution	26,057.50
Land Between Deanburn and Mauricewood Road, Penicuik	17/00068/DPP	CALA/ Avant Homes	Denominational Primary contribution	78,822.74

Housing Site S, Land to The East and West Of, Hunterfield Road, Gorebridge, Midlothian	07/00352/FUL	Persimmon Homes	Non-Denominational Primary Education Contribution	15,820.00
Housing Site S, Land to The East and West Of, Hunterfield Road, Gorebridge, Midlothian	07/00352/FUL	Persimmon Homes	Non-Denominational Primary Education Contribution	15,820.00
Housing Site S, Land to The East and West Of, Hunterfield Road, Gorebridge, Midlothian	07/00352/FUL	Persimmon Homes	Non-Denominational Secondary Education Sum	160,138.81
Housing Site S, Land to The East and West Of, Hunterfield Road, Gorebridge, Midlothian	07/00352/FUL	Persimmon Homes	Non-Denominational Secondary Education Sum	160,138.81
Land North of Dalhousie Dairy, Bonnyrigg	16/00712/PPP	Springfield Homes	A7 urbanisation	86,924.00
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	A701 Relief Road	75,793.65
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	A701 Relief Road	75,793.65
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	Community Facilities Contribution	19,477.07
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	Community Facilities Contribution	19,477.07
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	Non-Denominational Primary Education Contribution	135,860.12
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	Non-Denominational Primary Education Contribution	135,860.12
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	Non-Denominational Secondary Education Sum	208,508.33
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	Non-Denominational Secondary Education Sum	208,508.33
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	Denominational Secondary Contribution	3,213.00
Land Previously Occupied by The Roslin Institute, Roslin	13/00877/PPP	Taylor Wimpey	Denominational Secondary Contribution	3,213.00
Land Southwest of Bilston Seafield Moor Road	12/00814/PPP	Barratt David Wilson	Denominational Secondary Contribution	3,375.00
Land Southwest of Bilston Seafield Moor Road	12/00814/PPP	Barratt David Wilson	Denominational Secondary Contribution	2,025.00
Land Southwest of Bilston Seafield Moor Road	12/00814/PPP	Barratt David Wilson	Non-Denominational Primary Education Contribution	253,325.00
Land Southwest of Bilston Seafield Moor Road	12/00814/PPP	Barratt David Wilson	Non-Denominational Primary Education Contribution	151,995.00
Land Southwest of Bilston Seafield Moor Road	12/00814/PPP	Barratt David Wilson	Non-Denominational Secondary Education Sum	195,347.85
Land Southwest of Bilston Seafield Moor Road	12/00814/PPP	Barratt David Wilson	Non-Denominational Secondary Education Sum	119,992.03
<b>Total</b>				<b>£7,778,585.52</b>



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**APPLICATION FOR PLANNING PERMISSION 23/00599/DPP FOR THE DEMOLITION OF EXISTING SCHOOL AND THE ERECTION OF COMMUNITY CAMPUS COMPRISING OF PRIMARY SCHOOL AND NURSERY, FORMATION OF SPORTS PITCHES, ROADS AND CAR PARKING AND ASSOCIATED WORKS AT THE SITE OF THE MAYFIELD PRIMARY SCHOOL, STONE AVENUE, MAYFIELD, DALKEITH**

Report by Chief Officer Place

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1** The application is for the demolition of existing school and the erection of community campus comprising of primary school and nursery, formation of sports pitches, roads and car parking and associated works at the site of the Mayfield Primary School, Stone Avenue, Mayfield.
- 1.2** There has been one representations and consultation responses from the Coal Authority, Scottish Water, the Scottish Environment Protection Agency (SEPA), Sport Scotland, the Council's Ecological Advisor (TWIC), the Council's Senior Manager Neighbourhood Services (Roads) and the Council's Senior Manager Protective Services (Environmental Health).
- 1.3** The relevant development plan policies are policies 1, 2, 3, 6, 9, 13, 14, 15, 21, 22 and 23 of the National Planning Framework 4 (NPF4) and policies DEV2, DEV5, DEV6, DEV7, DEV8, DEV10, TRAN1, TRAN5, ENV9, ENV10, ENV11, ENV15, ENV16, ENV18, and IMP3 of the Midlothian Local Development Plan 2017 (MLDP).
- 1.4** The recommendation is to grant planning permission subject to conditions.

**2 LOCATION AND SITE DESCRIPTION**

- 2.1** The application site measures approximately 5.1 hectares and comprises a joint campus for the Mayfield Primary School, St Lukes RC Primary School, Mayfield Nursery and Midlothian Sure Start (Mayfield Family Learning Centre) along with associated car parking and playing fields. The site also previously contained a library (relocated to the Newbattle High School). The existing buildings are a mix of three storey, two storey and single storey structures.

- 2.2 The school building is located to the northeast corner of the site and organised along a broadly symmetrical axial design incorporating the two primary schools, with the nursery facilities housed within a separate building and temporary accommodation situated to the west of the site. The southern half of the site comprises the schools grass playing fields and tarmac playground. This part of the site is at a lower level than the northern part of the site which houses the buildings and car parking. There are three veteran trees located in the centre of the site to the south.
- 2.3 The site is situated in a predominantly residential area comprising dwellinghouses and flats. The main vehicle access to the site is taken from Stone Avenue to the north, with a separate service vehicle access via Beechgrove Road to the northeast corner of the site. Pedestrian access to the site is taken from Stone Place to the west or Bevan Road to the east.

### **3 PROPOSAL**

- 3.1 It is proposed to erect a new community campus comprising of primary schools and nursery; formation of sports pitches, roads and car parking and associated works; the development proposal will replace the existing school and nursery facilities on site.
- 3.2 The new community campus will provide a non-denominational primary school accommodating up to 701 pupils across the two primary schools, an Additional Support Needs (ASN) facility for 48 pupils and an early learning facility for 128 pupils in addition to community facilities. The community campus also includes the following outdoor facilities:
- A grass seven-a-side football pitch.
  - A full-sized 3G (third generation synthetic surface) football pitch.
  - 'Wee Forest' wooded area.
  - Basketball court.
  - Garden allotment area.
  - Community garden.
  - Play Park area.
  - Pump-track.
- 3.3 A two phased approach is to be taken to the re-development of the site so as to ensure the existing school and nursery remain open.
- Phase 1 will see the southern half of the site being blocked off to enable the erection of the community campus building, the formation of a new vehicle access from Stone Place and associated pedestrian access connections and landscaping to the southern half of the site; and
  - Phase 2 will see the demolition of the existing school and nursery building to the northern half of the site and formation of the sports pitches, remaining car parking, pedestrian access

connections, pump track, community allotments, landscaping and other associated works.

- 3.4 The community campus building is an elongated 'U' plan, two-storey building with single storey ends, with the early years and ASN provision being located at either single storey end and the two primary schools and the community facilities being located within the main two storey section. The eastern single storey wing will serve the ASN and the western wing will serve the early years provision.
- 3.5 The external walls are to be finished in red/brown coloured brick with sections of bronze coloured profiled aluminium cladding. The windows and doors will be bronze coloured aluminium framed. The roofs will be a mix of shallow pitches, finished with dark grey single ply membrane and very shallow pitches behind low parapet walls.
- 3.6 The proposal includes improvements to the vehicle and pedestrian access connections to the site. The main vehicle access to the site is to be taken from Stone Place and will provide access to 92 parking spaces (74 standard, 12 EV and 6 accessible) situated to the north of the community campus. The access taken from Stone Avenue is to be retained and will provide access to 16 parking spaces (15 standard and 1 accessible) serving the pitches and allotments.
- 3.7 The main pedestrian approach will be taken through the park at the junction of Stone Place and Dougall Place. The separate pedestrian accesses will be via Stone Avenue to the north, Stone Place to the west, Dougall Place to the south and Bevon Road to the east.
- 3.8 The applicant confirmed that there will be no significant road closures proposed during construction. There will be some local Traffic Management to enable the entrance junction works on Stone Avenue to be completed.
- 3.9 The application is accompanied by:
  - Design and Access Statement;
  - Drainage Strategy Report;
  - Flood Risk Assessment;
  - Geotechnical Design and Environmental Risk Assessment Report;
  - Landscape Statement;
  - Management and Maintenance Schedule;
  - Pre-Application Consultation Report;
  - Preliminary Ecological Assessment;
  - Section 6 Compliance Report (Energy and Carbon Emissions Strategy Statement);
  - Tree Survey;
  - Transport Statement;
  - Biodiversity Net Gain (BNG) and Biodiversity Enhancement Scheme;
  - Arboricultural Impact Assessment;

- NPF4 Compliance Statement;
- Tree and Hedgerow Protection Methodology; and
- Sports Pitch Noise Impact Assessment.

## 4 BACKGROUND

- 4.1 The applicant carried out a pre application consultation (23/00245/PAC) for the proposal of application notice for demolition of existing buildings and erection of new community campus comprising denominational and non-denominational primary school, ASN, nursery with associated sports pitches, parking and roadways and refuse store in April and June 2023. The pre application consultation was reported to the Committee at its meeting in May 2023. the Planning Committee requested the following actions:
1. Consideration of the demolition of the garages on Stone Place to create an access point;
  2. An appropriate drop-off point needs to be designed; and
  3. Ensure there is appropriate levels of parking.
- 4.2 Planning permission 18/00225/DPP for the siting of portakabin to provide additional nursery accommodation was granted in June 2018. This consent was implemented.
- 4.3 As part of the assessment of the current application the planning authority issued a screening opinion for the current proposals on 7 November 2023. The screening opinion confirmed that an Environmental Impact Assessment (EIA) was not required.
- 4.4 The application site area exceeds two hectares. The application therefore 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 Committee.

## 5 CONSULTATIONS

- 5.1 The **Coal Authority** does not object to the application. It has been demonstrated that the site is safe and stable for the proposed development.
- 5.2 **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.
- 5.3 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.

- 5.4 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 (this is separate regulatory process between the applicant and Scottish Water).
- 5.5 The **Scottish Environment Protection Agency (SEPA)** does not object to the application and advise that whilst the development is defined as a major development, it does not meet the threshold for SEPA to be consulted. In this instance SEPA's standing advice is applicable, which outlines best practice, for those developments or aspects of developments considered to be low risk.
- 5.6 **Sports Scotland** does not object to the application subject to a condition being attached to any grant of planning permission securing details of the sports pitch specification. Sport Scotland recommend that further consideration is given to the minimum levels of provision as set out within Sport Scotland's School Playing Fields Planning and Design Guidance.
- 5.7 The **Councils Ecological Advisor - The Wildlife Information Centre (TWIC)** does not object to the application and advised that the Preliminary Ecological Assessment (PEA) identifies that there will be no effects on protected species or habitats and includes recommendations for biodiversity enhancement and the avoidance of vegetation removal during bird breeding season.
- 5.8 The **Council's Senior Manager Neighbourhood Services (Roads)** does not object to the application, but advised that the footway, kerb lines and junction design, surfacing and visibility at Stone Place should be altered along with re-surfacing of the road at Stone Avenue so as to improve the pedestrian and road safety.
- 5.9 The **Council's Senior Manager Protective Services** does not object to the application but raised concerns regarding the development proposal with regards to noise, floodlighting and contaminated land and the potential impact these could have on future users of the site and nearby residential properties. It is recommended that conditions be attached to any grant of planning permission requiring a Noise Impact Assessment for the sports pitches to be submitted, a noise limiting condition associated with any plant machinery and equipment, a scheme for contaminated land to be undertaken and the floodlighting to be designed to a standard to protect amenity. It is noted that the applicant arranged for a Site Investigations Report and Sports Pitch Noise Impact Assessment to be submitted. The Council's Senior Manager Protective Services recommended that acoustic fencing be included in the development design so as to mitigate any potential noise issues.

## 6 REPRESENTATIONS

6.1 There has been one representation received, which can be viewed in full on the online planning application case file. The representation neither objected too, nor supported the application. A summary of the main points raised are as follows:

- There is uncertainty with regard to the future of the Midlothian Sure Start building and associated services.

6.2 The above matter will be addressed within the planning issues section of the report.

## 7 PLANNING POLICY

7.1 Planning policy currently comprises of National Planning Framework 4 and the adopted 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 crisis**; 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 6 Forestry, woodland and trees**; sets out to protect and expand forests, woodland and trees.

7.7 **Policy 9 Brownfield, vacant and derelict land and empty buildings**; sets out to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

7.8 **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.

7.9 **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.



- 7.10 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.
- 7.11 Policy **21 Play, recreation and sport**; sets out to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.
- 7.12 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.
- 7.13 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.

#### Other National Policy

- 7.14 **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.
- 7.15 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)

- 7.16 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.
- 7.17 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.18 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.
- 7.19 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.

- 7.20 Policy **DEV8: Open Spaces** states that the Council will seek to protect and enhance the open spaces identified on the Proposals Map. Development will not be permitted in these areas that would:
- A. Result in a permanent loss of the open space; and/or
  - B. Adversely affect the accessibility of the open space; and/or
  - C. Diminish the quality, amenity or biodiversity of the open space; and/or
  - D. Otherwise undermine the value of the open space as part of the Midlothian Green Network or the potential for the enhancement of the open space for this purpose.
- 7.21 Policy **DEV10: Outdoor Sports Facilities** seeks to protect outdoor sports facilities from re-development except in certain circumstances: where the proposed development is ancillary to the principle use of the site as an outdoor sports facility; the loss is only minor and would not affecting its overall use; the outdoor sports facility is to be replaced either by a new facility of comparable or greater benefit for sport or upgrading of an existing facility on the same site or nearby; or where the sports pitch needs assessment, open space audit and consultation with Sportscotland identify a clear excess of provision to meet the existing or anticipated demand in the area and the overall quality of provision in the locality will be maintained.
- 7.22 Policy **TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.23 Policy **TRAN5: Electric Vehicle Charging** seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals.
- 7.24 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.
- 7.25 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.

- 7.26 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.
- 7.27 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.28 Policy **ENV16: Vacant, Derelict and Contaminated Land** supports the redevelopment of vacant and derelict land for uses compatible with their location. Developments will be required to demonstrate that the site is suitable for the proposed new use in terms of the risk posed by contamination and instability from historic uses.
- 7.29 Policy **ENV18: Noise** requires that where new noise sensitive uses are proposed in the locality of existing noisy uses, the Council will seek to ensure that the function of established operations is not adversely affected.
- 7.30 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

## **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 consultations responses received are material considerations.

### Principle of development

- 8.2 The site is within the built-up area of Mayfield and is currently used for educational purposes and as such there is a presumption in favour of appropriate re-development of the site to provide enhanced education and community facilities, where the proposed community campus would be compatible to the neighbouring land uses, subject to the details of the proposed development complementing the character of the area and protecting the amenity of existing neighbouring properties. The representation and consultation responses have not identified any material considerations which outweigh this presumption in favour of development.
- 8.3 The application site comprises land that currently accommodates the school building, nursery building, the car park and a grass pitch, MUGA and hard surface playground and grassed open space. The site will see

the formation of grass 7-a-side football pitch, full sized 3G football pitch, basketball court, pump track, play park area, wooded area, community garden and allotments which is a betterment of the current facilities available and increases the playing and community capacity at the school. Furthermore, the provision of a range of new sports pitches and other facilities will diversify the sporting provision available. The proposal is therefore compliant with MLDP policies DEV8 and DEV10.

- 8.4 With regard NPF4, although the site is currently occupied by a primary school and nursery, consideration still needs to be given to the site's location in terms of sustainability. In this regard the site is within close proximity to areas of high population, public transport options and active travel connections and as such is considered to be a sustainable location in compliance with NPF4.

#### Layout, Form, Design and Materials

- 8.5 The re-development of the existing site looks to improve accessibility to the site whilst also improving educational and community facilities within the area. A two phased approach is to be taken to the re-development of the site so as to ensure the existing school and nursery remain open; this sees the community campus being erected to the southern half of the site and the northern half of the site eventually hosting sports pitches, community garden, allotments and parking.
- 8.6 The community campus is an elongated 'U' plan, two storey building with single storey wings at either end, with the early years and ASN provision being located at either end and the two primary schools being located at either side of the central section which will also host the community facilities. The layout provides an obvious principal elevation facing towards the car park and a more private courtyard space enclosed on three sides around a veteran tree that is to be retained. The rooms will benefit from generous provision of natural light from large areas of window space.
- 8.7 The external walls will be clad with red/brown coloured brick and bronze coloured profiled aluminium cladding. The building will contain a large amount of bronze coloured aluminium framed windows. The building comprises of a mix of shallow roof pitches which are hidden behind low parapet wall when viewed externally the building will visually read as a flat roof building. Overall, the community campus building will have a contemporary appearance further enhanced by a contemporary palette of materials. This approach will ensure the building is a landmark structure in the locality, whilst by means of its height and orientation on the site it will sit comfortably in the local townscape.
- 8.8 The revised layout, when compared to the existing layout, moves the car parking and vehicle access from the north and northwest of the building to the east and north of the building. This allows for accessibility to the site to be enhanced whilst also creating an attractive external learning space. The setting of the building will be enhanced by sympathetic hard and soft landscaping. Overall, in terms of layout, form and design, the

development proposal maximises accessibility whilst respecting the surrounding character and appearance of the area.

#### Landscaping and Veteran Tree's

- 8.9 Prior to the area's development as a residential community with associated schools and community facilities, the area comprised fields, hedgerows and hedgerow trees as part of Mayfield Farm. The farm along with the semi natural ancient woodland of Bryans Wood created a green network connection across the area. The stone-built farmhouse can still be seen close to the school site, and several mature trees, including the Sycamores on the school site and the remnant hedgerow, and trees on the McSence business park remain as markers of the site's former agricultural and rural setting.
- 8.10 The trees on the McSence business park are of similar age and stature to the trees within the school and were protected in 1986 by Tree Preservation Order no 2 of 1986. The trees within the school site were not included within the TPO as the site is owned by the Council, and TPOs are reserved for land where the Council would otherwise not have the powers to ensure the trees were protected. However, the existence of the TPO does demonstrate the value placed on mature former farmland trees in the setting, amenity, and cultural history of the local area. The veteran sycamore trees within the school site are widely visible locally and are seen from within the grounds with the backdrop of the Pentland Hills to the rear, providing significant visual and landscape amenity to the local area.
- 8.11 The contribution of mature trees to carbon capture biodiversity and other ecosystem services such as water management and air quality is now widely understood and the removal of veteran and mature trees conflicts with Council and Scottish Government policies related to deforestation, climate action and addressing the twin threats of the Climate Emergency and Nature Crisis
- 8.12 The re-development of the site will see the removal of a veteran tree which is contrary to policy. Various discussions were had with the applicants regarding the loss of the veteran tree, and it was evidenced that the site layout was dictated by numerous site constraints and the loss of one veteran tree was unavoidable.
- 8.13 As a consequence the landscape plans have evolved to increase tree and woodland canopy cover across the site in-line with a requirement of 21% Tree and Woodland Canopy Cover set out in Midlothian's Climate Change Strategy. The percentage is calculated as the area of tree and woodland canopy as a percentage of the site area within the red line boundary. The applicant advised that whilst 21% percent canopy cover cannot be achieved in this instance, the revised layout should achieve a 13% canopy cover on the site, and that further increases are not possible as open areas need to be retained for children to use at playtime.
- 8.14 Whilst the general landscape layout is acceptable, the planting details and specification notes are not acceptable (in detail and specification).

Therefore, a condition should be attached to any grant of planning permission requiring revised details to be submitted, so as to ensure that the proposed landscaping provides positive effects for biodiversity and enhances the development and character and appearance of the area.

- 8.15 Overall, whilst the loss of a single veteran tree is disappointing and contrary to policy, it is considered that this does not outweigh the positive merits (the provision of new schools and community facilities) of the development proposal as a whole. Furthermore, it is noted, that measures will be put in place to protect the other two veteran trees and ensure that an adequate level of compensatory planting is included that contributes towards biodiversity, habitats and landscaping. If planning permission is granted these details can be secured by condition.

#### Access and transportation

- 8.16 The proposed community campus will see the nursery school roll increase by 88 pupils from 40 to 128, and the roll for the primary schools increase by 232 pupils from 469 to 701. Furthermore, there will be an additional 48 pupils associated with the ASN facility. The staff numbers will increase from 67 to 107. It is noted that this increase will occur gradually over the life of the campus as planned housing in the area is completed.
- 8.17 The proposed community campus will see an increase in the available parking spaces, from 35 spaces currently to 108 spaces to accommodate the increase in capacity and staffing. The phased construction will see parking increase from 46 spaces to 108 spaces – increasing gradually as the capacity of pupils and staffing increases.
- 8.18 The existing school lies within an established residential area and so the existing pedestrian facilities are well established. Footways are generally 2m wide with dropped kerb crossings at major junctions. At the existing school entrance on Stone Avenue there is a raised table crossing with additional street furniture and bollards. The principal vehicular access is to be taken from Stone Place; this will improve accessibility by car and road/pedestrian safety.
- 8.19 The surrounding residential streets are traffic calmed and lightly trafficked, making them conducive for use by cyclists. Further afield, there are no dedicated cycle routes nearby, though the Midlothian Cycle Map indicates that the nearest off-site cycle route is on the B6482 to the west of the school.
- 8.20 The nearest bus stops to the application site are located on Bogwood Road, approximately 200m to the east of the campus. There are also stops on Eskview Road, approximately 300m to the north. Both sets of bus stops are served by routes 48 and X33 operated by Lothian Buses with a 30-minute frequency.

- 8.21 The proposed community campus includes enhancements to the pedestrian and cycle access points by upgrading the three existing pedestrian links and introducing an additional two new links. The proposal includes cycle parking for pupils, staff and visitors in accordance with current Midlothian Council standards, which will encourage the switch to active travel modes and therefore complies with MLDP policy TRAN1 and NPF4 policy 13.
- 8.22 The Council's Senior Manager Neighbourhood Services (Roads) offered no objection subject to the footway, kerb lines and junction design, surfacing and visibility splay at Stone Place being altered along with re-surfacing of the road at Stone Avenue so as to improve the pedestrian and road safety. These matters can be secured by a condition on a grant of planning permission.
- 8.23 The proposed layout results in an increase in permeable areas when compared to the current school site layout. Surface water will be treated through porous paving to all parking areas, and an additional filter trench to all surface water prior to discharge.

#### Residential amenity

- 8.24 The re-development of the site results in the location of the building/s and playing fields switching. The proposed location of the community campus does not raise concerns in terms of overlooking, overshadowing or overbearing due to on-site separation distances. The revised location of the outdoor sport/play facilities (seven a-side football pitch and 3G MUGA pitch) means that there is potential for some impact on residential amenity.
- 8.25 The applicant arranged for a sports pitch noise assessment to be completed and submitted. The submitted sports pitch noise impact assessment advises of mitigation measures comprising of acoustic fencing to the north and western sides of the sevens pitch and to the eastern boundary of the full-size synthetic pitch. On this basis, Council's Senior Manager Protective Services recommend that the more stringent 50dbA 1hour is used and that the acoustic measures recommended in the report are included in the development. This would also provide a level of consistency with other recently approved school projects.
- 8.26 It is the 'norm' for modern schools in urban areas to have MUGA pitches and residential amenity can be safeguarded via use of acoustic barriers to mitigate noise if required and detailed design of lighting shields and directions. Such measures can be secured via conditions on the grant of planning permission and by the Council operating as a good neighbour.
- 8.27 Overall, the site has a long history of education and community uses and the impact on the amenity of existing residential neighbours will be comparable to the existing situation.

## Other Matters

- 8.28 It is noted that one neutral representation was received raising concerns regarding the use of an existing building (Midlothian Sure Start) on site which is leased from the school. This is a matter between the occupiers of the building and the Council as landowner rather than a material planning consideration.

## **9 RECOMMENDATION**

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

The site is located within the settlement boundary of Mayfield and on a site with an established educational and community use and as such there is presumption in favour of an appropriate educational and community use development. The proposed detailed scheme of development in terms of its layout, form, design and landscape framework is acceptable and as such accords with development plan policies. The presumption for development is not outweighed by any other material considerations.

Subject to the following conditions:

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. The development shall not begin until a scheme to deal with any contamination of the site has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and include:
  - i. the nature, extent and types of contamination on the site;
  - ii. measures to treat or remove contamination to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination originating within the site;
  - iii. measures to deal with contamination encountered during construction work; and
  - iv. the condition of the site on completion of the specified decontamination measures.
3. On completion of any required decontamination/ remediation works, referred to in Condition 2, and prior to any part of the building being occupied for its approved use, a validation report shall be submitted to the planning authority confirming that the works have been carried out in accordance with the approved



scheme. No part of the building shall be occupied unless or until the planning authority have approved the required validation.

***Reason for conditions 2 and 3:*** *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.*

4. Notwithstanding the plans and supporting statements hereby approved, the proposed softworks landscaping layout detailed on drawing no. MFCC-RFL-ZZ-ZZ-DR-L-00004 Rev P09 are hereby not approved. Development shall not begin until a scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
  - i existing and finished ground levels and floor levels for all buildings, roads, parking areas and paths in relation to a fixed datum;
  - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
  - iii proposed new planting including trees, shrubs, the wee forest, hedging and grassed areas;
  - iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
  - v schedule of plants to comprise species, plant sizes and proposed numbers/density;
  - vi programme for completion and subsequent maintenance of all soft and hard landscaping including existing trees to be retained. The landscaping shall be completed prior to the development being occupied. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August); unless a suitably qualified ecologist has carried out a walkover survey of the felling/removal area in the 48 hours prior to the commencement of felling/removal, and confirmed in writing that no breeding birds will be affected;
  - vii proposed car park configuration and surfacing;
  - viii details of the location, design, height and specification of proposed street lighting within the development;
  - ix proposed footpaths and cycle paths within the site; and
  - x proposed cycle parking facilities.

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 (v).

Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of the completion of the development 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 policy DEV7 of the Midlothian Local Development Plan 2017 and national planning policy, guidance and advice.*

5. Development cannot be commenced until the tree protection measures, complying with BS5837 and the Arboricultural Method Statement hereby approved, for all trees that are to be retained; have been implemented in full and maintained as such for the duration of construction. Evidence of the tree protection measures are in place shall be submitted to the planning authority for prior written approval.
6. During construction of the development hereby approved, the Root Protection Areas of trees to be retained shall be protected in accordance with the Arboricultural Method Statement with no plant or machinery to be used in these areas.

**Reason for conditions 5 and 6:** *To ensure the development does not result in the loss or damage of a tree which merits retention.*

7. Development shall not begin until details of a sustainability/biodiversity scheme for the site including the provision of a gravel type habitat provision for breeding oystercatchers, bricks and boxes for bats and swifts throughout the development and the use of hedgehog friendly fencing 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.*

8. Development shall not begin until details and, if requested, samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures 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.

**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.*

9. Notwithstanding the plans hereby approved, the junction and site access at Stone Place is hereby not approved. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements have been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
- i existing and finished ground levels for all roads, footways and cycle ways in relation to a fixed datum;
  - ii proposed vehicular, cycle and pedestrian access;
  - iii proposed roads (including turning facilities), footpaths and cycle ways within the site;
  - iv proposed off site cycle ways and footpaths to provide safe routes to school;
  - v proposed visibility splays, traffic calming measures, lighting and signage;
  - vi proposed construction traffic access and haulage routes;
  - vii a green transport plan designed to minimise the use of private transport and to promote walking, cycling and the use of public transport;
  - viii proposed car parking arrangements, including details of the provision, specification and use of electric vehicle charging stations;
  - ix an Auto Track demonstrating how service vehicles will safely enter and exit the site;
  - x a programme for completion for the construction of access, roads, footpaths and cycle paths.

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 the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site.*

10. Development shall not begin until details of the floodlighting system and any security lights to be installed within the site have been submitted to and approved in writing by the planning authority. The floodlights and security lights shall be designed and installed such that there is no direct illumination of any neighbouring sensitive property and the lamp design shall be such that the actual lamps and inner surface of the reflectors are

not visible from neighbouring houses which have a garden boundary with the application site. In addition, the lighting shall be designed to minimise the spillage of light up into the sky. The floodlighting system shall be fitted with an automatic cut out to ensure that the system cannot operate after 9pm. 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.

11. Construction and formation of the seven-a-side, 3G and MUGA pitches shall not begin until details of the location, height, specification and finish of an acoustic barrier to mitigate against noise from the seven-a-side, 3G and MUGA pitches 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.
12. The design and installation of all plant, machinery and equipment shall be such that the combined noise level shall not exceed NR 30 daytime (07:00 to 23:00 hrs) or NR 25 if the noise is tonal and NR 25 night-time (23:00 to 07:00 hrs) or NR 20 if the noise is tonal as measured from within any living apartment in any neighbouring noise-sensitive premises. For the purposes of this condition the assessment position shall be as identified by BS 7445 in relation to internal noise measurements

***Reason for conditions 10 to 12: To safeguard residential amenity.***

13. The new synthetic pitch and grass pitch as shown on the proposed landscape layout (MCC-RFL-ZZ-ZZ-DR-L-000001 Rev. P12) shall be designed and constructed by a recognised SAPCA\* registered, specialist pitch contractor. Details of contractor(s) and pitch specifications (including lighting specification for synthetic pitch) shall be submitted to, and approved in writing by, the planning authority prior to the commencement of formation of the seven a-side, 3G and MUGA hereby approved. Thereafter the development shall be completed in accordance with the approved details.

***Reason: To ensure that the replacement pitches are of a quality that compensates for the loss of the existing playing field area.***

14. Development shall not begin until an application for approval of matters specified in conditions for 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 construction access routes;

- 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:** 24 May 2024

**Application No:** 23/00599/DPP

**Applicant:** Midlothian Council

**Agent:** Philip Zoechbauer, JMArchitects

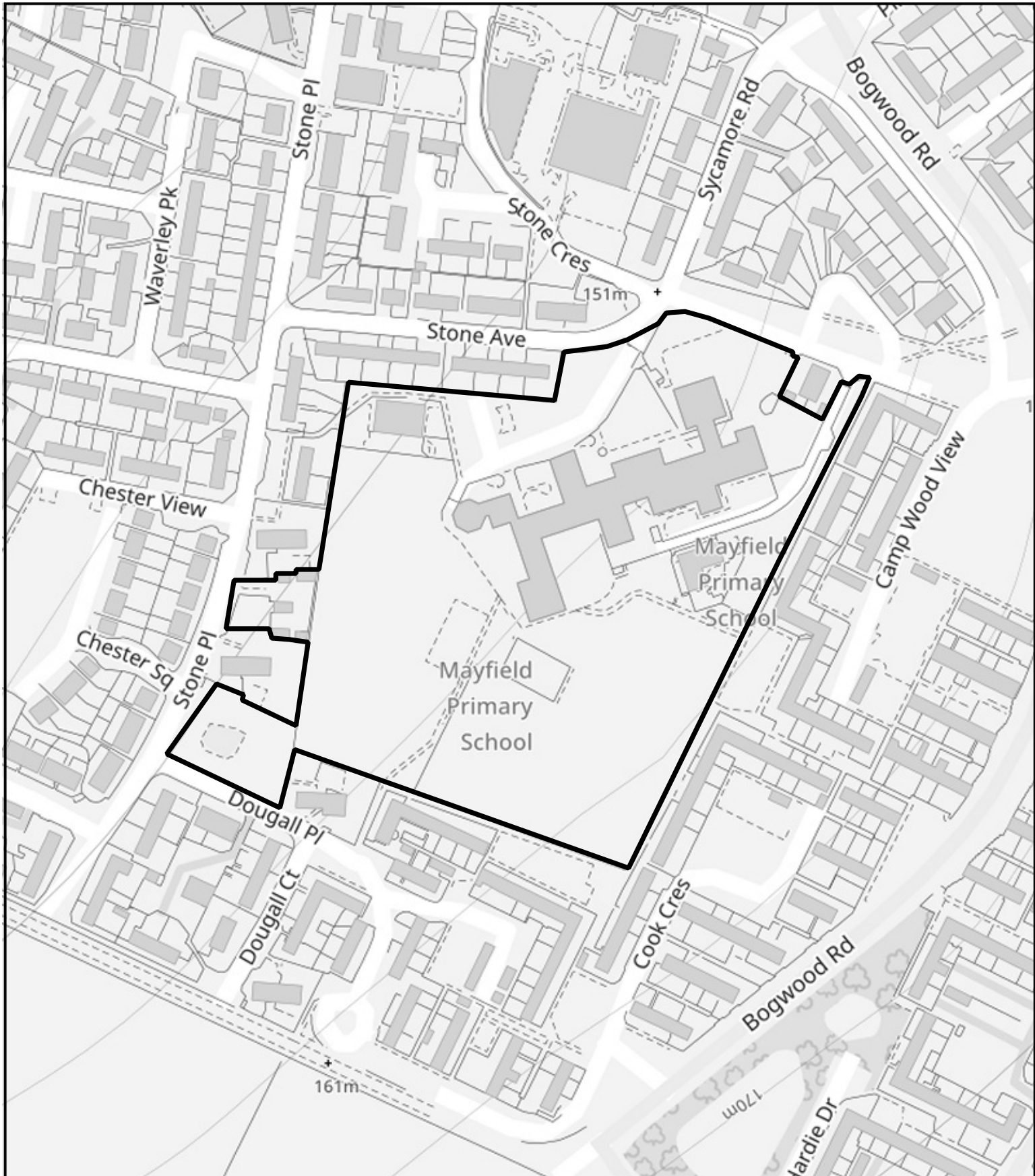
**Validation Date:** 20.09.2023

**Contact Person:** Whitney Lindsay, Planning Officer

**Email:** Whitney.Lindsay@midlothian.gov.uk

**Background Papers:**

**Attached Plans:** Location Plan, Site Plan, Landscape Plan and Elevation Plans



**Planning Service  
Place Directorate**

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith, EH22 3AA

Demolition of existing school and erection of community campus comprising of primary school and nursery; formation of sports pitches, roads and car parking and associated works  
Former Mayfield Primary School, Stone Avenue

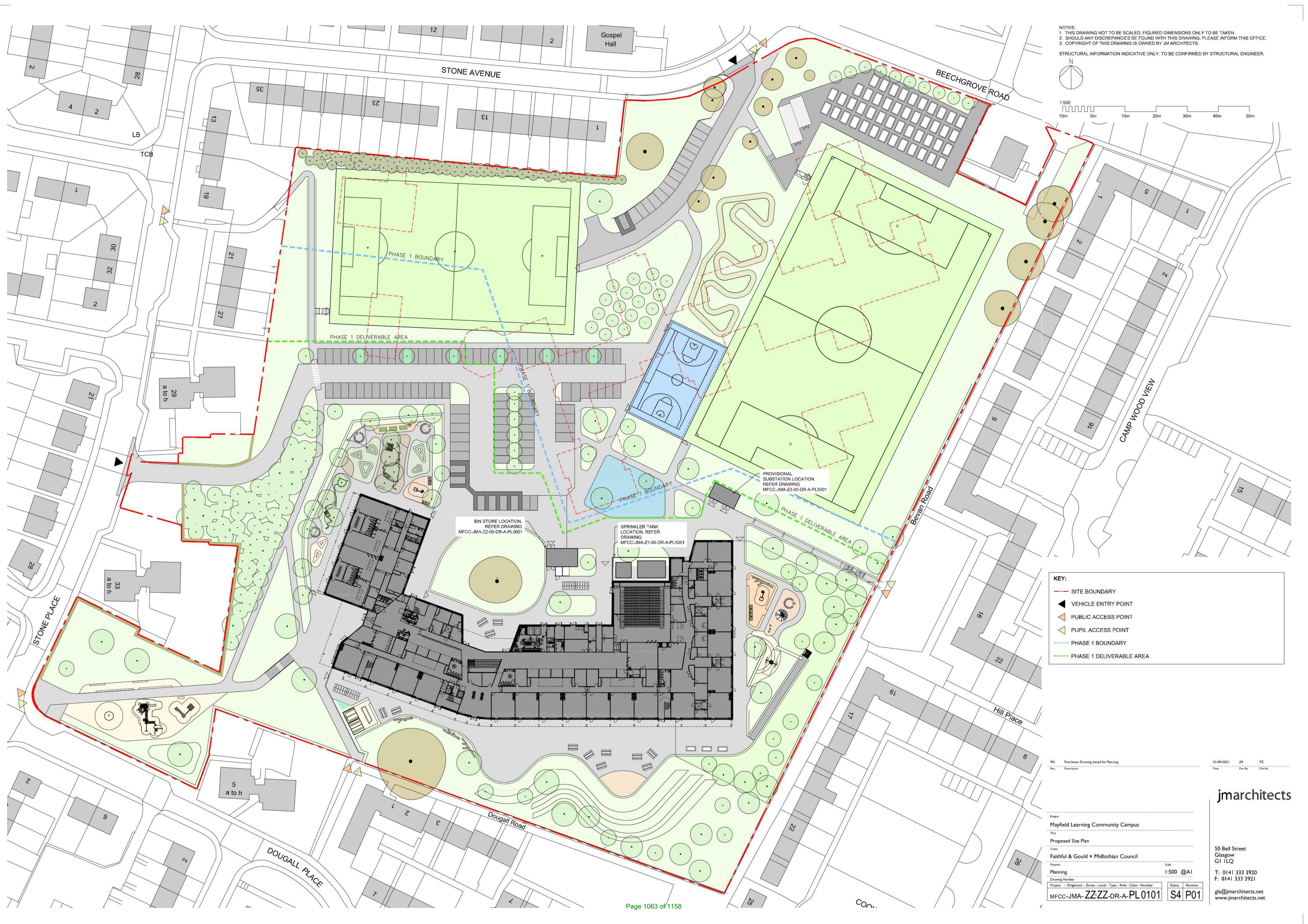
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File No. 23/00599/DPP

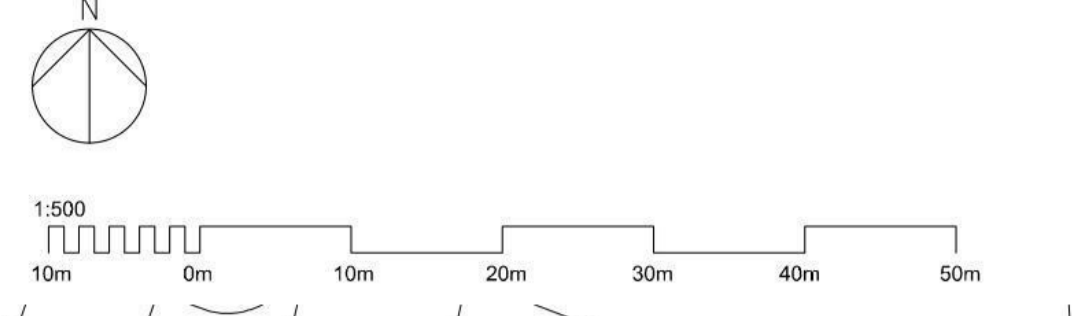
Page 1062 of 1158  
Scale 1:2500

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**KEY:**

- - - SITE BOUNDARY
- VEHICLE ENTRY POINT
- PUBLIC ACCESS POINT
- PUPIL ACCESS POINT
- - - PHASE 1 BOUNDARY
- - - PHASE 1 DELIVERABLE AREA

P01 First Issue - Drawing issued for Planning  
 Rev: Description  
 01-09-2023 JH PZ  
 Date: Drawn: Check:

Project		Mayfield Learning Community Campus	
Title		Proposed Site Plan	
Client		Faithful & Gould + Midlothian Council	
Purpose		Scale: 1:500 @A1	
Drawing Number		Project - Originator - Zones - Level - Type - Role - Class - Number	
MFCC-JMA-ZZZZ-DR-A-PL0101		Status Revision	
S4		P01	

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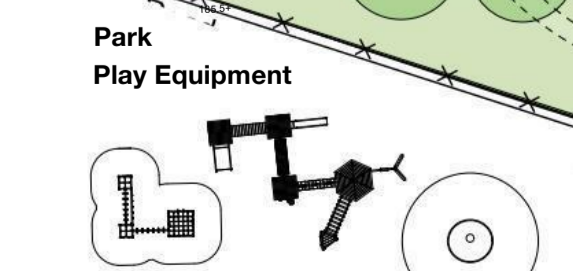
- Furniture**
- Raised timber planters**  
Refer to MCC-RFL-ZZ-ZZ-DR-L-00-0140 for detail
  - Benches**  
FSC Treated timber Tiptree benches from Broxap or equal and approved
  - Outdoor canopy**  
from Tensile Fabric or equal and approved
  - Cycle Parking**  
80hr student & teacher spaces, 6hr visitor spaces, refer to MCC-RFL-ZZ-ZZ-DR-L-00-0141 for detail
- Refer to MCC-RFL-ZZ-ZZ-SH-L-00-0001 for play equipment and external furniture schedule

- Hardworks**
- Asphalt Vehicular**  
Vehicular make-up to engineers' specification
  - Asphalt Footpath**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000101 for detail applied applied thermoplastic graphics, in primary school playground. 300sqm, colour white, to be developed with the school
  - Block Paving - Car Park, Footpaths around building**  
Permeable Block, unit size 200x100x80mm. Mid grey and white, herringbone pattern. Laid on vehicular make up to engineers' specification. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000100 for detail
  - Pre-cast Concrete Pavers**  
Small unit precast concrete paving, Keyblok 200x100x80mm, bonding pattern tbc. Laid over vehicular make-up. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000100 for detail
  - Polymeric Games Surface**  
Hard sports area, ulticolour from Tarmac. Terracotta and Mid Blue. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000101 for detail
  - Mountain Bike Pump Track**  
Asphalt. To be developed with specialist: Velosolutions or equal approved
  - Coloured Softpour**  
Wet pour rubber safety surface, 50mm depth laid on concrete base for mounds, 50mm depth laid on 200mm type 1 on level areas. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000101 for detail
  - Bark Mulch Play Surfacing**  
Play grade, 150mm depth
  - Concrete Flag Paving**  
Concrete flags, unit size 450x450x35mm. Charcoal, stretcher course. Laid on make up to engineers' specification. Refer to MFCC-RFL-ZZ-ZZ-DR-L-000100 for detail
  - Sand Pits**  
Clean-washed play sand from Gravel Master or equal and approved. Fine particles, colour Golden Yellow
  - Accessible Timber stage**  
Anti-slip thermopine boards 115 x 26mm. 300mm upstand, Timber frame to be developed
- Trees**
- Existing Trees**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000013 for tree works layout
  - Wee Forest Tree Planting**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000004 for schedule, refer to MFCC-RFL-ZZ-ZZ-DR-L-000113 for detail
  - Proposed Trees in Soft Landscape**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000004 for schedule, refer to MFCC-RFL-ZZ-ZZ-DR-L-000130 for detail
- Softworks**
- Proposed Hedge Planting**  
Refer to MFCC-RFL-ZZ-ZZ-DR-L-000004 for schedule, refer to MFCC-RFL-ZZ-ZZ-DR-L-000134 for detail
  - Proposed Green Barrier to Nursery Playground**  
Nitrogen Dioxide and Particulate Matter trapping green barrier to Nursery perimeter. Refer to MFCC-RFL-ZZZZ-DR-L-000004 for schedule
  - Proposed Meadow Planting**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000131 for detail
  - Proposed Amenity Grass**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000131 for detail
  - Proposed Shrub Planting**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000132 for detail
  - Proposed Rain Garden Seeding**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000135 for detail
  - Proposed shrub planting**  
Refer to MFCC-RFL-ZZZZ-DR-L-000004 for specification, refer to MFCC-RFL-ZZ-ZZ-DR-L-000132 for detail

TCB



- Equipment**
- Story Circle**  
Treated timber log seats
  - Timber hut**  
Timber hut
  - Timber Teepee**  
Timber teepee
  - Mud Kitchen**  
Mud Kitchen from Caledonia Play or equal and approved
  - Timber Play equipment**  
Large timber trunks from site won existing trees, bark removed
  - Outdoor Water Pump Play Station**  
Water play station
  - Balance Beam**  
Balance Beam from Caledonia Play or equal and approved
  - Bridge**  
from Caledonia Play or equal and approved
  - Wobble Board**  
Timber wobble board from Caledonia Play or equal and approved
  - Nest swing**  
Nest swing from Caledonia Play or equal and approved
  - Stepping log columns**  
from Caledonia Play or equal and approved
  - Timber stepping stilts**  
from Caledonia Play or equal and approved
  - Embankment slide to ASN**  
from Kompan or equal and approved



Refer to MCC-RFL-ZZ-ZZ-SH-L-00-0001 furniture schedule for quantities and specification

P12 26/04/2024 Planting revised, drawing issued for planning  
rev date revision notes

rankinfraser  
landscape architecture

project project nr 2147  
Mayfield Learning Community Campus  
client  
Midlothian Council

drawing title  
Landscape Layout Plan suitability code  
drawing nr S4  
MFCC-RFL-ZZ-ZZ-DR-L-000001

date 26/04/2024 rev P12 scale 1:500 @ A1

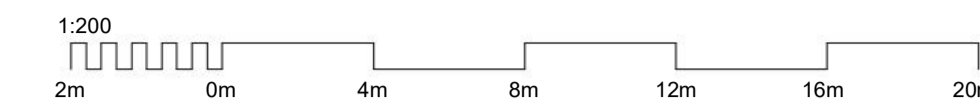
ISSUE  
information  
billing  
tender  
construction  
final construction

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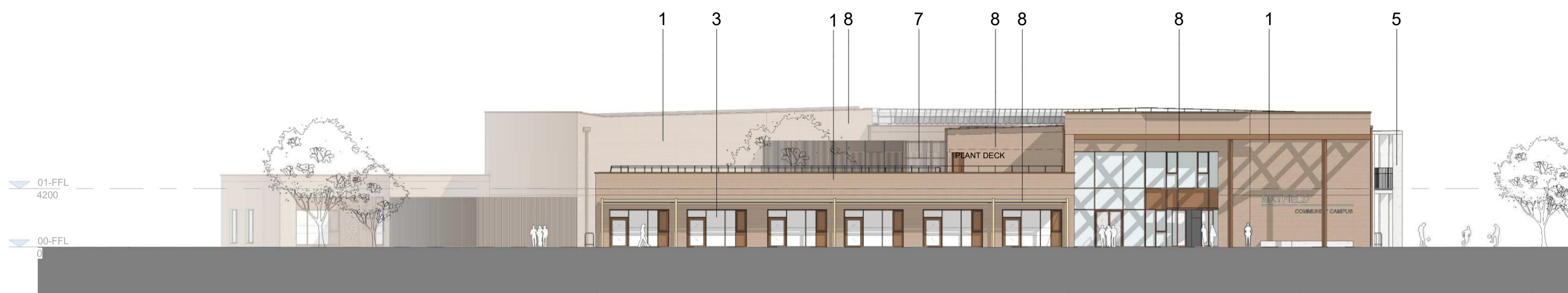


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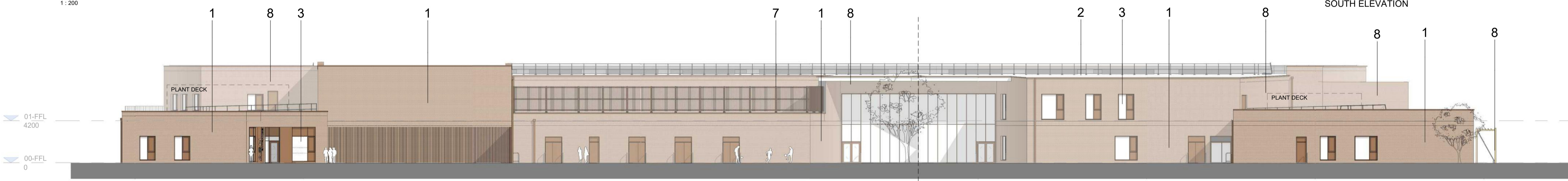
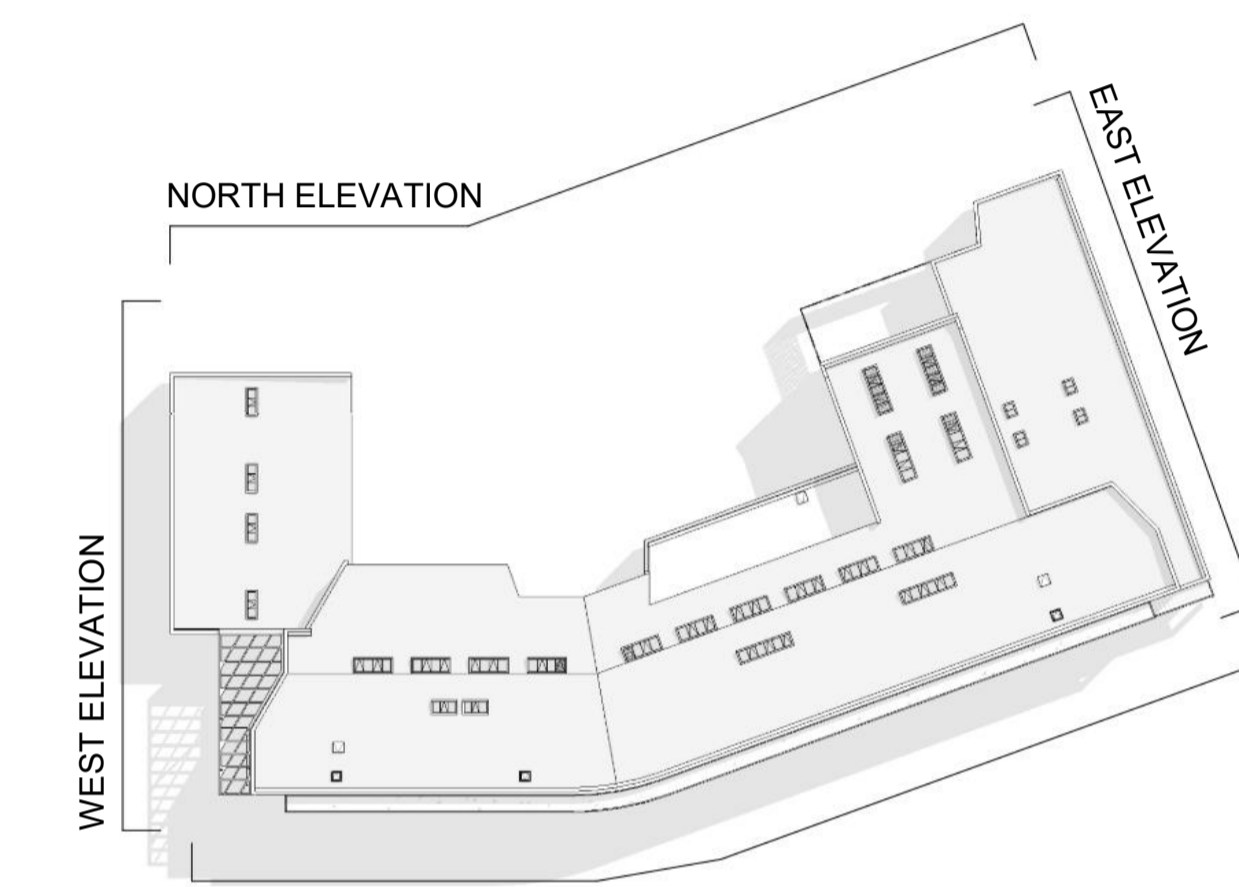
Structural information indicative only. To be confirmed by Structural Engineer.



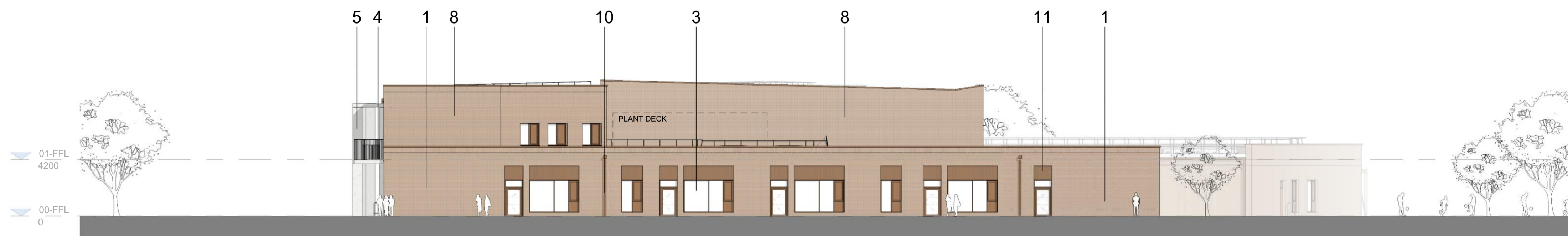
South Elevation  
1:200



West Elevation  
1:200



North Elevation  
1:200



East Elevation  
1:200

**MATERIAL KEY:**

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>1. Clay facing brick (tumbled finish), colour: red/brown multi.</li> <li>2. Single-ply PVC Membrane, colour: grey</li> <li>3. Aluminium-framed triple-glazed thermally broken curtainwalling / windows / spandrel panels, PPC to metallic RAL colour bronze.</li> <li>4. Colour galvanised steel flatbar balustrade, 1100mm minimum height, to classroom terraces.</li> </ul> | <ul style="list-style-type: none"> <li>5. Free-standing precast concrete structure to classroom terraces, acid-etched precast concrete finish.</li> <li>6. Treated laminated timber-framed shading structure to nursery with polycarbonate roof.</li> <li>7. Steel louvered screen to plant deck area, PPC to metallic RAL colour bronze</li> <li>8. Clay facing brick slips on proprietary cladding system, brick slip colour and finish to match item 1.</li> </ul> | <ul style="list-style-type: none"> <li>9. Proprietary self-ballasted roof edge protection system.</li> <li>10. Proprietary rainwater goods, PPC to metallic RAL colour bronze.</li> <li>11. Profiled aluminium cladding, PPC to metallic RAL colour bronze, on proprietary cladding rails. Locally perforated with clear area to suit M&amp;E Eng requirements for MVHR system</li> </ul> |
|--|---|---|

P01	First Issue: Drawing issued for Planning	01-09-2023	JM	PZ
Rev	Description	Date	Drn By	Chk By

**jmarchitects**

Project: Mayfield Learning Community Campus  
 Title: Proposed Elevations  
 Client: Faithful & Gould + Midlothian Council  
 Purpose: Planning  
 Scale: 1:200 @ A1  
 Drawing Number: MFCC-JMA-Z1-ZZ-DR-A-PL2001  
 Status: S4 P01  
 JMA Project Number: 6923

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**APPLICATION FOR PLANNING PERMISSION 24/00148/DPP FOR FORMATION OF ACCESS; SITE REMEDIATION, INCLUDING GROUTING; INSTALLATION OF UTILITIES AND DRAINAGE INFRASTRUCTURE; AND, CREATION OF SOIL STORAGE BUNDS AT SITE OF FORMER MONKTONHALL COLLIERY, NEWTON VILLAGE, DALKEITH**

Report by Chief Officer Place

---

**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The application is for the formation of a site access, remediation works and installation of utilities and drainage infrastructure at the site of the former Monktonhall Colliery. The site forms part of the Shawfair new settlement.**
- 1.2 There have been no representations and consultation responses have been received from the Coal Authority, Network Rail, the Scottish Environment Protection Agency (SEPA), Scottish Water, the Council's Archaeology Advisor, the Council's Ecological Advisor, the Council's Senior Manager Protective Services (Environmental Health) and the Council's Senior Manager Neighbourhood Services (Roads).**
- 1.3 The relevant development plan policies are policies 1, 2, 3, 5, 6, 7, 9, 12, 18, 22, and 24 of the National Planning Framework 4 and policies STRAT1, STRAT5, DEV2, DEV5, DEV7, TRAN1, IT1, ENV7, ENV9, ENV11, ENV16, ENV17, ENV18, ENV24, ENV25, NRG6 and IMP3 of the Midlothian Local Plan 2017.**
- 1.4 The recommendation is to grant planning permission subject to conditions.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1 The site is located to the northeast of Newton Village and forms part of the former site of the Monktonhall Colliery. The northern part of the site was in agricultural use prior to the construction of the Borders Railway. The site is located within the Shawfair new settlement area and approved Shawfair Masterplan, with the southwestern extremity of the site being within the Shawfair town centre zone. The site is currently not in use.**

- 2.2 The site is 15.01 hectares and is broadly triangular in shape. The Borders Railway line bounds the site to the west and the Recycling and Energy Recovery Centre (energy from waste facility) at Millerhill and the Millerhill Marshalling Yards bound the site to the east. The southern extent of the site is close to the settlement ponds connected to the former colliery use. The Cairnie Burn runs nearby to the south of the site and consists of an open channel and culverts. To the southwest of the site is Shawfair Rail Station and the bridge over the railway line which serves the station. The site is relatively level, falling gently towards the centre of the site (42mAOD) from around 49mAOD on the southern boundary to 44-46mAOD along the northern boundary.
- 2.3 The majority of the site comprises grassland with areas of remnant concrete hardstanding. Self-seeded trees and scrub are present and there is a raised bank in the southern part of the site which contains parallel lines of mature poplars and smaller lines of individual trees. Giant Hogweed is widespread across the site.
- 2.4 A small area in the centre of the site is excluded from the application boundary. This is an area associated with the former Monktonhall No.2 Shaft which is under Coal Authority ownership. This area is fenced off and does not form part of the site. The No.2 Shaft forms one of two very deep shafts associated with the former Monktonhall Colliery. Both deep shafts (Monktonhall Shafts No.1 and No.2) have previously been capped by The Coal Authority.

### **3 PROPOSAL**

- 3.1 The application is for detailed planning permission for the formation of a site access, remediation works and installation of utilities and drainage infrastructure at the site. The works are proposed to clean up the site and facilitate its future development as an education campus for the Shawfair new settlement area. The development of the education campus will be subject to a separate detailed planning application which will confirm the layout, form, and design of built development on the site. An indicative layout of the education campus has been provided to inform the extent of the proposed remediation works.
- 3.2 It is proposed to form a site access into the site from the unclassified road leading from the A6106 to the B6415 via Shawfair Railway Station known as RP11. The access is to be 6m in width and is to extend 10m into the site to allow vehicles required to carry out the remediation works to access the site. The proposed junction is located opposite to an existing junction at Harelaw and achieves visibility splays of 2.4m x 40m in both directions. A section of 3m footway and 3m verge is proposed between the junction and existing road. A tactile paving crossing point is to be located on either side of the proposed carriageway.

- 3.3 Swept path analysis has been carried out to demonstrate the proposed site access can be used safely by large vehicles (6x2 vehicles).
- 3.4 The proposed development will not result in the closure, or part closure of any local roads.
- 3.5 It is proposed to undertake a series of site remediation and mineral stabilisation works on the site. This will involve treating contaminated soil, and consolidating historic mine workings and shafts to ensure the stability of the site.
- 3.6 Contaminated soils have been identified through initial site investigations submitted with the application. These comprise soils contaminated by invasive non-native species in the form of giant hogweed. It is proposed that contaminated soils will be excavated and relocated to the northern part of the site. Here, they will be subject to ongoing spraying to control and remove residual contamination. All treated material is to be retained on site and encapsulated in future platforming works as part of the education campus development. This would all be subject to verification testing to ensure it's suitable for reuse.
- 3.7 Clean soils are to be provided to reinstate site levels where excavation works are being carried out. Levels are to be reinstated to existing site levels or formation levels, whichever are lower. These are to be stored on site in stockpiled locations. As well as the provision of clean soils for reinstating excavated areas, soils are also to be stored on site for soft landscape areas as part of a future education campus application. Three stockpile locations are proposed to be kept on the site at a height of 3m. One soil stockpile is to be located along the northwestern boundary and two are to be located adjacent to the southern boundary.
- 3.8 An area of combustible soil which contains colliery spoils has been identified in the southeastern corner of the site. This is located at a depth no greater than 1m. This material is not to be excavated as part of this application but instead will be retained and managed on site throughout the remediation works. It is to be capped at depth as part of the future education campus application for the site to ensure it is not exposed to any potential sources of ignition on the finished development. Remaining materials containing colliery spoil are already located at sufficient depth such that they have adequate cover above them.
- 3.9 Several areas of hardstanding and obstructions (tarmac and concrete) are present at varying depths as a result of the past use of the site. Those between 0-1m depth or located beneath indicative future building footprint locations are to be broken up and regraded in situ. Obstructions greater than 1m depth and not located beneath future building footprints are to be retained but perforated to aid drainage.

Within an eastern section of the site, which has been identified for sports pitches as part of a future education campus application, obstructions are to be retained in situ. This is because the structures are beneath fill areas for the platform levels associated with the future education campus.

- 3.10 It is proposed to stabilise an area of shallow mine workings within coal seams located on the western portion of the site by pressure grout injection.
- 3.11 Site investigations have been undertaken and have identified the position of seven of eleven mine entries identified within the site boundary on the Coal Authority mine abandonment plans. It is proposed that the identified mine entries will be secured by grout injection as part of the wider consolidation works to be undertaken within the western portion of the site. The consolidation works will involve probing to accurately prove the depth of each shaft and their plan areas at rockhead, which will determine the nature and size of the shaft cap to be designed.
- 3.12 With respect to the four former mine entries that have not been identified, it is considered that the extents of the investigative works undertaken are appropriate to prove that they are not located in the Coal Authority recorded positions with excavations extending beyond the departure distances advised by the Coal Authority.
- 3.13 The two very deep main mine shafts (Monktonhall No.1 and No.2) which served the former Monktonhall Colliery have been capped by the Coal Authority previously. The latter does not form part of the application site.
- 3.14 In order for the remediation works to be carried out, all trees, hedge and scrub cover is to be cleared from the site. A scheme of replanting does not form part of this application but instead will come forward as part of a detailed application for an education campus.
- 3.15 It is proposed to install utilities connections to the site. This includes high voltage power, water mains, foul sewer, broadband and district heating. The points of connection are located beneath or adjacent to the proposed access junction.
- 3.16 A surface water sewer is proposed along the western boundary of the site. This forms part of the Northern Conveyance Route which forms part of the wider Shawfair Drainage Strategy. The proposed pipe will be 750mm in diameter and will be positioned at an average depth of 3.5m.

## 4 BACKGROUND

- 4.1 The site was included within the application area for the outline planning permission for Shawfair which was granted in 2014 (02/00660/OUT), however condition 35 of the permission established that the land at the former Monktonhall Colliery formed part of an exclusion area where no planning permission has been granted. This was because it was not included within the Section 75 legal agreement and development in this area would need to be subject to further assessment.
- 4.2 A Section 42 application (reference 17/00650/S42) was submitted in August 2017 and granted planning permission in September 2019. The application amended condition 4 of planning permission 02/00660/OUT and thereby changed the means by which the Master Plan and Design Guide (and related addenda) for Shawfair can be amended. This Section 42 application in effect became the new planning permission in principle for the Shawfair development. The condition excluding the area of land at the former Monktonhall Colliery from the original outline planning application was carried over into the S42 application (condition 26 of 17/00650/S42).
- 4.3 At its meetings of December 2015 and February 2017, the Council approved an education strategy for the Shawfair new settlement area which involved using the former Monktonhall Colliery site for education and community purposes.
- 4.4 In November 2016 permission (15/00089/MSC) for infrastructure including a sustainable urban drainage strategy incorporating culverts and amendments to the Cairnie Burn was granted.
- 4.5 The applicant carried out a pre application consultation (18/00558/PAC) for the erection of community facility incorporating secondary and primary school; early learning; provision and family learning; library; leisure facilities, healthcare facilities and class 4 business uses between October and December 2018. The pre application consultation was reported to the Committee at its meeting in October 2018.
- 4.6 In October 2018 the planning authority issued a screening opinion (18/00751/SCR) under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 confirming that an environmental impact assessment submission is not required for the erection of community facility incorporating secondary and primary school; early learning; provision and family learning; library; leisure facilities, healthcare facilities and class 4 business uses.
- 4.7 The site was granted planning permission in principle (19/00112/PPP) in September 2019 for the erection of a community facility incorporating a secondary and primary school, early learning provision and family

learning, leisure, healthcare and Class 4 business facilities. This consent lapsed in 2022.

- 4.8 The applicant carried out a pre application consultation (23/00657/PAC) for the remediation works to proposed education campus: including site remediation, formation of hardstanding, site platforming, provision of site access, utilities/ services and drainage between October and December 2023. The pre application consultation was reported to the Committee at its meeting in November 2023.
- 4.9 In December 2023 the planning authority issued a screening opinion (23/00762/SCR) under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 confirming that an environmental impact assessment submission is not required for remediation works to the proposed education campus, including site engineering, mineral stabilisation, site platforming with locally available clean recycled soils, the provision of site access, utilities/ services and drainage.
- 4.10 This application for detailed 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 The **Coal Authority** does not object to the application subject to the imposition of two conditions. A condition is required to secure that any remediation works and/or mitigation have been implemented in full to ensure it is safe and stable. A second condition is required which necessitates a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable being submitted to the local planning authority for approval in writing.
- 5.2 The Coal Authority also advise the following to the applicant:
- Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property will result in the potential for court action.
- 5.3 **Network Rail** does not object to the application subject to a condition requiring detailed designs of earthworks adjacent to the Borders Railway and overbridge 010/002 have been submitted and approved by the planning authority in consultation with Network Rail. These



must demonstrate that the works would not affect structure of the earthworks or wingwalls, the under-track crossing (UTX), existing services or overbridge and that the subsoil storage stockpile would be situated a minimum of 3m from Network Rail's boundary. This is to ensure that the works would protect the stability of the adjacent railway embankment, railway lines and safety of the rail network.

- 5.4 Network Rail also advise the following to the applicant:

Mining

- 5.5 The proposed works include stabilisation of the ground and treating several mine shafts that are in proximity to the track. To ensure these construction operations are undertaken in a safe and controlled way, the developer must follow the NR Standard relating to design and construction of legacy mining (NR CIV 191 Mod 5) in areas adjacent to the railway. Moreover, there are several shafts not located that will require further investigation. If these shafts are in proximity to the railway, the investigation must be coordinated with Network Rail's Asset Protection Engineers (details below).

Access to the railway and under track crossing (UTX)

- 5.6 No means of access to the railway or Network Rail assets shall be obstructed at any time during and after the construction of the development. In particular, access to overbridge 010/002 must be maintained to allow access for operations and maintenance. With regard to UTX, a wayleave must be applied for from Network Rail.

Giant Hogweed

- 5.7 The applicant must take appropriate measures to ensure that giant hogweed does not spread onto Network Rail's land.

Construction Works

- 5.8 Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Plant must be used in a fail-safe manner whereby no part of the plant should be able to land within 4m of Network Rail's boundary. The applicant must be aware of any embankments and supporting structures which are in close proximity to their development. Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineers for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineers and are subject to a minimum prior notice period for booking of 20 weeks. It is advised that applicants get

in contact with Network Rail as early as possible to avoid delays to their anticipated timescales.

- 5.9 The **Scottish Environment Protection Agency (SEPA)** does not object to the application subject accordance with the approved Shawfair Drainage Strategy, Revision E.

#### Flood Risk

- 5.10 SEPA confirmed that they have no flood risk concerns with the site access works. The main risk to the site would be surface water and the location of the soil bunds would be within the surface water extent. SEPA advises that the proposals should accord with Shawfair Drainage Strategy, Revision E.

#### Former Mine Workings

- 5.11 The pouring of grout below the water table is a controlled activity under General Binding Rule (GBR) 16 of the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR). GBR 16 includes a requirement that no material coming into contact with groundwater shall cause pollution of the water environment. SEPA considers that an assessment should be undertaken to assess whether the use of PFA grout will meet the requirements of GBR 16. If the activity causes pollution, SEPA may take enforcement action in accordance with these regulations.
- 5.12 SEPA therefore recommends that the assessment be undertaken in line with the guidance document: *Stabilising mine workings with PFA grouts. Environmental code of practice. 2nd Edition, BRE Report 509*. A detailed review of the assessment by SEPA is not considered necessary and the document should primarily serve the developer, to ensure no pollution occurs as a result of the activity. If the *preliminary and simple risk assessments* identify that the site is higher risk and conceptually complex, then a *complex risk assessment* is required. At this stage it may be prudent for the developer to highlight this to SEPA through additional consultation.
- 5.13 SEPA note that the Ironside Farrar report acknowledges the industry standard grouting guidance and CAR GBR16. As such, there is no need for further SEPA consultation unless the applicant considers the works cannot be undertaken in line with the GBR.
- 5.14 SEPA note that there are proposals to stockpile and reuse material where possible. SEPA will not seek to control this under waste management licensing control provided that the material being reused is generally suitable for that purpose and unlikely to cause pollution or harm to human health and is in line with the agreed Remediation Strategy. The import of soils for reuse on site sourced from Shawfair development areas may require to be done under a suitable exemption

from waste management licensing. SEPA encourage the applicant to undertake early conversations with their regulatory team in relation to this prior to the import of material.

- 5.15 Any crushing activities on site must be carried out using suitable permitted plant and copies of deployment of said plant provided to the local SEPA team ahead of such activities taking place.
- 5.16 **Scottish Water** does not object to the application however stated that this does not confirm the proposed development can currently be serviced. They advise that records indicate that there are no Scottish Water drinking catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.
- 5.17 The **Council's Archaeological Advisor** does not object to the application subject to a condition securing a programme of archaeological works (Desk-based Assessment and Evaluation).
- 5.18 The **Council's Ecological Advisor, The Wildlife Information Centre (TWIC)** does not object to the application. The Council's biodiversity screening process has identified the biodiversity protections that apply to the site and confirmed that the submitted surveys and proposed mitigation are acceptable.
- 5.19 The **Council's Senior Manager Protective Services (Environmental Health)** does not object to the application and confirmed that the Construction Environment Management Plan submitted with the application was satisfactory. The application was subject to the Council's process to peer review the information submitted in relation to land contamination. This process raised requests for further information/ assessment which the applicant has responded to. The peer review is currently awaiting sign off.
- 5.20 The **Council's Senior Manager Neighbourhood Services (Roads)** does not object to the application and confirmed that the layout of the proposed junction is satisfactory in terms of width and visibility splays achieved. It is noted that this application is for remediation works to facilitate the delivery of an education campus on the site. As such, a subsequent application for such use will be required to provide signalised crossing facilities prior to it becoming operational.
- 5.21 **Scottish Natural Heritage (NatureScot)** offered no comment on the proposal.
- 5.22 The **City of Edinburgh Council** offered no comment on the proposal.
- 5.23 The **Council's Education Executive Business Manager** offered no comment on the proposal.

5.24 The **Council's Land Resources Manager** offered no comment on the proposal.

5.25 The **Council's Senior Manager Neighbourhood Services (Flood)** offered no comment on the proposal.

## **6 REPRESENTATIONS**

6.1 No representations have been received.

## **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 crisis;** 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 5 Soils;** sets out to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development. The policy also sets out acceptable scenarios for development on prime agricultural land.

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 9 Brownfield, vacant and derelict land and empty buildings;** sets out to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

7.10 **Policy 12 Zero Waste;** sets out to encourage, promote and facilitate development that is consistent with the waste hierarchy.

- 7.11 **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.
- 7.12 **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.
- 7.13 **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.

Midlothian Local Development Plan 2017 (MLDP)

- 7.14 **Policy STRAT1: Committed Development** seeks the early implementation of all committed development sites and related infrastructure, facilities and affordable housing, including sites in the established housing land supply. Committed development includes those sites allocated in previous development plans which are continued in the MLDP.
- 7.15 **Policy STRAT5: Strategic Employment Land Allocations** supports development for employment uses on sites identified as strategic employment land allocations.
- 7.16 **Policy DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.
- 7.17 **Policy DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.18 **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.
- 7.19 **Policy TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.20 **Policy IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes, business properties and redevelopment proposals.
- 7.21 **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.

- 7.22 **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.
- 7.23 **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.
- 7.24 **Policy ENV16: Vacant, Derelict and Contaminated Land** supports the redevelopment of vacant and derelict land for uses compatible with their location. Developments will be required to demonstrate that the site is suitable for the proposed new use in terms of the risk posed by contamination and instability from historic uses.
- 7.25 **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 impacts.
- 7.26 **Policy ENV18: Noise** requires that where new noise sensitive uses are proposed in the locality of existing noisy uses, the Council will seek to ensure that the function of established operations is not adversely affected.
- 7.27 **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.
- 7.28 **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.

- 7.29 **Policy NRG6: Community Heating** requires that, wherever reasonable, community heating should be supported in connection with buildings and operations requiring heat.
- 7.30 **Policy IMP3: Water and Drainage** support improvements in the water and drainage network, to enable new development required by the Local Development Plan to be provided.

## 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 consultation responses received are material considerations.

### Principle of Development

- 8.2 The MLDP identifies Shawfair as a committed development site through Policy STRAT1. The MLDP Danderhall/Shawfair settlement strategy clarifies that development should proceed in line with the planning permission for the Shawfair community and the Shawfair Masterplan and Design Guide (and associated addendums) which set out the development framework for the Shawfair development. Within the Shawfair Masterplan and MLDP (Appendix 2) the former Monktonhall Colliery is identified as being suitable for a variety of uses that will be compatible and beneficial to the wider Shawfair development.
- 8.3 At its meetings of December 2015 and February 2017, the Council approved an education strategy for the Shawfair new settlement area which involved using the site for education and community purposes. Although this decision does not mean that planning permission should automatically be granted for the proposed development, the Council decision is a material consideration in supporting the proposed development which by remediating the site from contamination, would help facilitate the future provision of an education campus on this site.
- 8.4 The site was also granted planning permission in principle (19/00112/PPP) in September 2019 for the erection of a community facility incorporating a secondary and primary school, early learning provision and family learning, leisure, healthcare and Class 4 business facilities. This consent lapsed in 2022 but nonetheless supports the principle of the site being remediated to enable its future use as an education campus.
- 8.5 Both the MLDP and NPF4 seek where possible, to direct development to previously developed brownfield land. The proposed development seeks to remediate part of the site of the former Monktonhall Colliery so that it can be brought back into productive use. These works, which involve treating contaminated soil, consolidating historic mine workings and shafts and provision and storage of clean soils are essential to

allow built development to take place in the future. The proposal is therefore in accordance policy ENV16 of the MLDP and policy 9 of NPF4 to promote the reuse of brownfield land.

- 8.6 The provision of an education campus is an integral part of the Shawfair development. The proposed development would contribute to the reuse of brownfield land and would help facilitate the delivery of an education campus at the site in future. As such, the principle of development is established.

#### Ground Conditions

- 8.7 The application was subject to the Council's process to peer review the information submitted in relation to land contamination. This process raised requests for further information/ assessment which the applicant has responded to. The peer review is currently awaiting final sign off.
- 8.8 With regard to the mine shafts on the site, the Coal Authority concur with the recommendations of the submitted Mineral Stability Risk Assessment that the seven identified mine shafts and shallow mine workings are to be treated. While four former mine entries were not identified, the submitted Mineral Stability Risk Assessment concludes that the extent of the investigative works are appropriate to conclude that they are not located in the Coal Authority recorded positions with excavation distances extending beyond the departure distances advised by the Coal Authority. It is therefore concluded that it is possible that the locations identified by the Coal Authority are mis-plots or that they relate to blind shafts which connect two underground seams and as such do not break the surface and do not present a stability risk.
- 8.9 The conclusions of the Council's peer review process and Coal Authority's response confirms that the proposal is in line with NPF4 policy 9c) which states that where land is known or suspected to be unstable or contaminated, development proposals must demonstrate that the land is, or can be made, safe and suitable for future uses.
- 8.10 The soils which are to be treated as part of the remediation strategy are to be kept on site, in the northern section of the site. These will then be used for future platforming works on the site as part of the education campus. It is proposed that no soils are to be removed from the site which is in accordance with the aims of NPF4 policies 5 and 12 which seeks to protect soil resources and reduce waste.
- 8.11 A number of further mitigation measures are proposed within the submitted Remediation Strategy and Mineral Stability Risk Assessment for the future education campus development. This includes the positioning of any buildings and incorporation of standoff zones into the layout. These measures are not relevant to this application which does not propose the erection of any buildings on the site.



## Landscape, Trees and Biodiversity

- 8.12 The removal of existing habitat and trees from the site is required to facilitate the remediation works. This will result in a loss of biodiversity, including the loss of mature trees. This is not in accordance with the aims of NPF4, specifically policies 1-3 which place significant weight on the global nature and climate crises and policy 6 which strongly resists the loss of trees, hedgerow and woodland. Policy 3b of NPF4 is clear that major development will only be supported where it would conserve, restore and enhance biodiversity. Part 3b)i establishes that the proposal must be based on an understanding of the existing characteristics of the site and its ecological context prior to any development, and part 3b)iv states that significant biodiversity enhancements should be provided.
- 8.13 The loss of biodiversity on the site is recognised in the submitted Site Biodiversity Action Plan and Landscape Maintenance and Management Plan and it is acknowledged that mitigation and compensatory planting is required. While the Site Biodiversity Action Plan and Landscape Maintenance and Management Plan sets out recommendations for the required mitigation planting, this is not proposed as part of this application. Instead, all biodiversity mitigation is to come forward as part of a future application for an education campus on the site.
- 8.14 By not delivering mitigation measures for the biodiversity loss and loss of trees through this application, the proposal conflicts with policies 3 and 6 of NPF4 and policies DEV7 and ENV11 of the MLDP. Nonetheless, this must be viewed in the context of the application which is to enable the future development of an education campus on the site by making it safe and stable. There is not yet an approved layout for an education campus and the construction works will involve earthworks and platforming which would potentially conflict with the establishment of new landscaping and tree planting if it were to be planted now. As such, it is not possible or practical to provide the required mitigation at this stage. The submitted Site Biodiversity Action Plan and Landscape Maintenance and Management Plan confirms that the necessary mitigation will be delivered as part of a separate application for an education campus to meet the biodiversity requirements NPF4 and the MLDP.
- 8.15 The education campus is an integral part of the Shawfair development which is to be delivered by Midlothian Council once a remediated site has been provided. As such, there is a strong expectation that the development of an education campus, which is to be inclusive of the required replacement planting, will come forward in a timely manner following the remediation works.
- 8.16 It is accepted however, that the approval of this planning application alone does not provide any certainty that an education campus will be delivered, nor can it guarantee a set timescale for its delivery. This adds an element of risk into the delivery of a replacement planting

scheme that is required to compensate for the tree and habitat loss. Ensuring that the tree and habitat loss is mitigated and compensated for is essential as set out in policies 1-3 of NPF4 which are clear that the global nature and climate crises will be given significant weight for all development proposals.

- 8.17 Accordingly, in order to mitigate any risk with the delay of the delivery of an education campus on the site, and therefore the tree and biodiversity mitigation, planning conditions would be used to require a scheme of compensatory planting to be submitted and delivered on the site if no subsequent development comes forward within 5 years. The approved compensatory landscaping scheme would be required to deliver a biodiversity net gain above existing baseline conditions and a canopy cover greater than the existing site canopy cover calculation. This will ensure that the replacement tree planting and biodiversity can be delivered independently of the education campus if required and therefore that the application meets the objectives of policies 1, 3 and 6 of NPF4.
- 8.18 The proposed height of the soil stockpiles is to be 3 metres. The undulating land levels in the area will help mitigate views into the site from nearby uses such as Shawfair Rail Station and thus limit the visual impact of the proposal. However, the scale of development is such that the stored material will be visible from some locations including the adjacent road known as RP11. The storage of the soil on the site will be temporary until the education campus is constructed and will be seen in the wider context of a development site under construction within the Shawfair new development area. The proposal is therefore not contrary to policy ENV7 of the MLDP.
- 8.19 Two bat roosts were identified on site which are to be lost as a result of the proposed works. In line with policy ENV15, mitigation has been agreed with the Council's Ecological Advisor. This can be secured by condition.

#### Flood Risk and Drainage

- 8.20 The proposal sits within a larger development proposal that has had its flood risk assessed and has an agreed mitigation and drainage strategy (Shawfair Flooding and Drainage Strategy Rev E). A new culvert was proposed as mitigation as part of the approved drainage strategy in order to prevent flood waters from the Carnie Burn to the south reaching the application site. The proposed culvert has now been installed (under application 15/00089/MSC). SEPA do not object to the application and have no flood risk concerns with the proposed site access works.
- 8.21 The approved Shawfair Flooding and Drainage Strategy Rev E indicates a potential SUDS basin within the catchment of the site. The delivery of SUDS basin is not required as part of the proposed

remediation works but should be considered as part of any further built development on the site.

- 8.22 It is proposed to install a surface water pipe along the western boundary. This forms part of the Northern Conveyance Route which forms part of the approved Shawfair Flooding and Drainage Strategy Rev E.
- 8.23 The flood risk and drainage information submitted is acceptable and is in accordance with the approved Shawfair Flooding and Drainage Strategy Rev E. The proposals are therefore in accordance with policies ENV9 and IMP3 of the MLDP and policy 22 of NPF4.

#### Heritage and Archaeology

- 8.24 The application is not located in close proximity to and will not have an adverse impact on any designated heritage assets. Given the works proposed, it is considered that additional areas of the site should be subject to archaeological evaluation in accordance with policies ENV24 and ENV25 of the MLDP and policy 7 of NPF4. This can be secured by condition.

#### Transport and Road Safety

- 8.25 The existing road network is of a standard to cope with the construction traffic generated by the proposed development. The Council's Senior Manager Neighbourhood Services (Roads) has confirmed that the layout of the proposed junction is satisfactory in terms of width and visibility splays achieved. The proposed development is acceptable in road safety terms.

#### Utilities

- 8.26 The application includes the provision of a point of connection for several utilities including water, power, district heating and broadband. While connection will not be made as part of this application, like the remediation works themselves, the provision at this stage helps enable the future use of the site. This is in accordance with policy IT1 of the MLDP and policy 24 of NPF4 which supports the delivery of digital infrastructure and connectivity, and policy NRG6 of the MLDP and policy 19 of NPF4 which supports the connection of new development to a community heat network.

#### Amenity and Pollution

- 8.27 Given, the distance of the site from existing dwellinghouses, the proposed operations and the limited duration of the grouting and remedial works, it is considered that it would not give rise to significant noise nuisance and disturbance to any residential properties. This is in accordance with MLDP policies DEV2, ENV17 and ENV18. Construction hours and noise levels have been set out in a

Construction Environment Management Plan and can be secured by condition to ensure no adverse amenity impacts.

- 8.28 The material to be stockpiled is inert soil and as such there is not a concern with regard pollution arising from the storage of the material. The Council's Senior Manager Protective Services (Environmental Health) does not raise any concerns with the proposed development on grounds of environmental pollution.

## 9 RECOMMENDATION

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

*The proposed development site is an integral part of a committed development site as allocated in the Midlothian Local Development Plan 2017. The proposed development would remediate a brownfield site ensuring that it is decontaminated and stabilised, which will thereby enable it to be brought in use in accordance with the Shawfair Masterplan and Midlothian Local Development Plan 2017. The distance of the site from existing dwellinghouses and the nature of the proposed operations would not give rise to an unacceptable impact on amenity. The presumption for development is not outweighed by any other material considerations. As such the proposed development complies with policies STRAT1 and ENV16 of the Midlothian Local Development Plan and Policy 9 of the National Planning Framework 4.*

Subject to the following conditions:

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. No development shall take place on site until such time as detailed designs of the earthworks adjacent to the Borders Railway and overbridge 010/002 have been submitted to and approved by the planning authority in consultation of Network Rail. These must demonstrate that the works would not affect structure of the earthworks or wing walls, the UTX, existing services or overbridge. Moreover, they must show that that the subsoil storage stockpile would be situated a minimum of 3m from Network Rail's boundary. The development shall be carried out only in full accordance with such approved details.

**Reason:** *To protect the stability of the adjacent railway embankment, the adjacent railway lines and the safety of the rail network.*

3. No development shall commence until;

a) any remediation works and/or mitigation measures to address the mine entries and the shallow mine workings, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

**Reason:** *To ensure the 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.*

4. No stockpile of soil shall exceed 3 metres in height above the ground level.

**Reason:** *In the interests of safeguarding the landscape character and visual amenity of the area and for the stability of the stored material.*

5. No stockpile of soil shall be located within 3 metres of the boundary of the application site.

**Reason:** *In the interests of safety.*

6. During construction of the development hereby approved, the mitigation and compensation measures detailed in section B.3 and C.1 of the Tree Report: Shawfair Education Campus dated 2023 shall be adhered to.

**Reason:** *The submitted and approved Tree Report identified additional recommendations to ensure adequate tree protection measures are in place and adhered to.*

7. During construction of the development hereby approved, the mitigation and compensation measures detailed in section C.1 of the Bat Survey Report dated May 2024 shall be adhered to.

**Reason:** *The submitted and approved Bat Survey Report identified additional recommendations to ensure protected species are protected that must be adhered to.*

8. No development shall take place on the proposed site until the applicant has undertaken and reported upon a programme of archaeological (Desk-based Assessment and Evaluation) work in accordance with a written scheme of investigation which has been

submitted by the applicant (or their agent) and approved by the planning authority.

**Reason:** *To ensure this development does not result in the unnecessary loss of archaeological material in accordance with policies ENV24 and ENV25 of the Midlothian Local Development Plan and policy 7 of the National Planning Framework 4.*

9. A scheme of road washing/clearing shall be put into operation at times when material is being imported or exported to or from the site (when this planning permission is being implemented). The road washing operation shall ensure all sections of road within 100m of the boundary of the site are kept free from mud and debris.

**Reason:** *In the interests of road safety.*

10. Construction, engineering, site delivery and any other operations shall comply with the following noise level: 70 dB LAeq(12hr) (façade), with the best practicable means (BPM) at all times by BS5228 guidance. The noise from all fixed plant, machinery and equipment shall be such that the combined noise level shall not exceed NR 30 daytime (07:00 to 23:00 hrs) or NR 25 if the noise is tonal and NR25 nighttime (23:00 to 07:00 hrs) or NR20 if the noise is tonal, as measured from within any living apartment within the proposed premises. For the purposes of this condition, the assessment position shall be as identified by BS 7445 in relation to internal noise measurements.

**Reason:** *To minimise disturbance to nearby residential properties from noise and construction traffic in accordance with policies DEV2 and ENV17 of the Midlothian Local Plan 2017.*

11. No construction, engineering or other works or the operation of machinery shall take place outwith the hours of 08.00 to 19:00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays unless otherwise agreed in writing with the planning authority.

**Reason:** *To minimise disturbance to nearby residential properties from noise, construction traffic and other pollution in accordance with policies DEV2, ENV17 and ENV18 of the Midlothian Local Plan.*

12. Within 3 months of the date of this planning permission, a phasing plan for a scheme of replacement landscape planting and biodiversity enhancements shall be submitted to the planning authority for approval in writing.

**Reason:** *The application results in a loss of biodiversity and trees which is to be compensated for through the development of a separate application for an education campus on the site. To avoid*

*any risk and delay in the delivery of an education campus and in accordance with policies 1, 2 and 3 of the National Planning Framework 4 and policy ENV11 of the Midlothian Local Development Plan.*

13. A scheme of landscaping to accord with an approved phasing plan agreed under the terms of condition 12 shall be submitted to the planning authority for approval in writing. Details shall include:
- i. existing and finished ground levels for all open space and roads in relation to a fixed datum;
  - ii. existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
  - iii. proposed new planting including trees, shrubs, hedging, wildflowers and grassed areas;
  - iv. location and design of any proposed walls, fences and gates;
  - v. schedule of plants to comprise species, plant sizes and proposed numbers/density;
  - vi. programme for completion and subsequent maintenance of all soft and hard landscaping. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August);
  - vii. drainage details, watercourse diversions, flood prevention measures and sustainable urban drainage systems to manage water runoff;
  - viii. proposed woodland management plan for any existing, to be retained, and proposed woodland;
  - ix. a scheme to achieve a biodiversity net gain over; and
  - x. tree and woodland planting to achieve a canopy cover of 21% of the site area or greater than the canopy to be removed.

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. The approved landscaping works shall achieve a biodiversity net gain and shall take place within the first planting season following approval. 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:*** *The application results in a loss of biodiversity and trees which is to be compensated for through the development of a separate application for an education campus on the site. To avoid any risk and delay in the delivery of an education campus and in accordance with policies 1, 2 and 3 of the National Planning*

*Framework 4 and policy ENV11 of the Midlothian Local Development Plan.*

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 24 May 2024

**Application No:** 24/00148/DPP  
**Applicant:** Shawfair LLP, 27 Silvermills Court, Henderson Place Lane, Edinburgh

**Agent:** Colliers International, 1 Conference Square, Edinburgh

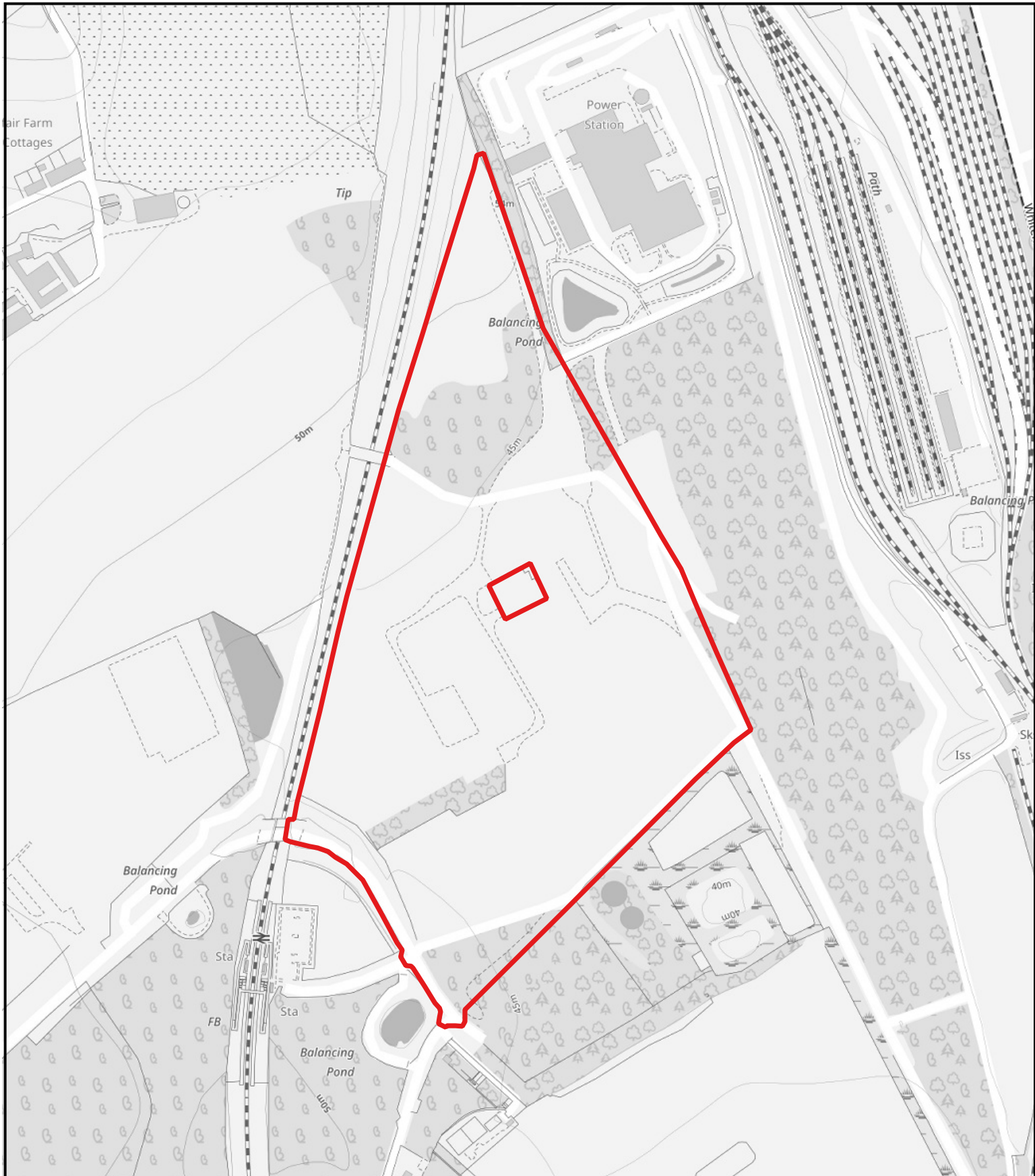
**Validation Date:** 7 March 2024

**Contact Person:** Eilidh Paul, Planning Officer  
**Email:** [eilidh.paul@midlothian.gov.uk](mailto:eilidh.paul@midlothian.gov.uk)

**Background Papers:** 23/00762/SCR, 23/00657/PAC

**Attached Plans:** Location Plan and Site Plan





**Planning Service  
Place Directorate**

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith, EH22 3AA

Formation of access; site remediation, including grouting; installation of utilities and drainage infrastructure; and, creation of soil storage bunds.

Site of Former Monktonhall Colliery

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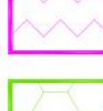


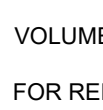
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Scale 1:4500

Midlothian Council Licence No. AC0000811376 (2024)



**LEGEND**

-  Area of Concrete to be Retained
-  Red Line Boundary (Whole Site)  
Area = 152,801m<sup>2</sup>
-  Northern Boundary  
Area = 21,420m<sup>2</sup>
-  Grouting Area
-  0.5m of Giant Hogweed Soil Area to be Excavated and Moved to Storage Area for Further Treatment
-  Giant Hogweed treatment and storage area
-  Spread Depth of Subsoil - 0.508m  
Spread Depth of Topsoil - 0.178m
-  Subsoil Storage for Replacement 13,808m<sup>3</sup>  
(Max Storage 14,570m<sup>3</sup>)
-  Topsoil Storage for 17,545m<sup>3</sup>  
(Max Storage 19,584m<sup>3</sup>)
-  Subsoil Storage for 22,066m<sup>3</sup>  
(Max Storage 22,764m<sup>3</sup>)

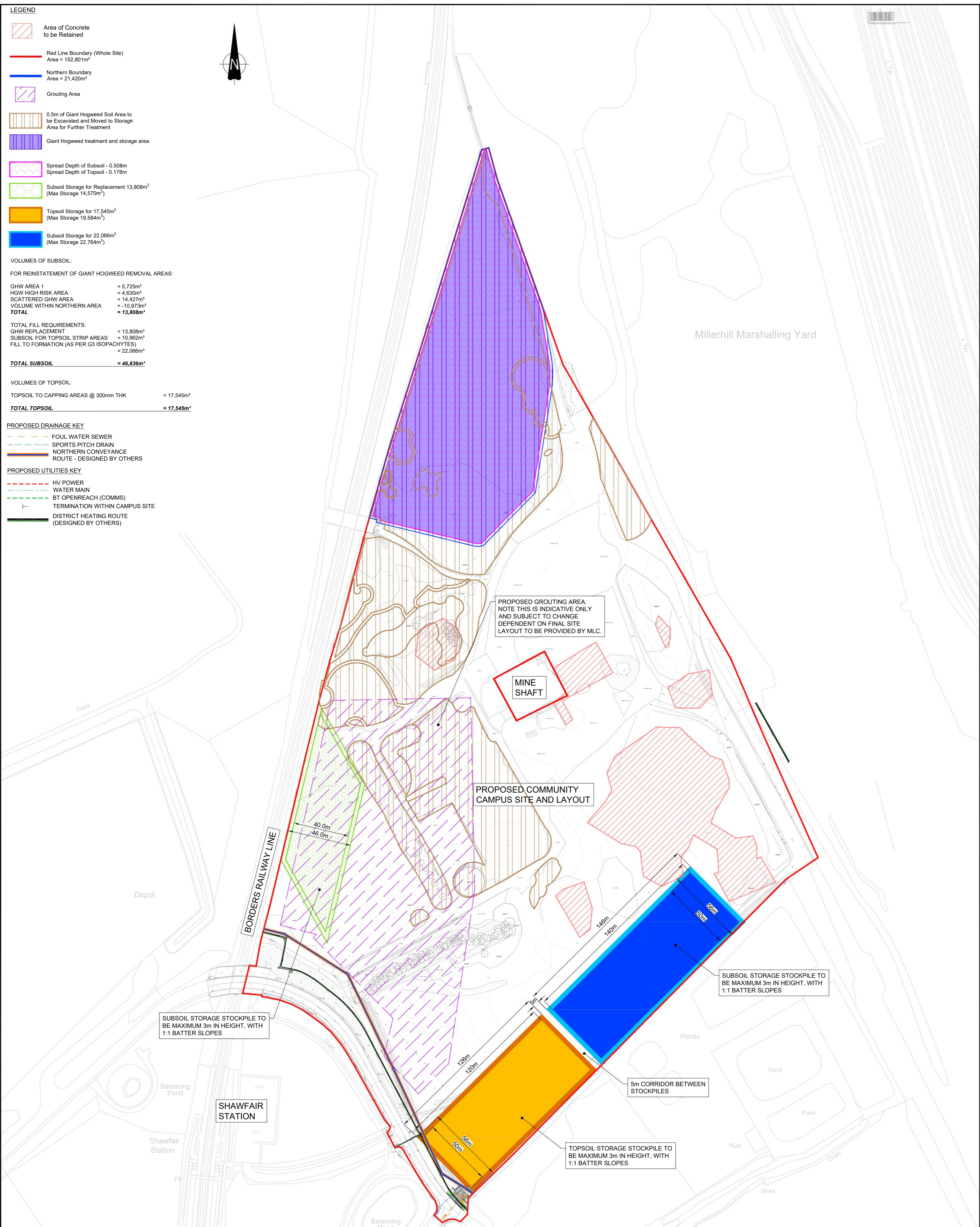
VOLUMES OF SUBSOIL:  
FOR REINSTATEMENT OF GIANT HOGWEED REMOVAL AREAS:  
GHW AREA 1 = 5,725m<sup>3</sup>  
HGW HIGH RISK AREA = 4,630m<sup>3</sup>  
SCATTERED GHW AREA = 14,427m<sup>3</sup>  
VOLUME WITHIN NORTHERN AREA = -10,973m<sup>3</sup>  
**TOTAL = 13,808m<sup>3</sup>**

TOTAL FILL REQUIREMENTS:  
GHW REPLACEMENT = 13,808m<sup>3</sup>  
SUBSOIL FOR TOPSOIL STRIP AREAS = 10,962m<sup>3</sup>  
FILL TO FORMATION (AS PER G3 ISOPACHYTES) = 22,066m<sup>3</sup>  
**TOTAL SUBSOIL = 46,836m<sup>3</sup>**

VOLUMES OF TOPSOIL:  
TOPSOIL TO CAPPING AREAS @ 300mm THK = 17,545m<sup>3</sup>  
**TOTAL TOPSOIL = 17,545m<sup>3</sup>**

**PROPOSED DRAINAGE KEY**  
FOUL WATER SEWER  
SPORTS PITCH DRAIN  
NORTHERN CONVEYANCE ROUTE - DESIGNED BY OTHERS

**PROPOSED UTILITIES KEY**  
HV POWER  
WATER MAIN  
BT OPENREACH (COMMS)  
TERMINATION WITHIN CAMPUS SITE  
DISTRICT HEATING ROUTE (DESIGNED BY OTHERS)



PROPOSED GROUTING AREA. NOTE THIS IS INDICATIVE ONLY AND SUBJECT TO CHANGE DEPENDENT ON FINAL SITE LAYOUT TO BE PROVIDED BY MLC.

MINE SHAFT

PROPOSED COMMUNITY CAMPUS SITE AND LAYOUT

SUBSOIL STORAGE STOCKPILE TO BE MAXIMUM 3m IN HEIGHT, WITH 1:1 BATTER SLOPES

SUBSOIL STORAGE STOCKPILE TO BE MAXIMUM 3m IN HEIGHT, WITH 1:1 BATTER SLOPES

TOPSOIL STORAGE STOCKPILE TO BE MAXIMUM 3m IN HEIGHT, WITH 1:1 BATTER SLOPES

- NOTES**
1. DO NOT SCALE FROM THIS DRAWING.
  2. ALL INFORMATION SUBJECT TO DETAILED DESIGN, CONSULTATIONS & APPROVALS FROM STATUTORY BODIES. **NOT FOR CONSTRUCTION.**
  3. TOPOGRAPHICAL SURVEY INFORMATION SUPPLIED BY OTHERS AND MAY CONTAIN HISTORIC DATA.
  4. DETAIL DESIGN AND FULL LAYOUT OF PROPOSED ROAD WORKS TO BE AGREED WITH MIDLOTHIAN COUNCIL (MLC) THROUGH RCC PROCESS.
  5. DRAINAGE WORKS TO BE APPROVED THROUGH SCOTTISH WATER PROCESS & EXECUTED IN ACCORDANCE WITH SEWERS FOR SCOTLAND 4TH EDITION & MLC ROADS.
  6. FINAL ROAD LEVELS SUBJECT TO DETAILED DESIGN/ VERIFICATION AS PART OF ROAD CONSTRUCTION CONSENT.
  7. NO PROPOSED ELECTRIC VEHICLE CHARGING POINTS PROPOSED AS PART OF THIS APPLICATION.
  8. SUBSOILS FOR TOPSOIL STRIP AREAS TO BE DELIVERED TO SITE WHEN REQUIRED.

P01	16.02.24	FIRST ISSUE	SW	PM	DM
Rev	Date	Amendment Details	Dr'n	Chk'	App'

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Client



Project Title  
**SHAWFAIR COMMUNITY CAMPUS**

Drawing Title  
**PROPOSED SITE PLAN**

2nd Floor, Quay 2  
139 Fountainbridge  
Edinburgh  
EH3 9QG  
Tel: +44 (0)131 550 6300  
Web: www.sweco.co.uk



Purpose Of Issue  
**PRELIMINARY**

Status **S5** Status Description **FOR REVIEW AND ACCEPTANCE**

Drawn	Designed	Checked	Approved
SW	SW	PM	DM

Sheet Size **A1** Scale **1:1250** Sweco Ref **65206840** Revision **P01**

Drawing Number  
**65206840-SWE-15-PL-DR-C-0007**



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**APPLICATION FOR PLANNING PERMISSION 24/00107/DPP FOR THE CHANGE OF USE FROM CHILDREN'S NURSERY (CLASS 10) TO OFFICE AND ANCILLARY SUPPORT CENTRE (CLASS 4) AT 3 ESKVIEW VILLAS, DALKEITH.**

Report by Chief Officer Place

---

**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The application is for the change of use from children's nursery (class 10) to office and ancillary support centre (class 4) at 3 Eskview Villas, Dalkeith. The site is located within the Eskbank and Ironmills Conservation Area.**
- 1.2 There have been 16 representations and one consultation response from the Senior Manager Neighbourhood Services (Roads). The relevant development plan policies are policies 1, 7, 9, 13, 14, 23 and 26 of the National Planning Framework 4 (NPF4) and policies DEV2, ECON4, ENV18, ENV19 and ENV22 of the Midlothian Local Development Plan 2017 (MLDP).**
- 1.3 The recommendation is to grant planning permission subject to conditions.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1 The application site comprises an existing, detached two storey building set within a large plot. The building is externally finished in brick, with brown brick at ground floor level and grey brick at first floor level. The building has a pitched tiled roof with rooflights. The application site has a generous garden area to the side and rear which is mostly laid with grass. To the front of the building there is an area of hardstanding which provides a parking and vehicle turning area. The site is bound by a combination of brick walls, timber fencing and hedging. There are a number of trees located along the site boundary. The site is accessed via Eskview Villas.**
- 2.2 The site is located within the Eskbank and Ironmills Conservation Area. The surrounding area is predominately residential, although the grounds of a nursing home are located to the rear of the application property. The site is bound by Glenesk Crescent to the southeast with**

residential properties on the opposite side of that road. A category A listed building, Eskbank House, is located to the east of the site.

### **3 PROPOSAL**

- 3.1 Planning permission is sought for the change of use from a children's nursery to an office with an ancillary support centre for women, children and vulnerable people. No internal or external changes or alterations are proposed to the building to facilitate the proposed change of use.
- 3.2 The building will operate as the applicant's central office and will be used by 16 staff members. There will be eight car parking spaces associated with the office. The applicant, Women's Aid East and Midlothian, are seeking to relocate from other local offices which are no longer meeting the organisations needs.
- 3.3 The core operating hours will be Monday to Friday, 9am-4pm. However, it has been stated that it is possible that the staff could be in the building between the hours of 8am and 5pm. It is also proposed that a women's group will use the premises on a Thursday evening. This group meeting will run no later than 6:30pm. A board of directors meeting will also take place from the premises quarterly between 6:30pm and 8:30pm.
- 3.4 The support centre will operate on an appointment only system during the office's core operating hours. It is expected that there will be no more than three appointments at the same time. However, there will also be group work sessions which will operate for half day sessions and could attract up to 15 visitors.
- 3.5 It is not proposed for any residential use or overnight stays to be associated with the proposed change of use.

### **4 BACKGROUND**

- 4.1 Planning permission, 262/83 was granted for the erection of a dwellinghouse on the site in 1983.
- 4.2 Planning permission, 97/00233/FUL, was granted for the change of use from dwellinghouse to a children's nursery at 3 Eskview Villas, Dalkeith. The nursery ceased operating in June 2023.
- 4.3 June 2008/September 2012 - planning permission, 08/00297/FUL and 12/00340/DPP, was granted for the erection of garage, workshop and studio at land adjacent to 3 Eskview Villas, Dalkeith.
- 4.4 May 2019 - planning permission, 18/00760/DPP, was granted on appeal for the erection of dwellinghouse, formation of access and car parking and associated works on land at 3 Eskview Villas, Dalkeith.

- 4.5 July 2023 - planning permission, 23/00298/DPP, was granted for the change of use from children's nursery to dwellinghouse and associated works at 3 Eskview Villas, Dalkeith - this consent has not been implemented.
- 4.6 The planning application has been 'called-in' to Committee for determination by Councillor McKenzie to enable the concerns of local residents to be considered.

## 5 CONSULTATIONS

- 5.1 The **Council's Senior Manager Neighbourhood Services (Roads)** was consulted on the application but raised no concerns.

## 6 REPRESENTATIONS

- 6.1 There have been 16 representations received, which can be viewed in full on the online planning application case file. All representors objected to the application. A summary of the main points raised are as follows:
- The proposal will detract from the existing character and amenity of the predominantly residential area;
  - The proposal will increase noise nuisance;
  - The site is in a cul-de-sac where there is limited space to manoeuvre and as such there will be an impact on the safety of children and animals when on the street;
  - On-street car parking is limited at present, the proposal will exacerbate the situation;
  - The nursery use increased car movements, non-residential service vehicles and parking congestions, the proposal would re-introduce these issues;
  - It is wrong to assess the application based on a legacy consent from 27 years ago when planning policy has changed;
  - The former consented use as a nursery should not be considered acceptable as a baseline for future applications due to the nuisance and disruption it caused;
  - Permission was granted last year to revert the application property to a dwellinghouse - this is a more sustainable use;
  - The application site is located in the conservation area and within the setting of a category A listed building, changing the use of the building does not preserve the listed building, conservation area or the residential environment;
  - Granting consent will set a precedence for inappropriate uses;
  - The proposal does not comply with NPF4 policies 1 and 13 and MLDP policy ECON4;
  - There is no guarantee that the applicant would stay the same, the building could easily be sold or sub-let to another business;

- Future house sales are likely to suffer because of a business use within the area;
- Alternative sites, within an existing or allocated business community would be more appropriate for the proposal; and
- The sensitive nature of clientele visiting.

6.3 The above matters will be addressed within the planning issues section of the report.

## 7 PLANNING POLICY

7.1 Planning policy currently comprises of National Planning Framework 4 and the adopted 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 crises.

7.4 Policy 7 **Historic Assets and Places** aims to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation and its setting is preserved or enhanced. Relevant considerations include:

- Architectural and historic character of the area;
- Existing density, built form and layout; and
- Context and siting, quality of design and suitable materials.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

7.5 Policy 9 **Brownfield, Vacant and Derelict Land and Empty Buildings** aims to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

a) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

7.6 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.

- 7.7 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.
- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
  - b) Development proposals will be supported where they are consistent with the six qualities of successful places.
  - c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.
- 7.8 Policy **23 Health and Safety** aims 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.
- 7.9 Policy **26 (c and e) Business and Industry** aims to encourage, promote and facilitate business and industry uses and to enable alternative ways of working.
- c) Development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business/industrial character of the area.
  - e) Development proposals for business and industry will take into account:
    - i. Impact on surrounding residential amenity; sensitive uses and the natural and historic environment.
    - ii. The need for appropriate site restoration at the end of a period of commercial use.

Midlothian Local Development Plan 2017 (MLDP)

- 7.10 Policy **DEV2: Development within the Built-up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.
- 7.11 Policy **ECON4: Economic Development outwith Established Business and Industrial Sites** states that business and industrial proposals (class 4 and 5) within the defined urban area but outwith existing or allocated business and industrial sites will be supported if:
- a. it is demonstrated that there is no suitable alternative site available within established economic sites;

- b. the site is not identified for alternative use;
- c. the proposed development would be compatible with surrounding uses and there would be no adverse impact on local and, in particular, residential amenity as a result of development;
- d. the layout and design of buildings would be appropriate to the character of the site and surrounding area; and
- e. the transport impact of the proposal would be acceptable.

The Council will give support to proposals that reuse brownfield or vacant or derelict land as opposed to greenfield locations.

- 7.12 Policy **ENV18: Noise** seeks to prevent noisy development from damaging residential amenity or distributing noise sensitive uses.
- 7.13 Policy **ENV19: Conservation Areas** seeks to prevent development which would have any adverse effect on the character and appearance of Conservation Areas.
- 7.14 Policy **ENV22: Listed Buildings** states development will not be permitted which would adversely affect the character or appearance of a listed building, its setting or any feature of special architectural or historic interest.

## **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 consultations responses received are material considerations.

### Principle of Development

- 8.2 The application site is within the built-up area of Dalkeith where there is a presumption in favour of appropriate development, subject to the development being compatible with its locality. MLDP policy DEV2 states that development will not be supported where it would have an adverse impact on the character or amenity of an area.
- 8.3 For approximately 27 years the site has been used for a commercial/business use with planning permission for a children's nursery. NPF4 policy 26 and MLDP policy ECON4 seek to support businesses and it is accepted that as a consequence of site histories/established activities, commercial opportunities or circumstances such businesses may not always operate from defined or established business areas but can be located in and adjacent to residential areas as long as they don't have an adverse impact on the character or amenity of that area. Furthermore, the nature of the use, which provides support for vulnerable members of the community, is



considered to be best sited in a quiet, discrete residential area and not on an alternative business/industrial estate.

- 8.4 MLDP policy ECON4 looks for applicants to demonstrate that there are no alternative sites available within established economic sites which could serve the proposed development. The applicant has noted some of the unsuitable locations that have been considered for the proposed development. As the applicant is a charity, whom have very specific requirements, they have searched to find an appropriate site which can be used as a mixture of office space and a support centre. There has been limited options available to them over the past 10 years which have met the required criteria. Seven possible rental options were investigated. These were ultimately considered inappropriate as they were unable to meet the required characteristics needed for the proposed development, due to size and accessible restrictions, lack of outdoor space, costs, safety concerns and the locations not being suitable. The sites investigated were:
- Eskdail Court, Dalkeith;
  - Old Medical Centre, Bonnyrigg;
  - Soutra Point Office Space, Dalkeith;
  - Shawfair;
  - Loanhead Business Park; and
  - Hardengreen Industrial Unit.
- 8.5 An additional three options were considered for purchase, however the applicants were either outbid, or the cost required for the renovations exceed what was financially feasible for the applicants. These include:
- Three buildings sold by the Church Scotland, most recently St John's Church, Whitecraig;
  - Orchard Centre, Bonnyrigg; and
  - Loanhead Police Centre
- 8.6 Furthermore, three community asset transfer sites were also considered. For two of these properties, the funding required was reliant on securing grants which could not be guaranteed. The other was considered to be an unsafe environment for the vulnerable women visiting the centre. These properties include:
- Highbank Nursing Home, Dalkeith;
  - Lasswade High School Bowling Green; and
  - Waterfall Park Pavilion, Dalkeith
- 8.7 Planning permission was granted for the change of use from a dwellinghouse to a children's nursery in 1997. Permission was granted on the basis that the nursery would operate between the hours of 8am and 6pm. The application also outlined that there would be nine full time staff, with facilities to accommodate 42 children. The parking arrangements for the nursery included 12 parking spaces (two of which were to be in a garage) and an associated turning area - the proposed

use, uses the same hardsurface area, but sets out eight car parking spaces in accordance with the Council's parking standards.

- 8.8 A representation submitted in relation to the planning application highlighted that the previous consent, for the change of use from dwellinghouse to nursery, should not be considered as a baseline for any further applications due to the time passed since this consent was granted. However, the planning history of the application site is a material consideration and therefore it is considered as part of the assessment of the planning application.
- 8.9 A representation also highlighted that planning permission was granted in 2023 to revert the use back to a dwellinghouse and this is alleged to be a more appropriate use. However, that consent has not yet been implemented and therefore the lawful use of the premises, in planning terms, remains as a children's nursery. It is correct to assess the application on the basis of a change of use from a children's nursery (class 10) to an office (class 4).
- 8.10 The principle of the proposed use is acceptable and accords with the development plan.

#### Impact on Amenity

- 8.11 No external alterations are proposed to be carried out in relation to the change of use and therefore, there are no detrimental impacts on amenity, in terms of overshadowing, overlooking or on design grounds.
- 8.12 It is arguable that an office use will have less of an impact on residential amenity than that of a children's nursery, particularly with regards to noise and traffic volumes. The nursery operated with nine staff members and 42 children attending (with some children-based activities taking place outside). This proposal will see 16 staff members using the office, with the support centre operating half day group sessions which will attract a maximum of 15 visitors. An appointment system will also be in operation. There will be no more than three appointments at one time.
- 8.13 The number of people using the facility is significantly less than the previous nursery use. The representations raised concerns about the negative impact on amenity, noise created and overall disturbance from the proposal. However, the proposal does not raise any significant impacts on residential amenity as compared to the building's former use. Furthermore, the use comprises internal office-based activity.

#### Parking & Road Safety

- 8.14 A number of representations raised concerns about road safety and the potential for on-street parking congestion as a result of the proposed change of use. The Council's Senior Manager Neighbourhood

Services (Roads) offered no objection to the proposal in terms of road safety matters. The site is located within close proximity to existing well established public transport links which provide an alternative to arriving at the site by car. Good public transport connections along with the car parking area within the site should ensure that the impact on, on-street parking should be kept to a minimum. In addition, the applicant has proposed to adopt a green travel plan which will discourage the use of private cars and should encourage other methods of travel, including active travel.

#### Conservation Area and Historic Environment

- 8.15 There are no proposed physical alterations to the building as part of the proposal. The proposal will not have an adverse impact on the character or appearance of the conservation area. Equally there will be no adverse impacts on the setting of the nearby listed building.

#### Other Matters

- 8.16 One representation raised a concern that there is no guarantee that the applicants will remain the occupants of the building if the proposed use is consented and that a different operator could take up the lease and operate on a different model. The proposed use has been assessed on the basis of how the applicant intends to operate the office and ancillary support centre use. If the application is approved another occupant of the premises will have to operate in accordance with class 4 of the Use Class Order. Class 4 of the Use Class Order covers office uses which can be operated in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Therefore, so long as the premises operates within the limitations of a class 4 use there should not be a material adverse impact on the amenity of the residential area. Furthermore, the application has been assessed based on the applicant's operating business model. Therefore, it is appropriate to condition its operations to that as set out by the applicant if planning permission is granted to ensure that any future use will operate as approved to protect the amenity of the surrounding area.
- 8.17 Another representation highlights that the proposal provides no evidence that it complies with policy ECON4: Economic Development outwith Established Business and Industrial Sites in Midlothian's Local Development Plan (MLDP). This policy aims to prevent businesses starting up outwith existing business and industrial sites if they have an impact on amenity. However, the application site has previously been used for the operation of a children's nursery business for approximately 27 years and the change of use would facilitate the use of a currently vacant building which is highlighted as being appropriate within policy ECON4 (compatible with its location in a residential area).
- 8.18 The following matter has been raised in representations which are not material planning considerations in the determination of the application:

- Impacts of future house sales/property values.

## 9 RECOMMENDATION

9.1 That planning permission be granted for the following reason:

*The proposed use by nature of its scale of operations is less intensive than the existing use and therefore will not have a detrimental impact on the character and amenity of the surrounding area. The proposal seeks to re-use a vacant commercial building which is within the built-up area of Dalkeith, where there is a presumption in favour of appropriate development and is in close proximity to public transport provision and active travel connections. Therefore, the proposed development complies with the relevant policies of the National Planning Framework 4 and the Midlothian Local Development Plan 2017.*

Subject to the following conditions:

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.

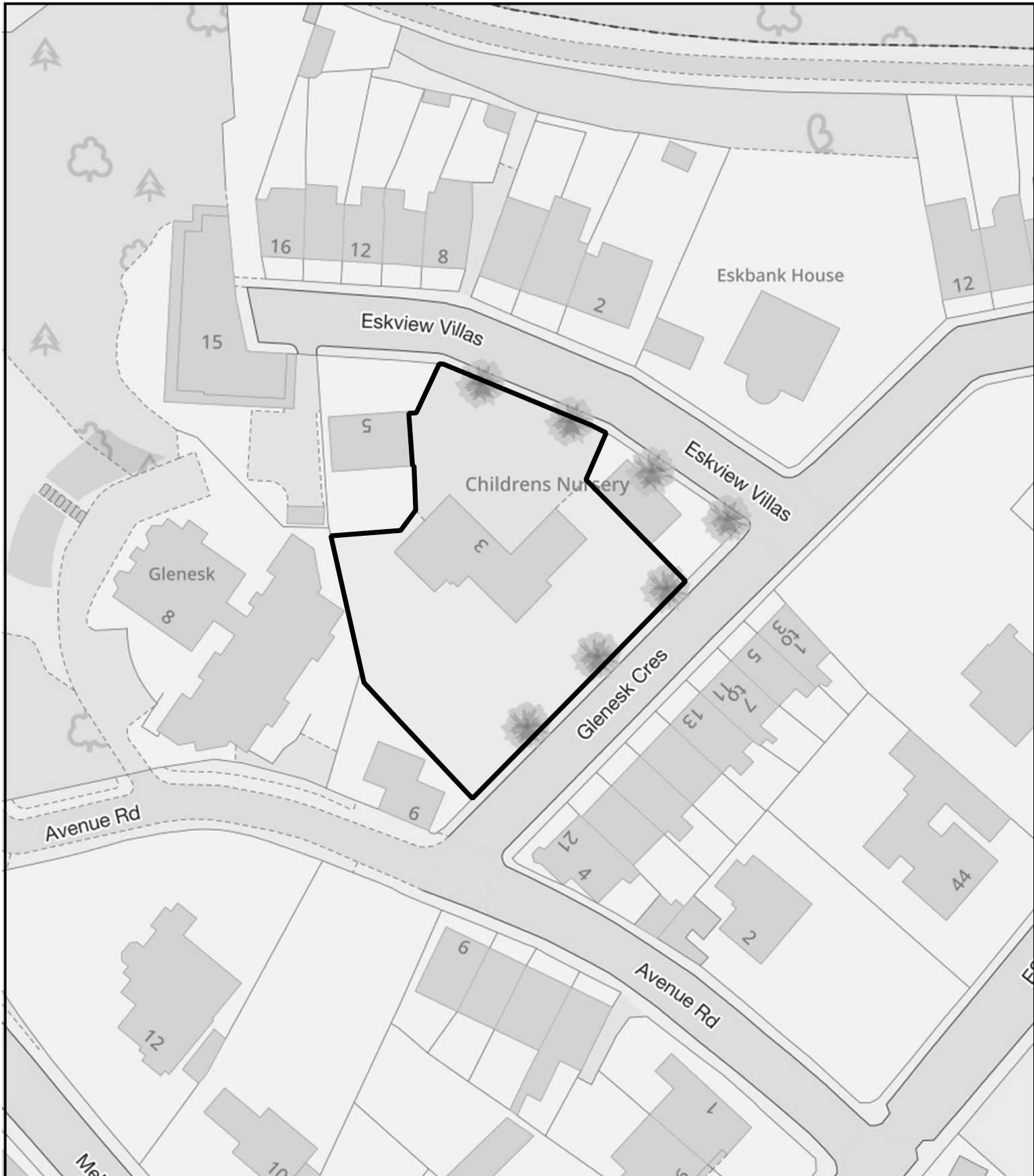
**Reason:** *To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning (Scotland) Act 2019).*

2. Notwithstanding the plans hereby approved, the use approved is as an office with ancillary support centre, in terms of Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), and shall operate as outlined as per approved 'Support Statement', dated 16/02/2024 and 'Email Supporting Statement' dated 14/03/2024.

**Reason:** *For the avoidance of doubt as to what is approved in order to protect residential amenity in the area.*

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 24 May 2024  
**Application No:** 24/00107/DPP  
**Applicant:** Women's Aid East and Midlothian  
**Agent:** Derek Scott Planning  
**Validation Date:** 14/02/2024  
**Contact Person:** Lauren McKellar, Planning Officer  
**Email:** Lauren.Mckellar@midlothian.gov.uk  
**Background Papers:** 262/83, 97/00233/FUL, 08/00297/FUL, 12/00340/DPP, 18/00760/DPP and 23/00298/DPP.  
**Attached Plan:** Location Plan



**Planning Service  
Place Directorate**

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith, EH22 3AA

Change of use from Children's Nursery (Class 10) to  
office and ancillary Support Centre

3 Eskview Villas Dalkeith EH22 3BN

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File No. 24/00107/DPP

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Scale 1:800

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**APPLICATION FOR PLANNING PERMISSION 24/00176/DPP FOR THE  
ERECTION OF DWELLINGHOUSE AND ASSOCIATED WORKS ON LAND  
AT 4 FALA VILLAGE, PATHHEAD**

Report by Chief Officer Place

---

**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The planning application is for the erection of a single dwellinghouse on land at 4 Fala Village, Pathhead. The site is located within the Fala Conservation Area.**
- 1.2 There have been no representations or consultations received. The relevant development plan policies are policies 1, 2, 3, 7, 14 and 16 of National Planning Framework 4 (NPF4) and policies STRAT2, DEV2, DEV5, DEV6, DEV7, TRAN5, IT1 and ENV19 of the Midlothian Local Development Plan 2017.**
- 1.3 The recommendation is to grant planning permission subject to conditions.**

**2. LOCATION AND SITE DESCRIPTION**

- 2.1** The application site comprises an area of land covering approximately 615sqm, located in Fala Village. The site comprises an area of hardstanding that previously served as a car park for the former primary school/nursery, which is now used as a dwellinghouse. The site is bound by a stone wall to the northwest and southwest, the existing dwelling (former school/nursery building) to the southeast and its associated garden ground to the northeast.
- 2.2** Fala Village and Fala Conservation Area are characterised by traditional stone buildings of various forms and architectural styles, typically with slate roofs. Contemporary dwellinghouses have been added in the 20<sup>th</sup> and 21<sup>st</sup> century, adding a mix of wet and dry dash render as well as timber cladding. The impact of these more recent dwellinhouses on the built form and character of the village has been minimised through careful siting and design. Smaller cottages and older buildings tend to front directly onto the road or close to the road. Larger buildings such as Fala House and Kirkland House, and the more modern buildings, are set back from the road, behind high walls and/or hedges. The village also features a small allotment area which

neighbours the application site to the southwest. The entire village is designated as a conservation area, which extends beyond the village to include fields to the west and north.

- 2.3 The layout of the village is influenced by the existing road network which takes a general square form with houses fronting onto the road from either side. The form of the road network and subsequent siting of the dwellings contributes to much of the village's character and appearance.

### **3. PROPOSAL**

- 3.1 It is proposed to erect a single dwellinghouse on the application site. The proposed dwelling takes on a traditional L-shape form and would be two storeys in height, with the second floor being accommodated within a pitched roof (reaching a maximum height of approximately 6.6m). The dwelling would be finished in a wet dash render, timber doors and sash and case windows, bargeboards and a slate roof. The northeast roof elevation features three dormers and two velux conservation rooflights. The southwest roof slope features a further three rooflights as well five solar panels. A further two solar panels are placed on the southeast roof slope.
- 3.2 Within the grounds of the dwellinghouse it is proposed to form a new 5m wide vehicular access point at the western boundary. This would result in a small area of existing stone wall being removed. However, the remaining stone wall on the northwest and southwest boundaries will remain intact. A gravel drive/parking area would be formed covering approximately 100sqm. The remainder of the site will form a garden area, covering 315sqm with a mix of grassed and planted garden ground and permeable paving, which would surround the perimeter of the house. A post and rail fence with mixed species hedge is proposed to bound the site to the southeast and northeast, where no boundary treatments are currently established.

### **4. BACKGROUND**

- 4.1 May 2006 – conservation area consent 06/00238/CAC was granted for the demolition of classrooms, toilet accommodation and boiler room at Fala and Soutra Primary School, 4 Fala Village.
- 4.2 August 2006 – planning permission 06/00324/FUL was granted, subject to conditions, for a change of use from primary school/janitor's house to nursery school, erection of extension and formation of ramped access at Fala and Soutra Primary School, 4 Fala Village.
- 4.3 July 2008 – planning permission was granted, subject to conditions, to amend condition 2 of planning consent 06/00324/FUL (change of use from primary school/janitor's house to nursery school, erection of extension and formation of ramped access) to increase the number of



childcare places from 29 to 44 at Clover Country Nursery, 4 Fala Village. The nursery closed in 2021.

- 4.4 March 2023 – planning permission was granted, subject to conditions, for a change of use from children’s nursery to dwellinghouse and associated works at Clover Country Nursery, 4 Fala Village.
- 4.5 The planning application has been ‘called-in’ to Committee for determination by Councillor Smail because of the site’s location within the Fala Conservation Area.

## 5. CONSULTATIONS

- 5.1 The **Council’s Senior Manager Neighbourhood Services (Roads)** was consulted but offered no comment on the proposal.

## 6 REPRESENTATIONS

- 6.1 No representations have been received.

## 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 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.
- 7.7 **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.

- 7.8 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.

Midlothian Local Development Plan (2017)

- 7.9 Policy **STRAT2: Windfall Housing Sites** supports housing on non-allocated sites within the built-up area provided: it does not lead to loss or damage of valuable open space; does not conflict with the established land use of the area; has regard to the character of the area in terms of scale, form, design and materials and accords with relevant policies and proposals.
- 7.10 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted within existing and future built-up areas where it is likely to detract materially from the existing character or amenity of the area.
- 7.11 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.12 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.
- 7.13 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.
- 7.14 Policy **TRAN5: Electric Vehicle Charging** seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals.
- 7.15 Policy **IT1: Digital Infrastructure** supports the incorporation of high-speed broadband connections and other digital technologies into new homes, business properties and redevelopment proposals.
- 7.16 Policy **ENV19: Conservation Areas** states that development will not be permitted within or adjacent to conservation areas where it would have any adverse effect on its character or appearance.

## National Policy

- 7.17 The Scottish Government policy statement **Creating Places** emphasises the importance of quality design in delivering quality places. These are communities which are safe, socially stable and resilient.
- 7.18 **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.
- 7.19 **The Scottish Government's Policy on Architecture for Scotland** sets out a commitment to raising the quality of architecture and design.
- 7.20 The Scottish Government policy statement **Designing Streets** emphasises that street design must consider place before movement, that street design guidance (as set out on the document) can be a material consideration in determining planning applications and that street design should be based on balanced decision-making.
- 7.21 **Historic Environment Scotland (HES) Policy Statement 2016** replaces Scottish Historic Environment Policy (SHEP) for operational matters. The policy statement should be used by local authorities when considering planning applications which have an historical or cultural dimension. The policy statement was prepared in response to changes introduced by the Historic Environment Scotland Act 2014. Additional guidance on managing change in conservation areas is available via the HES website.

## **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.
- 8.2 The application site is located within the built-up area of Fala Village, where there is a presumption in favour of appropriate development provided it does not detract materially from the character or amenity of the area. The site is also within the Fala Conservation Area where any new development is expected to enhance or preserve the character of the conservation area.
- 8.3 The configuration of Fala Village and its settlement pattern is clearly defined. The proposal is located in the centre of the village, on a disused car park and as such would not result in an extension of the current village settlement boundary or change the settlement pattern or street configuration. Most dwellings front onto the road network, as does the proposed dwellinghouse.

- 8.4 Fala Village is a small settlement where most dwellings are either single storey or two storeys with the second story of accommodation being within the roofspace (this is often referred to as one and half story). The built form of Fala Village is predominantly one of smaller dwellinghouses, typically bungalows and cottages, but there is also an occasional two story dwellinghouse and a range of building heights. The applicant proposes one appropriately sized dwelling, comprising two storeys, but with the second storey being entirely within the roofspace. This reflects some of the existing traditional dwellings in the village. Additionally, the proposal includes a palette of materials, all of which are appropriate and acceptable in the historic built environment and would not visually detract from the current character and appearance of the conservation area.
- 8.5 The application site is situated in the grounds of the former primary school, which was latterly used as a nursery. The site is a prominent one in the village given the former use of the site. The current state of the site is not positively contributing to the character and appearance of the village and its conservation area. The site is covered in hardstanding and is currently part of the garden ground of 4 Fala Village. Given the former car park is no longer in use or necessary for the function of the village, appropriate development of the site could result in a positive contribution to the visual character and appearance of the village and its conservation area.
- 8.6 Regarding the sustainability of the proposal and the site, Fala Village is not immediately served well by public transport and so it is envisioned that journeys would be most likely taken by car. As a consequence, it is considered appropriate that an electric vehicle charging point (EVCP) is incorporated into the scheme for future occupants, and as such a condition is recommended to secure an EVCP.
- 8.7 The erection of a traditional styled dwelling, significantly smaller in scale than the former school and nearby two storey dwelling would appear subservient in the street scene. This is appropriate given the previous use, scale and design features on these buildings as well as the traditional style cottages to the north and west. When viewing the site from various points of the village, the dwelling would not look out of place and would contribute to a desirable diverse, yet traditional mix of building heights. The introduction of the proposed dwelling reflects the traditional design of the village and is in scale with other buildings in the area.
- 8.8 The proposed solar panels are required to be assessed due to the site's location in a conservation area (otherwise they would not require planning permission once a dwellinghouse is built). The panels on the southwest elevation would be particularly prominent, being visible from the main road, while the panels on the southeast elevation would likely not be easily visible. Given the inclusion of rooflights, the appearance of the roof may appear busy in an otherwise traditional area. However, NPF4 places particular importance on the climate crisis and as

identified elsewhere in the report, the location of the site is not inherently sustainable (in the absence of public transport provision). It is therefore considered important for the scheme to include a mechanism for the dwellinghouse to be powered from a renewable energy source. On balance, the consideration of the climate crisis is considered to outweigh the concern of the potential detrimental impact on the Fala Conservation Area in this particular case.

- 8.9 As the site is currently covered by hardstanding, the proposal brings the opportunity for improved landscaping and biodiversity enhancement. Much of the existing stone walls are to be retained, with the exception of a 5m wide section being removed to accommodate the new vehicular access. Mixed species hedgerows along the northeast and southeast boundaries are also positive in that they contribute to visual amenity and offer the potential to enhance biodiversity. It is recommended that detailed landscape proposals are conditioned as part of any grant of planning permission. The submissions should generally include a landscape layout plan with plant schedule and landscape specifications for all new hard and soft landscaping features. To optimise biodiversity value of the site the landscape proposals must include native tree planting at suitable locations, nectar rich planting for pollinators and nesting and wildlife homes.
- 8.10 While it is acknowledged that the loss of the 5m length of stone wall is undesirable, it should be noted that the demolition itself would not require conservation area consent. Additionally, the retention of most of the boundary wall is a welcome factor of the proposal and the addition of any potential gate would be covered by condition. Therefore, the negative impact of losing a section of wall are outweighed by the positives that the proposed scheme offers. The location of the gravel parking area (the provision of three spaces) is suitably located within the site. The increase in traffic levels in the area as a result of the development will be minimal, especially if compared to the previous nursesey use of the site.
- 8.11 With regards to amenity, the dwelling is located 16 metres away from the nearest dwelling to the east, 16.2 metres from the dwelling to the southeast and 16.5 metres from the dwelling to the north. This reflects the street layout and character of the area and should not be intrusive in terms privacy, overlooking or being overbearing on neighbouring properties. The separation distances to the front and rear exceed the 'standard' spatial separation requirements of 25m and 22m.
- 8.12 No details of the private sewage treatment system and site drainage have been submitted but can be secured by condition if planning permission is granted. The appropriate consultations can then be undertaken depending on the details of the proposals.

## 9 RECOMMENDATION

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

*The proposed dwellinghouse is located within the built-up area of Fala Village where there is a presumption in favour of appropriate development. Furthermore, by means of its scale, orientation and design it will complement the character and appearance of the Fala Conservation Area and will not have a detrimental impact on the residential amenity of the area nor raise any road safety concerns and as such complies with the relevant policies of National Planning Framework 4 and of the Midlothian Local Development Plan 2017.*

Subject to the following conditions:

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. Prior to the commencement of development, the following details shall be submitted to and approved in writing by the planning authority:
  - a) Details and samples of the external materials of the house, including any colours to be used;
  - b) Details of the size, design, position and materials of all proposed walls, fences, gates or other means of enclosure;
  - c) Details of the proposed hardstanding materials;
  - d) Details of the proposed solar panels;
  - e) Proposals for the treatment and disposal of foul and water surface drainage, including the location of any new equipment; and
  - f) A landscape plan, including details of a scheme of landscaping for the site. Details shall include the position, number, size and species of all trees and shrubs proposed, as well as identifying all trees on site which are proposed to be removed and retained and details of plant protection.

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:** *These details were not submitted as part of the application: to protect the visual amenity of the surrounding rural area; to integrate the development into the area; to provide adequate amenity to future occupants.*

3. The proposed drainage treatment and disposal required in condition 2i) shall consider the creation of a biodiverse Sustainable Urban Drainage System (SUDS) such as a pond, rain garden and/or planted bioswale.
4. Before the house is occupied, the installation of the means of drainage treatment and disposal in terms of condition 2i) shall be completed to the satisfaction of the planning authority.

***Reason for conditions 3 and 4:*** To ensure that the house is provided with adequate drainage facilities prior to occupation.

5. Development shall not begin until details, including a timetable of implementation, of superfast broadband have been submitted to and approved in writing by the planning authority. The details shall include delivery of superfast broadband prior to the occupation of the dwellinghouse. The delivery of superfast 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 in accordance with the requirements of policy IT1 of the adopted Midlothian Local Development Plan.

6. Development shall not begin until details of the provision and use of an electric vehicle charging station have 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 by the planning authority.

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

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 10 May 2024

**Application No:** 24/00176/DPP (Available online)

**Applicant:** Mrs Fiona Harvey-Jones

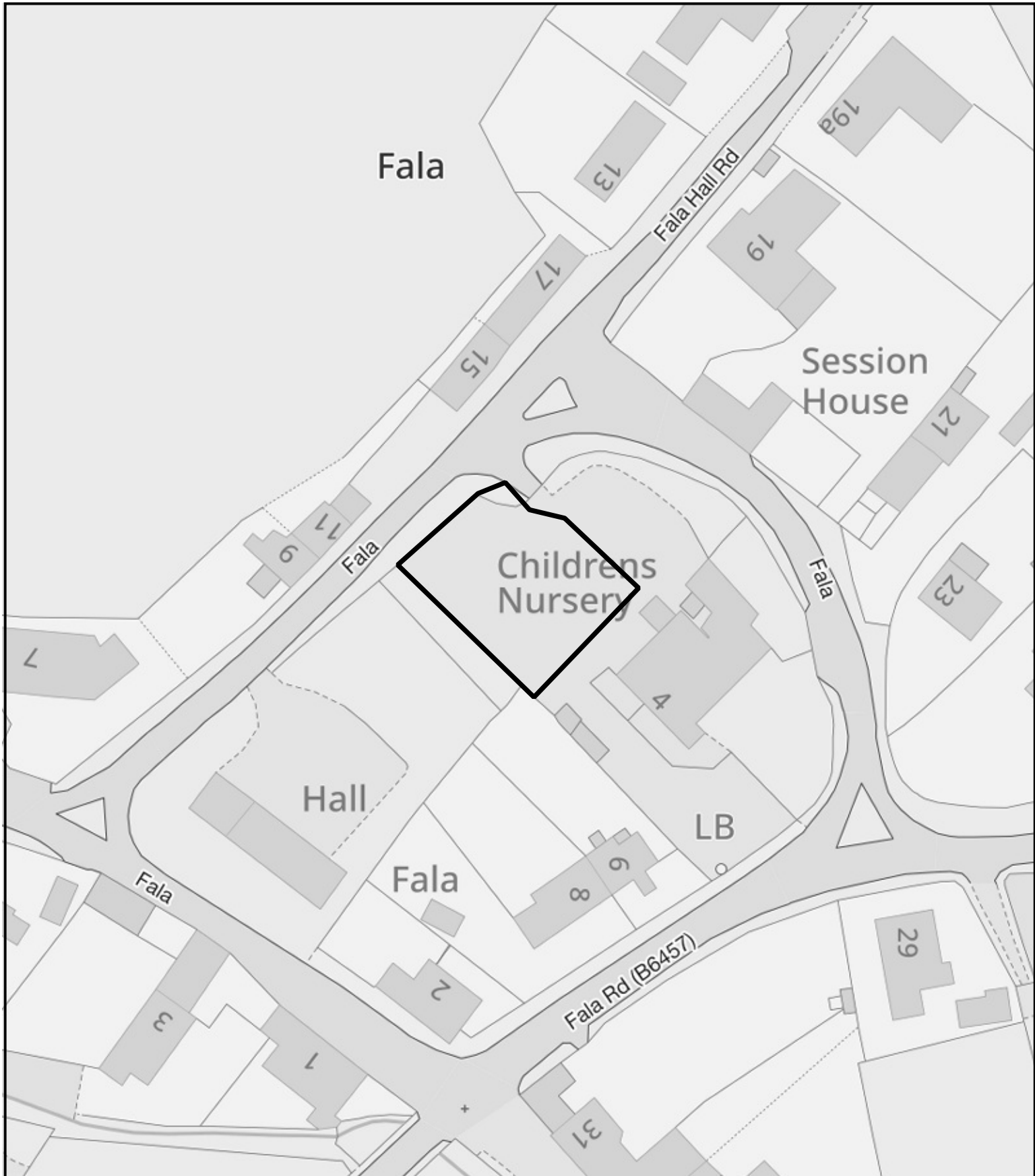
**Agent:** N/A

**Validation Date:** 13 March 2024

**Contact Person:** Jack Wilson

**Email:** jack.wilson2@midlothian.gov.uk

**Attached Plan:** Location Plan, Site Plan and Elevations



**Planning Service  
Place Directorate**

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith, EH22 3AA

Erection of dwellinghouse and associated works

Land At 4 Fala Village Pathhead

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File No. 24/00176/DPP

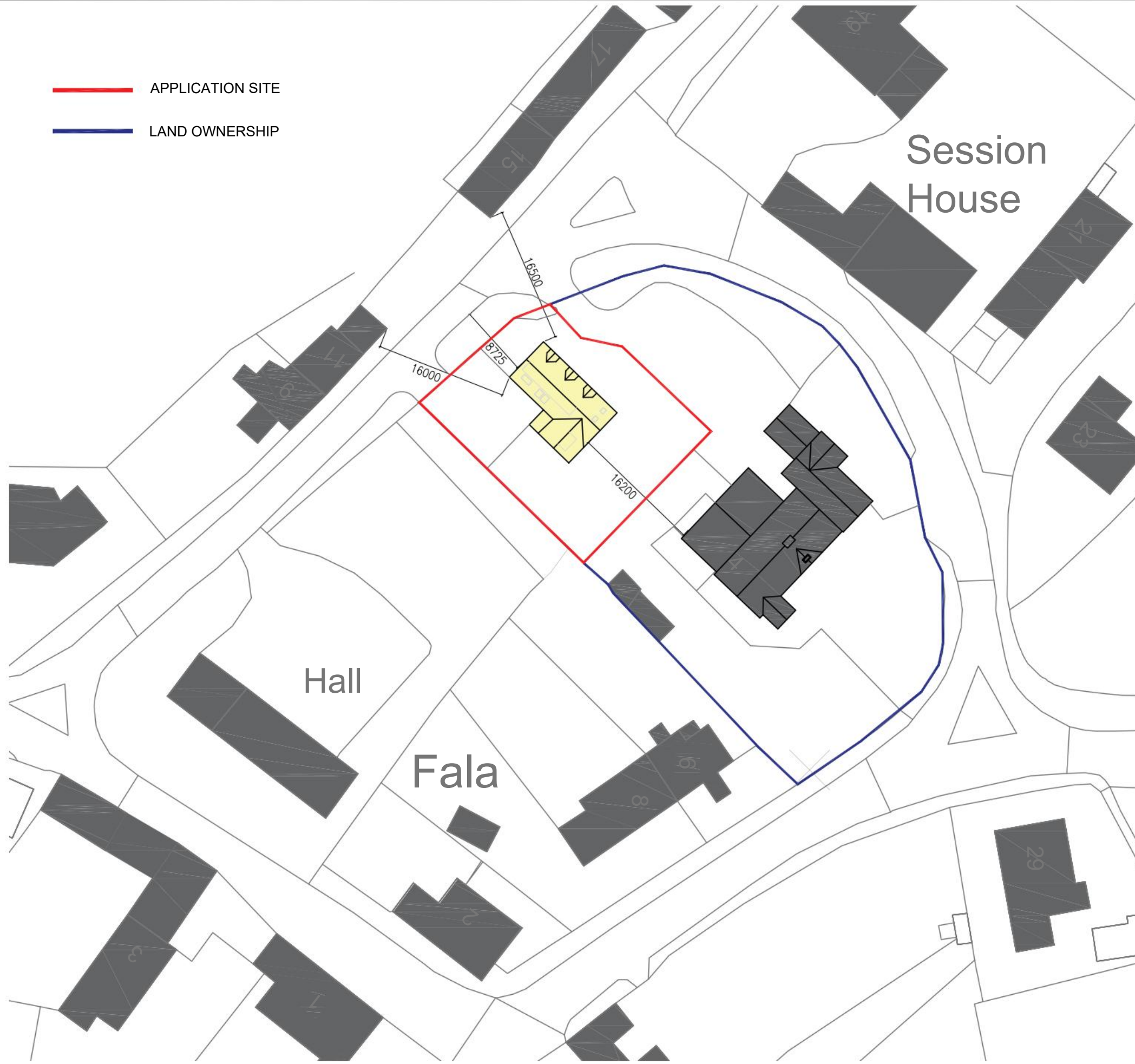
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Midlothian Council Licence No. AC0000811376 (2024)





— APPLICATION SITE  
 — LAND OWNERSHIP



ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE  
 DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE  
 PROCEEDING  
 IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING  
 CONTACT ARCHITECT



CLIENT

MR & MRS HARVEY-JONES

PROJECT

4 FALA, FALA VILLAGE, EH37 5SY

DRAWING TITLE

PROPOSED BLOCK PLAN

SCALE

1:500 @ A3

DATE

02/02/24

CAD FILE

2303-PL

DRAWN BY

FH

PLANNING

STATUS

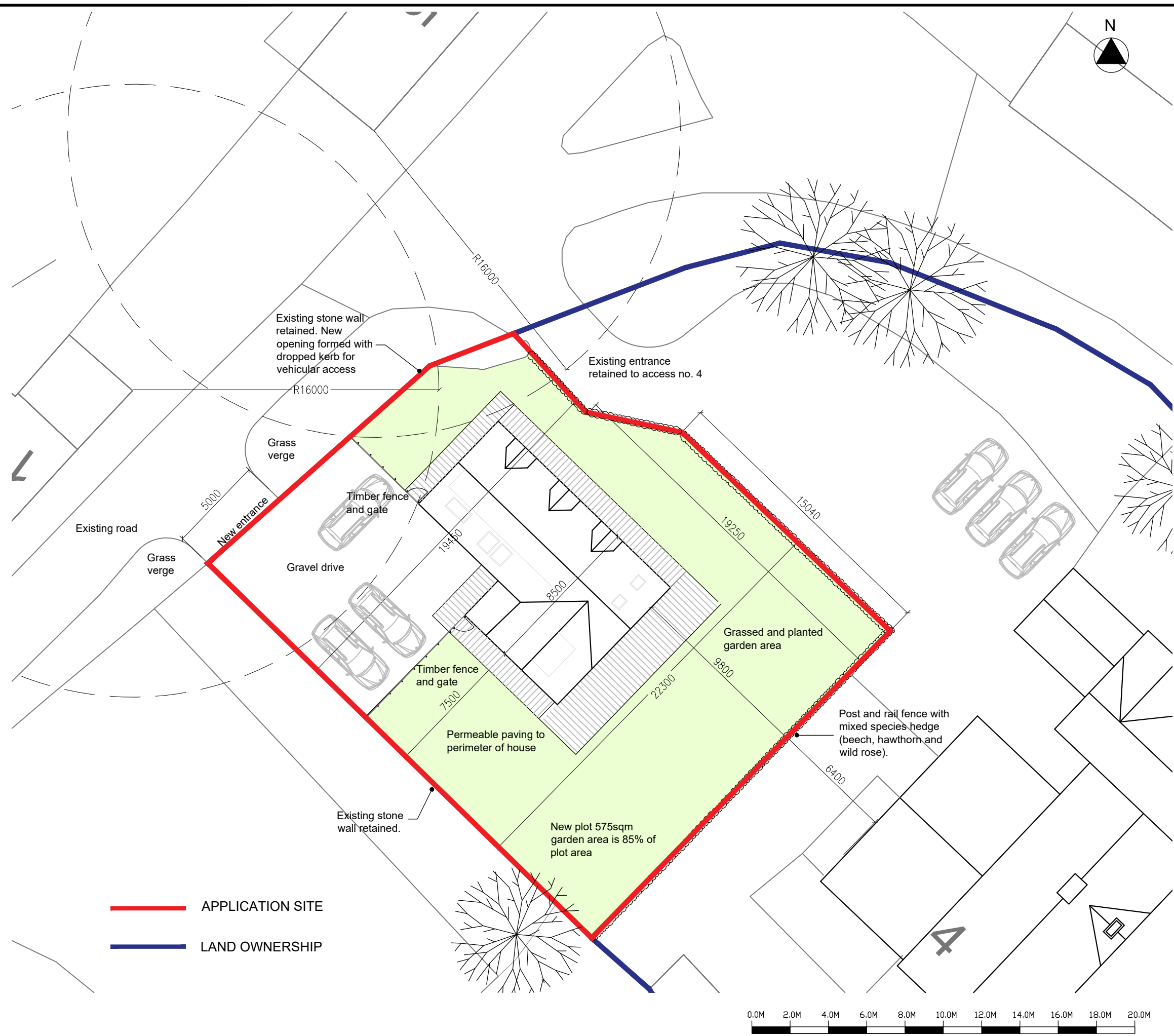
DRAWING NUMBER

2303-PL-02

fiona harvey

architect





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 DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE PROCEEDING  
 IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING CONTACT ARCHITECT

Existing stone wall to be retained along North west and South west boundaries.  
 Timber post and rail fence 1.2m high to North east and South east boundaries.  
 There are no existing trees within the proposed application site.  
 All proposed planting to be undertaken during the first planting season following completion of the construction works. Planting to be maintained until fully established. Any planting requiring replacement to be replaced within the next planting season. All planting to be maintained.  
 Hedging to be planted in a double staggered row in accordance with recommendation for spacing.  
 Paving and gravel types and colour to be agreed with the council for approval.

CLIENT  
 MR & MRS HARVEY-JONES

PROJECT  
 4 FALA, FALA VILLAGE, EH37 5SY

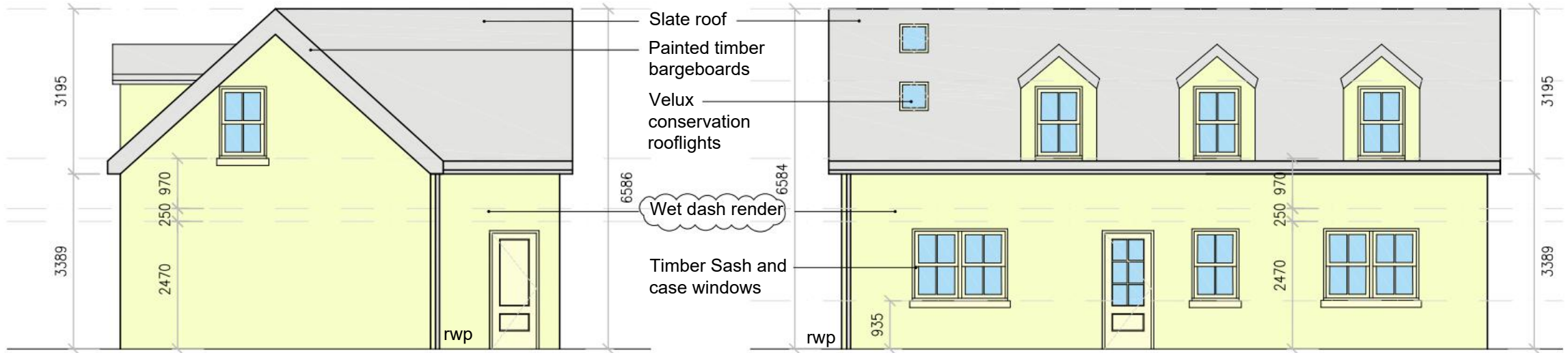
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 DATE 02/02/24  
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 DRAWN BY FH

PLANNING STATUS  
 DRAWING NUMBER  
 2303-PL-03

fiona harvey architect

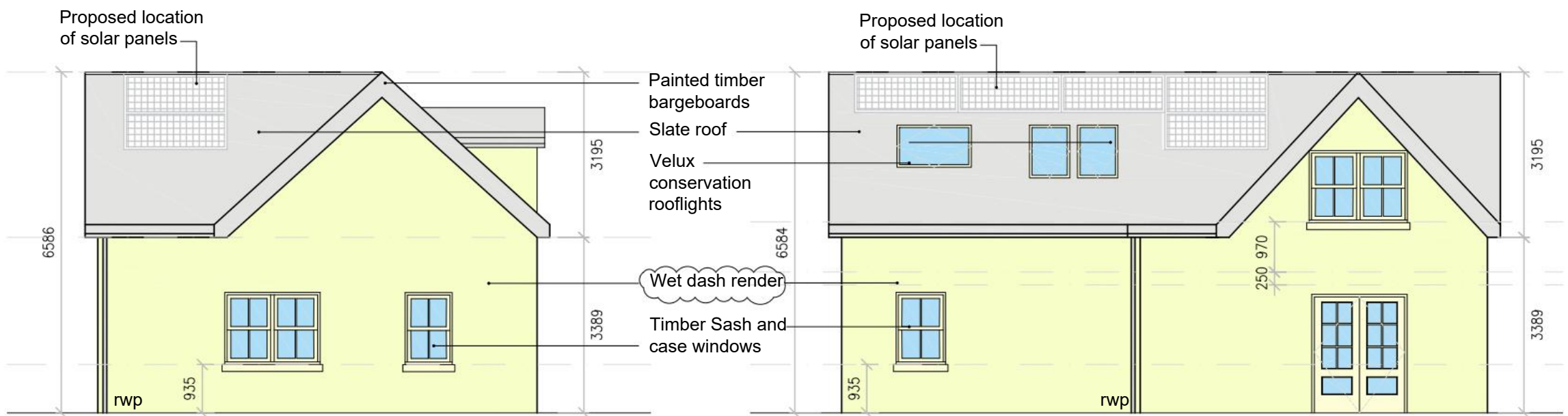
THE SCHOOLHOUSE  
 4 FALA VILLAGE  
 FALA, EH37 5SY  
 TEL: 07776 804 188  
 E-MAIL: fodge89@yahoo.com



NORTH WEST ELEVATION

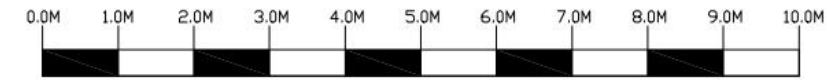
NORTH EAST ELEVATION

Proposed building height reduced in line with Planning Officer comments. The proposed amended heights of the eaves and ridge are in accordance with the heights of the existing 1 1/2 storey properties at numbers 6, 8 and 23 Fala Village. The window levels are as per the property at number 23.



SOUTH EAST ELEVATION

SOUTH WEST ELEVATION



ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE  
 DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE PROCEEDING  
 IF IN ANY DOUBT ABOUT INFORMATION ON THIS DRAWING CONTACT ARCHITECT

Roof to be slate finish  
 All external walls to be wet dash rendered with white finish. RAL colour to be to the approval of the Planning Department.  
 All external doors and windows to be timber framed triple glazed. Windows to be sash and case with timber through astragals no greater than 27mm wide with profile to match existing astragals at number 4. All timber to be painted in Farrow and Ball Hague Blue or equal and approved. Full construction details to be submitted to Planning Department for approval prior to commencement of construction.  
 Rooflights to be velux conservation rooflights.  
 Solar panels to be installed on pitched roof to South east and South west elevations.

Rev A Building height and wall finish amended 19/03/24

CLIENT  
 MR & MRS HARVEY-JONES

PROJECT  
 4 FALA, FALA VILLAGE, EH37 5SY

DRAWING TITLE  
 PROPOSED ELEVATIONS

SCALE 1:100 @ A3  
 DATE 02/02/24  
 CAD FILE 2303-PL  
 DRAWN BY FH

PLANNING STATUS  
 DRAWING NUMBER

2303-PL-06 Rev A

fiona harvey architect

THE SCHOOLHOUSE  
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**APPLICATION FOR PLANNING PERMISSION 23/00595/DPP FOR FORMATION OF RECYCLING FACILITY AND WASTE TRANSFER STATION; CONTINUATION OF LANDFILL OPERATIONS AND ASSOCIATED WORKS AT MIDDLETON LIMeworks, GOREBRIDGE**

Report by Chief Officer Place

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

**1.1 The application is for the formation of recycling facility and waste transfer station; continuation of landfill operations and associated works for a 17-year time period at the former Middleton Limeworks Quarry, Middleton, Gorebridge.**

**1.2 There have been 20 representations and a petition submitted objecting to the planning application, as well as consultation responses from the Scottish Environment Protection Agency (SEPA), Transport Scotland, Moorfoot Community Council, the Council's Archaeology Advisor, the Council's Ecological Advisor, the Council's Senior Manager Protective Services and the Council's Senior Manager Neighbourhood Services (Roads).**

**1.3 The relevant development plan policies are policies 1, 2, 3, 9, 12, 13, 22, 23 and 29 of the National Planning Framework 4 (NPF4) and policies RD1, ENV7, ENV10, ENV11, ENV15, ENV17, ENV18, ENV24, ENV25, WAST1 and WAST3 of the Midlothian Local Development Plan 2017. The development also falls within the definition of a national development as defined in NPF4.**

**1.4 The recommendation is to grant planning permission subject to conditions.**

**2 LOCATION AND SITE DESCRIPTION**

**2.1 The application site relates to the lower quarry at Middleton, also known as quarry 1. The site is a former limestone quarry, located in the countryside but relatively close to North Middleton. The site measures approximately 10.96 hectares, with the proposed infill area being approximately 5.15 hectares. The site comprises the quarry void, with quarry faces, and soil storage bunds on the periphery of the void and areas of quarry spoil within the void. The quarry has been partially filled.**

- 2.2 The quarry is accessed from a point off an unclassified road that runs in an east to west direction to the north of the application site. The unclassified road is accessed from Guildie Howes Road, which in turn is accessed from the A7, adjacent to North Middleton.

### **3 PROPOSAL**

- 3.1 This application is for detailed planning permission for the formation of a recycling facility and waste transfer station; continuation of landfill operations, and associated works for a 17-year time period. The 17 years will comprise the following periods:
- One year to allow for the installation of the recycling plant infrastructure;
  - 15 years recycling and waste transfer operations; and
  - One year to restore the site.
- 3.2 Planning permission is being sought for the recycling of imported materials along with the recycling of material which has already been placed within the quarry void and for the infilling of the landfill void space with inert materials, which are not suitable for recycling, and filter cake from the recycling process, which is classed as non-hazardous waste.
- 3.3 The submitted supporting statement outlines that the development proposal shall continue to utilise the existing office and weighbridge which are located at the quarry site access. Additional welfare facilities will be provided for the recycling personnel adjacent to the recycling plant. The proposed recycling plant and infrastructure is to be sited on the southeastern corner of the site in an area measuring approximately 1.1 hectares. The land is to be cut into three levels at 244m AOD – 240m AOD with the processing plant staged across these three levels. The development of the recycling facility comprises a modular assembly of plant and equipment, including hoppers, crushers, conveyor belts and tanks. The equipment has a bespoke appearance and has a maximum height of 12.2m when measured from ground level. The plant and equipment comprise that which is currently on the site of Yards 1 and 2 at Mayfield Industrial Estate. Immediately to the southeast of the recycling plant area it is proposed to create a 3m high screening mound along the southeastern application boundary. The screening mound will initially be grass seeded, and then planted to scrub/woodland. It is proposed to utilise the area to the west of the landfill area for water management.
- 3.4 The existing site access is to be utilised; the first 110 metres between the entrance and the existing wheel bath and shakers is to be resurfaced in concrete. The proposal also includes the siting of an additional wheel and body wash adjacent to the shaker. Parking facilities are currently available adjacent to the site office and additional

parking spaces are to be provided on the western side of the site access; a total of 18 parking spaces will be available at the site.

- 3.5 The development proposal seeks to continue with the current permitted hours which were granted to the infilling operation previously, which are 08.00 to 19.00 Mondays to Fridays, and 08.00 to 12.00 Saturdays with no working on Sunday.
- 3.7 Following the completion of reworking the site, recycling and infilling, restoration will be undertaken over a period of one year with all plant being removed from the site. The remaining land will be graded, soiled and seeded. Woodland and scrub planting will be undertaken in designated areas. The restoration of the site includes the formation of recreational paths through the site.
- 3.8 The application is accompanied by:
- Screening Opinion;
  - Middleton PAC Report;
  - Preliminary Ecological Appraisal;
  - Tree Survey;
  - Noise Impact Assessment;
  - Coal Mining Risk Assessment; and
  - Supporting Statement and Environmental Review

#### **4 BACKGROUND**

- 4.1 In March 1982 planning permission ref.198/81 was granted for the extraction and working of limestone on both Middleton Quarry No.1 and No.2. Planning permission 198/81 was implemented.
- 4.2 In December 2012 a Breach of Condition Notice was served on Leiths (Scotland) Limited; who were the operator of the Middleton Quarry. The notice required them to take action in relation to conditions attached to planning permission 198/81, in particular those conditions requiring the infilling of the quarry and its restoration to an agricultural use by the 19 December 2016. The Breach of Condition Notice only required the reinstatement of No.2 quarry (the upper quarry) and the planning authority is currently investigating whether the notice has been complied with.
- 4.3 Planning permission 15/00503/DPP for the infilling of quarry 1 (the lower quarry) was granted subject to conditions (this application was accompanied by an environmental statement prepared under the environmental impact assessment (Scotland) Regulations 2011). The consent was subject to a time limitation condition which required the works to be completed within seven years of commencement.
- 4.4 A section 42 application 22/00546/S42 to amend condition 1 of planning permission 15/00503/DPP (infilling of quarry), to extend duration of temporary permission, and condition 3, to allow the

acceptance of non-hazardous waste, was granted permission subject to conditions in January 2023.

- 4.5 A section 42 application 23/00773/S42 to amend condition 1 and 6 of planning permission 22/00546/S42, to extend the timeframe of operation at the application site is currently pending consideration (and is also on the Jun 2024 Committee agenda). The applicant has advised that should the application the subject of this report be approved then there would be no requirement to proceed with planning application 22/00773/S42.
- 4.6 The applicant carried out a pre-application consultation (22/00856/PAC) in relation to the current planning application for the recycling facility and landfill operations in January and February 2023. The pre-application consultation was reported to the Committee at its meeting in January 2023.
- 4.7 As part of the assessment of the current application the planning authority issued a screening opinion for the current proposals on 20 December 2022. The screening opinion confirmed that an Environmental Impact Assessment (EIA) was not required.
- 4.8 The capacity of the application facility is or exceeds 25,000 tonnes per annum and therefore the planning application would ordinarily be treated as a Major Development as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. In this instance, as the planning application relates to facilities for managing secondary materials and is of a major development scale it must be considered to be a National Development in terms of the National Planning Framework 4. All planning applications for National Developments must be determined by the Planning Committee and are subject to a pre-determination hearing.
- 4.9 The associated pre-determination hearing for this planning application was held on the 21 May 2024. The Committee also undertook a site visit on the 21 May 2024.

## 5 CONSULTATIONS

- 5.1 The **Coal Authority** have not yet provided a consultation response but this is expected shortly. A decision notice cannot be issued until a response is received from this statutory consultee.
- 5.2 The **Scottish Environment Protection Agency (SEPA)** does not object to the application and advised that as this is an inert waste site which already has a pollution prevention and control (PPC) permit they are content that any SEPA issues would be dealt with via the permit variation. Overall, SEPA have no comment to make on the planning application itself.



- 5.3 As the A7 is a trunk road it was necessary to consult **Transport Scotland**, who do not object to the application.
- 5.4 **Moorfoot Community Council (MFCC)** objects to this planning application due to the negative impact on the area of the activities carried out to date, which would be amplified further by the formation of the recycling facility and waste transfer station. The concerns raised by MFCC can be summarised as follows:
- The significant amount of HGV traffic (50-60 round trips a day given that the site operates from 7am to 6pm with a 6-day working week);
  - The accidents that have *nearly* occurred at the A7 junction as HGVs join or leave the A7;
  - The excessive amount of caked mud plastered across the A7 and the Guildie Howes Road produced by HGV site traffic, clouds of dust in the area given the dirty roads, as well as potholes and other forms of damage to the road which have not been fully repaired by Midlothian Council Roads department;
  - The volume of rubble now distinctly visible above ground level from roads near to the site suggests the capacity of infill stated in the original application of 660,000 cubic metres for the main quarry void has been exceeded;
  - Lack of records of the volume and nature of the loads already deposited;
  - Lack of measures in place to limit pollution and excess surface water at the site;
  - Leachability due to the disposal of non-hazardous waste, lime quarry and surrounding hydrogeology and ground water flow to the Middleton Burn;
  - Allowing infill of a disused lime quarry to operate as a landfill and provide unregulated disposal of a wide range of materials, potentially inert, as well as those assumed to be non-hazardous creates a precedent;
  - The proposed development conflicts with Scotland's strategies for environmental conservation and sustainability, endangering wildlife, habitats, and natural resources;
  - The development undermines Scotland's Land Use Strategy 2016-2021 and contradicts governmental policies aimed at preserving the environment; and
  - At odds with Scotland's vision for a transformed and environmentally resilient future and conflicts with the aims of the climate emergency declared by the Council.
- 5.5 The **Council's Archaeology Advisor** does not object to the application but noted that based on the submitted plans the advanced tree planting proposed along the northwest boundary is located within a recorded area for a cropmark site therefore the applicant will be made aware of the potential for historic remains to be impacted.

- 5.6 The **Council's Ecological Advisor - The Wildlife Information Centre (TWIC)** does not object to the application but advised that due to the time that has elapsed since the Preliminary Ecological Appraisal report was produced the survey work / report will require to be updated. Whilst the findings of the report did not flag any concerns in terms of protected species an updated Preliminary Ecological Assessment Report has been requested from the applicant. They are in the process of preparing this. If planning permission is granted the updated Preliminary Ecological Assessment Report must be received and raise no adverse impacts on protected species. If no issues are raised in the updated report then appropriate conditions could be attached to the decision notice.
- 5.7 The **Senior Manager Protective Services (Environmental Health)** does not object to the application but has highlighted matters for consideration with regard to the application in relation to noise disturbance affecting neighbouring noise sensitive dwellings and potential impacts on air (as a result of dust) and water quality. The Senior Manager Protective Services noted that the applicant commissioned a Noise Impact Assessment to be carried out by noise consultants which concluded that there will be no significant noise impact on the surrounding community by the proposed new activities – this position is accepted.
- 5.8 There is a likelihood of windblown dust from the stockpiles of processed and unprocessed recycling material affecting the nearest sensitive receptors and also the households in the wider area and environment encompassing North Middleton and Middleton. An air quality impact assessment should be submitted which details the steps to be taken to prevent windblown particulate matter emissions. Continuous monitoring should be carried out at the site boundary and if planning permission is granted conditions should be used to secure noise mitigation, vehicle movement restrictions, dust management, road and vehicle cleaning and private water supply monitoring.
- 5.9 The **Council's Senior Manager Neighbourhood Services (Roads)** does not object to the application and advised that the major junction used to access the site has been designed to a *Design Manual for Roads and Bridges* standard and has sufficient sight lines. No concerns have been raised regarding accidents at the A7/Guildie Howes Road junction. There will be no significant impact on traffic volumes as a result of this application, and as such the impact on the road network will be slight.
- 5.10 The consultation responses are available to view in full on the online planning application case file.

## **6 REPRESENTATIONS**

6.1 There have been 20 representations received and a petition with 165 signatures, which can be viewed in full on the online planning application case file. All representors objected to the application. A summary of the main points raised are as follows:

- Concerns relating to the impact on the environment and biodiversity;
- Concerns relating to impact upon public safety including pedestrian and cyclists;
- Concerns relating to the increase in noise and air pollution from operations and cleaning;
- Concerns surrounding air pollution and impact upon health;
- The noise survey did not assess the site activities at the busiest times and therefore is not a true representation;
- Concerns relating to the impact upon community well-being;
- Concerns regarding the financial impact on residents surrounding the quarry;
- Concerns regarding the increase in traffic and impact on the countryside;
- Concerns relating to the increase in debris from the site that spreads over to Middleton and causing a nuisance especially in the summer months;
- Concerns relating to the number of local vehicles damaged or people being hit from debris/stones coming from the roads caused by NWH vehicles and the roads not being swept regularly;
- Concerns regarding the impact upon the landscape and the introduction of additional large machinery;
- Concerns regarding the impact of light and noise on bats;
- Concerns of potential contamination of surface water and local burn/water course;
- Recycling facilities are best placed within established economic development sites/industrial estates that are allocated for business, general industrial, or for storage and distribution uses;
- Noted that no policy support for this development in rural area; and,
- Questioned who would monitor the site to ensure future compliance.

## **7 PLANNING POLICY**

7.1 The development plan is comprised of National Planning Framework 4 (2023) and the Midlothian Local Development Plan 2017. The following policies are relevant to the proposal:

#### National Planning Framework 4 (NPF4)

- 7.2 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.
- 7.3 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.
- 7.4 Policy **3 Biodiversity**; sets out to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.
- 7.5 Policy **9 Brownfield, vacant and derelict land and empty buildings**; sets out to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.
- 7.6 Policy **12 Zero Waste**; sets out to encourage, promote and facilitate development that is consistent with the waste hierarchy.
- 7.7 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.
- 7.8 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.
- 7.9 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.
- 7.10 Policy **29 Rural development**; sets out to encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.
- 7.11 NPF4 identifies 18 national developments. These are significant developments of national importance. National development 4 relates to circular economy materials management facilities. NPF4 states that *this national development helps maximise Scotland's potential to retain the energy and emissions values within materials already in the economy*. While NPF4 agrees the principle of these national

developments they still require to progress through the normal consenting regime.

Midlothian Local Development Plan 2017 (MLDP)

- 7.12 Policy **RD1: Development in the Countryside** states that development in the countryside will only be permitted if it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation or tourism; it accords with policies RD2 (low density rural housing), MIN1 (mineral extraction), NRG1 (renewable and low carbon energy projects) or NRG2 (wind energy); or it accords with the Council's Supplementary Guidance on *Development in the Countryside and Green Belt*. For housing, this is limited to homes required to support an established countryside activity.

With regard to business in the countryside policy **RD1** states that development opportunities that will enhance rural economic development opportunities will be permitted if:

- They are of a scale and character appropriate to the rural area and well integrated into the rural landscape; and
- They are capable of being serviced with an adequate and appropriate access; and
- They are capable of being provided with drainage and a public water supply at reasonable cost, or an acceptable private water supply, unacceptable discharge to watercourses; and
- They are accessible by public transport and services (where appropriate); and
- They are not primarily of a retail nature; and
- They do not harm the amenity of nearby residents through unacceptable levels of noise, light or traffic.

- 7.13 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.

- 7.14 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.

- 7.15 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.

- 7.16 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.17 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 impacts.
- 7.18 Policy **ENV18: Noise** requires that where new noise sensitive uses are proposed in the locality of existing noisy uses, the Council will seek to ensure that the function of established operations is not adversely affected.
- 7.19 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.
- 7.20 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.
- 7.21 Policy **WAST1: New Waste Facilities** states that the Council will support the formation of new facilities for waste in principle, where they contribute to the sustainable treatment of waste set out in the waste hierarchy and the Zero Waste Plan. The location of waste facilities is supported on sites in the established economic land supply that are allocated for business, general industrial or storage and distribution uses, subject to the Council being satisfied that there is no adverse impact on sensitive uses, including from the transport movements associated with the development.
- 7.22 Policy **WAST3 (Landfill)** presumes against new landfill development other than as part of a site restoration project. Proposals will only be allowed if there are no significant negative environmental impacts, including from traffic movements. A buffer of 250 metres will be required between a landfill site and any sensitive receptors (primarily residential properties). Applicants will be required to submit proposals for site restoration and aftercare and demonstrate that robust financial arrangements are in place to ensure site restoration.

- 7.23 Also material to the consideration of the application is **Scottish Government's Planning Advice Note 64: Reclamation of Surface Mineral Workings**. Pan 64 also states that the then Scottish Executive (now Scottish Government) considered that financial guarantees are an appropriate means of reassuring local communities of operators' commitment and ability to meet their restoration and aftercare obligations.

## 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.

### The Principle of Development

- 8.2 While the development proposal comprises a combined waste transfer/recycling operation and a landfill operation it is helpful to consider each of these functions in turn, prior to considering the merits of the two functions together.
- 8.3 The operation of a waste transfer/recycling facility, as proposed, falls within the definition of national development 4 of NPF4. These types of facilities are provided general support in principle by NPF4 as they seek to retain the resource value of materials, in order that their full value can be secured and in order to reduce the reliance on virgin materials. There is also an aspiration that greenhouse gas production can be reduced through greater advances in the circular economy. NPF4 makes specific reference to the significance of this support for the construction and demolition industries and decommissioning industry.
- 8.4 In addition to the support provided through the development being considered a national development NPF4 also contains policy 12 which requires development proposals to reduce, reuse, or recycle materials in line with the waste hierarchy. The policy states that development will be supported where they minimise waste, reduce pressure on virgin resources and salvage materials for reuse.
- 8.5 Policy WAST1 of MLDP states that the Council will support the formation of new facilities for waste in principle, where they contribute to the sustainable treatment of waste set out in the waste hierarchy and the Zero Waste Plan. Policy WAST1 does not preclude any particular locations for siting these facilities.
- 8.6 The waste transfer/recycling facility proposed through this application involves the processing of material obtained from demolition and other

decommissioning projects. The process involves the transformation of this demolition material into a secondary product which can be used for a variety of other purposes, including in the construction industry. The process is the type of operation which NPF4 sets out to support and, in itself, supports the circular economy and reduces the need for large quantities of material, with considerable value, from being deposited in landfill.

- 8.7 The second part of the proposed operation at Middleton is to continue to carry on the infilling of the quarry void. Not all of the material which will be brought to the facility can be recycled. That material which cannot be recycled, and some byproduct, will still require to be deposited in the quarry void.
- 8.8 The application site is located in an area designated as countryside within the MLDP under Policy RD1 - Development in the Countryside. Opportunities for development proposals for landfill (including restoration) within the countryside of Midlothian are not specifically identified by Policy RD1. The development proposal includes the continuation of landfill operations which will seek that application site is progressively restored to countryside. Landfill operations are covered by adopted MLDP policy WAST3 which presumes against new landfill development other than as part of a site restoration project. The principle of development for infilling and restoration of the former quarry is established by the previous grant of planning permission for material extraction, landfilling and restoration of the site, planning permissions 15/00503/DPP and 22/00546/S42. Therefore, the principle of infilling the historic quarry void at this site has already been established.
- 8.9 It is the case that the infilling and final restoration of the former quarry will take longer than originally envisaged. However, it is considered that there will be a greater environmental benefit as the applicant proposes to remove and recycle some of the already deposited materials, thereby extracting the maximum value from material.
- 8.10 While the principle of both parts of the proposal are acceptable it is also noteworthy that there are even greater benefits to having both operations sited together. Both local and national policies require the reduction and reuse of materials. Within the applicant's supporting statement and environmental review it is stated that The NWH Group (NWH) currently operates a materials recycling facility at yards 1 and 2, Mayfield Industrial Estate. The quarry void at Middleton Quarry is currently being infilled with inert waste recycled from the Mayfield site. The proposed recycling facilities at Middleton would remove the requirement of transporting recycled waste to infill the quarry void and the minimise the requirement for rehandling or further transportation off-site. Furthermore, the plant and machinery used for recycling is noted to save approximately 20,000 tonnes of industrial waste going into landfill each year.



- 8.11 While there is clearly support in principle for these uses it is necessary to consider a range of detailed elements and impacts which are related to the proposed development. These are considered below.  
Transportation and Road Safety
- 8.12 The A7 is to be the principal route for vehicles bringing materials to site. It is proposed to utilise the existing site access, office, weighbridge and internal haul route. The applicant states that the current landfill operations were assessed and approved by Midlothian Council on the basis a daily average of 66 HGV movements (33 vehicles entering and 33 vehicles leaving). It is important to note that this is a daily average and that on some days the total incoming vehicles could be as high as 60 vehicles.
- 8.13 It is noted within the submitted supporting statement and environmental review that the vehicle movements would continue at a similar level to the existing landfill consent, the only difference being that a significant proportion of vehicles leaving the site would be loaded with recycled aggregates, as opposed to leaving empty although some would potentially be arriving empty. As with current landfill operations, vehicle movements may be subject to peaks and troughs and importation may increase to meet occasional larger contracts.
- 8.14 While some objections to the application note road safety and the increased potential for accidents at the A7/Guildie Howes junction, as well as concerns about increased vehicle movements, neither Transport Scotland nor the Council's Senior Manager Neighbourhood Services (Roads) raised any concerns in terms of road safety as a consequence of the development proposal.
- 8.15 Concerns have been raised from representors about mud and debris being left on public roads from vehicles coming and going from the application site. The applicant has stated that they will provide a longer surfaced access road with an additional wheel and body wash within the application site which will reduce the likelihood of material, such as mud and debris, being deposited on the local road network. To mitigate the potential for mud on the public road it can be made a condition of a grant of planning permission that that the duration of the proposed operations, all empty and loaded HGVs leaving the site will be required to pass through the wheel cleaning system. All loaded vehicles entering or leaving the site will be sheeted to minimise any debris/mud falling onto the road. Further to this, a road sweeper is also available to ensure that the site access is kept clean at all times.
- 8.16 Furthermore, it is noted that with regard to concerns raised over mud on the road, it is an offence for an operator not to address incidences of mud falling or being deposited onto the public road from their vehicles. Under the Roads Scotland Act 1984 the Council; as roads authority, could take enforcement action against any operator to ensure that incidences of mud on the public road is addressed.

- 8.17 At the pre-determination hearing, the applicant confirmed that the repairs and resurfacing of Guildie Howes Road will commence in July 2024.
- 8.18 Also during the pre-determination hearing, representors noted the potential for a footpath to improve pedestrian access at Guildie Howes Road. At Guildie Howes Road there are currently crash barriers to prevent vehicles going off the carriageway and causing damage to themselves and surroundings. NWH have stated that they would be willing to clear out between the barrier and the field boundary and put in hardstanding to form a path. However, they have emphasised that there is limited space, and that NWH does not have ownership of the adjacent land, so there is no potential to widen the path out. In this respect, whilst NWH would be willing to create a pathway, they have stated that it is likely that this would be more of an 'informal' path and might not be able to meet the standard specification that might be required by the Council. While it would be desirable to provide a footpath alongside Guildie Howes road, given the traffic using this section of road, it will be difficult to provide a footpath of an appropriate standard, with sufficient drainage, given the land ownership constraints.

#### Noise

- 8.19 Given the nature of the development proposal, there have been some concerns raised by objectors regarding the potential increase in noise disturbance affecting neighbouring noise sensitive dwellings, as well as concerns over the impacts on air/dust and water quality.
- 8.20 Consideration has been given to the proposed change and intensification of operations on this site and the potential for noise complaints from the proposed waste recycling equipment, therefore there was a requirement for a noise assessment to be carried out by an noise consultant so as to demonstrate that all activities (existing and proposed) can all be undertaken within the existing site noise limits.
- 8.21 The applicant commissioned a noise impact assessment. The assessment included noise sensitive dwellings in the immediate locality of the development, in particular Guildie Howes Farm, Halkerston Farm, Middleton, Easter Middleton and Wester Middleton. Previous noise measurements and predictive measurements indicate that the existing planning condition can be complied with, i.e. that noise from the proposed operations will not exceed a daytime noise limit of 55dB LAeq,1hr (free field) at noise sensitive locations with the exception of Guildie Howes, and Halkerston Farm Cottages where respective daytime limits of 50dB LAeq and 45 dB LAeq shall not be exceeded. If planning permission is granted, a condition can be attached to secure these standards. Therefore, there will be no significant noise impact on

the surrounding community by these proposed new activities and the development is not contrary to policy ENV18 of the MLDP.

#### Air/Dust

- 8.22 The Council's Senior Manager Protective Services is particularly concerned about the likelihood of windblown dust from the stockpiles of processed and unprocessed recycling material, which could have the potential to affect the nearest sensitive receptors and also the households in the wider area and environment, encompassing North Middleton and Middleton. An air quality impact assessment should detail the steps to be taken to prevent windblown particulate matter emissions. If planning permission is granted a condition can be attached to secure this requirement and protect nearby sensitive receptors from adverse impacts as a result of dust.

#### Water Environment

- 8.23 The submitted supporting statement and environmental review concluded that potential impacts (both positive and negative) from hydrological and hydrogeological systems have been identified. Potential residual impacts to the water environment from groundwater contamination and introduction of particulates or suspended sediment to surface water have been assessed as negligible, with appropriate mitigation and control measures regulated by a PPC permit issued by SEPA.
- 8.24 With regards to safeguarding the quality of the private water supply of local resident, a condition should be attached requiring details of measures which will be taken to ensure that the wholesomeness of private water supplies in the vicinity of the proposed works are not affected by the development proposal.

#### Protected Species

- 8.25 The survey work and findings within the submitted Preliminary Ecological Appraisal report are out of date and require to be updated. Whilst the findings of the report did not flag any concerns in terms of protected species, an updated Preliminary Ecological Assessment Report has been requested from the applicant. The applicant is in the process of preparing this. It is noted that if planning permission is granted that a decision cannot be issued until the revised Ecological Appraisal report has been submitted and reviewed and no concerns are flagged.

#### Landscape Character

- 8.26 Existing topography and tree cover surrounding the site provides a degree of screening and containment to the development that limits its visual envelope. Within the context of established operations and previously approved proposals for infilling and restoration of the site

(under planning applications 15/00503/DPP and 22/00546/S42) the present proposals for reworking and infilling will not have a significant impact on the local landscape character.

- 8.27 The introduction of the proposed recycling plant, however, will add a significant new feature in to the landscape and it will be visible from a number of locations surrounding the site due to its relatively elevated position.
- 8.28 The proposed 3-metre-high mounding seeks to mitigate the most acute visual impacts in views from the minor road south of the site. Proposals for advance tree/ scrub planting at the west and northwestern site boundaries will also provide a degree of screening/ filtering over time.
- 8.29 However, until vegetation has fully matured, parts of the recycling plant are likely to appear conspicuous from sections of the unclassified road (NCN1) west of the site and the minor road near Halkerston. Overall, within the context of existing and historic operations within the locality these visual effects are not considered significantly adverse or out of place.

#### Trees and woodland

- 8.30 Within the submitted tree survey, it is noted that information is limited to the existing trees and woodland belts along the south and southeastern site boundaries that have the potential to be affected by siting of the proposed recycling plant. However, the proposed tree survey does not fully reflect the finalised site layout proposals or the presence of existing mounds of material.
- 8.31 Therefore, if planning permission is granted, a condition should be attached requiring an updated Tree Protection Plan and Arboricultural Method Statement to safeguard existing trees within the woodland belt east of the proposed recycling plant and those along the southern site boundary.

#### Soil Management

- 8.32 The submitted supporting statement and environmental review makes broad provisions for soil storage and handling which should be expanded on in a Soil Sustainability Plan which can be secured by condition – the plan should identify the restored areas of soli, the soil profile (topsoil / subsoil), confirm the soil is stable and it's in a condition to promote sufficient aeration, drainage, fertility and root growth.

#### Restoration

- 8.33 Proposals for the progressive restoration of the site as detailed in the application submission are broadly aimed at re-instating a more natural

landform and establishing locally appropriate landcover to allow the site to be re-integrated within the surrounding landscape.

- 8.34 Whilst these proposals are generally welcomed and are considered to make a positive contribution to the local landscape in the long term, it is requested that a number of changes/ additions are made to establish a suitably robust framework for the site to be re-integrated within its setting, optimise green network connections and habitat value.
- 8.35 Therefore, if planning permission is granted, a condition should be attached requiring a woodland management plan, detailed landscape plan and amended restoration plan to be submitted for approval.
- 8.36 It is envisaged that recreational access can be undertaken through the use of informal paths. Following physical restoration of any area of land it shall be subject to an aftercare scheme for a period of 5 years.

#### Financial Arrangements to Secure Site Restoration

- 8.37 Without a bond or other robust financial arrangement from a bank or other financial institution being in place there is the possibility that either a full restoration or a lesser but still satisfactory restoration may not be carried out by the operator. In such a circumstance there is a risk to the Council that the full cost of restoration may not be met without expense to the Council or lengthy legal action to secure the funds. A consequence of this position is a potential safety concern with regard to the site being left un-restored. Therefore, should planning permission be granted for the proposed development it is essential that it be subject to a planning condition requiring details of a bond or other financial provision by a bank or other financial institution to be put in place to cover decommissioning, site restoration and aftercare costs on the expiry of the permission.
- 8.38 Furthermore, the developer shall ensure that the approved bond or other financial provision is maintained through the duration of the permission. A planning condition is the means of reassuring the local community of the operators' commitment and ability to meet their restoration commitments. Subject to this condition the proposed development would comply with Government guidance on infilling, NPF4 and with policy WAST3 of the MLDP. The securing of a restoration bond/financial guarantee by a planning condition is consistent with the approach taken in the past by other Scottish Councils and by Directorate for Planning and Environmental Appeal Reporters. It is not necessary to secure the bond/financial guarantee by a legal planning agreement.

#### Socio-economic considerations

- 8.39 NWH is an established commercial business within Midlothian who currently employ over 350 people, of which over 115 have a home in

the Midlothian area. There are proposed to be 15 full time employees at the application site and a further 15 drivers involved in the importation and dispatch of materials. While these are largely retained jobs the re-siting of the recycling operations from Mayfield to Middleton will ensure the jobs are retained in the Midlothian economy.

- 8.40 During the pre-determination hearing some comments were made regarding the lack of community benefit from the development which is perceived to have an adverse impact on the local community. While the potential adverse impacts of the proposed development can be mitigated, as highlighted throughout this report, it is necessary to consider whether there is any scope to secure community benefits through this planning application. There is no scope through the policies of the development plan to secure contributions towards a community fund. One major benefit to the local community is a long term one, in which a historic quarry will be restored in a way which will provide for enhanced biodiversity and access.

#### Monitoring and liaison

- 8.41 In order to ensure that only appropriate materials are used for infilling and to ensure adequate protection of the water environment there is scope via condition and by working with SEPA to monitor the materials being brought into the site.
- 8.42 The local community have highlighted a concern that the communication with the applicant/operator of the site has not been sufficient. Should planning permission be granted a condition can be used to secure an ongoing liaison arrangement between the operator and the community council. A point of contact at the site must be appointed by the operator in order that the community council know who to contact in the case of any issues occurring.

## **9 RECOMMENDATION**

- 9.1 It is recommended that subject to no objection being received from The Coal Authority and the updated Preliminary Ecological Appraisal Report not raising any additional issues planning permission be granted for the following reason:

*Whilst consideration is given to the countryside location, the planning history and compliance with the principles of the waste hierarchy outweigh any temporary impacts upon the countryside. The proposed development does not have adverse environmental impacts subject to detailed/technical matters being agreed/secured by condition. The proposed development accords with the Midlothian Local Development Plan and National Planning Framework 4.*

- 9.2 Subject to the following conditions:

1. Planning permission for the formation of recycling facility and waste transfer station; continuation of landfill operations and associated works of the site is granted for a limited period of 17 years from the date of this permission.
2. Except as subsequently amended, or as otherwise required by the terms of this permission, the development hereby approved shall be carried out in accordance with the application plans, and the details contained in the accompanying Supporting Statement and Environmental Review, dated 8 November 2023, including the implementation of all the measures contained in that document for the mitigation of the environmental impact of the operations.

***Reason for conditions 1 & 2:*** To make clear the extent and specifications of the development for which planning permission is granted, and to ensure the full implementation of all the identified measures for mitigation.

3. Only inert material, as specified in the table at Schedule 2, Paragraph 4 of the Landfill (Scotland) Regulations 2004 and non-hazardous waste codes 19 12 09 and 19 12 12 as defined by the Landfill (Scotland) Regulations 2004, shall be used for infilling purposes and the material shall arrive at the site in a condition suitable for purpose.

***Reason:*** To ensure that only appropriate materials are used for infilling and to ensure adequate protection of the water environment.

4. At the end of the month during which infilling commences and at the end of each month thereafter until the site is fully restored, the developer shall send to the planning authority a written record of where each load of material being used to infill the site has come from, the type of material and the tonnage.

***Reason:*** To ensure that only appropriate materials are used for infilling and to ensure adequate protection of the water environment and so that the planning authority can monitor progress with the infilling.

5. Notwithstanding the plans and supporting documents hereby approved, site operations, including vehicle movements shall be restricted to between the following hours 08:00 to 19:00 hours Monday to Friday and 08:00 to 12:00 Saturday unless otherwise agreed in writing by the planning authority.

***Reason:*** In the interests of safeguarding the amenity of local residents.

6. Notwithstanding the plans hereby approved, an updated Tree Protection Plan and Arboricultural Method Statement so as to include the existing trees and woodland belt to the east of the recycling plant and along the southern boundary, shall be submitted to the planning Authority for prior written approval. Thereafter the development shall operate in compliance with the approved Tree Protection Plan and Arboricultural Method Statement unless otherwise agreed in writing by the planning authority.

***Reason:*** *To safeguard existing trees within the woodland belt east of the proposed recycling plant and those along the southern site boundary.*

7. Notwithstanding the plans hereby approved, a Soil Sustainability Plan, shall be submitted to the planning Authority for prior written approval. Thereafter the development shall operate in compliance with the approved Soil Sustainability Plan unless otherwise agreed in writing by the planning authority.

***Reason:*** *To ensure that the soil profile (top soil / subsoil) of all restored areas is stable and in a condition to promote sufficient aeration, drainage, fertility and root growth*

8. Within one month from the date of this planning permission, the applicants or their successors shall submit for the approval of the planning authority a detailed woodland management plan, revised restoration plan and detailed landscape plan of the whole site, showing the final contours to be achieved in restoration, and the location of any hedges, fences, gates, walls and access points on the restored site, together with a written specification where such details are not shown on the plan; the plan shall also include proposals for the removal or other treatment of areas of hardstanding, areas occupied by plant or buildings, and the full length of the haul road, together with detailed landscaping proposals for the whole site, including the haul road, indicating the numbers, sizes, species, positions and planting densities of all trees and shrubs to be planted. Thereafter the development shall operate in compliance with the approved Woodland Management Plan and Restoration Plan unless otherwise agreed in writing by the planning authority.
9. The approved landscaping approved by condition 8 of this permission, shall be maintained to the satisfaction of the planning authority for a period of five years from the time of restoration. Maintenance shall include the replacement of any trees, shrubs or hedgerow plants which die, are removed, become seriously diseased or are severely damaged within that period, by others of a similar size and species to those originally required to be planted.



**Reason for conditions 8 and 9:** *To ensure that all restored land is properly managed for a sufficient period to ensure its effective return to permanent agricultural/forestry use. So as to establish a suitably robust framework for the site to be re-integrated within its setting, optimise green network connections and habitat value.*

10. Prior to the start of the development, the developer shall provide the planning authority with details of a bond or other financial provision from a bank or other financial institution to be put in place to cover decommissioning, site restoration and aftercare costs on the expiry of the permission. No works shall commence on site until the developer has provided documentary evidence that the proposed bond or other financial provision is in place and written confirmation has been given by the Planning Authority that the proposed bond or other financial provision is satisfactory. The developer shall ensure that the approved bond or other financial provision is maintained through the duration of the permission.

**Reason:** *To ensure that there are sufficient funds available throughout the life of the development to carry out the full restoration of the site.*

11. Any identified damage to the highway during infilling and restoration works shall be repaired within 3 months of the operator being notified of the required works.

**Reason:** *Various sections of the road carriageway / verge have suffered damage over the years and they require to be repaired prior to the intensification of the use of the road in the interests of road and pedestrian safety.*

12. A dust management plan shall be submitted and agreed in writing by the planning authority. The dust management plan should detail the steps which will be taken to prevent windblown particulate matter emissions. Thereafter the development shall operate in compliance with the approved Dust Management Plan unless otherwise agreed in writing by the planning authority.

13. A continuous programme of dust/particulate matter monitoring shall be undertaken by the operator at a position on the site boundary agreed in writing by the planning authority and environmental health. This shall be linked up to a wi-fi link in the site office.

**Reason for condition 12 and 13:** *To mitigate the potential impact of the development on air quality in the interest of safeguarding the amenity of neighbouring properties and the amenity of the area.*

14. A daytime limit of 55dB L<sub>Aeq, 1h</sub> (free field) generally shall be met at noise sensitive properties; with the exception of Halkerston Farm Cottages which is identified as being in a quiet rural area and shall

be subject to a daytime limit of 45 dB  $L_{Aeq, 1h}$  (free field) ; Guildie Howes shall be subject to a daytime limit of 50 dB  $L_{Aeq}$ .

**Reason:** *To mitigate the potential noise impact of the development in the interest of safeguarding the amenity of neighbouring noise sensitive properties.*

15. No mud, soil or debris shall be deposited on the public highway by vehicles entering or leaving the site. Any mud, soil or debris deposited on the public highway shall be removed and the highway cleaned. The applicant shall retain an operational road sweeper on site whilst recycling, infilling operations and restoration works are taking place to ensure the highway is cleaned within one hour of the operator being notified by the local authority, the Police or any other Government Agency or Public Body.

16. All loaded vehicles entering or leaving the site shall be covered by a sheet.

**Reason for conditions 15 and 16:** *In the interests of highway safety.*

17. Within one month from the date of this consent, details of measures which will be taken to ensure that the wholesomeness of private water supplies in the vicinity of the proposed works are not affected by the proposed activities shall be submitted to the planning authority for written approval.

**Reason:** *In the interests of safeguarding the quality of private water supply of local residents.*

18. Within one month of the date of this decision being issued details of a scheme of liaison, identifying how the site operator shall liaise with the local community council, shall be submitted and approved in writing by the planning authority. The details in terms of this condition shall include contact details of the site manager being provided to the community council and details of the community council contact being provided to the site manager. These details shall be updated on a six-monthly basis. Thereafter the development shall operate in compliance with the approved scheme of liaison unless otherwise agreed in writing by the planning authority.

**Reason:** *To ensure that matters of concern can be raised by either party in order that the proposed development can operate in a way which is compatible with the surrounding community, in the interests of that community's amenity.*

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 24 May 2024

**Application No:** 23/00595/DPP

**Applicant:** The NWH Group

**Agent:** William Booth, Dalgleish Associates Ltd.

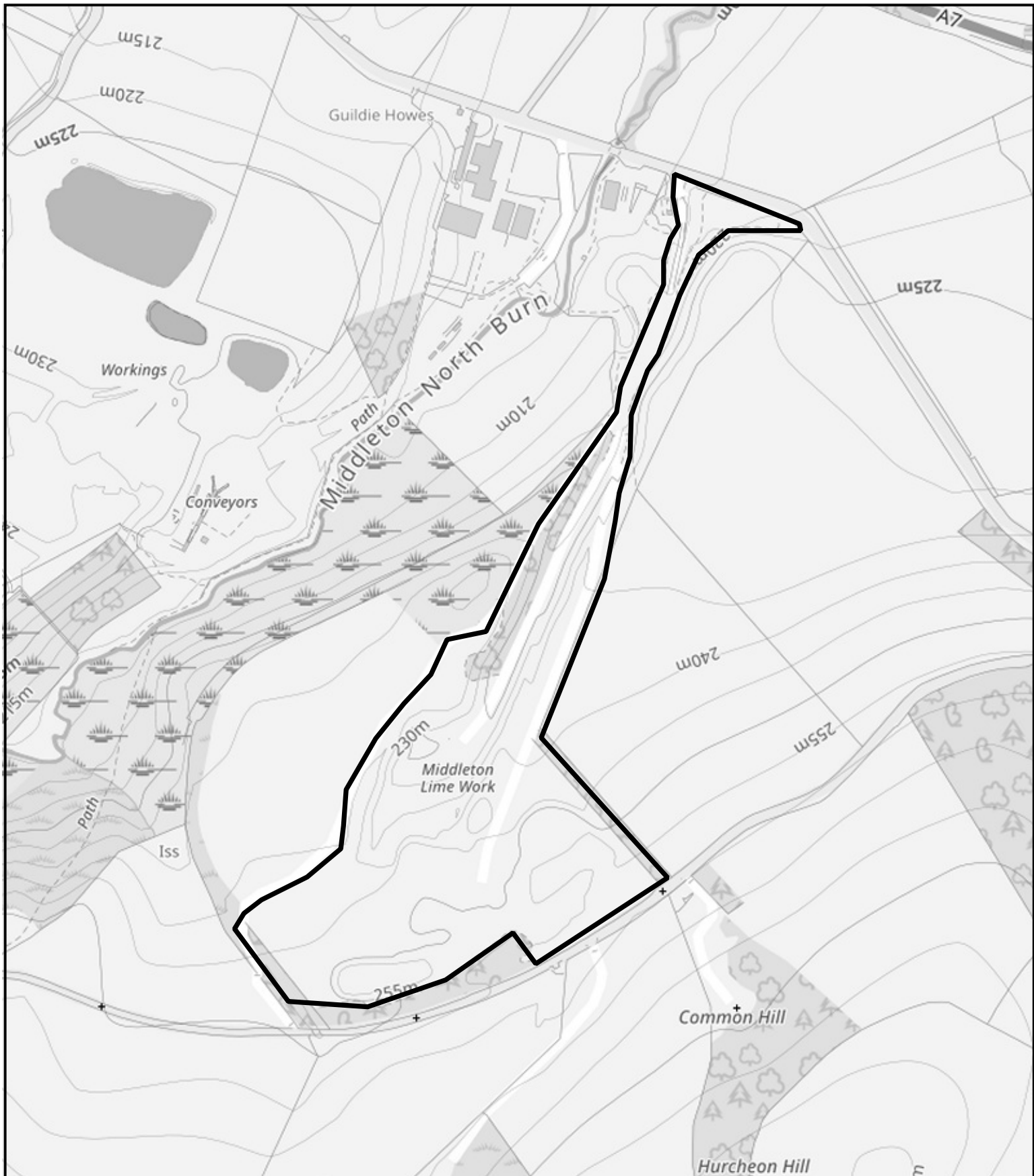
**Validation Date:** 08 November 2023

**Contact Person:** Whitney Lindsay

**Email:** Whitney.Lindsay@midlothian.gov.uk

**Background Papers:** Planning Application 15/00503/DPP and  
22/00546/S42

**Attached Plans:** Location Plan, Site Plan, Plant Layout, Cross  
Section and Restoration Plan



**Planning Service  
Place Directorate**

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith, EH22 3AA

Formation of recycling facility and waste transfer station; continuation of landfill operations and associated works

Middleton Lower Quarry Gorebridge

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File No. 23/00595/DPP

Page 1140 of 1158  
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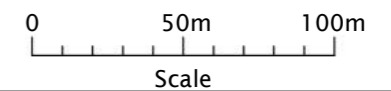




# GENERAL SITE LAYOUT AND PHASING PLAN

## Legend

- Application Boundary
- Quarry Void Infill Area
- Advanced Trees and Scrub Planting



Client: NWH GROUP

Project: MIDDLETON QUARRY

Title: GENERAL SITE LAYOUT AND PHASING PLAN

Figure: 3

Drawn: EM

Scale: 1:2,500

Checked: WB

Date: 11.08.23

Sheet Size:A3

Dalglish Associates Ltd

ENVIRONMENTAL, MINERAL AND PLANNING CONSULTANTS  
CATHEDRAL SQUARE  
DUNBLANE FK15 0AH  
Tel: 01786 822339



# RECYCLING PLANT LAYOUT PLAN

## Legend

Application Boundary



Client: NWH GROUP

Project: MIDDLETON QUARRY

Title: RECYCLING PLANT LAYOUT PLAN

Figure: 4

Drawn: EM

Scale: 1:1,000

Checked: WB

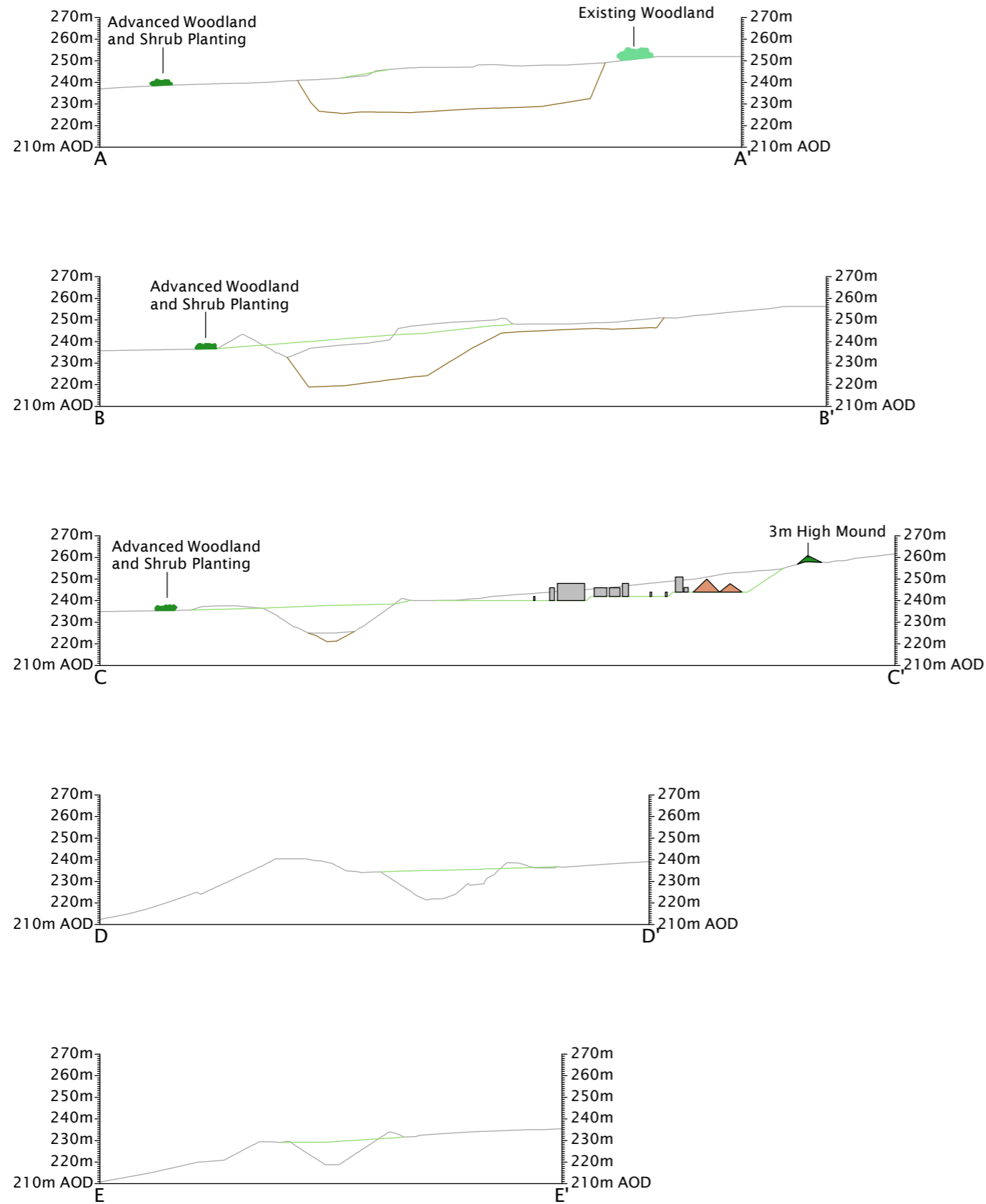
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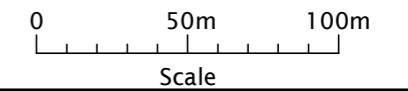


### CROSS SECTIONS

Legend

-  Existing Topography
-  Development Topography
-  Restoration Topography
-  Advanced Trees and Shrub Planting

Cross Section Locations are shown on Figures 2, 3.4 and 5



Client: NWH GROUP

Project: MIDDLETON QUARRY

Title: CROSS SECTIONS

Figure: 3.6      Drawn: EM  
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 Date: 11.08.23      Sheet Size: A3

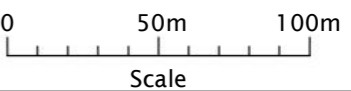
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**RESTORATION PLAN**

**Legend**

- Application Boundary
- Trees and Shrub Planting
- Grassland
- Informal Access Route
- Ephemeral Wetland
- Cross Section Locations



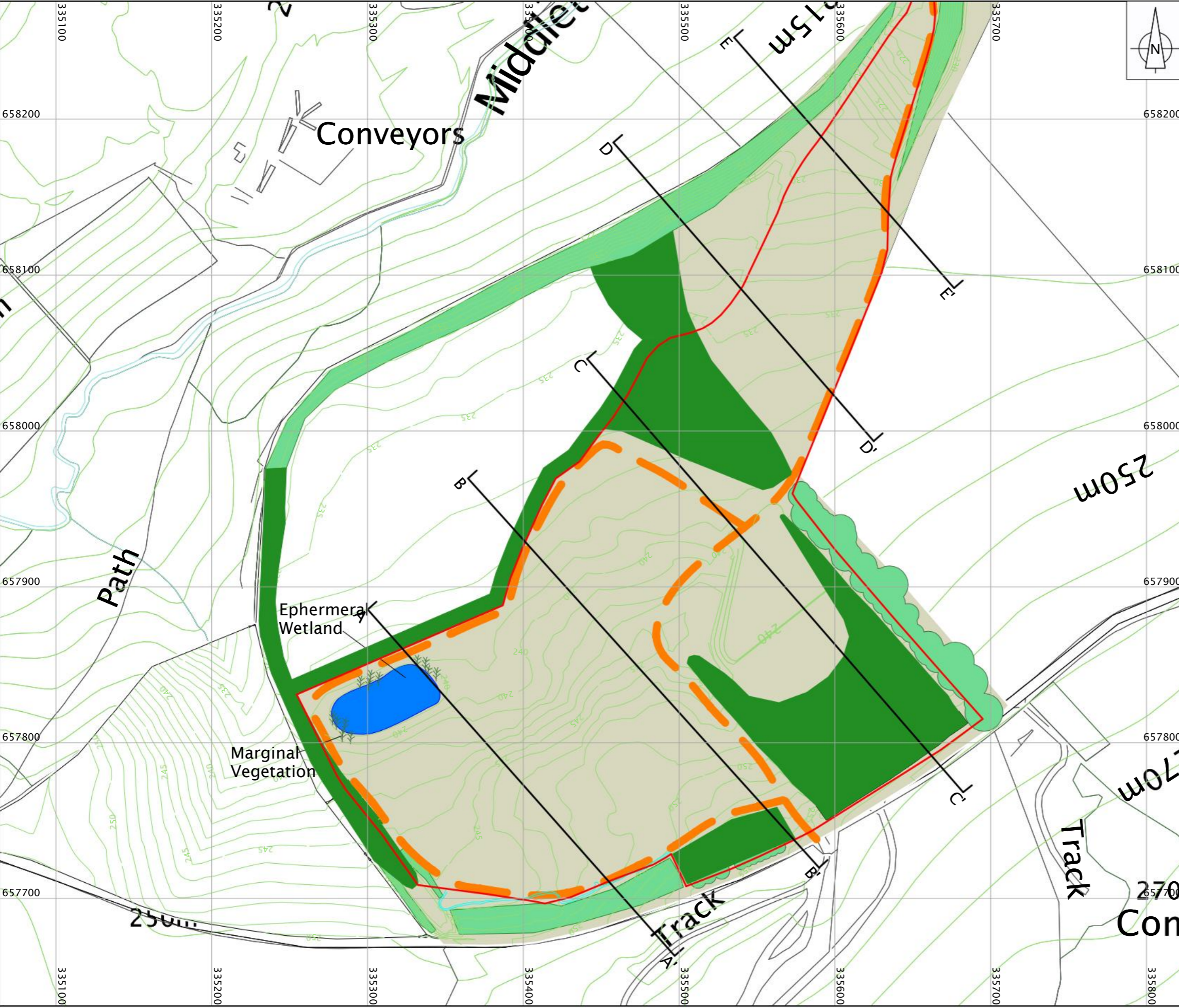
Client: NWH GROUP

Project: MIDDLETON QUARRY

Title: RESTORATION PLAN

Figure: 5      Drawn: EM  
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**SECTION 42 APPLICATION 23/00773/S42 TO AMEND CONDITIONS 1 AND 6 OF PLANNING PERMISSION 22/00546/S42 (INFILLING OF QUARRY) TO EXTEND THE DURATION OF OPERATIONS AT MIDDLETON LIMWORKS, GOREBRIDGE**

Report by Chief Officer Place

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 At its meeting on 17 November 2015 the Committee granted planning permission for the infilling and restoration of the former Middleton Limeworks Quarry (15/00503/DPP). Subsequently, at its meeting of 10 January 2022 the Committee granted a section 42 application (22/00546/S42) which sought to amend the wording of conditions 1 and 3 attached to the grant of planning permission 15/00503/DPP to extend the duration of the temporary planning permission and to allow the acceptance of non-hazardous waste as an infill material.**
- 1.2 This section 42 application seeks to amend the wording of conditions 1 and 6 attached to the grant of planning permission 22/00546/S42 to extend the duration of the temporary planning permission again and to also extend the timescales for the subsequent landscaping maintenance to reflect the potentially revised expiration date of the planning permission.**
- 1.3 There has been one representation and consultation responses from the Scottish Environment Protection Agency (SEPA), Transport Scotland and the Council's Senior Manager Protective Services (Environmental Health).**
- 1.4 The relevant development plan policies are policies 1 and 12 of National Planning Framework 4 (NPF4) and policies RD1, ENV7, ENV10, ENV15 and WAST3 of the Midlothian Local Development Plan 2017.**
- 1.5 The recommendation is to grant planning permission subject to conditions.**

## 2 LOCATION AND SITE DESCRIPTION

- 2.1 The planning application site relates to the lower quarry at Middleton, also known as quarry 1. The site is a former Limestone Quarry, located in the countryside but relatively close to North Middleton. The site measures approximately 7.7 hectares with the proposed infill area being approximately 5.15 hectares. The application site comprises the quarry void, with quarry faces, and soil storage bunds on the periphery of the void and areas of quarry spoil within the void. The quarry has been partially filled.
- 2.2 The quarry is accessed from a point off an unclassified road that runs in an east to west direction to the north of the application site. The unclassified road is accessed from Guildiehowes Road, which in turn is accessed from the A7, adjacent to North Middleton.

## 3 PROPOSAL

- 3.1 The application, made under Section 42 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 (hereafter referred to as the Act), seeks to amend two conditions attached to the grant of planning permission for the infilling of a disused quarry.
- 3.2 A Section 42 application is in itself a planning application, a particular kind of planning application, for development without complying with a condition(s) previously imposed on an earlier grant of planning permission. A grant of planning permission under Section 42 results in an entirely new planning permission which will supersede the original permission(s) if implemented. Therefore, if planning permission is granted for this application, it will replace planning consent 22/00546/S42.
- 3.3 Although a Section 42 application is a new planning application in law the Act states “*on such an application the planning authority shall consider only the question of the conditions subject to which planning permission should be granted*”. The principle of development is not subject to assessment. Planning authorities should attach to the new permission all of those conditions from the previous permission, where it is intended these should still apply.
- 3.4 Condition 1 of planning permission 22/00546/S42 states:
- Planning permission for the infilling of the quarry with the materials stated within condition 3 of planning permission 22/00546/S42 and the restoration of the site shall be completed by 31 March 2024. This planning permission expires on the 31 March 2024.*

**Reason:** *To make clear the extent and specifications of the*

*development for which planning permission is granted, and to ensure the full implementation of all the identified measures for mitigating its environmental impact.*

3.5 The applicant is seeking to amend condition 1 so as to extend the time period by a further 2 years and set a clear end date to the operations of 31 March 2026 and to provide clarity on the infill materials that can be used.

3.6 Condition 6 of planning permission 22/00546/S42 states:

*Notwithstanding the information contained within the Environmental Statement the restoration and landscaping of the site shall be completed in accordance with the restoration; including levels, approved under the terms of condition 7 of planning permission, 15/00503/DPP, prior to the expiration of this consent as detailed in condition 1 of planning permission 22/00546/S42. The approved, landscaping shall be maintained to the satisfaction of the planning authority for a period of five years after 31 March 2024 (31 March 2029). Maintenance shall include the replacement of any trees, shrubs or hedgerow plants which die, are removed, become, seriously diseased or are severely damaged within that period, by others of a similar size and species to those originally required to be planted.*

**Reason:** *To ensure that all restored land is properly managed for a sufficient period to ensure its effective return to permanent agricultural/forestry use.*

3.7 The applicant proposes to amend condition 6 so that the timescales for landscaping maintenance are amended to reflect the expiration date stated within condition 1. The amendments seek to ensure that the approved landscaping shall be maintained to the satisfaction of the planning authority for a period of five years after 31 March 2026 (31 March 2031).

#### **4 BACKGROUND**

4.1 In March 1982 planning permission ref.198/81 was granted for the extraction and working of limestone on both Middleton Quarry No.1 and No.2. Planning permission 198/81 was implemented.

4.2 In December 2012 a Breach of Condition Notice was served on Leiths (Scotland) Limited; who were the operator of the Middleton Quarry. The notice required them to take action in relation to conditions attached to planning permission 198/81, in particular those conditions requiring the infilling of the quarry and its restoration to an agricultural use by the 19 December 2016. The Breach of Condition Notice only required the reinstatement of No.2 quarry (the upper quarry) and the planning authority is currently investigating whether the notice has been complied with.

- 4.3 Planning permission 15/00503/DPP for the infilling of quarry 1 (the lower quarry) was granted subject to conditions (this application was accompanied by an environmental statement prepared under the Environmental Impact Assessment (Scotland) Regulations 2011). The consent was subject to a time limitation condition which required the works to be completed within seven years of commencement.
- 4.4 A section 42 application (ref. no. 22/00546/S42) to amend condition 1 of planning permission 15/00503/DPP (infilling of quarry), to extend duration of temporary permission, and condition 3, to allow the acceptance of non-hazardous waste, was granted permission subject to conditions in January 2023.
- 4.5 Planning application 23/00595/DPP has also been submitted in relation to the application site. This application is for the formation of recycling facility and waste transfer station; continuation of landfill operations and associated works for a 17 year time period:
- One year to allow for the installation of the recycling plant infrastructure;
  - 15 years recycling and waste transfer operations; and
  - One year to re-instate the site.

The permission also seeks the continuation of landfill operations and associated works for the full 17 years. This includes the reworking of parts of the site and infilling and restoration.

## 5 CONSULTATIONS

- 5.1 The **Scottish Environment Protection Agency (SEPA)** does not object to for the proposed time extension. SEPA confirmed the site will continue to be regulated by SEPA under the Pollution Prevention and Control Regulations.
- 5.2 **Transport Scotland** does not object to the application.
- 5.3 The **Senior Manager Protective Services** does not object to the application. It was recommended that conditions were attached in relation to noise, dust, hours of operation and mud on the road.
- 5.4 The consultation responses are available to view in full on the online planning application case file.

## 6 REPRESENTATIONS

- 6.1 No representations were received in relation to this application.

## 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 crises.

7.4 Policy **12 Zero Waste**; sets out to encourage, promote and facilitate development that is consistent with the waste hierarchy.

### Midlothian Local Development Plan 2017 (MLDP)

7.5 Policy **RD1: Development in the Countryside** states that development in the countryside will only be permitted if it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation or tourism; it accords with policies RD2 (low density rural housing), MIN1 (mineral extraction), NRG1 (renewable and low carbon energy projects) or NRG2 (wind energy); or it accords with the Council's Supplementary Guidance on *Development in the Countryside and Green Belt*. For housing, this is limited to homes required to support an established countryside activity.

7.6 With regard to business in the countryside policy **RD1** states that development opportunities that will enhance rural economic development opportunities will be permitted if:

- They are of a scale and character appropriate to the rural area and well integrated into the rural landscape; and
- They are capable of being serviced with an adequate and appropriate access; and
- They are capable of being provided with drainage and a public water supply at reasonable cost, or an acceptable private water supply, unacceptable discharge to watercourses; and
- They are accessible by public transport and services (where appropriate); and
- They are not primarily of a retail nature; and,
- They do not harm the amenity of nearby residents through unacceptable levels of noise, light or traffic.

7.7 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.

- 7.8 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.
- 7.9 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.10 Policy **WAST3 (Landfill)** presumes against new landfill development other than as part of a site restoration project. Proposals will only be allowed if there are no significant negative environmental impacts, including from traffic movements. A buffer of 250 metres will be required between a landfill site and any sensitive receptors (primarily residential properties). Applicants will be required to submit proposals for site restoration and aftercare and demonstrate that robust financial arrangements are in place to ensure site restoration.

#### National Guidance

- 7.11 Also material to the consideration of the application is **Scottish Government's Planning Advice Note 64: Reclamation of Surface Mineral Workings**. Pan 64 also states that the then Scottish Executive (now Scottish Government) considered that financial guarantees are an appropriate means of reassuring local communities of operators' commitment and ability to meet their restoration and aftercare obligations.
- 7.12 Scottish Government advice **Circular 4/1998 (The use of conditions in planning permissions)** sets out six tests which planning conditions must comply with:
- Necessary;
  - Relevant to planning;
  - Relevant to the development to be permitted;
  - Enforceable;
  - Precise; and
  - Reasonable in all other respects.

## **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 representation and consultation responses received are material considerations.

## The Principle of Development

- 8.2 As the proposal is a 'Section 42' application the principle of development is not subject to consideration as set out in paragraph 3.3 of the report. The land is allocated as 'countryside' within the MLDP under Policy RD1 - Development in the Countryside. Proposals for landfill (including restoration) within the site are not specifically contemplated by Policy RD1 as the proposed development is not located within an area of search for surface mineral extraction. The principle of development for infilling and restoration of the former quarry is established by the previous grant of planning permission for material extraction, landfilling and restoration of the site, planning permissions 15/00503/DPP and 22/00546/S42.

## Conditions 1 and 6 of Planning Permission 22/00546/S42

- 8.3 Planning condition 1 of planning permission 15/00503/DPP states that *'Planning permission for the infilling of the quarry with the materials stated within condition 3 of planning permission 22/00546/S42 and the restoration of the site shall be completed by 31 March 2024. This planning permission expires on the 31 March 2024.'* It is noted that this permission has now lapsed, however the current section 42 application was submitted and validated in November 2023, prior to the expiration of planning permission 22/00546/S42.
- 8.4 The applicant is seeking to amend condition 1 in order to extend the time period by two years and set a clear end date to the operations of 31 March 2026. The acceptability of the infilling of the quarry has already been established for a limited time period (seven years from the commencement of operations). The applicant is seeking to extend the time period of the planning permission by two years due to the current operations being behind schedule and it not being possible to complete the infilling and reinstatement of the site within the timeframe permitted by the previous planning consent.
- 8.5 The submitted supporting statement sets out that should the associated planning application 23/00595/DPP, for the proposed recycling facility and waste transfer station (as summarised in paragraph 4.5 above), be approved it would be implemented and supersede planning permission 22/00546/S42 and the section 42 application being considered in this report (should it be approved). However, should planning application 23/00595/DPP not be determined positively the site operator will need to fall back on this application to allow the final reinstatement of the land in accordance with an extended timeframe.
- 8.6 Works associated with planning permission 15/00503/DPP commenced on site in March 2017. There is an associated bond for this permission so as to ensure that there are sufficient funds for the restoration of the quarry. If planning permission is granted then a condition can be attached to ensure details of the bond/financial

provision associated with securing the restoration of the site within the amended time-period are submitted.

- 8.7 Planning condition 6 of planning permission 15/00503/DPP states that *'Notwithstanding the information contained within the Environmental Statement the restoration and landscaping of the site shall be completed in accordance with the restoration; including levels, approved under the terms of condition 7 of planning permission, 15/00503/DPP, prior to the expiration of this consent as detailed in condition 1 of planning permission 22/00546/S42. The approved, landscaping shall be maintained to the satisfaction of the planning authority for a period of five years after 31 March 2024 (31 March 2029). Maintenance shall include the replacement of any trees, shrubs or hedgerow plants which die, are removed, become, seriously diseased or are severely damaged within that period, by others of a similar size and species to those originally required to be planted.'*
- 8.8 The applicant is also seeking to amend condition 6 of planning permission 22/00546/S42 so as to ensure the timescales for landscaping maintenance are amended to align the expiration date stated within condition 1. The amendments seek to ensure that the approved landscaping shall be maintained to the satisfaction of the planning authority for a period of five years. If it is acceptable to extend the infilling operations, then it is logical to extend the landscaping requirements to align with the change in programming.
- 8.9 Neither SEPA nor the Council's Senior Manager Protective Services have objected to the proposed extended timeframe for site completion.

#### Other Conditions

- 8.10 The remaining conditions relate to the approved environmental statement; restoration material details and plan; securing a bond for site restoration; transportation assessment; road maintenance and hours of operation; dust management; and noise mitigation. These conditions are still relevant, and it is proposed to attach them to the new permission if granted. However, some of the conditions are required to be re-worded to ensure they are relevant to the current permission.

#### Other Matters

- 8.11 No road safety concerns as a consequence of the proposed revised conditions, or from the existing development have been identified by Transport Scotland.

#### Conclusion

- 8.12 This application, if approved, will allow the operator a further two years to conclude the on-site operations in connection with a legacy planning



permission. While site operations cannot be carried on indefinitely there will be no significant harm to the local environment as a result of allowing this small extension of time, and as such, the proposal complies with the aims of the development plan and the previous grants of planning permission.

## 9 RECOMMENDATION

9.1 It is recommended that planning permission be granted for the following reason:

*The proposed amendments to two conditions do not fundamentally change the development which is being implemented under a previous grant of planning permission. The proposed development does not have adverse environmental impacts subject to detailed/technical matters being agreed/secured by condition. This presumption in favour of development is not outweighed by any other material considerations. The proposed development accords with the Midlothian Local Development Plan (2017) or NPF4.*

9.2 Subject to the following conditions:

1. Planning permission for the infilling of the quarry with the materials stated within condition 3 of planning permission 22/00546/S42 and restoration of the site shall expire on the 31 March 2026.
2. Except as subsequently amended, or as otherwise required by the terms of this permission, the development hereby approved shall be carried out in accordance with the application plans, and the details contained in the Environmental Statement approved by planning permission 15/00503/DPP and 22/00546/S42, dated June 2015, including the implementation of all the measures contained in that document for the mitigation of the environmental impact of the operations.

***Reason: for conditions 1 & 2: To make clear the extent and specifications of the development for which planning permission is granted, and to ensure the full implementation of all the identified measures for mitigating its environmental impact.***

3. Only inert material, as specified in the table at Schedule 2, Paragraph 4 of the Landfill (Scotland) Regulations 2004 and non-hazardous waste codes 19 12 09 and 19 12 12 as defined by the Landfill (Scotland) Regulations 2004, shall be used for infilling purposes and the material shall arrive at the site in a condition suitable for purpose.

***Reason: To ensure that only appropriate materials are used for infilling and to ensure adequate protection of the water environment.***

4. At the end of the month during which infilling commences and at the end of each month thereafter until the site is fully restored, the developer shall send to the planning authority a written record of where each load of material being used to infill the site has come from, the type of material and the tonnage.

***Reason:*** *To ensure that only appropriate materials are used for infilling and to ensure adequate protection of the water environment and so that the planning authority can monitor progress with the infilling.*

5. Within one month from the date of this planning permission, the applicants or their successors shall submit for the approval of the planning authority a detailed restoration plan of the whole site, including the haul road, showing the final contours to be achieved in restoration, and the location of any hedges, fences, gates, walls and access points on the restores site, together with a written specification where such details are not shown on the plan; the plan shall also include proposals for the removal or other treatment of areas of hardstanding, areas occupied by plant or buildings, and the full length of the haul road, together with detailed landscaping proposals for the whole site, including the haul road, indicating the numbers, sizes, species, positions and planting densities of all trees and shrubs to be planted.
6. Notwithstanding the information contained within the Environmental Statement the restoration and landscaping of the site shall be completed in accordance with the restoration; including levels, approved under the terms of condition 7 of planning permission 15/00503/DPP and condition 6 of planning permission 22/00546/S42, prior to the expiration of this consent as detailed in condition 1 of planning permission 23/00773/S42. The approved landscaping shall be maintained to the satisfaction of the planning authority for a period of five years from the time of any planting or construction. Maintenance shall include the replacement of any trees, shrubs or hedgerow plants which die, are removed, become seriously diseased or are severely damaged within that period, by others of a similar size and species to those originally required to be planted.

***Reason for conditions 5 and 6:*** *To ensure that all restored land is properly managed for a sufficient period to ensure its effective return to permanent agricultural/forestry use.*

7. The developer shall ensure that the approved bond or other financial provision associated with planning permission 15/00503/DPP and 22/00546/S42 is maintained through the duration of, and linked to, this planning permission. A copy of the bond/financial provision securing the restoration of the site shall be

submitted to planning authority within 3 months of this grant of planning permission. The bond will only be considered acceptable if approved in writing by the planning authority. Development shall cease within 6 months of this grant of planning permission if the bond/financial provision securing the restoration of the site is not approved in writing by the planning authority.

**Reason:** *To ensure that there are sufficient funds available throughout the life of the development to carry out the full restoration of the site.*

8. Notwithstanding that specified in the Transportation Assessment, the first 40 metres (not 20 metres as stated in the TA) of private access road into the site; measured back from the site access, shall be surfaced in non-loose material within 3 months of this grant of planning permission.

**Reason:** *To ensure that the public roads including the access road leading to the quarry and the A7 are kept free from loose material being deposited from vehicles entering or exiting the site in the interest of road safety.*

9. Any identified damage to the highway during infilling and restoration works shall be repaired within 3 months of the operator being notified of the required works.

**Reasons:** *Various sections of the road carriageway / verge have suffered damage over the years and they require to be repaired prior to the intensification of the use of the road in the interests of road and pedestrian safety.*

10. Notwithstanding that stated in docketed application 15/00503/DPP, 22/00546/S42 and 23/00773/S42 documents operations; including the access and egress of vehicles into and out of the site shall only take place during the hours of 08.00 to 19.00 Mondays to Fridays and 08.00 to 12.00 Saturdays with no working on Sunday. In addition, no work on the construction of the access road, or site preparation works, shall take place out with the hours of 08.00 to 19.00 Mondays to Fridays and 08.00 to 12.00 Saturdays inclusive. There shall be no variation there from unless with the prior written approval of the planning authority.

**Reason:** *In the interests of safeguarding the amenity of nearby noise sensitive properties and the character and amenity of the countryside.*

11. The approved Dust Management Plan that was approved in writing by the planning authority under condition 13 of planning permission 15/00503/DPP and condition 11 of planning permission 22/00546/S42 shall be adhered to. Additionally, following any

substantiated complaints about dust, or where visual inspection indicates significant dust emissions or dust tracked out of the site onto public roads, a programme of monitoring at the sensitive receptor(s) shall be undertaken by the operator over a period of time agreed in writing by the planning authority and steps taken, as agreed with the planning authority, to clean the public highway, reduce dust emissions and any other steps to mitigate the impact from dust.

**Reason:** *To mitigate the potential impact of the development on air quality in the interest of safeguarding the amenity of neighbouring properties and the amenity of the area.*

12. A daytime limit of 55 dB LAeq, 1 h (free field) shall be met at noise sensitive properties, with the exception of Halkerston Cottages where a daytime limit of 45 dB LAeq, 1 h (free field) shall be met and Guildie Howes shall be subject to a daytime limit of 50 dB LAeq.

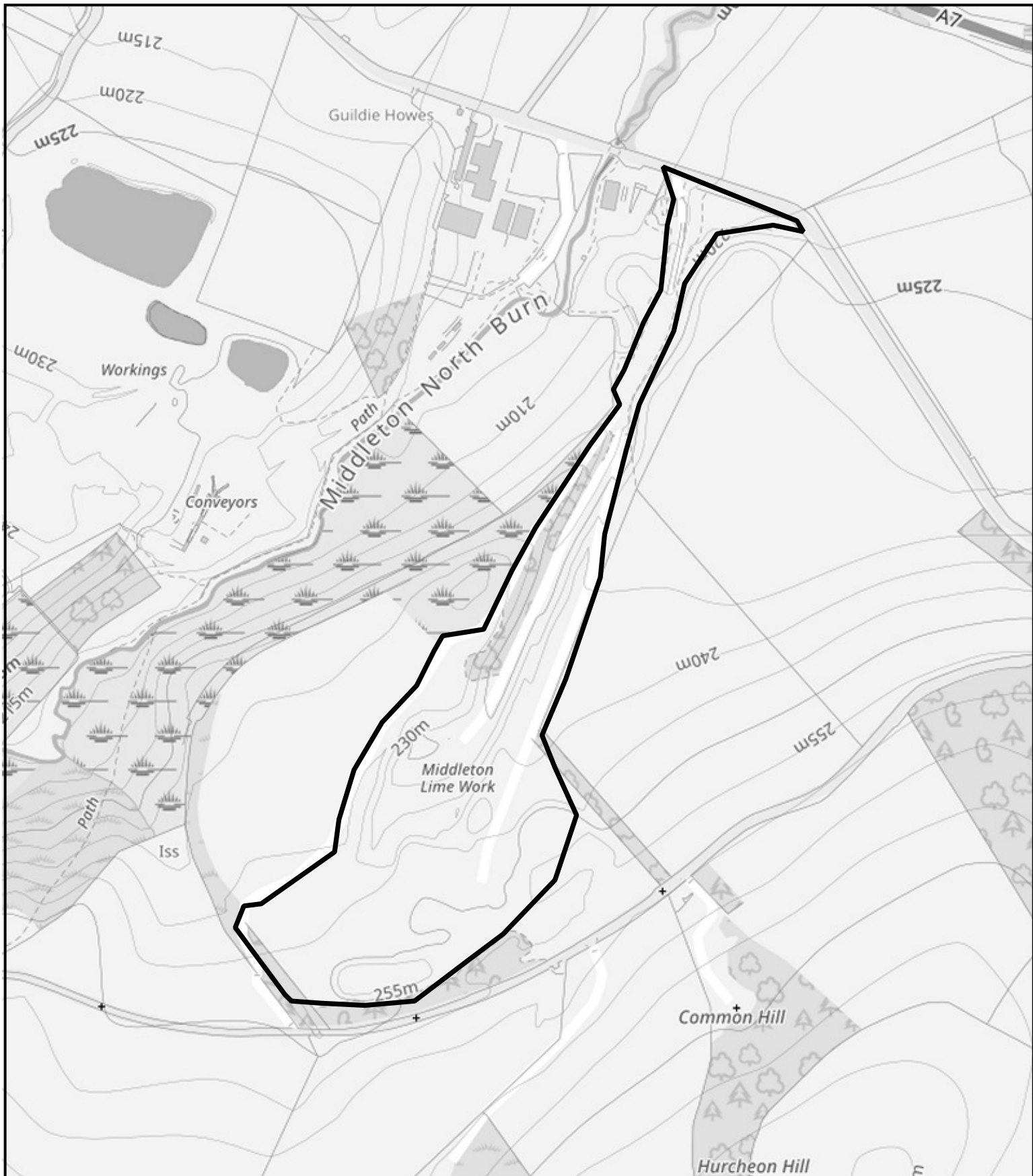
**Reason:** *To mitigate the potential noise impact of the development in the interest of safeguarding the amenity of neighbouring noise sensitive properties.*

13. No mud, soil or debris shall be deposited on the public highway by vehicles entering or leaving the site. Any mud, soil or debris deposited on the public highway shall be removed and the highway cleaned. The applicant shall retain an operational road sweeper on site whilst infilling operations and restoration works are taking place to ensure the highway is cleaned within one hour of the operator being notified by the local authority, the Police or any other Government Agency or Public Body.

**Reason:** *In the interests of highway safety.*

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 24 May 2024  
**Application No:** 23/00773/S42  
**Applicant:** The NWH Group  
**Agent:** William Booth, Dalgleish Associates Ltd.  
**Validation Date:** 29 November 2023  
**Contact Person:** Whitney Lindsay  
**Email:** Whitney.Lindsay@midlothian.gov.uk  
**Background Papers:** Planning Application 15/00503/DPP and 22/00546/S42  
**Attached Plans:** Location Plan and Site Plan



**Planning Service  
Place Directorate**

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith, EH22 3AA

Section 42 application to amend conditions 1 and 6  
of consent 22/00546/S42 to extend the timeframe  
of operations

Middleton Limeworks, near Gorebridge

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File No. 23/00773/S42







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Scale 1:5000

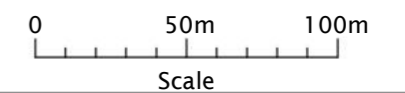
Midlothian Council Licence No. AC0000811376 (2024)



### SITE PLAN

#### Legend

-  Application Boundary
-  Quarry Void Infill Area
-  Existing Woodland
-  Infilled Area
-  Area to be Infilled
-  Temporary Surcharge Materials



Client: NWH GROUP

Project: MIDDLETON QUARRY

Title: SITE PLAN

Figure: 633-01      Drawn: LJT

Scale: 1:2,500      Checked: WB

Date: 22.02.24      Sheet Size: A3

Dagleish Associates Ltd

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