Evidence Report
June 2024
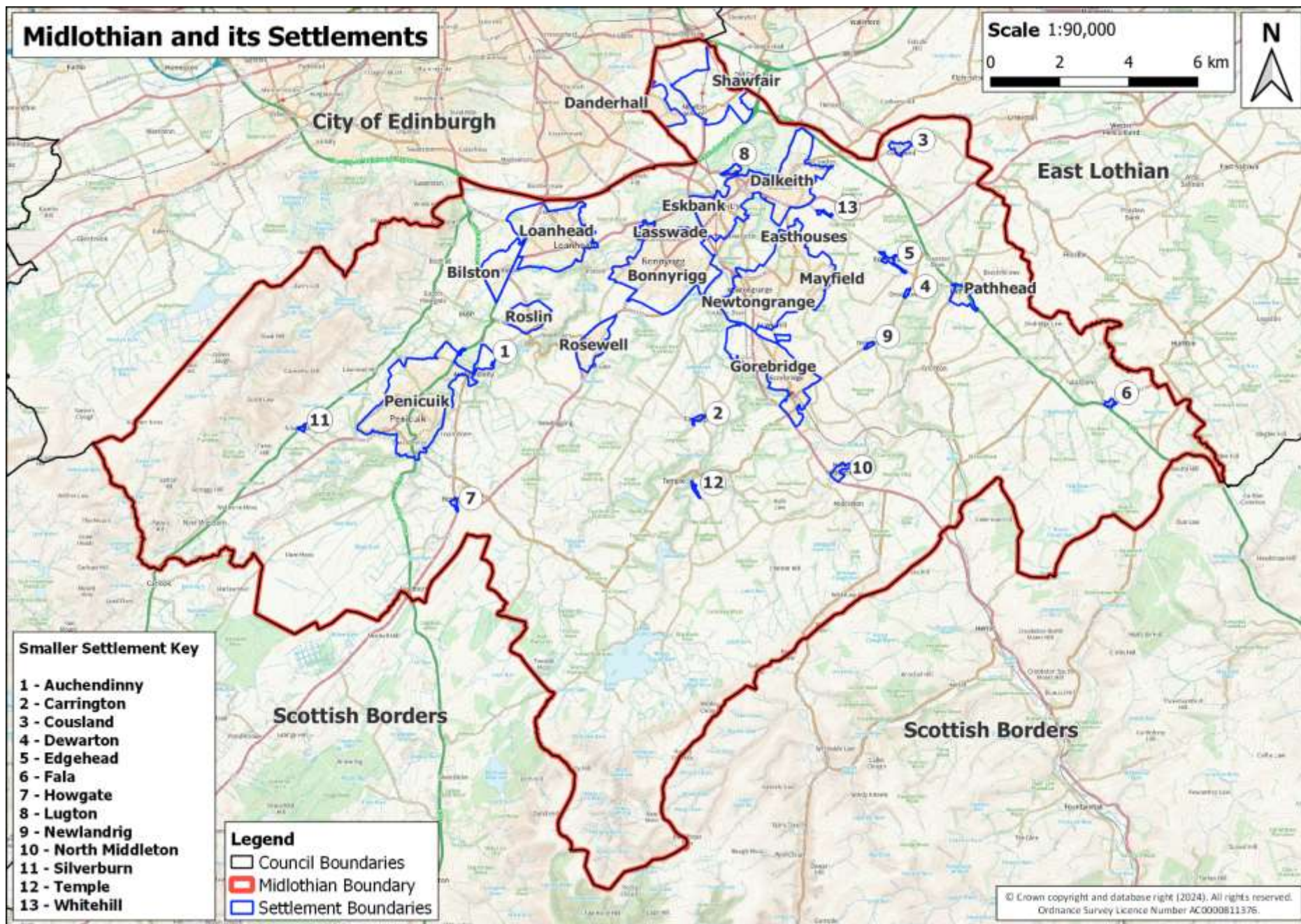(for 4 June 2024 Planning Committee)

Midlothian Local Development Plan 2

Midlothian

Midlothian and its Settlements

City of Edinburgh

Shawfair

Danderhall

East Lothian

3

8

Dalkeith

Eskbank

13

Loanhead

Lasswade

Easthouses

Bilston

Bonnyrigg

5

Mayfield

4

Pathhead

Roslin

Newtongrange

Rosewell

1

9

Gorebridge

Penicuik

2

11

10

Scottish Borders

7

12

Scottish Borders

Smaller Settlement Key

1 - Auchendinny
2 - Carrington
3 - Cousland
4 - Dewarton
5 - Edgehead
6 - Fala
7 - Howgate
8 - Lugton
9 - Newlandrig
10 - North Middleton
11 - Silverburn
12 - Temple
13 - Whitehill

6

Legend

☐ Council Boundaries
☐ Midlothian Boundary
☐ Settlement Boundaries

Contents

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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.

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
Sustainable Places			
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
Liveable Places			
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
Productive Places			
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 crated 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."

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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) Act 1997 as amended: Section 3F: • 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. Section 15(5)(a): • the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.
NPF4 LDP Requirements	NPF4 Policy 1: • 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. NPF4 Policy 2: • 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. • 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.
Links to Evidence	**MC115** UK Local Authority and Regional Greenhouse Gas Emissions National Statistics (2022) **MC116** Local Authority Greenhouse Gas Map **MC117** UK Climate Change Risk Assessment 2022 **MC118** Evidence for the third UK Climate Change Risk Assessment Summary for Scotland **MC120** Scottish Government Heat in Buildings Strategy **MC121** Home Analytics database (Energy Saving Trust) **MC122** Midlothian Place and Wellbeing Outcome Indicators (Public Health Scotland) **MC139** Scottish Climate Change Adaptation Programme 2019-2024 **MC140** Working Together to Build Climate-Resilient, Health and Equitable Places (Public Health Scotland, Improvement Service & Adaptation Scotland) **MC210** Draft Strategic Flood Risk Assessment 2024 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 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 CO2e). 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 CO2e	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 Net Emissions*	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 ktCO2e 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_2) 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 CO2 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 Places 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 crise 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.

AVOID

MINIMISE
Change approach to minimise emissions

REPLACE
Substitute high carbon options with low carbon ones

OFFSET

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)

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) Act 1997 as amended: Section 15(5)(a) • The principal, cultural, economic, social, built heritage and environmental characteristics of the district.

NPF4 LDP Requirements	NPF4 Policy 3:
	• LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy.
	• LDPs should also promote nature recovery and nature restoration across the development plan area, including by:
	  - facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity;
	  - restoring degraded habitats or creating new habitats; and
	  - incorporating measures to increase biodiversity, including populations of priority species.
	
	NPF Policy 5:
	• LDPs should protect locally, regionally, nationally and internationally valued soils, including land of lesser quality that is culturally or locally important for primary use.

Links to Evidence	**MC099** Scottish Biodiversity List **MC098** Midlothian Local Biodiversity Action Plan 2019-2024 **MC001** Single Midlothian Plan 2023-2027 **MC100** Midlothian Nature Network Method Statement **MC101** NatureScot Developing with Nature Guidance **MC102** Research into Approaches to Measuring Biodiversity in Scotland **MC103** Greater London Authority Design Guide on Urban Greening for Biodiversity Net Gain **MC144** Improvement Service Elected Member Briefing Note: Nature-based Solutions **MC104** National Soil Map of Scotland (Midlothian extract) **MC105** Peat and Peaty Soils in Midlothian Map **MC106** Land Capability for Agriculture Map **MC107** Prime Agricultural Land in Midlothian Map **MC108** Risk of Subsoil Compaction in Midlothian Map **MC155** Midlothian Council Nature Conservation Planning Guidance (2021) **MC154** Draft Scottish Biodiversity Strategy to 2045 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 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 approached 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.
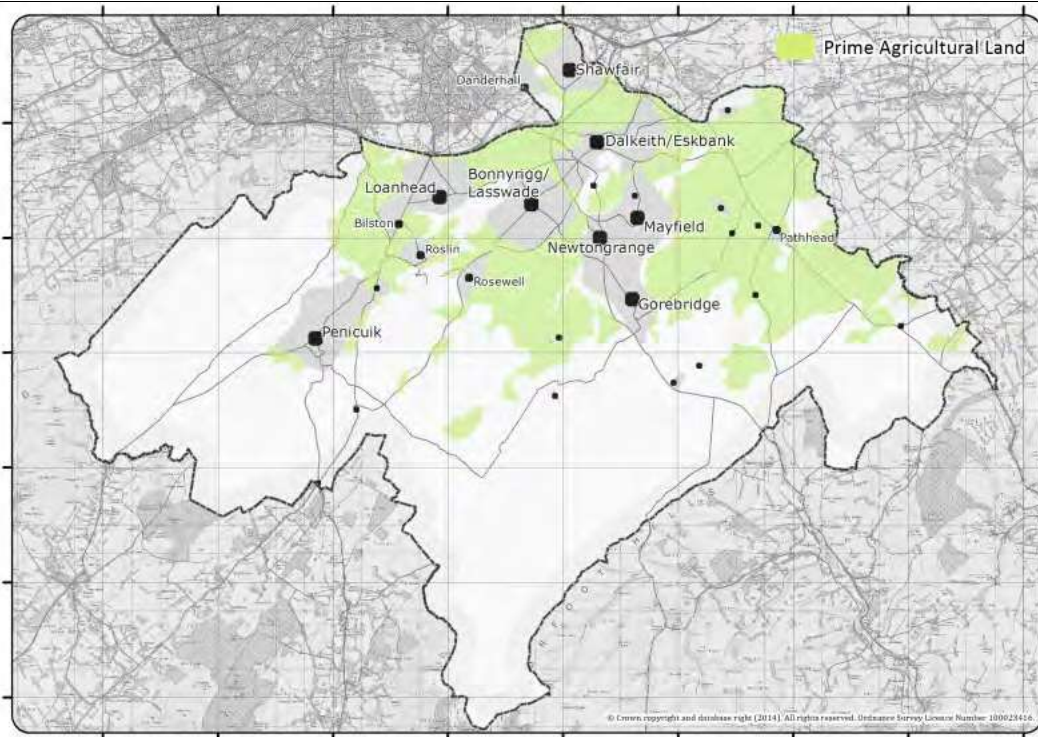
Figure 2.1 - Approximate areas of prime agricultural land in Midlothian

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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) Act 1997 as amended: Section 15(5) • The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district. • The principal purposes for which the land is used.
NPF4 LDP Requirements	NPF4 Policy 6: • 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. • 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.
Links to Evidence	**MC200** Draft Forestry and Woodland Strategy **MC100** Nature Network Method Statement **MC238** Policy on Control of Woodland Removal **MC098** Midlothian Local Biodiversity Action Plan **MC491** Midlothian's Climate Change Strategy 2020 **MC240** Scottish Government Climate Change Plan 2018-2032 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 content of other chapters. It should be read in conjunction with other chapters, including: • Topic 1: Climate Change Mitigation and Adaptation • Topic 2: Biodiversity (inc. Soils) • Topic 4: Natural Places and Landscape • Topic 5: Historic Assets and Places • Topic 19: Site Selection Methodology • Topic 22: Health • Topic 25: Blue and Green Infrastructure • Topic 28: Rural Development • Topic 31: Tourism
Summary of Evidence	
No disputes with stakeholders or information gaps have been identified in the preparation of this chapter of the Evidence Report.	

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 place, 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 panting 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) Act 1997 as amended: Section 15(5)(a) • The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.
NPF4 LDP Requirements	NPF4 Policy 4 requires: • 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. • 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.
Links to Evidence	**MC109** Nature Conservation Designations in Midlothian Map **MC110** Midlothian Local Biodiversity Site System Methodology **MC111** Guidance on Establishing and Managing Local Nature Conservation Site Systems in Scotland 2006 **MC112** MLDP 2017 Supplementary Guidance on Special Landscape Areas **MC113** Guidance on Designating Local Landscape Areas **MC114** Local Geodiversity Site Evidence Note **MC159** Midlothian SSSI Site Condition Information 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 2: Biodiversity (including Soils) • Topic 5: Historic Assets and Places • 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

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.

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: Section 15(5)(a) • The principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.
NPF4 LDP Requirements	NPF4 Policy 7: • LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. • LDPs should identify, protect, and enhance valued historic assets and places.
Links to Evidence	**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 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. 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 31: Tourism

Summary of Evidence

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

Purpose and Scope of Chapter

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

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. The 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: Section 15(5): • The physical and environmental characteristics of the district.
NPF4 LDP Requirements	NPF4 Policy 9: • LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.
Links to Evidence	**MC022** Buildings at Risk Register Spreadsheet **MC196** Maps showing locations of vacant and derelict land **MC024** Introduction to Brownfields **MC025** Open Mosaic Habitats **MC026** Local Living and 20-Minute Neighbourhoods Planning Guidance **MC209** Comments from Homes for Scotland on draft Evidence Report Chapters, February 2024 **MC302** Additional Commentary, Homes for Scotland, March 2024 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. It should be read in conjunction with other chapters, including: • Topic 2: Biodiversity (inc. Soils) • 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

Summary of Evidence

Disputes about information availability have been identified in the preparation of this chapter of the Evidence Report.

Purpose and Scope of Chapter

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:

• Location of Brownfield Land in Midlothian
• Scottish Vacant and Derelict Land Survey
• Midlothian Council Urban Capacity Work
• Buildings at Risk Register (BARR)

- 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 SVLDS 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
Total	37	71.66

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): • The principal and environmental characteristics of the district.
NPF4 LDP Requirements	NPF4 Policy 8: • 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. • 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.
Links to Evidence	**MC075** Midlothian Local Development Plan 2017 **MC300** Midlothian Green Network Supplementary Guidance (2018) **MC301** Green Belt Technical Note (2013) for Main Issues Report for the Midlothian Local Development Plan 2017 **MC013** Strategic Environmental Assessment (SEA) Scoping Report **MC011** Participation Report **MC209** Comments from Homes for Scotland on draft Evidence Report Chapters, February 2024 **MC302** Additional Commentary, Homes for Scotland, March 2024 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. It should be read in conjunction with other chapters, including: • Topic 2: Biodiversity (inc. Soils) • Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings • Topic 16: Local Living and 20 Minute Neighbourhoods • Topic 17: MATHLR and Local Housing Land Requirement • Topic 19: Site Selection Methodology • Topic 25: Blue and Green Infrastructure • Topic 28: Rural Development
Summary of Evidence	
	Disputes with stakeholders have been identified in the preparation of this chapter of the Evidence Report.

<u>Purpose and Scope of Chapter</u>

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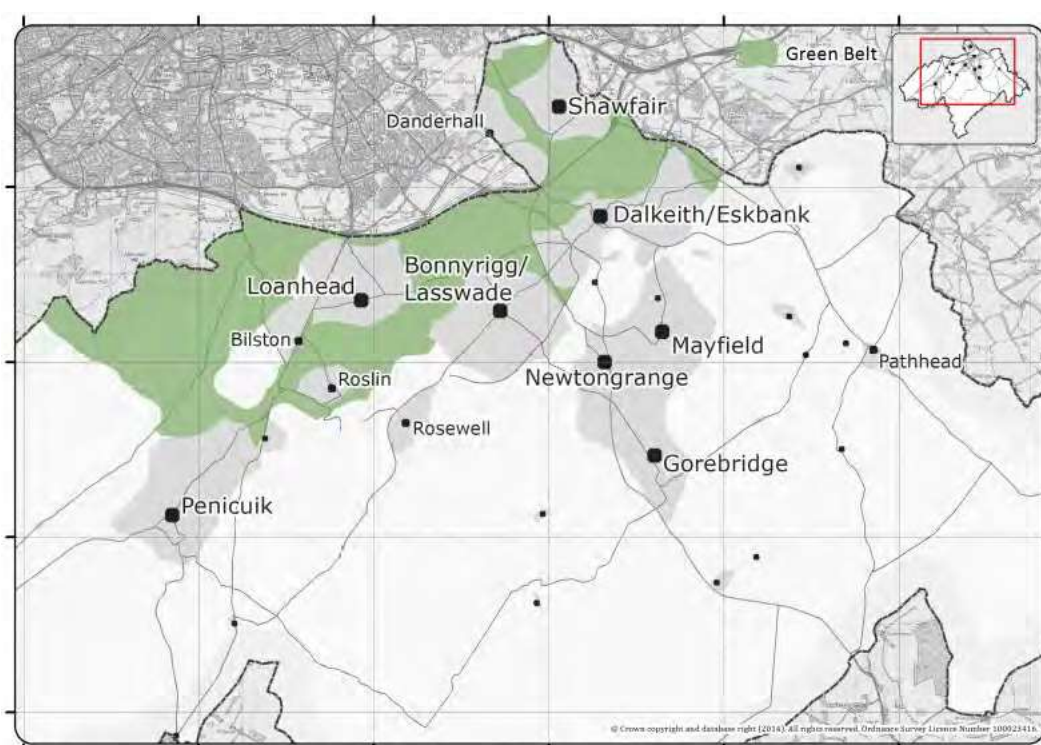
Figure 7.1: Green Belt Land - MLDP 2017 (MC075)

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.
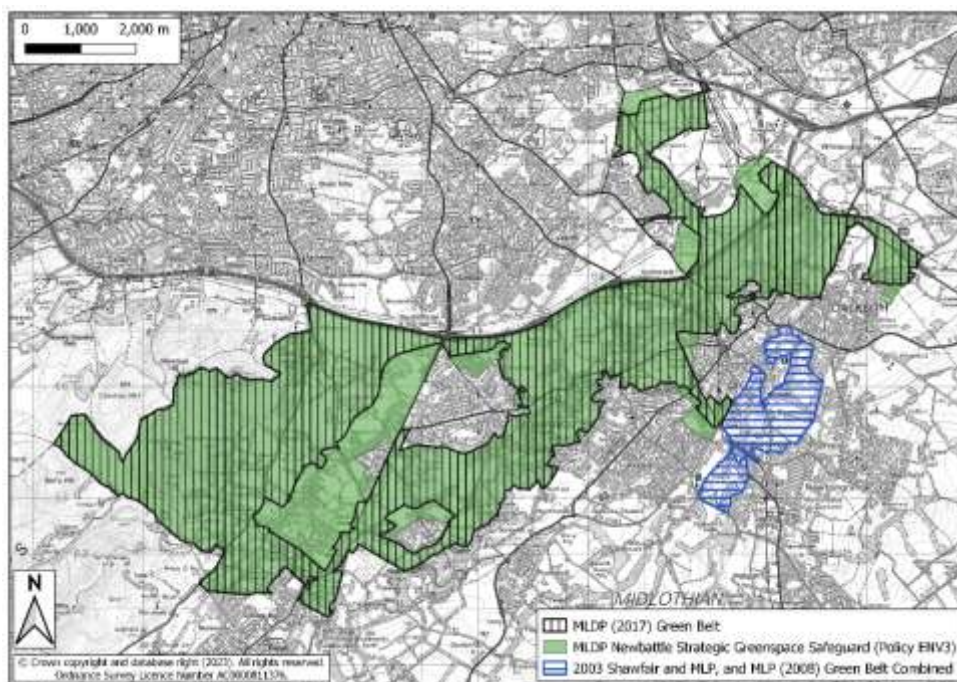
Figure 7.2: Current and Previous Green Belt in Midlothian

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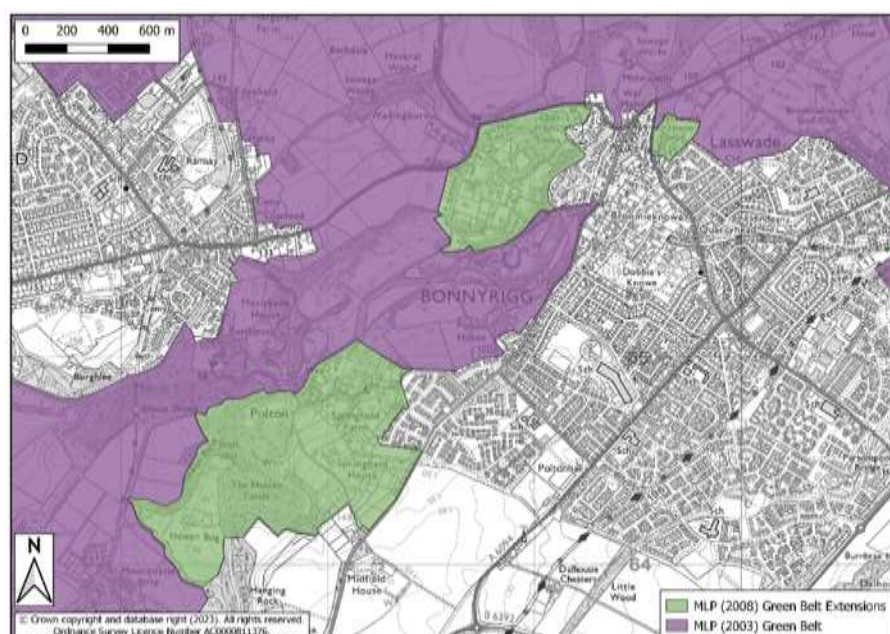
Figure 7.3: Midlothian Local Plan 2008 Green Belt additions at Loanhead and Bonnyrigg - retained as Green Belt in MLDP 2017

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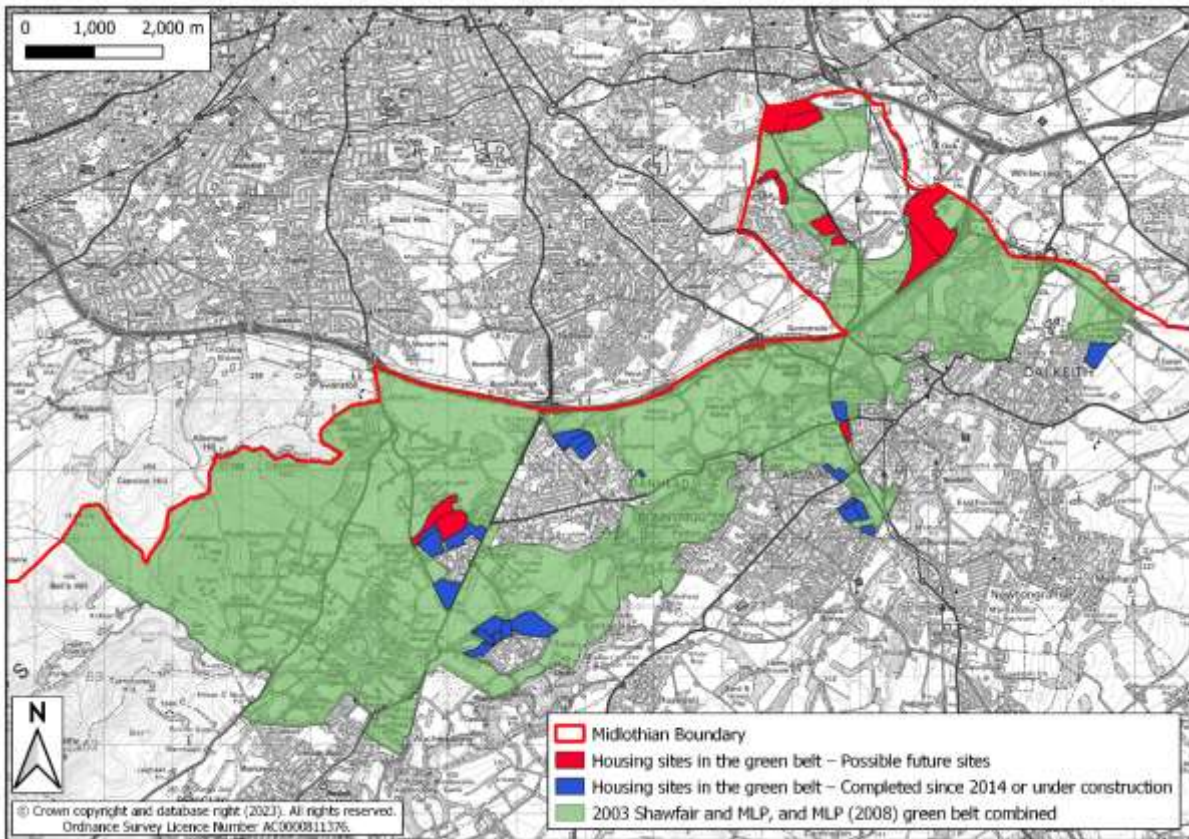
Figure 7.4: Housing sites allocated on green belt land in past Midlothian Local Plans and MLDP 2017

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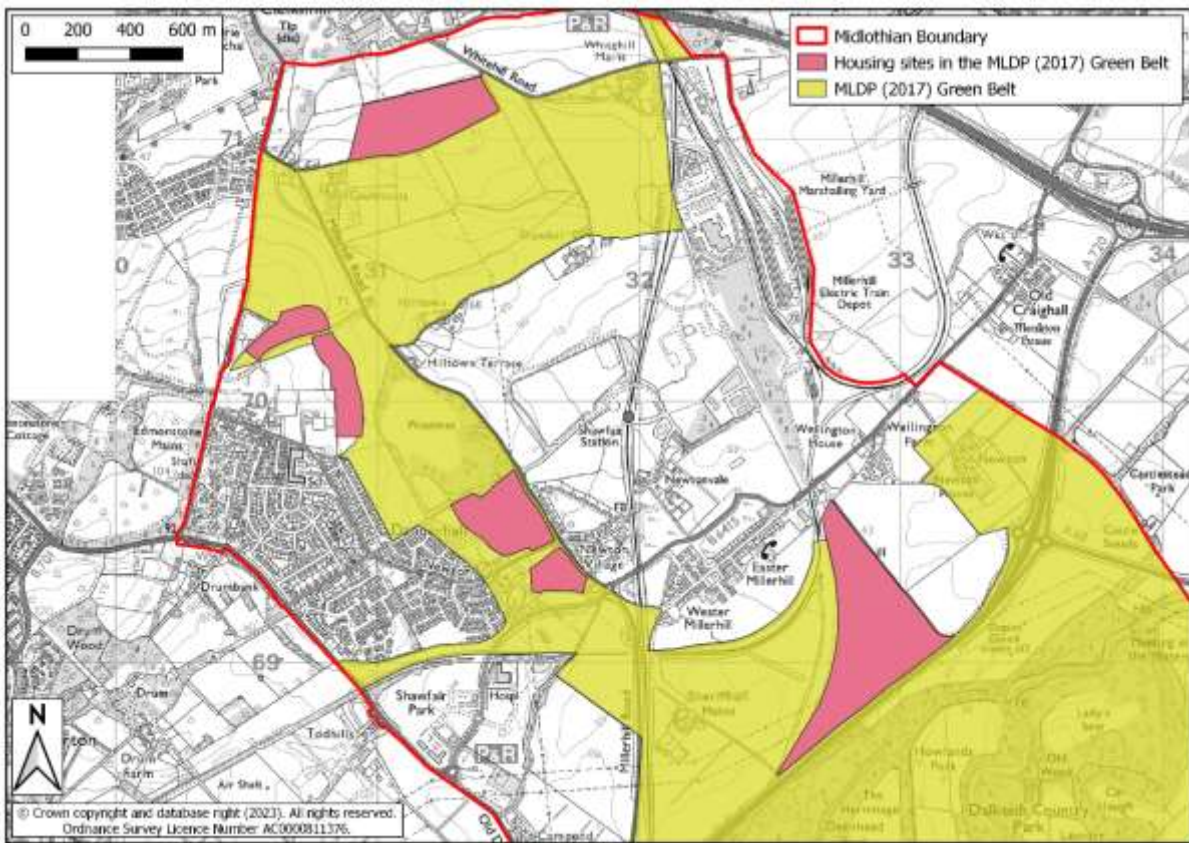
Figure 7.5: Development of green belt land from MLDP 2017 for housing as opposed to green belt land from past Local Plans

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 identify 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 identify 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 LHLR 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (d) the infrastructure of the district (including transport systems), • (e) how that infrastructure is used. Town and Country Planning (Development Planning) (Scotland) Regulations 2023: Regulation 9 Have regard to: • (e) (vii) any regional transport strategy. • (e) (viii) any local transport strategy.

NPF4 LDP Requirements	NPF4 Policy 13:
	 • 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.
	 • 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.
	 • 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.
	
	 NPF4 Policy 18:
	 • LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	  - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	  - 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

	- 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. • 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.
Links to Evidence	**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 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 9: Public Transport • Topic 10: Roads • Topic 15: Design, Quality and Place • Topic 16: Local Living and 20 Minute Neighbourhoods • Topic 22: Health • Topic 29: Local Place Plans

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.
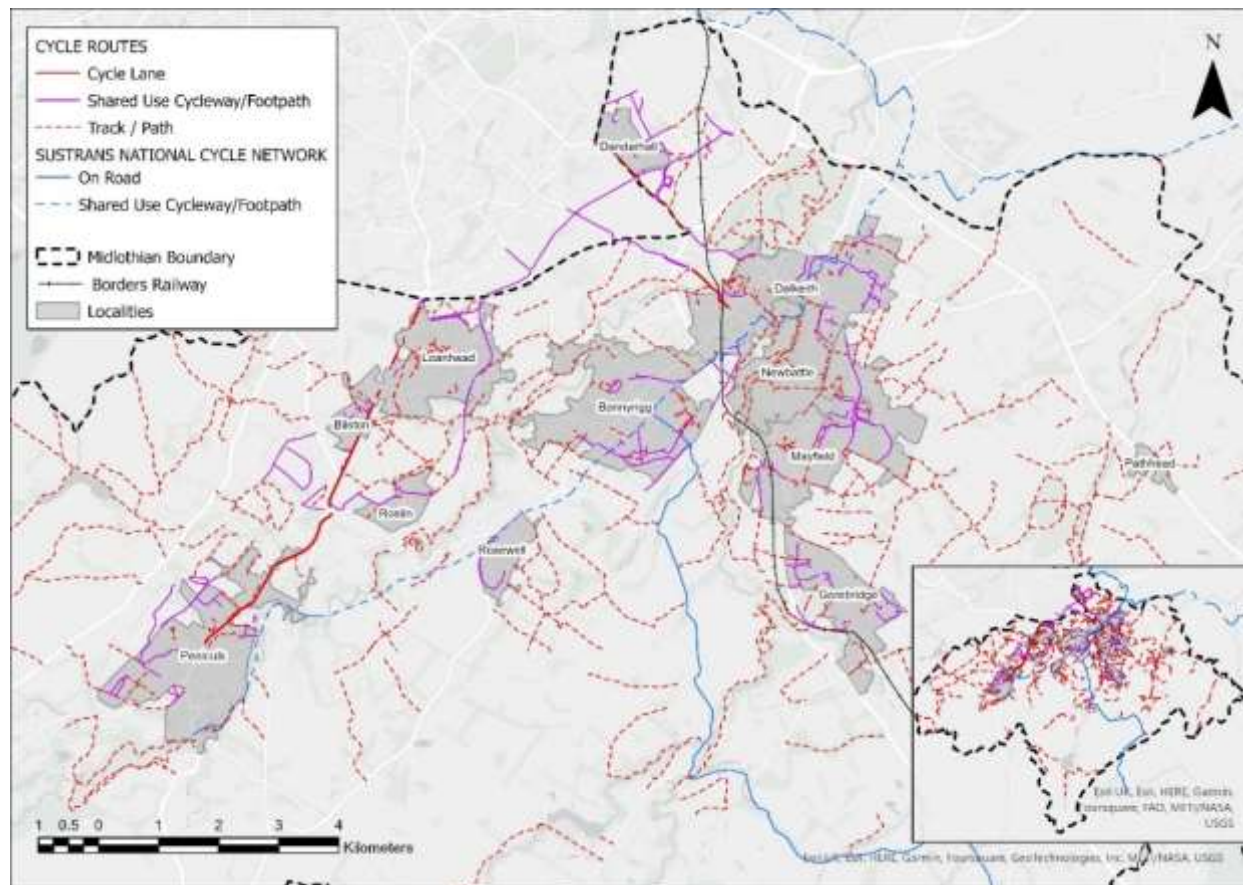
Figure 8.1 Midlothian Existing Active Travel Network

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 (**MC350**) 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 come 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (d) the infrastructure of the district (including transport systems), • (e) how that infrastructure is used. The Town and Country Planning (Development Planning) (Scotland) Regulations 2023: Regulation 9 Have regard to: • (e) (vii) any regional transport strategy, • (e) (viii) any local transport strategy.

NPF4 LDP Requirements	NPF4 Policy 13:
	• 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.
	• 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.
	• 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.
	
	NPF4 Policy 18:
	• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	  - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	  - 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

	- 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. • 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.
Links to Evidence	**MC262** Information Note: Public Transport **MC276** Audit of Infrastructure and Services **MC347** SEStran 2035 Regional Transport Strategy **MC366** Workforce Mobility – Project Description **MC367** Midlothian Orbital Bus STAG – Case for Change Report **MC368** SEStran Mobility Hubs Strategic Study **MC349** Midlothian Local Transport Strategy (draft) 2024 **MC352** National Transport Strategy 2 **MC370** Edinburgh Strategic Sustainable Transport Study Phase 1 Summary Report **MC371** Edinburgh Strategic Sustainable Transport Study Phase 2 Summary Report **MC372** Scotrail Timetable Consultation – Fit for the Future **MC373** Scottish Transport Statistics 2022 **MC353** Strategic Transport Projects Review 2 **MC354** Route Map to 20% Reduction in Car Kms by 2030 **MC374** Rail Services Decarbonisation Action Plan – Pathway to 2035 **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 **MC358** Cycling Action Plan for Scotland 2017 **MC365** Edinburgh City Mobility Plan 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 10: Roads • Topic 15: Design, Quality and Place • Topic 16: Local Living and 20 Minute Neighbourhoods • Topic 22: Health • Topic 29: Local Place Plans

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**.
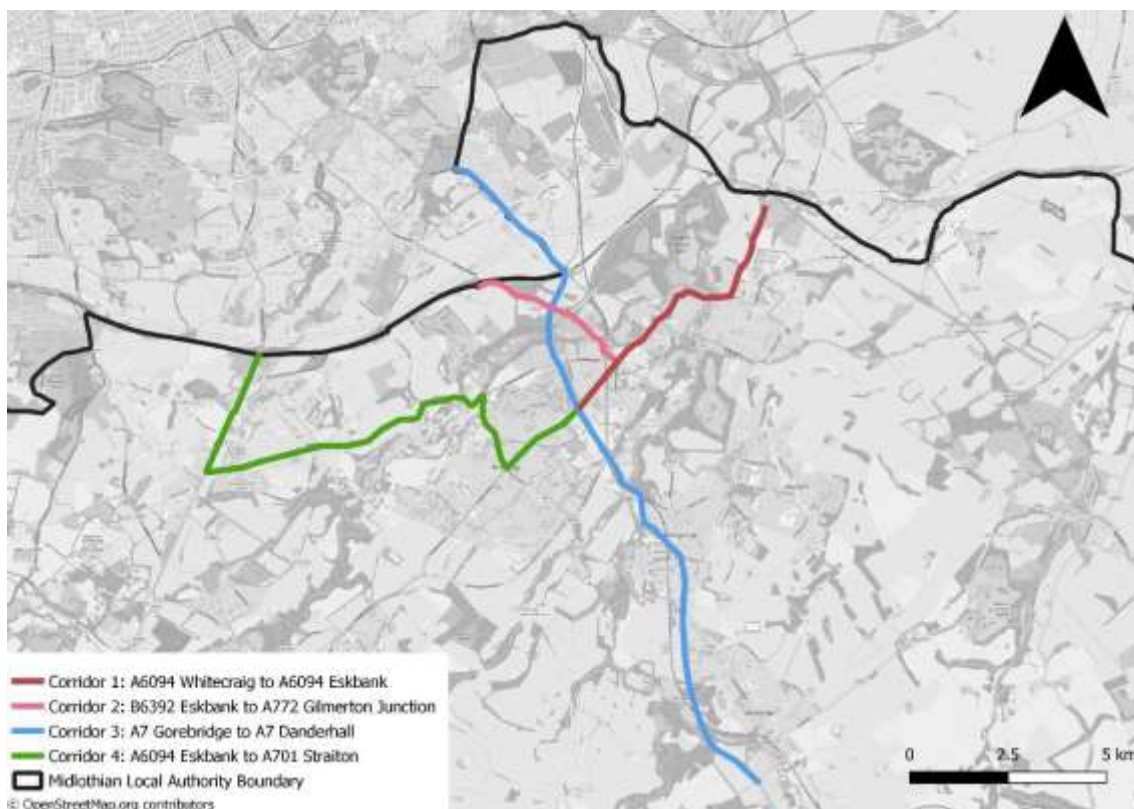
Figure 9.1: Midlothian Orbital Bus Study – Corridors 1-4
Source: Midlothian Orbital Bus Study (SEStran / Midlothian Council)

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.

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.
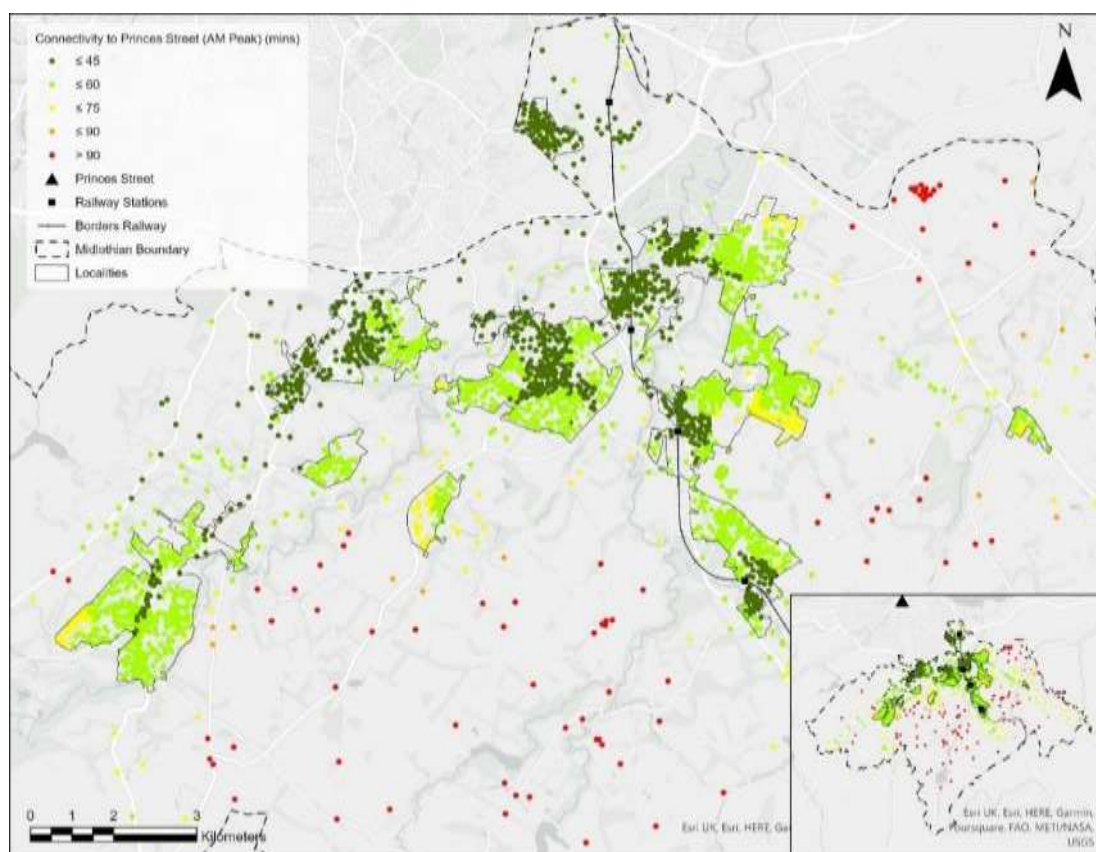
Figure 9.2: LTS Draft Case for Change Figure 6.1 – Connectivity to Edinburgh City Centre
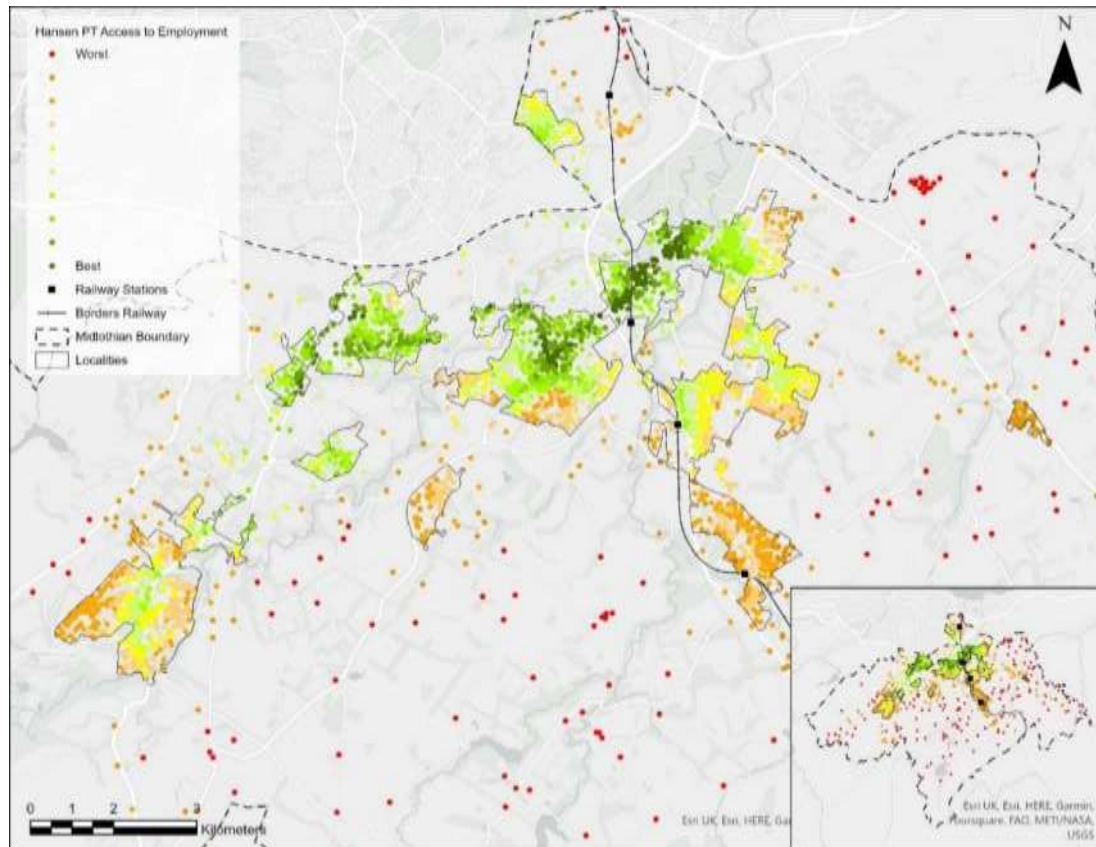
Figure 9.3: LTS Draft Case for Change Figure 6.2 – Connectivity to Employment
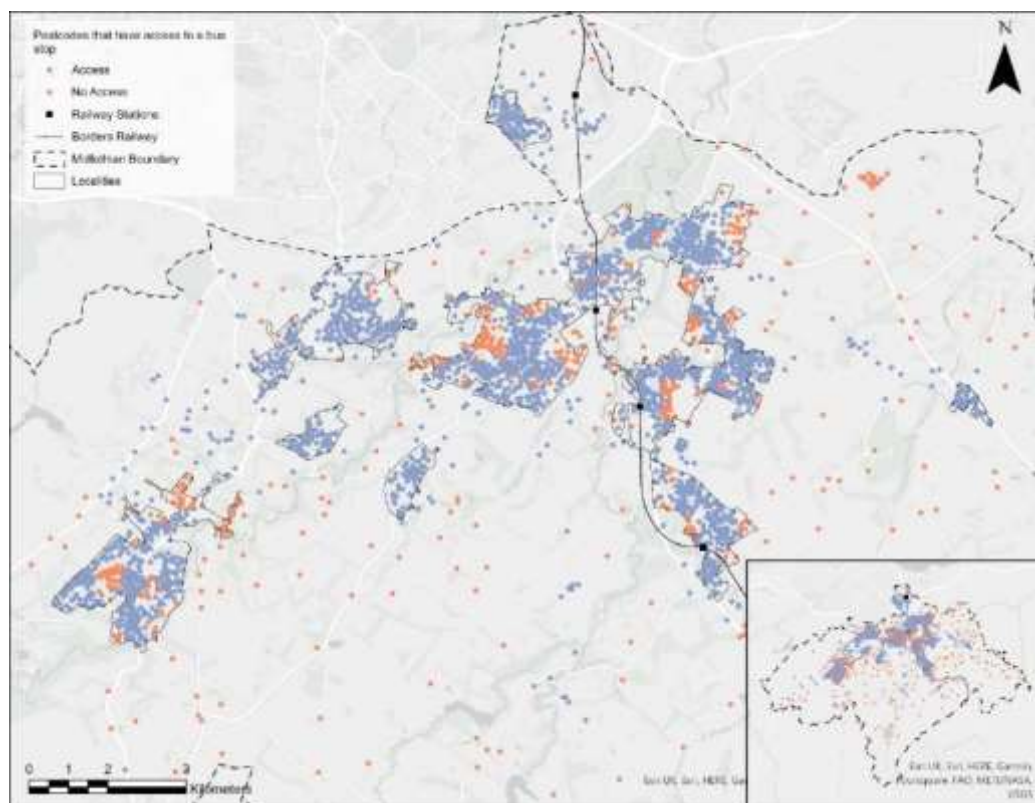
Figure 9.4: LTS Draft Case for Change – Postcodes with/without convenient access to bus stop
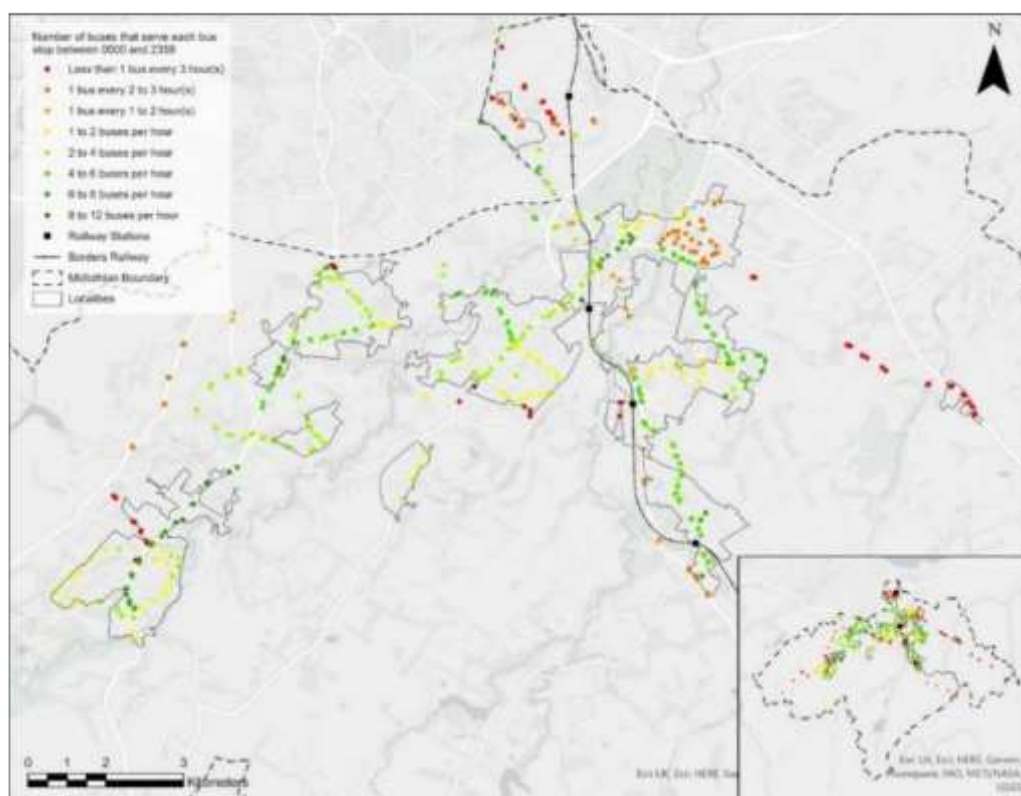
Figure 9.5: LTS Draft Case for Change Fig. 6.10 – Frequency of bus services by bus stop (weekday)

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.
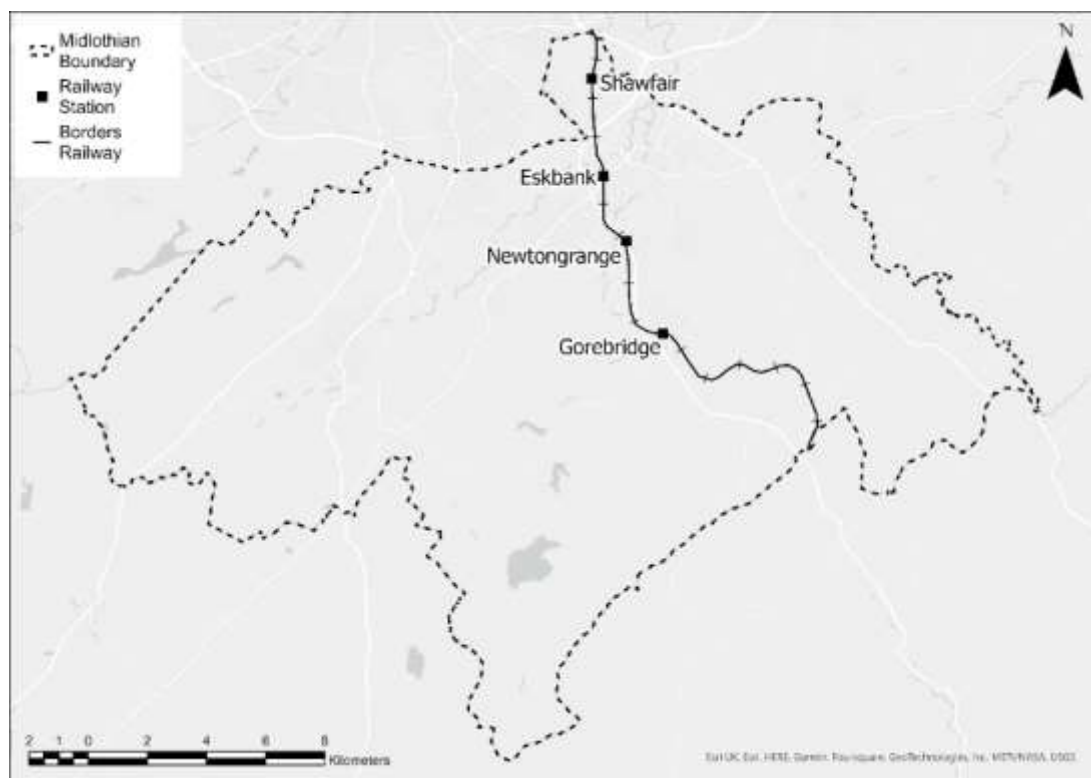
Figure 9.6: LTS Draft Case for Change Fig. 6.16 – Midlothian rail network

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 Network Rail network maps. 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: • It is a commercial freight yard providing stabling, maintenance and servicing for general freight trains. • 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

	depot is for maintenance of the new electric trains (Electric Multiple Units (EMUs). • 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. • Sleeper loading operations take place here. • The site is also a key through-route for freight trains from across Scotland.
Borders Railway line stations	There are four railway stations in Midlothian: • Shawfair, Eskbank, Newtongrange and Gorebridge Three stations are in the Scottish Borders: • Stow, Galashiels, and Tweedbank Three stations in City of Edinburgh • Waverley, Brunstane and Newcraighall Station locations can be viewed on the Network Rail stations map and the ScotRail stations and facilities information in Table 9.5.

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: • Shawfair, Eskbank, Newtongrange and Gorebridge • Three stations are in the Scottish Borders: • Stow, Galashiels, and Tweedbank • Three stations in City of Edinburgh • Waverley, Brunstane and Newcraighall 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: • 30-minute daytime (half-hourly service / 2 trains per hour) • 60-minute evening (hourly service / 1 train per hour)
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: • 60-minute daytime (hourly service / 1 train per hour) • 30-minute during peak periods only (half-hourly service / 2 trains per hour)
Service / timetable 2022 and 2023 (current)	Following the consultation (Fit for the Future), ScotRail made the decision to reinstate as a trial: • 30-minute daytime (half-hourly service / 2 trains per hour) • 60-minute evening (hourly service / 1 train per hour) 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
Lothian Buses		
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, Gowkshill, Gorebridge

Lothian Buses (East Coast Buses)		
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
Lothian Buses (Night Bus)		
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
Borders Buses		
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
Prentice Buses		
111	Haddington – Edinburgh Royal Infirmary	Route runs to the north of Danderhall
Houston's Coaches		
101, 101A 102	Dumfries – Edinburgh	Silverburn, Penicuik, Flotterstone
Lothian Community Transport Services		
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	Potential enhanced bus priority measures along key bus corridors in Midlothian: • A7 Gorebridge to A7 Danderhall • B6293 Eskbank to A772 Gilmerton Junction 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: • bus priority lanes; • bus gates; and/or • traffic signal priority for buses at junctions.
Midlothian Orbital Bus – east/west routes	Potential enhanced bus priority measures along f key bus corridors in Midlothian: • A6094 Whitecraig to A6094 Eskbank • A6094 Eskbank to A701 Straiton 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: • bus priority lanes; • bus gates; and/or • traffic signal priority for buses at junctions.
Midlothian Bus Alliance	Scottish Government funded Midlothian Bus Alliance is addressing traffic congestion issues regarding:

	• bus lanes; • parking restrictions; and • traffic signalling.
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	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. 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.
Borders Rail – Newtongrange Station	Aspirational / long timescale (7-20 years). Increased station length at Newtongrange Station and thus capacity and services on Borders Railway.

Table 9.17 - Proposed Transport Services – Bus

Location / Route	Opportunities
Orbital transport corridor/bus route	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. 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.

Northern A7 shuttle service	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. 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. 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. 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.
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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (d) the infrastructure of the district (including transport systems), • (e) how that infrastructure is used. Town and Country Planning (Development Planning) (Scotland) Regulations 2023: Regulation 9 Have regard to: • (e) (vii) any regional transport strategy, • (e) (viii) any local transport strategy.

NPF4 LDP Requirements	NPF4 Policy 13:
	• 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.
	• 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.
	• 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.
	
	NPF4 Policy 18:
	• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	  - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	  - 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

	- 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. • 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.
Links to Evidence	**MC263** Information Note: Roads **MC276** Audit of Infrastructure and Services **MC349** Midlothian Local Transport Strategy (Draft) 2024 **MC375** Midlothian 20mph Speed Limit Review **MC365** Edinburgh City Mobility Plan **MC376** SEStran Regional Park and Ride Strategic Study – Final Report **MC377** List of Public Roads in Midlothian **MC378** Midlothian Map with Road Numbers **MC355** Infrastructure Investment Plan for Scotland **MC347** SEStran Regional Transport Strategy **MC348** Draft Midlothian Active Travel Strategy **MC352** National Transport Strategy 2 **MC358** Cycling Action Plan for Scotland 2017 **MC379** Development Planning and Management Transport Appraisal Guidance (DPMTAG) 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 8: Active Travel • Topic 9: Public Transport • Topic 15: Design, Quality and Place • Topic 16: Local Living and 20 Minute Neighbourhoods • Topic 22: Health • Topic 29: Local Place Plans
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

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 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 and overview of the routes of A and B category roads in Midlothian and AADT counts on key routes, respectively.
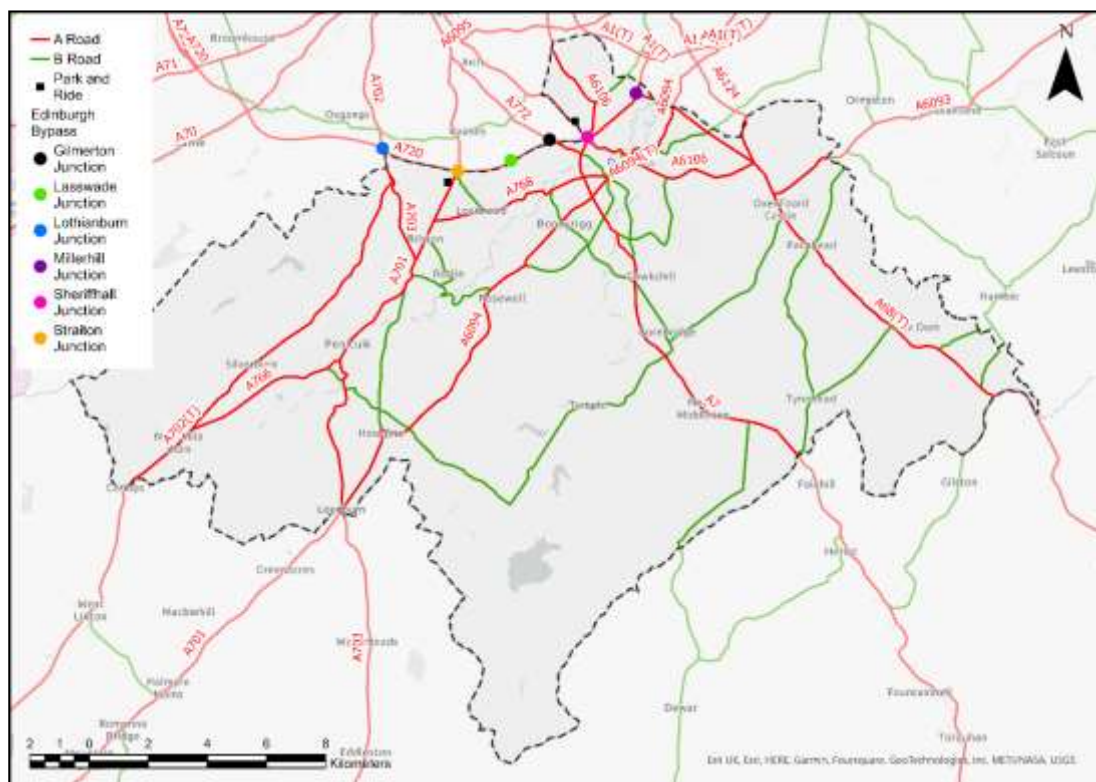
Figure 10.1 - LTS Draft Case for Change Figure 7.1 – Midlothian A and B Road Overview
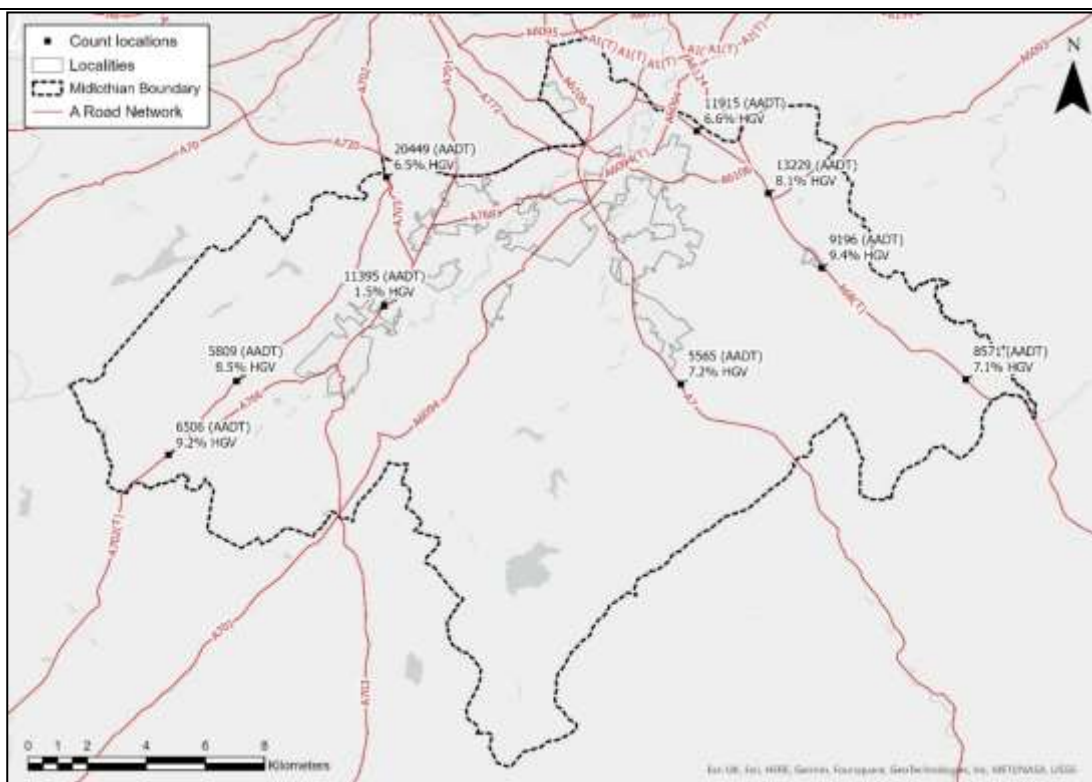
Figure 10.2 - LTS Draft Case for Change Figure 7.3 – 2022 AADT Counts on Key Routes

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
- Oxenfoord 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.

A68 Edinburgh-Newcastle	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).
A702 Edinburgh-Abington	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.
A720	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

City of Edinburgh Bypass	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. 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: - Millerhill Junction – A68 - Sheriffhall Junction – A7, A7 (Old Dalkeith Road), A6106 (Old Dalkeith Road) and A6106 (Millerhill Road) - Gilmerton Junction – A772 (Gilmerton Road) - Lasswade Junction – C35 (Lasswade Road) - Straiton Junction – A701 (Straiton Road), A701 (Burdiehouse Road) - Lothianburn Junction – A702 (Biggar Road)

Table 10.3b - Other Important A Road routes in Midlothian are noted below.

A6094	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.
A7	Connects the Sheriffhall Roundabout at the junction with the City of Edinburgh Bypass (A720) to Newtongrange and Gorebridge and onward to Galashiels.
A701/ A703 corridor	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
Trunk roads (million vehicle km)				
143	145	146	107	130
Local authority roads (million vehicle km)				
574	572	572	459	510
All roads (million vehicle km)				
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.
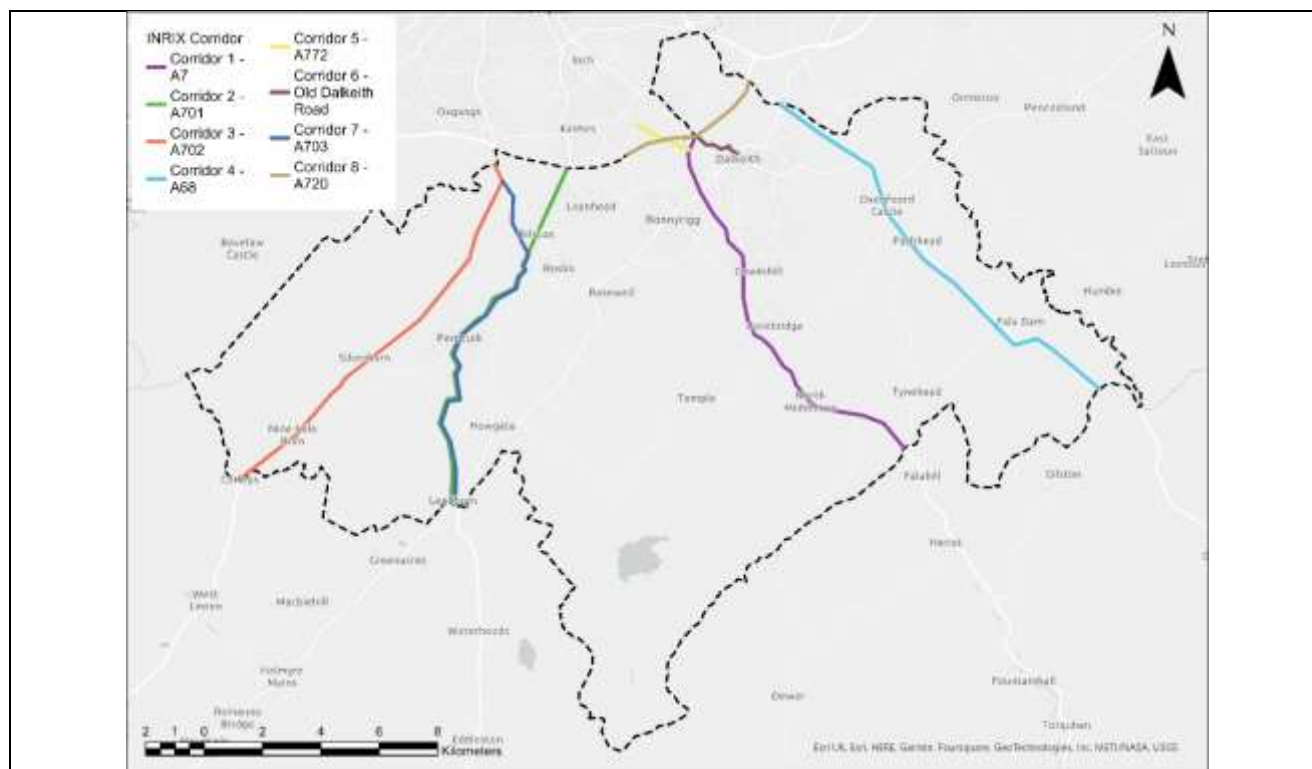
Figure 10.3 - LTS Draft Case for Change Figure 7.4 – Key Road Corridors in Midlothian

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

	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: A720 Sheriffhall Roundabout Grade Separation CPO-230-1 – Sheriffhall Roundabout – Compulsory Purchase Order ROD-230-5 – Sheriffhall Roundabout – Roads Order ROD-230-6 – Sheriffhall Roundabout – Roads Order
A720 City Bypass	Stage: Study into options development. Road safety scheme.

Table 10.11 - Proposed Roads Infrastructure

Local Roads	Proposals / Investment / Opportunities
A7 Urbanisation	Stage: Feasibility. Places for Everyone project (Sustrans). 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.
A701 Relief Road/ A702 Link Road, Straiton and Bush Loan	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.

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.
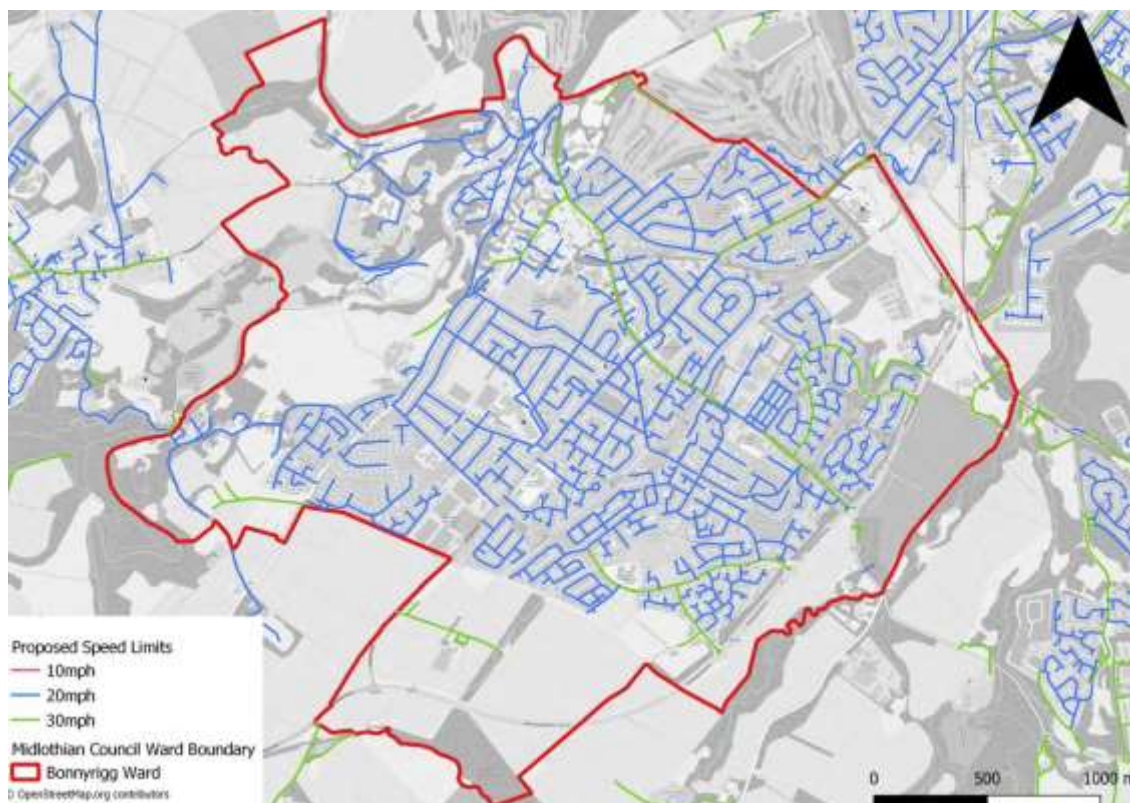
Figure 10.5 - Streets with proposed 20mph and 30mph speed limits in Bonnyrigg

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 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5): • (d) the infrastructure of the district • (e) how that infrastructure is used

NPF4 LDP Requirements	NPF4 Policy 11:
	• 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.
	
	NPF4 Policy 18:
	• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	  - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	  - 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
	  - 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.
	• 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.

Links to Evidence	**MC200** Draft Forestry and Woodland Strategy **MC242** Draft Energy Statement and Just Transition Plan **MC243** Permitted Development Rights Review – Phase 3 – Public Consultation **MC244** Onshore Wind Policy Statement **MC245** Siting and Designing Windfarms in the Landscape **MC246** SPEN RIIO-T2 Business Plan (2021-2026) **MC247** Midlothian Wind Turbine Planning Application Register **MC248** Midlothian Landscape Wind Capacity Study **MC266** Information Note: Wind Energy **MC276** Audit of Infrastructure and Services 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 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.
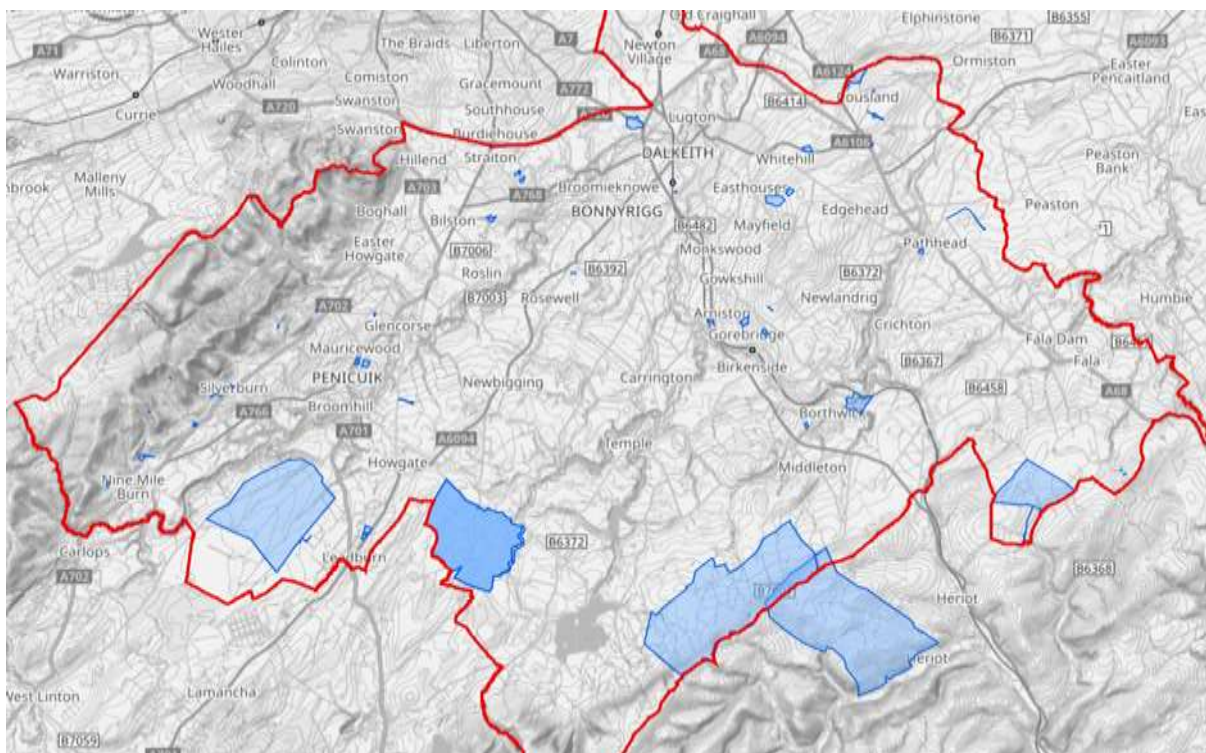
Figure 11.1: Midlothian Council – All Wind Energy Development Applications

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.
15-50m Height					
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
Total	**13**	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.
15-50m Height					
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
Total Renewable	105.91	124.77	112.16	125.15	99.27

Onshore Wind % of total renewable generation	79%	83%	89%	90%	87%

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
Total Renewable	61.1	61.4	89.8	90.6	64.2
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 – RIIO-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
150-220m Height							
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
100-150m Height							
Wull Muir	application 2022	8	149.9m	36 MW + storage	Heriot, Borders	Scottish Borders	SBC – 22/01960/ FUL
Cloich Forest 2	application 2021	12	149.9m	57.6 MW +20 MW storage	Eddleston, Borders	Scottish Borders	ECU – 00003288
Cloich	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
Total		108	75-220m				
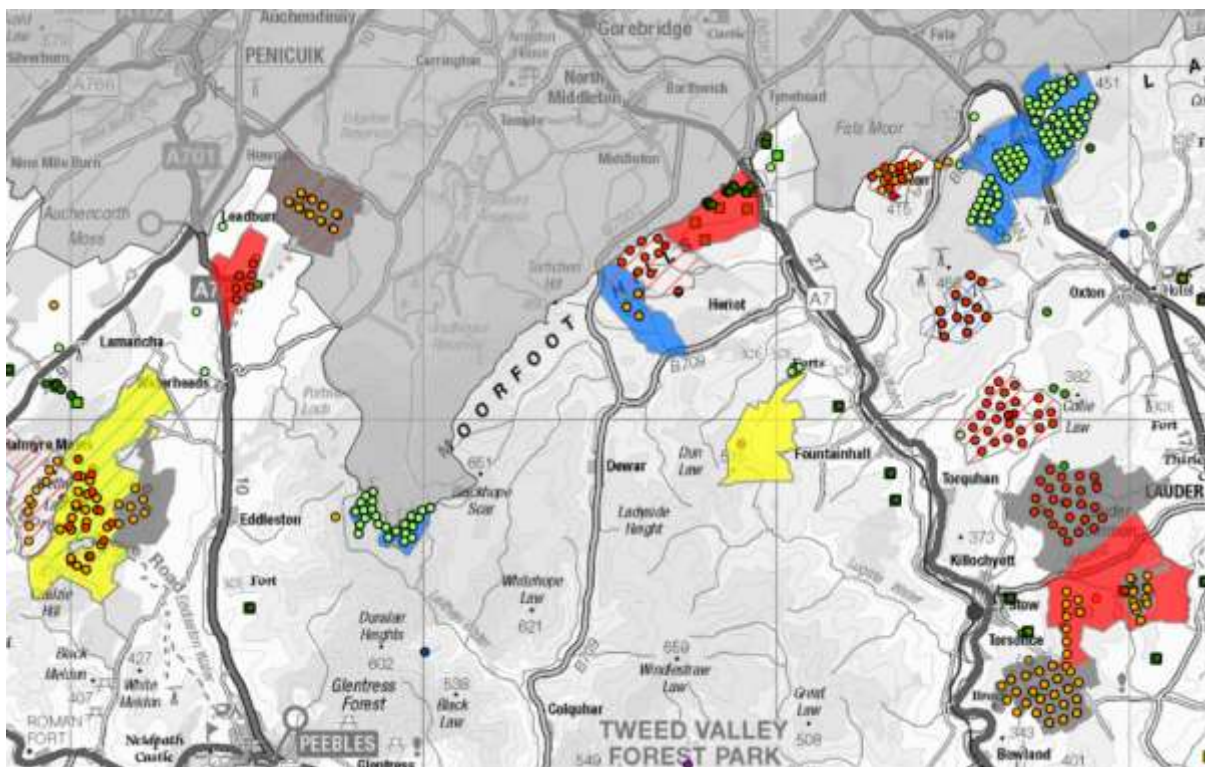
Figure 11.2 Scottish Borders Council area – All Wind Development Applications – Map

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.
5-30m Height					
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
Total	9				

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.
5-30m Height					
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
Total	8				

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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (d) the infrastructure of the district • (e) how that infrastructure is used
NPF4 LDP Requirements	NPF4 Policy 11: • 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. NPF4 Policy 18: • LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure; - 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 - 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. • 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.
Links to Evidence	**MC085** Local Heat and Energy Efficiency Strategy (draft) **MC242** Draft Energy Statement and Just Transition Plan **MC243** Permitted Development Rights Review – Phase 3 – Public Consultation **MC267** Information Note: Solar Energy **MC276** Audit of Infrastructure and Services 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 13: Wind Energy • Topic 15: Geothermal and Hydro Energy

	• 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
Total Renewable	105.91	124.77	112.16	125.15	99.27

*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. kWdp = 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (d) the infrastructure of the district • (e) how that infrastructure is used

NPF4 LDP Requirements	NPF4 Policy 11:
	 • 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.
	
	 NPF4 Policy 18:
	 • LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	   - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	   - 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
	   - 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.
	 • 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.

Links to Evidence	**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 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 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 6,400kV)
   • 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).
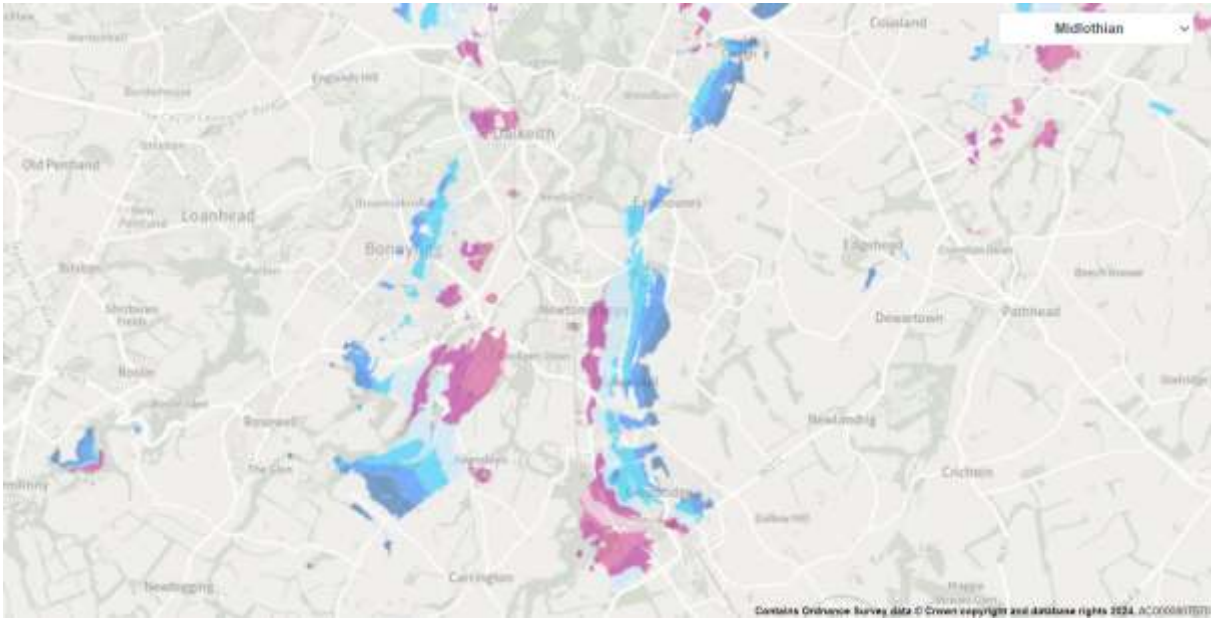
Figure 13.1 Mine Water Geothermal Resource (at March 2024)

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
Total Renewable	105.91	124.77	112.16	120.43	96.38
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
Total Renewable	61.1	61.4	89.8	90.6	64.2
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$_2$e)
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	82% High
Danderhall	23% High	19,334 Medium	100% High
Bilston	4% Low	10,148 Low	67% Medium
Roslin	11% Medium	9,419 Low	71% Medium
Rosewell	15% High	12,024 Medium	100% High
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$_2$e)
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$_2$e)
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	-
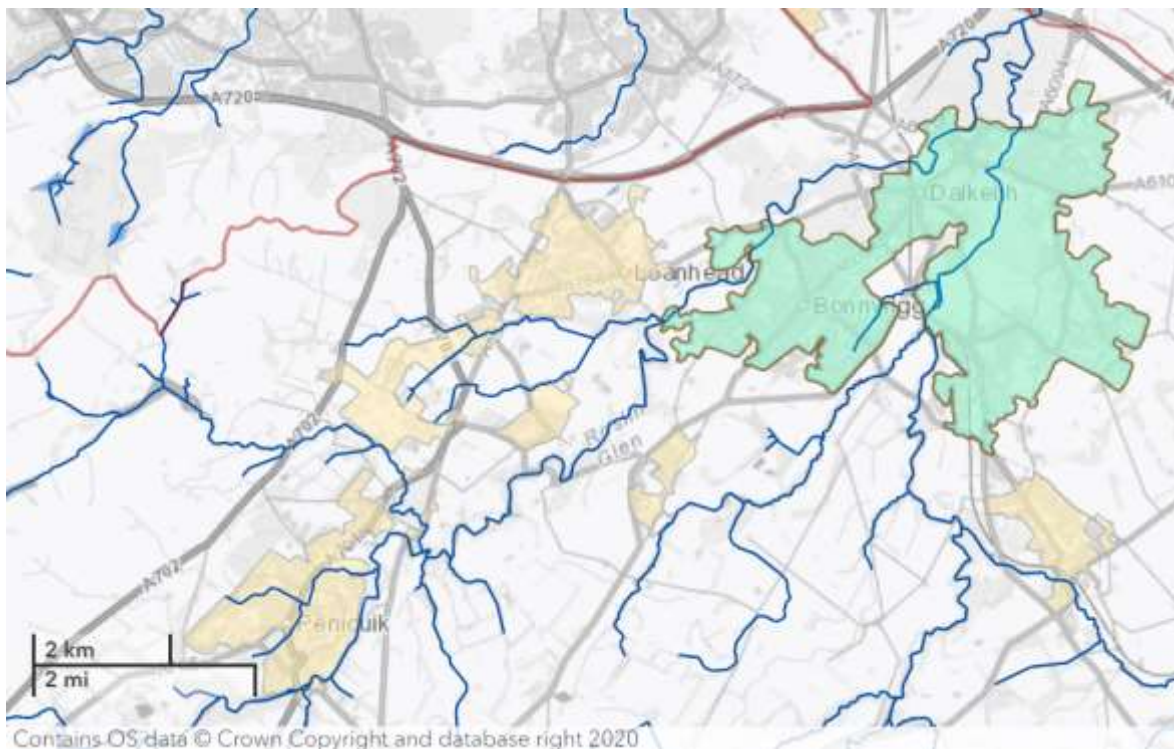
Figure 13.2 Green Heat in Greenspaces and River Source Heat Potential
Source: Greenspace Scotland Green Heat in Greenspaces Settlement Profiles
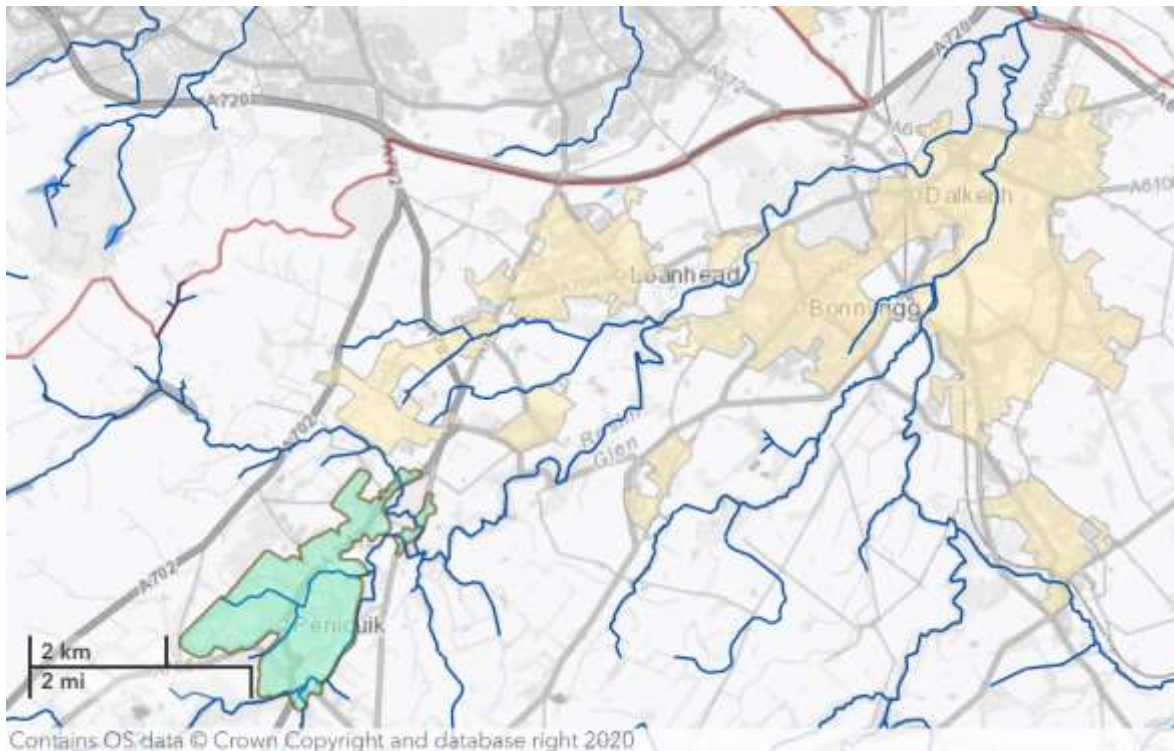
Figure 13.3 Green Heat in Greenspaces – River Source Heat Potential – Medium
Source: Greenspace Scotland Green Heat in Greenspaces Settlement Profiles

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 6,400kV);
- 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.
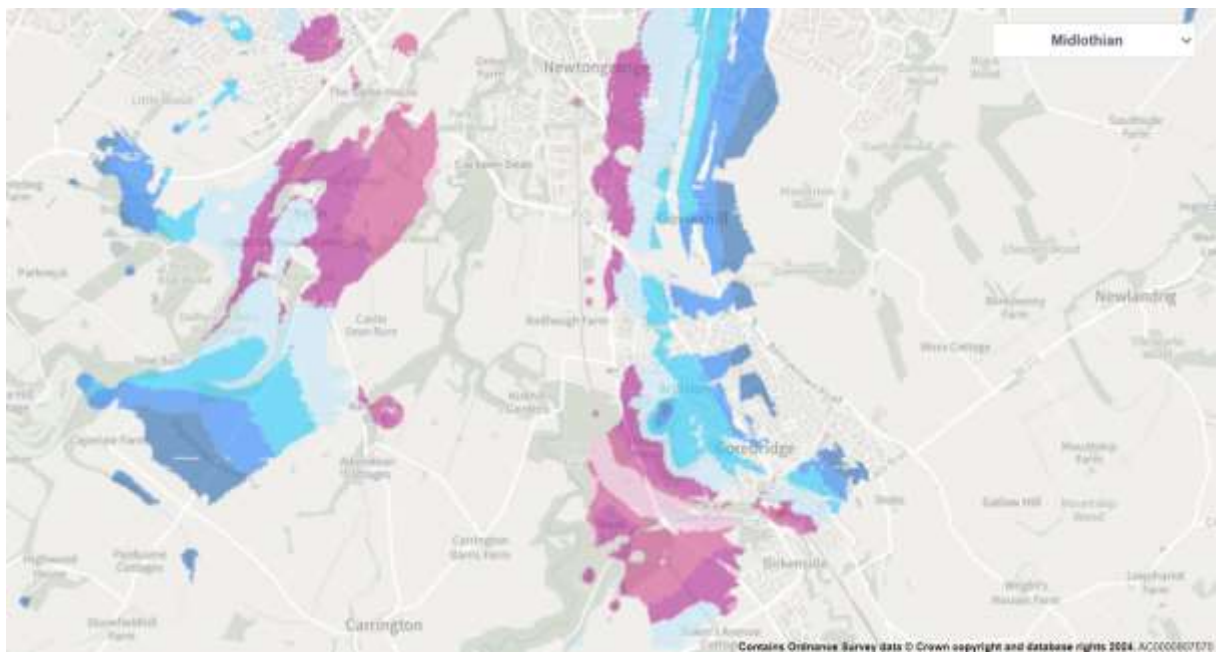
Figure 13.4: Mine Water Geothermal Resource Atlas –
Newtongrange, Gorebridge and Bonnyrigg area
Source: Mine Water Geothermal Resource Atlas for Scotland (MiRAS)

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: • 22/00196/PACOAL – Prior approval for new mine water treatment plant. • 22/00150/SCR – EIA screening opinion for new mine water treatment plant.
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 (**MC085**) 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (d) the infrastructure of the district • (e) how that infrastructure is used Town and Country Planning (Development Planning) (Scotland) Regulations 2023: Regulation 9 • Have regard to the national waste management plan.

NPF4 LDP Requirements	NPF4 Policy 12:
	 • 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.
	
	 NPF4 Policy 18:
	 • LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	   - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	   - 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
	   - 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.
	 • 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.

Links to Evidence	**MC149** Scotland's Zero Waste Plan **MC171** Incineration in the Waste Hierarchy Independent Review **MC254** Making Things Last: A Circular Economy Strategy **MC269** Information Note: Zero Waste **MC276** Audit of Infrastructure and Services **MC369** Charter for Household Recycling 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. 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
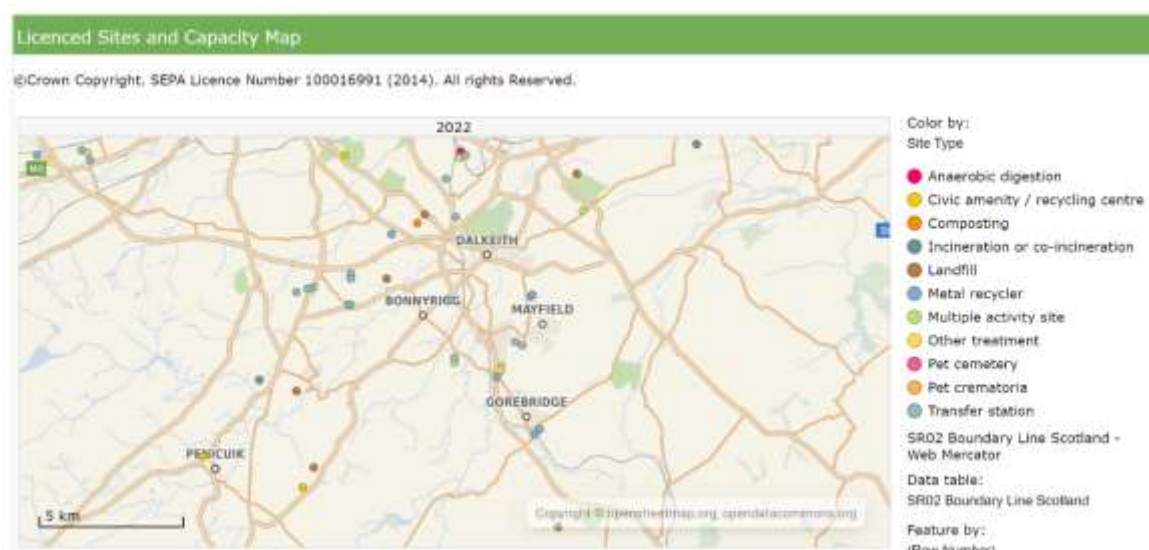
Figure 14.1 Licensed Sites in Midlothian – 2022
Source: SEPA waste analysis – waste sites and capacity – map

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 **Operational**
Drummond Moor (No. 2) Landfill	Roslin, Penicuik, EH25 8QF	FCC Environment **Operational**
Oatslie Sandpit Landfill	Cluech Road, EH25 9QN	FCC Environment
Melville Sandpit Landfill	Lasswade Road, Melville, EH18 1HN	Tarmac Trading
Upper Quarryside	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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (a) the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.
NPF4 LDP Requirements	NPF4 Policy 14: • 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. • 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.
Links to Evidence	**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 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 chapters. It should be read in conjunction with other chapters, including: • Topic 1: Climate Change, Mitigation and Adaptation • Topic 5: Historic Assets and Places • Topic 6: Brownfield, Vacant and Derelict Land • Topic 8: Active Travel

	• 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 MC219	Mayfield and Easthouses MC223	Loanhead and District MC197	Moorfoot
Damhead and District MC220	Newtongrange MC224		
Eskbank and Newbattle MC221	Rosewell and District MC225	Penicuik and District MC198	Tynewater
Gorebridge MC222	Roslin and Bilston MC226		

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	**4.98**	4.5	5.0
2	Public transport	4.2	5.1	4.5	3.91	4.2	**2.0**
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	**4.9**	**5.9**	**4.9**	3.12	**5.2**	**6.0**
6	Play and recreation	4.2	5.6	**3.2**	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	**2.95**	4.0	4.0
14	Influence/ sense of control	**3.0**	**3.1**	4.0	3.23	**3.4**	4.0
Average rating per LPP area		*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	**4.7**
2	Natural space	**4.7**
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	**3.7**
14	Influence and sense of control	**3.2**

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 Eskdaill Court. The engagement process highlighted support for:

- some demolition and redevelopment, particularly around Jarnac Court and Eskdaill 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 and average rating of 3.04.

Table 15.4 - Place Standard Survey – Average topic ratings (Midlothian)

Order	Topic	Average Rating
Net positive responses		
1	Natural space	**4.34**
2	Play and recreation	4.03
3	Feeling safe	3.94
4	Social contact	3.82
5	Housing and community	3.57
Net negative responses		
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	**3.04**

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%	**25.10%**	20.58%	8.23%
Play + Recreation	8.64%	10.29%	16.87%	17.28%	**22.22%**	13.17%	5.76%
Housing	13.99%	12.35%	20.58%	15.64%	**21.40%**	6.58%	4.12%
Feeling Safe	9.88%	12.76%	16.46%	17.28%	**18.93%**	13.99%	6.17%
Streets + Spaces	16.87%	13.17%	16.87%	**26.34%**	14.81%	6.58%	2.88%
Work + Economy	15.23%	11.52%	19.75%	**23.46%**	11.11%	7.00%	4.12%
Social Contact	11.11%	12.35%	**19.34%**	16.46%	16.05%	13.99%	5.35%
Facilities Amenities	**21.40%**	19.75%	13.58%	15.64%	16.05%	7.41%	3.29%
Care + Maintain	**21.40%**	16.46%	18.52%	15.23%	16.46%	7.00%	2.06%
Moving Around	**22.63%**	14.81%	13.17%	20.16%	16.46%	8.23%	2.88%
Traffic + Parking	**25.93%**	13.99%	18.52%	18.93%	12.35%	4.94%	2.88%
Public Transport	**31.28%**	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
Movement How connected Midlothian is to other places. Road and rail networks. Proximity to Edinburgh. The Penicuik–Musselburgh cycle route. *Space* 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.	*Movement* Policy ambitions for 20% reduction in car use. Addressing transport issues for schools and promoting active travel solutions offer positive changes. *Space* 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.
Opportunities	**Challenges**
Movement Improving public transport provisions and active travel network. Developing 20 min neighbourhoods. Improving connections east and west. More green and blue infrastructure. *Space* Promote Midlothian as an active tourism destination. Integrate the circular economy, blue and green infrastructure, and cultural and heritage aspects.	*Movement* 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. *Space* For natural spaces, challenges included implementing NPF4 policy goals, inadequate holistic environmental planning, and preserving and enhancing green space and biodiversity amidst rapid growth.

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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (a) the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district. Section 15(2A) • A local development plan is to include a statement of the planning authority's policies and proposals as to the provision of public conveniences. Section 15(2B) • 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.
NPF4 LDP Requirements	NPF4 Policy 15: • 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.
Links to Evidence	**MC026** Local Living and 20-Minute Neighbourhood Planning Guidance **MC001** Single Midlothian Plan **MC122** Midlothian Place and Wellbeing Outcome Indicators **MC151** SIMD 2020 Data **MC271** Information Note: Local Living and 20-Minute Neighbourhoods **MC345** Place and Wellbeing Outcomes **MC346** 20-minute Neighbourhood Assessment Report 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 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: • Topic 1: Climate Change, Mitigation and Adaptation • Topic 5: Historic Assets and Places • Topic 6: Brownfield, Vacant and Derelict Land • Topic 8: Active Travel • Topic 15: Design, Quality and Place • Topic 18: Affordable and Other Housing

	• 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.
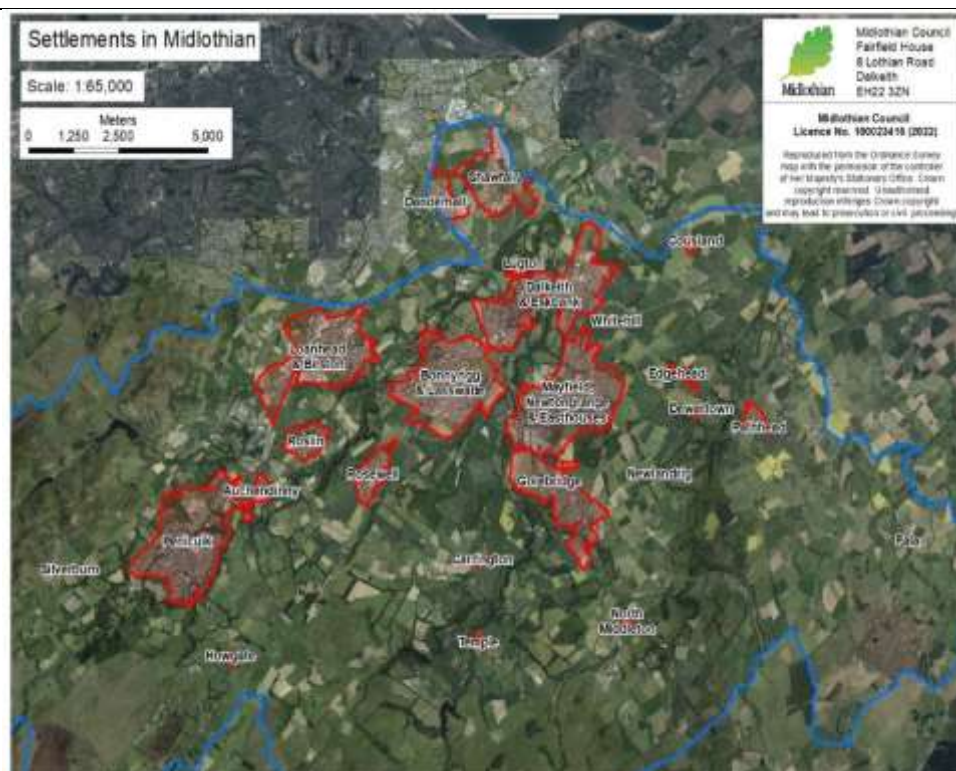
Figure 16.1 - Settlement Boundaries

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%

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 loving 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

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> • 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. <u>Section 16(2)(ab)</u> • have regard to the list published under section 16E of persons seeking to acquire land in the authority's area for self-build housing. Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u> • the availability of land in the district for housing, including for older people and disabled people.
NPF4 LDP Requirements	NPF4 Policy 16: • 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). • 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. • 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. NPF4 Policy 17: • LDPs should be informed by an understanding of population change over time, locally specific needs and market circumstances in rural and island areas. • 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.

Links to Evidence	MC029 South East Scotland Housing Need and Demand Assessment 3 (2021-2040)
	MC030 Household Projections for Scotland (2018 based)
	MC031 Housing Land Requirement Explanatory Report
	MC032 Relative rate of growth in dwelling stock implied by MATHLR
	MC033 Meeting Note Midlothian Council and Shelter, August 2023
	MC034 Meeting Note Midlothian Council and Scottish Land and Estates, May 2023
	MC035 Meeting Note Midlothian Council and Homes for Scotland, May 2023
	MC036 Meeting Note Housing Forum, May 2023
	MC038 Homes for Scotland - Existing Housing Need Midlothian, December 2023
	MC039 Homes for Scotland Local Housing Land Requirement and Housing Paper Comments
	MC046 Summary of Housing Land Audit
	MC047 Research into the impact of short-term lets on communities across Scotland, Scottish Government
	MC048 Households and Dwellings in Scotland Report, 2022
	MC049 Annual Housing Statistics for Scotland 2020-2021
	MC050 Midlothian Housing Land Audit 2023
	MC051 Updated homelessness data
	MC052 Windfall Calculations 2018-19 to 2022-23
	MC053 Housing to 2040
	MC054 A Scotland for the Future (Scotland's population strategy)
	MC055 LHLR Explanatory Note for MATHLR based population projection
	MC057 Scottish Vacant and Derelict Land Survey 2021
	MC058 Midlothian Council Planning Committee Report, 28 November 2023
	MC059 Midlothian Council Planning Committee Report, 31 October 2023
	MC060 Midlothian Council Planning Committee Report, 16 May 2023
	MC061 Interim Regional Spatial Strategy for South East Scotland, 2021
	MC062 Note of Homes for Scotland meeting, 18 January 2024
	MC063 Note of Homes for Scotland meeting, 7 September 2023
	MC064 Midlothian Federation of Community Councils Submission for MLDP2 Evidence Report
	MC065 Midlothian Strategic Housing Investment Plan 2024/25-2028/29
	MC067 Midlothian Local Housing Strategy 2021-2026
	MC077 Note of meeting with MECCOP, 16 August 2023
	MC078 Note of meetings with Gypsy/Traveller community in 2024
	MC079 Note of meeting with chartered surveyor/consultant
	MC080 Housing Site Selection Methodology
	MC186 Meeting Note, Midlothian Council and Scottish Land and Estates, 8 September 2023
	MC209 Note of Meeting with Homes for Scotland, 21 February 2024
	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
	MC332 Homes for Scotland Final Response to Midlothian Council, 15 April 2024

	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
Total need over 10 years	**7,064 homes**
Flexibility allowance (25%)	1,766 homes
Need plus flexibility allowance	8,830 homes
Final MATHLR for Midlothian (rounded to the nearest 50 value)	**8,850 homes**

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
TOTAL	9,871

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.
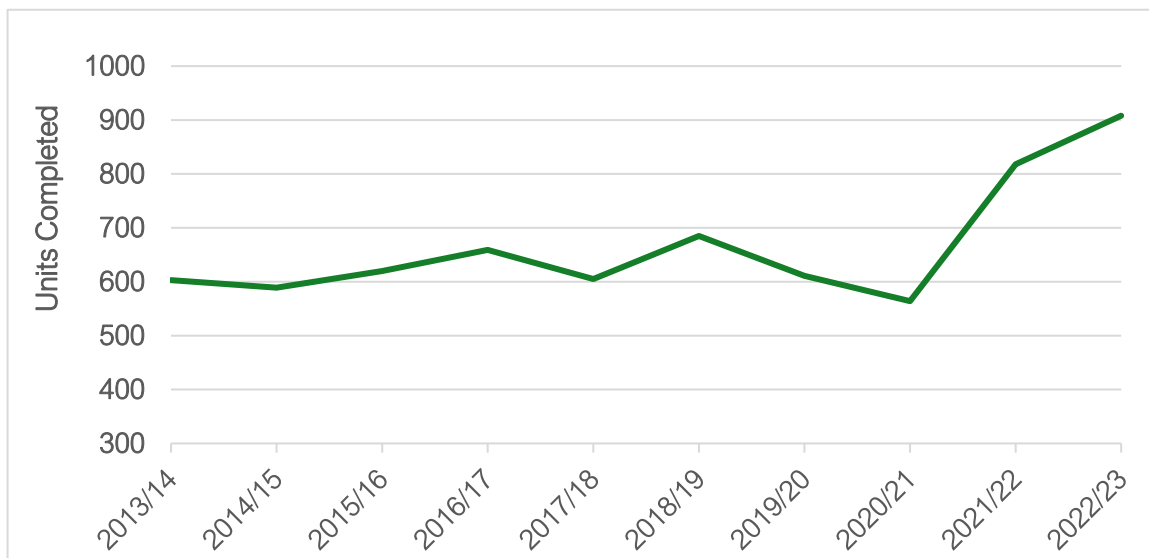
Figure 17.1: Levels of annual housing completions in Midlothian between March 2013 and March 2023
Source: Midlothian Housing Land Audit 2023

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 LHLR 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 LHLR 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 LHLR significantly above the NPF4 MATHLR would indicate a likely need for further release of greenfield sites.

<u>Outcome of Engagement</u>

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: XXXXXXX

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
Total	9,871

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 refence to the Council's LHS and SHIP will be required in developing MLPD2'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 shows 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 Building**s.

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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: <u>Section 15(1A)</u> • 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. <u>Section 15(5):</u> • 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. <u>Section 16(2)(ab):</u> • have regard to the list published under section 16E of persons seeking to acquire land in the authority's area for self-build housing. <u>Section 16B(3)(b):</u> • 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. <u>Section 16B(3)(c)</u> • 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. Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u> • In preparing a local development plan, the planning authority are to have regard to any local housing strategy.
NPF4 LDP Requirements	NPF4 Policy 16: • 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

	Gypsy/Travellers and Travelling Showpeople where need is identified.
Links to Evidence	**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
	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. This chapter covers the topic of affordable and specialist housing. It should be read in conjunction with other chapters, including:
	• Topic 17: MATHLR and Local Housing Land Requirement
	• Topic 19: Site Selection Methodology
	• Topic 28: Rural Development

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
Total	1360	501	1861

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**). HNDA3 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. HNDA3 applies a pro-rata proportional adjustment calculation to suggest there could be around 3,300 Gypsy/Travellers in South East Scotland. When HNDA3 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5): • the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district. • the principal purposes for which the land is used. • 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.
NPF4 LDP Requirements	NPF4 Policy 16: • 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). NPF4 Policy 17: • 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. NPF4 Policy 26: • 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.
Links to Evidence	**MC080** Site Selection Methodology **MC081** Homes for Scotland response to Version 9 of Housing Site Selection Methodology **MC082** Homes for Scotland Alternative Site Selection Assessment Matrix **MC204** SEA Gateway Consultation Response to SEA Scoping **MC209** Note of Meeting with Homes for Scotland, February 2024 **MC332** Homes for Scotland final submission to Midlothian Council, 15 April 2024 **MC333** Homes for Scotland submission to Midlothian Council, 28 March 2024 **MC335** the Joint LDP Site Assessment and SEA Checklist produced by the Key Agencies

	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. It should be read in conjunction with other chapters, including: • Topic 2: Biodiversity (inc. Soils) • Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings • Topic 7: Green Belt and Coalescence • Topic 17: MATHLR and Local Housing Land Requirement • Topic 18: Affordable, Disabled, Specialist and Other Housing • Topic 28: Rural Development

Summary of Evidence

Disputes with stakeholders have been identified. They are set out in the Statements of Agreement / Dispute section.

Purpose and Scope of Chapter

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.

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 **Topic 17: MATHLR and Local Housing Land Requirement**. This chapter solely deals with the proposed Site Selection Methodology (**MC080**) 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.

19.3. The actual proposed Site Selection Methodology document is not part of this chapter but is included in **MC080**. The Council undertook engagement with SEA Consultation Authorities and Homes for Scotland in producing document **MC080** 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'. **MC080** 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.

19.4. The Council considers this methodology (**MC080**) 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.

19.5. The Council undertook a very short engagement on the latest **MC080** methodology document – as a site selection methodology for housing and economic sites and one that

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 LHLR.

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 Counil 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 Steps1-3.

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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (d) the infrastructure of the district (including systems for the supply of water and energy) • (e) how that infrastructure is used
NPF4 LDP Requirements	NPF4 Policy 19: • 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). NPF4 Policy 18: • LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should: - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure; - 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 - 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. • 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.
Links to Evidence	**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

	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
Heat Decarbonisation		
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.
Energy efficiency and other outcomes		
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_2 (kt / year)	Potential saving CO_2 (kt / year)	Potential saving CO_2 (%) of fuel
Gas consumption (BEIS 2017)	497	91.3	13.8	15%
Electricity consumption (BEIS 2017)	277	52.6	4.5	9%
Total (gas + electricity)	775	144	18	13%

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^2	GWh/yr	$kWh/yr/m^2$	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^2	MWh/yr	$kWh/yr/m^2$	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
Coal					
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
Manufactured fuels					
industrial	0	0	0	0	0
domestic	3	3	3	3	3
Petroleum products					
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
Gas					
industrial	83	78	74	74	93
commercial	80	79	72	68	84
domestic	501	502	519	534	517
Bioenergy and wastes					
industrial	11	15	14	19	19
commercial	6	8	8	13	13
domestic	10	11	12	12	12
Total	797	801	796	820	838

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$_{th}$) 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^2 / year)	Annual heat demand density (GWh / km^2 / year)
Annual heat demand density (location specific sources) (GWh / km^2 / year)	Annual heat supply density (GWh / km^2 / 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
Total	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 m² 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	Authority remediation programme presents the potential to draw heat from a planned Dalkeith mine water treatment scheme (MWTS). Midlothian Council Planning Reference: • 22/00196/PACOAL – Prior approval for new mine water treatment plant. • 22/00150/SCR – EIA screening opinion for new mine water treatment plant.
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)	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. 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).
Penicuik Estate District Heat Network (DHN)	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. 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).
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	21/00842/MSC Operator – Midlothian Energy Ltd	Pre-Planning Secondary Pipework Design and Installation
62a Polton Street – Highbank Care Facility	Air Source Heat Pumps	21/00552/DPP 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) Act 1997 as amended: Section 15(5) • The education needs of the population of the district and the likely effects of development and use of land on those education needs. • The capacity of education services 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. • Any changes which the planning authority think may occur in relation to any of the matters mentioned.

NPF4 LDP Requirements	NPF4 Policy 18:
	• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	  - Be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	  - 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
	  - 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.

Links to Evidence	**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 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 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 additional 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-steam 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)

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> • The size, composition, health and distribution of the population of the district; • The health needs of the population of the district; • The infrastructure of the district (including health care facilities) • How that infrastructure is used. Town and Country Planning (Development Planning) (Scotland) Regulations 2023: <u>Regulation 9</u> • Have regard to the location of Control of Major Accident Hazard establishments and/or pipelines.
NPF4 LDP Requirements	NPF4 Policy 23: • LDP spatial strategies should seek to tackle health inequalities particularly in places which are experiencing the most disadvantage. • 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. • 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. • 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.
Links to Evidence	**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

| | **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.
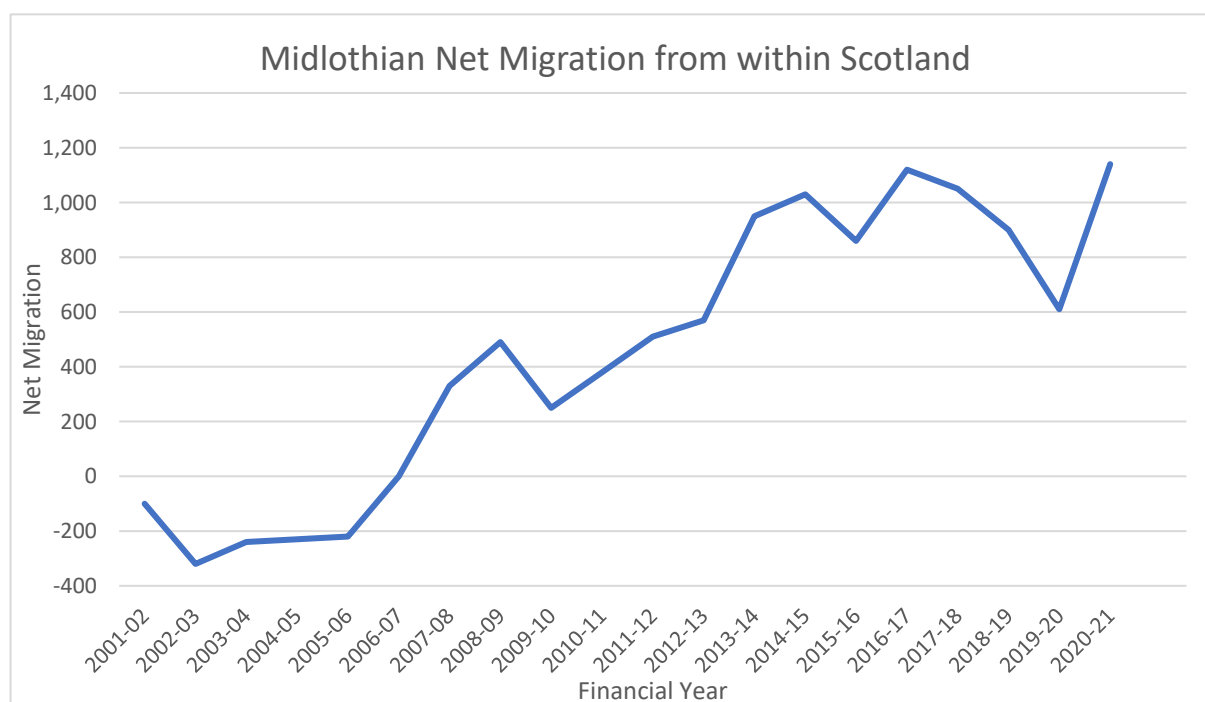
Figure 22.1: Midlothian Net migration from within Scotland
Source: Public Health Scotland Place and Wellbeing Outcome Indicator Report, 2024 (MC309)

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.
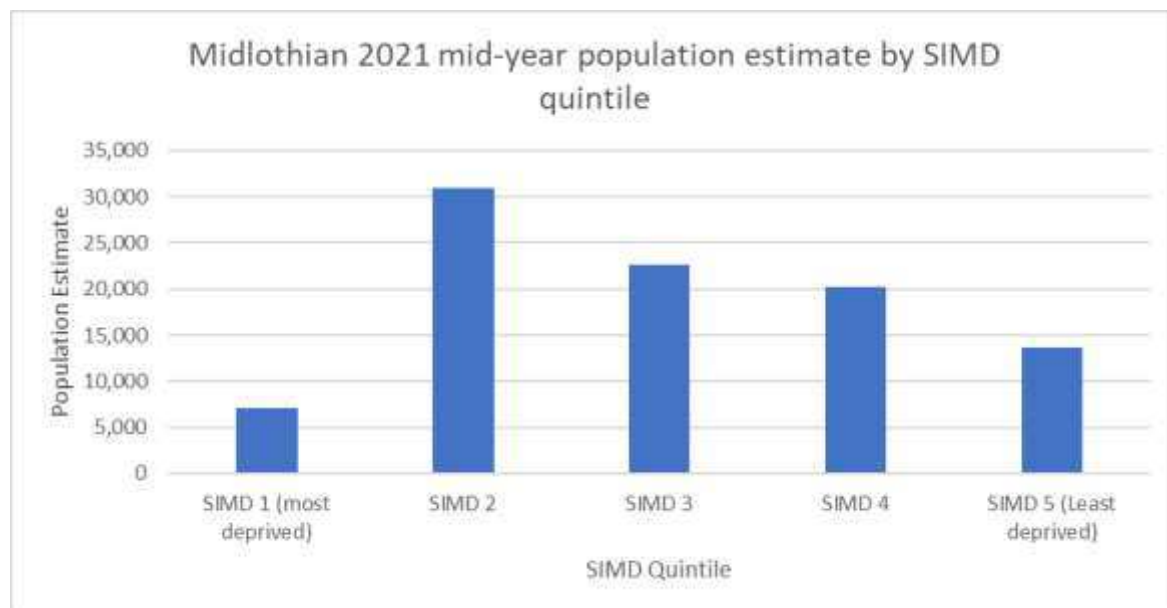
Figure 22.2: Midlothian 2021 mid-year population estimate by SIMD Quintile
Source: Public Health Scotland, Midlothian Place and Wellbeing Outcome Indicator Report, 2024 (MC309)

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.

Place and wellbeing outcomes

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 **
Bellsmains, 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
Total	7552	159	47	2024	36	56

*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 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_2 levels. NO_2 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_2 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/m3 respectively, both of which are well within their respective corresponding air quality objective levels of 18μg/m3 and 10μg/m3.

22.66. Midlothian Council no longer monitors levels sulphur dioxide (SO_2). Following submission of its 2010 Air Quality Annual Progress Report, SEPA commented that as the measured levels of SO_2 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_2 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (d) the infrastructure of the district • (e) how that infrastructure is used

NPF4 LDP Requirements	NPF4 Policy 11:
	 • 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.
	
	 NPF4 Policy 18:
	 • LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	   - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	   - 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
	   - 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.
	 • 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.

Links to Evidence	**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

	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.

<u>Electricity Substations</u>
- 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

<u>Electricity Transmission Network – Circuit Lines</u>
- 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.

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 competed 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_2 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5)(a): requires the LDP to consider: • the infrastructure of the district (including drainage systems, systems for the supply of water and energy, and health care and education facilities) • how that infrastructure is used Town and Country Planning (Development Planning) (Scotland) Regulations 2023: Regulation 9 requires the LDP to have regard to: • any river basin management plan; • any flood risk management plan; and • any local flood risk management plan.

NPF4 LDP Requirements	NPF4 Policy 18:
	 • LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	   - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	   - 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
	   - 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.

Links to Evidence	**MC212** Local Flood Risk Management Plan 2022-28 **MC213** River Basin Management Plan Scotland 2021-27 **MC214** Liaison meetings with SEPA and Scottish Water: summary of main matters arising **MC215** Status of Midlothian Water Bodies (information extracted from SEPA Water Environment Hub) **MC227** Scottish Water remedial programme for combined sewer overflows **MC228** Scottish Water waste-water treatment works capacity **MC229** Scottish Water spreadsheet, water treatment works capacity 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. This chapter covers water and drainage infrastructure. It should be read in conjunction with other chapters, including: • Topic 25: Blue and Green Infrastructure • Topic 26: Flood Risk and Water Management • Topic 29: Local Place Plans

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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) Act 1997 as amended: Section 15(5)(a) • the principal, cultural, economic, social, built heritage and environmental characteristics of the district. Section 16D • A planning authority must assess the sufficiency of play opportunities in its area for children in preparing an evidence report. Town and Country Planning (Development Planning) (Scotland) Regulations 2023: Regulation 9 • the planning authority are to have regard to the open space strategy in preparing a local development plan.
NPF4 LDP Requirements	NPF4 Policy 20: • 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. • 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. • Priorities for connectivity to other blue and/or green infrastructure assets, including to address cross-boundary needs and opportunities, should also be identified. • 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. • LDPs should safeguard access rights and core paths, including active travel routes, and encourage new and enhanced opportunities for access linked to wider networks. NPF4 Policy 21: • 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. NPF Policy 22: • 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

	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.
Links to Evidence	**MC140** Working Together to Build Climate-Resilient, Health and Equitable Places **MC037** Use of Private and Public Greenspace by Housing Tenure during the COVID-19 Pandemic **MC015** Urban Greening Factor for England User Guide **MC016** Draft Midlothian Open Space Audit 2024 **MC017** Draft Midlothian Play Sufficiency Assessment 2024 **MC018** Midlothian Council Sports Pitch Needs Assessment 2017 **MC019** Midlothian Council Football Pitch Needs Assessment 2022 **MC020** Midlothian Core Paths Plan **MC021** Midlothian Allotment and Food Growing Strategy 2020-2030 **MC160** Blue and Green Infrastructure Map **MC161** Midlothian Allotments and Growing Spaces Map **MC162** Water Resilient Places: Policy Framework for Surface Water Management and Blue Green Infrastructure (Scottish Government, 2021) **MC163** Scottish Water Surface Water Policy **MC164** Sewers for Scotland v4 **MC165** Surface Water Flood Risk Map (SEPA) **MC166** The SUDS Manual (Ciria) **MC167** Allotment Waiting List (redacted) **MC176** Evidence Briefing – Social Prescribing: the natural environment (National Academy for Social Prescribing, 2022) **MC203** Scottish Household Survey 2021 Environment data tables - Local authority level (Scottish Government) **MC122** Midlothian Place and Wellbeing Outcomes Indicators (Public Health Scotland) **MC012** Key Agencies Group Corporate Workshop Report 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 content of other chapters. It should be read in conjunction with other chapters, including: • Topic 1: Climate Mitigation & Adaptation • Topic 2: Biodiversity • Topic 3: Forestry, Woodland and Trees • Topic 4: Natural Places & Landscape • Topic 22: Health • Topic 24: Water and Drainage Infrastructure • Topic 26: Flood Risk and Water Management • Topic 29: Housing Site Selection Methodology

	• 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
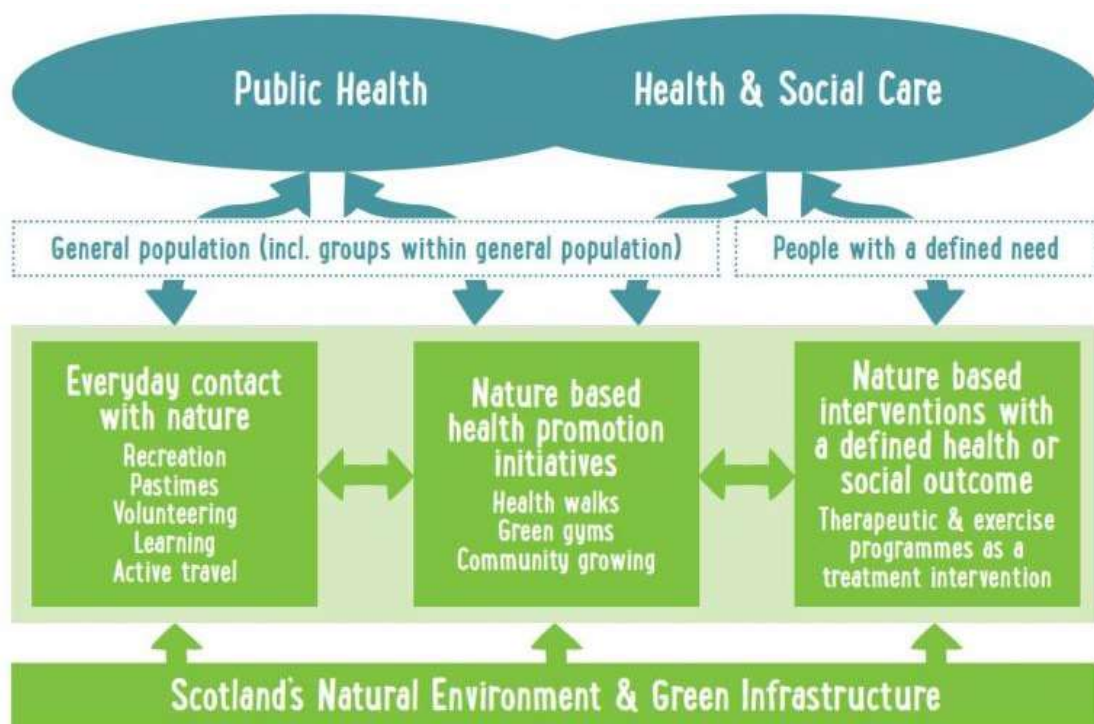
© Scottish Natural Heritage

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 Birkenside 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 plotholders;
- 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 that 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 to 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5)(a) • the principal physical and environmental characteristics of the district Town and Country Planning (Development Planning) (Scotland) Regulations 2023: Regulation 9 requires the LDP to have regard to: • any river basin management plan; • any flood risk management plan; and • any local flood risk management plan.
NPF4 LDP Requirements	NPF4 Policy 22: • 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. • 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.
Links to Evidence	**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 & Scottish Water **MC215** Status of Midlothian Water Bodies **MC216** Coal Authority - Understanding Mine Water Treatment **MC217** Meeting Note – Midlothian Council & Musselburgh FPS **MC218** SFRA Maps **MC227** Scottish Water remedial programme for combined sewer overflows **MC237** Midlothian SFRA – Midlothian Council, SEPA & Scottish Water engagement 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: • Topic 24: Water and Drainage Infrastructure • Topic 25: Blue and Green Infrastructure

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
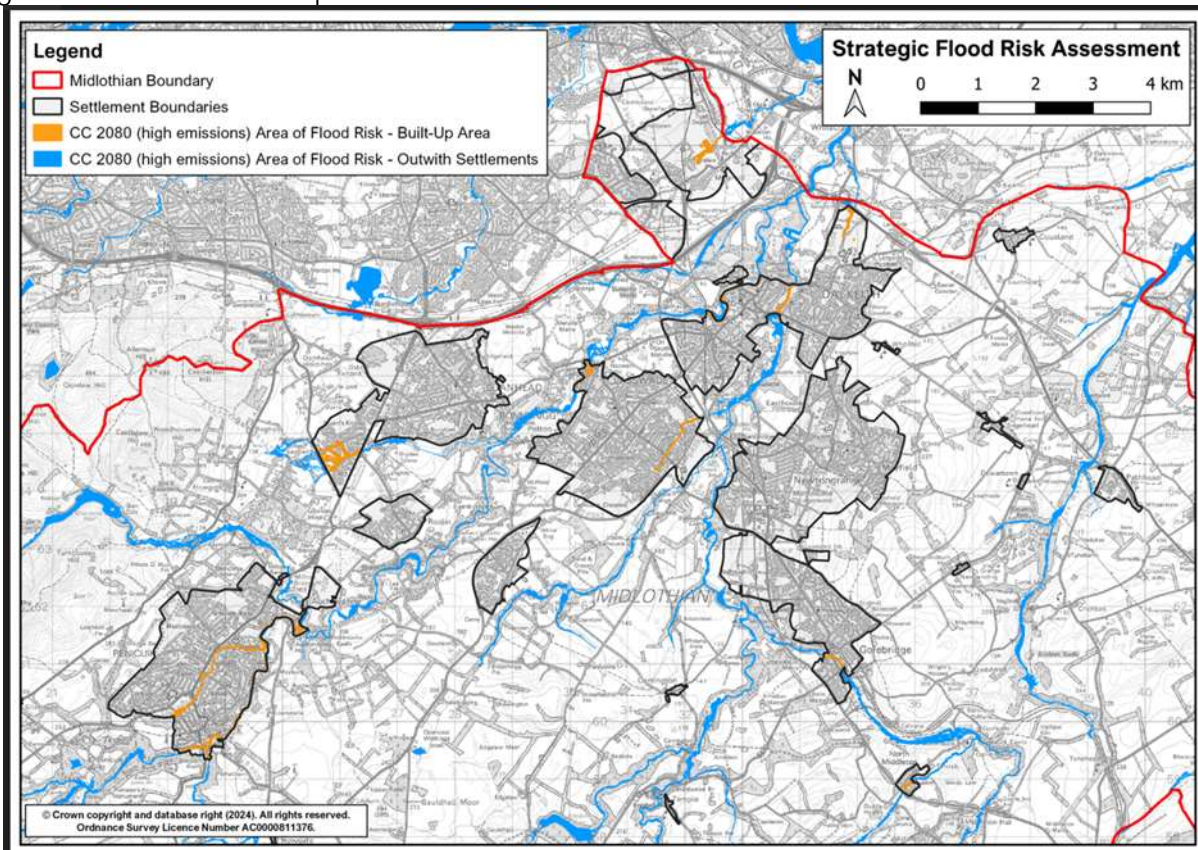
Source: Midlothian Strategic Flood Risk Assessment

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 though 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 km2 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 faming 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 2nd 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^2 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 it 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

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> • (d) the infrastructure of the district (including communication systems) • (e) how that infrastructure is used

NPF4 LDP Requirements	NPF4 Policy 24:
	• 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.
	
	NPF4 Policy 18:
	• LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:
	  - be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;
	  - 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
	  - 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.
	• 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.

Links to Evidence	**MC274** Information Note: Digital Infrastructure **MC276** Audit of Infrastructure and Services **MC286** Superfast Broadband – Delivering on our commitment in Scotland **MC151** SIMD 2020 data **MC152** Midlothian Employment Land Audit 2023 **MC288** Heriot Community Broadband – Written Submission to House of Commons Scottish Affairs Committee **MC289** Midlothian Superfast and Fibre Coverage **MC290** Scotland's Digital Potential with Enhanced 4G and 5G Capability **MC291** Shared Rural Network (SRN) Data **MC292** Planning Guidance – Digital Telecommunications **MC293** Scotland's Digital Strategy – a Discussion Paper **MC294** Ofcom Connected Nations Data – Fixed Performance Local Authority Data **MC295** Ofcom Connected Nations Data – Mobile Coverage Local Authority Data

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%
Midlothian	**78.5%**	**98.2%**
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%
Midlothian	**78.5%**	**97.3%**
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
Thornybank	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
Roslin and Bilston			
Roslin and Bilston	S01010960	1,154	3%
Pentland			
Pentland	S01010954	736	9%
	S01010955	1,013	19%
	S01010956	1,276	54%
Pathhead and Rural East Midlothian			
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%
Shawfair			
Shawfair	S01011000	1,149	41%
	S01011002	718	1%
Rural South Midlothian			
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
Bonnyrigg			
Bonnyrigg South	S01010971	1,045	3%
Bonnyrigg North	S01010982	1,274	11%
Penicuik			
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%
Dalkeith, Eskbank and Newbattle			
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%
Thornybank	S01011006	1,603	18%
	S01011008	744	42%
	S01011009	488	8%
Mayfield, Easthouses and Newtongrange			
Mayfield	S01011029	625	15%
Gorebridge			
North Gorebridge	S01011037	983	2%
	S01011039	939	11%
Gorebridge and Middleton	S01011042	745	1%
Loanhead			
Loanhead	S01010970	1,054	5%
Straiton			
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_2	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_2	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$_2$	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

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			
		O₂	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.
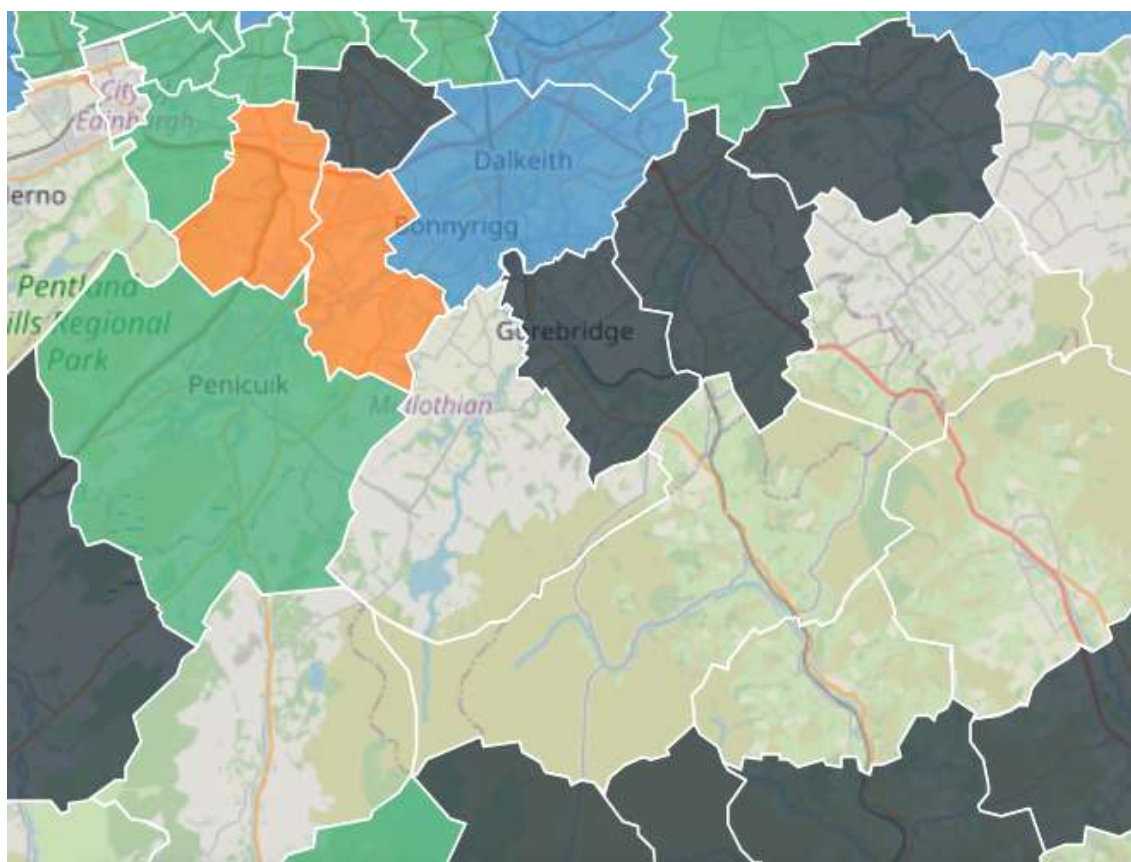
Openreach Ultrafast Full Fibre Broadband Build Programme – Build Status
Source: Openreach Ltd

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$_2$, 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_2, 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • The extent to which there are rural areas within the district in relation to which there has been a substantial decline in population. • 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. Section 16(2)(ab) • Have regard to the list published under section 16E of persons seeking to acquire land in the authority's area for self-build housing. Section 16B(3)(b)(i) • 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.
NPF4 LDP Requirements	NPF4 Policy 17: • 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. NPF4 Policy 29: • 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.
Links to Evidence	**MC061** Interim Regional Spatial Strategy for South East Scotland **MC136** Scotland's Agritourism Growth Strategy, 2022 **MC135** Understanding the Scottish Rural Economy **MC050** Housing Land Audit 2023 **MC034** Minutes from meeting with Scottish Land and Estates **MC134** Midlothian Profile 2022 **MC137** Regional GVA(I) by local authority in the UK **MC013** SEA Scoping Report 2023 **MC014** SEA Summary Environmental Baseline **MC011** Participation Report **MC138** Topic 28: Rural Development Associated Evidence Tables 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 4: Natural Places and Landscape • Topic 6: Brownfield, Vacant and Derelict Land and Empty Buildings • Topic 7: Green Belt and Coalescence • Topic 17: Affordable, Disabled, Specialist and Other Housing • Topic 18:MATHLR and Local Housing Land Requirement • Topic 31: Tourism

	• Topic 34: Minerals

Summary of Evidence

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

<u>Purpose and Scope of Chapter</u>

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.
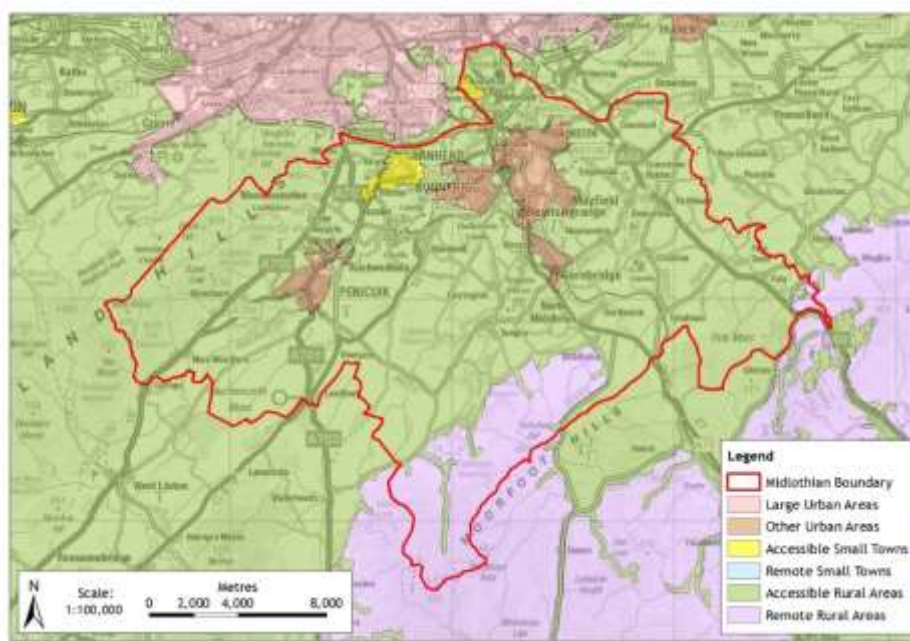
Figure 28.1: Map of Midlothian's Urban and Rural Areas

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 (EESSH) 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 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 Polices 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • (a) the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district.
NPF4 LDP Requirements	NPF4 Policy 14 requires: • 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. • 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. NPF4 Policy 15 requires: • 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.
Links to Evidence	**MC201** Report to Planning Committee – 23.01.24 – Update on Local Place Plans **MC199** Report to Planning Committee – 04.06.24 – Update on Local Place Plans **MC249** Topic 29 – Summary of National Policy and Midlothian Local Place Plans **MC296** Midlothian Council Invitation to prepare Local Place Plans **MC174** Federation of Midlothian Community Councils Training Event – Information Pack **MC175** Federation of Midlothian Community Councils Training Event – Map Exercise Notes 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 5: Historic Assets and Places • Topic 6: Brownfield, Vacant and Derelict Land

	• 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.
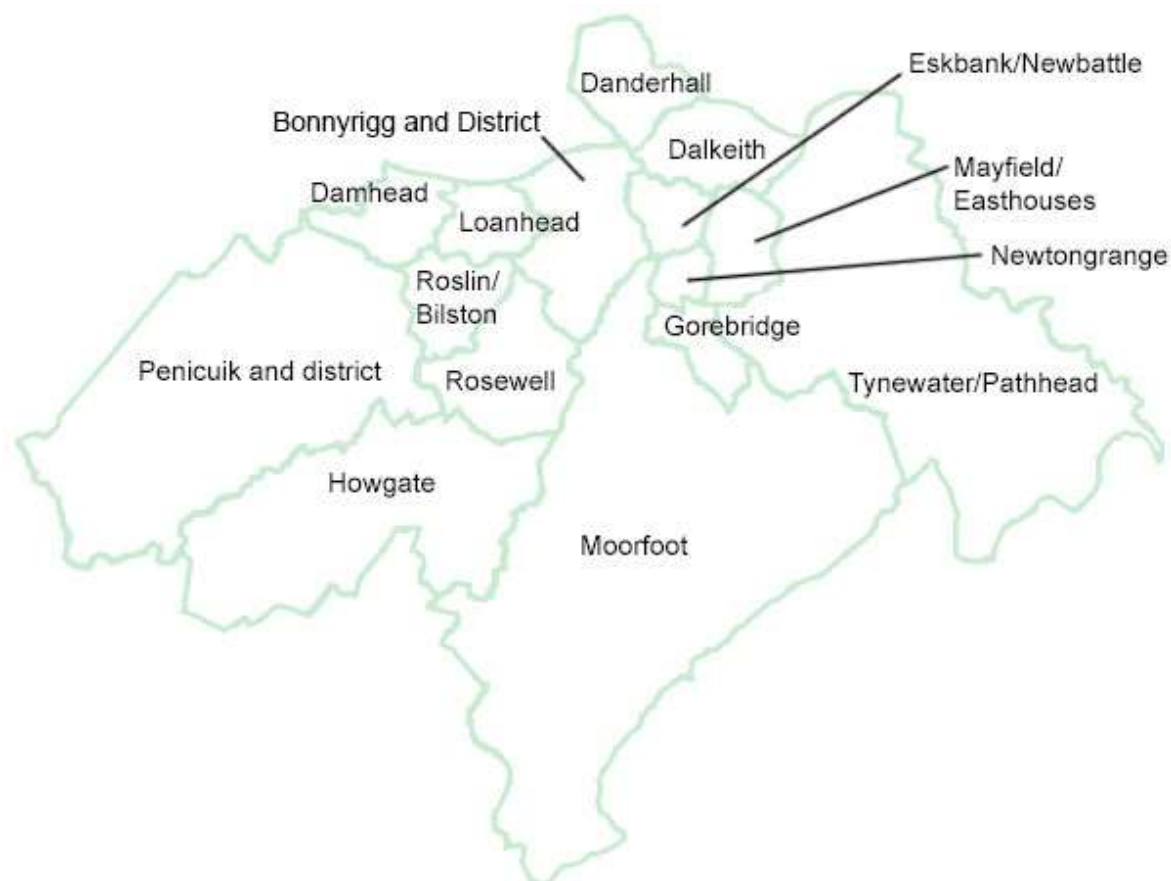
Figure 29.1 - Midlothian Community Council Areas

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
- 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and the principal purposes for which the land is used.
NPF4 LDP Requirements	NPF4 Policy 27: • 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. • LDPs should identify a network of centres that reflect the principles of 20-minute neighbourhoods and the town centre vision. • 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. • 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. NPF4 Policy 28: • 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. • LDPs should identify areas where proposals for healthy food and drink outlets can be supported.
Links to Evidence	**MC011** Participation Report **MC041** Betting Shops List **MC042** Initial Assessment of future retail demand and capacity **MC043** FCA letter re strategy for firms providing high-cost lending products **MC044** Spreadsheet of new or committed retail development since 2012 **MC094** Internet sales as a percentage of total retail sales **MC095** Data on employee jobs by industry 2022 **MC096** Economic trends in the retail sector, Great Britain: 1989 to 2021 **MC230** Lidl GB and Peel Holdings Response on Evidence Report draft and MC Response **MC231** Scottish Beer and Pub Association/Scottish Licensed Trade Association Scottish Draft Budget submission 2024/25 **MC232** Food Standards Scotland's report 'Overview of the Total Food and Drink Landscape in Scotland' **MC233** Midlothian Retail Study 2012

	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.
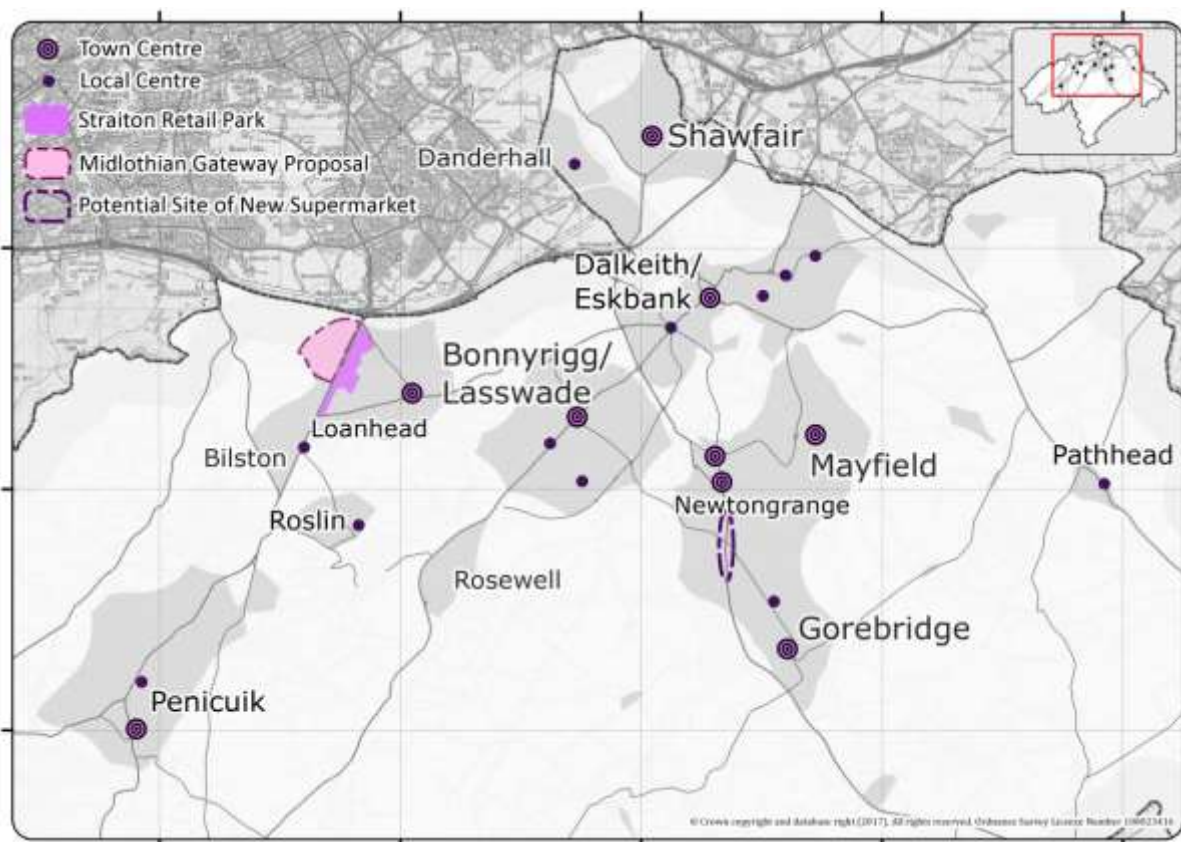

Figure 30.1: Town and Local Centres
Source: Midlothian Local Development Plan 2017

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/Thornybank, 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/Thornybank	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 Thornybank 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 prevision 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;
- porotection, 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

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> • the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; • the principal purposes for which the land is used; and • 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
NPF4 LDP Requirements	NPF4 Policy 30: • LDPs should support the recovery, growth and long-term resilience of the tourism sector.
Links to Evidence	**MC168** HES Response to Evidence Request **MC123** International Tourism Performance Review **MC124** Regional Prosperity Framework 2023/2024 **MC125** Scotland Outlook 2030 **MC126** Responsible Tourism Framework **MC127** Destination Net Zero **MC128** Pentland Hills Regional Country Park Draft Strategic Management Plan 2019 -2026 **MC129** Report to Council – Vogrie Country Park - 2022 **MC130** - List of Agritourism Businesses in Midlothian **MC131** Increased campervan and motorhome tourism, Argyll and Bute Council **MC132** Types of Accommodation in Midlothian **MC133** Evidence Statement from Midlothian Tourism Forum, January 2024 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. It should be read in conjunction with other chapters, including: • Topic 4: Natural Places and Landscapes • Topic 5: Historic Assets and Places • Topic 28: Rural Development • Topic 32: Culture and Creativity
Summary of Evidence	
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.	

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 21st 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 qualitive 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended, Section 15(5): • the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; and • 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.
NPF4 LDP Requirements	NPF4 Policy 3: • LDPs should recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts.
Links to Evidence	**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) 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 4: Natural Places and Landscape • Topic 5: Historic Assets and Places • Topic 15: Design, Quality and Place • Topic 28: Rural Development • Topic 30: Town, Local and Commercial Centres and Retailing • Topic 31: Tourism • 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.

Purpose and Scope of Chapter

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

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 18th 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 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 determiningownership 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district; • the principal purposes for which the land is used.
NPF4 LDP Requirements	NPF4 Policy 25: • LDPs to be aligned with any strategy for community wealth building for the area. • 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. NPF4 Policy 26: • LDPs to allocate sufficient land for business and industry, taking into account business and industry land audits. • 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. • 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.
Links to Evidence	**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.

	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.
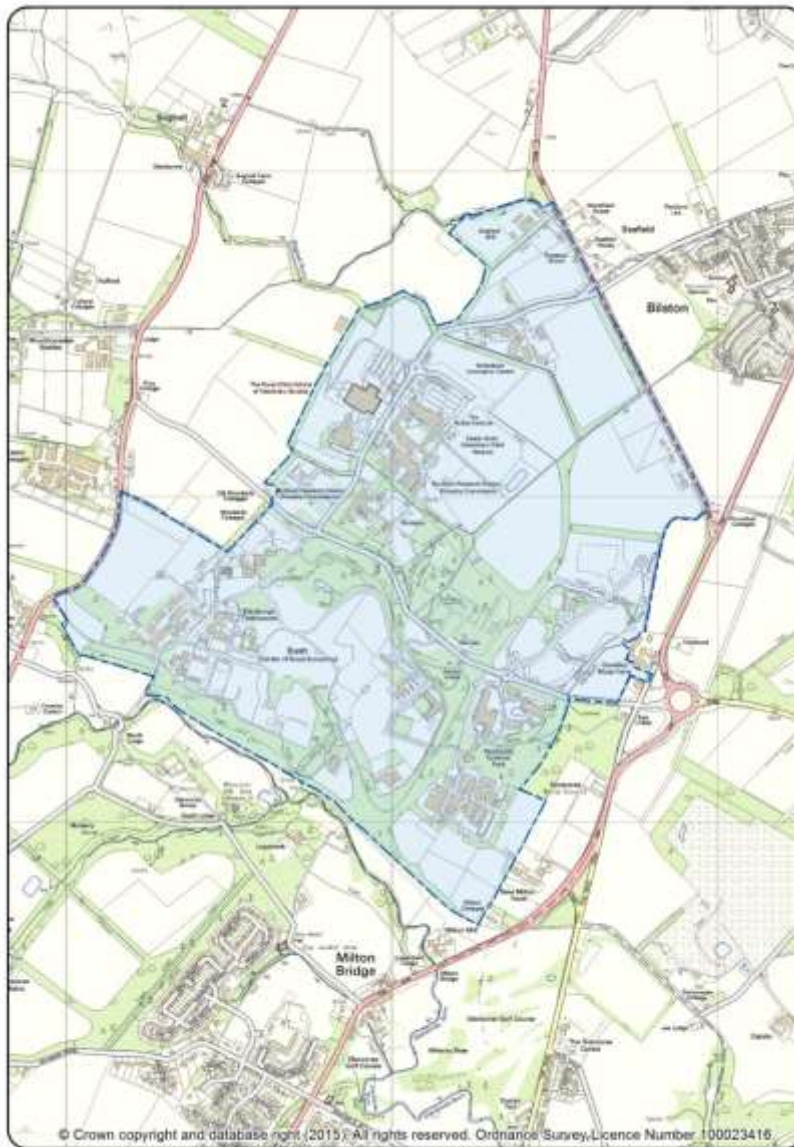
Figure 33.1: The Midlothian Science Zone.

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 taking 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 corelates 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 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 is 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

Information required by the Act regarding the issue addressed in this section	Town and Country Planning (Scotland) (Act) 1997, as amended: Section 15(5) • The principal economic characteristics of the district.
NPF4 LDP Requirements	NPF4 Policy 33: • 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.
Links to Evidence	**MC089** Breedon Aggregates covering letter **MC090** Breedon Landbank Assessment **MC091** Scottish Aggregates Survey 2019 **MC092** BGS Map of the mineral resources of the Lothians **MC093** BGS Mineral Resources of the Lothian Region **MC097** Note of Meeting 23 July 2023 Midlothian Council Tillicoultry Quarries Wardell Armstrong 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. It should be read in conjunction with other chapters, including: • Topic 4: Natural Places • Topic 28: Rural Development
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

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:
• Midlothian Geological Information
• Aggregate Mineral Areas of Search in Midlothian
• Aggregate Minerals in Midlothian

- 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.
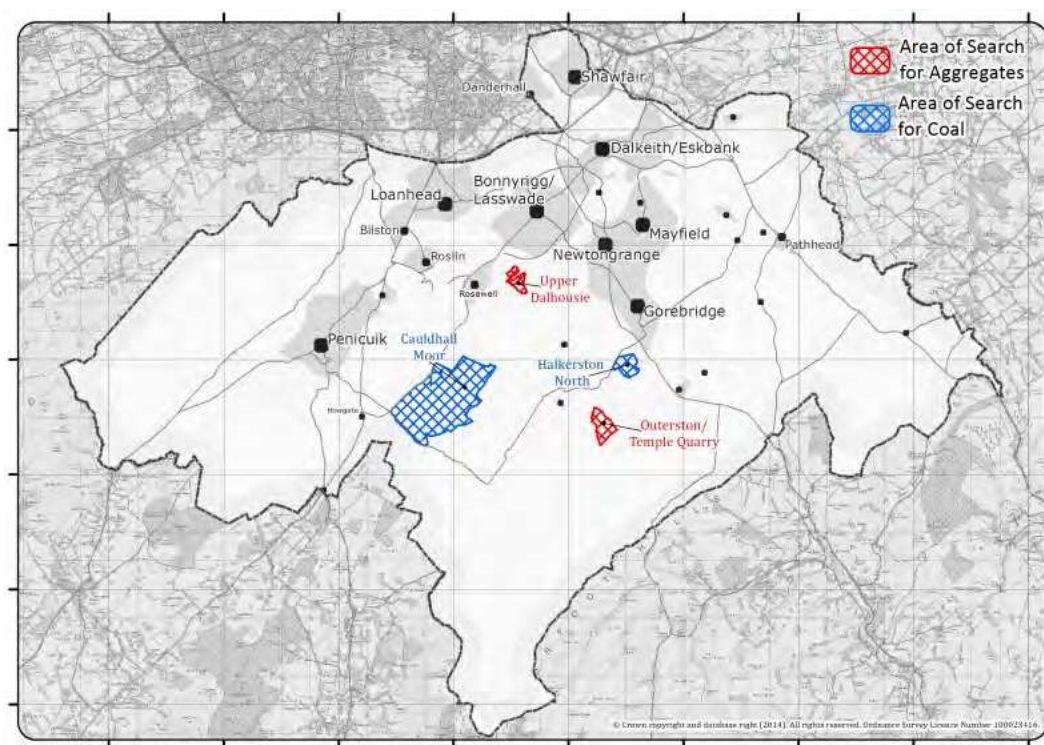
Figure 34.1: Midlothian's active sand and gravel areas of search

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 31st 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 licensing". However, the reference to licenses being offered should be ignored for the purposes of this Evidence Report.
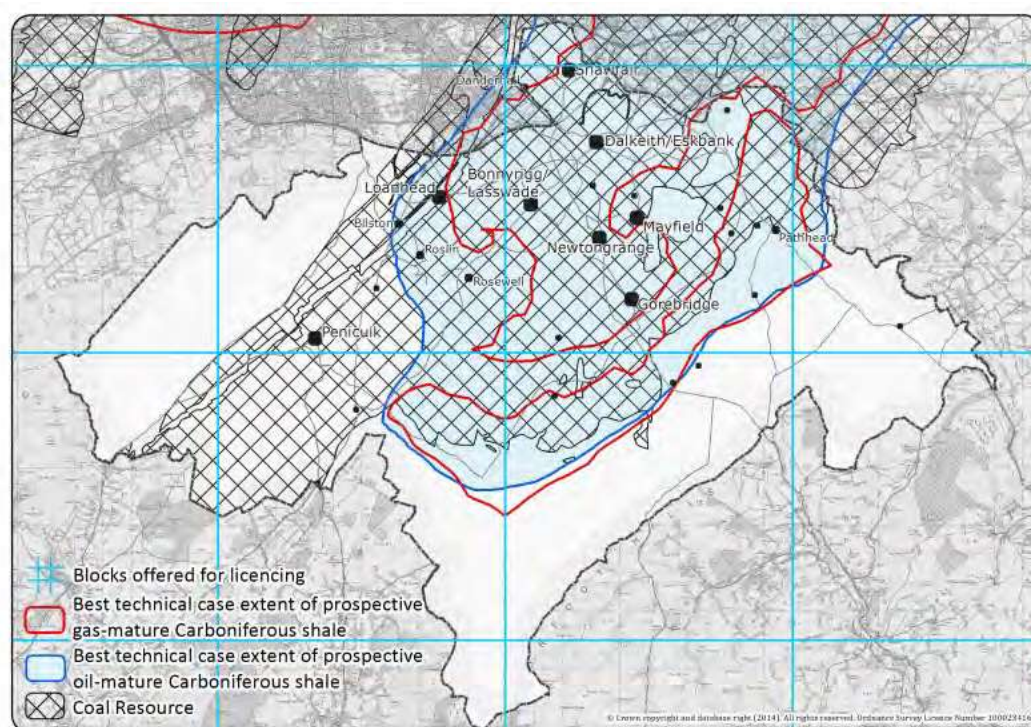
Figure 34.2 - Indicative information on the location of coal reserves

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. Beedon 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.

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
Environmental Objectives		
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 of 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.
Social Objectives		
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 polices, and support of the plan to work of the Council.
Economic Objectives		
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
TOTAL		916

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
South East Edinburgh/Shawfair Strategic Development Area				
Ec1	Shawfair Park Extension	20.6ha	Business and Industry	Not built out
A7/A68/Borders Rail Corridor Strategic Development Area				
Ec2	Salter's Park Extension, Dalkeith	16.9ha	Business and Industry	Not built out. No planning consent
A701 Corridor Strategic Development Area				
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
A701 Corridor Biotechnology/Research				
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. |

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
Strategy for Sustainable Growth (STRAT 1-5)		
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.
Sustainable Place-making (DEV1-10)		
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.
Promoting Economic Growth (ECON 1-7, TRAN 1-5, TCR 1-2, VIS 1-3, MIN 1-3, RD 1-4)		
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.

	Awareness required of rural brownfield opportunities. Consider future approach to occupancy condition linked development, in context of NPF4. Consider approach to rural shops, where small scale and offers something of a visitor experience and not in direct competition with town centres. Odour issues and proximity to pipelines have come up in relation to rural development (could affect other areas too), need consideration as potential 'gaps'. Need to consider policy for former quarry sites, or rural vacant and derelict land sites.	
Protecting our Heritage (ENV 1-25)		
Protection of the Green Belt Policy ENV 1	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.	Consider through MLDP2 preparation.
Newbattle Strategic Greenspace Safeguard Policy ENV 3	Policy has proved effective and popular with the Council and residents.	Retain in MLDP2.
Water and Flooding Policy ENV 9-10 and Policy IMP 3	The plan has three policies on the matter. Need to consider if that is appropriate/necessary and what is the best way forward.	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	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.	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.
Encouraging Sustainable Energy and Waste Management (NRG 1-6)		
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.
Delivering the Strategy (IMP 1-5)		
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.
Settlement Statements		
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.	

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
Safeguarded Sites (Safeguarded Capacity)								
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
Additional Housing Opportunity Sites								
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
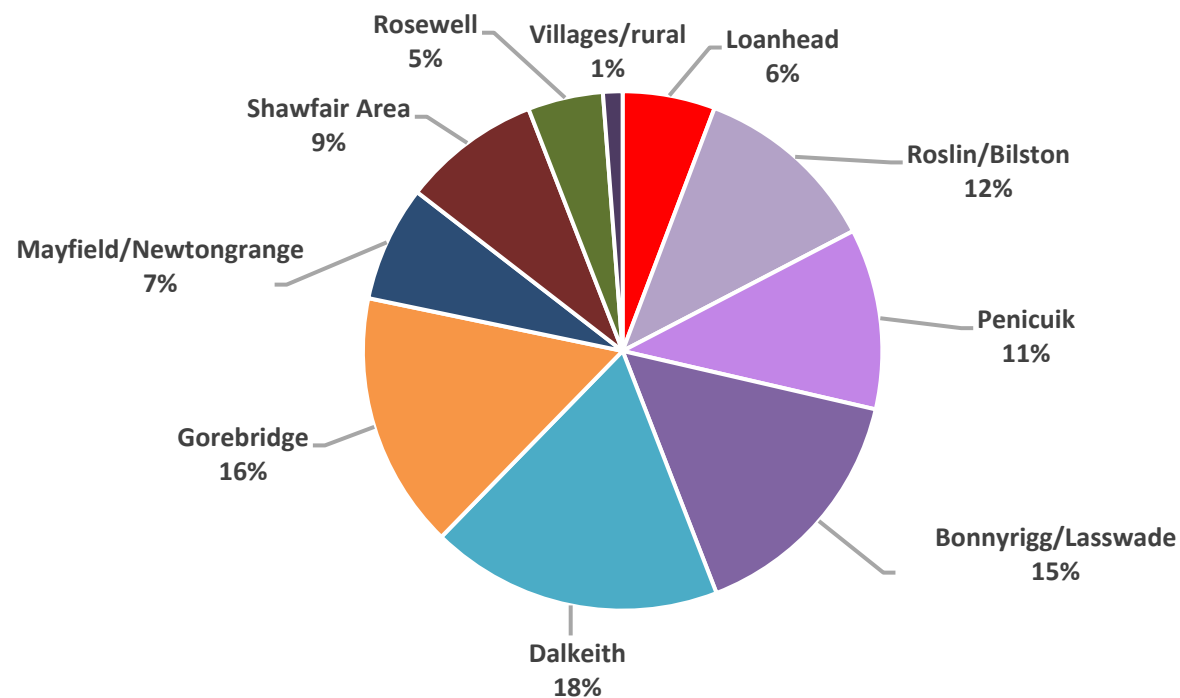
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Körler icin kabartma yazilar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri saglamak ve tercüme etmekten memnuniyet duyariz.

اگر آپ چاہیں تو ہم خوشی سے آپ کو ترجمہ فراہم کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں بشمول بریل (نابینا افراد کے لیے ابھرے ہوئے حروف کی لکھائی) میں، ٹیپ پر یا بڑے حروف کی لکھائی میں فراہم کر سکتے ہیں۔