

# Notice of meeting and agenda



## Planning Committee

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

**Date:** Tuesday, 09 January 2018

**Time:** 14:00

**John Blair**  
Director, Resources

**Contact:**

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**Further Information:**

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

**Audio Recording Notice:** Please note that this meeting will be recorded. The recording will be publicly available following the meeting. The Council will comply with its statutory obligations under the Data Protection Act 1998 and the Freedom of Information (Scotland) Act 2002.

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

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## **2 Order of Business**

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

## **3 Declarations of Interest**

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

## **4 Minutes of Previous Meeting**

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| <b>4.1</b> | Minutes of Meeting held on 14 November 2017 – For Approval.       | <b>5 - 26</b>  |
| <b>4.2</b> | Minutes of Special Meeting held on 5 December 2017 – For Approval | <b>27 - 42</b> |

## **5 Public Reports**

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|------------|---|------------------|
| <b>5.1</b> | Supplementary Guidance: Green Networks - Report by Head of Communities and Economy.   | <b>43 - 92</b>   |
| <b>5.2</b> | Major Applications: Applications Currently Being Assessed and Other Developments at Pre-Application Consultation Stage – Report by Head of Communities and Economy.                                     | <b>93 - 98</b>   |
| <b>5.3</b> | Appeals and Local Review Body Decisions - Report by Head of Communities and Economy.  | <b>99 - 100</b>  |
|            | Pre-Application Consultation Reports - Report by Head of Communities and Economy.   |                  |
| <b>5.4</b> | Proposed Mixed Use Development Comprising Offices, Stores, Garage and Workshops, Enterprise Business Units, Parking and Ancillary Facilities at land west of Burnbrae Terrace, Bonnyrigg (17/00721/PAC) | <b>101 - 106</b> |
| <b>5.5</b> | Proposed Residential Development at land at Gore Avenue and Newbryes Crescent, Gorebridge (17.00913.PAC)  | <b>107 - 110</b> |
|            | Applications for Planning Permission Considered for the First Time – Reports by Head of Communities and Economy.  |                  |

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|------------|--|------------------|
| <b>5.6</b> | Application for Planning Permission for the Erection of 179 Dwellinghouses and 20 Flatted Dwellings, Formation of Access Road and Car Parking and Associated Works at land north of Oak Place, Mayfield (16.99134.DPP) | <b>111 - 132</b> |
| <b>5.7</b> | Application for Planning Permission for the Formation and Installation of Sustainable Urban Drainage System (SUDS) at land at Easter Bush Campus, Bush Farm Road, Roslin (17.00773.DPP)                                | <b>133 - 138</b> |

## **6 Private Reports**

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No private reports to be discussed at this meeting.

Plans and papers relating to the applications on this agenda can also be viewed online at [www.midlothian.gov.uk](http://www.midlothian.gov.uk).



# Minute of Meeting



## Planning Committee

Date	Time	Venue
14 November 2017	2.00 pm	Council Chambers, Midlothian House, Buccleuch Street, Dalkeith

### Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Baird	Councillor Cassidy
Councillor Curran	Councillor Hackett
Councillor Lay-Douglas	Councillor McCall
Councillor Milligan	Councillor Montgomery
Councillor Muirhead	Councillor Smail
Councillor Winchester	

## 1. Apologies

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Apologies received from Councillors Hardie, Johnstone, Munro, Parry and Russell.

## 2. Order of Business

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The order of business was confirmed as outlined in the agenda that had been circulated.

## 3. Declarations of interest

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No declarations of interest were received.

## 4. Minutes of Previous Meetings

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The Minutes of Meeting of 3 October 2017 were submitted and approved as a correct record.

## 5. Reports

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Agenda No	Report Title	Presented by:
5.1	Town Centres	Ian Johnson
<b>Executive Summary of Report</b>		
<p>The Head of Communities and Economy explained that the purpose of today's presentation was to explore what could be done by the Council to support Midlothian's town centres. He emphasised that there were no simple solutions and that whilst the Council could seek to influence and shape matters ultimately market forces would largely dictate how successful, or otherwise, any measures that the Council sought to pursue proved to be. He then went on to outline some of the key factors that were likely to contribute to promoting and developing town centres, highlighting in particular the need for a mix of uses, not simply retail. The national, regional and local planning policy position remained largely unchanged, which was "Town Centre first". This approach was reflected in the newly adopted Midlothian Local Development Plan 2017, which contained a range of positive actions and restrictive measures, neither of which on their own would necessarily deliver successful town centres, a range of other tools and actions would be required to supplement the policy provisions, and ultimately as referred to previously it was important to bear in mind there would be market forces over which the Council had little, or no influence.</p>		
<b>Summary of Discussion</b>		
<p>The Chair, Councillor Imrie thanked Ian Johnson for his presentation and invited questions and comments from Members.</p> <p>Arising from Members questions and comments, the following issues were discussed by the Committee:-</p> <ul style="list-style-type: none"><li>• The need to take appropriate steps either through additional guidelines and/or protection to ensure that town centres were safeguarded.</li></ul>		

- That an evaluation of the impact of projects such as CARS be undertaken in order to assess the effectiveness of such schemes.
- That given the sustained levels of growth in Midlothian to examine how town centres are 'marketed' and explore the experience of others to establish if more could be done or if a different approach was required.
- Explore ways to encourage people to 'Think Midlothian'.

#### Decision

After further discussion, the Committee:-

- (a) Thanked the Head of Communities and Economy for his presentation;
- (b) Noted that further report(s) on individual town centres and also possible additional planning guidance/protection would be brought forward to a future meeting(s) of the Committee.

#### Action

Head of Communities and Economy/Planning Manager

Agenda No	Report Title	Presented by:
5.2	Major Developments: Applications Currently Being Assessed and Other Developments at Pre-Application Consultation Stage	Peter Arnsdorf
<b>Executive Summary of Report</b>		
There was submitted report, dated 7 November 2017, by the Head of Communities and Economy, updating the Committee on 'major' planning applications, formal pre-application consultations by prospective applicants and the expected programme of applications due for reporting.		
<b>Decision</b>		
The Committee, having heard from the Planning Manager, agreed:-		
(a) To note the current position in relation to major planning application proposals which were likely to be considered by the Committee in 2017/18; and		
(b) To note the updates for each of the applications.		
<b>Action</b>		
Head of Communities and Economy		

Agenda No	Report Title	Presented by:
5.3	Appeal and Local Review Body Decisions	Peter Arnsdorf

Executive Summary of Report
There was submitted report, dated 7 November 2017, by the Head of Communities and Economy, detailing the notices of review determined by the Local Review Body (LRB) at its meeting in October 2017, and advising that there were no appeals determined by Scottish Ministers to report.
Decision
The Committee, having heard from the Planning Manager, noted the decisions made by the Local Review Body at its meeting on 10 October 2017.
Action
Head of Communities and Economy

Agenda No	Report Title	Presented by:
5.4	Pre-Application Consultation: Proposed Residential Development with Associated Access Roads, Open Space and Sustainable Urban Drainage (SUDs) at Land 65m West of Rosslyn Bowling Club, Main Street, Roslin (17/00693/PAC).	Peter Arnsdorf
Executive Summary of Report		
<p>There was submitted report, dated 7 November 2017, by the Head of Communities and Economy advising that a pre application consultation had been submitted regarding the proposed residential development with associated access roads, open space and sustainable urban drainage (SUDs) at land 65m west of Rosslyn Bowling Club, Main Street, Roslin (17/00693/PAC).</p> <p>The report advised that in accordance with the pre-application consultation procedures noted by the Committee at its meeting on 6 June 2017 (paragraph 5.8 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 'without prejudice' view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional without prejudice planning view regarding the principle of development for the Committee's consideration.</p>		
Summary of Discussion		
<p>The Committee, having heard from the Planning Manager, acknowledged concerns regarding the potential pressure that the proposed development would have on local infrastructure, in particular the ability of the local road network to adequately support the additional traffic movements likely to be generated; pressure on health facilities and education provision; and also measures to encourage greater use of public transport.</p>		



Decision	
(a)	To note the provisional planning position set out in the report;
(b)	To note the comments made by Members; and
(c)	To note that the expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.
Action	
Head of Communities and Economy	

Agenda No	Report Title	Presented by:
5.5	Pre-Application Consultation: Proposed Residential Development, Primary School, Associated Roads, Landscaping, Open Space, Footpath/Cycle ways, Sustainable Urban Drainage (SUDs) and Infrastructure at Land South East of Auchendinny, The Brae, Auchendinny. (17/00606/PAC).	Peter Arnsdorf
Executive Summary of Report		
<p>There was submitted report, dated 7 November 2017, by the Head of Communities and Economy advising that a pre application consultation had been submitted regarding a proposed residential development, primary school, associated roads, landscaping, open space, footpath/cycle ways, sustainable urban drainage (SUDs) and infrastructure at land south east of Auchendinny, The Brae, Auchendinny. (17/00606/PAC).</p> <p>The report advised that in accordance with the pre-application consultation procedures noted by the Committee at its meeting on 6 June 2017 (paragraph 5.8 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 'without prejudice' view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional without prejudice planning view regarding the principle of development for the Committee's consideration.</p>		
Summary of Discussion		
<p>Having heard from the Planning Manager, the Committee in discussing the proposals questioned the ability of local infrastructure to support ongoing and emerging development in the area, in particular the ability of the local road network to adequately support the additional traffic movements likely to be generated; pressure on health facilities and education provision; and also measures to encourage greater use of public transport.</p>		

Decision
<p>(a) To note the provisional planning position set out in the report;</p> <p>(b) To note the comments made by Members; and</p> <p>(c) To note that the expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.</p>
Action
Head of Communities and Economy

Agenda No	Report Title	Presented by:
5.6	Application for Planning Permission for the Erection of 554 Residential Units; Formation of Access Roads, Sustainable Urban Drainage Systems and Associated Works at Land between Deanburn and Mauricewood Road, Penicuik (17/00068/DPP).	Peter Arnsdorf
Executive Summary of Report		
There was submitted report, dated 7 November 2017, by the Head of Communities and Economy concerning the above application.		
Summary of Discussion		
<p>Having heard from the Planning Manager, the Committee in discussing the proposed development emphasised the need to phase the development in such a manner that any impact on local infrastructure and services could be managed. The ability of the local road network to adequately support the additional traffic movements likely to be generated both during construction and once the development was completed was also considered. It being noted that the provision of a new roundabout at the Mauricewood Road/A702 junction would assist in this regard. The movement of construction traffic would also be controlled by way of conditions as would the need to carry out any remedial works as a result of the ground conditions.</p>		
Decision		
<p>After further discussion, the Committee agreed that planning permission be granted for the following reason:</p> <p><i>By virtue of its scale, location, design and use the proposal complies with policies RP1, RP2, RP3, IMP1 and IMP2 of the Midlothian Local Plan and policies STRAT1, ECON2, IMP1 and IMP2 of the Proposed Midlothian Local Development Plan 2014.</i></p> <p>subject to:</p>		

(a) The prior signing of a legal agreement to secure:

- a contribution towards Education provision;
- a contribution towards nursery provision;
- a contribution towards Angle Park Pavilion;
- a contribution towards Penicuik swimming pool and library;
- a contribution towards a Traffic Regulation Order;
- the provision of affordable housing (22%);
- a contribution towards the A701 Relief Road;
- a contribution towards Penicuik town centre improvements;
- maintenance of open space;
- a contribution towards highway works including the A702 roundabout;
- cycle and scooter storage/parking equipment/facilities at the catchment schools; and
- restriction on development until A702 roundabout delivered.

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

(b) The following conditions:

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

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

2. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. An enhanced quality of materials shall be used in the area of improved quality. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

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

3. Notwithstanding that delineated on application drawing the development shall not begin until details of a revised scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- i other than existing and finished ground levels and floor levels for all buildings, open space and roads in relation to a fixed datum;
- ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
- iii proposed new planting in communal areas, road verges and open space, including trees, shrubs, hedging, wildflowers and grassed areas;
- iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
- v schedule of plants to comprise species, plant sizes and proposed numbers/density;
- vi programme for completion and subsequent maintenance of all soft and hard landscaping;
- vii a woodland management plan for existing and proposed areas of woodland;
- viii a biodiversity action plan and maintenance plan to enhance the biodiversity value of the existing suds pond located nearby to the north east of the nursery area;
- ix drainage details, watercourse diversions, flood prevention measures and sustainable urban drainage systems to manage water runoff;
- x proposed car park configuration and surfacing;
- xi proposed footpaths and cycle paths (designed to be unsuitable for motor bike use); and
- xii details of existing and proposed services; water, gas, electric and telephone

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

**Reason:** *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies DEV2, DEV6 and DEV7 of the Midlothian Local Development Plan and national planning guidance and advice.*

4. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
  - i existing and finished ground levels for all roads and cycle ways in relation to a fixed datum;
  - ii proposed vehicular, cycle and pedestrian access;
  - iii proposed roads (including turning facilities), footpaths and cycle ways;

- iv proposed visibility splays, traffic calming measures, lighting and signage;
- v proposed construction traffic access and haulage routes;
- vi a green transport plan designed to minimise the use of private transport and to promote walking, cycling, safe routes to school and the use of public transport:
- vii proposed car parking arrangements;
- viii an internal road layout which facilitates buses entering and leaving the site in a forward facing direction;
- ix proposed bus stops/lay-bys and other public transport infrastructure;
- x a programme for completion for the construction of access, roads, footpaths and cycle paths; and
- xi proposed on and off site mitigation measures identified by the traffic assessment submitted with the application.

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

***Reason:*** To ensure the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site.

5. Notwithstanding the requirements of Condition 1 of this planning permission, prior to the first occupation of any of the houses on plots 89, 90, 96 and 97 of the Mauricewood development area and any of the terraced houses within the Rullion Road affordable development area, the equipped neighbourhood childrens play area with associated benches and bins delineated on docketed drawings No.1611.L.L.(93)002 rev A, shall be formed/constructed and made available for use. There shall be no variation therefrom unless with the prior written approval of the Planning Authority.

***Reason:*** To ensure the timeous provision of an acceptable quantity and quality of equipped children's play in the development in the interests of the residential amenity of the future occupants of the houses and flats.

6. Notwithstanding the requirements of condition 1 of this planning permission, prior to the first occupation of any of the house on plots A60, A61, A62, A63, A64, A66, A67 and A68 of the Belwood development area, the informal kick about pitch within Belwood Park; as delineated on docketed drawing 1611.L.G.(92)001 rev B, shall be formed and made available for use. There shall be no variation therefrom unless with the prior written approval of the Planning Authority.

***Reason:*** To ensure the timeous provision of an informal kick about pitch in the development, in the interests of the residential amenity of the future occupants of the houses and flats.

7. Development shall not begin until details, including a timetable of

implementation, of 'Percent for Art' have been submitted to and approved in writing by the planning authority. The 'Percent for Art' shall be implemented as per the approved details.

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

8. Development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:

- i. The nature, extent and types of contamination and/or previous mineral workings on the site;
- ii. Measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
- iii. Measures to deal with contamination and/or previous mineral workings encountered during construction work; and
- iv. The condition of the site on completion of the specified decontamination measures.

Before any part of the site is occupied for residential purposes, the measures to decontaminate/remediate the ground conditions of the site shall be fully implemented in accordance with the approved scheme to the approval of the planning authority.

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

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

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

10. Development shall not begin until a programme of archaeological works (Trial Trench Evaluation) in accordance with a written scheme of investigation. The approved programme of works shall comprise a field evaluation by trial trenching reported upon initially through a Data Structure Report submitted to the planning authority and carried

out by a professional archaeologist prior to any construction works or pre commencement ground works taking place. There shall be no variation therefrom unless otherwise agreed in writing by the planning authority.

**Reason:** *To ensure this development does not result in the unnecessary loss of archaeological material in accordance with Policies ENV24 and ENV25 of the Midlothian Local Development Plan.*

11. The recommendations made within Section 6.0 of the Mauricewood, Penicuik Preliminary Ecological Appraisal report, dated May 2016 and docketed to this planning permission shall be implemented in full in accordance with an action programme and timetable to be submitted to and approved in writing by the Planning Authority.

**Reason:** *In the interests of safeguarding biodiversity.*

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

**Reason:** *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure.*

13. No more than 25 residential units shall be occupied until works associated with the upgrading of the A702(T)/Mauricewood Road roundabout, as illustrated in Fairhurst's Drawing No.86607/1006 Revision K, have been completed to the satisfaction of the Planning Authority in consultation with Transport Scotland. There shall be no variation therefrom unless otherwise agreed in writing by the planning authority.

**Reason:** *To ensure that the standard of infrastructure modification proposed to the truck road complies with the current standards, and that the safety and free flow of traffic on the trunk road is not diminished.*

14. Detailed drawings and a written specification of the following shall be submitted for the prior written approval of the Planning Authority:
  - (i) The pre-cast concrete benches;
  - (ii) The dog waste bins.

**Reason:** *To ensure the quality of the development is enhanced by the provision of appropriate designed street furniture.*

15. A detailed plan and elevation drawings and details of the finishing materials and colours of any electricity station(s) and pumping station(s) to be erected/installed on the site shall be submitted for the prior written approval of the Planning Authority.



***Reason:*** To safeguard the character and visual amenity of the area.

16. Notwithstanding that delineated on docketed drawings the development shall conform to the following constraints in accordance with detailed plans/drawings and design details to be submitted for the prior written approval of the Planning Authority:

- i. In the Belwood development area an additional 3m wide cycleway/footpath link shall be provided in the vicinity of plot A75 linking the proposed internal road network with the main cycleway/footpath which will run along the northern boundary of the adjacent Taylor Wimpey site. This will provide a convenient cycling/pedestrian link from the new development to the proposed commercial area which is to be built within the adjacent TW site.
- ii. In the Mauricewood area a pedestrian/cyclist zebra crossing shall be provided at the main pedestrian crossing point opposite plot 22. This shall be formed as a humped zebra to provide traffic calming as well as a formal crossing point. This shall be in place prior to the 26<sup>th</sup> unit in the Mauricewood area being occupied.
- iii. In the Mauricewood Road North (CALA) + Rullion Road (Affordable) areas secure, covered, lockable cycle parking facilities shall be provided for each flatted dwelling which does not have access to a private rear garden; which includes plots 35 – 59. The cycle parking buildings shall have lockable doors with an automatic internal light and floor drainage. The internal cycle storage shall take the form of standard 'Sheffield' type racks which can accommodate 2 cycles each. These facilities shall be sited in secure locations within the site that are overlooked by the properties they are serving.
- iv. In the Mauricewood Road North (CALA) + Rullion Road (Affordable) areas details of the bin storage arrangements for the flats shall be submitted and a suitable access route to the kerb provided. This will include the provision of an area of hardstanding in the vicinity of the pickup point.
- v. Details of the proposed new junctions and pedestrian crossing points onto Mauricewood Road and Rullion Road (identified in the Transport Assessment) shall be submitted for the prior approval of the Planning Authority.
- vi. Two sets of bus stops and shelters shall be provided at suitable locations on the spine road. The southern set shall be in the vicinity of the affordable housing with the second set on the Nursery frontage.
- vii. Traffic calming features shall be provided along the spine road to produce vehicle speeds in line with the road speed limit. As a possible bus route raised 'flat top' tables at road junctions and sinusoidal road humps would be suitable features to use. A minimum of 3 flat top tables and 4 road humps are required for this length of road.
- viii. Technical details for the proposed 3 SUDs basins are required including engineering sections through the basins showing the invert level, 1:200y flood level, side slopes and the level of any nearby new road / footpath. The details shall also show the anticipated



- overland flow route from the basins during extreme flood conditions.
- ix. Prior to the first occupation of any units on the west side of Mauricewood Road or by a different date to be agreed in advance by the Planning Authority, the section of footway along the south side of Rullion Road delineated by a purple coloured line on drawing No.SRTS001, titled: "SAFE ROUTES TO SCHOOL FOOTWAY/CYCLEWAY IMPROVEMENT, docketed to this planning permission shall be widened to 2.8 metres along its length and that widened footway/cycleway shall be marked out as a segregated pedestrian footway and cycleway.
  - x. Prior to the first occupation of any units on the west side of Mauricewood Road a new zebra crossing shall be provided at a point on Cuiken Terrace. The location and details of the crossing shall be submitted for the prior written approval of the Planning Authority.

***Reason for 16i-viii:*** *In the interests of road and pedestrian safety.*

***Reason for 16ix and 16x:*** *To ensure the provision of a section of safe pedestrian and cycle route to Cuiken Primary School and Cornbank Primary School in the interest of pedestrian and cyclist safety.*

17. Notwithstanding that delineated on docketed drawings the configuration of and the position of the dwellings on plots A01 and A02 of the Nursery development area are not approved. No works shall be carried out on the land comprising plots A01 and A02 unless and until either (i) a tree survey demonstrating that no tree(s) in the adjacent woodland are within the fall distance of the houses on plots A01 and A02 is submitted for the prior written approval of the Planning Authority; or alternatively, (ii) a revised layout plan for that part of the development site delineating the reconfiguration of plots A01 and A02 and the position on those plots of the houses on them such that they are out with the fall distance of the trees in the adjacent woodland, is submitted for the prior written approval of the Planning Authority.

***Reason:*** *The information supplied does not demonstrate that the house on plot A02 is not within the fall distance of tree(s) within the adjacent woodland.*

18. Notwithstanding that delineated on application drawings the cycle stores of cottage flats delineated on drawing No.15124(PL)704 and also the cottage flats within the Rullion Road affordable area shall extend beneath each of the stairs so that bicycles can be wheeled into the store. Each cycle store shall have a secure lockable door and incorporate a light, a drain and a bike rack/attachment bar.
19. Notwithstanding that delineated on application drawings the cycle storage rooms of the Rullion Road and Nursery area flats shall have a secure lockable door and incorporate a light, a drain and at least one bicycle rack per flat.

**Reason for conditions 18 & 19:** *To ensure the provision of adequate secure bicycle parking for the flats that do not have a private garden, in the interests of the amenity of the future occupants of the flats.*

21. The road serving plots 17 - 22 of the Mauricewood development area shall be constructed using above ground construction methods that avoid excavation or lowering of levels of the raised knoll containing the group of seven Beech trees referred to in the tree report titled: "Group of Seven Mature Beech Trees" by Donald Roger Associates Ltd, September 2017. A detailed methodology for the construction of the road to safeguard the five Beech trees within the knoll that are to be retained shall be approved in advance by the Planning Authority.

**Reason:** *Allowing the development to cut into the raised knoll would encroach into the root zone of and thus would likely harm the mature Beech trees standing on the knoll. Five of those Beech trees are in fair condition and have landscape amenity value and thus should be protected. The loss of these trees would be to the detriment of the landscape character and amenity of the area.*

22. The recommendation made in the tree report titled: "Group of Seven Mature Beech Trees" by Donald Roger Associates Ltd, September 2017, shall be carried out in full and without any variation unless with the prior written approval of the Planning Authority.

**Reason:** *To ensure the retention of five Beech trees which have historic importance and are of landscape value.*

23. Notwithstanding that delineated on docketed drawing No.1611.L.D(94)00 rev A, the proposed three 5m long concrete benches within Area A are not approved.

**Reason:** *Five of the existing Beech trees within the raised knoll within area A are in fair condition and have landscape amenity values and thus they should be safeguarded and retained. The erection/siting of concrete benches within area A would result in harm to the roots of the retained trees, thus jeopardising their future survival.*

24. Development shall not begin until details of the provision and use of electric vehicle charging stations throughout the development have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

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

25. Prior to development commencing, revised site layout plans and drawings of both the Rullion Road and Nursery affordable housing areas delineating all boundary treatments, all footpaths, surfacing materials and footpath lighting within those area shall be submitted for the prior written approval of the Planning Authority.

**Reason:** *Modifications are required to/additional information is required in respect of the development within both the Rullion Road and Nursery affordable housing areas in order for the development within those areas to be acceptable in planning terms and to comply with the development plan.*

**Action**

Head of Communities and Economy

Agenda No	Report Title	Presented by:
5.7	Application for Planning Permission for the Erection of 34 Dwellinghouses; Formation of Access Road, Car Parking, SUDS Features and Associated Works on Land South West Of Torcraik Farm, North Middleton, Gorebridge (17/00224/DPP).	Peter Arnsdorf

**Executive Summary of Report**

There was submitted report, dated 7 November 2017, by the Head of Communities and Economy concerning the above application.

**Summary of Discussion**

The Committee, having heard from the Planning Manager, discussed the potential impact that the proposed development might have on the existing community at North Middleton and also what benefits, if any, that the community might expect to see as a result. There being understandable concerns that a development of this size would simply put further pressure on existing infrastructure and services unless adequate provision was made to counter the effects of the additional housing. Concerns were also expressed regarding the provision for affordable housing and whether, or not, the levels proposed were adequate.

After further discussion, Councillor Imrie, seconded by Councillor Cassidy, moved that planning permission be granted as per the recommendations contained in the report.

As an amendment, Councillor Muirhead, seconded by Councillor Hackett, moved that planning permission be refused on the grounds of the impact that the proposed development was likely to have on existing infrastructure and services, in particular education and health, and also the level of affordable housing provision being inadequate for the size of such a development.

On a vote being taken, five Members voted for the amendment and seven for the motion, which accordingly became the decision of the meeting.

## Decision

The Committee thereby agreed that planning permission be granted for the following reason:

*By virtue of its scale, location, design and choice of materials the proposed development accords with policies RP5, RP6, RP7, RP20, RP22, HOUS2, HOUS4, IMP1, IMP2 and DP2 of the Midlothian Local Plan 2008 and policies STRAT1, DEV1, DEV2, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN5, IT1, ENV2, ENV7, ENV9, ENV10, ENV11, ENV15, ENV19, ENV24, ENV25, NRG3, NRG4, NRG6, IMP1, IMP2 and IMP3 of the Proposed Midlothian Local Development Plan 2014. The layout and detailed appearance of the development will add interest to the street scene and it will not have a significant adverse impact on the amenity of nearby properties. The presumption for development is not outweighed by any other material consideration.*

subject to:

- i) the prior signing of a legal agreement to secure the provision of affordable housing, and contributions towards education provision, Borders Rail, children's play provision and maintenance of play equipment. The legal agreement shall be concluded within six months. If the agreement is not concluded timeously the application will be refused.
- ii) the following conditions:
  1. Development shall not begin until details of a scheme of hard and soft landscaping has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
    - i. existing and finished ground levels and floor levels for all buildings, open space, the SUDs feature and roads, cycleways and paths in relation to a fixed datum;
    - ii. existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
    - iii) proposed new planting in communal areas and open space, including trees, shrubs, hedging, wildflowers and grassed areas;
    - iv) location and design of any proposed walls, fences and gates;
    - v) schedule of plants to comprise species, plant sizes and proposed numbers/density;
    - vi) programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping in the open spaces shall be completed prior to the houses/buildings on adjoining plots are occupied. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August);

- vii) drainage details and details of sustainable urban drainage systems to manage water runoff;
- viii) proposed car park configuration and surfacing;
- ix) proposed footpaths and cycle paths (designed to be unsuitable for motor bike use);
- x) details of car park and footpath lighting.

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the Planning Authority as the programme for completion and subsequent maintenance (vi).

Thereafter any trees or shrubs removed, dying, becoming seriously diseased or damaged within five years of planting shall be replaced in the following planting season by trees/shrubs of a similar species to those originally required.

**Reason:** *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies RP20 and DP2 of the adopted Midlothian Local Plan, policy DEV6 of the Proposed Midlothian Local Development Plan and national planning guidance and advice.*

2. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be approved in writing with the Planning Authority.

**Reason:** *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies RP20 and DP2 of the Midlothian Local Plan and national planning guidance and advice.*

3. Development shall not begin until details of the kerb/verge arrangements between plots 19 and 20 and the SUDs basin have been submitted to and approved in writing by the Planning Authority.

**Reason:** *In the interests of road safety, given the close proximity of the access road to the SUDs basin.*

4. Development shall not begin until details of the access arrangements, landscape planting and surfacing at the proposed pumping station have been submitted to and approved in writing by the Planning Authority.

**Reason:** *In the interests of clarity and to ensure that the access to the pumping station operates successfully and safely and that the pumping station, which is a hard landscaped feature in a prominent location, is adequately screened from view.*

5. Development shall not begin until a traffic management plan related to the management of vehicles involved in the preparation and construction of the development hereby approved has been submitted to and approved in writing by the Planning Authority. Thereafter the construction traffic shall operate in compliance with the approved traffic management plan.

**Reason:** *In the interests of road and pedestrian safety, in particular given the close proximity of the development site to Moorfoot Primary School.*

6. The dwellinghouses hereby approved shall not be occupied until vehicular, cycle and pedestrian access details and routes have been constructed in accordance with plans to be submitted and approved in writing by the Planning Authority. The plans shall include details of construction, visibility, traffic calming measures, lighting and signage.

**Reason:** *To ensure the future users of the buildings have safe and convenient access to and from the site.*

7. Prior to the occupation of any dwellinghouse on site a minimum visibility splay of 2.4m by 70m shall be provided at both vehicle entrances into the site. The visibility splay shall be shown on a site plan to be submitted and approved in writing by the Planning Authority. Any landscaping within the splay shall be removed and replaced to the rear of the splay.
8. The existing street lighting and 20mph speed limit on Borthwick Castle Road shall be extended over the site frontage with a suitable gateway feature being formed at the start of the residential development.
9. The pedestrian crossing point on Borthwick Castle Road shall be formed as a standard raised zebra crossing and a short section of 2m wide public footway shall link the new crossing to the existing public footway at the school access.

**Reason for conditions 7 - 9:** *In the interests of highway and pedestrian safety.*

10. Additional cycle and scooter parking facilities shall be provided within the school grounds at Moorfoot Primary School, in a position to be approved in writing by the Planning Authority, prior to the occupation of the first house unless an alternative timescale is approved in writing by the Planning Authority. Details of the cycle and scooter parking shall be approved in writing by the Planning Authority prior to the installation of the parking features.

**Reason:** *In order to encourage sustainable forms of travel in terms of complying with the aims of policy TRAN1 of the Proposed Midlothian Local Development Plan.*



11. Unless otherwise approved in writing by the Planning Authority the external materials on the buildings on plots 1-4, 7 -10, 15-17, 24 and 25, as identified on the approved site plan, shall be traditional natural materials.

***Reason:*** *These plots are the most prominent on the application site and the use of traditional natural materials will ensure that the development enhances the character and appearance of the conservation area.*

12. Development shall not begin until temporary protective fencing is erected around all trees and hedges on the site to be retained and those trees off site which have a canopy which extends in to the application site. The fencing shall be positioned in circumference to the trunk at a distance from it which correlates to the canopy unless otherwise approved in writing with the Planning Authority. No excavation, soil removal or storage shall take place within the enclosed area.

***Reason:*** *To ensure the development does not result in the loss or damage of trees and hedges which merit retention in accordance with policies RP5 and RP20 of the Midlothian Local Plan, policies DEV7, ENV7 and ENV11 of the Proposed Midlothian Local Development Plan and national planning guidance and advice.*

13. No house shall have an under-building that exceeds 0.5 metres in height above ground level unless otherwise approved in writing by the Planning Authority.

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

14. Development shall not begin until a scheme of archaeological investigation has been undertaken in accordance with details submitted to and approved in writing by the Planning Authority.

***Reason:*** *To ensure this development does not result in the unnecessary loss of archaeological material in accordance with Policy RP28 of the adopted Midlothian Local Plan and policies ENV24 and ENV25 of the proposed Midlothian Local Development Plan.*

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

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

16. Development shall not begin until details, including a timetable of implementation, of high speed fibre broadband have been submitted to and approved in writing by the Planning Authority. The details shall include delivery of high speed fibre broadband prior to the occupation of each dwellinghouse. The delivery of high speed fibre broadband shall be implemented as per the approved details.

**Reason:** *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure in accordance with the requirements of policy IT1 of the Proposed Midlothian Local Development Plan.*

17. Development shall not begin until details of a sustainability/biodiversity scheme for the site, including the provision of house bricks and boxes for bats and swifts throughout the development has been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the Planning Authority.

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

18. Development shall not begin until details of the provision and use of electric vehicle charging stations throughout the development have been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the Planning Authority.

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

19. Prior to the commencement of development details to demonstrate how the development complies with either policy NRG3 or NRG6 of the emerging Midlothian Local Development Plan shall be submitted to and approved in writing by the Planning Authority.

20. The dwellinghouses hereby approved shall not be occupied until the zero and/or low carbon equipment or community heating system approved as part of condition 10 of this permission is installed in accordance with a phasing scheme which is to be agreed in writing by the Planning Authority.

**Reason for conditions 19 and 20:** *To ensure this development complies with the on-site carbon emissions target stated in policy NRG3 of the emerging Midlothian Local Development Plan or secures the infrastructure for a community heating system in compliance with policies NRG3, NRG4 and NRG6 of the emerging Midlothian Local Development Plan, in order to promote sustainable development.*



**Action**

Head of Communities and Economy

**Sederunt**

Councillor Lay-Douglas left the meeting during consideration of the foregoing item of business at 3.10 pm.

Agenda No	Report Title	Presented by:
5.8	Application for Planning Permission in Principle for the Erection of Retail Unit at Soutra Mains Farm, Blackshiels, Fala, Pathhead (17/00641/PPP).	Peter Arnsdorf

**Executive Summary of Report**

There was submitted report, dated 7 November 2017, by the Head of Communities and Economy concerning the above application.

**Summary of Discussion**

Having heard from the Planning Manager, who responded to Members questions, the Committee discussed the current policy position, in particular the potential impact of the proposed retail unit on the vitality and viability of nearby town centres and the operational requirement by means of the sequential approach. The Committee also considered the likely impact on road safety. It being noted that these issues were all key concerns in relation to previous applications. Whilst opinion was divide over whether the case for a departure from the policy position in relation to the impact on nearby town centres and the requirement for a sequential approach had been clearly established, there was a general feeling amongst members of the Committee that the road safety concerns could not be ignored.

After further discussion, Councillor Smaill, seconded by Councillor Cassidy, moved that planning permission be granted subject to appropriate conditions.

As an amendment, Councillor Milligan, seconded by Councillor Muirhead, moved that planning permission be refused for the reasons detailed in the Head of Communities and Economy's report.

On a vote being taken, six Members voted for the amendment and six for the motion. There being an equality of votes, the Chair exercised his casting vote in favour of the amendment, which accordingly became the decision of the meeting.

**Decision**

The Committee agreed that planning permission be refused for the following reasons:

1. The proposed retail development would comprise of a development in the countryside for which it has not been demonstrated that there is an operational requirement for a countryside location. Accordingly, the proposed development is contrary to the adopted Midlothian Local Plan

(2008) policies RP1, SHOP5 and ECON8 and the proposed Midlothian Local Development Plan (2014) policies TRC2 and RD1.

2. As the application site is in a remote countryside location it is not in one of the acceptable locations, as specified in the sequential town centre first approach identified in the Scottish Planning Policy. As no sequential test has been submitted for assessment it has not been demonstrated, to the satisfaction of the Planning Authority, that the site is appropriate for the proposed use and that there are no other more sustainable or suitable sites which could accommodate the development more appropriately. Accordingly, the proposed development is contrary to the SPP, policy 3 of the Strategic Development Plan, policy SHOP5 of the adopted Midlothian Local Plan (2008) and TRC2 of the proposed Midlothian Local Development Plan.
3. It has not been demonstrated to the satisfaction of the Planning Authority that the operation of the proposed retail complex would not undermine the vitality and viability of Midlothian's town centres, in particular Pathhead.
4. It has not been demonstrated to the satisfaction of the Planning Authority that the required visibility splays (215 metres in each direction) can be achieved.
5. The indicative information submitted shows a building which, on account of its scale, form, design and materials will not be compatible to its location or to existing nearby buildings.

<b>Action</b>
Head of Communities and Economy

The meeting terminated at 3.35pm.

# Minute of Special Meeting



## Planning Committee

Date	Time	Venue
5 December 2017	2.00 pm	Council Chambers, Midlothian House, Buccleuch Street, Dalkeith

### Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Baird	Councillor Cassidy
Councillor Curran	Councillor Hackett
Councillor Johnstone	Councillor Lay-Douglas
Councillor McCall	Councillor Montgomery
Councillor Muirhead	Councillor Parry
Councillor Smail	Councillor Winchester

## 1. Apologies

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Apologies received from Councillors Milligan, Munro and Russell.

## 2. Order of Business

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The order of business was confirmed as outlined in the agenda that had been previously circulated.

## 3. Declarations of interest

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No declarations of interest were intimated.

## 4. Reports

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Agenda No	Report Title	Presented by:
4.1	Application For Planning Permission in Principle for Residential Development, Erection of Primary School and Mixed Use Development at Land at Cauldcoats, Millerhill, Dalkeith 14/00910/PPP.	Peter Arnsdorf
<b>Executive Summary of Report</b>		
There was submitted report, dated 28 November 2017, by the Head of Communities and Economy regarding the above application.		
<b>Summary of Discussion</b>		
Having heard from the Planning Manager, who responded to Members' questions, the Committee discussed the potential impact of the proposed development on existing residents living in, or near, the application site. It being acknowledged that efforts would be made to keep disturbance to a minimum and to phase the development in such a way that any potential issues could be sympathetically managed.		
<b>Decision</b>		
The Committee agreed that planning permission be granted for the following reasons:-  <i>The proposed development site is identified as being part of the Council's safeguarded/committed housing land supply within the Midlothian Local Development Plan 2017 and as such there is a presumption in favour of the proposed development. This presumption in favour of development is not outweighed by any other material considerations. The Environmental Assessment submitted in relation to the planning application has been considered as part of the assessment and it is concluded that the environmental effect of the development is acceptable given the various mitigation measures that are detailed in the Environmental Assessment.</i>  subject to:		

- i) the prior signing of a legal agreement to secure the provision of affordable housing and contributions towards: education provision; children's play provision; open space maintenance; Borders Rail; improved public transport access; and, the payment of necessary roads orders; and
- ii) the following conditions:
  1. This planning approval is for the first phase of development identified on drawing reference number 14008(PL)003A and titled 'Indicative Development Framework Phase1'. The number of dwelling units approved for this site is limited to 350, unless otherwise agreed in writing by the planning authority. The proposed Indicative Development Framework submitted as part of this planning application is not approved as the Masterplan for the site. Development shall not commence until an application for approval of matters specified in condition regarding an overall Masterplan for the site has been submitted to and approved in writing by the planning authority.

***Reason:*** *The application has been assessed on the basis of a maximum of 350 dwellings being built on the site as allocated in the Midlothian Local Development Plan 2017. Any additional dwellings would have a further impact on local infrastructure, in particular education provision, and additional mitigation measures may be required. Any such measures would need further assessment by way of a planning application.*
  2. Development shall not begin until an application for approval of matters specified in conditions regarding the phasing of the development has been submitted to and approved in writing by the planning authority. The phasing schedule shall include the construction of each residential and economic/commercial phase of the development, the provision of affordable housing, the provision of open space, structural landscaping, SUDS provision, transportation infrastructure and percent for art. Development shall thereafter be carried out in accordance with the approved phasing unless agreed in writing with the planning authority.

***Reason:*** *To ensure the development is implemented in a manner which mitigates the impact of the development process on existing land users and the future occupants of the development.*
  3. Development shall not begin on an individual phase of development (identified in compliance with condition 2) until an application for approval of matters specified in conditions for a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
    - i existing and finished ground levels and floor levels for all buildings and roads in relation to a fixed datum;
    - ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;

- iii proposed new planting in communal areas and open space, including trees, shrubs, hedging and grassed areas;
- iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
- v schedule of plants to comprise species, plant sizes and proposed numbers/density;
- vi programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping in the open spaces shall be completed prior to the houses/industrial buildings on adjoining plots are occupied;
- vii drainage details and sustainable urban drainage systems to manage water runoff;
- viii proposed car park configuration and surfacing;
- ix proposed footpaths and cycle paths (designed to be unsuitable for motor bike use);
- x proposed play areas and equipment (in the residential areas);
- xi proposed cycle parking facilities; and
- xii proposed area of improved quality (minimum of 20% of the proposed dwellings across the whole site).

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

***Reason:*** To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies DEV2, DEV5, DEV6, DEV7 and DEV9 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.

4. Development shall not begin on an individual phase of development (identified in compliance with condition 2) until an application for approval of matters specified in conditions for the siting, design and external appearance of all residential/industrial units and other structures has been submitted to and approved in writing by the planning authority. The application shall include samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures. These materials will also include those proposed in the area of improved quality (20% of the total number of proposed dwellings across the whole site). Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

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

5. Development shall not begin on an individual phase of development (identified in compliance with condition 2) until an application for approval of matters specified in conditions for the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
- i a programme for completion for the construction of access, roads, footpaths and cycle paths;
  - ii existing and finished ground levels for all roads, footways and cycle ways in relation to a fixed datum;
  - iii the proposed roads (including turning facilities), footpaths and cycle ways including suitable walking and cycling routes linking the new housing with the local primary school and the rest of Shawfair;
  - iv proposed visibility splays, traffic calming measures, lighting and signage;
  - v proposed construction traffic access and haulage routes;
  - vi proposed car parking arrangements;
  - vii the proposed mitigation measures listed in section 7.8.2 of the Transport Assessment;
  - viii the widening of the substandard sections of the Cauldcoats Farm Road (U46) to a minimum of 6 metres and the provision of a remote footway;
  - ix widening and lighting of footway (to a 2.5 nominal width) of the existing unlit pedestrian footway alongside Millerhill Road leading from the development to Newton Village; and
  - x a traffic controlled junction for The Wisp/Millerhill Road junction providing suitable traffic management and pedestrian crossing facilities.

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

***Reason:*** To ensure the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site.

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

- contamination and/or previous mineral workings originating within the site;
- iii measures to deal with contamination and/or previous mineral workings encountered during construction work; and,
  - iv the condition of the site on completion of the specified decontamination measures.

Before any part of the site is occupied for residential/commercial purposes, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

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

- 7. Development shall not begin until an application for approval of matters specified in conditions, including a timetable of implementation, of 'Percent for Art' has been submitted to and approved in writing by the planning authority. The 'Percent for Art' shall be implemented as per the approved details.

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

- 8. Development shall not begin until an application for approval of matters specified in conditions for a programme of archaeological works (field evaluation by trial trenching) has been carried out at the site by a professional archaeologist in accordance with details submitted to and approved in writing by the planning authority. The area to be investigated should be no less than 7% of the total site area with an additional 2% contingency should significant archaeological remains be encountered.

**Reason:** *To ensure this development does not result in the unnecessary loss of archaeological material in accordance with policy ENV25 of the Midlothian Local Development Plan 2017.*

- 9. Development shall not begin until an application for approval of matters specified in conditions setting out details, including a timetable of implementation, of high speed fibre broadband has been submitted to and approved in writing by the planning authority. The details shall include delivery of high speed fibre broadband prior to the occupation of each dwellinghouse/commercial building. The delivery of high speed fibre broadband shall be implemented as per the approved details.

**Reason:** *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure.*



10. Development shall not begin until an application for approval of matters specified in conditions for a scheme of sustainability/biodiversity for the site, including the provision of house bricks and boxes for bats and swifts throughout the development, a programme of ecological surveys (repeat survey work for bats and badgers no more than 12 months in advance of the commencement of development on the site) and management proposals for Invasive Non Native Species has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

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

11. Development shall not begin until an application for approval of matters specified in conditions for the provision and use of electric vehicle charging stations throughout the development has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

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

12. Development shall not begin until an application for approval of matters specified in conditions for a scheme setting out the scope and feasibility of a community heating scheme for the development hereby approved and; if practicable, other neighbouring developments/sites, in accordance with policy NRG6 of the Midlothian Local Development Plan, shall be submitted for the prior written approval of the planning authority.

13. No dwellinghouse/commercial building on the site shall be occupied until a community heating scheme for the site and; if practicable, other neighbouring developments/sites, is approved in writing by the planning authority. The approved scheme shall be implemented in accordance with a phasing scheme also to be agreed in writing in advance by the Planning Authority. There shall be no variation therefrom unless with the prior written approval of the planning authority.

***Reason for conditions 12 and 13:*** *To ensure the provision of a community heating system for the site to accord with the requirements of policy NRG6 of Midlothian Local Development Plan 2017 and in order to promote sustainable development.*

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

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

15. Development shall not begin until an application for approval of matters specified in conditions for a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include:
- i. signage for the construction traffic, pedestrians and other users of the site;
  - ii. controls on the arrival and departure times for the construction vehicles and for site workers;
  - iii. details of piling methods (if employed);
  - iv. details of earthworks;
  - v. control of emissions strategy;
  - vi. a dust management plan strategy;
  - vii. waste management and disposal of material strategy;
  - viii. a community liaison representative will be identified to deal with the provision of information on the development to the local community and to deal with any complaints regarding construction on the site;
  - ix. prevention of mud/debris being deposited on the public highway; and
  - x. material and hazardous material storage and removal.

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

**Reason:** *In order to control the construction activity on the site, ensure environmental impact during the construction period is acceptable and to ensure appropriate mitigation is in place in compliance with the Environmental Statement submitted with this planning application.*

16. Development shall not begin until an application for approval of matters specified in conditions assessing the likely effects of road traffic noise (including the traffic to the Anaerobic Digestion Plant and the Recycling and Energy Recovery Centre at Millerhill) and of noise from the nearby commercial premises (to the south west of the site, to the north of the site, and to the opposite side of The Wisp) on the amenity of the future occupants of the houses has been submitted to and approved in writing by the planning authority. Any noise mitigation measures necessary to ensure compliance with the following criteria:
- i. 50 dB LAeq(16hr) for daytime external garden amenity;
  - ii. 35 dB LAeq(16hr) for daytime internal living apartment; and,
  - iii. 30 dB LAeq(8 hour) for night time internal living apartment (excluding fixed plant controlled by NR25 or NR20 if tonal).

The night time sleep disturbance criteria shall be that contained in the WHO Night Noise Guidelines for Europe, L<sub>Amax</sub> of 42 dB(A).

Any recommended noise mitigation measures shall be implemented prior to the occupation of the dwellinghouses.

**Reason:** *In the interests of safeguarding the residential amenity of the future occupants of the houses.*

17. Development shall not begin until an application for approval of matters specified in conditions assessing flood risk and its mitigation has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

**Reason:** *To address the outstanding concerns highlighted by SEPA in relation to Flood Risk and to ensure flood risk to the development can be mitigated and the development will not increase the risk of flooding elsewhere.*

18. Prior to the commencement of development on the site a risk assessment for the proposed stabilisation of mine workings with Pulverised Fuel Ash (PFA) grout is to be submitted to and approved in writing by the planning authority, in consultation with SEPA. Thereafter any mitigation required to prevent the pollution of ground water associated with proposals to grout with PFA, shall be implemented at the site.

**Reason:** *To ensure any grouting does not cause unacceptable environmental impact by means of pollution of ground water.*

19. The mixed use development shall have a floor space of no more than 200 square meters and will comprise a mix of classes 1, 2 or 3, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997 and any subsequent replacement order. Planning permission is not granted for non residential uses outwith the stated use classes.

**Reason:** *To define the terms of the consent and to ensure the proposal is acceptable in terms of the Midlothian Local Development Plan 2017.*

20. Construction, engineering, site delivery and any other operations shall only take place between 0800 to 1900hrs Monday to Friday and 0800 to 1300hrs on Saturdays. Any amendment of these hours shall be agreed in writing with the planning authority prior to work taking place outwith the hours stated.

21. Construction, engineering, site delivery and any other operations shall comply with following noise level: 70 dB LAeq(12hr) (façade), with the best practicable means (BPM) at all times in accordance with BS5228 guidance. All fixed plant/machinery noise shall comply with the following:

Night time (22:00 – 07:00 hrs) NR25 (internal, open window)  
Day time (07:00 - 22:00 hrs) - NR30 (internal, open window)

22. Commercial/industrial/leisure noise affecting residential use (existing or proposed) when rated in accordance with BS 4142: 2014, shall be less than +5dB above an agreed representative LA90.

***Reason for conditions 20 and 22: To ensure noise assessment criteria are appropriate to protect residential amenity.***

#### Action

Head of Communities and Economy

Agenda No	Report Title	Presented by:
4.2	Section 42 Application to Extend the Time Permitted for the Submission of Applications for Matters Specified in Conditions Imposed on a Grant of Outline Planning Permission (09/00354/OUT) for Residential Development and Classes 4, 5 and 6 Economic Development at Land between Loanhead Road And Edgefield Industrial Estate, Loanhead 17/00273/S42.	Peter Arnsdorf
<b>Executive Summary of Report</b>		
There was submitted report, dated 28 November 2017, by the Head of Communities and Economy regarding the above application.		
<b>Summary of Discussion</b>		
The Committee, having heard from the Planning Manager, who responded to Members' questions and comments, discussed the likely housing numbers, the provision for affordable housing and pressure on existing infrastructure, particularly the road transport network in the area.		
<b>Decision</b>		
The Committee agreed that planning permission be granted for the following reasons:		
<i>The proposed development site is identified as being part of the Council's safeguarded/committed housing and economic land supply within the Midlothian Local Development Plan 2017 and as such there is a presumption in favour of the proposed development. This presumption in favour of development is not outweighed by any other material considerations.</i>		
subject to:		
i) the applicants submitting a coal mining risk assessment demonstrating that they can mitigate the risk from the coal mining legacy to the satisfaction of the Coal Authority and as such securing the removal of the outstanding objection from the Coal Authority, prior to planning permission being issued.		

ii) the prior signing of a legal agreement to secure contributions towards education provision, affordable housing and leisure facilities. The legal agreement shall be concluded within six months. If the agreement is not concluded timeously the application will be refused.

iii) the following conditions:

1. No more than 297 dwellings shall be erected on the site.

**Reason:** *The application has been assessed on the basis of a maximum of 297 dwellings being built on the site. Any additional dwellings would have a further impact on local infrastructure, in particular education provision, and additional mitigation measures may be required. Any such measures would need further assessment by way of a planning application.*

2. Development shall not begin until an application for approval of matters specified in conditions regarding the phasing of the development has been submitted to and approved in writing by the planning authority. The phasing schedule shall include the construction of each residential and economic/industrial phase of the development, the provision of affordable housing, the provision of open space, structural landscaping, SUDS provision, transportation infrastructure and percent for art. Development shall thereafter be carried out in accordance with the approved phasing unless agreed in writing with the planning authority.

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

3. Development shall not begin on an individual phase of development (identified in compliance with condition 2) until an application for approval of matters specified in conditions for a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- i existing and finished ground levels and floor levels for all buildings and roads in relation to a fixed datum;
- ii existing trees, landscaping features and vegetation to be retained; removed, protected during development and in the case of damage, restored;
- iii proposed new planting in communal areas and open space, including trees, shrubs, hedging and grassed areas;
- iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
- v schedule of plants to comprise species, plant sizes and proposed numbers/density;
- vi programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping in the open spaces shall be completed prior to the houses/industrial buildings on adjoining plots are occupied;

- vii drainage details and sustainable urban drainage systems to manage water runoff;
- viii proposed car park configuration and surfacing;
- ix proposed footpaths and cycle paths (designed to be unsuitable for motor bike use);
- x proposed play areas and equipment (in the residential areas);
- xi proposed cycle parking facilities; and
- xii proposed area of improved quality (minimum of 20% (60 dwellinghouse) of the total number of proposed dwellings (297 dwellinghouses) across the whole site).

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

**Reason:** *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies DEV2, DEV5, DEV6, DEV7 and DEV9 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

4. Development shall not begin on an individual phase of development (identified in compliance with condition 2) until an application for approval of matters specified in conditions for the siting, design and external appearance of all residential/industrial units and other structures has been submitted to and approved in writing by the planning authority. The application shall include samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures. These materials will also include those proposed in the area of improved quality (20% of the total number of proposed dwellings across the whole site). Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

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

5. Development shall not begin on an individual phase of development (identified in compliance with condition 2) until an application for approval of matters specified in conditions for the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- i a programme for completion for the construction of access, roads, footpaths and cycle paths;



- ii existing and finished ground levels for all roads, footways and cycle ways in relation to a fixed datum;
- iii the proposed roads (including turning facilities), footpaths and cycle ways including suitable walking and cycling routes linking the new housing with the local primary school and the rest of Loanhead;
- iv proposed visibility splays, traffic calming measures, lighting and signage;
- v proposed construction traffic access and haulage routes; and
- vi proposed car parking arrangements.

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

**Reason:** *To ensure the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site.*

6. Development shall not begin until an application for approval of matters specified in conditions for a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:
  - i. the nature, extent and types of contamination and/or previous mineral workings on the site;
  - ii measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
  - iii measures to deal with contamination and/or previous mineral workings encountered during construction work; and,
  - iv the condition of the site on completion of the specified decontamination measures.

Before any part of the site is occupied for residential/commercial purposes, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

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

7. Development shall not begin until an application for approval of matters specified in conditions, including a timetable of implementation, of 'Percent for Art' has been submitted to and approved in writing by the

planning authority. The 'Percent for Art' shall be implemented as per the approved details.

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

8. Development shall not begin until an application for approval of matters specified in conditions for a programme of archaeological works (field evaluation by trial trenching) has been carried out at the site by a professional archaeologist in accordance with details submitted to and approved in writing by the planning authority. The area to be investigated should be no less than 7% of the total site area with an additional 2% contingency should significant archaeological remains be encountered.

**Reason:** *To ensure this development does not result in the unnecessary loss of archaeological material in accordance with policy ENV25 of the Midlothian Local Development Plan 2017.*

9. Development shall not begin until an application for approval of matters specified in conditions setting out details, including a timetable of implementation, of high speed fibre broadband has been submitted to and approved in writing by the planning authority. The details shall include delivery of high speed fibre broadband prior to the occupation of each dwellinghouse/commercial building. The delivery of high speed fibre broadband shall be implemented as per the approved details.

**Reason:** *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure.*

10. Development shall not begin until an application for approval of matters specified in conditions for a scheme of sustainability/biodiversity for the site, including the provision of house bricks and boxes for bats and swifts throughout the development has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

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

11. Development shall not begin until an application for approval of matters specified in conditions for the provision and use of electric vehicle charging stations throughout the development has been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.



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

12. Development shall not begin until an application for approval of matters specified in conditions for a scheme setting out the scope and feasibility of a community heating scheme for the development hereby approved and; if practicable, other neighbouring developments/sites, in accordance with policy NRG6 of the Midlothian Local Development Plan, shall be submitted for the prior written approval of the planning authority.
13. No dwellinghouse/commercial building on the site shall be occupied until a community heating scheme for the site and; if practicable, other neighbouring developments/sites, is approved in writing by the planning authority. The approved scheme shall be implemented in accordance with a phasing scheme also to be agreed in writing in advance by the Planning Authority. There shall be no variation therefrom unless with the prior written approval of the planning authority.

**Reason for conditions 12 and 13:** To ensure the provision of a community heating system for the site to accord with the requirements of policy NRG6 of Midlothian Local Development Plan 2017 and in order to promote sustainable development.

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

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

Action
Head of Communities and Economy

The meeting terminated at 2.15 pm.





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## SUPPLEMENTARY GUIDANCE: GREEN NETWORKS

Report by Head of Communities and Economy

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### 1 PURPOSE OF REPORT

- 1.1 This report seeks the Committee's agreement to undertake a formal consultation on its proposed 'Green Networks' supplementary guidance.

### 2 BACKGROUND

- 2.1 At its meeting of 7 November 2017 the Council adopted the Midlothian Local Development Plan 2017 (MLDP). The MLDP included a commitment to prepare Supplementary Guidance and Planning Guidance on a number of topic areas (Section 7.2, pages 81 and 82 of the MLDP). Additional guidance is required to provide further detail and interpretation of the policies and strategy set out in its development plan. One of the topic areas which needs further clarification is with regard Midlothian's Green Networks.
- 2.2 Draft **Supplementary Guidance** has to be published to enable interested parties to make comment and for any representations received to be considered prior to finalisation of the guidance. Supplementary Guidance is subject to a Strategic Environmental Assessment (SEA) and a Habitats Regulations Appraisal (HRA). Furthermore, the local planning authority must also notify Scottish Ministers of its intention to adopted Supplementary Guidance, who have the opportunity to intervene in its drafting and adoption. Once adopted Supplementary Guidance forms part of the development plan and is given statutory weight. Supplementary Guidance is expected on core topics which are integral to the Council spatial strategy. Supplementary Guidance will be a significant policy consideration in the assessment of planning applications.
- 2.3 Non-statutory **Planning Guidance** does not require prior publication, consultation or notification to Scottish Ministers. Planning Guidance will be a material consideration in the assessment of planning applications but does not form part of the development plan.

### **3 GREEN NETWORKS SUPPLEMENTARY GUIDANCE**

- 3.1 In Midlothian, the green network is connected areas of green and blue spaces within, around and between towns and villages that provide usable open space, active travel routes (routes for walking and cycling), habitats for wildlife and plants, and natural surface water and flood water management opportunities. Green networks include green features like parks, woodlands, trees, planted areas, hedges, verges, allotments, community growing spaces, outdoor play and sports areas and gardens. They also incorporate blue features such as rivers, lochs, wetlands, ponds, other watercourses, permeable paving and sustainable urban drainage systems (SuDS). When considered together as a network, these green and blue features provide important assets that contribute to place and environmental quality, opportunities for shelter, access and travel, sustainable urban drainage, pollution mitigation, wildlife habitats and to climate change mitigation and adaptation.
- 3.2 Specific support for and protection of the green network is provided through MLDP policy ENV2: Midlothian Green Network. This policy is designed to work in conjunction with other policies in the MLDP relating to green and blue infrastructure assets and features of biodiversity value.
- 3.3 The supplementary guidance provides a framework supporting the delivery of the green network across the whole of Midlothian. Delivering improvement of the Midlothian Green Network is a collaborative task, whether it relates to additions to the network or the protection and enhancement of existing network components. Midlothian Council will therefore work with partners including landowners, communities, non-governmental bodies, charities and other third sector organisations, schools and colleges, businesses and developers to support the continuing improvement and use of the green network. The Council will also work with partners to enhance the green network by seeking to deliver additional green and blue components that are not specifically anticipated in this document. Enhancements and additions to the Green Network that will be delivered as an integral part of new development are identified in the guidance. The specific requirements for allocated development sites are identified, as are the area wide network requirements that the Council will seek contributions to.
- 3.4 The draft guidance will be made publically available on the Council's website for period of no less than 28 days. The Community Councils, the Scottish Environment Protection Agency (SEPA), Scottish Wildlife Trust, Scottish Water, the RSPB, the Forestry Commission and Scottish Natural Heritage will be notified of the draft guidance and invited to make comment.

## **4 RECOMMENDATION**

4.1 The Committee is recommended to:

- a) approve the draft Green Network Supplementary Guidance for consultation; and
- b) consider a further report on the Green Network Supplementary Guidance following the proposed consultation.

**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 22 December 2017  
**Contact Person:** Peter Arnsdorf, Planning Manager  
peter.arnsdorf@midlothian.gov.uk  
**Tel No:** 0131 271 3310

**Background Papers:** MLDP 2017 adopted 7 November 2017.





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## 1. Overview

## Overview 1

### 1.1 Introduction

**1.1.1** Midlothian Council's vision for the Green Network is that "*an improved network of woodland, wildlife habitats, greenspace and watercourses has increased the attractiveness of Midlothian as a place to live, work, invest and visit*".

**1.1.2** In Midlothian, the green network is connected areas of green and blue spaces within, around and between towns and villages that provide usable open space, active travel routes (routes for walking and cycling), habitats for wildlife and plants, and natural surface water and flood water management opportunities. Green networks include green features like parks, woodlands, trees, planted areas, hedges, verges, allotments, community growing spaces, outdoor play and sports areas and gardens. They also incorporate blue features such as rivers, lochs, wetlands, ponds, other watercourses, permeable paving and sustainable urban drainage systems (SuDS). When considered together as a network, these green and blue features provide important assets that contribute to place and environmental quality, opportunities for shelter, access and travel, sustainable urban drainage, pollution mitigation, wildlife habitats and to climate change mitigation and adaptation.

**1.1.3** Whilst the wider Midlothian Green Network extends across the council area, and connects to the green networks in surrounding areas (Edinburgh, East Lothian, West Lothian and Scottish Borders), this Supplementary Guidance focuses on the more densely populated northern parts of Midlothian which will see the most change, particularly in terms of new development. The Network Development section of this document focuses on six areas:

- Shawfair - Danderhall
- Dalkeith - Eskbank - Newbattle

- Bonnyrigg - Lasswade - Poltonhall - Rosewell
- Easthouses - Mayfield - Newtongrange - Gorebridge
- Loanhead - Straiton - Bilston - Roslin - Midlothian Science Zone
- Penicuik - Auchendinny

**1.1.4** Specific support for and protection of the green network is provided through the Midlothian Local Development Plan Policy ENV2 (see below). This policy is designed to work in conjunction with other policies in the Local Development Plan relating to green and blue infrastructure assets and features of biodiversity value (e.g. Policies ENV3-ENV15).

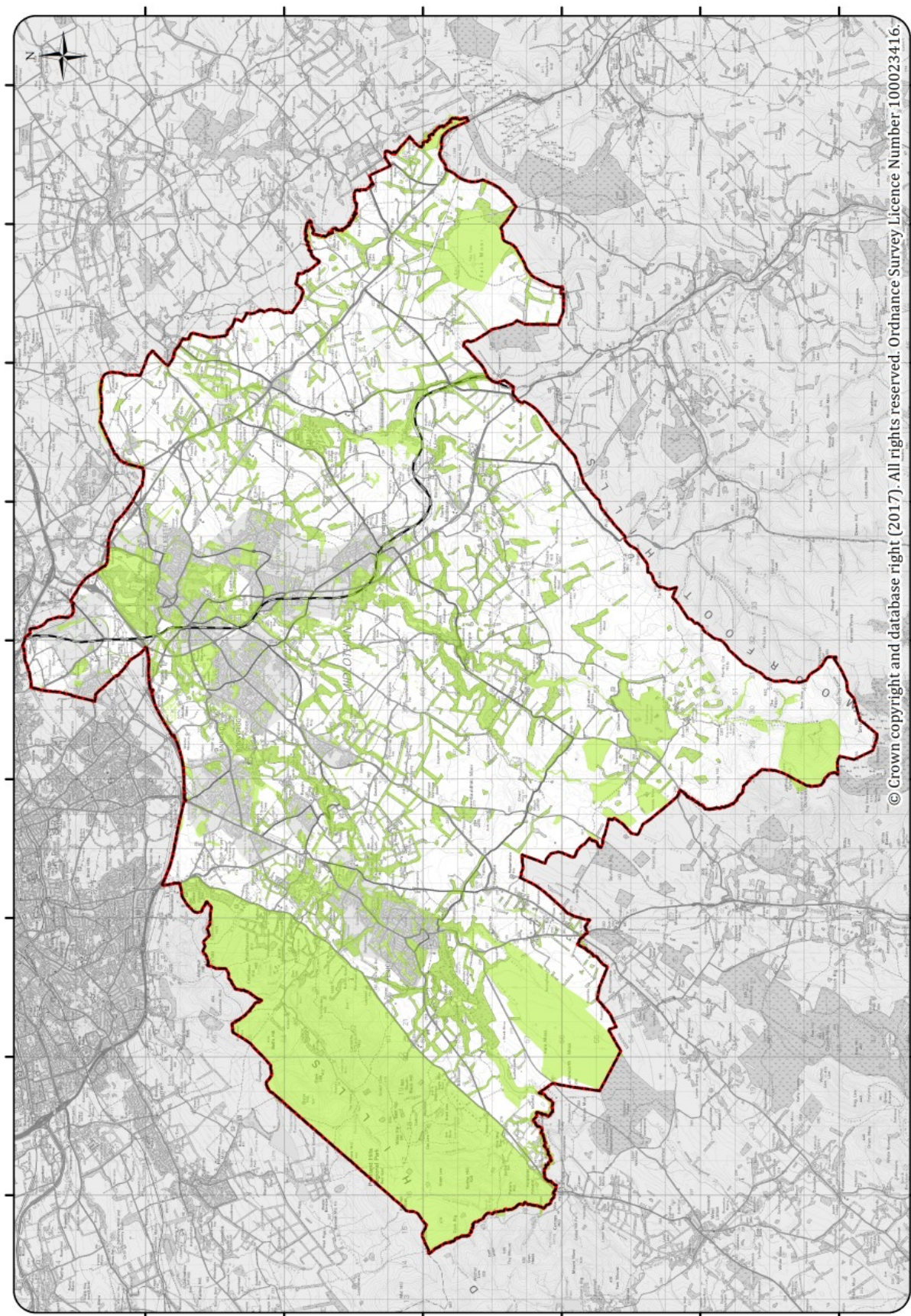
#### Policy ENV 2 - Midlothian Green Network

Development proposals brought forward in line with provisions of this Plan, and that help to deliver the green network opportunities identified in the Supplementary Guidance on the Midlothian Green Network, will be supported.

The Supplementary Guidance should be supported in the formulation and assessment of such proposals to assess their role in contributing to components of the green network. Where green network opportunities are identified that are relevant to a proposed development (as determined by the Council), the development will be expected to contribute wholly, or in part, to their delivery.

For the allocated development sites (proposals STRAT3 and STRAT5) and additional housing development opportunities (policy STRAT4), the Settlement Statements and Supplementary Guidance identify the relevant green network requirements.

# 1 Overview





# Overview 1

## Strategic Context

**1.1.8** The Midlothian Green Network forms part of the Central Scotland Green Network (CSGN), which is a long term project working across the central belt to restore and improve the rural and urban landscape. The extent of the CSGN is highlighted in the diagram below.



Identified as a National Development in the National Planning Framework (NPF3, 2014), the vision of CSGN is that by 2050 Central Scotland will be “transformed into a place where environment adds value to the economy and where people’s lives are enriched by its quality”. The project involves public agencies, such as Midlothian Council, and stakeholders working together through their policies, programmes and actions to achieve this common aim.

**1.1.9** The Midlothian Green Network is also a component of the regional green network identified through the South East Scotland Strategic Development Plan 2013 (SDP1) and the proposed Strategic Development Plan 2016 (SDP2). Two cross-boundary green network

**1.1.5** Protection of existing green and blue assets, and existing green network components, is a very important principle of the Local Development Plan, and therefore underpins this Supplementary Guidance. The diagram above identifies the basis of the existing green network in Midlothian, including:

- Statutory nature conservation sites (SAC/SPA/Ramsar)/SSSI/Local Nature Reserve)
- Local Biodiversity Sites & potential Local Biodiversity Sites
- Woodland (including Ancient and Semi-natural Ancient Woodland)
- Regional & Country Parks
- Open Spaces (as assessed in 2012 Open Space Audit)

**1.1.6** This Supplementary Guidance should be used in conjunction with the relevant elements of the Midlothian Local Development Plan, the Planning Obligations and Affordable Housing Supplementary Guidance and the Quality of Place Supplementary Guidance. Where this Supplementary Guidance is being used in relation to a specific site, the essential sections to look at are:

1. The relevant site requirements (see **Network Development**);
2. The overall green network requirements for the relevant area (see **Network Development**); and
3. **Design Guidelines** (pages 9-13).

**1.1.7** New development across the whole of Midlothian is expected to contribute to the enhancement of the green network. Positive approaches to water management, biodiversity and active travel should therefore be considered from the earliest stages of the design process. Midlothian Council will also support the enhancement of existing green infrastructure and the retrofitting of new green infrastructure into existing urban areas through other available mechanisms.

# 1 Overview

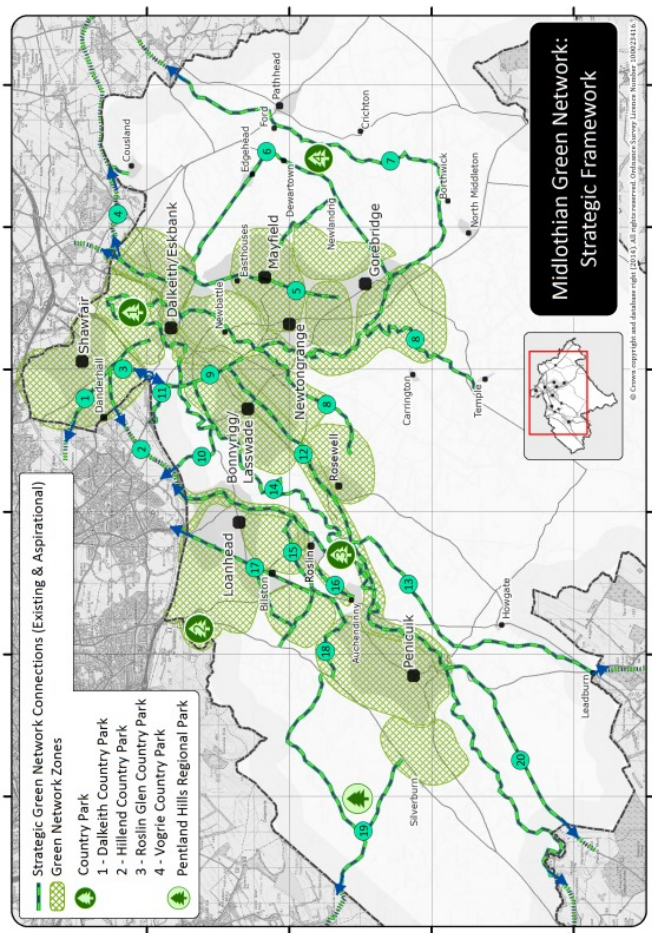
priority areas are identified in the Proposed SDP2 to focus action on places where a coordinated, cross-boundary approach is needed to maximise the benefits of green infrastructure. These are Edinburgh & West and Edinburgh & East. The diagram below shows the cross boundary areas.



The Edinburgh & East priority area includes the Midlothian Green Network. SESplan (the Strategic Development Planning Authority for Edinburgh and South East Scotland) will be preparing Strategic Frameworks for the two identified cross-boundary green network priority areas. The strategic framework for Edinburgh & East will function in partnership with this supplementary guidance.

**1.1.10** Figure 5.2 of the Midlothian Local Development Plan illustrates the existing strategic green network connections in Midlothian and ambitions for its development. These strategic connections are

significant elements of the Midlothian Green Network, and underpin the network development set out in Section 3 of this Supplementary Guidance.



**1.1.11** By their very nature, green networks do not stop and start at administrative boundaries. The green networks in East Lothian, Edinburgh and Scottish Borders are therefore a continuation of the Midlothian Green Network. Cross boundary active travel routes and habitat connections in particular have been considered in the preparation of this Supplementary Guidance.

## Delivery

**1.1.12** This Supplementary Guidance provides a framework supporting the delivery of the green network across the whole of Midlothian. Delivering improvement of the Midlothian Green Network is a collaborative task, whether it relates to additions to the network or the protection and enhancement of existing network components. Midlothian



## Overview 1

Council will therefore work with partners including landowners, communities, non-governmental bodies, charities and other third sector organisations, schools and colleges, businesses and developers to support the continuing improvement and use of the green network. The Council will also work with partners to enhance the green network by seeking to deliver additional green and blue components that are not specifically anticipated in this document.

**1.1.13** Enhancements and additions to the Green Network that will be delivered as an integral part of new development are identified in the **Network Development** section. The specific requirements for allocated development sites are identified, as are the area wide network requirements that the Council will seek contributions to.

### 1.2 Functions of the Green Network

**1.2.1** Specific functions provided by the green network in Midlothian include:

- Improving the quality of place for residents and visitors;
- Contributing to climate change mitigation and adaptation;
- Providing habitats and connections between habitats, and supporting biodiversity protection and enhancement;
- Providing active travel routes and recreation opportunities; and
- Supporting sustainable water management.

#### Quality of Place

**1.2.2** Easy access to green spaces, including spaces where people can enjoy nature, is an important aspect of high quality places to live and work. To help achieve the creation and maintenance of great places, development should be located within a network of green and blue infrastructure that provides a pleasant outlook for the people living and working there. Midlothian Council requires new development to contribute to making Midlothian a great place to live, work and visit.

### Climate Change Mitigation & Adaptation

**1.2.3** Green networks can play an important role in responding to climate change. Different components of green networks make different contributions, which can combine to have a significant local effect in terms of mitigation (reducing/preventing the emission of greenhouse gases and removing them from the atmosphere) and adaptation (making adjustments and responding to the positive and negative impacts of climate change).

**1.2.4** The following functions and contributions of Green Networks to climate change mitigation and adaptation are of particular relevance in Midlothian:

- Ensuring habitat connectivity to allow species to adapt to climate change through movement;
- Encouraging retention and expansion of green features to provide opportunities for carbon trapping or sequestration;
- Providing sustainable drainage and water attenuation opportunities to minimise the impact of storm events; and
- Using vegetation to provide shelter from wind and opportunities for further habitat growth.

#### Habitat Connections

**1.2.5** In most circumstances, habitat fragmentation and isolation is detrimental to biodiversity. Habitat connections are a key component of ecological networks, with value in their own right. They act as a means of enabling wildlife to move more easily through landscapes, support species survival, encourage genetic exchange and improve resilience to climate change.

**1.2.6** Wildlife corridors within ecological networks do not always have to be continuous physical connections - it is the permeability of the landscape to species that matters. It is possible to strategically connect up habitats through other land uses (including urban areas) without compromising the purpose of those other land uses. Work is on-going

## 1 Overview

through the revision of the Local Biodiversity Action Plan (LBAP) to identify critical habitat connections in Midlothian, but in the meantime the existing network of designated nature conservation sites, river valleys, woodland and grassland, supported by the existing and proposed green network, provide the base for habitat protection, enhancement and connection.

**1.2.7** Woodland, including urban woodland, is an important component of green networks. Midlothian benefits from significant areas of woodland, including the riparian woodland in the Esk, Gore and Tyne river valleys. However, as set out in the *Edinburgh & Lothians Forestry & Woodland Strategy*, there is an overall aim of increasing woodland cover across the area, therefore the creation and management of woodland is supported as part of the green network. Trees and woodland make a substantial contribution to urban and rural landscapes, providing a range of natural and semi-natural habitats. They also have an important role in contributing to sustainable water management, to the quality of rivers, soils and air, and to quality of life through opportunities for outdoor recreation, education and employment.

### Active Travel & Recreation

**1.2.8** Growing and enhancing Midlothian's active travel network is a priority and the Midlothian Green Network provides important opportunities to achieve this through the further development of the local and strategic path network. Enhancement of existing paths and creation of new paths are therefore an integral part of the green network requirements set out in the 'Network Requirements' section of this Supplementary Guidance. The Midlothian Active Travel Strategy (2017) has informed these requirements.

### Sustainable Water Management

**1.2.9** Flood alleviation and water management are important components of climate change resilience. For the Midlothian Green Network this means contributing towards alleviating drainage and flooding problems at a local level. Increasing and maintaining vegetation

canopy cover, greenspace and soft surfaces reduces and controls water run-off, improves absorption rates and provides storage capacity. This can result in less dramatic flood events in urban areas and reduce costs to businesses and residents.

**1.2.10** Sustainable urban drainage systems (SuDS) are a natural approach to managing drainage in and around buildings and other development. SuDS act to attenuate water run-off so that water flow rates are no higher when a site is developed. They also prevent sediment, oils and other pollutants entering the water environment. The River Basin Management Plan (RBMP) for Scotland requires no deterioration in water quality and for all water bodies to achieve good status over time. In the context of the planned growth in Midlothian, the use of SuDS is necessary to meet these objectives. Midlothian Council does not favour the use of underground tanks as a SuDS measure, other than in exceptional circumstances, in order to realise amenity and biodiversity benefits.

## 1.3 Benefits of Green Networks

**1.3.1** The Midlothian Green Network provides a range of benefits which will support the achievement of the Midlothian Community Planning Partnership's vision of "Midlothian - A Great Place to Grow". These benefits are outlined below.

### Economic Benefits

- Green networks help provide an attractive setting for new development, and to encourage investment and retention of existing businesses.
- Businesses attract and retain more motivated staff in greener, more attractive settings.
- Green spaces near workplaces reduce sickness absence, increasing productivity.

# Overview 1

- Green networks help to improve access to employment opportunities through active travel opportunities.
- Green networks provide opportunities for small scale food, fuel and timber production.

## Environmental Benefits

- Green corridors help wildlife to move around and flourish.
- Green networks help to maintain and enhance biodiversity.
- Using green infrastructure as part of the sustainable management of surface water helps to prevent flooding.
- Attractive and well connected green spaces become better utilised.
- Green networks help to reinforce character and improve the setting of places and local identity.
- Green networks improve physical connections between places by non-motorised travel.
- Vegetation provides opportunities for carbon storage and sequestration (carbon trapping).
- Green corridors enable species migration in response to climate change.
- Green networks help to improve air quality.

## Social Benefits

- Green networks provide recreational opportunities and promote healthier lifestyles.
- Green networks create opportunities for participation, volunteering and training to improve the environment and develop ecological and environmental skills.
- Green networks provide environmental education opportunities.
- Green spaces improve community cohesion.
- Improvements to mental and physical wellbeing can be gained from better surroundings and easier opportunities for convenient walking and cycling.



## 2. Design Guidelines

Design Guidelines 2

2.1 Design Principles for the Green Network

2.1.1 This section explains the design requirements relating to the green network for new development in Midlothian. The principles below will be used in the assessment of planning applications. This section should be read and applied in conjunction with the relevant policies of the Midlothian Local Development Plan (highlighted in the boxes below) and the Quality of Place Supplementary Guidance.

Policy DEV 6 Layout and Design of New Development (Extract)

- The layout of development proposals should complement or enhance the character of any adjoining or nearby urban area; include attractive street frontages; provide outlook onto communal open space; and integrate the siting of buildings, landscaping, open space, boundary treatment and pedestrian/cycle/vehicular routes.
- Any locally prominent landscape feature or historic building should be reflected in the layout, and local landmarks and viewpoints should be incorporated into the streetscape, to provide a welcoming atmosphere and assist with navigation.
- Existing pedestrian routes, including desire lines, should be taken into account and the layout should be convenient for pedestrians and cyclists, with special attention to the provision of footpaths and cycleways which create links between key destinations.
- Pedestrian routes, open space, sustainable urban drainage features or roads should be overlooked by front or side windows of buildings, and doors should face onto streets or active frontages.
- Open space for different age groups should be designed and sited to minimise disturbance and protect residential amenity.
- Where there is a recognised need for new open space in the area, this should complement and/or contribute to existing open space provision and the proposed green network.

**DEV 7 - Landscaping in New Development**The Council will require development proposals to be accompanied by a comprehensive scheme of landscaping. The design of the scheme should:

- A. Complement the existing landscape both within and in the vicinity of the site;
- B. Create landmarks in the development layout and use the landscape framework to emphasise these;
- C. Provide shaded areas and shelter from prevailing winds, where possible and appropriate, with regard to the overall design of the development.
- D. Make use of tree and shrub species that are of a good appearance, hardy and require low maintenance, with a preference for indigenous species;
- E. Where a site abuts the countryside, incorporate tree belts of at least 30 metres in width to define the urban edge, allow for future growth of the trees and promote pedestrian access to the countryside beyond and wider path networks;
- F. Ensure that, where roads are to be lined with trees, these are given adequate room to grow and mature;
- G. Make use of trees to define the edge of development areas within sites;
- H. Promote local biodiversity and, where appropriate, community food growing; and
- I. Ensure that finishing materials, surface textures and street furniture, together with the design of walls and fencing, combine with the landscaping to create an attractive environment.

Landscaping schemes should be implemented at an early stage in the development to allow adequate time to become successfully established. Maintenance proposals must accompany schemes of landscaping.

## 2 Design Guidelines

In addition, **MLDP Policy ENV 3** Newbattle Strategic Greenspace Safeguard, **Policy ENV 10** Water Environment, **Policy ENV 11** Woodland, Trees and Hedges, and **Policy ENV 15** Species and Habitat Protection and Enhancement should be applied.

### 2.1.2 The design principles for the Green Network in Midlothian are:

- Design for multiple functions and uses
- Design for connectivity
- Design for the long term

Applicants are expected to provide an analysis of the relationship of the site with the wider green network, and demonstrate how the green network has been incorporated into the layout and design of the proposed development both in terms of the retention and enhancement of existing green network components and the creation of new components. Applicants are also expected to demonstrate how the green network within the site will be managed and maintained over the long term.

## Design for Multiple Functions & Uses

Green network components should be designed so they deliver multiple functions such as play, habitat, active travel and water management. The image below illustrates many of the functions and uses that can be integrated into the green network including active travel, play, sport & recreation, habitats, landscape setting, water management, food production, community activity, air quality, equestrian use, quiet contemplation and education.



## Design for Connectivity

Green networks are formed by connecting green and blue components to create an integrated and multi-functional system that delivers wider benefits than just the combined benefits of the individual components. Green networks should be designed around ease of movement for people and nature. They should also be designed to link with existing green network components. The loss or fragmentation of existing green network components should be avoided wherever possible. If it is demonstrated that loss is unavoidable, mitigation measures will be required to replace and enhance the extent and quality of existing provision.

## Design Guidelines 2

### Design for the Long Term

The long term development, management and maintenance of green network components should be considered from the outset. The design should allow for adaptation over time to meet the long term needs of all users. Anticipating demographic changes within neighbourhoods and the wider population is one aspect of this. When making decisions about investment in green and blue infrastructure, as with all infrastructure, long term costs should be taken into account as short term cost savings can be counter-productive if they lead to higher long term costs.

### 2.2 Open Space and Play Opportunities

**2.2.1** As a key component of the Green Network, the aim in Midlothian is to create well connected, high quality, accessible and safe open spaces which are fit for purpose and support biodiversity. This applies to both existing and new open spaces. The criteria used to assess the quality of open space are listed in the 2012 Midlothian Open Space Audit ([www.midlothian.gov.uk](http://www.midlothian.gov.uk)).

**2.2.2** One objective of the Midlothian Green Network is to provide more natural and creative play settings which provide better opportunities for physical, social and cognitive development for children and young people. In addition to the provision of designated play spaces, all open spaces should include opportunities for play and interaction with the natural environment through their design. The following principles should be applied when open spaces and play opportunities are designed:

- Play spaces should be designed to fit with and enhance their settings, for example using the existing topography, retaining natural features and using local materials.
- Play spaces should incorporate features such as grassy mounds, ditches and channels, logs, boulders and suitable planting as much as possible (within the limits of safety guidelines).

- Play spaces should be designed for use in different ways by children and young people of different ages and interests. Play equipment should be non-prescriptive to encourage imagination and creativity.
- Long term maintenance and sustainability should be considered from the outset of the design process.
- Play spaces should be accessible to all, with high levels of natural surveillance and close to well-used public paths or other routes.

**2.2.3** New development must comply with the Council's standards for the provision of open space, established through the Open Space Audit and Strategy, set out in Appendix 4 of the Midlothian Local Development Plan. These standards apply to public parks and gardens, amenity greenspace, play space, outside sports facilities and natural and semi-natural greenspace. Midlothian Council's requirements relating to potential contributions for open space are set out in the Planning Obligations and Affordable Housing Supplementary Guidance.

### 2.3 Biodiversity

**2.3.1** Information on locally important habitats and species is provided in the 2006 Midlothian Local Biodiversity Action Plan (LBAP). A revised LBAP will be published in 2018. Information about where and how habitat connectivity can be improved across Midlothian will be developed further through the revised Local Biodiversity Action Plan.

**2.3.2** Minimum expectations for the enhancement of biodiversity through new development in Midlothian are:

- Create a landscape framework for a development based around a network of green spaces connected by green corridors.
- Incorporate existing habitats into this landscape framework of a development, and ensure these are connected to appropriate habitats beyond the development site.
- Use hedges incorporating native/wildlife friendly planting rather than fences wherever possible.



## 2 Design Guidelines

- Use wildlife-friendly climbing plants in landscaping schemes around buildings and along boundary fences/walls, for example honeysuckle, ivy, dog rose, wisteria, dogwood and cotoneaster.
- Retain mature and veteran trees for their high biodiversity and landscape value, and where appropriate and safe to do so, leave some standing dead wood or lying dead wood.
- Incorporate appropriate nectar rich plants to encourage pollinators and native berry-bearing trees or fruit trees and shrubs for birds into planting schemes.

**2.3.3** Applicants are expected to demonstrate that development proposals will safeguard sites designated for their biodiversity value, and that proposals identify appropriate measures to protect, enhance and promote existing habitats and/or the creation of new ones, and provide for the effective management of these habitats as part of the wider Green Network. More information on the integration and promotion of biodiversity in development is provided in the Quality of Place Supplementary Guidance.

## 2.4 Sustainable Drainage

**2.4.1** MLDP Policy ENV 10 Water Environment requires that all new development should pass surface water through a sustainable urban drainage system (SuDS) which ameliorates the water to an acceptable quality prior to release to the wider water environment. SuDS should be designed as an integral part of the green network, incorporating recreational access and biodiversity enhancement, both within the scheme and through wider connectivity. Midlothian Council expects the design of systems to meet best current practice and to maximise the potential of SuDS components as amenity and/or biodiversity features.

**2.4.2** In 2016 the Scottish Government published a guide to Greener Gardens for developers in partnership with the Central Scotland Green Network ([www.centalscotlandgreennetwork.org](http://www.centalscotlandgreennetwork.org)). The guide highlights small scale green infrastructure that can be incorporated into individual

building plots which contributes to water management and the green network. Midlothian Council encourages the use of these methods of small scale water management as part of the Green Network.

## 2.5 Paths

**2.5.1** Paths are a fundamental component of the Green Network. The ultimate aim is to create a Midlothian-wide network of continuous, accessible paths for pedestrians, cyclists and other non-motorised users. Achieving this aim will involve the protection and enhancement of the existing path network, the creation of new routes through and within areas of new development and additions to the network outwith these areas.

**2.5.2** The path network must connect residents and visitors with local services, employment opportunities, schools and colleges, public transport, open space and leisure opportunities (referred to collectively as key destinations). The Midlothian Path Network operates on two levels - strategic and local. Strategic paths provide connections between settlements and local paths provide connections within settlements. A path may function as part of the local and strategic network. There are different types of path within the Midlothian Path Network including:

- Footways (commonly referred to as pavements)
- On and off-road cycleways
- Multi user paths (shared use)
- Other tracks and paths (some unsurfaced)

**2.5.3** Midlothian Council expects additions to the path network to:

- Be suitable for shared use (multi user);
- Be based on desire lines between key destinations;
- Be safe and overlooked (see Secured by Design);
- Have green verges wherever possible to enhance the scenic and biodiversity value of the path corridor; and
- Benefit from street lighting wherever possible and appropriate.

## Design Guidelines 2

The standard specification for multi-user paths to be adopted by Midlothian Council is:

- 3m minimum path width with minimum 0.5m shoulder on both sides;
- Geotextile membrane to be laid across full path make up;
- Base layer - 150mm Type 1 sub-base, machine compacted;
- Mid layer - 50mm thick 20mm aggregate dense bitumen macadam binder course, machine compacted; and
- Top layer - 30mm thick 6mm aggregate dense bitumen macadam surface course, machine laid to form 2.5% (1:40 camber)

*Detailed path specifications should be agreed with the Council prior to construction. Whinstone surfacing may be acceptable in some circumstances.*

- Equestrian trails - the Tyne-Esk Trails are four identified routes in Midlothian that form part of the South of Scotland Countryside Trails, which is a network of waymarked off-road routes for horse riders.
- Proposed multi user path - additions to the strategic path network, proposed by Midlothian Council, which would contribute to improved connectivity between settlements.
- Required multi user path - additions to the strategic path network that are required by Midlothian Council as part of the development of an allocated site.
- Suggested path connections - additions to the local path network which must provide access to key destinations and be connected to the wider path network.
- Path upgrade required - existing paths which require upgrading to multi user path standard.
- Potential path upgrade - existing paths that would benefit from upgrading (longer term aspiration).

**2.5.4** The plans in this Supplementary Guidance identify the following categories of path:

- Core Paths (as identified in the 2009 Core Paths Plan) form part of the wider path network and can be anything from a tarmac path to a grassy field margin. Paths are identified as Core Paths because they provide key routes for communities and other users. Path surfaces are varied but designation as a Core Paths means they can be used by all non-motorised users.
- Other Paths - existing paths which are part of the wider signed network. These paths have a variety of surfaces and are not always suitable for all users.
- National Cycle Routes - traffic free paths and quiet on-road cycling and walking routes that connect every major town and city in the UK. NCR1 and NCR196 run through Midlothian ([www.sustrans.org.uk](http://www.sustrans.org.uk))

### 3. Network Development



## Network Development 3

### Introduction

**3.0.1** This section sets out how the Green Network is intended to develop in the context of the currently planned growth of Midlothian settlements. The section focuses on the six areas listed below. A plan is provided for each area which identifies the existing green network components, allocated development sites and planned network additions, as well as proposed longer term network additions. Paragraph 2.5.4 provides an explanation of the different types of path identified on the plans.

- Shawfair - Danderhall
- Dalkeith - Eskbank - Newbattle
- Bonnyrigg - Lasswade - Poltonhall - Rosewell
- Easthouses - Mayfield - Newtongrange - Gorebridge
- Loanhead - Straiton - Bilston - Roslin - Midlothian Science Zone
- Penicuik - Auchendinny

**3.0.2** The Strategic Connections referred to in relation to each of the six areas listed above are identified in the Midlothian Local Development Plan (Figure 5.2). This figure and the accompanying table identifying each of the 20 Strategic Connections are replicated in Appendix 1 of this Supplementary Guidance. The Council will support the development of these strategic connections and will work with partners wherever possible to achieve this.

**3.0.3** This section of the Supplementary Guidance also identifies a series of Connection Points across the six areas. The purpose of these Connection Points is to highlight key points in the Active Travel Network which will function as nodes as the network develops whilst allowing flexibility, particularly within allocated development sites, on how the points will be connected. Where path types are specified, reference should be made to paragraph 2.5.4 of this Supplementary Guidance.

### 3.1 Shawfair-Danderhall

#### Context

**3.1.1** This area will experience significant change in the coming years through the expansion of Danderhall and the creation of a new settlement at Shawfair encompassing Newton and Millerhill. Land has been allocated for over 4,000 houses, 23 hectares of employment land, a town centre, schools and other community facilities. Integrating green infrastructure into the development to create a high quality green network for the growing community will be essential. The new green infrastructure will need to form an integral part of the Midlothian Green Network and provide connections to the existing and planned green networks in neighbouring Edinburgh and East Lothian.

**3.1.2** A Masterplan and Design Guide have been approved for the area. These clearly identify the greenspace provision that is planned to form the setting for the settlements, including a community woodland along the Hilltown ridge. A central green corridor between Shawfair and Danderhall will serve as a strategic greenspace providing separation between the settlements. It will also provide a key link between the Midlothian Green Network and the Edinburgh green network at Edmonstone.

#### Strategic Connections

**3.1.3** Actions to enhance and develop the green network in the Shawfair-Danderhall area should contribute, where relevant, to the completion and enhancement of the relevant strategic connections. Three Strategic Green Network Connections identified in the MLDP are directly relevant to this area.

- **Strategic Connection 1:** Dalkeith Park - Edmonstone
- **Strategic Connection 2:** Shawfair - Penicuik
- **Strategic Connection 3:** Sheriffhall Link

## 3 Network Development

A plan showing these connections is provided in Appendix 1 of this Supplementary Guidance.

**3.1.4** The planned grade separation of the A720 Sheriffhall junction, which is currently undergoing detailed design and assessment by Transport Scotland, is anticipated to include provision for non-motorised users including cyclists utilising the A6106 and A7. This provision, and the potential to provide linkages east and west as part of the proposed Edinburgh Orbital Active Travel Route (proposed through SESplan SDP2), is a key part of the Midlothian Green Network as identified in Strategic Connection 3. This connection will provide an essential link between Strategic Connections 1, 2, 9 and 10.

### Connection Points

**3.1.5** A priority action for this area is the creation of multi user path links between the following Connection Points (CP):

- **CP1:** The Wisp at Edmonstone, connecting to the planned Edmonstone - Little France Active Travel Route.
- **CP2:** The Wisp at Milligan Drive/Millerhill Road, to enable connections between Shawfair-Danderhall and the Edinburgh Active Travel Network via Hunter's Hall Park.
- **CP3:** The A1 Underpass at Whitehill to connect to National Cycle Route 1, Queen Margaret University and Musselburgh.
- **CP4:** Shawfair Town Centre and Rail Station.
- **CP5:** The Gilmerton-Shawfair Multi User path (under construction), which connects to the Gilmerton - Roslin multi user path.
- **CP6:** East Lothian Active Travel Network at Craighall to enable links to Musselburgh, National Cycle Routes 1 & 196 and east Dalkeith.
- **CP7:** The proposed Park & Ride at Newton Farm.
- **CP8:** Sheriffhall junction, to enable multiple connections to the existing and planned active travel network.

### Area Wide Network Requirements

**3.1.6** The bullets below summarise the overall green network requirements for the Shawfair-Danderhall area. All green network development and improvements in the area should contribute to these requirements.

- Connect the Gilmerton to Shawfair Shared Use Path (**Connection Point 5**) to Shawfair Town Centre (**Connection Point 4**) and National Cycle Route 1 (**Connection Point 3**) through the path network within Shawfair.
- Connect the Gilmerton to Shawfair Shared Use Path (**Connection Point 5**) to the Newton Farm Park & Ride (**Connection Point 7**) and the East Lothian Active Travel Network at Craighall (**Connection Point 6**).
- Create a multi-functional strategic greenspace between Danderhall and Shawfair to ensure settlement separation. The area should provide biodiversity enhancement, leisure and play facilities, as well as landscape setting and amenity space for the settlements. This should incorporate woodland management and enhancement of Woolmet Bing and a new multi user path running from the eastern boundary of Shawfair Park to The Wisp at Hunter's Yard.
- Create links between the Midlothian Green Network and the Edinburgh Green Network at Niddrie Bing and The Wisp, including active travel links at Edmonstone and Milligan Drive/Millerhill Road (**Connection Point 1 & Connection Point 2**).
- Create links to the East Lothian Green Network north east from Newton Farm (**Connection Point 6**) and east from Whitehill Road.
- Create a new multi user path along the northern side of the A720 from the Newton Park & Ride (**Connection Point 7**) to the upgraded Sheriffhall junction (**Connection Point 8**) including a crossing over the Borders Rail Line, forming part of the proposed Edinburgh Orbital Active Travel Route.
- Ensure the pedestrian and cycle links through the upgraded Sheriffhall junction (**Connection Point 8**) are effectively connected

## Network Development 3

to the active travel network north and south of the A720 City Bypass (**Strategic Connection 3**).

- Link a new path on the embankment east of Millerhill to the local path network, across Old Craighall Road to the area west of the Millerhill Marshalling Yards and new Zero Waste facility, to Newton Farm and to Sheriffhall Mains.
- Create a multi user path running west of the Millerhill Marshalling Yards from Old Craighall Road to Whitehill, connecting to National Cycle Route 1 (**Connection Point 3**).
- Remove the tracks from the stretch of disused rail line between the old Millerhill Road and the Millerhill junction, and create a new path along the route. This should be connected to the local path network being created within the Millerhill area of the new Shawfair settlement. A direct link between this path and the Gilmerton to Shawfair Multi User Path (**Connection Point 5**) via a crossing of the Borders Rail Line would also be desirable.
- Create a multi user path from the Newton Farm Park & Ride (**Connection Point 7**) and the East Lothian Active Travel Network at Craighall (**Connection Point 6**) to The Wisp (**Connection Point 1**) to form **Strategic Connection 1**. This multi user path should run through the strategic greenspace between Danderhall and Shawfair.
- Enhance and rehabilitate Shawfair Bing to provide improved and safe access, greenspace and wildlife habitat, with links to the surrounding path network, retaining the open views of the surrounding areas (including Edinburgh, Fife, Midlothian and East Lothian) from the bing plateau.
- Create a community woodland and path network along the Hilltown ridge linking to the local path network and the wider green network. The design of the woodland and path network should create opportunities for views to the north (particularly Arthur's Seat) and the south.
- Upgrade Core Path 4-3 (2009 Core Path Plan) to multi-user standard.

### Requirements for Allocated Development Sites

**3.1.7** The following sections summarise the site specific green network requirements for sites in this area allocated in the MLDP. These requirements are in addition to the relevant overall green network requirements set out above. Developers are expected to incorporate these requirements, alongside the design principles set out in this Supplementary Guidance, when designing the development of their sites. Sites that have been built or are under construction or have detailed planning permission have not been included in this part of the Supplementary Guidance.

#### h43 Shawfair

- Create a linear park incorporating SUDS features and multi-user paths, connecting the Hilltown community woodland with the town centre and rail station.
- Ensure appropriate connections are made to the wider green network including the strategic greenspace between Danderhall and Shawfair (including Woolmet Bing).
- Improve the existing path between the Cockatoo Bar & Restaurant and Harelaw and create direct path access between the Cockatoo Bar and the bridge over the Borders Rail line south of Newton Village.
- Retain and enhance trees on the former Monktonhall Colliery site adjacent to the Millerhill Marshalling Yard as a component of the green network.

#### h44 North Danderhall

- Retain and upgrade the existing path from the A6106 Millerhill Road to Edmonstone Road in Danderhall, and create a path connection to the multi user path through the strategic greenspace to the Wisp which will form **Strategic Connection 1**.
- Provide path connections to the existing Danderhall local park from within new development areas.

## 3 Network Development

### Hs0 Cauldcoats & Safeguarded Site (Cauldcoats Phase 2)

- i. Create a landscape buffer of approx. 20m between the new development and the adjacent Edinburgh Fort Retail Park retail park.
- ii. Establish connections with the green network (including the local path network) in the surrounding area, including Shawfair/ Danderhall and the Edinburgh Green Network.
- iii. Integrate the rehabilitated parts of Niddrie Bing within the site into the green network.
- iv. Create a landscape edge, averaging 30m depth on the southern boundary to provide containment for the development, reduce its visual impact on the ridgeline and to contribute to the green network.
- v. Create multi user paths through the site connecting to public transport, the Retail Park, Shawfair/ Danderhall and the local path network outwith the site.

### e26 Whitehill Mains

- i. Create wildlife habitat on the land unsuitable for built development, incorporating SuDS where appropriate.
- ii. Create a roadside multi user path through the site linking the north and south boundaries with Whitehill Road, ensuring it is connected into the wider green network within and beyond the site.

### Hs1 Newton Farm & Safeguarded Site (Newton Farm Phase 2)

- i. Establish perimeter planting along the A720 boundary, the north eastern boundary, south western boundary and north western boundary.
- ii. Utilise the existing hedge-lined track crossing the site as part of the green network.
- iii. Create links to the green network in surrounding areas, including Millerhill, Sheriffhall and neighbouring East Lothian at Craighall.

- iv. Provide space for allotments or community growing.
- v. Contribute to the development of a path along the recently formed embankment west of the site.
- vi. Create a multi user path close to the boundary with the A720, linking the Millerhill Park & Ride site to the proposed path along the embankment at the south western corner of the safeguarded site. This will form part of the proposed Edinburgh Orbital Active Travel Route.

### e27 (west) Shawfair Park

- i. Establish new paths and other green network features as plots are developed, linking with existing green network components, paths and SuDS features.
- ii. Create a path connection between the existing core path and the path on the disused railway line running along the northern boundary of the site.
- iii. Contribute to the upgrading of the existing path on the disused railway line to the north of the site to multi user standard.
- iv. Create multi user path connections to the Gilmerton to Shawfair Multi User Path from within the development.

### e27 (east) Shawfair Park Extension 1

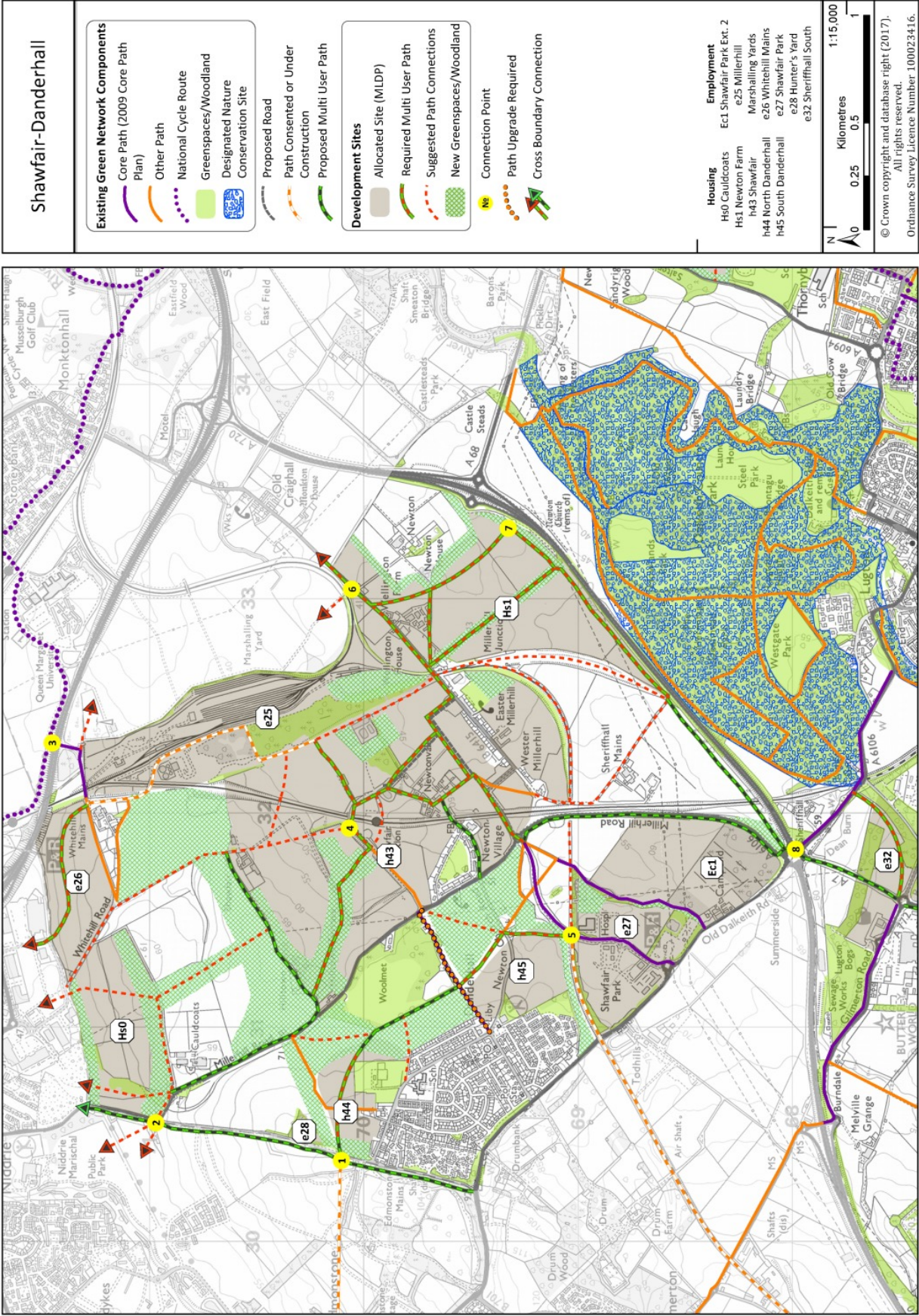
- i. Upgrade the existing core path running between the east and west sections of the allocated site e27 to multi user path standard and create path connections from within the site to the core path.
- ii. Provide path links to the existing core path and the planned multi user path alongside the A6106.

### Ec1 Shawfair Park Extension 2

- i. Establish woodland averaging 30m depth along the A7 and realigned A6106 to contain the site.
- ii. Create multi user paths connecting to the planned multi user path alongside the A6106 and the upgraded Sheriffhall junction.



Network Development 3





## 3 Network Development

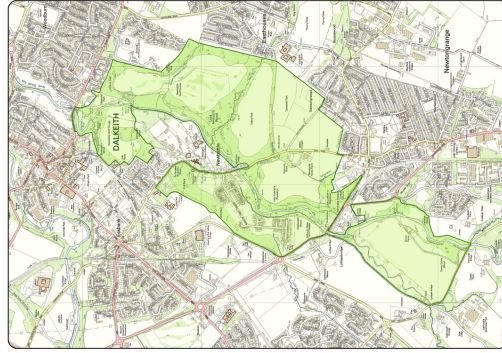
### 3.2 Dalkeith-Eskbank-Newbattle

#### Context

**3.2.1** 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 (see Figure XX) is safeguarded through the Midlothian Local Development Plan, and is intended to prevent inappropriate development in an area that is essential for maintaining settlement separation between Dalkeith, Eskbank, Bonnyrigg, Easthouses and Newtongrange and for access to the countryside for residents in these communities.

#### Newbattle Strategic Greenspace Safeguard

**3.2.2** The Newbattle Strategic Greenspace Safeguard is a vital 'green lung' between Dalkeith, Eskbank, Bonnyrigg, Easthouses and Newtongrange, and provides important landscape setting for these settlements. The safeguard has been put in place due to continued pressure for residential development on this strategically important greenspace. The Strategic Greenspace is currently characterised as a designed landscape incorporating estate woodland, open parkland and agricultural use, with some localised residential development.



**3.2.3** Policy ENV 3 of the Local Development Plan sets out the overall policy protection for the Newbattle Strategic Greenspace Safeguard, and is linked to Policy RD 1 Development in the Countryside. Policies ENV 4 Prime Agricultural Land, ENV 8 Protection of River Valleys, ENV 19 Conservation Areas and ENV 20 Nationally Important Gardens and Designed Landscapes also apply to much of the Strategic Greenspace.

#### Policy ENV 3 Newbattle Strategic Greenspace Safeguard

Development will not be permitted within the safeguarded Newbattle Strategic Greenspace, as delineated on the Proposals Map, with the exception of ancillary development relevant to existing uses; and/or other development for the furtherance of agriculture (including farm related diversification), horticulture, forestry, countryside recreation or tourism. Any proposals should accord with policy RD1

#### Strategic Connections

**3.2.4** Actions to enhance and develop the green network in the Dalkeith - Eskbank-Newbattle area should contribute, where relevant, to the completion and enhancement of the relevant strategic connections. Seven Strategic Green Network Connections identified in the MLDP are directly relevant to this area.

- **Strategic Connection 4:** Bellyford Burn (Smeaton - Pencaitland Link)
- **Strategic Connection 5:** Gorebridge-Musselburgh Link
- **Strategic Connection 6:** Dalkeith/Mayfield - Gorebridge/Vogrie Link
- **Strategic Connection 8:** South Esk Valley Route/ Dalhousie Burn
- **Strategic Connection 9:** A7 Urbanisation
- **Strategic Connection 12:** NCR196/ Penicuik-Musselburgh Walkway
- **Strategic Connection 14:** North Esk Valley Route

A plan showing these connections is provided in Appendix 1 of this Supplementary Guidance.

#### Connection Points

**3.2.5** A further priority action for this area is the creation of multi user path links between the following Connection Points (CP):

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- **CP9:** Gilmerton Road Roundabout (A7/A772/B6392 junction)
- **CP10:** National Cycle Route 1 at Salter's Park
- **CP11:** A6106/Cowden Road junction near Kippielaw
- **CP12:** Hardengreen Roundabout (A7/A6392 junction)

### Area Wide Green Network Requirements

**3.2.6** The bullets below summarise the overall green network requirements for the area. Where relevant, development and improvements in the area should contribute to these requirements.

- Maintain the integrity of the Newbattle Strategic Greenspace and deliver appropriate management and other enhancements to improve the green network functions in the area and create opportunities for appropriate forms of countryside recreation or tourism.
- Protect and enhance the character and integrity of the North & South Esk river valleys to maintain and improve the quality and functionality of these strategic components of the green network, and to support the development of the Esk Way.
- Create a multi user path to connect east Dalkeith (via **Connection Point 10**) to Shawfair, potentially via Smeaton and Old Craighall in East Lothian.
- Develop a new multi user path to connect Hardengreen Roundabout (**Connection Point 12**) to Sheriffhall Roundabout (**Connection Point 8**) as part of **Strategic Connection 9**.
- Develop a multi user path at Kippielaw (via **Connection Point 11**) as part of a Dalkeith to Newtongrange multi user route through Mayfield.
- Create a path connection between the existing path east of h46 Cowden Cleugh and Core Path 7-4 (2009 Core Paths Plan).
- Upgrade the roadside path between **Connection Point 11** and the A68/A6106/A6124 junction to form a multi user path, improving access to Cousland, **Strategic Connection 4** and NCR196.

### Requirements for Allocated Development Sites

**3.2.7** The following sections summarise the site specific green network requirements for sites in this area allocated in the MLDP. These requirements are in addition to the relevant overall green network requirements set out above. Developers are expected to incorporate these requirements, alongside the design principles set out in this Supplementary Guidance, when designing the development of their sites. Sites that have been built or are under construction or have detailed planning permission have not been included in this part of the Supplementary Guidance.

#### h12 former Dalkeith High School

- i. Establish a green network within the site which enhances the existing character and biodiversity on the site and connects to the surrounding green network.
- ii. Retain the existing multi user path through the site connecting Newmills Road with Shade Park, and integrate it into the local path network within and outside the site.
- iii. Retain and enhance the existing riverside planting and habitat along the western bank of the South Esk, integrating this with the green network components within the site.

#### Hs5 Thornybank North

- i. Create a green network link, including a cycleway, through the sites to connect the B6414, neighbouring open space and the current housing developments at North Thornybank (h33) and Thornybank East (Hs4).

#### h46 Cowden Cleugh

- i. Create green network links from within the site to the neighbouring site (h33).
- ii. Establish a robust landscape edge along the south-western and south-eastern boundaries of the site which creates a suitable



## 3 Network Development

- iii. transition between the urban edge and surrounding countryside, retaining and enhancing existing trees and hedgerows wherever possible.
- iv. Utilise the space beneath the overhead power cables crossing the site as part of the green network.
- v. Create path connections from within the site to the existing paths close to the south-western and south-eastern boundaries and through the woodland to the north, and contribute to the upgrading of these paths.

### e32 Sheriffhall South

- i. Retain and enhance existing woodland on the site.
- ii. Ensure the layout and design of development and the green network within the site protects and enhances the neighbouring Melville Castle and Melville Castle Estate Local Biodiversity Site (LBS) and provides appropriate opportunities for habitat connectivity and movement of wildlife.
- iii. Create a multi user path from the eastern boundary of the site to the A7 Gilmerton Road Roundabout (**Connection Point 9**) to enable a connection between the A7 Urbanisation and Core Path 4-34 (2009 Core Path Plan) near the King's Gate entrance to Dalkeith Park.

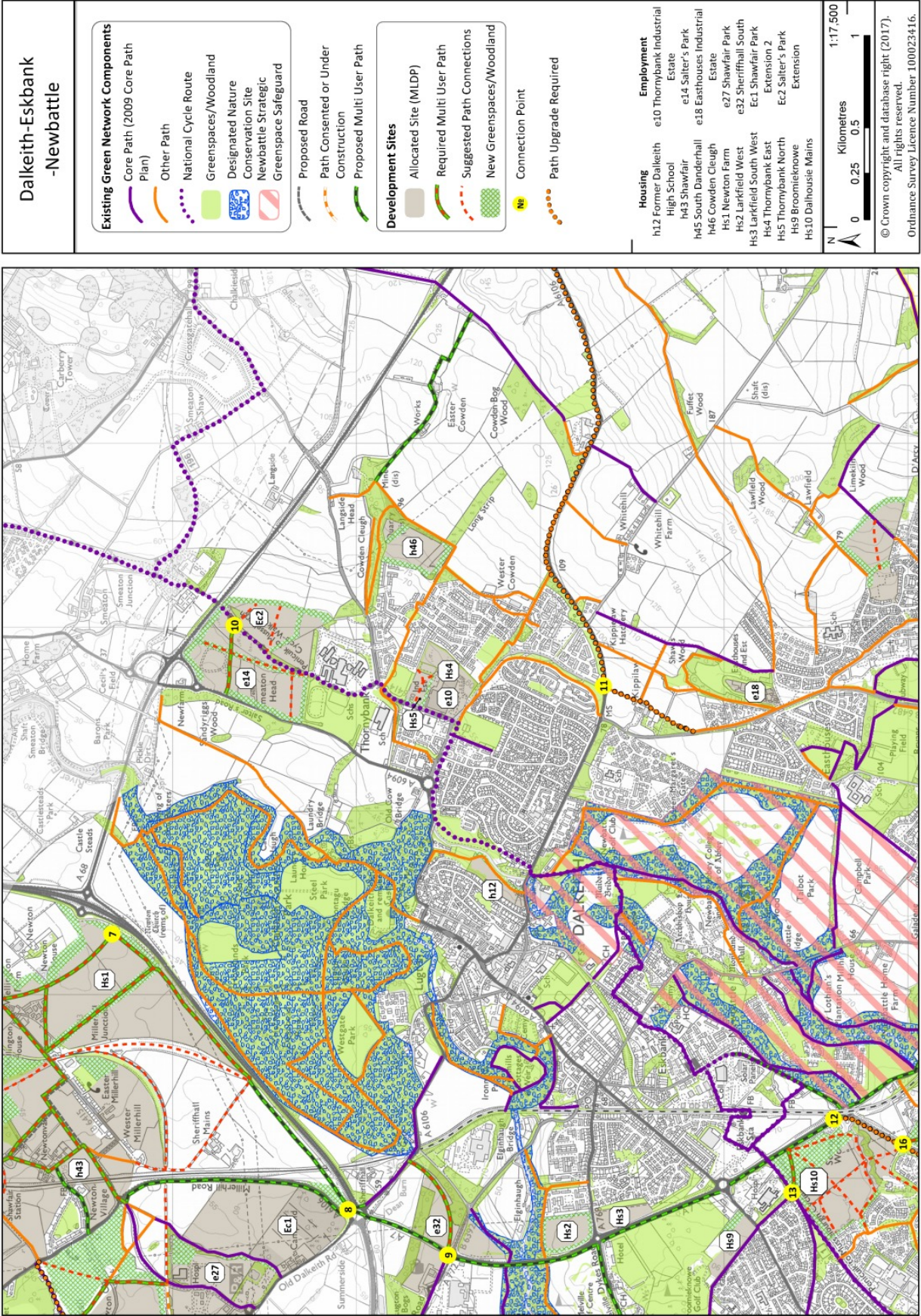
### e14 Salter's Park & Ec2 Salter's Park Extension

- i. Establish a 30m wide tree belt along the northern boundaries of both sites and the eastern boundary of Ec2 (Salter's Park extension).
- ii. Protect and enhance the existing vegetation along NCR1, which runs through the sites.
- iii. Minimise interruptions to NCR1 from road crossings and ensure priority is given to users on NCR1 where crossings are necessary.
- iv. Ensure NCR1 is incorporated into the wider path network within the sites and provide a multi user path connection from NCR1 to Salter's Road.

- v. Create a tree lined avenue containing swales, paths and a road across the sites, which is connected into the green network and path network within and beyond the sites.
- vi. Retain and enhance existing hedgerows and trees within the sites wherever possible and work these into the new landscape framework for the development.
- vii. Create a green corridor along the existing burn incorporating planting and a linear path connected to the wider path network within the development.
- viii. Design the path network within the site in a way which provides the opportunity to develop a new path running south from the site to connect to the Core Path 7-4 (2009 Core Path Plan) south of Easter Cowden.



Network Development 3





## 3 Network Development

### 3.3 Bonnyrigg-Lasswade-Poltonhall-Rosewell

#### Context

**3.3.1** The North and South Esk river valleys and Mavisbank Estate, which lies between Lasswade, Poltonhall and Loanhead, contribute significantly to the landscape setting in this area and are key components of the green network. Roslin Glen Country Park and Shiel Burn Woods are also important local green network components offering established path networks and good access to the wider countryside.

**3.3.2** The land on either side of the A7 between Newtongrange and Sheriffhall forms the landscape setting for Bonnyrigg and Eskbank, and is important in retaining the sense of place and individual identities of these settlements. Green network enhancements in the area are needed, particularly to reinforce the green belt designation east of the Midlothian Community Hospital and between the A7 and site Hs10 (Dalhousie Mains), and to enhance connectivity to the Newbattle Strategic Greenspace.

#### Strategic Connections

**3.3.3** Actions to enhance and develop the green network in the Bonnyrigg-Lasswade-Poltonhall-Rosewell area should contribute, where relevant, to the completion and enhancement of the relevant strategic connections. Five Strategic Green Network Connections identified in the MLDP are directly relevant to this area.

- **Strategic Connection 8:** South Esk Valley Route/ Dalhousie Burn
- **Strategic Connection 9:** A7 Urbanisation
- **Strategic Connection 11:** Melville Link
- **Strategic Connection 12:** NCR196/ Penicuik-Musselburgh Walkway
- **Strategic Connection 14:** North Esk Valley Route

A plan showing these connections is provided in Appendix 1 of this Supplementary Guidance.

#### Connections Points

**3.3.4** A priority action for this area is the creation of multi user path links between the following Connection Points (CP):

- **CP12:** Hardengreen Roundabout (A7/A6392 junction).
- **CP13:** NCR196 between Waverley Park and Midlothian Community Hospital.
- **CP14:** Junction of core path 6-35 (2009 Core Path Plan) with NCR196.
- **CP15:** Current western terminating point of multi user path on north-western side of B6392.
- **CP16:** B6392 in the vicinity of the junction with Baird's Way.
- **CP17:** Southern corner of site Hs11 Dalhousie South near Cockpen Church.
- **CP18:** B704 at junction with Povert Road (track), as part of a new strategic cycle route between Gorebridge and Dalkeith/Edinburgh.

#### Area Wide Green Network Requirements

**3.3.5** The bullets below summarise the overall green network requirements for the area. All green network development and improvements in the area should contribute to these requirements.

- Improve active travel opportunities along and across the A7, and connections to these from within the existing settlements and allocated development sites. The A7 Urbanisation (**Strategic Connection 9**) is a core component of this.
- Enhance the green network within the Green Belt between Bonnyrigg and Eskbank/Hardengreen, including creation of a community woodland at Dalhousie Mains between site Hs10 and the A7.
- Upgrade the existing path along the B6392 from Hardengreen Roundabout (**Connection Point 12**) to the junction with the B704 to a 3m wide multi-user path.

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- Extend the existing multi user path running along the Hopefield section of the B6392 Bonnyrigg distributor road from **Connection Point 15** to connect to an upgraded Core Path 6-35 (2009 Core Path Plan). Together with the upgraded Core Path 6-35, this will create a connection from the A7 Hardengreen Roundabout to the A6094 Rosewell Road via **Connection Point 14**, with a potential further extension to Polton Road West by Midfield House. This further extension to the A6094 would require the existing path to be upgraded to multi user standard.
- Create a strategic cycle route from Gorebridge to Dalkeith and Edinburgh, utilising the paths formed through the A7 Urbanisation (**Strategic Connection 9**), the upgraded multi user path along the B6392, a new multi user path across Hs11 Dalhousie South to **Connection Point 16**, an on-road cycle route from **Connection Point 17** to **Connection Point 18**, and a multi user path through the Redheugh new settlement.
- Establish a cycleway from Melville Dykes Roundabout via Lasswade to the Lasswade Road/A720 junction and onwards to connect to the Edinburgh Active Travel Network.

### Requirements for Allocated Development Sites

**3.3.6** The following sections summarise the site specific green network requirements for sites in this area allocated in the Local Development Plan. These requirements are in addition to the relevant overall green network requirements set out above. Developers are expected to incorporate these requirements, alongside the design principles set out in this Supplementary Guidance, when designing the development of their sites.

#### Hs10 Dalhousie Mains

- Protect and enhance the existing planting along the south eastern boundary and Pittendriech Burn, creating a 5m buffer strip of planting along the burn corridor.
- Create a community woodland of at least 30m depth, incorporating a path network, along the north eastern perimeter of the site.

- Utilise the area under the pylons running through the eastern part of the site for SUDS and habitat enhancement as part of the green network.
- Create a multi user path through the site to connect the community hospital and NCR196 (**Connection Point 13**) with the multi user path along the B6392. The connection to NCR196 should be located centrally along the site boundary with the path, and incorporate at least one new ramped entrance.
- Provide path access from all parts of the site to the multi user path (Requirement iv) and the path network in the adjacent housing to the north and west of the site.
- Enhance the setting of NCR196 with 10-15m wide hedgerow planting along the north western boundary of the site.

#### Hs11 Dalhousie South

- Establish woodland planting of approximately 30m depth along the south eastern and north eastern boundaries and a 10-15m wide landscape edge, including hedgerow planting, along the south western boundary.
- Protect and enhance existing vegetation along the B6392 (Bonnyrigg distributor road).
- Ensure the layout and design of development and the green network within the site protects and enhances the neighbouring Dalhousie Burn Local Biodiversity Site (LBS) and provides appropriate opportunities for habitat connectivity and movement of wildlife.
- Create a multi user path running north through the site from **Connection Point 17** to **Connection Point 16**. This will form part of the strategic cycle route from Gorebridge to Dalkeith and Edinburgh.
- Create path access from all parts of the site to the multi user path along the B6392 in the vicinity of the junction with the B704 to enable access to Bonnyrigg town centre and local schools, and with the new multi user path running through the site to enable access

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to Eskbank Station, the paths created through the A7 Urbanisation (**Strategic Connection 9**) and NCR 196.

- vi. Create green network connections, including path links, to the Newbattle Strategic Greenspace and the South Esk Way (**Strategic Connection 8**).

#### Hs12 Hopefield Farm 2 & Safeguarded Site (Hopefield Farm 3)

- i. Create a 30m deep woodland area along the B6392 Bonnyrigg distributor road incorporating noise attenuating mounding
- ii. Establish 10-15m wide hedgerow planting along the A6094 and NCR196.
- iii. Ensure the layout and design of development and the green network within the site protects and enhances the neighbouring Bonnyrigg to Rosewell Disused Railway Local Biodiversity Site (LBS) and provides appropriate opportunities for habitat connectivity and movement of wildlife
- iv. Protect and enhance the existing vegetation along the Pittendriech Burn including the Ancient Woodland.
- v. Incorporate the existing Core Path 6-35 (2009 Core Path Plan) into the path network within the sites, upgrading it to multi user standard and utilising it as part of the extension of the existing multi user path running along the B6392 from **Connection Point 15**, to connect the A7 to the A6094 via **Connection Point 14**.
- vi. Create green network connections (including paths) through the sites linking to the current Hopefield development and surrounding area, including Poltonhall.
- vii. Create space for community growing and incorporate it into the green network.

#### Hs14 Rosewell North

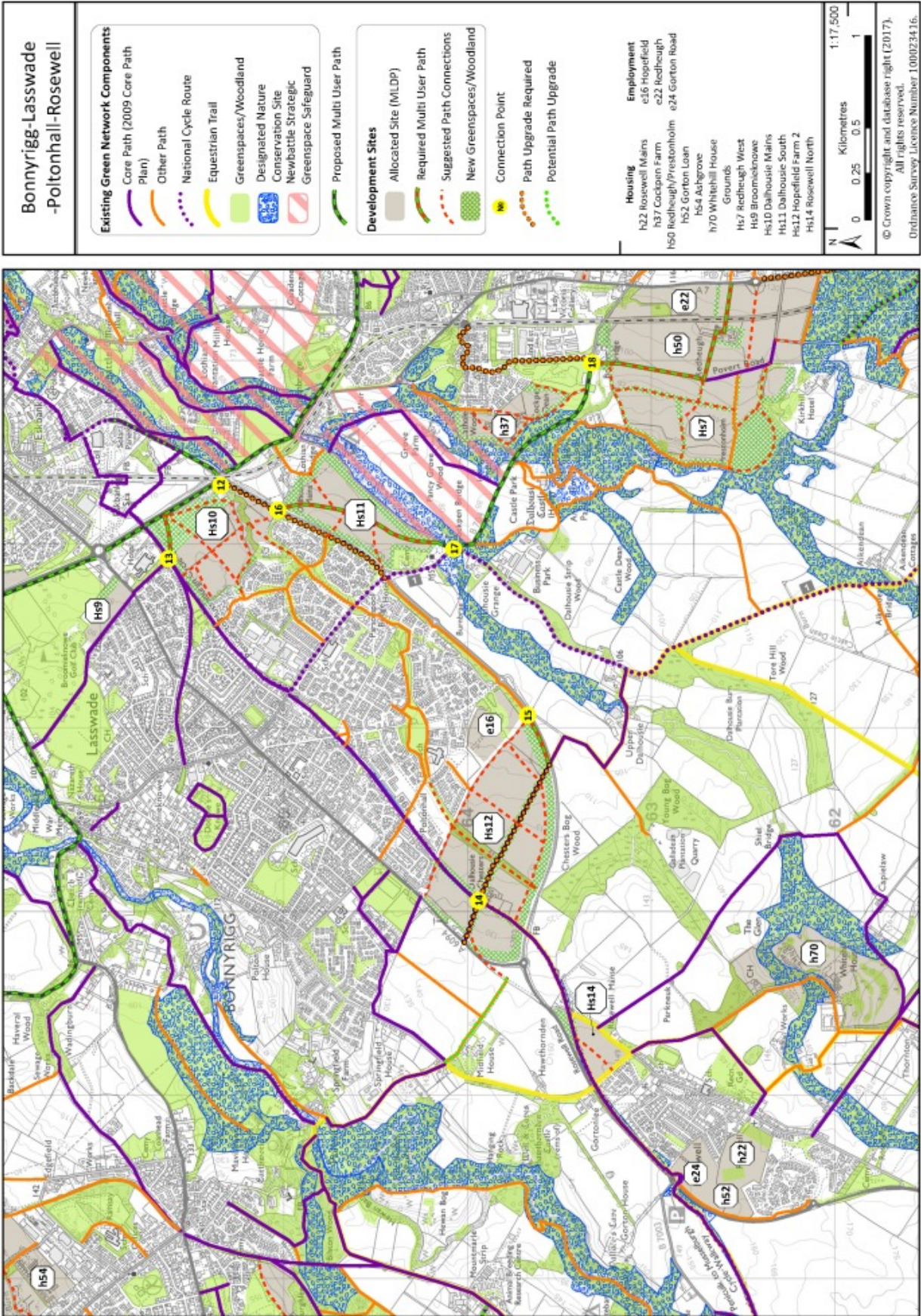
- i. Retain and enhance the existing vegetation along all boundaries. Noise attenuating mounding is likely to be required at the boundary closest to the kennels, and this should be incorporated into the green network.
- ii. Create path connections from all parts of the site to NCR196, incorporating these connections into the green network.
- iii. Ensure the layout and design of development and the green network within the site protects and enhances the neighbouring Bonnyrigg to Rosewell Disused Railway Local Biodiversity Site (LBS) and provides appropriate opportunities for habitat connectivity and movement of wildlife.

#### Ahs1 Rosslynlee, by Rosewell

- i. Create green network links to the surrounding countryside and to Rosewell and Roslin Glen Country Park.
- ii. Retain and enhance the existing woodland belts along the north western, north eastern and south western boundaries, and along the north eastern and south eastern edges of the hospital grounds.
- iii. Create a 10-15m wide hedgerow along the south eastern edge of the site.
- iv. Provide path links across the site which connect to the existing path network in the area.
- v. Provide a new multi user path access from the site to National Cycle Route 196.



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### 3.4 Easthouses-Mayfield-Newtongrange-Gorebridge

#### Context

**3.4.1** The Newbattle Strategic Greenspace has an important role in separating these settlements from Dalkeith and Bonnyrigg, particularly Easthouses and Newtongrange. The River South Esk is an important feature in the landscape to the west of Gorebridge/ Redheugh and is an asset to the development sites through incorporation into the green network for the wider area.

**3.4.2** The sites allocated between Mayfield and Newtongrange provide opportunities for new green links to be created between the existing settlements. There is also a need for substantial structural planting, including woodland, to provide adequate screening and to create a context for these sloping and prominent sites. For Gorebridge, there will be significant green network opportunities associated with the developments at the north of the town, and the proposed development at Redheugh. The creation of a convenient, safe strategic cycle route north from Gorebridge and the new Redheugh community towards Bonnyrigg, Dalkeith and Edinburgh which connects to other strategic active travel routes is a priority for this area. The creation of an active travel route from Gorebridge to Mayfield, via Newtongrange and the sites allocated between Newtongrange and Mayfield, is also a priority.

**3.4.3** Maximising the benefits of the Borders Railway is a key priority for this area, particularly for Newtongrange and Gorebridge, but ensuring these benefits are accessible to the wider area is also essential. Therefore ensuring convenient access to both Gorebridge and Newtongrange rail stations is important. Integration of new development with the existing settlements is a core goal, and green infrastructure will make an important contribution to this.

#### Strategic Connections

**3.4.4** Actions to enhance and develop the green network in the Easthouses-Mayfield-Newtongrange-Gorebridge area should contribute, where relevant, to the completion and enhancement of the relevant strategic connections. Four Strategic Green Network Connections identified in the MLDP are directly relevant to this area.

- **Strategic Connection 5:** Gorebridge - Musselburgh Link
- **Strategic Connection 6:** Dalkeith-Mayfield/Gorebridge-Vogrie Link
- **Strategic Connection 7:** Gore Water - Tyne Water Link
- **Strategic Connection 8:** South Esk Valley Route/ Dalhousie Burn

A plan showing these connections is provided in Appendix 1 of this Supplementary Guidance.

#### Connection Points

**3.4.5** A priority action for this area is the creation of multi user path links between the following Connection Points (CP):

- **CP18:** B704 at junction with Povert Road (track)
- **CP19:** Lingerwood Road - Lothian Terrace junction, Newtongrange
- **CP20:** Junction of B6482 (Bryans Road/Suttieslea Road) with Morris Road, Newtongrange
- **CP21:** Core Path 5-30 (2009 Core Path Plan) between Stone Place and Bogwood Road.
- **CP22:** Gorebridge Station

#### Area Wide Green Network Requirements

**3.4.6** The bullets below summarise the overall green network requirements for the area. All green network development and improvements in the area should contribute to these requirements.

- Promote the Newbattle Strategic Greenspace, maintain its long term integrity and provide opportunities for the enhancement of

## Network Development 3

the green network within and connected to the Strategic Greenspace.

- Maximise the potential of the Gore & South Esk river valleys as integral parts of the green network, including the development of the Esk Way.
- Create a strategic cycle route from Gorebridge Station (**Connection Point 22**) to Dalkeith and Edinburgh via Redheugh new settlement, **Connection Point 18**, Bonnyrigg (Dalhousie South) and the A7 (**Strategic Connection 9**)
- Create active travel connections to Newtongrange station and Gorebridge station (**Connection Point 22**) from the existing settlements and new developments, and upgrade the existing path from the B704 to Newtongrange station running through the Butlerfield Industrial Estate to multi user standard.
- Create a cycleway from **Connection Point 20** to **Connection Point 12** (Hardengreen Roundabout) and Edinburgh College in Eskbank.
- Create a Gorebridge to Mayfield Active Travel Route (**Strategic Connection 5**) via new multi user paths between the B704 New Hunterfield, Stobhill Road, Lingerwood Road (**Connection Point 19**) and **Connection Point 21**.
- Upgrade Core Path 8-23 (2009 Core Path Plan) from Hunterfield Road Gorebridge to the Gore Glen Woodland Park entrance on the Carrington to Gorebridge Road.
- Upgrade the existing path alongside the A7 from Arniston to North Middleton to multi user path standard.
- Enhance green network connections, including paths, east from Mayfield towards Edgehead, Vogrie Country Park and the wider countryside.
- Establish community woodland, parks and other green network features as an integral part of the development of Mayfield and Newtongrange (sites h38, h49, h34 & h35).

### Requirements for Allocated Development Sites

**3.4.7** The following sections summarise the site specific green network requirements for sites in this area allocated in the MLDP. These requirements are in addition to the relevant overall green network requirements set out above. Developers are expected to incorporate these requirements, alongside the design principles set out in this Supplementary Guidance, when designing the development of their sites.

#### h48 Bryans, Easthouses

- Create green network features crossing the site, incorporating open spaces, paths and SuDS. These components should connect to the green network and path network in the surrounding area, including the adjacent development site (h41 North Mayfield).

#### h38 South Mayfield & h49 Dykeneuk

- Establish structural landscaping throughout the site, including on the periphery to minimise the visual impact of the development of the prominent location, and on the boundary with Mayfield Industrial Estate.
- Work with the underlying geology and ground conditions to create a parkland framework for development, integrating and enhancing the existing path network and features such as hedgerows wherever possible. Land unsuitable for built development should be utilised as open space, wildlife habitat or for SUDS and integrated into the green network for the area.
- Contribute to the upgrading of Core Path 5-30 (2009 Core Path Plan) to multi user standard.
- Create a multi user path from **Connection Point 21** on Core Path 5-30 (2009 Core Path Plan) to **Connection Point 19** as part of the Gorebridge to Mayfield Active Travel Route (**Strategic Connection 5**).
- Provide multi user path connections across the sites to key destinations including Newtongrange stations as part of the green network.



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- vi. Create a tree belt along the southern boundary of the site, creating a robust settlement boundary and transition to the surrounding countryside. The tree belt should be designed to maximise the potential for habitat connections with existing woodland nearby.
- vii. Establish a community woodland on the southern part of h49 Dykeneuk, incorporating paths linked to the local path network.

### h34 East Newtongrange

- i. Retain and enhance established planting along the line of the former railway, and integrate it into the green network.
- ii. Establish substantial landscaping on the boundary with Mayfield Industrial Estate and landscaping of at least 10m depth around the farmyard grouping on Lingerwood Road.
- iii. Ensure integration with the existing green network in the area and with the green network created through the development of the neighbouring sites (h35 Lingerwood, h49 Dykeneuk & h38 South Mayfield).
- iv. Provide multi user path connections to key destinations, including Newtongrange Rail Station, as part of the green network.

### h35 Lingerwood

- i. Retain and enhance the existing tree belt along the western boundary, and integrate it into the green network.
- ii. Create wildlife habitat on the land unsuitable for built development, incorporating SuDS where appropriate.
- iii. Ensure integration with the existing green network in the area, and with the green network created through the development of the neighbouring sites (h34 East Newtongrange, h49 Dykeneuk & h38 South Mayfield).
- iv. Provide multi user path connections to key destinations, including Newtongrange Rail Station, as part of the green network.
- v. Create a multi user path from Stobhill Road to **Connection Point 19** as part of the Gorebridge to Mayfield Active Travel Route (**Strategic Connection 5**).

### e21 Stobhill Road Newtongrange

- i. Establish extensive boundary planting on the eastern edge to protect the amenity of the neighbouring residential area.
- ii. Ensure integration with the existing green network in the area, and with the green network created through the development of the neighbouring site (h35 Lingerwood).
- iii. Provide multi user path connections to key destinations, including Newtongrange Rail Station, and a multi user path through the site as part of the Gorebridge to Mayfield Active Travel Route (**Strategic Connection 5**).

### Hs8 Stobhill Road Gorebridge

- i. Retain and enhance the existing vegetation along part of the northern, eastern and southern boundaries and integrate it into the green network. The northern boundary planting should be extended with 10m wide hedgerow planting.
- ii. Retain the existing paths along the northern, southern and eastern edges and connect them to the local path network.
- iii. Establish habitat connections to the woodland to the east of the site.

### h51 Robertson's Bank

- i. Retain and enhance the existing woodland on the site.
- ii. Establish significant structural landscaping on the south-eastern edge to define the long-term boundary of Gorebridge.
- iii. Create additional green network components crossing the site which connect to the surrounding green network.

### h50 Redheugh/Prestonholm, e22 Redheugh, Hs7 Redheugh West & Safeguarded Site (Redheugh Phase 3)

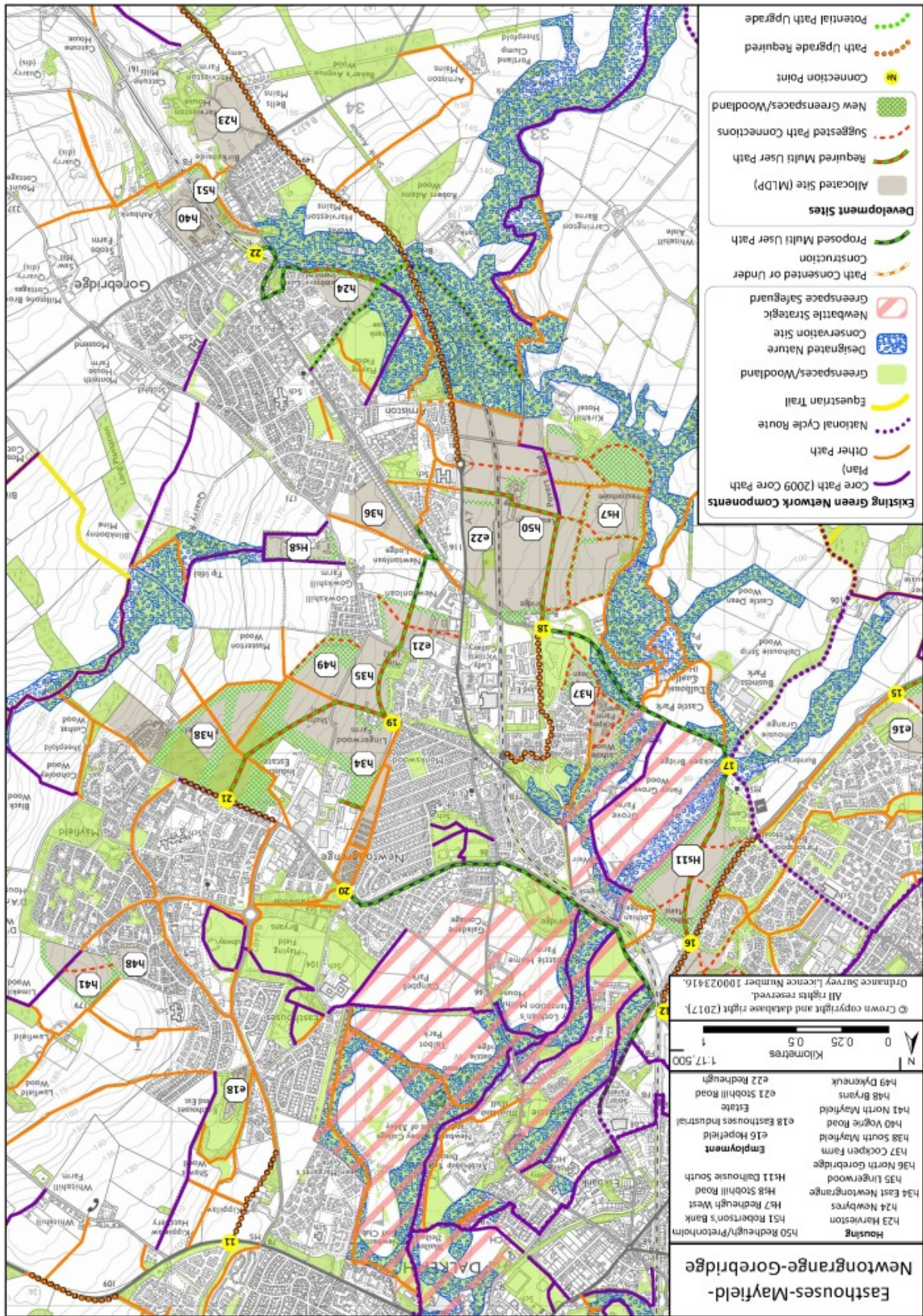
- i. Retain existing tree belts and hedgerows and features such as drainage ditches, and incorporate them into the green network.

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- ii. Create a multi user path utilising the route of the existing Core Path 8-16 (2009 Core Path Plan) from the A7, past Redheugh Farm to Povert Road, north to the junction of Povert Road and the B704 (**Connection Point 18**).
- iii. Create an integrated green network across the site which incorporates open spaces, SUDS, habitats and a path network. The path network should ensure easy access around the site and provide connections to the existing core path network, the Gore Way and the Esk Valley Walk.
- iv. Establish a 30m wide landscape strip along the western and south-western edges of Redheugh Phase 3. The existing woodland edge around the paddock should be reinforced, and a path link should be incorporated into the edge-planting to create a river path.
- v. Ensure the layout and design of development and the green network within the site protects and enhances the neighbouring Dalhousie Castle Estate Local Biodiversity Site (LBS), Aikendean LBS and Gore Glen LBS, and provides appropriate opportunities for habitat connectivity and movement of wildlife
- vi. Provide space for allotments or community growing.



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## Network Development 3

### 3.5 Penicuik-Auchendinny

#### Context

**3.5.1** The Pentland Hills provide much of the setting for this area and offer huge possibility for accessing the countryside. Improving access to the Regional Park is therefore a priority for this area. The North Esk Valley is an important component of the Green Network, as well as providing the landscape setting for the east side of Penicuik. National Cycle Route 196 runs to the east of the town, then south of Auchendinny at Dalmore Mill and onwards to Rosewell and Bonnyrigg. This route and the North Esk Valley are important green network connection opportunities for Penicuik and Auchendinny.

**3.5.2** The 20th century housing estates which were built in the north of Penicuik were largely designed with green spaces, pedestrian routes and schools at the heart of the development, with road access focused on the outer edge. These footpath and amenity open space links, particularly in the Cornbank and Deanburn areas, should be continued into the new development areas.

#### Strategic Connections

**3.5.3** Actions to enhance and develop the green network in the Penicuik-Auchendinny area should contribute, where relevant, to the completion and enhancement of the relevant strategic connections. Eight Strategic Green Network Connections identified in the MLDP are directly relevant to this area.

- **Strategic Connection 2:** Shawfair - Penicuik Link
- **Strategic Connection 12:** NCR196/Penicuik-Musselburgh Walkway
- **Strategic Connection 13:** Roslin Glen - Leadburn Link
- **Strategic Connection 14:** North Esk Valley Route
- **Strategic Connection 16:** Roslin-Auchendinny Link
- **Strategic Connection 18:** Glencourse Link

- **Strategic Connection 19:** Pentlands Access (Flotterstone-Bavelaw)
- **Strategic Connection 20:** Penicuik - Auchencorth Link

A plan showing these connections is provided in Appendix 1 of this Supplementary Guidance.

#### Connection Points

**3.5.4** A priority action for this area is the creation of key multi user path links between the following Connection Points (CP):

- **CP23:** NCR196 at Dalmore Mill.
- **CP24:** A702 at the Flotterstone Inn.
- **CP25:** A701 by Glencourse Golf Club and Milton Bridge Nursery.
- **CP26:** Auchendinny near the Glencourse Centre.

#### Area Wide Network Requirements

**3.5.5** The bullets below summarise the overall green network requirements for the area. All green network development and improvements in the area should contribute to these requirements.

- Create path connections from Auchendinny north to Roslin (**Strategic Connection 16**), west to the Midlothian Science Zone (via **Connection Point 25**) and Pentland Hills Regional Park (**Strategic Connections 18 and 19**), and south to NCR196 (**Strategic Connection 12**).
- Maximise the potential of the North Esk river valley as an integral part of the green network, including the development of the Esk Way (**Strategic Connection 14**).
- Enhance green network connections, including paths, with the Penicuik Estate, Pentland Hills Regional Park and the Peebles to Roslin cycle route (**Strategic Connection 13**).
- Create a multi user path between Roslin and Auchendinny (**Strategic Connection 16**), connected the Loanhead - Roslin path to NCR196 at **Connection Point 23**, utilising the route of the former Roslin to Penicuik rail line wherever possible.

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- Create safe pedestrian, cycle and equestrian crossing points on the A702, particularly at Flotterstone (**Connection Point 24**) and Mauricewood Road to provide connections to the path network within the Pentland Hills Regional Park (**Strategic Connection 19**).
- Establish a cycleway from Bilston to Penicuik along the A701.

### Requirements for Allocated Development Sites

**3.5.6** The following sections summarise the site specific green network requirements for sites in this area allocated in the MLDP. These requirements are in addition to the relevant overall green network requirements set out above. Developers are expected to incorporate these requirements, alongside the design principles set out in this Supplementary Guidance, when designing the development of their sites.

#### Hs20 Auchendinny

- Provide multi user path connections across the site and to key destinations, including NCR196, as part of the green network.
- Establish boundary planting, averaging 20m depth, to minimise the impact of the development on the North Esk Valley. Existing vegetation along the site boundaries should be retained, enhanced and integrated into the green network within the site.
- Ensure the layout and design of development and the green network within the site protects and enhances the neighbouring Local Biodiversity Sites (LBS) (Auchendinny Ponds and Glencourse Burn Wood LBS, Auchendinny Wood LBS and Roslin Glen Country Park LBS) and provides appropriate opportunities for habitat connectivity and movement of wildlife.
- Create an avenue incorporating trees, multi user paths and swales through the site as part of the green network within the site.
- Create a multi user path through the site from **Connection Point 26** to **Connection Point 23** to form part of an Active Travel Route from Penicuik to Shawfair (**Strategic Connection 2**).

- Create a path connecting the avenue (requirement iv) with the existing path between Firth Crescent and The Brae.
- Contribute to the creation of a multi user path from the north of the site to connect to the proposed cycleway along the A701.

#### AHs3 Belwood Crescent, Penicuik

- Retain and enhance the existing vegetation along the south eastern and north eastern boundaries of the site.
- Establish a hedge with trees along the north western boundary and integrate this into the green network.
- Create a path across the site linking Belwood Crescent to Glencourse Road.

#### AHs4 Pomathorn Mill, by Penicuik

- Establish substantial planting along all boundaries to provide adequate screening for the development and integrate it into the green network.
- Retain the trees along the north western boundary and incorporate SuDS and open space into the green network along this boundary.
- Create a 10-15m wide hedgerow with trees along the south eastern boundary, integrated into the wider green network.
- Create a multi user path link across the site and onwards to the nearby Roslin to Leadburn cycle path (**Strategic Connection 13**).

#### AHs5 Wellington School, by Howgate

- Retain and enhance existing vegetation along all boundaries and integrate it into the green network within the site.
- Enhance existing roadside vegetation with inter-planting of hedgerow species including trees.



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## 3 Network Development

### 3.6 Loanhead-Straiton-Bilston-Roslin-Midlothian Science Zone

#### Context

**3.6.1** Progress with further development in the A701 corridor, including the proposed commercial development at West Straiton (Ec3) and housing in Bilston, Roslin and Penicuik will be significantly influenced by the development of the proposed A701 Relief Road between Straiton/A720 junction and the A703 (with a link road to the A702). The new road will relieve congestion on the current A701, enabling the existing road to give more priority to public transport, cycling and walking north of the junction with the A703.

**3.6.2** The green network is well developed around Roslin, particularly in relation to Roslin Glen Country Park. Roslin is also connected to Edinburgh via the shared user path on the former Loanhead to Penicuik railway line. Safeguarding existing footpaths and recreational facilities and enhancing these to make connections with other parts of Midlothian including the Pentland Hills Regional Park is a key objective for the area.

#### Strategic Connections

**3.6.3** Actions to enhance and develop the green network in the Loanhead-Straiton-Bilston-Roslin-Midlothian Science Zone area should contribute, where relevant, to the completion and enhancement of the relevant strategic connections. Eight Strategic Green Network Connections identified in the MLDP are directly relevant to this area.

- **Strategic Connection 2:** Shawfair - Penicuik Link
- **Strategic Connection 12:** NCR196/Penicuik-Musselburgh Walkway
- **Strategic Connection 14:** North Esk Valley Route
- **Strategic Connection 15:** North Roslin Link
- **Strategic Connection 16:** Roslin-Auchendinny Link
- **Strategic Connection 17:** A701 (Straiton - Gowkley Moss/The Bush)

- **Strategic Connection 18:** Glencourse Link
- **Strategic Connection 19:** Pentlands Access (Flotterstone-Bavelaw)

A plan showing these connections is provided in Appendix 1 of this Supplementary Guidance.

#### Connection Points

**3.6.4** A priority action for this area is the creation of key multi user path links between the following Connection Points (CP):

- **CP26:** Auchendinny, near Glencourse Centre
- **CP27:** B7006 at Roslin Medical Practice
- **CP28:** Current terminus of the Loanhead - Roslin multi user path at Manse Road
- **CP29:** A701 - A703 junction at Bilston
- **CP30:** Seafield Road Bilston, west of Woodfield Park
- **CP31:** Edgefield Relief Road - B702 junction
- **CP32:** Access road to Midlothian Snowsports Centre at junction with A702

#### Area Wide Network Requirements

**3.6.5** The bullets below summarise the overall green network requirements for the area. All green network development and improvements in the area should contribute to these requirements.

- Create a multi user path between Auchendinny and Roslin (**Strategic Connections 15 & 16**) as part of the extension of the existing Loanhead-Roslin path. This should start at the current terminus of the Loanhead-Roslin path at Manse Road (**Connection Point 28**), and run through Hs18 Roslin Institute, Hs19 Roslin Expansion, h57 Penicuik Road (**Connection Point 27**) and Ec5 Oatslie Expansion, connecting to the path network in Hs20 Auchendinny near the Glencourse Centre (**Connection Point 26**).
- Connect the existing path network in Roslin to the path network in Bilston via a crossing point at the A701-A703 junction (**Connection**

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**Point 29** and new multi user paths through h55 to **Connection Point 30** and through Hs16 to connect to an upgraded Core Path 41 (2009 Core Path Plan).

- Create a Loanhead to Lothianburn multi user path from the Edgefield Relief Road (**Connection Point 31**) to the Midlothian Sports Centre (**Connection Point 32**). This will require suitable crossing arrangements at the junction of the A701 and B702, and the A702 (and potentially of the planned A701 Relief Road). The masterplanning of Ec3 West Straiton and the existing path and road network in the Old Pentland area may offer suitable opportunities as part of this route.
- Create an active travel route along the A701 from Bilston (A703 junction) to Straiton (A720 junction) (**Strategic Connection 17**) with onward connection to the Edinburgh Active Travel Network.
- Upgrade the existing path between Dryden Farm/Battle of Roslin Monument and the A701 at Bilston Gardens (via crossing of Kill Burn and Langhill Farm/Dryden Tower) to multi user standard (Core Path 20 (2009 Core Path Plan) and Core Path 23, from its junction with Core Path 20 to its junction with Core Path 11).
- Create an off road cycleway along the A703 and A702 from the A701/A703 junction to the A702/A720 junction.
- Enhance habitat and path connections to the Pentland Hills Regional Park.

### Requirements for Allocated Development Sites

**3.6.6** The following sections summarise the site specific green network requirements for sites in this area allocated in the MLDP. These requirements are in addition to the relevant overall green network requirements set out above. Developers are expected to incorporate these requirements, alongside the design principles set out in this Supplementary Guidance, when designing the development of their sites.

#### Ec3 West Straiton

- i. Establish a landscape buffer at least 10m wide around the existing residential properties on Straiton Road, Tinkers Row and Burndene

Drive/Lomond Walk (Straiton Park Homes site) and integrate this into the green network for the site.

- ii. Utilise the areas unsuitable for development due to ground conditions for open space and other components of the green network.
- iii. Create a 30m wide mounded woodland belt along the boundary of the site with the A701 Relief Road and integrate this into the wider green network.
- iv. Establish a 10m wide hedgerow with trees along the boundary with the current A701 and integrate this into the wider green network.
- v. Create a tree lined avenue containing swales, paths and a road crossing the site, ensuring it is well connected to the green network and path network within and beyond the site.
- vi. Provide a network of green spaces throughout the site connected by a network of multi user paths, ensuring these paths connect to existing and planned paths beyond the site boundaries.
- vii. Explore the potential for creating a multi user path through the site which can form part of the Loanhead - Lothianburn link (**Connection Point 31** to **Connection Point 32**).

#### Ec4 Ashgrove North

- i. Establish a 30m wide woodland belt along the A720 boundary and a 10-15m wide hedgerow with trees along all other boundaries.
- ii. Ensure the layout and design of development and the green network within the site protects and enhances the neighbouring Straiton Pond Local Nature Reserve (LNR) and provides appropriate opportunities for habitat connectivity and movement of wildlife.
- iii. Retain and enhance existing vegetation within the site, including along Lang Loan.
- iv. Retain the existing path across the site and upgrade it to multi user standard, ensuring it is incorporated into the green network within the site.
- v. Develop SUDS as part of the green network which directs surface water away from the neighbouring Straiton Pond Local Nature Reserve.



## 3 Network Development

### Hs16 Seafield Road & Safeguarded Site (Seafield Road Phase 2)

- i. Create a woodland framework for the site, retaining and enhancing the existing woodland within the site and establishing a 30m woodland belt along the boundary with the A703, the north western boundary and the north eastern boundary.
- ii. Establish a 10-15m hedgerow with trees along the western boundary.
- iii. Utilise the areas unsuitable for development due to ground conditions for open space and other components of the green network.
- iv. Create linked tree lined avenue and green spaces across the site in conjunction with SuDS, ensuring green spaces are connected with multi user paths.
- v. Provide paths throughout the site, ensuring these paths connect to existing and planned paths beyond the site boundaries including within neighbouring sites (h56 Seafield Road East and Hs17 Pentland Plants and h55 Seafield Moor Road).
- vi. Create a multi user path connecting Core Path 41 (2009 Core Path Plan) with Seafield Road at **Connection Point 30**.

### Hs17 Pentland Plants

- i. Enhance existing vegetation along the north western boundary to create a 10-15m wide planting strip, and integrate this into the green network.
- ii. Establish a hedge with trees along to south eastern boundary facing onto the existing open space.

### Hs18 Roslin Institute

- i. Create a multi user path through the site, from the current terminus of the Loanhead-Roslin multi user path (**Connection Point 28**) to Main Street (B7003), enabling a connection to the recently upgraded multi user path running from Main Street to the Gowkley Moss Roundabout (A701) via the Roslin Moat and Curling Pond Local Biodiversity Site (**Strategic Connection 15**).

- ii. Protect and enhance the existing woodland areas within the site along the site boundaries, and individual trees within the site.
- iii. Establish a 10-15m wide hedgerow with trees along the south-eastern boundary of the site and integrate it into the green network.
- iv. Provide paths throughout the site, including the woodland areas, with connections to the existing local path network in and around Roslin.
- v. Create a network of linked open spaces throughout the site, integrated with the path network, to complement and integrate with the existing character of the site.

### Hs19 Roslin Expansion

- i. Incorporate the existing multi user path along the former railway line into the path network within the site.
- ii. Create green network connections through the site, incorporating SuDS, open space and paths, ensuring connections to the surrounding green network.
- iii. Ensure the layout and design of development and the green network within the site protects and enhances the neighbouring Roslin Moat & Curling Pond Local Biodiversity Site (LBS) and provides appropriate opportunities for habitat connectivity and movement of wildlife.
- iv. Protect and enhance the existing landscaping along the south western boundary of the site adjacent to Roslin Moat & Curling Pond LBS.
- v. Create a multi user path through the site, potentially utilising the existing multi user path (**Strategic Connection 15**) where appropriate, to form part of the proposed Auchendinny - Roslin extension of the existing Loanhead-Roslin Multi User Path (**Strategic Connection 16**). The new multi user path should connect to the path network with the Penicuik Road development site (currently under construction) linking to **Connection Point 27**, and should provide for safe crossing of the B7006 and connection to the path network in Hs18 Roslin Institute linking to **Connection Point 28**.

## Network Development 3

- vi. Establish a 20-30m wide woodland belt along the northern edge of the site to help screen the development from the A701, including path connections to an upgraded Core Path 27 (2009 Core Path Plan).
- vii. Retain and enhance the existing hedgerows, incorporating appropriate hedgerow trees, along the boundary of the site with Main Street (B7006).

### e34 Oatslie & Ec5 Oatslie Expansion

- i. Establish a 15m wide hedgerow with trees along the south western, south eastern and north eastern boundaries to help contain the sites and to enhance the green corridor along the former railway line.
- ii. Create a multi user path along the south eastern boundary of the site from **Connection Point 27** to form part of the proposed Auchendinny-Roslin extension of the existing Loanhead-Roslin Multi User Path (**Strategic Connection 16**).
- iii. Create green network connections through the sites, incorporating SuDS, open space and paths, ensuring connections to the surrounding green network.

### Midlothian Science Zone (b1-b9 & Bt1-Bt3)

- i. Retain and enhance the overall parkland setting of The Bush, including existing roundels, shelter belts, open spaces, specimen trees and woodland planting, and the setting of Bush House.
- ii. Ensure the layout and design of development and the green network within the site protects and enhances the Bush Estate & Glencorse Burn Local Biodiversity Site (LBS) and provides appropriate opportunities for habitat connectivity and movement of wildlife.
- iii. Provide new shelter belts along the western, eastern and northern boundaries of Bt3 (Technopole North West).
- iv. Create green network connections including multi user paths between Bush Loan and the A703, utilising the existing paths and shelter belt along the western boundaries of b3 (Gowkley Moss)

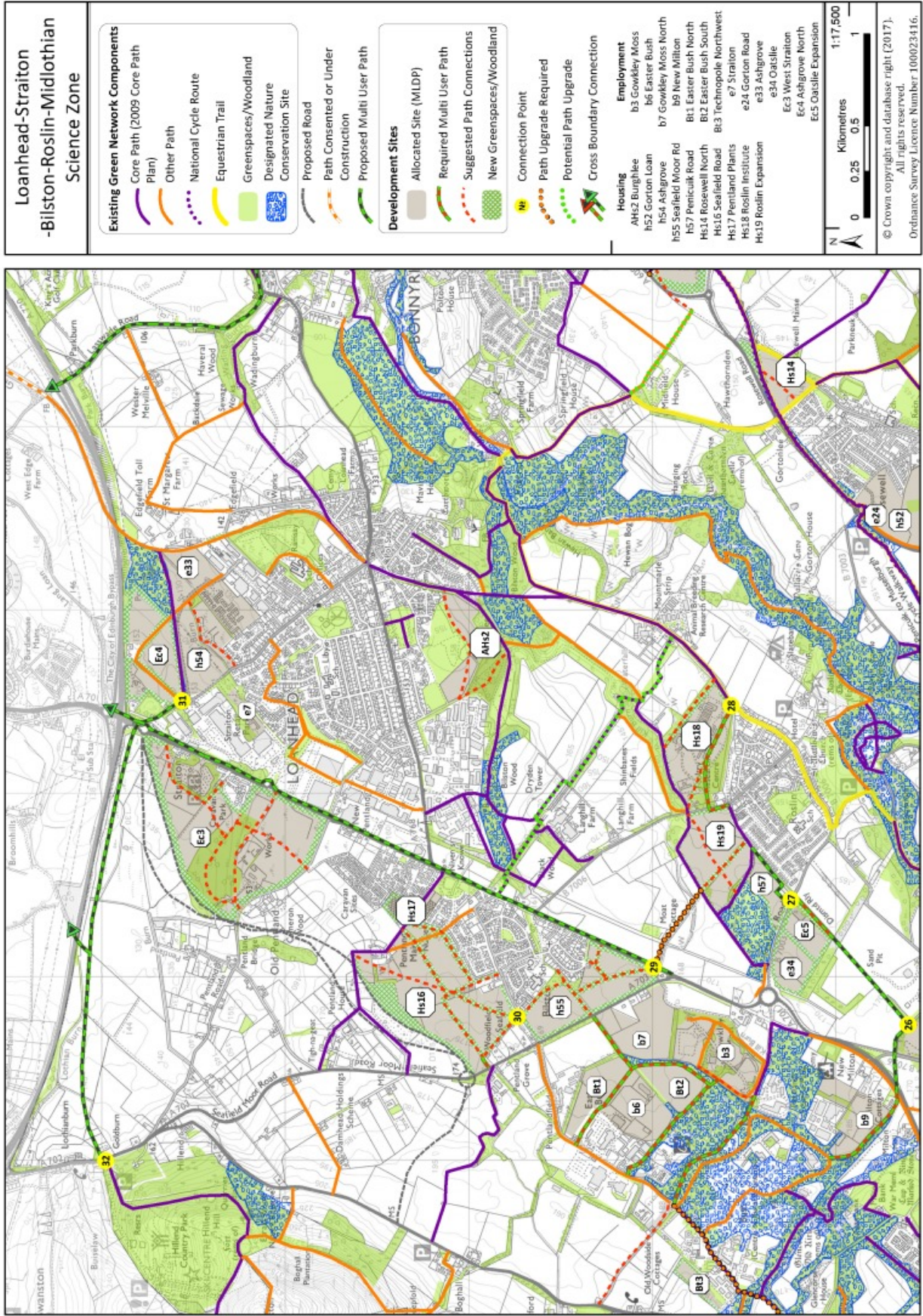
- and b7 (Gowkley Moss North), and the path connections being created within Bt2 (Easter Bush South).
- v. Create a multi user path from b2 (Edinburgh Technopole/Bush Estate) to the proposed Roslin-Penicuik multi user path at Auchendinny via a new connection within b9 (New Milton) and new crossings points for the A701 and B7026.
- vi. Complete the east-west cycle link from Gowkley Moss to Bush Farm Loan, and the north-south cycle link from Technopole to Bush Loan.
- vii. Retain and enhance the existing planting between b3 (Gowkley Moss) and Bt2 (Easter Bush South), and along the southern boundary of b6 (Easter Bush) and Bt2 (Easter Bush South).

### AHs2 Burghlee, Loanhead

- i. Retain and enhance existing vegetation along the southern boundary of the site as part of the green space, incorporating SuDS.
- ii. Create a 10-15m hedgerow boundary along the eastern boundary of the site.
- iii. Establish a hedge with trees along the boundary with the existing open space.
- iv. Restore and enhance the existing watercourse running through the site, deculverting wherever possible and incorporating it into the green network.
- v. Create multi user paths across the site which connect to the local path network including the adjacent Loanhead - Roslin Multi User Path (**Strategic Connection 2**).



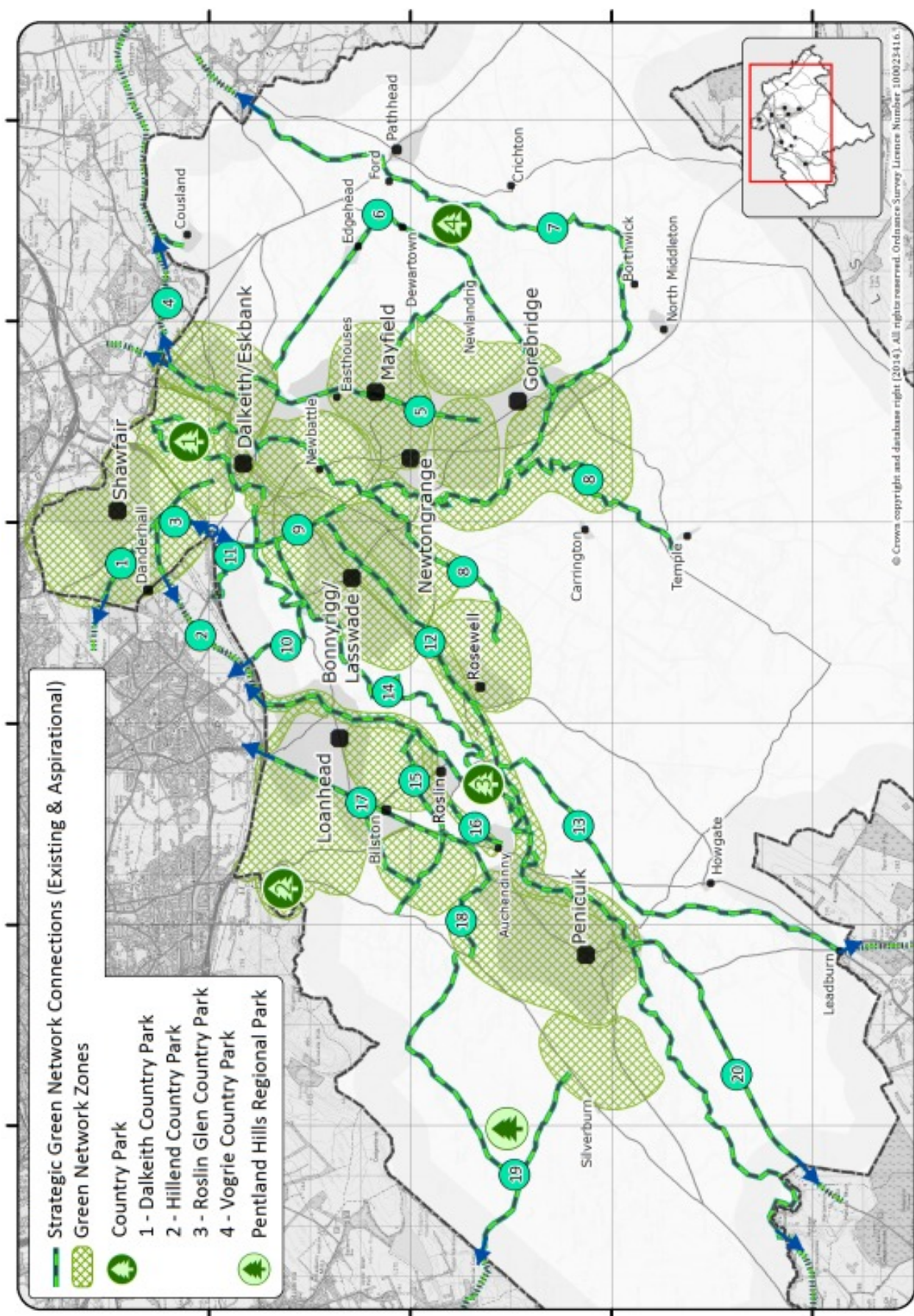
### 3 Network Development



## Appendix 1 - Strategic Connections



## Appendix 1 - Strategic Connections



## Appendix 1 - Strategic Connections

The diagram above (Figure 5.2 from the Midlothian Local Development Plan) shows the 20 strategic green network connections identified in the 2017 Midlothian Local Development Plan. The Strategic Connections are:

No.	Name	No.	Name
1	Dalkeith Park - Edmonstone Link	11	Gilmerton Road Link
2	Shawfair - Penicuik Link	12	NCR196/Penicuik-Musselburgh Walkway
3	Sheriffhall Link	13	Roslin Glen-Leadburn Link
4	Bellyford Burn (Smeaton-Pencaitland Link)	14	North Esk Valley Route
5	Gorebridge-Musselburgh Link	15	North Roslin Link
6	Dalkeith-Mayfield/Gorebridge-Vogrie Link	16	Roslin-Auchendinny Link
7	Gore Water-Tyne Water Route	17	A701 (Straiton-Gowkley Moss/The Bush)
8	South Esk Valley Route/Dalhousie Burn	18	Glencourse Link
9	A7 Urbanisation	19	Pentlands Access (Flotterstone-Bavelaw)
10	Melville Link	20	Penicuik-Auchencorth Link

The identified connections are not necessarily existing connections and, although usually focused on routes for walkers and potentially other non-motorised users, not all connections will incorporate specific multi user paths. Routes which already exist include Strategic Connection 4, Strategic Connection 11, Strategic Connection 12 and Strategic Connection 19. Other connections include existing paths in parts, including Strategic Connection 2 (Roslin to Shawfair), Strategic Connection 7 (the Gore Way), Strategic Connection 8 (parts of the South Esk Valley Route) and Strategic Connection 14 (parts of the North Esk Valley Route).





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## **MAJOR DEVELOPMENTS: APPLICATIONS CURRENTLY BEING ASSESSED AND OTHER DEVELOPMENTS AT PRE-APPLICATION CONSULTATION STAGE**

Report by Head of Communities and Economy

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### **1 PURPOSE OF REPORT**

- 1.1 This report updates the Committee with regard to 'major' planning applications, formal pre-application consultations by prospective applicants, and the expected programme of applications due for reporting to the Committee.

### **2 BACKGROUND**

- 2.1 A major application is defined by regulations and constitutes proposed developments over a specified size. For example; a development comprising 50 or more dwellings, a business/industry use with a gross floor space exceeding 10,000 square metres, a retail development with a gross floor space exceeding 5,000 square metres and sites exceeding 2 hectares. A major application (with the exception of a Section 42 application to amend a previous grant of planning permission) cannot be submitted to the planning authority for determination without undertaking a formal pre application consultation (PAC) with local communities.
- 2.2 At its meeting of 8 June 2010 the Planning Committee instructed that it be provided with updated information on the procedural progress of major applications on a regular basis.
- 2.3 The current position with regard to 'major' planning applications and formal pre-application consultations by prospective applicants is outlined in Appendices A and B attached to this report.

### **3 DEVELOPMENT PLAN UPDATE**

- 3.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan June 2013 (SDP1) and the Midlothian Local Development Plan 2017 (MLDP). The MLDP was adopted by the Council at its meeting of 7 November 2017. The proposed Strategic Development Plan (SDP2) is currently subject to examination by Scottish Government Reporters. The Reporter's findings are scheduled to be published in April 2018.

## **4 RECOMMENDATION**

- 4.1 The Committee is recommended to note the major planning application proposals which are likely to be considered by the Committee in 2018 and the updates for each of the applications.

**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 22 December 2017  
**Contact Person:** Peter Arnsdorf, Planning Manager  
peter.arnsdorf@midlothian.gov.uk  
**Tel No:** 0131 271 3310

**Background Papers:** Planning Committee Report entitled 'Major Developments: Applications currently being assessed and other developments at Pre-Application Consultation stage' 8 June 2010.

## APPENDIX A

### MAJOR APPLICATIONS CURRENTLY BEING ASSESSED

Ref	Location	Proposal	Expected date of reporting to Committee	Comment
16/00134/DPP	Land north of Oak Place, Mayfield	Erection of 169 dwellings, 30 flattened dwellings and associated works	January 2018	Pre-Application Consultation (13/00522/PAC) carried out by the applicants in August/September 2013.  This application is reported to this meeting of the Committee.
16/00893/PPP	Land At Salter's Park, Dalkeith	Application for Planning Permission in Principle for residential development, employment uses and associated works	February 2018	Pre-Application Consultation (14/00833/PAC) carried out by the applicants in November and December 2014 and January 2015.
17/00298/PPP	Land north of Dalhousie Dairy Bonnyrigg	Application for Planning Permission in Principle for residential development.  The site is identified for an indicative 300 residential units.	Being held in abeyance because of an appeal decision to grant planning permission for residential development on the site.	Pre-Application Consultation (16/00157/PAC and 16/00161/PAC) carried out by the applicants in March/April 2016.  This application is a repeat application of 16/00712/PPP, which is subject to a resolution from a Scottish Government Reporter to grant planning permission subject the conclusion of a legal agreement to secure developer contributions. The legal agreement discussion is at an advanced stage. Once concluded the current application is likely to be withdrawn.
17/00409/DPP	Land at Wellington Farm, Old Craighall Road, Millerhill	Erection of 116 residential units; formation of access roads, SUDs features and associated works	April 2018	Pre-Application Consultation (14/00415/PAC) carried out by the applicants in June - September 2014.
17/00408/DPP	Land at Old Craighall Road, Millerhill	Erection of 125 residential units; formation of access roads, SUDs features and associated works	April 2018	Pre-Application Consultation (14/00415/PAC) carried out by the applicants in June - September 2014.
17/00435/DPP	Land at Newbyres, River Gore Road, Gorebridge	Erection of 125 residential units; formation of access roads, SUDs features and associated works	February 2018	Pre-Application Consultation (13/00609/PAC) carried out by the applicants in August - November 2013.

17/00650/S42	Land bounded By A720 Old Dalkeith Road and The Wisp Millerhill, Dalkeith	Section 42 application to amend condition 4 of planning permission 02/00660/OUT - this seeks to change the means by which the Master Plan and Design Guide for Shawfair can be amended	February 2018	<p>Section 42 applications do not require to go through the Pre-Application Consultation process.</p> <p>This application would enable changes to the Master Plan and Design Guide (and related addenda) to take place without the requirement of a planning application as currently set by condition 4 of the outline planning permission for the whole of the Shawfair development.</p>
17/00773/DPP	Easter Bush Campus, Bush Farm Road, Roslin	Installation of sustainable urban drainage system (SUDS) and foul water drainage system	January 2018	<p>Pre-Application Consultation (17/003339/PAC) carried out by the applicants in May - August 2017.</p>
17/00968/DPP <i>New addition to the table</i>	Land 470m west of Corby Craig Terrace, Bilston	Erection of 155 dwellinghouses, 36 flatted dwellings and associated works	February 2018	<p>This application is reported to this meeting of the Committee.</p> <p>Pre-Application Consultation (15/00936/PAC) carried out by the applicants in November and December 2015 and January 2016.</p> <p>This application replaces withdrawn application 16/00861/DPP.</p>
17/00980/PPP <i>New addition to the table</i>	Land adjacent former Rosslynlee Hospital, Roslin (Site AHs1)	Residential development and associated works and ancillary commercial use	May 2018	<p>Pre-Application Consultation (16/00266/PAC) carried out by the applicants in April, May and June 2016</p> <p>The site is identified as an additional housing opportunity in the adopted MLDP with an indicative 120 – 300 units.</p>

## APPENDIX B

### NOTICE OF PRE-APPLICATION CONSULTATIONS RECEIVED AND NO APPLICATION HAS BEEN SUBMITTED

Ref	Location	Proposal	Date of receipt of PAC	Earliest date for receipt of planning application and current position
15/00774/PAC	Site Hs14, Rosewell North, Rosewell	Residential development  The site is identified for an indicative 60 residential units.	22 September 2015	15/12/15 - no application yet received. A pre-application report was reported to the November 2015 meeting of the Committee.
16/00267/PAC	Land at Rosslynlee Hospital, Roslin (Site AHs1)	Residential development - change of use, alterations, extensions and partial demolition of the former hospital, including new build development.  The site is identified as an additional housing opportunity with an indicative 120 – 300 units.	08 April 2016	04/07/16 - no application yet received. A pre-application report was reported to the May 2016 meeting of the Committee.
16/00830/PAC	Land east of junction with Greenhall Road Barleyknowe Road Gorebridge	Residential development  This site is not allocated for housing	24 November 2016	10/02/17 - no application yet received. A pre-application report was reported to the January 2017 meeting of the Committee.
17/00296/PAC	Land to the east of Lawfield Road and to the north of Ash Grove, Mayfield	Residential development  This site is not allocated for housing	19 April 2017	06/07/17 - no application yet received. A pre-application report was reported to the June 2017 meeting of the Committee.
17/00367/PAC	Site Hs12 Hopefield Farm 2 Bonnyrigg	Residential development  The site is identified for an indicative 375 residential units.	9 May 2017	02/08/17 - no application yet received. A pre-application report was reported to the August 2017 meeting of the Committee.
17/00402/PAC	Site Hs11 Dalhousie South Bonnyrigg	Residential development  The site is identified for an indicative 360 residential units.	19 May 2017	12/08/17 - no application yet received. A pre-application report was reported to the August 2017 meeting of the Committee.

17/00565/PAC	Land south west of Upper Dalhousie Sand Quarry, Rosewell	Extension to existing sand quarry	13 July 2017	06/10/17 - no application yet received. A pre-application report was reported to the August 2017 meeting of the Committee.
17/00606/PAC	Land south east of Auchendinny, The Brae, Auchendinny (Site Hs20)	Residential development The site is identified for an indicative 350 residential units.	27 July 2017	20/10/17 - no application yet received. A pre-application report was reported to the November 2017 meeting of the Committee.
17/00663/PAC	Land bounded by A7, Stobhill Road and Pentland Avenue, Gorebridge	Mixed use development comprising residential and commercial land uses	16 August 2017	09/11/17 - no application yet received. A pre-application report was reported to the October 2017 meeting of the Committee.
17/00670/PAC	Land to the north of Hardengreen House, Dalkeith	Mixed use development including Class 1 (Shops); Class 2 (Financial, Professional and Other Services); Class 3 (Food and Drink); Class 4 (Business); Class 9 (Houses); and Class 10 (Non-Residential Institutions).	22 August 2017	15/11/17 - no application yet received. A pre-application report was reported to the October 2017 meeting of the Committee.
17/00693/PAC	Land 65M west of Rosslyn Bowling Club, Main Street, Roslin (Site Hs19)	Residential development The site forms part of (approximately 25%) a larger development site identified for an indicative 260 residential units.	30 August 2017	23/11/17 - no application yet received. A pre-application report was reported to the November 2017 meeting of the Committee.
17/00721/PAC	Land west of Burnbrae Terrace Bonnyrigg	Mixed use development including offices, stores, garage and workshops, enterprise business units, parking and ancillary facilities	12 September 2017	06/12/17 - no application yet received. A pre-application report is reported to this meeting of the Committee.
17/00859/PAC <i>New addition to the table</i>	Shawfair Site F Monktonhall Colliery Road, Dalkeith	Use of land for the storage of soil (top soil and sub soil)	27 October 2017	12/01/18 –
17/00913/PAC <i>New addition to the table</i>	Land at Gore Avenue and Newbyres Crescent, Gorebridge	Residential development The applicant is considering an indicative 75 residential units.	27 November 2017	20/02/17 - A pre-application report is reported to this meeting of the Committee.





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## APPEALS AND LOCAL REVIEW BODY DECISIONS

Report by Head of Communities and Economy

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### 1 PURPOSE OF REPORT

- 1.1 This report informs the Committee of notices of reviews determined by the Local Review Body (LRB) at its meeting in November 2017. There are no Scottish Government appeal decisions to report to the Committee.

### 2 BACKGROUND

- 2.1 The Council's LRB considers reviews requested by applicants for planning permission, who wish to challenge the decision of planning officers acting under delegated powers to refuse the application or to impose conditions on a grant of planning permission.
- 2.2 The decision of the LRB on any review is final, and can only be challenged through the Courts on procedural grounds.
- 2.3 Decisions of the LRB are reported for information to this Committee.

### 3 PREVIOUS REVIEWS DETERMINED BY THE LRB

- 3.1 At its meeting on 21 November 2017 the LRB made the following decisions:

	Application Reference	Site Address	Proposed Development	LRB Decision
1	17/00363/DPP	61A Clerk Street, Loanhead	Change of use from Chiropodist to dwellinghouse	Permission granted at LRB meeting of 21.11.2017
2	17/00440/DPP	29 Waverley Road, Bonnyrigg	Change of use from flat to house in multiple occupation	Permission refused at LRB meeting of 21.11.2017

## **4 RECOMMENDATION**

- 4.1 The Committee is recommended to note the decisions made by the Local Review Body at its meeting in November 2017.

**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 22 December 2017  
**Contact Person:** Peter Arnsdorf, Planning Manager  
peter.arnsdorf@midlothian.gov.uk  
**Tel No:** 0131 271 3310

**Background Papers:** LRB procedures agreed on the 13 June 2017.



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**PRE - APPLICATION REPORT REGARDING MIXED USE  
DEVELOPMENT COMPRISING OFFICES, STORES, GARAGE AND  
WORKSHOPS, ENTERPRISE BUSINESS UNITS, PARKING AND  
ANCILLARY FACILITIES AT LAND WEST OF BURNBRAE TERRACE,  
BONNYRIGG (17/00721/PAC)**

Report by Head of Communities and Economy

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**1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise the Committee of a pre-application consultation submitted on behalf of Midlothian Council regarding a proposed mixed use development comprising offices, stores, garage and workshops, enterprise business units, parking and ancillary facilities at land west of Burnbrae Terrace, Bonnyrigg.
- 1.2 The pre-application consultation is reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

**2 BACKGROUND**

- 2.1 Guidance on the role of Councillors in the pre-application process, published by the Commissioner for Ethical Standards in Public Life in Scotland, was reported to the Committee at its meeting of 6 June 2017. The guidance clarifies the position with regard to Councillors stating a provisional view on proposals at pre-application stage.
- 2.2 A pre-application consultation for mixed use development comprising offices, stores, garage and workshops, enterprise business units, parking and ancillary facilities at land west of Burnbrae Terrace, Bonnyrigg was submitted on 12 September 2017.
- 2.3 As part of the pre-application consultation, public drop in sessions took place at Burnbrae Primary School on Thursday 28 September and Thursday 26 October 2017, from 3pm to 7pm; and at Lasswade Library on Saturday 30 September and Saturday 28 October 2017, from 2pm to 5pm. On the conclusion of the public event and the 12 week pre application consultation engagement period the applicant could submit a planning application for the proposal. It is reasonable for an Elected

Member to attend such a public event without a Council planning officer present, but the Member should (in accordance with the Commissioner's guidance reported to the Committee at its meeting in June 2017) not offer views, as the forum for doing so will be at meetings of the Planning Committee.

- 2.4 Copies of the pre application notices have been sent by the prospective applicant to Poltonhall and District Community Council and Bonnyrigg and Lasswade Community Council.

### **3 PLANNING CONSIDERATIONS**

- 3.1 In assessing any subsequent planning application the main planning issue to be considered in determining the application is whether the currently proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.2 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP).
- 3.3 The site is bounded by the B6392 'Bonnyrigg Bypass' to the south, agricultural land to the west; and otherwise by the wider 'Hopefield' residential development currently under construction, Burnbrae Terrace and Little Wood Grove being completed and adjoining the site to the east and north respectively. Across the B6392 to the south is more agricultural land.
- 3.4 The site has been laid out with service roads, accessed from a single point on Burnbrae Terrace; with street lighting, surface water drainage features and surrounding structural landscaped bunds. The bunds are not currently within the control of the Council. The site is otherwise in a condition awaiting development.
- 3.5 No further details of the proposal have been submitted with the pre-application consultation.
- 3.6 The MLDP identifies the site as a 5 hectare (i.e. excluding the bunds) committed economic development site (e16). In terms of development considerations, the MLDP states that "development will need to be suitable for a location close to housing. To assist in safeguarding the amenity of neighbouring housing, acceptable uses [are] business (Class 4) alone. This will reduce the potential for neighbour conflict, but continue to provide scope for local jobs". The MLDP identifies the site as being within the built-up area of Bonnyrigg. Any subsequent application will be subject to assessment against policies STRAT1: Committed Development; DEV2: Protecting Amenity within the Built-Up Area; DEV5: Sustainability in New Development; DEV6: Layout and Design of New Development; DEV7: Landscaping in New Development; ECON1: Existing Employment Locations; TRAN1: Sustainable Travel; TRAN5: Electric Vehicle Charging; IT1: Digital Infrastructure; ENV9: Flooding; ENV10: Water Environment; NRG6:



Community Heating; IMP1: New Development; IMP2: Essential Infrastructure Required to Enable New development to Take Place; and IMP3: Water and Drainage.

- 3.7 Offices, business units, industrial activities/processes and associated uses which do not have a detrimental impact on residential amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit can be classed as a 'Class 4 business use' and are therefore compatible with the site's allocation in the MLDP and acceptable in principle.
- 3.8 With regard the assessment of any planning application for the proposed uses which fall outwith 'Class 4 business use', such as storage and vehicle repairs, consideration of the impact on the amenity of neighbouring housing will be a significant material consideration. Employment uses outwith Class 4 could potentially be considered acceptable if they do not have a detrimental impact on neighbouring residential amenity and if they are integral to the development of the site as a whole.

#### **4 PROCEDURES**

- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' view and to raise any material considerations which they wish the applicant and/or officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.
- 4.3 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures advises that Councillors are expected to approach their decision-making with an open mind in that they must have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.

#### **5 RECOMMENDATION**

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

**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 22 December 2017  
**Contact Person:** Brian Forsyth, Planning Officer  
**Tel No:** 0131 271 3473



**Education, Economy  
& Communities**  
Midlothian Council  
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Land West of Burnbrae Terrace, Bonnyrigg

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## **PRE - APPLICATION REPORT REGARDING RESIDENTIAL DEVELOPMENT AT LAND AT GORE AVENUE AND NEWBYRES CRESCENT, GOREBRIDGE (17/00913/PAC)**

Report by Head of Communities and Economy

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### **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise the Committee of a pre-application consultation submitted regarding residential development at land at Gore Avenue and Newbyres Crescent, Gorebridge.
- 1.2 The pre-application consultation is reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

### **2 BACKGROUND**

- 2.1 Guidance on the role of Councillors in the pre-application process, published by the Commissioner for Ethical Standards in Public Life in Scotland, was reported to the Committee at its meeting of 6 June 2017. The guidance clarifies the position with regard to Councillors stating a provisional view on proposals at pre-application stage.
- 2.2 A pre-application consultation for residential development at land at Gore Avenue and Newbyres Crescent, Gorebridge was submitted on 16 November 2017. The Proposal of Application Notice submitted describes the development as being "75 units split between houses, flats and care homes".
- 2.3 As part of the pre-application consultation, a public event took place at Gorebridge Leisure Centre on Wednesday 6 December 2017, from 15:00 to 19:00 and on Saturday 9 December 2017 from 12:00 to 16:00. On the conclusion of the public event and the 12 week pre application consultation engagement period the applicant could submit a planning application for the proposal. It is reasonable for an Elected Member to attend such a public event without a Council planning officer present, but the Member should (in accordance with the Commissioner's guidance reported to the Committee at its meeting in June 2017) not

offer views, as the forum for doing so will be at meetings of the Planning Committee.

- 2.4 Copies of the pre application notices have been sent by the prospective applicant to the local elected members and Gorebridge Community Council.

### **3 PLANNING CONSIDERATIONS**

- 3.1 In assessing any subsequent planning application the main planning issue to be considered in determining the application is whether the currently proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.2 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP).
- 3.3 The site is situated to the north of the centre of Gorebridge. The site comprises 3 separate plots with a combined area of 1.95 hectares. The plots were formerly occupied by Council houses which were demolished in 2016 following concerns over gas emissions from former mine workings. The site is bounded to the north-west by Newbyres Care Village. The southern corner of the site is bounded to the west by Gorebridge Bowling and Social Club. The remaining boundaries of the site are with existing residential gardens.
- 3.4 The MLDP identifies the site as being within the built-up area of Gorebridge. Any subsequent application will be subject to assessment against policies STRAT2: Windfall Housing Sites; DEV2: Protecting Amenity within the Built-Up Area; DEV3: Affordable and Specialist Housing; DEV5: Sustainability in New Development; DEV6: Layout and Design of New Development; DEV7: Landscaping in New Development; DEV9: Open Space Standards; TRAN1: Sustainable Travel; TRAN5: Electric Vehicle Charging; IT1: Digital Infrastructure; ENV9: Flooding; ENV10: Water Environment; ENV16: Vacant, Derelict and Contaminated Land; NRG6: Community Heating; IMP1: New Development; IMP2: Essential Infrastructure Required to Enable New development to Take Place; and IMP3: Water and Drainage.
- 3.5 The planning history of the site is a material consideration.
- 3.7 If an application is submitted there will be a presumption in favour of residential development subject to securing the appropriate level of developer contributions towards infrastructure including education provision and affordable housing.

### **4 PROCEDURES**

- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a

‘without prejudice’ view and to identify material considerations with regard to a major application.

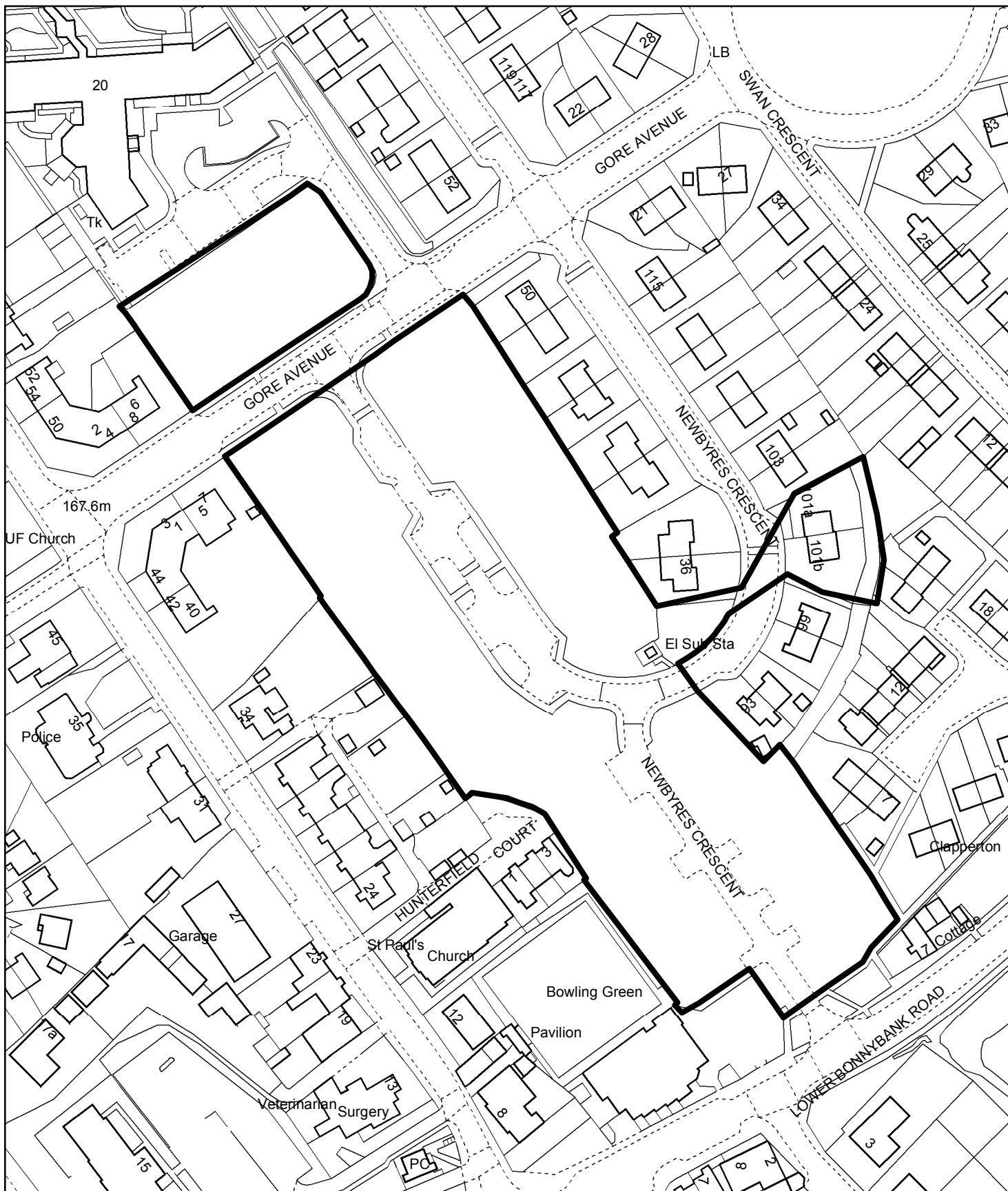
- 4.2 The Committee is invited to express a ‘without prejudice’ view and to raise any material considerations which they wish the applicant and/or officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.
- 4.3 The Scottish Government’s Guidance on the Role of Councillors in Pre-Application Procedures advises that Councillors are expected to approach their decision-making with an open mind in that they must have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.

## **5 RECOMMENDATION**

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

**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 22 December 2017  
**Contact Person:** Graeme King  
**Tel No:** 0131 271 3332



**Education, Economy  
& Communities**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
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Land at Gore Avenue and Newbyres Crescent, Gorebridge

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**APPLICATION FOR PLANNING PERMISSION 16/00134/DPP FOR THE  
ERECTION OF 179 DWELLINGHOUSES AND 20 FLATTED DWELLINGS,  
FORMATION OF ACCESS ROAD AND CAR PARKING AND ASSOCIATED  
WORKS AT LAND NORTH OF OAK PLACE, MAYFIELD**

Report by Head of Communities and Economy

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The application is for the erection of 179 houses and 20 flatted dwellings, the formation of an associated access road and a sustainable urban drainage system (SUDS) on land north of Oak Place, Mayfield. There have been 8 representations and consultation responses from the Scottish Environment Protection Agency (SEPA), the Council's Archaeology Advisor, the Council's Policy and Road Safety Manager, the Council's Head of Education, the Council's Construction Services Housing Manager and the Mayfield and Easthouses Community Council.**
- 1.2 The relevant development plan policies are policies 5 and 7 of the Edinburgh and South East Scotland Strategic Development Plan 2013 (SESplan) and policies STRAT1, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN5, IT1, ENV2, ENV7, ENV9, ENV10, ENV11, ENV15, ENV24, ENV25, NRG6, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017.**
- 1.3 The recommendation is to refuse planning permission.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1 The application site is approximately 8.3 hectares of agricultural land and forms part of Lawfield Farm. The site slopes upwards from the south west to the north east. There are open views from the site westwards towards the Pentland Hills and the north west of Edinburgh. Much of the character of the site comes from its agricultural setting with existing farms and rolling countryside to the north and east. The site comprises allocated housing site h41, North Mayfield, with an indicative capacity of 63 dwellings. The site was original allocated in the 2003 Midlothian Local Plan.**
- 2.2 To the south is a linear area of grassed open space with two-storey houses in Oak Place beyond. Allocated housing site h48, which is the vacant site of the former Bryans Primary School, bounds the site to the**



south west. Right of Way (ROW 5-9) with agricultural land beyond, bounds the site to the northwest.

- 2.3 An existing core path (core path 5-11) dissects the site from the north east to the south west and is accessed from the junction of D'Arcy Road and D'Arcy Terrace in the south and Lawfield in the north.
- 2.4 The existing housing in the surrounding area comprises predominantly traditional post war, two-storey terraced and semi detached houses. The character of the area comprises houses fronting onto streets with small front and rear gardens and either fenced or hedged boundaries. The majority of the buildings are characterised by various forms of rendered and brickwork wall finish.

### **3 PROPOSAL**

- 3.1 The proposed development comprises:
  - (i) the erection of 179 two-storey houses;
  - (ii) the erection of a linked row of cottage flats comprising a total of 20 flats;
  - (iii) the formation of a vehicular access off Oak Place and across the linear area of grassed open space to the south; and,
  - (iv) the formation of a SUDS basin in the south western corner of the site.
- 3.2 The proposal comprises 89 detached houses, 26 semi-detached houses, 64 terraced houses and 20 flats.
- 3.3 Twelve different house types are proposed and two flatted types. There are 20 two bed units, 97 three bed units and 82 four bed units.
- 3.4 All of the proposed houses and the proposed flatted buildings are two-storey and have pitched roofs.
- 3.5 The applicant proposes on-site affordable housing, but has not confirmed which plots are to be affordable. The planning statement submitted with the application states that the site requirement under the 2003 Midlothian Local Plan, when the site was allocated, was for 5-10%, which they are applying to the first 63 units of the site. The balance of the site is subject to a 25% on-site requirement.
- 3.6 A new vehicular access is proposed off Oak Place to the south. The section of the existing core path that bisects the site (core path 5-11) is to be retained as a pedestrian route. It is to be upgraded to a surfaced and lit footpath from D'Arcy Road/D'Arcy Terrace to Lawfield.
- 3.7 Materials specified for use within the site include renders, dark grey roof tiles and reconstituted stone detailing. No materials have been specified for the internal roads, mixer courts, parking courts and layby

parking and details of the percent for art requirement have been submitted.

- 3.8 A planning statement, design and access statement, drainage strategy, transport statement, housing land assessment, landscape appraisal, archaeological written scheme of investigation, ecology report and pre-application consultation (PAC) report have been submitted with the application.
- 3.9 The drainage strategy accompanying the application informs that the drainage design has been based on all foul water discharge from the site connecting to the existing combined sewerage system in Conifer Road. A hydro-brake is proposed to control the rate of surface water discharge into the existing combined sewerage system in Conifer Road. Two levels of SUDS treatment is proposed; which is: (i) gravel filter trenches at the rear of the adopted footways and private parking areas and driveways, which will provide initial source treatment of the roads run-off; and, (ii) a SUDS retention basin in the western corner of the site to provide attenuation. Any existing land drainage encountered during the course of the works will be fully grouted to ensure no ground water passes below the buildings or roads/car park areas on the site. Where this cannot be resolved by grouting, water will be re-routed around the infrastructure affected in a manner which helps to maintain the previous drainage characteristics of the site. The SEPA Flood Map indicates that the site is not in an area at risk of flooding from rivers.

#### **4 BACKGROUND**

- 4.1 The applicants carried out a pre-application consultation (13/00522/PAC) for a residential development in July, August and September 2013.
- 4.2 Subsequent to the application being registered on 4 March 2016, the applicant submitted a revised site layout plan that is significantly different to the originally submitted site layout and section drawings delineating the substantial raising in levels across the site to facilitate the proposed development. The applicants were also proposing to change the number of units on the site. The applicant was advised by the Planning Authority that the proposed amendments could not be made as part of the determination of the existing application; but instead, a revised planning application is required to be submitted for the revised scheme. The reason for this decision is that the amendments would result in a substantial change in the description and layout of the development. Therefore another application is required to take forward the variation which would give interested parties an opportunity to make representation. This position is in line with statutory requirements of *Circular 4/2009: Development Management Procedures*. The applicant has declined to submit a new planning application for the revised scheme. Therefore, the application stands to be determined on the basis of the originally submitted scheme of development, including the original proposed development

layout. The local community, residents and consultees were neighbour notified and consulted on the original submission.

- 4.3 The linear area of grassed open space to the south is part of a larger area of land for which planning permission 08/00175/FUL was granted in February 2009 for the erection of 49 houses and 48 flatted dwellings. However this development has not been implemented and the planning permission has expired.

## 5 CONSULTATIONS

- 5.1 The **Scottish Environment Protection Agency (SEPA)** does not object to the application. However, they advise that surface water quality issues and appropriate mitigation measures are conditioned and agreed with the Council prior to construction on site.
- 5.2 An initial desk-based appraisal of the site was undertaken in order to examine the possible implications on the historic environment from the proposed development. As a result of this study the **Council's Archaeology Advisor** confirms that there is a requirement for a programme of archaeology works (Evaluation) to mitigate the impact of the proposed development upon the historic environment. This should comprise a field evaluation by trial trenching which should be reported upon initially through a Date Structure Report (DSR) submitted to the archaeology advisor. The area to be investigated by trial trench evaluation should be no less than 10% of the total site area.
- 5.3 The Council's **Policy & Road Safety Manager** raises concerns and recommends the following changes to the proposed development:
1. The applicant has not demonstrated the Council's parking standards have been met.
  2. A 4.5m by 70m visibility splay should be provided at the proposed vehicle access onto Oak Place.
  3. The existing 2m wide grass verge on Oak Place, between the proposed site access and the existing footway at D'Arcy Road, should be replaced with a 2m wide public footway.
  4. The existing 2m wide grass verge on Oak Place, between the proposed site access and the existing bus stop, should be replaced with a 2m wide public footway.
  5. The existing (southbound) 3 bay bus shelter on Oak Place should be upgraded to a 5 bay shelter to accommodate the additional number of passengers the new housing will generate.
  6. The existing (northbound) bus stop should have a new 5 bay bus shelter installed to accommodate the additional number of passengers the new housing will generate.

7. A plan should be provided showing the residential and visitor parking spaces. Parking should be provided to meet current Council standards which are based on the number of bedrooms.
8. An AutoTrack or similar computer programme showing the swept path of an HGV driving round the internal road network should be submitted for consideration.
9. The proposed internal access road is shown as finishing at the western boundary of the site. This would place it adjacent to the cycleway/footpath to be provided as part of the Lawfield Steading development. This section of internal road should be closed off with only a 3m wide pedestrian/cycle access provided over the last 5m section.
10. All flats which do not have access to a private rear garden will require secure, covered, residential, lockable cycle parking facilities. These are best placed within the building but could also be sited in secure locations within the site which are overlooked by the properties they are designed to serve.
11. Details of the location of the bin stores for the flats and their HGV access should be shown on the layout. If the bin stores are to be located within the rear parking area then a HGV turning head will be required within the parking area.
12. A 3m wide cycleway/footpath should be provided from the south west corner of the site, running along the northern edge of the adjacent Council owned site to provide a walking/cycling link to Conifer Road. This route would provide the main active travel route to Lawfield Primary School.
13. The proposed footpath across the landscaped area on the southern edge of the site should be aligned to join with the existing pedestrian link leading down to Oak Place.
14. Details of the proposed SUDs basin should be submitted for consideration with cross sections through the basin showing the land form and gradients on each side of the basin. Vehicle access to the basin will be required for maintenance.

5.4 The **Head of Education** advises that the proposed development of 199 dwellings could be expected to generate the following number of pupils:

Primary	47
Secondary	60

5.5 The site for this development lies within the following school catchment areas:

Non-denominational primary	Lawfield Primary School
Denominational primary	St Luke's RC Primary School
Non-denominational secondary	Newbattle Community High School
Denominational secondary	St David's RC High School

- 5.6 **Primary Non-denominational** provision for the Easthouses/Mayfield area is within the catchment of Lawfield Primary School, which has insufficient spare capacity to accommodate this development. A contribution will be required towards the cost of providing additional capacity. The erection of 199 units is significantly more than the indicative site capacity of 63 units, and would create a need to provide more primary capacity than planned in the extension of Lawfield Primary School. Currently Education has no solution for the provision of this additional capacity and cannot therefore support approval of the application.
- 5.7 **Primary Denominational** provision will be at St Luke's RC Primary School, which has insufficient spare capacity for this development and additional primary capacity will be required. A contribution will be required towards the cost of additional capacity.
- 5.8 **Secondary Non-Denominational** provision will be at Newbattle High School. A significant amount of new housing has already been allocated to Newbattle High School and additional secondary capacity will be required. A developer contribution will be required towards the cost of any additional provision.
- 5.9 With regard to **Secondary Denominational** provision a contribution towards St David's High School, Dalkeith is required.
- 5.10 The **Council's Construction Services Housing Manager** requests that if planning permission is granted then the Planning Authority should ensure that ground drainage is contained within the application site and does not spill onto the neighbouring land of the former Bryans Primary School (allocated housing site H48), which the Council have title to. The concern is that the Council should not be responsible for dealing with ground drainage from the application site.
- 5.11 **Mayfield and Easthouses Community Council** raise the following concerns:
- the increase in population of Mayfield as a result of the development combined with other developments in the area will have a negative impact on the area and would bring no significant benefits to the community in Mayfield;
  - the site is very visible from long distances and the layout does not avoid the higher parts of the site;
  - the use of 3 storey apartment blocks will be highly visible making the development look ugly;
  - there is no spare education capacity for this site within the school catchment area;
  - no increased/improved infrastructure or service provision is being proposed by the applicant to meet the probable demand generated by the proposed development. The strain on local infrastructure and services as a result of the proposed development will be exacerbated by the development of other housing sites in the area including at the former Bryans Primary School site, which is likely to



be developed with substantially more residential units than the indicative number it was allocated for in the local plan;

- there is presently no capacity within the GP surgeries, which are not accepting new residents of Mayfield;
- other than education contributions the applicant will make minimal financial contribution or will avoid making any financial contribution toward essential infrastructure deficiencies and deficiencies in local facilities and amenities, including investment in town centre regeneration;
- the proposed houses would be occupied by people who will commute to work in Edinburgh and who will not use local amenities and services and thus will not be integrated into the local community; and
- the landowner's return on investment and share of developer profit will be substantially more than it would have been if the site was developed for 63 units as it is indicatively allocated for in the 2003 Midlothian Local Plan.

## **6 REPRESENTATIONS**

6.1 There have been 8 representations received, which can be viewed in full on the online planning application case file. A summary of the points raised are as follows:

- insufficient infrastructure to cope with the number of houses proposed including the road infrastructure, schools, doctor and dental surgeries and bus service;
- loss of/harm to biodiversity;
- there is already a lack of amenities, facilities and infrastructure within the Mayfield area;
- noise nuisance from construction activity and from traffic;
- the location of the site access should be moved to make space for a parking area for Finlay Place;
- concerns about pollution;
- road and pedestrian safety concerns;
- the existing road infrastructure is not of a standard to cope with the increase in use of it resulting from the development;
- during periods of construction there would be traffic congestion;
- during periods of construction residents of dwellings in Oak Place who would usually park their vehicles on Oak Place would no longer be able to do so; but instead they would have to park elsewhere on roads within the existing housing development resulting in parking congestion;
- during bad weather future residents of the proposed houses would park on Oak Place;
- the land comprising the site may be unstable/unsafe owing to old mine workings in the area;
- loss of trees;
- concern about flooding to neighbouring properties as a result of rain run-off from the site;
- deer who reside/forage on the site will be displaced;

- loss of view; and,
- increased traffic in the area.

## 7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP). The following policies are relevant to the proposal:

### Edinburgh South East Scotland Strategic Development Plan 2013 (SESPlan)

- 7.2 **Policy 5 (HOUSING LAND)** requires Local Development Plans to allocate sufficient land for housing which is capable of becoming effective in delivering the scale of the housing requirements for each period.
- 7.3 **Policy 7 (MAINTAINING A FIVE YEAR HOUSING LAND SUPPLY)** states that sites for Greenfield housing development proposals either within or outwith the identified Strategic Development Areas may be allocated in Local Development Plans or granted planning permission to maintain a five years' effective housing land supply, subject to satisfying each of the following criteria: (a) The development will be in keeping with the character of the settlement and local area; (b) The development will not undermine Green Belt objectives; and (c) Any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

### Midlothian Local Development Plan 2017 (MLDP)

- 7.6 Policy **STRAT 1: Committed Development** seeks the early implementation of all committed development sites and related infrastructure, facilities and affordable housing, including sites in the established housing land supply. Committed development includes those sites allocated in previous development plans which are continued in the MLDP.
- 7.7 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.
- 7.8 Policy **DEV3: Affordable and Specialist Housing** seeks an affordable housing contribution of 25% from sites allocated in the MLDP. Providing lower levels of affordable housing requirement may be acceptable where this has been fully justified to the Council. This policy supersedes previous local plan provisions for affordable housing; for sites allocated in the Midlothian Local Plan (2003) that do not benefit from planning permission, the Council will require reasoned justification in relation to current housing needs as to why a 25% affordable housing requirement should not apply to the site.

- 7.9 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.10 Policy **DEV6: Layout and Design of New Development** sets out design guidance for new developments.
- 7.11 Policy **DEV7: Landscaping in New Development** sets out the requirements for landscaping in new developments.
- 7.12 Policy **DEV9: Open Space Standards** sets out the necessary open space for new developments. This policy requires that the Council assess applications for new development against the open space standards as set out in Appendix 4 of that Plan and seeks an appropriate solution where there is an identified deficiency in any of the listed categories (quality, quantity and accessibility). Supplementary Guidance on open space standards is to be brought forward during the lifetime of the plan.
- 7.13 Policy **TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.14 Policy **TRAN5: Electric Vehicle Charging** seeks to promote a network of electric vehicle charging stations by requiring provision to be an integral part of any new development.
- 7.15 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes.
- 7.16 Policy **ENV2 Midlothian Green Networks** supports development proposals brought forward in line with the provisions of the Plan that help to deliver the green network opportunities identified in the Supplementary Guidance on the *Midlothian Green Network*.
- 7.17 Policy **ENV7: Landscape Character** states that development will not be permitted where it significantly and adversely affects local landscape character. Where development is acceptable, it should respect such character and be compatible in terms of scale, siting and design. New development will normally be required to incorporate proposals to maintain the diversity and distinctiveness of the local landscapes and to enhance landscape characteristics where they have been weakened.
- 7.18 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of

the proposed development. Furthermore it states that Sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.

- 7.19 **Policy ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environmental.
- 7.20 **Policy ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.21 **Policy ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.22 **Policy ENV24: Other Important Archaeological or Historic Sites** seeks to prevent development that would adversely affect regionally or locally important archaeological or historic sites, or their setting.
- 7.23 **Policy ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.
- 7.24 **Policy NRG6: Community Heating** seeks to ensure developments deliver, contribute towards or enable the provision of community heating schemes.
- 7.25 **Policy IMP1: New Development.** This policy ensures that appropriate provision is made for a need which arises from new development. Of relevance in this case are education provision, transport infrastructure; contributions towards making good facility deficiencies; affordable housing; landscaping; public transport connections, including bus stops and shelters; parking in accordance with approved standards; cycling access and facilities; pedestrian access; acceptable alternative access routes, access for people with mobility issues; traffic and environmental management issues; protection/management/compensation for natural and conservation interests affected; archaeological provision and 'percent for art' provision.

- 7.26 Policy **IMP2: Essential Infrastructure Required to Enable New Development to Take Place** states that new development will not take place until provision has been made for essential infrastructure and environmental and community facility related to the scale and impact of the proposal. Planning conditions will be applied and; where appropriate, developer contributions and other legal agreements will be used to secure the appropriate developer funding and ensure the proper phasing of development.
- 7.27 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

#### National Policy

- 7.28 The **SPP (Scottish Planning Policy)** sets out Government guidance for housing. All proposals should respect the scale, form and density of their surroundings and enhance the character and amenity of the locality. The individual and cumulative effects of infill must be sustainable in relation to the social and economic infrastructure of a place, and must not lead to over-development.
- 7.29 The SPP encourages a design-led approach in order to create high quality places. It states that a development should demonstrate six qualities to be considered high quality, as such a development should be; distinctive; safe and pleasant; welcoming; adaptable; resource efficient; and, easy to move around and beyond. The aims of the SPP are developed within the local plan and local development plan policies.
- 7.30 The SPP states that *design is a material consideration in determining planning applications* and that *planning permission may be refused and the refusal defended at appeal or local review solely on design grounds*.
- 7.31 The SPP supports the Scottish Government's aspiration to create a low carbon economy by increasing the supply of energy and heat from renewable technologies and to reduce emissions and energy use. Part of this includes a requirement to guide development to appropriate locations.
- 7.32 The SPP notes that "high quality electronic communications infrastructure is an essential component of economic growth across Scotland". It goes on to state that
- "Planning Authorities should support the expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure, through the development plan and development management decisions, taking into account the economic and social implications of not having full coverage or capacity in an area"*.



- 7.33 The Scottish Government policy statement, **Creating Places**, emphasises the importance of quality design in delivering good places.
- 7.34 **Designing Places, A Policy Statement for Scotland** sets out the six key qualities which are at the heart of good design namely identity, safe and pleasant environment, ease of movement, a sense of welcome, adaptability and good use of resources.
- 7.35 **The Scottish Government's Policy on Architecture for Scotland** sets out a commitment to raising the quality of architecture and design.

## 8 PLANNING ISSUES

- 8.1 The main issue to be determined is whether the proposal accords with the development plan, unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations.

### The Principle of Development

- 8.2 The site is allocated for housing and is located within the built up area of Mayfield where there is a presumption in favour of appropriate development. The principle of residential development on the site was first established by its allocation for housing within the 2003 Midlothian Local Plan and again in the 2008 Midlothian Local Plan. The site is now a committed development site in the Midlothian Local Development Plan 2017 (MLDP) with an indicative allocation of 63 residential units.
- 8.4 In the applicants planning statement they seek to justify the higher unit numbers proposed (199) compared to the allocated number (63) on the following grounds:
- i. the allocation of the site for housing in the 2003 Midlothian Local Plan with a notional capacity for 63 units was not based on a detailed appraisal and layout of the site;
  - ii. the adopted (*at the time the application was submitted*) Midlothian Local Plan 2008 is out of date and the Council is not meeting their housing land supply requirements. Given this, additional housing land is required and the Council should support opportunities to maximise capacities of the existing site allocations;
  - iii. notwithstanding the site's allocation, the proposal to increase the site capacity should be assessed against the provisions of Scottish Planning Policy (SPP) in terms of identifying any adverse impacts that would "significantly and demonstrably outweigh the benefits" when assessed against the wider policies of the SPP - the applicant claims that the proposal constitutes sustainable development with no adverse impact which would "significantly and demonstrably outweigh the benefits"; and
  - iv. the range of housing proposed, including on-site affordable provision, would provide economic benefits including local

employment opportunities, increased local spend and support for the Mayfield town centre.

- 8.5 In response, it is relevant to note that Midlothian has an up to date adopted local plan which sets a development strategy which includes sufficient housing allocations to meet its housing requirements and in doing so having an effective housing land supply. The MLDP was adopted 7 November 2017 following a local plan examination where the Reporter concluded that there is a 5-year effective housing land supply in Midlothian. Furthermore the Reporter did not agree that more units than the indicative number in the Plan would have to come forward on this site or other allocated sites in order for the Council to meet its 5 year effective housing land supply requirement.

#### Layout and Form of Development

- 8.6 The proposed development is for 179 dwellinghouses and 20 flatted dwellings with an average density of 24 dwellings per hectare. This amounts to a relatively high density development in a suburban area. The development has been designed to include a series of formal streets along a grid like pattern which includes pockets of informal amenity space, shared surfaces, footpaths, landscaping and a landscape buffer on the boundary of the site.
- 8.7 The MLDP requires good levels of amenity for residential development in terms of garden sizes, open space and the separation distances between dwellinghouses to mitigate against overlooking, loss of privacy and creating a sense of overbearing on neighbours. The required spatial standards were set out in the superseded Midlothian Local Plan 2008 and are likely to be incorporated into the supplementary guidance on 'Quality of Place' which is currently being drafted following the adoption of the MLDP in November 2017. These dimensional standards help those in the planning process quantify what good levels of amenity are and therefore it is reasonable to expect housing developments to meet these requirements unless there is justification not to do so. The requirements with regard usable private garden sizes should be: (i) 100 square metres for terraced houses of 3 or more apartments; (ii) 110 square metres for other houses of 3 apartments; and (iii) 130 square metres for houses of 4 apartments or more. 93 of the 179 proposed houses have rear private gardens that fall below this standard. It is expected that each of the flats is provided with the equivalent of 50 square metres of open space, provided in an area of communal private space – the proposed flats do not meet this required standard. The flats are provided with 221 square metres of communal open space rather than 1,000 square metres.
- 8.8 Open space for children's play in new developments should accord with the National Playing Field Association (NPFA) standards, which is currently set at 0.6-0.8 hectares of useable open space per 1000 population. In assessing the area requirement, the potential population of a housing development will be used for the basis of the calculation.

Based on a population of 2.4 persons per household an open space of 1.46 hectares is the minimum requirement for the number of houses proposed in this planning application. Two areas of open space are proposed in the development. At some 0.6 hectares in area the smaller of the two spaces is too small to be classed as useable and as such does not count towards children's play space. Essentially the only useable open space in the proposed development is a triangular area of grass located at a point on the eastern extremity of the site. However, at only 1.25 hectares the open space falls short of the minimum required size for a development of the number of units proposed. It is not big enough to contain both an equipped children's play area of the size required for the size of development proposed and a kick about pitch for informal ballgames. Thereby there is inadequate open space for children's play and recreation for the future occupants being proposed.

- 8.9 The spatial separation between a number of proposed dwellings on the southern boundary of the site and those existing dwellinghouses in D'Arcy Crescent is below the standard expected. The distance between these units is 21 metres rather than the required 25 metres, giving rise to mutual overlooking and loss of privacy.
- 8.10 The proposed erection of a significantly higher number of dwellings than allocated has a consequence of increasing the need to adjust levels across the site. The most significant increase in levels is on the western extremity of the site where the levels are delineated on a section drawings submitted with the application as being raised by 5 metres. The proposed increase in levels is substantial and would appear both in short views and in long views as a visually dramatic, contrived and intrusive engineering operation in the landscape that would be detrimental to the landscape character and visual amenity of the area. Reducing the number of houses on the site would enable the levels to be gradually graded to incorporate the development into the landscape.
- 8.11 The SUDS retention basin in the western extremity of the site is located at the lowest grade of the site. No section drawings through the SUDS basin showing the land form and gradients on each side of the basin have been submitted. Owing to the site levels and the relatively confined area in which the SUDS basin is located it would have to be formed as a deep basin with high mounded embankments. Such an engineered structure would not appear as a naturalistic and soft attractive feature in the landscape; but instead it would appear as a visually intrusive structure in the landscape that would be detrimental to the landscape character and visual amenity of the area. The confined area of land in which the SUDS is located and its unduly steep embankments would significantly restrict the scope for planting on the site to mitigate its visual impact. Moreover the high embankments of the SUDS basin would prohibit passive surveillance of it from the proposed houses fronting onto it. The absence of adequate passive

surveillance of the SUDS basin would pose a safety and security hazard.

- 8.12 A large proportion of the proposed houses have been orientated perpendicular to the slope of the site and as a consequence high retaining structures would be required to facilitate the erection of the buildings. Full details of the site levels and the position and heights of retaining structures have not been submitted with the application. Therefore it remains to be demonstrated by the applicant that the contiguous height of retaining structures and boundary fences and walls would not be unduly high so as to impose themselves on the proposed houses or appear unduly intrusive in the landscape. Furthermore, owing to the positioning of the buildings perpendicular to the slope the principal elevation of the dwellings would not have westward views towards the Pentland Hills, Arthur's Seat and Edinburgh Castle. The layout has not been designed for its setting taking into account the topographical constraints or the opportunities the site presents; but instead, it has primarily been designed to maximise the number of residential units that can be accommodated on the site.
- 8.13 The proposed erection of 199 residential units on the site is an overdevelopment which is demonstrated by a significant number of usable gardens falling below an acceptable size, limited open space for children's play, ground levels which will be incongruous to the landscape, retaining structures being erected to the detriment of future occupants and the close proximity of proposed and existing dwellings. The assessment set out in paragraphs 8.6 to 8.12 demonstrates that the development would be detrimental to the residential amenity of the future occupants of the proposed dwellings and the landscape character and amenity of the area.
- 8.14 The development consists of traditional styles of dwellings, being two-storey with pitched roofs. This reflects its siting in Mayfield and this general approach to house design is acceptable. However, there would be a requirement for an added emphasis on the quality in design of a minimum of 20% of the dwellings on the site. This applies to individual buildings and the use of materials both in building finishes and also in the boundary treatments and ground surfaces. The expectation is that such treatment is focused on prominent landmark groups of buildings or key individual buildings. None of the proposed houses on the site are identified as being within an area of improved quality (AIQ) in terms of design and materials. An AIQ seeks to add interest and character to developments, particularly in developments of the scale proposed. The absence of an AIQ is to the detriment of the design of the scheme. The overall design of the scheme is further undermined by the absence of 'percent for art' for the development, an artistic feature that would add interest and local reference to the development.

- 8.15 The woodland belt along the north eastern and western countryside edge of the site would provide an adequate landscape buffer between the site and the countryside.

#### Transportation Issues

- 8.16 The site layout plan has a number of omissions: (i) the house and flat plots are not numbered; (ii) the number of bedrooms in each house and flat is not identified; (iii) the parking spaces designated as public visitor spaces are not identified; and (iv) the affordable units are not identified. Consequently, it cannot be assessed whether the proposed parking provision meets the Council's parking standards.
- 8.17 The existing road network outwith the site is of sufficient standard to accommodate the increase in traffic generated during the construction of the site and once the development is occupied. However an Autotrack showing the swept path of an HGV driving round the internal road network has not been submitted for consideration. Therefore, it has not been demonstrated that service vehicles can be manoeuvred through the site without posing a risk to pedestrians and other road users and also damage to property.
- 8.18 The new footpath/cycleway running in a north east to south west orientation is to be formed through the site. It will replace the existing section of core path (core path 5-11 of the Council's Core Path Plan) that bisects the site.
- 8.19 MLDP policy ENV2 (Midlothian Green networks) requires new development sites to fully incorporate green network opportunities in their design and implementation. This can potentially be delivered through a combination of path networks, open space and sustainable urban drainage systems. The MLDP identifies a key issue facing Mayfield is the importance of retaining and enhancing the core path network into the countryside and the need to improve access to services and employment. With regards to site h41 the MLDP states that the layout and access options should consider the relationship with the committed housing site at Bryans (h48) to deliver a better design/layout solution. However, the proposed development does not include a footpath/cycle link from the south western corner of the site onto the footpath and cycle network at Conifer Road to/from Lawfield Primary School located nearby to the north west of the site. The desire route to/from Lawfield Primary School is from a point in the south west corner of the site, which route would be the Safe Route to/from the School. Given the absence of the said footpath/cycle the proposed development is contrary to policy ENV2 (Midlothian Green networks) of the MLDP and does not meet the aspiration of the Scottish Government policy statement 'Designing Streets' that a connected permeable network be provided for in new developments.



### Other Material Planning Considerations

- 8.20 There are a number of outstanding issues which are material to the assessment of the application, but are matters which are usually addressed by way of planning conditions on grant of planning permission for a residential development. These outstanding matters include:
- mitigating ground contamination/instability;
  - archaeology;
  - bin stores at the flats;
  - details of SUDS to mitigate flood risk;
  - a biodiversity and sustainability strategy;
  - a community heating strategy.

### Developer Contributions

- 8.21 If planning permission were granted it should be subject to the conclusion of a Planning Obligation to secure the provision of affordable housing and developer contributions towards (i) primary and secondary denomination and non-denominational education; (ii) equipped children's play provision and/or maintenance; (iii) town centre improvements; and (iv) a community facility.
- 8.22 The MLDP requires a 25% affordable housing provision, this would equate to 50 residential units. The applicant is proposing up to 40 residential units, this equates to 20% affordable housing provision. This level of provision is contrary to development plan policy and unreasonable considering the applicant's aspirations to exceed the sites allocation of 63 units. The applicant is proposing 5-10% affordable housing for the first 63 units (the number of units the site was originally allocated for in the 2003 local plan) based on the policy in 2003 and 25% for the balance of 136 units. A total of 37 to 40 units. The 5-10% requirement in the 2003 local plan, which was also protected in the 2008 local plan, has been superseded by the 25% requirement in the adopted MLDP. The applicant has not provided any justification in terms of site viability to relax the required 25% affordable housing provision.
- 8.23 The erection of 199 units is significantly more than the indicative site capacity of 63 units and would create a need to provide more primary non-denominational capacity than has been planned for in the extension to Lawfield Primary School. As a consequence there is no education solution to meet the demand that would arise from the proposal. Therefore the Council's Head of Education recommends that the planning application is refused.

### Other Matters raised by Representors and Consultees

- 8.24 The concerns raised by objectors about the existing capacity of general practice in Midlothian and the impact of new house building on health and care services is a matter which would need to be addressed by the

Midlothian Health and Social Care Partnership through the provision of sufficient health service capacity. That can involve liaison with the Council as planning authority but it is not, on its own, a sufficient basis in itself on which to resist or delay the application.

- 8.25 The proposed development is unlikely to result in extraordinary noise and disturbance during periods of construction. If a statutory noise nuisance were to arise this could be controlled through Environmental Health legislation.
- 8.26 If planning permission is granted for the proposed development the subject of this planning application, it would not hinder or jeopardise the development of the grassed area of land the subject of expired planning permission 08/00175/FUL and for a development similar to the one the subject of that expired planning permission.
- 8.27 The matter raised by representors regarding loss of view is not a material consideration in the determination of the application.

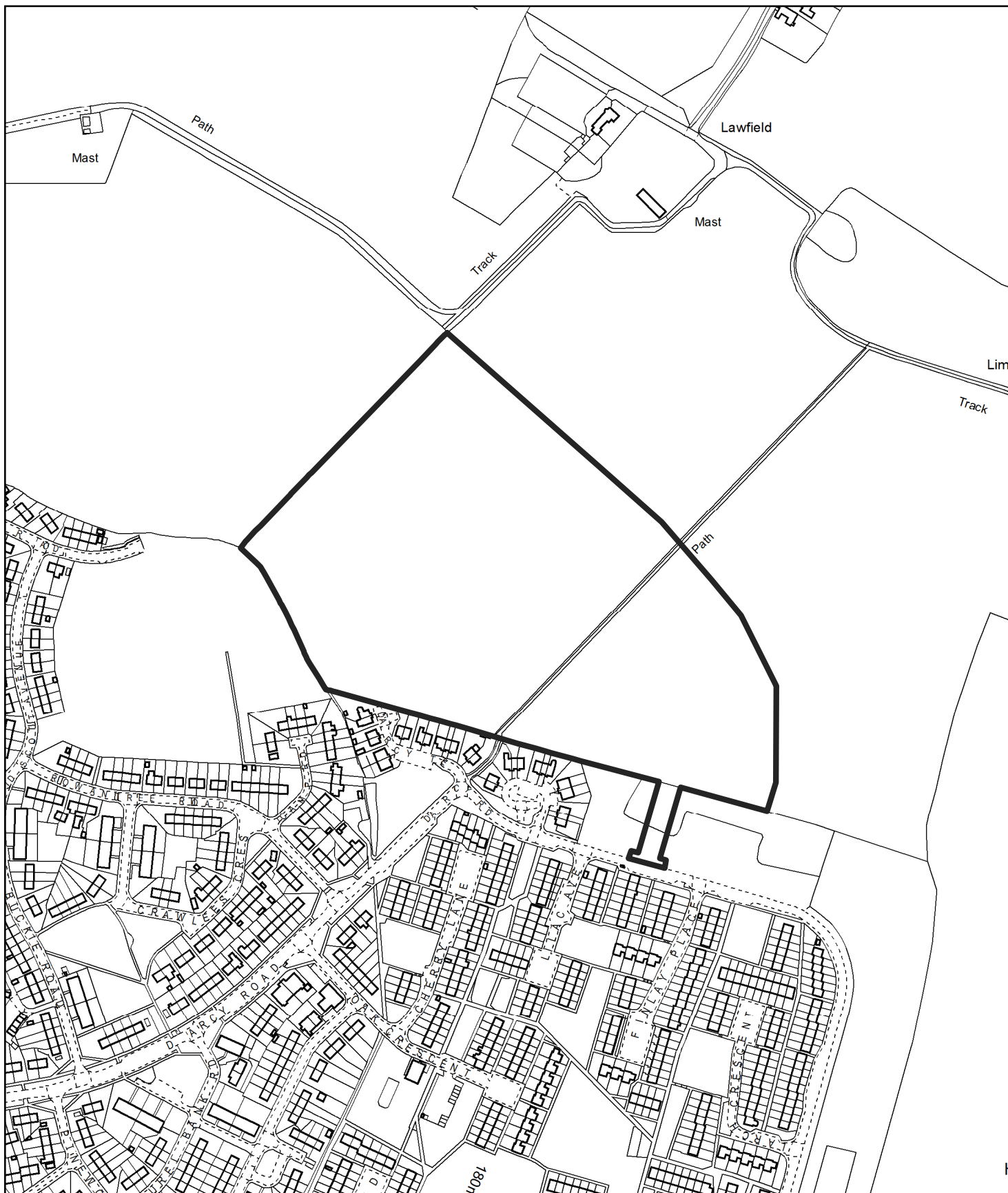
## **9 RECOMMENDATION**

- 9.1 It is recommended that planning permission be refused for the following reasons:
  - 1. There is not an education solution to accommodate all of the school children that would arise from the proposed residential development of the site, in particular non-denominational primary school children and as such the proposed development does not accord with policies IMP1 and IMP2 of the Midlothian Local Development Plan 2017.
  - 2. The provision of up to 40 (20%) affordable housing units falls below the 25% (50 units) requirement set by policy DEV3 of the Midlothian Local Development Plan 2017. No reasoned justification, for the development in an area of housing need, has been submitted to support the below policy provision.
  - 3. The proposed development of the site for 199 residential units, when the site is allocated for 63 residential units, is an overdevelopment of the site which is detrimental to the character and amenity of the area and the future occupants of the development contrary to policies DEV2, DEV5 and DEV6 of the Midlothian Local Development Plan 2017. The overdevelopment of the site is demonstrated by the large proportion of the proposed dwellings having unduly small sized rear private gardens, there being inadequate communal open space and children's play areas, inadequate spacing between proposed and existing dwellings, excessive raising in site levels and likely engineering works, including retaining structures to facilitate the development and buildings not being optimally orientated relative to the sites contours.

4. The engineering works to re-grade the levels on the site; in particular on the western part of the site, would be unduly visually dramatic, contrived and intrusive in the landscape to the detriment to the landscape and character and amenity of the area. Therefore the proposed development is contrary to policies DEV2, DEV6 and DEV7 of the Midlothian Local Development Plan 2017.
5. It has not been demonstrated to the Planning Authority that the contiguous height of retaining structures and boundary walls/fences required to be erected on the site to facilitate the proposed number of residential units and the proposed layout, would not impose themselves on the proposed houses or appear unduly intrusive, harmful to the character and amenity of the area. Therefore the proposed development is contrary to policies DEV2, DEV6 and DEV7 of the Midlothian Local Development Plan 2017.
6. Insufficient information has been submitted with the planning application to demonstrate to the Planning Authority that the SUDS detention basin would not pose a safety and security risk as a result of it not having adequate passive surveillance. Therefore the proposed development is contrary to policies DEV2 and DEV6 of the Midlothian Local Development Plan 2017.
7. It has not been demonstrated to the Planning Authority that service vehicles can be manoeuvred through the site without posing a risk to pedestrians and other road users and also damage to property.
8. The proposed development does not provide a 'Safe Route to School' or 'Green Network' to Lawfield Primary School from a point in the vicinity of the south western corner of the site contrary to policies TRAN1, ENV2, IMP1 and IMP2 of the Midlothian Local Development Plan 2017 and the aspiration of the Scottish Government policy statement 'Designing Street' that a connected permeable network be provided for in new developments.
9. Insufficient information has been submitted with the application to enable the Planning Authority to assess whether the proposed parking meets the Council's parking standards.
10. No cycle parking is proposed for the flats. Therefore the future occupants of the proposed flats would not be afforded adequate residential amenity and the proposed development does not accord with Midlothian Council's cycle parking standards.

**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 22 December 2017  
**Application No:** 16/00134/DPP  
**Applicant:** C/O BDW Trading Limited, BDW Trading Limited  
and Lord Ralph Kerr, Telford House, 3 Mid New  
Cultins Edinburgh  
**Agent:** EMA Architecture and Design  
**Validation Date:** 04 March 2016  
**Contact Person:** Adam Thomson, Planning Officer  
**Tel No:** 0131 271 3346  
**Background Papers:** 13/00522/PAC



**Education, Economy  
& Communities**  
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Land North of Oak Place, Mayfield

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File No. 16/00134/DPP

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**APPLICATION FOR PLANNING PERMISSION 17/00773/DPP,  
FORMATION AND INSTALLATION OF SUSTAINABLE URBAN  
DRAINAGE SYSTEM (SUDS) AT EASTER BUSH CAMPUS, BUSH FARM  
ROAD, ROSLIN**

Report by Head of Communities and Economy

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**1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION**

- 1.1 The application is for the formation and installation of sustainable urban drainage systems (SUDS) at Easter Bush Campus, Bush Farm Road, Roslin. There have been no representations and consultation responses from Scottish Environment Protection Agency (SEPA) and the Council's Policy and Road Safety Manager. The relevant development plan policies are STRAT1, STRAT5, ECON2 and ENV14 of the Midlothian Local Development Plan. The recommendation is to grant planning permission subject to conditions.**

**2 LOCATION AND SITE DESCRIPTION**

- 2.1** Easter Bush Campus is a long-established university campus set in a rural location and forms an integral part of the Midlothian Science Zone. The campus is home to a number of facilities relating to veterinary medicine and bioscience; and is owned by the University of Edinburgh. Easter Bush was originally a farm steading and there are some 19thC farm buildings still remaining, although they have been converted to uses related to the campus. The campus saw significant development in the 1960's and again in the last 20 years; the majority of the buildings on the campus date from these two periods.
- 2.2** The application site boundary encloses an area of 24.5 hectares. The site includes the majority of the existing buildings at the campus; some areas of spine and perimeter road; and some undeveloped areas of grazing land.
- 2.3** The campus is bounded to the south west by the Forestry Commission's Northern Research Station; to the south east by Scottish Enterprise's BioCampus research park; to the north by Midlothian Innovation Centre business park; and on the remaining sides by grazing land. The external boundaries of the campus are demarcated by long established belts of woodland.

### **3 PROPOSAL**

- 3.1 The existing SUDS facilities at Easter Bush have been formed on a development by development basis, with individual schemes for each development. Most of the existing SUDS schemes drain into the existing SUDS pond which was formed to support the Roslin Institute building. It is now proposed to establish a campus wide SUDS scheme that will accommodate the existing buildings and future development plans.
- 3.2 The proposal comprises a SUDS pond with an area of 4167 sqm; a SUDS basin with an area of 1027 sqm; 10 swales with a total combined area of 2367 sqm; 3 areas of permeable paving with a total combined area of 14,635 sqm; and 1.3 km of connecting pipework.

### **4 BACKGROUND**

- 4.1 The campus has been the subject of significant development over the last 10 years; the infrastructure will serve the following recent consents.
- 4.2 Planning application 07/00091/FUL for the new vet school was granted permission on 24 September 2007. This building is complete and occupied.
- 4.3 Planning application 08/00338/FUL for the EBRC building (Easter Bush Research Centre - Roslin Institute) was granted permission on 4 December 2008. This building is complete and occupied.
- 4.4 Planning application 14/00130/DPP for the Centre Building was granted permission on 14 August 2014. This building is complete and occupied.
- 4.5 Planning application 14/00713/DPP for the Energy Centre building was granted permission on 1 December 2014. This building is currently under construction.
- 4.6 Planning application 15/00381/DPP for the Equine Diagnostic, Surgical and Critical Care Unit was granted permission on 06 July 2015. This building is complete and occupied.
- 4.7 Planning application 16/00472/DPP for the Large Animal Research and Imaging Facility (LARIF building) was granted permission on 20 March 2017. This building is currently under construction.
- 4.8 The infrastructure will also serve a number of older facilities which house the Large Animal Hospital, Small Animal Hospital and Equine facilities.
- 4.9 The applicant carried out a pre-application consultation (17/00339/PAC) for the installation of sustainable urban drainage

systems (SUDS) on the site, which was reported to Committee at its meeting of 22 August 2017. The application site was also the subject of an Environmental Impact Assessment (EIA) Screening Opinion as part of the current application; an Environmental Statement was not required.

## **5 CONSULTATIONS**

- 5.1 The **Scottish Environment Protection Agency (SEPA)** has no objection/comment.
- 5.2 The Council's **Policy and Road Safety** Manager has responsibility for the Council's functions with regard to flood risk and surface water management and has no objection/comment.

## **6 REPRESENTATIONS**

- 6.1 No representations have been received in connection with this application.

## **7 PLANNING POLICY**

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP). The following policies are relevant to the proposal:

### Midlothian Local Development Plan 2017 (MLDP)

- 7.2 Policy **STRAT1: Committed Development** seeks the early implementation of all committed development sites and related infrastructure, including sites in the established economic land supply. Committed development includes those sites allocated in previous development plans which are continued in the MLDP.
- 7.3 Policy **STRAT5 Strategic Employment Land Allocations** supports development for employment uses on sites identified as strategic employment land allocations.
- 7.4 Policy **ECON2: The Bush Bioscience Cluster** states that the cluster, of which the application site forms part, will be safeguarded for the specific purpose of supporting and expanding bioscience research and development. Development will be supported on committed development sites, allocated sites and on non-allocated sites within the *Bush Framework Masterplan*; subject to detailed design, scale and landscape impact being acceptable and the necessary local and strategic infrastructure requirements of the MLDP being met.
- 7.5 Policy **ENV14: Regionally and Locally Important Nature Conservation Sites** states that development will not be permitted

where it could adversely affect the nature conservation interest of such sites, unless it can be demonstrated that appropriate mitigation measures are in place.

## **8 PLANNING ISSUES**

- 8.1 The main issue to be determined is whether the proposal accords with the development plan, unless material planning considerations indicate otherwise. The consultation responses received are material considerations.
- 8.2 The existing campus is a long established bioscience research and development use where there is a presumption of appropriate development including infrastructure and enabling works as proposed in the application. Development has been consistently supported by Midlothian Council and by development plan policies. The infrastructure will serve both existing occupants of the campus and future development. While the majority of the application site does not form part of either a committed development site or an allocated site; the long history of development associated with veterinary medicine at Easter Bush is a material consideration in the assessment of this proposal. Furthermore those works which are outwith the designated allocations do not constitute the construction of buildings and are of a form which is reflective of their rural setting. The development therefore complies with the aims of policies STRAT1, STRAT5 and ECON2 of the MLDP and supports the existing and planned development at the Easter Bush Campus.
- 8.3 Features such as swales, basins and ponds are common features of modern campuses such as Easter Bush; the various features will not appear out of character with the surrounding area. The permeable paving will be incorporated within areas of car parking and will not have a detrimental impact on the character of the surrounding area.

## **9 RECOMMENDATION**

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

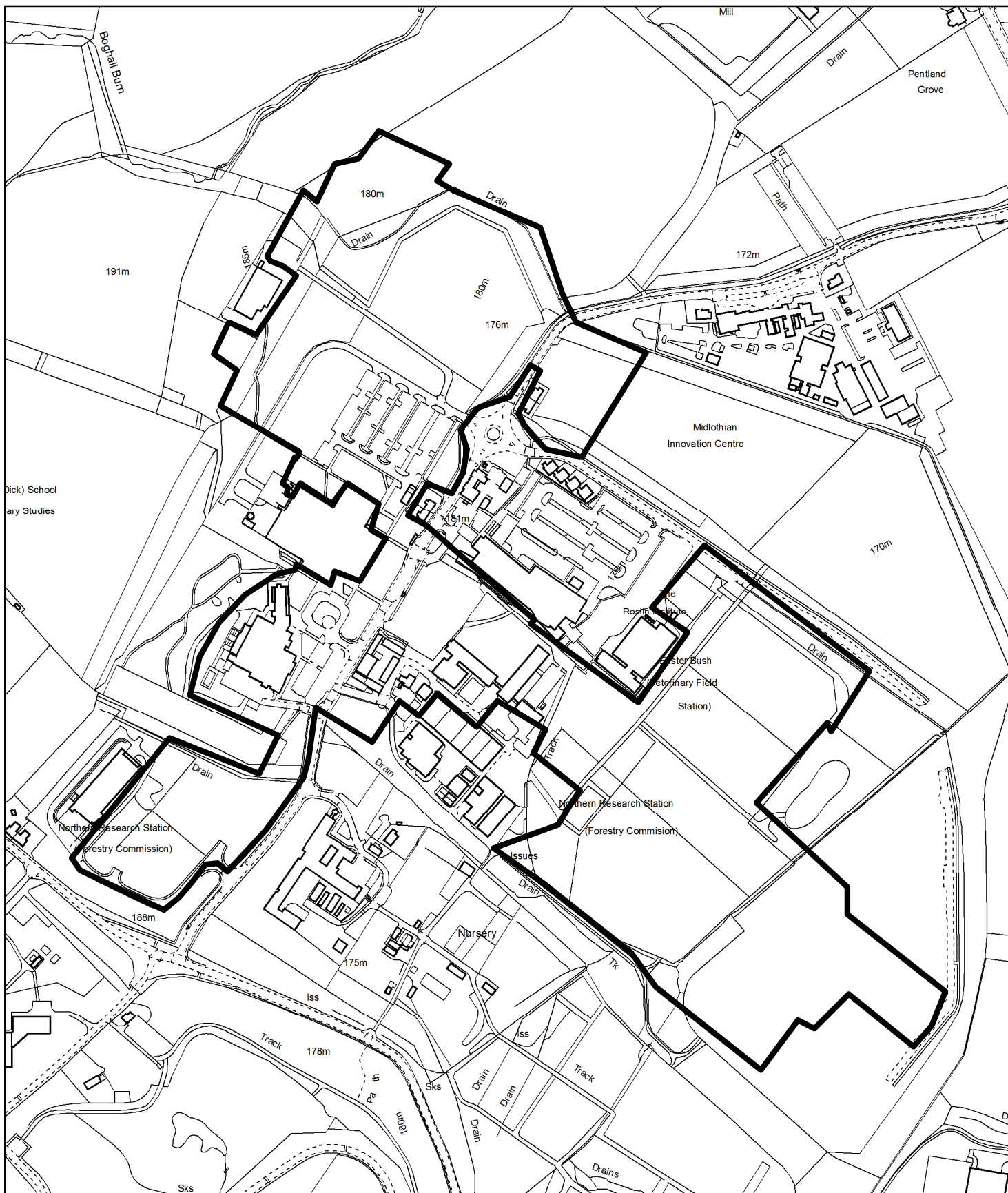
*The proposed development will support the furtherance of existing activities within the Bush Bioscience Cluster. The proposal therefore complies with the aims of policies STRAT1, STRAT5 and ECON2 of the adopted Midlothian Local Development Plan 2017.*



**Ian Johnson**  
**Head of Communities and Economy**

**Date:** 22 December 2017

**Application No:** 17/00773/DPP  
**Applicant:** University of Edinburgh  
**Agent:** Atkins  
**Validation Date:** 28 September 2017  
**Contact Person:** Graeme King  
**Tel No:** 0131 271 3332  
**Background Papers:** 17/00339/PAC



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Easter Bush Campus, Bush Farm Road, Roslin

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