

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP1158	Bonnyrigg and Lasswade Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Considers that housing allocations are excessive, and based on significant contradictions, errors and omissions; and that there has not been proportionate infrastructure planning or adequate traffic analysis, or costing analysis of implications [point on building standards picked up under separate cover]. Considers that potential population growth has not been estimated correctly, and that this means conclusions on infrastructure and environmental impact cannot be drawn. Considers that plan does not articulate provision for social housing. Seeks drawing up of costed infrastructure plan (using updated transport appraisal), to aid in developer contribution negotiations, consideration of impact on cost of providing public services (for Council and other organisations), and plan to mitigate impact of growth on emissions. Seeks additional requirements to future proof new houses, including that they be zero carbon, and consideration of Community Empowerment (Scotland) Bill.	In respect of housing strategy; Seeks allocation of council houses, with numbers, locations and timings specified; Seeks a costed infrastructure and service plan and further work on environmental implications of strategy; also; inference of representation is that too much land has been allocated for housing.

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PP1160	Bonnyrigg and Lasswade Community Council	4. Promoting Economic Growth; 4b. Transport	Considers that the Local Transport Strategy dated 2007-2010 was relied upon when producing the MLDP, therefore the transport appraisal in the MLDP is incomplete or out-of-date. Asserts that the MLDP articulates issues from around 8 years ago which no longer have any bearing on present or future traffic volumes.	An updated and comprehensive Transport Appraisal including a forecast of future traffic impact is necessary. Reprioritise pedestrian/cyclist needs and improve road safety.
PP1159	Bonnyrigg and Lasswade Community Council	7. Delivering the Strategy; General Delivery issue	Other than information on growth of school provision, considers there is no overall Infrastructure Plan in the plan. States with the population to grow by 30% a detailed wide ranging Infrastructure Plan is required. Otherwise the proposed scale of housing could lead to serious coalescence, decrease in road safety, and inadequate road capacity, health service provision, recreational facilities, and public services. Considers this will create housing estates with few amenities for new residents. Considers the Council's approach to infrastructure provision has proven to have fallen short and lacking in Bonnyrigg. States there are no costings or financial consequences of the Local Development Plan. Provides information on current Council staffing and spending levels to service a current population of 85,000 residents and gives pro rata figures for the extra funding required for the expected population growth. Consider the policy approach to developer contributions is too generous to developers and does not provide adequate community infrastructure, as exemplified by the significant failures of the Hopefield development at Bonnyrigg.	The Local Development Plan needs to have an Infrastructure Plan setting out how all infrastructure requirements will be met and addressed. The Local Development Plan needs to articulate clearly where the extra money will come from and how it will be apportioned to the 32 public service organisations currently providing vital services to the Midlothian Community. The Local Development Plan should obtain more developer contributions from developers for community infrastructure.

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PP1161	Bonnyrigg and Lasswade Community Council	6. Encouraging Sustainable Energy and Waste Management; 6b. Decentralised Energy	Objects to the Proposed Plan because does not deal adequately with developer tendency to apply minimal standards. Letter elaborates.	Relevant UK Government guidelines/policy paper should be acknowledged and enforced.
PP1162	Bonnyrigg and Lasswade Community Council	3. Sustainable Place-making; 3b. Affordable Housing	Bonnyrigg and Lasswade Community Council The Proposed Plan does not articulate any provision for social housing (other than affordable homes) to be built by the Council in the eight year period of the Plan. Paragraph 3.2.4 of the plan does not recognise there are currently 4500 people on the Council housing waiting list for social housing in Midlothian. Considers the Proposed Plan assumes those on the waiting list will never aspire to owning a private dwelling, such as those prescribed in the Proposed Plan.	Sites for Social Housing (Council Housing) must be allocated in the Local Development Plan. To create a balanced community environment the Local Development Plan must include detailed information on how many housing units they (assumed to be the Council) will build, where and when.
PP644	Bonnyrigg and Lasswade Community Council	3. Sustainable Place-making; 3b. Affordable Housing	Bonnyrigg and Lasswade Community Council State the Proposed Plan does not articulate any provision for Social Housing (other than “affordable homes) to be built by Midlothian Council in the 8 year period of the Plan. Further state paragraph 3.2.4 does not recognise that there are currently 4500 people on the waiting list for social housing in Midlothian and that it is assumed that those on the waiting list will never aspire to owning a private dwelling, such as those prescribed in the Proposed Plan.	Sites for Social Housing (Council Housing) must be allocated in the Local Development Plan. To create a balanced community environment the Local Development Plan must include detailed information on how many housing units they (assumed to be the Council) will build, where and when.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP656	Bonnyrigg and Lasswade Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Green Network & Newbattle Strategic Greenspace Safeguard	Referencing a meeting on 4 June 2015 of Bonnyrigg and Lasswade Community Council, Midlothian Councillors and residents, states the following was raised and attendees felt they should be considered within the body of the Local Development Plan: amenity green corridors; reserving land for a rail spur around Bonnyrigg ; and defined and allocated greenspace, away from road sides, for cycle paths and wildlife corridors; Also states: if site BG3 (BG3 Dalhousie South is the Main Issues Report site reference for Proposed Plan site Hs11 Dalhousie South) is built a green corridor along the B6392 should be provided to reserve space for a future railway to Rosewell to avoid compulsory purchase of properties in the "Waverlies" area - near Waverley Park in Bonnyrigg by the route of the Bonnyrigg-Penicuik former railway line footpath/cycleway; and if much of the identified development proceeds then site BG5 (Main Issues Report reference for Proposed Plan site Hs12 Hopefield Extension) should be permanently designated as agricultural land, and land for allotments; low density crofts; and small holdings. Any houses built should be tied to the productive use of the land.	Referencing a meeting on 4 June 2015 of Bonnyrigg and Lasswade Community Council, Midlothian Councillors and residents, states the following was raised and attendees felt they should be considered within the body of the Local Development Plan: amenity green corridors; reserving land for a rail spur around Bonnyrigg; and defined and allocated greenspace, away from road sides, for cycle paths and wildlife corridors; Also states: if site BG3 (BG3 Dalhousie South is the Main Issues Report site reference for Proposed Plan site Hs11 Dalhousie South) is built a green corridor along the B6392 should be provided to reserve space for a future railway to Rosewell to avoid compulsory purchase of properties in the "Waverlies" area - near Waverley Park in Bonnyrigg by the route of the Bonnyrigg-Penicuik former railway line footpath/cycleway; and if much of the identified development proceeds then site BG5 (Main Issues Report reference for Proposed Plan site Hs12 Hopefield Extension) should be permanently designated as agricultural land, and land for allotments; low density crofts; and small holdings. Any houses built should be tied to the productive use of the land.

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PP657	Bonnyrigg and Lasswade Community Council	3. Sustainable Place-making; 3c. Development Design	Considers that new housing development should have appropriately sized shops; a small meeting hall for small baby/toddler groups and residents meetings (or community schools); green amenity corridors away from roads for walking that has 'common land' protected status; adequate residential parking; drainage system and additional council staff for maintenance.	
PP641	Bonnyrigg and Lasswade Community Council	6. Encouraging Sustainable Energy and Waste Management; 6b. Decentralised Energy	Objects to the Proposed Plan because Policy NRG3 does not deal adequately with developer tendency to apply minimal standards. Letter elaborates.	Relevant UK Government guidelines/policy paper should be acknowledged and enforced.
PP658	Bonnyrigg and Lasswade Community Council	3. Sustainable Place-making; 3a. Coalescence	Raises concern about coalescence in Midlothian.	None stated
PP659	Bonnyrigg and Lasswade Community Council	3. Sustainable Place-making; 3d. Open Space	Considers that housing growth on scale proposed without infrastructure plan will lead to [amongst other things] inadequate recreation facilities. Refers to meeting of Bonnyrigg and Lasswade Community Council which resolved that defined proportion of land (3%) be kept as parkland in keeping with 'Fields in Trust' recommendations.	Seeks infrastructure plan to address recreation requirements and for defined proportion of land (3%) be kept as parkland

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PP660	Bonnyrigg and Lasswade Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Raises concerns regarding the scale of housing proposed for Bonnyrigg. Feels that new estates require appropriately sized retail units (not so small that they stay empty); there is a requirement for clear social/council housing allocation to complement the 25%; developer contributions have proven to be insufficient; each new estate needs small meeting hall for baby/toddler groups and residents meetings etc; new schools need to be designed to include plans for expansion; needs to be clear allocation of green corridors away from roads for people to walk; need to allocate land for allotments/food growing; requirement for more teachers, fibre broadband, adequate residential parking and drainage systems and additional council staff for maintenance. General concern regarding new developments producing emissions from increased traffic.	Suggests inclusion of small retail units and community facilities within new estates. New schools need to be designed with potential of extension taken account of. Need clear allocation of green corridors away from roads for people to walk.

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PP637	Bonnyrigg and Lasswade Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	In respect of section 2 'Strategy for Sustainable Growth', raises concerns that plan contains contradictions, errors and omissions - in particular concerned that population demands and hence infrastructure requirements and assessment of environmental impact need to be rationalised. Considers that apart from schools provision there is no overall infrastructure plan to accompany the LDP. Concern expressed that the financial implications of population growth have not been costed (not just for MC but for other public service organisations). Concern expressed that the MLDP does not articulate how the environmental implications of population growth will be addressed. [representation goes on to consider other matters, addressed under separate cover, including energy standards, transport appraisal, detail on type of houses/affordable housing, facilities in new housing, community empowerment, site specific matters relevant to Bonnyrigg on themes of transport, facilities/ green space].	Inference of representations is that fundamental strategy of MLDP should be reviewed. Modifications sought viz. population estimates from new development, a detailed/ costed infrastructure plan and recurring costs apportioned to all relevant public service organisations, detail on air quality consequences and statement on what is to be done to mitigate emissions/ pollutants from road vehicles.

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PP638	Bonnyrigg and Lasswade Community Council	7. Delivering the Strategy; General Delivery issue	Other than for school provision, considers there is no overall infrastructure plan in the Proposed Plan. Consider an infrastructure plan is needed to consider and articulate the detailed requirements for significant growth in housing development in Midlothian. Considers lack of infrastructure provision will result in coalescence, inadequate road capacity and road safety, inadequate health care, recreation and public services. States there are no costings or financial implications of the Local Development Plan provided or details of capital expenditure to support increased infrastructure facilities. Refers to an expected pro-rata cost to the Council of an increased population. Considers new housing should be "future proofed" with modern facilities (e.g. fast broadband and smart metering) and access to renewable energy or community energy. New housing developments should have traffic impact assessments with solutions to minimise congestion and keep toxic emissions at a low level, and prioritising pedestrian and cycling corridors.	A detailed and fully costed Infrastructure Plan must accompany the Local Development Plan. The Local Development Plan must set out from where the extra required money to support the development will come. States that the Local Development Plan should set out how the extra required money to support the development will be apportioned across the 32 public service organisations currently providing vital services to the Midlothian Community. Requests new housing should be "future proofed" with modern facilities (e.g. fast broadband and smart metering) and access to renewable energy or community energy. New housing developments should have traffic impact assessments with solutions to minimise congestion and keep toxic emissions at a low level, and prioritise pedestrian and cycling corridors.
PP642	Bonnyrigg and Lasswade Community Council	6. Encouraging Sustainable Energy and Waste Management; 6b. Decentralised Energy	Objects to the Proposed Plan because Policy NRG 4 does not deal adequately with developer tendency to apply minimal standards. Letter elaborates.	Relevant UK Government guidelines/policy paper should be acknowledged and enforced.

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PP650	Bonnyrigg and Lasswade Community Council	4. Promoting Economic Growth; 4b. Transport; Strategic Roads	Considers that the Local Transport Strategy dated 2007-2010 was relied upon when producing the MLDP, therefore the transport appraisal in the MLDP is incomplete or out-of-date. Asserts that the MLDP articulates issues from around 8 years ago which no longer have any bearing on present or future traffic volumes.	An updated and comprehensive Transport Appraisal including a forecast of future traffic impact is necessary. Reprioritise pedestrian/cyclist needs and improve road safety.
PP651	Bonnyrigg and Lasswade Community Council	4. Promoting Economic Growth; 4c. Retail	To support new development, new estates will need appropriately sized units such as corner shops, not medium sized units that remain undeveloped due to poor integration.	Inference is that policy should be changed so that new estates are served by appropriately sized units such as corner shops, not medium sized units.
PP655	Bonnyrigg and Lasswade Community Council	3. Sustainable Place-making; 3c. Development Design	Additional requirements should be made in the plan to ensure that new housing is future proofed.	Modern amenities such as fast broadband access, smart metering and access to renewable/community energy should be minimum standards. Every development should be required to provide a traffic impact analysis to minimise congestion and toxic fumes from cars.
PP2792	Bonnyrigg and Lasswade Community Council	Other	Considers the production of the Local Development Plan has been undemocratic and has displayed a complete disregard for the issues and concerns of Midlothian residents.	Requests the Reporter makes certain proper public consultation is undertaken on the plan, that account is taken of public concerns, and changes made accordingly.

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PP1060	Damhead and District Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Considers that the scale of new housing development around the A701 corridor is flawed, as it does not take into account local factors (particularly around Bilston) and the benefits of developing on other areas (particularly brownfield opportunities in the A7/A68 corridor). Considers that several recent developments in the Bilston area have been developed at higher density than originally envisaged - DDCC does not object to this as it is a more efficient use of land - but raises concerns about effect of growth if both committed and allocated sites are developed at higher densities than originally envisaged. Considers that insufficient priority has been given to brownfield sites, and that there is insufficient evidence base to justify release of Green Belt/ greenfield/ prime agricultural land, and that the plan so fails to meet SPP, SDP (and its own) requirements. [further site specific comments lodged in relation to Hs16, considered in separate report]	Specific change sought in respect of Hs16, considered in separate report, inference of representation is also that strategy should be revisited in respect of implications from higher densities on sites, and balance between brownfield and greenfield land.

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PP433	Damhead and District Community Council	2. The Strategy for Sustainable Growth; 2d. West Straiton and A701 Relief Road	<p>Objects to the proposed A701 Relief Road. Considers that the Council is culpable in preventing the delivery of the consented scheme as they approved the Asda store at Straiton; traffic increase is result of committed and proposed land allocations in the plan; identification of route creates an artificial boundary that will increase pressure for development on land along the A701; land is prime agricultural land and Green Belt; runs contrary to objectives of the Transport Options Appraisal (TOA) produced by Systra, in particular: to protect health of population - considers that road will likely increase road usage with knock-on effect of greater air pollution; mitigate effect of transport system on built/natural environment - Damhead area is characterised by small holding and new routes would effectively carve through these areas, resulting in significant impact on livelihoods of rural businesses, such as farming and horse riding/stabling; loss of prime agricultural land; local knowledge indicates that would increase flooding due to surface run-off; likely to cross areas of archaeological value; to reduce number of casualties - road likely to increase traffic volumes resulting in more car use and subsequent increase in accidents (highlights Transport Appraisal Appendix); local topography indicates that roundabout joining A702 with A703 would create a blind end behind a small rise; to stabilise traffic growth in line with national targets and secure more reliable journey times - road likely to increase traffic; objective to secure reliable journey times focused on car</p>	Seeks removal of the proposed A701 Relief Road from the plan, particularly references in policy TRAN2.

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			<p>journeys is contrary to SPP and PAN75; lack of evidence that road will increase public transport use (cites Appendix); widen travel choices and make travel by more sustainable modes more attractive/improve integration between all modes of transport - considers that existing scheme would have been more cost effective with less environmental impact, as would the creation of dedicated/segregated cycle route in countryside around area proposed; proposal would bypass Straiton Park & Ride (Appendix cited); to enhance connections between areas in Midlothian and beyond - Midlothian already served by good transport links sufficient to provide for needs of population (existing & projected); Bush has recently had improved road network with traffic controlled junction on A703; congestion issues on junctions on the Bypass are due to their current design, which TOA does not look at for comparative purposes; no apparent attempt to consider improving junction capacities on Bypass to deal with congestion/delay times; projected changes in peak time traffic is not considered sufficient to justify proposal; reduce social exclusion by improving accessibility to jobs/education/services - considers that given road will increase traffic, that this will only benefit a particular sector of society.</p>	

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PP435	Damhead and District Community Council	2. The Strategy for Sustainable Growth; 2d. West Straiton and A701 Relief Road	<p>Objects to the proposed A701 Relief Road. Considers that the Council is culpable in preventing the delivery of the consented scheme as they approved the Asda store at Straiton; traffic increase is result of committed and proposed land allocations in the plan; identification of route creates an artificial boundary that will increase pressure for development on land along the A701; land is prime agricultural land and Green Belt; runs contrary to objectives of the Transport Options Appraisal (TOA) produced by Systra, in particular: to protect health of population - considers that road will likely increase road usage with knock-on effect of greater air pollution; mitigate effect of transport system on built/natural environment - Damhead area is characterised by small holding and new routes would effectively carve through these areas, resulting in significant impact on livelihoods of rural businesses, such as farming and horse riding/stabling; loss of prime agricultural land; local knowledge indicates that would increase flooding due to surface run-off; likely to cross areas of archaeological value; to reduce number of casualties - road likely to increase traffic volumes resulting in more car use and subsequent increase in accidents (highlights Transport Appraisal Appendix); local topography indicates that roundabout joining A702 with A703 would create a blind end behind a small rise; to stabilise traffic growth in line with national targets and secure more reliable journey times - road likely to increase traffic; objective to secure reliable journey times focused on car</p>	Seeks removal of the proposed A701 Relief Road from the plan, particularly references in policy TRAN2.

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			<p>journeys is contrary to SPP and PAN75; lack of evidence that road will increase public transport use (cites Appendix); widen travel choices and make travel by more sustainable modes more attractive/improve integration between all modes of transport - considers that existing scheme would have been more cost effective with less environmental impact, as would the creation of dedicated/segregated cycle route in countryside around area proposed; proposal would bypass Straiton Park & Ride (Appendix cited); to enhance connections between areas in Midlothian and beyond - Midlothian already served by good transport links sufficient to provide for needs of population (existing & projected); Bush has recently had improved road network with traffic controlled junction on A703; congestion issues on junctions on the Bypass are due to their current design, which TOA does not look at for comparative purposes; no apparent attempt to consider improving junction capacities on Bypass to deal with congestion/delay times; projected changes in peak time traffic is not considered sufficient to justify proposal; reduce social exclusion by improving accessibility to jobs/education/services - considers that given road will increase traffic, that this will only benefit a particular sector of society.</p>	

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PP1061	Damhead and District Community Council	2. The Strategy for Sustainable Growth; 2c. Housing Allocations; Housing - Bilston	<p>Objects to the proposed Seafield Road site (Hs16). Considers that this represents nearly 50% of the total allocations for the A701 corridor; that it is in effect development within the countryside community of Damhead; with the additional 200 houses safeguarded, would represent a significant loss of prime agricultural land and Green Belt; views of Damhead community have been ignored in preparing the Plan; houses will be at a considerable distance from services in Bilston. Damhead DCC considers that the Plan lack sufficient evidence to justify further Green Belt/greenfield and prime agricultural loss over brownfield development for the following reasons: contrary to SPP and Housing Land SG (also references Environmental Report, Urban Capacity Studies and Housing Technical Note; brownfield windfall development could account for nearly 1000 houses, therefore focus on greenfield/Green Belt considered premature; need for community facilities in Bilston already address need for additional community facilities; there is no requirement for improvements/expansion to Roslin Health Centre; while greenfield sites cheaper to develop, given the provision for community facilities by committed sites, the additional cost for brownfield development should be easier by reducing the levels of infrastructure provision for new development on such sites. In the development of the committed Seafield Road East site (h56 in Proposed Plan), it is considered that the Council has prejudiced an objective assessment for new sites by increasing the number of houses on the site, which had a lower density to accommodate landscaping/strong Green Belt boundary, and by allowing for a gap in the landscaping on the northern edge of this site for access.</p>	Seeks removal of the proposed Seafield Road site (Hs16), with more focus being given to the development of brownfield land.

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PP1064	Damhead and District Community Council	4. Promoting Economic Growth; 4b. Transport; Strategic Roads	<p>Objects to the proposed A701 Relief Road. Considers that the Council is culpable in preventing the delivery of the consented scheme as they approved the Asda store at Straiton; traffic increase is result of committed and proposed land allocations in the plan; identification of route creates an artificial boundary that will increase pressure for development on land along the A701; land is prime agricultural land and Green Belt; runs contrary to objectives of the Transport Options Appraisal (TOA) produced by Systra, in particular: to protect health of population - considers that road will likely increase road usage with knock-on effect of greater air pollution; mitigate effect of transport system on built/natural environment - Damhead area is characterised by small holding and new routes would effectively carve through these areas, resulting in significant impact on livelihoods of rural businesses, such as farming and horse riding/stabling; loss of prime agricultural land; local knowledge indicates that would increase flooding due to surface run-off; likely to cross areas of archaeological value; to reduce number of casualties - road likely to increase traffic volumes resulting in more car use and subsequent increase in accidents (highlights Transport Appraisal Appendix); local topography indicates that roundabout joining A702 with A703 would create a blind bend behind a small rise; to stabilise traffic growth in line with national targets and secure more reliable journey times - road likely to increase traffic; objective to secure reliable journey times focused on car</p>	Seeks removal of the proposed A701 Relief Road from the plan, particularly references in policy TRAN2.

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			<p>journeys is contrary to SPP and PAN75; lack of evidence that road will increase public transport use (cites Appendix); widen travel choices and make travel by more sustainable modes more attractive/improve integration between all modes of transport - considers that existing scheme would have been more cost effective with less environmental impact, as would the creation of dedicated/segregated cycle route in countryside around area proposed; proposal would bypass Straiton Park & Ride (Appendix cited); to enhance connections between areas in Midlothian and beyond - Midlothian already served by good transport links sufficient to provide for needs of population (existing & projected); Bush has recently had improved road network with traffic controlled junction on A703; congestion issues on junctions on the Bypass are due to their current design, which TOA does not look at for comparative purposes; no apparent attempt to consider improving junction capacities on Bypass to deal with congestion/delay times; projected changes in peak time traffic is not considered sufficient to justify proposal; reduce social exclusion by improving accessibility to jobs/education/services - considers that given road will increase traffic, that this will only benefit a particular sector of society.</p>	

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PP426	Eskbank & Newbattle Community Council	3. Sustainable Place-making; 3a. Coalescence	Welcomes policy DEV1. Concerned that the intent of the policy will be reduced by the phrase ""reduce the impression of coalescence" (referring to paragraph 3.1.4). Considers it essential to prevent coalescence and not that the impression of coalescence has occurred. Eskbank and Newbattle Community Council's concerns are heightened by proposals in the Proposed Plan that will eliminate boundaries between several distinct communities. A policy is needed that does not permit coalescence, even if it were possible to reduce the perception of coalescence. The separate identities of communities needs to be protected, not the illusion of meaningful separation.	Requests a clear policy preventing, not mitigating, coalescence.
PP430	Eskbank & Newbattle Community Council	4. Promoting Economic Growth; 4c. Retail	Concerned that High Streets suffering from pressure from out of town malls and parks, and therefore proposals to expand Straiton are a cause for concern. Considers that its expansion is likely to encourage car use and exacerbate decline of existing town centre shops, neither of which is desirable outcome.	Wishes reference made to Scottish Government publication: Community and Enterprise in Scotland's Town Centres as guidance which will inform town centre policy. Also inference, though not expressly stated, that expansion of Straiton should not be supported in the MLDP.
PP444	Eskbank & Newbattle Community Council	Other	Raises concerns regarding the increase on reliance on Supplementary Guidance compared with adopted Local Plan. Removal of policy areas from plan limits ability of public to assess merits/demerits of the plan.	Suggests that Supplementary Guidance documents should be published for consultation alongside the amended MLDP, or alternatively, the policies should be brought back into the plan itself.

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PP424	Eskbank & Newbattle Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Objects to the Proposed Plan. Not satisfied that the underlying argument for requiring Midlothian to provide so many houses is sound - there must be a question mark over the whole strategy for Midlothian set out in the MLDP. Allocating large numbers of sites for housing – and associated infrastructure – that may never be taken up prevents those sites being used for other purposes and effectively prevents any alternative strategy from being pursued.	The number of identified sites for development should be reduced.
PP434	Eskbank & Newbattle Community Council	4. Promoting Economic Growth; 4e. Minerals	Considers that it is not possible to determine the changes the Council is proposing to policy in advance of publication of the SG.	Seeks delay in approval of plan until SG on Resource Extraction is published.
PP439	Eskbank & Newbattle Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Green Belt	Green Belt Eskbank and Newbattle Community Council believe the Green Belt is a vital constraint on urban expansion and should be retained to the fullest possible extent. It should also be protected as an area where the aim is to encourage enhancement of the environment, creation of wildlife corridors and protection of agricultural land, and to retain as much as possible of the rural character of Midlothian. In that context, we do not support deletions of further areas from the Green Belt.	Delete proposals to utilise Green Belt land, for housing, from the Proposed Plan. Publish the Supplementary Guidance for the Midlothian Local Development Plan before adopting it.

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PP442	Eskbank & Newbattle Community Council	6. Encouraging Sustainable Energy and Waste Management; 6a. Renewable and Low Carbon Energy Projects, incl Wind	States policy on wind energy (policy NRG2) should be more balanced, taking full account of its contribution to emissions reductions, its role in enhancing farm diversification and reducing business energy costs, and its potential for promoting community enterprise and Council ownership of renewable energy. Considers the policy should not be biased to a presumption that the physical impact is always negative.	Remove the presumption in the Proposed Plan that the physical impact of wind farms is always negative.
PP449	Eskbank & Newbattle Community Council	3. Sustainable Place-making; 3b. Affordable Housing	Considers the proposals for affordable housing in the Proposed Plan are inadequate. Refers to the Council's housing waiting list having over 4000 people on it and that even after completion of the Council's new build social housing programme, the Council will only have 600 homes to let a year. The term "affordable housing" should be defined. The Proposed Plan should articulate how the demand for affordable housing will be met.	The term "affordable housing" must be defined in the plan. The Proposed Plan should articulate how the demand for affordable housing will be met.
PP415	Eskbank & Newbattle Community Council	Other	Raises concerns regarding consultation process. Community groups raised extensive concerns at MIR stage with no list of issues published saying what had been accepted; members of public excluded from meeting in December 2014 discussing the plan; no public meetings held; non-availability of Supplementary Guidance.	No modification to Proposed Plan suggested.
PP446	Eskbank & Newbattle Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Considers that plan should not be approved until future infrastructure and service needs are addressed.	Considers that proposals to address infrastructure and services are needed before approval of the plan.

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PP425	Eskbank & Newbattle Community Council	3. Sustainable Place-making; 3c. Development Design	Supportive of the aims of sustainable place making but feel that this should be more clearly defined. Consider that there is difficulty in achieving this aim given the need to allocate new housing. Regards new developments to be typically located further away from public transport, employment, shops, community facilities and designed for private car use. Will require clear/robust means of ensuring that developers comply with these aims.	AD&S should be a consultee on major planning applications/sensitive sites.
PP2905	Eskbank & Newbattle Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Green Network & Newbattle Strategic Greenspace Safeguard	Midlothian's Green Network Eskbank and Newbattle Community Council supports the creation of Green Networks and the proposed Newbattle Strategic Greenspace Safeguard. However the approach set out in the Midlothian Local Development Plan, which focuses on identifying particular features as “green infrastructure”, risks defining the environment too narrowly and therefore limiting the protection given to the environment as a whole.	
PP2715	Eskbank & Newbattle Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	ID PP424 B Kerr-Smith Eskbank and Newbattle Community Council Not satisfied that underlying arguments for allocating so many houses are sound, seem to be based on encouraging in-migration, and there is some uncertainty that this will take place. Considers that the SDP targets have been overshoot to provide flexibility, so should be room to accept reductions. Considers that allocating for development prevents them being allocated back to agriculture/ green space.	Seeks reduction in the number of identified sites for development.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP253	Howgate Community Council	2. The Strategy for Sustainable Growth; 2c. Housing Allocations; Housing - Penicuik	Objects to site AHs4. Notes that the site is a brownfield site currently supporting a variety of businesses. Stresses it is an "additional opportunity" and not required to meet the Council's strategic housing needs. Raises concerns about the suitability of the access road to accommodate increased traffic, the road constitutes a series of sharp bends and given the distance of the site from shops, public transport and schools, this would result in more car journeys, most likely along the most dangerous sections of the road. Most existing traffic generated by the site travels along the relatively straight section of the road to meet the A7026. Cannot envisage how satisfactory road improvements can be implemented. Also raises concerns about the impact of a significant housing development might have on services, particularly water supply.	
PP254	Howgate Community Council	2. The Strategy for Sustainable Growth; 2c. Housing Allocations; Housing - Penicuik	Objects to site AHs5. Acknowledges that some limited development of the brownfield part of the school site could be considered but any increase in road traffic would require modest improvements to the current road. However, does not accept the case for additional development on the greenfield section of the site (the former playing fields to the school) or the fields to the north of the school. These sites are identified for low density rural housing sites to accommodate a maximum of two houses along with additional areas of nature conservation interest. Abandonment of this policy would result in a breach of policy RD1 and set an irresponsible precedent for other areas identified for low density rural housing.	

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP901	Mayfield and Easthouses Community Council	2. The Strategy for Sustainable Growth; 2c. Housing Allocations; Housing - Mayfield/Newtongrange	Supports non allocation of site at Kippielaw Farm and the Council not proposing to allocate other sites in the area.	None sought - support
PP902	Mayfield and Easthouses Community Council	7. Delivering the Strategy; General Delivery issue	Considers that key issue for Mayfield and Easthouses settlement area is lack of funding from developer contributions for local infrastructure, education, amenities and town centre improvements. Considers that Mayfield and Easthouses is a poorer part of the County and that the plan is therefore an important opportunity for the area. Notes that Mayfield and Easthouses occupies little coverage in the plan, but considers that future projects covering wider area will benefit community. States that financial contributions will only be forthcoming if developers complete their projects, so leading to monies only becoming available at the end - or partially completed projects. Notes level of unbuilt houses from previous plans, and potential developer contributions for amenities locked up with them. Believes that Mayfield and Easthouses does not have the requisite amenities for a community of its size.	Wishes Council to work with developers to ensure that funding to address local infrastructure, education, amenities and town centre improvements is made available timeously.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP19	Moorfoot Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Green Network & Newbattle Strategic Greenspace Safeguard	Moorfoot Community Council strongly supports Policy ENV 3 – the Newbattle Strategic Greenspace Safeguard. Consider the southern end of the safeguarded area, which lies in the Moorfoot Community Council area, will in future be under major pressure from the Hs11 Dalhousie South and h37 Cockpen Farm housing development sites to the west and east, and the Dalhousie Business Park to the south. State it will be imperative to ensure that the wording of the policy – “strategic safeguard” is reflected in practice in the determination of future planning applications that could adversely affect the protection of this area.	No specific modification given, but states that it will be imperative to ensure that the wording of policy ENV3 – “strategic safeguard” is reflected in practice in the determination of future planning applications that could adversely affect the protection of this area.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP18	Moorfoot Community Council	4. Promoting Economic Growth; 4e. Minerals	<p>Opposes reinstatement of Halkerston North area of search for opencast coal extraction. Notes that Halkerston North area of search for coal which was proposed for removal in the Main Issues Repor due to lack of activity/interest is now to be retained, on basis of representations from estates interests. Refers to criteria used to assess areas of search in the Minerals Technical Note and considers that these should be used to assess existing areas of search. In relation to the the Halkerston Area of Search, representor notes that it is within the South Esk Valley and Carrington Farmland proposed Special Landscape Area and Temple Conservation Area. Transport would have to be by road (established in connection with Cauldhall Moor application that Borders Rail cannot take it) and that closure of Cockenzie and Longannet power stations mean it would have to be taken to England. Considers this would not conform with Scottish Planning Policy and Strategic Development Plan policy. Considers that proximity to settlements/residential properties and other sensitive receptors makes it unsuitable - considers that the application of Scottish Planniong Policy recommendations would reduce the viable operation area of an already small area of search to a size that is highly unlikely to be economically viable for any operator. Notes cultural heritage issues with Arniston Gardens and Designed Landscape immediately opposite the site. Considers that market conditions for opencast coal have worsened since the publication of the Main Issues Report's Minerals Technical Note, with Cauldhall Moor not implemented despite Council being minded to consent in 2013, with actual and predicted demand being lower than figures quoted in section 2 of that Minerals Technical Note. Notes that Hargreaves has not expressed interest in this location.</p>	Seeks deletion of Halkerston North area of search for opencast coal extraction.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP17	Moorfoot Community Council	3. Sustainable Place-making; 3c. Development Design	Considers that recent experience with housing developments is that developers are very reluctant to incorporate features that meet the principles of 'sustainable placemaking. Welcomes reference for Redheugh to provision of allotments or space for local food growing, and considers that this requirement should be county-wide.	Considers that requirement for allotments or space for local food growing should be county-wide, perhaps through policies DEV5 and/or DEV6.
PP16	Moorfoot Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Concern that strategy is leading to increased out-commuting from Edinburgh, with attendant problems for infrastructure and public services, and that there is a lack of provision of social housing/ affordable housing. Concern about enforcement of standards on sustainability of housing.	Modifications sought to address concerns in terms of: impact on infrastructure and public services, provision of social/ affordable housing and enforcement of standards on sustainability of housing.
PP2787	Moorfoot Community Council	3. Sustainable Place-making; 3b. Affordable Housing	Considers that recent experience with housing developments is that developers are very reluctant to incorporate features that meet the principles of sustainable place making. Considers affordable housing provision in the plan is inadequate with the current waiting list standing at over 4000; affordable housing is not defined in the plan; considers that sites allocated in the 2003 Local Plan should be required to provide more affordable housing, with some only being subject to 5% provision, which is considered inadequate.	Considers that sites allocated in the 2003 Local Plan should be required to provide more affordable housing. States some sites are only being subject to 5% affordable housing requirement. More affordable housing should be provided for in the Proposed Plan and the term "affordable housing" should be defined in the plan.
PP2885	Moorfoot Community Council	4. Promoting Economic Growth; 4e. Minerals	While supporting MIN3, considers that it is not possible to evaluate properly, until SG is published. Considers that text of SG should be published alongside any amended plan or incorporated into the plan.	Considers that text of SG should be published alongside any amended plan or incorporated into the plan.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP489	Newtongrange Community Council	4. Promoting Economic Growth; 4c. Retail	While supporting need to limit size of new superstore, consider that small convenience stores are a more appropriate way forward, as these would be more convenient to householders, limit the need to travel, and be less of a threat to existing town centres.	Within new housing areas, support small convenience stores in preference to larger stores.
PP490	Newtongrange Community Council	7. Delivering the Strategy; General Delivery issue	Stresses importance of children attending local primary school. States that current Newtongrange Primary School has insufficient capacity and will need to be expanded to meet the needs of proposed new housing, and plans should be included to replace the school.	Seeks provision to replace Newtongrange Primary School, so that all children in community can attend it.
PP491	Newtongrange Community Council	2. The Strategy for Sustainable Growth; 2a. Committed Development	Concerned about loss of village identity, and wishes coalescence be kept to a minimum. Wishes 'green separation' between Mayfield and Newtongrange. Considers that proposed Newbattle Strategic Greenspace assists with this objective. Does not agree to the co-location of committed housing sites h34, h35, h38 and h49.	Wishes a green separation maintained between Newtongrange and Mayfield, and consequently the co-location of committed housing sites h34, h35, h38 and h49 to be reconsidered.
PP2857	Newtongrange Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Green Network & Newbattle Strategic Greenspace Safeguard	Concerned about loss of village identity, and wishes coalescence be kept to a minimum. Wishes 'green separation' between Mayfield and Newtongrange. Considers that proposed Newbattle Strategic Greenspace assists with this objective.	Wishes a green separation maintained between Newtongrange and Mayfield, and consequently the co-location of committed housing sites h34, h35, h38 and h49 to be reconsidered.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP2858	Newtongrange Community Council	3. Sustainable Place-making; 3a. Coalescence	Concerned about loss of village identity, and wishes coalescence be kept to a minimum. Wishes 'green separation' between Mayfield and Newtongrange. Considers that proposed Newbattle Strategic Greenspace assists with this objective. Does not agree to the co-location of committed housing sites h34, h35 [note h34 listed twice on representation, but from context reasonable to assume it is a reference to h35], h38 and h49.	Wishes a green separation maintained between Newtongrange and Mayfield, and consequently the co-location of committed housing sites h34, h35, h38 and h49 to be reconsidered.
PP948	Penicuik Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Notes scale of allocations from previous local plans and raises questions over ability of infrastructure to cope with impact of housing. Does not consider that new housing will create jobs in the longer term.	Inference of submission is that housing strategy and scale of housing allocations should be reconsidered.
PP949	Penicuik Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Objects to the strategy adopted in the A701 Strategic Development Area. The planned housing development at Penicuik, Auchendinny, Roslin and Bilston will generate increased traffic on the A701. Considers that the planned relief road will need to be a dual carriageway to take account of existing cross boundary traffic from South Lanarkshire and Peeblesshire and local traffic which builds up from Leadburn to Howgate and through Auchendinny onto the A701 putting pressure on Gowkley Moss. Also considers that the relief road, housing development and the latest application for a film studio will result in the further loss of precious farmland and greenfield land. Considers there is overdevelopment of private housebuilding and not enough rented accommodation and that a better balance between the two sectors needs to be struck.	No Modification suggested.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP947	Penicuik Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Considers that there is a danger that delivery of houses will lead to Midlothian losing its rural environment. Expresses concern at possible future uses of Wellington School site.	Inference of submission is that housing strategy and scale of housing allocations should be reconsidered.
PP946	Penicuik Community Council	3. Sustainable Place-making; 3d. Open Space	Objection references sections 4.9 and 5.1 of the plan but the focus of submission appears to be on open space, recreation and playing fields so has been categorised as relating to section 3.3 which addresses these issues. Objects to the loss and erosion of open spaces, playing fields and recreation facilities in general to continued house building over the years. Does not consider the plan makes suitable provision for such facilities given the increased population projected as a result of the planned development. Is concerned about the trend to sell of these facilities or transfer management to other bodies. The Council should be more proactive about funding the management and maintenance of these assets (use of Heritage Lottery funds). Considers there is a need for a new public park in Penicuik and suggests that provision is made at Mauricewood (the allocated housing site h26-Deanburn).	Seeks the provision of a new public park in Penicuik on the committed housing site at Mauricewood - site h26 Deanburn.

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PP2840	Penicuik Community Council	2. The Strategy for Sustainable Growth; 2c. Housing Allocations; Housing - Penicuik	Objects to site Hs22 Objects to the potential loss of recreational facilities if the site is developed for housing. Considers that Penicuik does not have sufficient recreational facilities for the projected population. Does not consider that the transfer of the Queensway Leisure Centre from the Council to the YMCA has promoted or enhanced leisure facilities in the town and is concerned that the Council and YMCA are more likely to sell off recreational assets than improve them. Considers that Penicuik needs a new public park and provision should be made at Mauricewood (the allocated housing site h26-Deanburn).	Seeks the provision of a new public park in Penicuik on the committed housing site at Mauricewood - site h26 Deanburn.
PP2839	Penicuik Community Council	2. The Strategy for Sustainable Growth; 2a. Committed Development	Objects to the inclusion committed housing allocations at Penicuik (particularly h58) and to the road safeguards relating to these sites. Considers that the proposed road cuts through sensitive woodland (resulting in loss of habitat) and considers that the change of use of the nursery to be cynical and possibly illegal, seeks environmental study on the road given this impact and close proximity to the Pentland Hills. Raises concerns about loss of farmland as a result of committed developments and considers that recent attempts to extend the Pentland Hills Regional Park underline the need for the developer to find an alternate access or have site deallocated.	No modification proposed.
PP1489	Tynewater Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	Considers overall policy for Tynewater area, (with only two exceptions) restrictive on almost any development.	Not expressed, but inference is that a more pro-development stance should be embodied in strategy.

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PP1495	Tynewater Community Council	3. Sustainable Place-making; 3c. Development Design	Welcomes the intent of policies DEV5 and DEV6 but regret that Supplementary Guidance no available. Expresses concern that previous policy on spacing between houses not location specific.	No change to plan proposed.
PP1491	Tynewater Community Council	4. Promoting Economic Growth; 4f. Rural Development	STRAT 4. Considers that village envelopes are very tightly drawn. Windfall developments have on occasion been inappropriately high density - the Tynewater villages could make a small but positive contribution if boundaries less tightly drawn.	Seeks looser boundaries around villages in the Tynewater area.
PP1496	Tynewater Community Council	3. Sustainable Place-making; 3c. Development Design	Welcomes the intent of policies DEV5 and DEV6 but regret that Supplementary Guidance no available. Expresses concern that previous policy on spacing between houses not location specific.	No change to plan proposed.
PP1493	Tynewater Community Council	4. Promoting Economic Growth; 4f. Rural Development	While paragraph 3.2.12 deals with self-build housing and provides support, it is considered that policy RD1 promotes the contrary view.	Intimates that policy RD1 should be amended to promote self-build housing.
PP1494	Tynewater Community Council	4. Promoting Economic Growth; 4f. Rural Development	Consider that reference in policy RD1 to BREEAM rating is incorrect. The BREEAM 'eco-home 2006' methodology is no longer supported by BRE, who are about to introduce a new rating methodology, Home Quality Mark (HQM).	No change specified but reference to Home Quality Mark rather than BREEAM is inferred.
PP1498	Tynewater Community Council	3. Sustainable Place-making; 3c. Development Design	Objects to provision in policy DEV7 regarding 30m tree belts as it is considered impractical in almost all potential development sites within Tynewater.	Considers that the policy should be qualified to take account of the scale of new development.

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PP1503	Tynewater Community Council	4. Promoting Economic Growth; 4a. Economic; 4b. Transport	Paragraph 4.1.4 rightly acknowledges the economic significance of the re-opening of the Borders Railway but the MLDP does not contain any policy to encourage the development and safeguarding of the station sites and their immediate surroundings.	No modification suggested.
PP1484	Tynewater Community Council	1. Vision and Aims	Objects to the Proposed Plan. The MLDP refers to a sense of 'renewed vibrancy' and 'striving to meet needs locally', yet with the exception of two locations the overall policy for the Tynewater Community Council area is characterised by a strict restraint on almost any development. It is difficult to see how any sense of 'vibrancy' and meeting of 'local needs' can be achieved in such a restrictive environment. Email refers.	None.
PP1490	Tynewater Community Council	2. The Strategy for Sustainable Growth; 2b. Housing Strategy	STRAT 3. Considers that village envelopes are very tightly drawn. Windfall developments have on occasion been inappropriately high density - the Tynewater villages could make a small but positive contribution if boundaries less tightly drawn.	Seeks looser boundaries around villages in the Tynewater area.
PP1513	Tynewater Community Council	4. Promoting Economic Growth; 4b. Transport	Welcomes intent of TRAN1 but regrets evidence of practical policy/guidance on how objectives might be achieved. For example, where traffic generating development is approved, what scope local communities to continue to use affected roads.	None specified.
PP1516	Tynewater Community Council	4. Promoting Economic Growth; 4b. Transport	Concerned that TRAN2 makes no mention of integrating Borders Railway into other public transport networks. Safeguarding cycling/walking routes to 'complement Borders Rail' seems unambitious.	MLDP should seek to integrate Borders Rail with public transport network.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP1518	Tynewater Community Council	4. Promoting Economic Growth; 4a. Economic	Broadly welcomes policy IT1, but considers that assertion that 98% of Midlothian households having access to high-speed broadband to be unlikely. No firm date set for roll-out in parts of Tynewater.	No change proposed.
PP1520	Tynewater Community Council	4. Promoting Economic Growth; 4c. Retail	States that the number and variety of retail business has declined significantly, and notes that Pathhead only identified as a 'local centre'. Considers that policy TCR2 should be much more supportive of existing small scale retail facilities, which are typically less than 150sqm in scale.	Considers that policy TCR2 should be much more supportive of existing small scale retail facilities.
PP1523	Tynewater Community Council	4. Promoting Economic Growth; 4d. Tourism	With reference to touring caravan and camping site in VIS2, consider that drawing tight settlement boundaries can result in unexpected consequences with 'small' limited duration touring caravan sites in countryside subject to provisions of Caravan Sites Act 1968.	Suggest that this can be effectively controlled by Supplementary Guidance, possible prepared in collaboration with the Caravan Club.
PP1508	Tynewater Community Council	4. Promoting Economic Growth; 4a. Economic	Objects to policy Econ 6 - see attached statement The policy grudgingly accepts the existence of home based business operations but offers little encouragement. Given the apparent extent and scale of this type of operation in rural areas (including Tynewater), considers this lack of positive and constructive approach is regrettable.	No modification suggested.
PP1534	Tynewater Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Special Landscape Areas & Landscape Character	States this policy appears a rather crude "catch all" policy that could be applied to almost any location in Midlothian. Considers without further specific guidance it is difficult to see how this policy will enhance or otherwise sound planning decisions.	Further guidance is required for the interpretation and application of this policy.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP1535	Tynewater Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Other Natural Environment	Supports Policy ENV 8 in respect of the River Tyne valley.	None
PP1537	Tynewater Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Flooding & Water Environment	States that surface water flooding has taken place at a number of locations in Tynewater in recent years. Considers that it would be appropriate for additional Supplementary Guidance to bring the various publications, plans and guidance together.	Considers that it would be appropriate for additional Supplementary Guidance to bring the various publications, plans and guidance together.
PP1540	Tynewater Community Council	6. Encouraging Sustainable Energy and Waste Management; 6a. Renewable and Low Carbon Energy Projects, incl Wind	Supports Policy NRG 1 Renewable and Low Carbon Energy Projects.	None stated.
PP1525	Tynewater Community Council	4. Promoting Economic Growth; 4e. Minerals	Supports policy MIN1, and commends submission of Communities Against Airfield Open Cast (CAAOC), although regrets no availability of Minerals supplementary guidance.	None sought - support

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PP1528	Tynewater Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Green Network & Newbattle Strategic Greenspace Safeguard	Welcomes the apparent intent of Policy ENV 2 but is critical of the lack of green network opportunities identified on Figure 5.2 Strategic Green Network of the Proposed Plan in the Tynewater Community Council area.	Wishes more green network opportunities identified in the Tynewater Community Council area, particularly: a connection through Vogrie Country Park linking the strategic green network opportunity routes 6 and 7 identified on Figure 5.2 Strategic Green Network of the Proposed Plan; and the route from Fala to Brothersheil over Fala Moor.
PP1526	Tynewater Community Council	4. Promoting Economic Growth; 4e. Minerals	Supports Policy MIN 2, and commends submission of Communities Against Airfield Open Cast (CAAOC), although regrets non-availability of Minerals supplementary guidance.	None sought - support
PP1541	Tynewater Community Council	6. Encouraging Sustainable Energy and Waste Management; 6a. Renewable and Low Carbon Energy Projects, incl Wind	Supports Policy NRG 2 Wind Energy but regrets the Supplementary Guidance on Wind Energy Development in Midlothian was not available.	None stated.
PP1542	Tynewater Community Council	6. Encouraging Sustainable Energy and Waste Management; 6b. Decentralised Energy	Objects to the Proposed Plan because compliance with Policy NRG3 may be unduly and unreasonably onerous, appearing to require a full SAP assessment. It is difficult to imagine a building subject to this policy also being subject to the 2007 Building Regulations. Confusingly, this policy restates Mandatory Standard 6.1 of the current 2015 Technical Handbook for buildings subject to the 2007 Building Regulations.	No change sought.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP1544	Tynewater Community Council	6. Encouraging Sustainable Energy and Waste Management; 6b. Decentralised Energy	Objects to the Proposed Plan because Policy NRG 6 does not include criteria stating that community heating will only be required where there is a demonstrable ability of the system to reduce gross energy use compared to an individual building system. Heat loss from network pipes are significant.	Include criteria stating that community heating will only be required where there is a demonstrable ability of the system to reduce gross energy use compared to an individual building system. Further information provided in attachment.
PP1545	Tynewater Community Council	6. Encouraging Sustainable Energy and Waste Management; 6c. Waste Management	WAST 3. Considers that the policy only appears to apply to Municipal Solid Waste and considers it unclear if this or any other policy seeks to control other commercially generated solid waste including inert construction waste.	Inference is that more control is sought in planning policy over non-MSW waste.
PP1539	Tynewater Community Council	6. Encouraging Sustainable Energy and Waste Management; 6a. Renewable and Low Carbon Energy Projects, incl Wind	Policy ENV 18 is welcomed but considers that it should be linked with Policy NRG 2 on wind farms. Believes that wind farm developers use noise standards (ETSU-R-97) to justify increased night time noise levels. States this standard is used to describe tenants in affected dwellings as 'those with an economic interest' which the objector considers a deplorable abuse.	Policy is welcomed but believe that it should be linked with Policy NRG 2 Wind Energy.
PP1543	Tynewater Community Council	6. Encouraging Sustainable Energy and Waste Management; 6b. Decentralised Energy	Objects to the Proposed Plan because there is no Section 3F of the TCP(S)A, and having a policy specifically to interpret another policy seems unnecessarily confusing.	No change specified.

ID	Company / Organisation	Broad Categories	Council Summary	Modification Sought
PP1532	Tynewater Community Council	5. Protecting Our Heritage; 5a. Natural Environment; Special Landscape Areas & Landscape Character	Considers Policy ENV 6 skates lightly over the seemingly significant changes in the landscape designations in much of the Tynewater area. States it is regrettable the supplementary guidance on Special landscape Areas is not available as it apparently provides details of the 2012 review that gave rise to the changes between Areas of Great Landscape Value and Special Landscape Areas.	None stated.