

# Notice of Meeting and Agenda



## Planning Committee

**Venue:** Virtual Meeting,

**Date:** Tuesday, 15 June 2021

**Time:** 13:00

**Executive Director : Place**

**Contact:**

Clerk Name: Democratic Services  
Clerk Telephone: 0131 272 3161  
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**1 Welcome, Introductions and Apologies**

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**2 Order of Business**

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**3 Declaration of Interest**

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

**4 Minute of Previous Meeting**

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- 4.1** Minute of meeting of the Planning Committee of 18 May 2021 3 - 8

**5 Public Reports**

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- 5.1** Midlothian Local Development Plan Action Programme 9 - 102

- 5.2** Roslin Conservation Area Character Appraisal and Management Plan 103 - 136

- 5.3** Tree Preservation Order (2 Of 2021) at Little Moss and Nether Moss Near Howgate, Penicuik 137 - 150

- 5.4** Pre-Application Consultation Report Regarding For Mixed Use Development Comprising Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage Or Distribution) With Associated Class 3 /Sui Generis Drive Through at Land At Sheriffhall South, Gilmerton Road, Dalkeith (21/00416/PAC) 151 - 156

- 5.5** Pre-Application Consultation Report Regarding Residential Development at Scotts Touring Caravans, Mayfield Industrial Estate, Dalkeith (21/00344/PAC). 157 - 162

**6 Private Reports**

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**7 Date of Next Meeting**

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# Minute of Meeting



## Planning Committee

Date	Time	Venue
Tuesday 18 May 2021	1.00 pm	Via MS Teams

### Present:

Councillor Imrie (Chair)
Councillor Cassidy
Councillor Curran
Councillor Hackett
Councillor Johnstone
Councillor Lay-Douglas
Councillor McCall
Councillor McKenzie
Councillor Milligan
Councillor Muirhead
Councillor Munro
Councillor Parry
Councillor Russell
Councillor Smail
Councillor Wallace
Councillor Winchester

### In Attendance:

Peter Arnsdorf	Planning Manager
Alan Turpie	Legal Services Manager
Kevin Anderson	Executive Director Place
Derek Oliver	Chief Officer Place
Jim Gilfillan	Consultant Policy & Planning
Sandra Banks	Resource Manager - LES
Janet Ritchie	Democratic Services Officer

## 1. Apologies

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Apologies for absence were received from Councillor Hardie and Councillor Alexander.

## 2. Order of Business

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With regards to Item 5.5 this was withdrawn from the Agenda and the order of business amended as detailed below.

## 3. Declarations of interest

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No declarations of interest were intimated at this stage of the proceedings.

## 4. Minutes of Previous Meetings

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The Minute of Meeting of 6 April 2021 was submitted and approved as a correct record.

## 5. Reports

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Agenda No	Report Title	Presented by:
5.1	Planning (Scotland) Act 2019 – National Planning Framework 4 (NPF4) Housing Figures Consultation	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>The purpose of this report was to seek the Committee's approval of a draft response to the Scottish Government's consultation on proposed housing numbers/targets and the methodology for their calculation to be incorporated in the draft National Planning Framework 4 (NPF4), which is scheduled for publication in the autumn 2021.</p> <p>In September 2019, the Government published its programme for implementing the Planning (Scotland) Act 2019 (which received royal assent on 25 July 2019). It proposes a series of consultations with local planning authorities, key agencies, key stakeholders, community organisations and members of the public on the necessary secondary legislation/regulations and additional guidance required to implement various sections of the new Act, including NPF4.</p> <p>The Planning Manager responded to comments and questions with regards to the need for Infrastructure and the resources to support a growing community. It was agreed that a response would be sent to the Scottish Government on behalf of the Planning Committee on the points raised.</p>		
<b>Decision</b>		
<p>The Planning Committee:</p> <ul style="list-style-type: none"><li>• Approved the Midlothian Response to the proposed NPF4 housing figures consultation as attached to this report as Appendix B.</li><li>• Would not provide any locally adjusted estimate at this stage.</li></ul>		



<ul style="list-style-type: none"> <li>• Would formally submit a copy of the response to Scottish Ministers.</li> <li>• Would send a response to the Scottish Government once the new Cabinet was in place with regards in the need for Infrastructure and resources to support a growing community.</li> </ul>
<b>Action</b>
Chair of the Planning Committee/Planning Manager

### **Councillor Wallace left the meeting at 13.10 pm**

<b>Agenda No</b>	<b>Report Title</b>	<b>Presented by:</b>
5.2	Tree Preservation Order (1 of 2021) For tree on land between Bonnyrigg Health Centre and Golf Course Road, Bonnyrigg	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>This report sought the Committee's approval to confirm a Tree Preservation Order (TPO) 1 of 2021 issued on 12 January 2021 on a single mature sycamore tree (<i>Acer pseudoplatanus</i>) on land between Bonnyrigg Health Centre and Golf Course Road, Bonnyrigg.</p> <p>At its meeting of 12 January 2021 the Committee agreed:</p> <ol style="list-style-type: none"> <li>To the issuing of a TPO to protect a tree on land between Bonnyrigg Health Centre and Golf Course Road, Bonnyrigg;</li> <li>To receive a further report to consider confirming the TPO once the owner of the land and other interested parties have had the opportunity to make comment.</li> </ol> <p>The Council has received no written representations in connection with the TPO and therefore it is reasonable to conclude that the tree is a valuable amenity asset worthy of preservation for the future and should be protected by a Tree Preservation Order under Section 160(3) of the Town and Country Planning (Scotland) Act 1997 and The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010.</p>		
<b>Decision</b>		
<p>The Planning Committee:</p> <ul style="list-style-type: none"> <li>• Agreed to confirm the Tree Preservation Order</li> <li>• Instructed the Planning Manager to carry out the necessary procedures, following confirmation and endorsement of a Tree Preservation Order, that are required by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010.</li> </ul>		
<b>Action</b>		
Planning Manager		

Agenda No	Report Title	Presented by:
5.3	Tree Preservation Order (1 of 2020) at 8 Ancrum Road, Dalkeith	Peter Arnsdorf
Outline of report and summary of discussion		
<p>This report sought the Committee's approval to confirm a Tree Preservation Order (TPO) 1 of 2020 issued on 17 December 2020 on a single mature common oak tree (<i>Quercus robur</i>) within the grounds of 8 Ancrum Road, Dalkeith.</p> <p>A TPO was issued by the Executive Director of Place as an 'emergency' using delegated authority powers granted by Midlothian Council's Standing Orders. The background and justification for issuing the TPO is set out in the delegated authority report attached as Appendix A.</p> <p>The TPO came into effect on 17 December 2020 and continues in force for six months (until 17 June 2021) or until the Order is 'confirmed', which is the process of making the TPO permanent (until it is removed).</p> <p>In responding to questions raised regarding the proximity of the tree, the risk of damage to the wall and the health and safety impact this may have, the Planning Manager advised that experts had confirmed that the tree was not an immediate risk but after another 10 years of growth it may become a risk therefore the TPO would be reviewed again in 10 years.</p>		
Decision		
<p>The Planning Committee:</p> <ul style="list-style-type: none"> <li>• Agreed to confirm the Tree Preservation Order</li> <li>• Instructed the Planning Manager to carry out the necessary procedures, following confirmation and endorsement of a Tree Preservation Order, that are required by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc.(Scotland) Act 2006 and the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010</li> <li>• To review the Tree Preservation Order in 2031.</li> </ul>		
Action		
Planning Manager		

Agenda No	Report Title	Presented by:
5.4	Pre application consultation report regarding residential development at land to South of Mayfield and East of Newtongrange, Crawlees Road, Gowkshill, Gorebridge (21/00179/PAC)	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>The purpose of this report was to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for residential development, open space and associated infrastructure at land to south of Mayfield and east of Newtongrange, Crawlees Road, Gowkshill, Gorebridge (21/00179/PAC).</p> <p>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.</p> <p>There was a lengthy discussion with regards to this development and the impact this will have on the residents in particular regarding the noise and increased traffic. Comments were also made with regards to the importance of a clear distinction between communities, the importance of good walkways and cycle routes through the estates for access to schools, adequate road safety testing, public facilities for children and families and the strain that is already on these communities with regards to GP practices.</p> <p>The Planning Manager provided clarity on the points raised and the Chair confirmed these would all be taken into account and discussed with the Developer.</p>		
<b>Decision</b>		
<p>The Planning Committee noted:</p> <ul style="list-style-type: none"> <li>• The provisional planning position set out in this report.</li> <li>• That any comments made by Members will form part of the minute of the Committee meeting.</li> <li>• That the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application.</li> </ul>		
<b>Action</b>		
Planning Manager		

**Councillor Smaill left the meeting at 13.40 pm prior to the following item being discussed**

Agenda No	Report Title	Presented by:
5.6	Application for Planning Permission for the erection of 42 dwelling houses and four flatted dwellings; formation of access road and car parking and associated works at land South East of Tynewater Primary School, Crichton Road, Pathhead (20/00538/DPP)	Peter Arnsdorf
<b>Outline of report and summary of discussion</b>		
<p>The application for planning permission was for the erection of 42 dwelling houses and four flatted dwellings; formation of access road and car parking and associated works at land to the south east of Tynewater Primary School, Crichton Road, Pathhead.</p> <p>There had been 41 representations of objection; one representation of support; one neutral representation; and consultation responses from Historic Environment Scotland, the Scottish Environment Protection Agency (SEPA), Scottish Water, Transport Scotland, Tynewater Community Council, the Council's Archaeology Advisor, the Council's Biodiversity Advisor, the Council's Education Resource Manager, the Council's Environmental Health Manager, the Council's Land Resources Manager, Midlothian Health and Social Care Partnership (MHSCP) and the Council's Policy and Road Safety Manager.</p> <p>The Planning Manager in responding to comments and questions advised that there had been no comments made on the application by Midlothian Health and Social Care Partnership. He also advised that with regards to the difficult junction and issues with traffic, both Transport Scotland and the Council's Policy and Road Safety Manager had assessed the application and no recommendations had been made.</p> <p>After further discussion the Planning Manager confirmed that he would take the points forward for consideration with regards to improving the existing play area to have a more centralised open space and that the construction management programme be discussed directly with the school.</p>		
<b>Decision</b>		
The Committee agreed to grant planning permission subject to the conditions detailed within the report and the applicant entering into a Planning Obligation to secure developer contributions towards necessary infrastructure and the provision of affordable housing.		
<b>Action</b>		
Planning Manager		

## 6. Date of Next Meeting

The next meeting will be held on Tuesday 15 June 2021

The meeting terminated at 1.55 pm.



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## MIDLOTHIAN LOCAL DEVELOPMENT PLAN ACTION PROGRAMME

Report by Chief Officer Place

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### **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to update the Committee on the progress made implementing the Midlothian Local Development Plan 2017 (MLDP) and to seek the Committee's approval of the revised MLDP Action Programme.

### **2 BACKGROUND**

- 2.1 The Town & Country Planning (Scotland) Act 1997 requires the Council to prepare an Action Programme to accompany its local development plan, the MLDP, and to keep it under review and update it every two years. The first Action Programme was published in February 2018, this was reviewed in 2020.
- 2.2 The revised Action Programme was subject to consultation between February and March 2020 and originally scheduled to be reported to Committee in March 2020. However, the March 2020 Committee meeting was cancelled in response to the Covid-19 pandemic and the introduction of emergency measures. In the circumstances a copy of the revised Action Programme, was submitted to Scottish Ministers (to comply with the 2 year review requirement) for their information with the proviso that an adopted version would be submitted post pandemic or in 2021.
- 2.3 The Action Programme sets out how the Council intends to implement the plan to which it relates. It contains a list of actions required to deliver each of the plan's policies and proposals, identifies the parties that are required to carry out the actions, and a timescale for carrying out the actions. A copy of the revised Action Programme is attached to this report as Appendix A. It reflects the outcome of post adoption monitoring and is a factual statement of what has changed since its original adoption in 2018. Much of the original document structure remains the same, but a new section (section 2) focuses on the key changes, achievements and challenges facing Midlothian and the MLDP.
- 2.4 The Coronavirus (Scotland) Act 2020 sets out new provisions in respect of the functioning of public bodies during the current pandemic.

This includes, amongst other things, provision for Councils to meet their statutory duties to publish or make documents available for inspection by publishing electronically and not placing paper copies in libraries and/or Council offices. The recommendations to this report reflect this temporary legislative change.

### **3 KEY CHANGES**

#### Population

- 3.1 Midlothian is the fastest growing local authority area (in population percentage increase terms) in Scotland (according to National Records of Scotland's 2018-based population projections). At the time of writing the Action Programme, the population was estimated at 91,340. Since then, a revised estimate has put this figure at 92,460. The population projections also predict that across Midlothian the population of residents aged 75 and over will surpass 10,000 by 2028 and that working age residents (ages 16 to 64) will number 63,000 by that time. New population projections are expected in 2022 and there is every likelihood this growth trend will continue.

#### Housing Land

- 3.2 The growing population is, in part, being driven by new house building completions, which have ranged between 600 and 700 annually for the past few years. The Council's latest Housing Land Audit (HLA) identifies 611 house completions in 2019/2020, 70 of which were affordable. It confirms in 2019/20 the completion of several committed housing sites including Ashgrove Phase II in Loanhead (90 units), Thornybank East in Dalkeith (82 units) and part of Hopefield Farm 1 in Bonnyrigg (76 units).
- 3.3 In addition, construction has started on the site of the former Roslin Institute (Site Hs19 304 units) and planning permission has been issued for the following strategic sites:
- Site Hs11 - Dalhousie South, 320 units;
  - Site Hs14 - Rosewell North, 100 units;
  - Site Hs20 - Auchendinny, 395 units; and
  - Site Hs12 - Hopefield Farm 2, ('minded' to grant planning permission in principle for approximately 1,000 units subject to concluding a legal agreement to secure developer contributions).
- 3.4 The latest HLA can be viewed online at:  
[www.midlothian.gov.uk/info/205/planning\\_policy/458/housing\\_land\\_audit](http://www.midlothian.gov.uk/info/205/planning_policy/458/housing_land_audit)

#### Employment Land

- 3.5 In respect of employment land the key measure for the development plan is the amount of "take-up" of land, defined and recorded when

construction starts on site. Since the first Action Programme, applications granted on economic sites would equate to the “take up” of 15 hectares of land if fully built out. However, monitoring indicates that in some cases detailed permissions have yet to be granted and/or construction on site is yet to start. Recorded take-up in 2017/18 was 5.2 hectares, 7.1 hectares in 2018/19 and 0.6 hectares in 2019/20. It should be noted that extensions to existing business premises and/or new development within the curtilage of an existing economic site is not regarded as “take-up” and therefore not recorded as such. This can often mask the true extent of economic activity.

3.6 Strategic economic/employment development applications considered in 2020 and 2021 include:

- Midlothian Snowsports Centre – redevelopment of leisure facilities (15ha);
- Shawfair Park (Site e27 - Danfoss) – erection of offices and a light industrial facility (2ha);
- Whitehills (Site e26) – use of land for class 4, 5, 6 and sui generis uses (18ha);
- Thornybank North (Aldi) – erection of retail unit (1ha);
- Shawfair Park (Site e27 – David Lloyd Clubs) – erection of a leisure club (2ha); and
- Pre-application consultations in relation to developments at Salter’s Park (sites Ec2/e14, ~30ha) and West Straiton (site Ec3, ~40ha).

3.7 The Midlothian Employment Land Audit provides the most up to date published position statement on the employment land situation in Midlothian. It is available online at [www.midlothian.gov.uk/info/205/planning\\_policy/643/employment\\_land\\_audit](http://www.midlothian.gov.uk/info/205/planning_policy/643/employment_land_audit)

Developer Contributions

3.8 The Council seeks to recover developer contributions in respect of new development which gives rise to the need for new infrastructure and facilities. The Action Programme highlights that £43.6m of developer contributions have been secured through legal agreements since the MLDP was adopted – since the drafting of the Action Programme this figure has risen to £51.6m (of which £15.2m has been collected).

Renewable Energy and Low Carbon Energy Projects

3.9 The establishment of Midlothian Energy Limited in 2020 (a joint venture energy services company between the Council and Vattenfall) is a major step forward towards delivering an Energy Centre to supply the proposed community heating network at Shawfair. It also marks a step change in the drive to decarbonise the domestic/commercial energy network and provides a mechanism to undertake wider feasibility work on potential low carbon energy projects across Midlothian and also participate in cross boundary projects.



- 3.10 The Midlothian feasibility report from the “Green Heat in Green Spaces” initiative, (an investigation of the potential of using latent ground heat within urban green and blue spaces to support low carbon heat solutions using heat pumps and district heat networks) included summary results for twenty short and long term potential energy projects across the County. Midlothian Energy Limited will have a key role to play in further developing and assessing the viability of these opportunities further.

#### Policy Monitoring/Actions

- 3.11 The Action Programme is designed to be a regular monitor of the progress of the plan. In addition, it also seeks to monitor the use and impact of the policies of the plan in determining planning applications, particularly in cases where the application has gone to appeal or where a departure from the plan is involved. The frequency of use of policies is also significant, as this may indicate a case where a policy has been overtaken by events or needs to be revised. The MLDP Policy Monitoring Group meets quarterly to review policy performance and section four of the revised Action Programme addresses these performance issues. This ongoing analysis will be a useful input to the policy review as part of the preparation of the next local plan.

## **4 CONSULTATION PROCESS AND OUTCOME**

- 4.1 In preparing the Action Programme the Council is required to consult and consider the views of the key agencies (NHS Lothian, Scottish Enterprise, Scottish Natural Heritage, Scottish Water, SEPA, and Transport Scotland), the Scottish Ministers, and those parties specified by name in the document. In addition, the planning service consulted all planning authorities in the SESplan area, as well as other Midlothian Council services.
- 4.2 A targeted consultation was carried out between 11th February and 6th March 2020, covering the groups described above. An invitation to comment was sent to 23 private sector consultees, 20 consultees at public bodies, 10 third sector/housing association consultees and to 13 internal Midlothian Council contacts. Two consultees (SEPA and Transport Scotland) responded. A schedule of engagement responses and consequent changes to the Action Programme is set out in Appendix B.
- 4.3 Following the consultation, the Action Programme has been amended in respect of Transport Scotland’s comments, to better reflect the future procedures for considering regional transport infrastructure, when SESplan is abolished.



## **5 RECOMMENDATION**

5.1 The Committee is recommended to:

- (a) Agree to adopt the updated Action Programme;
- (b) Instruct the Planning Manager to submit the approved Action Programme to Scottish Ministers; and
- (c) Agree to publish the Action Programme electronically.

**Peter Arnsdorf**  
**Planning Manager**

**Date:** 4 June 2021  
**Contact Person:** Colin Davidson, Planning Officer  
[colin.davidson2@midlothian.gov.uk](mailto:colin.davidson2@midlothian.gov.uk)  
**Tel No:** 0131 271 3470  
**Background Papers:** The Midlothian Local Development Plan 2017

# Action Programme 2017 Updated 2020

Appendix A



Midlothian

The 2020 Action Programme updates the Action Programme 2017 which was adopted by the Council in February 2018.

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# 1. Introduction and Background

## Addendum

The adoption of this updated Action Programme was delayed due to the impact of the Covid - 19 pandemic restrictions. Accordingly the published information and statistics reflect the position in Midlothian as at February 2020.

**1.1** The Midlothian Local Development Plan 2017 (MLDP) was adopted in November 2017 and the Action Programme was approved in February 2018. This update highlights the progress made with implementing its development strategy in the two years since adoption, the key changes in that period and emerging issues looking forward to the next review of the Plan.

**1.2** The Action Programme:

- Includes an overview of the performance of and actions required to deliver each of the Plan's proposals and policies to promote sustainable growth;
- Identifies the authority/organisation responsible for carrying out the action(s);
- Identifies new and updated Supplementary Guidance (SG) and Planning Guidance (PG) published post-adoption;
- Includes an overview of the housing and economic land supply over the review period and looking ahead over the remaining plan period;
- Provides an overview to date of the investment and delivery of infrastructure and facilities, together with an update of the outstanding infrastructure required to implement the development strategy, including an indication of the likely timescale for delivery; and
- Provides an overview of Post-Adoption Monitoring.

**1.3** Section 2 focuses on the key changes and achievements since the adoption of the MLDP and considers how some of these changes will influence and effect both the delivery of the existing plan and the preparation of MLDP2. Section 3 addresses monitoring issues generally while sections 4 and 5 set out in more detail, the actions the Council is taking/proposes to take to deliver the Plan's policies and proposals and promote sustainable development, including the preparation of SG and PG and

post-adoption Strategic Environmental Assessment (SEA) requirements. Section 6 updates the delivery of housing and economic sites while section 7 provides an update on the delivery of the key infrastructure and facility requirements arising from the committed development sites in the MLDP. The requirements are listed site by site under each infrastructure heading. Applications for windfall development are assessed on their own merits, the policies of the plan and the infrastructure and mitigation requirements identified in the settlement statements of the Plan.

**1.4** The Action Programme has been prepared in conjunction with the relevant key agencies to the MLDP process (Scottish Water (SW), the Scottish Environment Protection Agency (SEPA) and Scottish Natural Heritage (SNH)) as well as relevant Council service sections. Transport Scotland has also been engaged in the process as many of the infrastructure requirements in the Plan are transport related. In addition, Homes for Scotland (HfS) and individual house-builders and landowners are involved in the Housing Land Audit (HLA) process, which not only assists in identifying site specific constraints but will also inform future updates of the Action Programme.

**1.5** It is intended that the Action Programme will not only monitor the progress of development proposals but will also be a key tool in instigating action and co-ordinating activity amongst the agencies and organisations identified in the programme. The Council and other public agencies have a role to play in facilitating and delivering parts of the plan but much will be dependant on the development industry and market forces.

## 2. Key Changes, Achievements and Challenges

### Population

**2.1** The current population of Midlothian is approximately 91,340 <sup>(1)</sup>. This represents a 1.4% increase on the mid-2017 estimate. Recent National Records of Scotland projections indicate that the population is expected to grow by 30% between 2016 and 2041 compared to 2% nationally, making Midlothian the fastest growing local authority area in Scotland.

**2.2** In terms of the age structure of the area's population, the 75 years old and over age group is expected to grow to 9,600 by 2026 compared to its 2016 level of 6,800. This is an increase of 41%, which compares to an equivalent Scotland-wide

1 National Records of Scotland mid-2018 population estimates

## Action Programme 2020

figure of 27%. The working age population (16 to 64 years old) is expected to grow from 55,000 in 2016 to 60,000 in 2026, and although this is a substantial increase in itself (9%), this means that Midlothian's population is ageing and there will be fewer residents of working age to support a comparatively larger portion of residents that are 75 and over.

### Housing

**2.3** The Council's HLA provides the most up to date published position statement on the state of housing land in Midlothian. It provides a snapshot of the status and progress of sites together with a programme for the commencement, delivery and completion of sites over the next five years. The HLA also includes an estimate of likely windfall developments. It is available online at - [https://www.midlothian.gov.uk/info/205/planning\\_policy/458/housing\\_land\\_audit](https://www.midlothian.gov.uk/info/205/planning_policy/458/housing_land_audit)

**2.4** The scale of planned housing growth approved in the current Strategic Development Plan (SDP)<sup>(2)</sup> remains challenging. The scale of house building in recent years has contributed significantly to the growth and change in population in Midlothian. The rejection of the new proposed SDP (on transport grounds) and the introduction of the new Planning (Scotland) Act 2019 during the Action Programme review period will extend this position until National Planning Framework 4 is published in Quarter 3 of 2021. Housing completions have been steady since 2014 with between 600 and 700 units built per year.

**2.5** The following two charts provide a breakdown of the capacities of the housing land supply sites in Midlothian, firstly according to their status in the development process (figure 2.1) and then the source of the land (figure 2.2). They reflect the situation as of HLA20 (31/03/2020). The numbers that they are based on are shown in the two tables that follow. These tables also provide a similar breakdown of the housing land supply by the number of sites at a particular stage of development and allocated in particular plans.

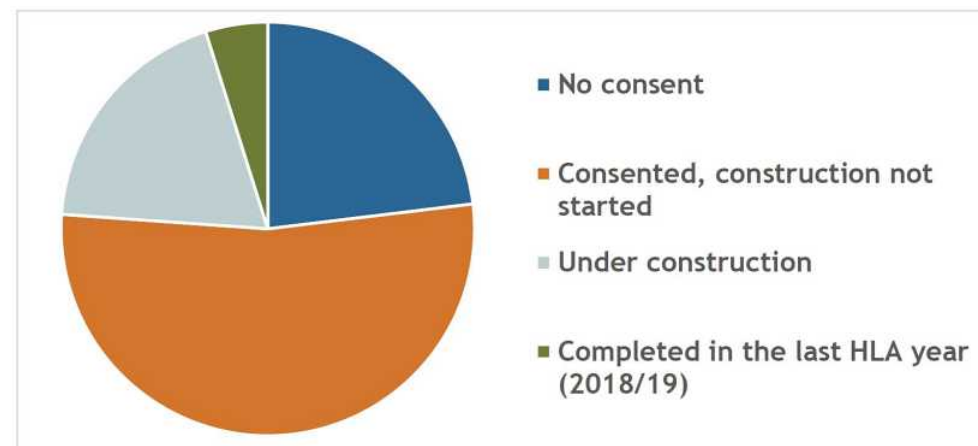


Figure 2.1 - Breakdown of HLA site capacities by planning status.

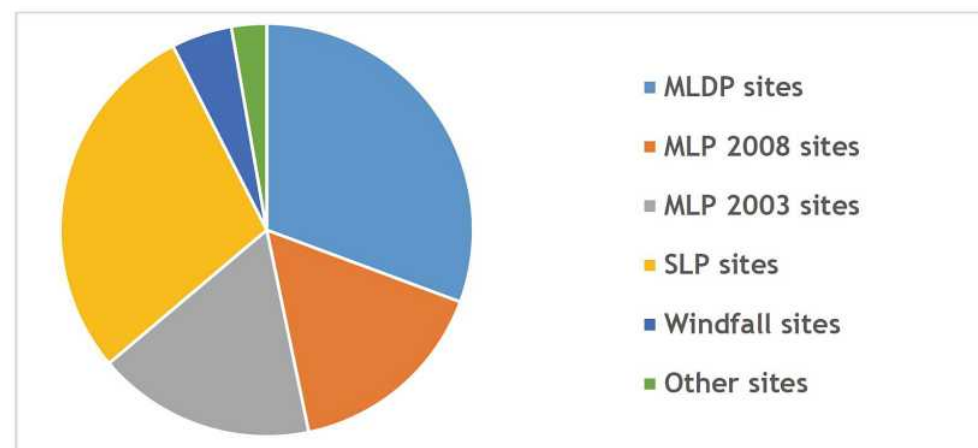


Figure 2.2 - Breakdown of HLA site capacities by land supply source.

## Action Programme 2020

Planning Status	Number of Sites	Number of Units
No consent	19	3,191
Consented, construction not started	56	7,335
Under construction	28	2,630
Completed in the last HLA year (2018/19)	7	672 <sup>(3)</sup>
<b>Totals</b>	<b>110</b>	<b>13,828</b>

Land Supply Source	Number of Sites	Number of Units
MLDP sites	21	4,240
2008 Midlothian Local Plan sites	22	2,222
2003 Midlothian Local Plan sites	15	2,365
Shawfair Local Plan sites	23	3,964
Windfall sites	27	657
Other sites	2	380
<b>Totals</b>	<b>110</b>	<b>13,828</b>

**2.6** Registers of Scotland's housing bulletins indicate increasing interest in Midlothian as a housing destination (along with East Lothian and the City of Edinburgh). Current market activity is encouraging with around 80% of committed sites in the MLDP with consent or under construction and 685 houses completed in

the latest audit year (2018/19). Many of Scotland's volume house builders are active in Midlothian and the Council and Housing Associations (as Registered Social Landlords (RSLs)) are also active housing providers.

**2.7** The Council's social housing programme accounts for approximately 87 completions each year. To date, the programme has delivered 1,134 affordable units since 2006 and home ownership schemes such as shared equity and Help to Buy Scotland have supported 1,570 households to purchase their own home. Over the next five years, the Strategic Housing Investment Plan (SHIP) 2020/21 to 2024/25 identifies the potential to develop 2,456 affordable homes. Of these, 1,299 will be council houses; 402 will be for social rent by Registered Social Landlords (RSLs), 213 will be for Mid Market Rent, 48 for Low Cost Home Ownership and 494 have yet to have a provider confirmed<sup>(4)</sup>. Of the five RSLs operating in Midlothian, Melville Housing Association plans to build 184 units over the next five years, Castle Rock Edinvar 298, Viewpoint 34, Dunedin Canmore 16 and Ark Housing Association 12 units<sup>(5)</sup>. The affordable housing policy of the Plan has helped deliver around 171 affordable home completions since it was adopted<sup>(6)</sup>.

**2.8** The table below identifies the developers and house builders currently progressing the major allocated sites in the MLDP.

Developer	Number of Sites	Number of Units	Notes
Avant Homes	5	630	Figure assumes half of the Auchendinny allocation (Hs20) of 350 units is developed by Stewart Milne Homes and the other half by Avant Homes.
Barratt	3	418	Excludes 51 units at the Roslin Expansion site (Hs19) that were consented after the end of the last audit year.

3 This refers to the capacity of sites completed in the last audit year, not the number of completions during that period across all sites (685 in total).

4 Midlothian SHIP 2020/21 to 2024/25, report to Council, 17 December 2019

5 Midlothian SHIP 2020/21 to 2024/25, Table 1

6 HLA19 plus completions from April 2019 to January 2020



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Developer	Number of Sites	Number of Units	Notes
Bellway Homes	2	341	Excludes an application for 91 units that was consented after the end of the last audit year.
CALA	7	1,050	Numbers have changed to 6 sites with 976 units due to Bellway's application for North West Penicuik - AreaE (h58) being approved since the end of the last audit year.
Cruden Homes (on behalf of Midlothian Council)	5	210	These comprise social housing sites. Also, an application for 75 units in Gorebridge is being held subject to more details on mine gas mitigation being provided.
Dandara Homes	4	283	
Mactaggart and Mickel	2	413	
Oakridge Group	2	387	
Persimmon Homes	2	252	A new application for one site is expected.
Miller Homes	3	289	
Taylor Wimpey	8	1,761	
Walker Group / Springfield	3	622	

### Economic Land

**2.9** The Employment Land Audit (ELA) was updated and consolidated at the end of 2018. Like the HLA does for housing matters, it provides the most up to date published position statement on the employment land situation in Midlothian. It is available online at [https://www.midlothian.gov.uk/downloads/download/605/employment\\_land\\_audit](https://www.midlothian.gov.uk/downloads/download/605/employment_land_audit)

**2.10** Since the adoption of the MLDP, 26 out of 30 applications for development on economic sites in the Plan have been granted planning permission. If all are built out this would represent a take-up of 15ha. Recorded take-up (consented planning applications or development started on site) was 5.2ha in 2017/18 and 7.1ha in 2018/19, and notable developments include:

- Proposals at the Midlothian Science Zone (MSZ) which cover a total area of around 6ha. This includes an extension to the Advanced Computer Facility, developments at the Greenwood Building and the erection of three office and laboratory buildings at the Edinburgh Technopole, all of which are either under construction or shortly will be;
- Around 5ha of land for class 4 business facilities at Millerhill (site e25), which was awarded consent in principle in 2019;
- The use of 1.2ha of vacant ground at the Mayfield Industrial Estate (site e17) for a haulage yard and the use of 0.6ha of vacant ground to extend a car showroom at the Eastfield Industrial Estate in Penicuik (site e1).

**2.11** The MLDP development strategy identifies three major clusters of economic land around key transport hubs, namely:

- Site Ec3 at Straiton/A720;
- Shawfair Park, adjacent to the A720/Sheriffhall Roundabout; and
- Salter's Park, adjacent to the A720/A68.

**2.12** The proposed National Film/TV studios was planned for a site at Straiton which included part of Ec3. However due to a Lands Tribunal ruling this now looks unlikely and an alternative location is being sought which may be Salter's Park. In December 2019, Transport Scotland published Traffic Orders for the grade separation of Sheriffhall Roundabout. Subject to objections and/or approval by Ministers, the new junction is expected to take 28 months to construct. The separation of strategic

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and local traffic in addition to segregated provision for walking and cycling will make Shawfair Park a more accessible and attractive market location for economic development.

**2.13** The Council approved a new Economic Development Strategy in December 2019. It seeks to facilitate good growth for the area's economy and some of its strategic priorities are closely related to land use planning, including action to improve the vibrancy of town centres and make them more environmentally friendly, and action to accelerate growth through infrastructure upgrades.

**2.14** The strategy also includes a proposal to investigate the possibility of creating a Simplified Planning Zone or SPZ (an area of land where planning permission is preempted by an agreed scheme of uses) somewhere in Midlothian to stimulate investment and job generation. The new Planning (Scotland) Act 2019, which became law in July 2019, replaces SPZs with Masterplan Consent Areas (MCAs), a similar planning mechanism with similar objectives to SPZs. In terms of the strategy, the proposal to identify an SPZ may be replaced with a MCA.

### Infrastructure and Facilities

**2.15** Policies IMP1 to IMP5 and the Settlement Statements section of the MLDP identify the key infrastructure and facilities requirements necessary to deliver the development strategy and to mitigate the impact of proposed development. Since the adoption of the LDP in November 2017, the following infrastructure has been completed.

Infrastructure Provision	Type - New/Extension/Upgrade	Year of opening
Replacement Roslin Primary School	New	2017
Replacement Paradykes Primary School	New	2017
Replacement Newbattle High School	New	2018
Additional classroom capacity at Lasswade Primary School	Extension	2018
Refurbishment to increase early learning and childcare capacity at Lasswade Primary School	Upgrade	2018

Infrastructure Provision	Type - New/Extension/Upgrade	Year of opening
Additional classroom capacity at St David's RC Primary School	Extension	2018
Additional early learning and childcare capacity and additional classrooms at Burnbrae Primary School	Extension	2018
Additional early learning and childcare capacity at Danderhall Primary School	Extension	2018
Additional early learning and childcare capacity at Mayfield Nursery School	Extension	2018
Creation of Outdoor Early Learning and Outdoor Setting at Vogrie Country Park	Upgrade	2019
Refurbishment of spaces to make an additional classroom available at Woodburn Primary School	Upgrade	2019
Reprovisioning of rooms to increase Complex Needs Provision at St David's RC High School	Upgrade	2018
Anaerobic digestion plant at Millerhill to recover energy content of food waste	New	2017
Recycling and Energy Recovery Centre at Millerhill to handle residual waste streams sustainably	New	2019
Mauricewood roundabout on A702 trunk road	New	2018

**2.16** The following projects are under construction:

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Infrastructure Provision	Type - New/Extension/Upgrade
Additional capacity at Cuiken Primary School	Extension
Additional classrooms and early learning and childcare capacity at Sacred Heart RC Primary School	Extension
Replacement St Mary's RC Primary School with increased capacity and early learning/childcare capacity at Burnbrae Primary School	New
Replacement Danderhall Primary School	New
Refurbishment to create additional capacity at Mayfield Primary School/St Luke's RC Primary School	Upgrade
Refurbishment to create early learning and childcare setting at St David's RC Primary School	Upgrade

### Developer Contributions

**2.17** Midlothian Council collects contributions in respect of requirements that are generated by new development. The value of legal agreements signed since the adoption of the MLDP is £43.8 million. For the Council to receive this amount the sites would need to be fully built out to hit agreed 'triggers' in the agreements - £11.8 million has been collected so far. Twelve of the housing sites in the MLDP have signed legal agreements. Payments have commenced for 10 of these, while construction has yet to commence on the other two. Legal agreements for the MLDP housing sites at Hs1, Hs11 and Hs14 and the additional housing opportunity site at Rosslynlee are being negotiated. The sums already collected and future contributions are shown graphically below.

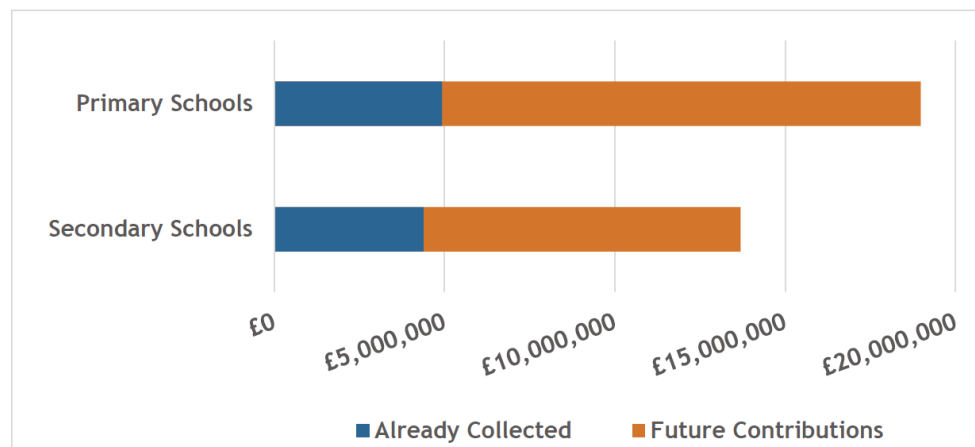


Figure 2.3 - Developer contributions to education provision since November 2017.

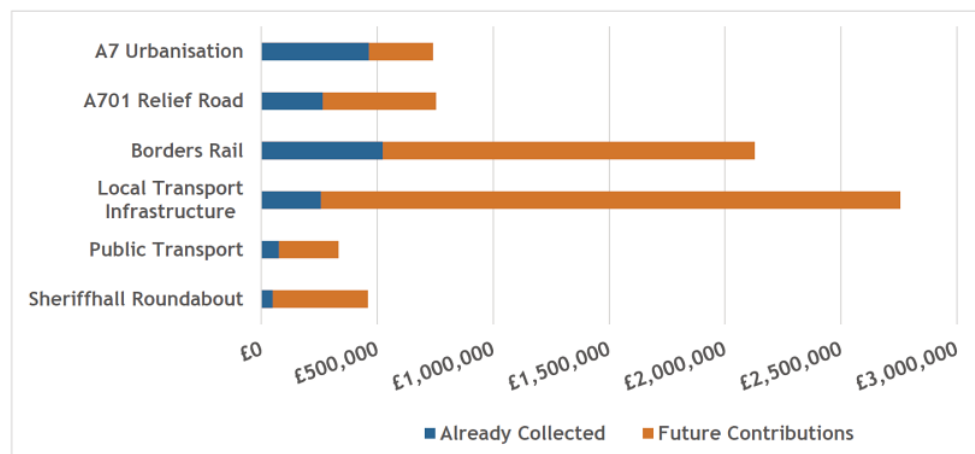


Figure 2.4 - Developer contributions to transport projects since November 2017.

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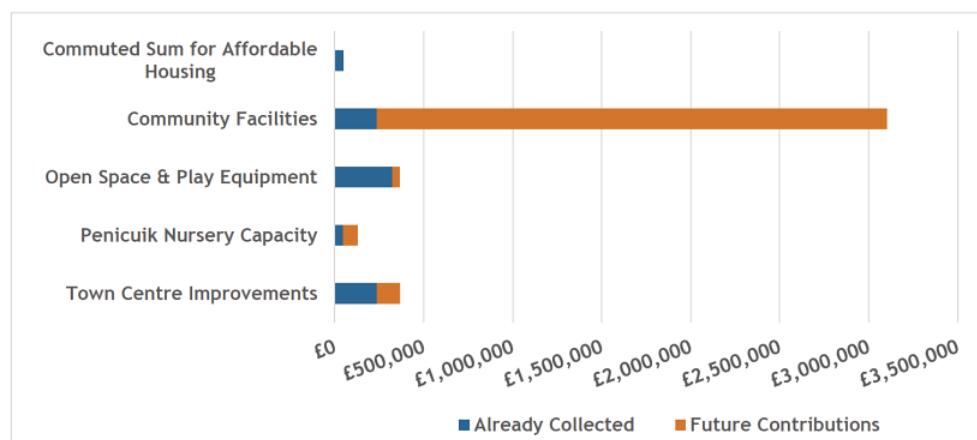


Figure 2.5 - Developer contributions to other projects since November 2017.

### 3. Monitoring and Review

**3.1** The Government has placed greater emphasis on the development plan process to ensure the delivery of the development strategy and the economic growth and benefits this brings to people and places.

**3.2** The Action Programme is designed to be a regular monitor on the progress of the plan. It is the one element of the development plan process that can be changed and updated regularly. It will, therefore, play an increasingly important part in enabling delivery of the development strategy.

**3.3** The Council's Planning Committee regularly receives update reports on the progress of major housing sites within the plan, including any windfall sites. The Council has established a Development Plan Monitoring Group (DPMG) to co-ordinate Post-Adoption Monitoring activity and support and inform future reviews of the Action Programme, including consideration of the status of Planning Obligation negotiations and wider delivery issues in respect of allocated and committed development sites.

**3.4** The Council has a dedicated Planning Obligations Officer and an established system for monitoring Planning Obligations which will inform and support reviews of the Action Programme. The Action Programme is closely aligned with the Housing Land and Employment Land Audit processes to ensure the most up to date figures on house completions and the take-up of economic land are incorporated: this may inform any required changes and/or interventions to the development strategy of the Plan. It will also be used to inform the Council's annual Planning Performance Framework (PPF) Report.

**3.5** Strategic Environmental Assessment legislation requires Post-Adoption Monitoring of the LDP. The Council has established a comprehensive system of monitoring, looking at when and how policies are used. Of particular interest in determining the use and suitability of the MDLP's policies are applications where a departure from policy has occurred or where the application has gone to appeal (either to be considered by the Planning and Environmental Appeals Division or the Local Review Body). The Council examines such cases to see if there are policy implications for the next review of the LDP. The Council also examines the frequency of use of its policies. Infrequent use of a policy may reflect a lack of relevant planning applications, the policy having been overtaken by events, or a need to review the content of the policy.

**3.6** In line with Government guidelines, the Council will publish an updated action programme on at least a biennial basis.

### 4. Policy Actions

**4.1** This section reviews and updates the interpretation and application of the policy framework of the plan and reflects the ongoing work of the Development Plan Monitoring Group established post adoption in 2018. The full list and specific actions required to be undertaken in association with each of these is outlined in the table in Appendix A.

#### The Strategy for Sustainable Growth

**4.2** This section of the plan covers the development strategy for Midlothian, providing the national and regional context of the Plan as part of the South East Scotland City Region and identifying committed and future housing and employment

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land requirements. The five policies in this section are self explanatory <sup>(7)</sup> but provide the foundation for many decisions relating to major applications and equally are the primary evidence/justification at any subsequent appeals.

### Sustainable Place Making

**4.3** This section of the plan sets out policies to ensure that high quality design is incorporated in new developments in order to create sustainable places. Provisions are also included to protect the character and amenity of existing and future areas, ensure that appropriate open spaces are provided for and to prevent coalescence between settlements.

**4.4** Policy DEV2 (Development in the Built Up Area) is the most extensively used in the plan. This is a reflection of both its coverage of areas where the majority of planning applications are submitted for and its scope. The policy is applicable to all types of development and protecting the amenity and character of the built-up areas is a common consideration in determining planning applications.

**4.5** Policies DEV5 - DEV7 are used on a frequent basis for both approvals and refusals and are typically relevant when considering proposals for multiple houses. Refusals under these policies are typically a result of overdevelopment, resulting in inadequate garden sizes, separation distances, etc.

**4.6** Policy DEV3 (Affordable Housing) is applicable where any housing development comes forward. It is instrumental in the delivery of affordable homes in Midlothian. Details on the delivery of affordable housing can be found below in section 6.

**4.7** Policies on coalescence and residential park homes (DEV1 and DEV4 respectively) are not used frequently. Although these policies can apply to any proposals, their use is dependent on proposals coming forward in specific areas.

**4.8** The open space policies are not used as frequently and are typically drawn upon when considering proposals for major housing developments.

### Promoting Economic Growth

**4.9** This section of the plan covers a number of planning topics aimed at supporting and promoting economic growth. It largely focuses on urban areas and locations but also addresses rural and countryside issues, sustainable travel and transport networks, tourism and leisure, amongst others.

**4.10** Policies ECON1 - ECON7 seek to support the objectives of the Midlothian Economic Development Framework and the economic recovery plan, through providing a positive policy context. Policy ECON1 (Existing Employment Locations) and ECON2 (The Midlothian Science Zone) are important to safeguard the employment land supply. The other economic policies are less frequently used. Policy ECON3 (Ancillary Development on Business Parks) is intended to reflect the need for services required by the increasing daytime in work population. In the review of the LDP, the Council will consider carefully how it has been used, to ensure that the nature of the employment areas is not diluted, and that the town centre first principle is not undermined. Policy ECON4 (Economic Development Outwith Established Business and Industrial Parks) seeks to support the redevelopment of appropriate sites for economic development, but there have been few cases where it has been applicable so far. Policy ECON5 (Industries with Potentially Damaging Impacts) is used rarely but provides an important role in ensuring that such development is channelled to sites where environmental impacts are minimised. ECON6 (Working from Home/Micro Businesses) seeks to support working from home while protecting local residents. ECON7 (Further Education Facilities) is a sector specific policy and it has not been necessary to use it so far.

**4.11** The transport policies of the plan seek to promote sustainable travel, improve connectivity, improve transport infrastructure (including expanding electric vehicle charging points) and to identify the necessary transport interventions required to support the delivery of the development strategy. They are a mix of spatial and non spatial policies. There is a degree of overlap and cross reference between policies TRAN1 (Sustainable Travel) and TRAN2 (Transport Network Interventions) with policies IMP1 (New Development) and IMP2 (Essential Infrastructure), reflecting the comparable frequency with which these policies are being used. There is also a close correlation with the principles and requirements of policy DEV6. Along with the ENV policies, the DEV policies are the most frequently cited in determining applications. Alongside the MLDP, the Council's adopted Active Travel Strategy and

7 Policy STRAT1 - Committed Development, STRAT2 - Windfall Housing, STRAT3 - Strategic Housing Land Allocations, STRAT4 - Additional Housing Opportunities, STRAT5 - Strategic Economic Land Allocations



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adopted Green Network Supplementary Guidance reinforce the policy principles and requirements of the transport policy suite. Policy TRAN2 has also been key to securing significant developer contributions towards specific transport projects (A7 Urbanisation, A701 Relief Road, Borders Rail and Sheriffhall Roundabout), local transport infrastructure and public transport improvements. Policy TRAN4 (Freight) has not been used since the adoption of the plan. By default, the specific nature of a freight policy, associated requirements of potential sites and the capacity and willingness of the freight sector (at any point in time) to develop new facilities, will be influencing factors in triggering the need for and use of this policy. Policy TRAN5 (Electric Vehicle Charging) is the most cited transport policy in determining applications (both consents and refusals). This reflects the Council's commitment to delivering sustainable development and is perhaps a potential indicator of the direction of future policy changes and development in subsequent LDPs.

**4.12** Policy IT1 is specifically aimed at telecommunications infrastructure and therefore its use and application is limited to this type of application and on a 'as and when required' basis.

**4.13** The town centre policy (TCR1) has been applied quite frequently, and appears to have been used to allow a wider range of uses in town centres (in addition to retail). TCR2 helps to establish and enforce the town centre first approach and is applied less frequently, but has been tested and used successfully at planning appeals. The review of the LDP may consider whether the town centre first approach can be broadened to encompass a wider range of uses.

**4.14** The tourism policies are used on an infrequent basis as they are only relevant where an application for a tourist attraction or accommodation is submitted. Given the small sample size, dialogue with Case Officers in Development Management will be required to establish whether the policies are effective. The Midlothian Snowsports Centre has had few applications and therefore VIS3 has seldom been drawn upon to date.

**4.15** The minerals policies (MIN1 - MIN3) are used infrequently, reflecting their topic-specific character and the irregular nature of minerals applications. Policy MIN3 set the context for proposals involving unconventional oil and gas extraction. Following the Scottish Government's decision not to support this type of development, it is unlikely that this policy will be used.

**4.16** Policy RD1 (Development in the Countryside) is used on a frequent basis for a wide range of applications and is cited in both approvals and refusals. The large coverage of the policy accounts for some of this. Policy RD2 (Low Density Rural Housing) has not been drawn upon frequently as it relates to specific projects in localised areas. This may be partly a reflection of the associated SG on the topic not being produced.

### Protecting Our Heritage

**4.17** This section of the plan sets the policy framework for protecting the built and natural environments. The approach to this typically involves a mix of requiring a higher quality of design for development in the vicinity of identified features and by setting a very high bar for approving development. The section also includes policies for mitigating adverse impacts arising from all developments such as impacts on the landscape, protecting and enhancing biodiversity, noise, flooding, air quality, contaminated land and archaeology.

**4.18** Policy ENV1 (Green Belt) provides strong controls over development in the green belt. It is a frequently used policy, and has been tested through the planning appeal process. Policy ENV2 (Green Networks) anchors the related SG, provides a supportive framework for green network development and a basis for securing contributions to green networks from allocated sites. Policy ENV3 (Newbattle Strategic Greenspace Safeguard) identifies and protects an important area which provides a green lung to many communities.

**4.19** Policy ENV4 (Prime Agricultural Land) seeks to protect this resource. Midlothian contains a relatively high proportion of such land and this is concentrated around the larger settlements where the greatest growth pressure is experienced: accordingly the policy is used frequently. Policy ENV5 (Peat and Carbon Rich Soils) recognises the ecological and climate change protection significance of such soils. There has been less use of this policy, which reflects the relative lack of development pressure in the upland areas where this resource is located.

**4.20** ENV6 (Special Landscape Areas (SLAs)) identifies these areas, provides a strong framework for protection and introduces SG. The policy is frequently used, indicating the extent of the SLA area and the range of development pressures experienced there. Policy ENV7 (Landscape Character) provides protection both within and outside SLAs - recognising that it is not just SLAs where landscape is an important consideration. ENV8 (Protection of River Valleys) is a landscape related

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policy, offering strong protection to Midlothian's incised river valleys. Despite its very limited geographic extent the policy is used frequently, reflecting development pressure in this area.

**4.21** Policy ENV9 (Flooding) seeks to prevent development which would be at unacceptable risk of flooding or which would increase the risk of flooding elsewhere. Although the area at risk of flood is relatively small in Midlothian, the policy has been used quite frequently. Policy ENV10 (Water Environment) has various purposes, including supporting the use of sustainable urban drainage systems (SUDS) (including amenity and biodiversity benefits), realising the objectives of the River Basin Management Plan, ensuring that water quality is maintained and improves, ensuring that river morphology is preserved or restored and that where foul drainage systems exist they are used in preference to new private systems. The policy develops approaches in the previous local plan and is quite frequently used.

**4.22** Policy ENV11 (Woodland Trees and Hedges) gives strong protection to these features and is frequently used. Policies ENV12 to ENV14 protect nature conservation sites, the approach in each case being tailored to the significance of the designated site. The frequency of use of these policies reflects the distribution of the different designations in Midlothian, with ENV12 (Internationally Important Nature Conservation Sites) yet to be used. Policy ENV15 (Species and Habitat Protection and Enhancement) is not spatially referenced, but provides overarching protection for a species protected by law, and introduces an expectation that development should demonstrate compatibility with the Midlothian Biodiversity Action Plan.

**4.23** Policy ENV16 (Vacant, Derelict and Contaminated Land) is a policy supporting the redevelopment of vacant and derelict land provided that the use is acceptable in terms of contamination and ground stability and other policies in the plan are complied with. The policy is infrequently used, reflecting the limited number of sites in Midlothian recorded in the Scottish Vacant and Derelict Land Survey. Policy ENV17 (Air Quality) seeks to prevent the formation of unacceptable air quality conditions or the placing of sensitive receptors in areas where air quality is unacceptable. Policy ENV18 (Noise) seeks to avoid and reduce conflicts through considering potentially new noise generators and the location of sensitive development near existing noise generators. The policy is used frequently. ENV17 and ENV18 are new policies and the Council will consider their use carefully, while taking account of new factors such as the national Cleaner Air for Scotland policy.

**4.24** Policy ENV19 (Conservation Areas) has been used on a frequent basis. Much of the demand for development is concentrated in built up areas, many of which are also conservation areas. The design considerations in conservation areas apply to all types of development.

**4.25** The policies on protecting listed buildings and nationally important gardens and designed landscapes (ENV21 and ENV22) are used on a fairly frequent basis. Much of the land around Midlothian's towns is included in the latter designation and with 977 listed buildings in Midlothian, it is not uncommon for these to be a consideration in determining applications. These policies generally seek to apply a higher design standard to developments in their vicinity.

**4.26** Policies for protecting Historic Battlefields and Scheduled Monuments (ENV21 and ENV23) have not been used frequently. These policies set a high bar for allowing development to proceed, which may deter proposals from coming forward.

**4.27** The policies relating to archaeology (ENV24 - 25) are used frequently, particularly for major developments and proposals for new housing. The requirement for archaeological surveys is a common requirement for such proposals and these policies are typically used to allow for conditions to be attached to planning permissions. They have been used as a basis for refusing planning permission very infrequently.

### Encouraging Sustainable Energy & Waste Management

**4.28** This section of the plan seeks to promote and support renewable and low carbon energy developments, the use of low and zero carbon technologies in new development, community heating and sustainable waste management. Given the climate emergency position announced by the Government in 2019 as well as the Council's climate change emergency declaration in December 2019, this policy section is key to achieving a step change in the way we plan for and deliver development.

**4.29** There are no large scale renewable energy developments in Midlothian therefore policies NRG1 and 2 have not yet been used in determining applications over the review period. However, the use of policies NRG3, 5 and 6 are increasing, particularly as reducing carbon emissions and increasing energy efficiency become much more critical in the design and development process. Similarly, the proposed community heating network at Shawfair (Policy NRG5) will mark a significant departure from the traditional approach to new development (natural gas) and a significant development in decarbonising the local energy supply system. The Government intend to review Building Standards legislation in 2021. Given the

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climate change emergency, the new legislation may introduce far reaching changes/requirements which may obviate the need for a policy like NRG3 in the future. The continued use and application of this policy section, together with any legislative changes will be regularly monitored through the MLDP monitoring group and future iterations of the Action Programme.

**4.30** The waste policies (WAST1 - 5) have seen little use to date; this reflects the limited number of waste applications but may also indicate a need to review the policies to make them more locationally specific. WAST1 (New Waste Facilities) is a non-spatially referenced policy indicating where the Council will support new waste facilities and the criteria that they must satisfy. WAST2 (Millerhill) safeguards the site of the Recycling and Energy Recovery Centre (RERC) and Anaerobic Digestion (AD) plant for waste processing use (both are now built and operational), and supports further waste related uses on adjoining economic land. WAST3 (Landfill) sets out the criteria for considering any landfill development (with a presumption against such a method of waste disposal as the least sustainable option in the waste hierarchy). WAST4 seeks to protect operational waste sites from development which would inhibit their operation. This policy has not been used to date and the Council will have to consider whether the operational waste sites need to be spatially referenced in the plan or whether a generic policy to protect existing uses from being inhibited by new development would be more appropriate. WAST5 (Waste Minimisation and Recycling in New Developments) seeks the incorporation of waste collection facilities which encourage the handling of waste in accordance with the waste hierarchy and are convenient for the householder and Council (in its role as waste collection authority).

### Delivering the Strategy

**4.31** This section of the plan addresses the general and specific infrastructure, facilities and services required to support its implementation. It also identifies the developer contributions and highlights the proposed SG and PG that the Council intends to prepare and/or update. Over the period of the plan, circumstances can change and new policy requirements emerge which can affect the pace of delivery which in turn may require some of the actions and or SG to be modified and/or new actions identified. It is important that all services within the Council and those organisations and bodies outside the Council with a role to play in the implementation of the plan have a clear understanding of the requirements and expectations upon them arising from it.

**4.32** Policies IMP1, IMP2 and IMP3 are the principle policies used in this section as they deal with general and specific infrastructure, facility, water and drainage requirements relating to committed and proposed development. Given the scale of planned growth, policy IMP4 (Health Centres) is increasingly cited in the consideration of major applications and provides the basis for an agreement with NHS Lothian regarding the developer contributions towards Health facilities. IMP5 relates to the emergency services and given the scope of the policy it is not one that is regularly used.



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### 5. Supplementary Guidance

**5.1** The Planning (Scotland) Act 2019 repeals those provisions of the 1997 Town and Country (Planning) Scotland Act which allowed SG to form part of the development plan. The MLDP requires the preparation of such guidance on a number of topics. The Council will reflect on how the outstanding guidance is to be provided, taking into account any transitional arrangements to give effect to the Act which may be set out by the Scottish Government.

**5.2** The table below shows progress with preparing SG and PG.

Name of Supplementary Guidance (SG) or Planning Guidance (PG)	Status
Midlothian Green Network (SG)	Adopted
Special Landscape Areas (SG)	Adopted
Resource Extraction (SG)	Adopted
Development in the Countryside and the Green Belt (SG)	Adopted
Food and Drink and Other non Retail Uses in Town Centres (SG)	Adopted
Advertisements (SG)	In preparation
Community Heating (SG)	In preparation
Flooding and Water Environment (SG)	In preparation
Low Density Rural Housing (SG)	In preparation
Planning Obligations and Affordable Housing (SG)	In preparation
Quality of Place (SG)	In preparation
Wind Energy Development (SG)	In preparation
Dalkeith Shop Front Design Guide (PG)	Adopted

Name of Supplementary Guidance (SG) or Planning Guidance (PG)	Status
Dalkeith Townscape Heritage Initiative (THI) Homeowners Guide: 'Repair and Maintenance of Historic Buildings in Dalkeith, Home Owners Guide' (PG)	Adopted
Hillend Country Park (PG)	The requirement for PG may be superseded by the planning application process.
Nature Conservation (PG)	Likely to be submitted to Committee for approval early 2020
Open Space Standards (PG)	Not started
Shop Front Design Guide (PG, for other town centres)	Guidance adopted for Penicuik, other towns to follow
Masterplans (for Ec3 and sites allocated in 2017 MLDP where not already commenced)	Not started

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## 6. Housing and Economic Land Supply Delivery

**6.1** The SDP for the South East Scotland (SESplan) area divides it into a series of Strategic Development Areas (SDAs). The MLDP development strategy is based around the three SDAs covering Midlothian namely:

1. South East Edinburgh;
2. The A7/A68/Borders Rail corridor; and
3. The A701 corridor.

**6.2** The MLDP identifies a mix of housing and economic land as part of the development strategy.

### Housing Land Delivery

#### Progress on Allocated Sites

**6.3** The housing land supply in Midlothian consists of sites allocated in the MLDP and sites allocated in previous local plans. An overview of progress on each of the sites in the supply is produced annually in the HLA. The change in status of sites from November 2017 (when the LDP was adopted) to late-2019 is shown in the settlement maps on the following pages.

**6.4** Of the 21 housing sites allocated in the MLDP, six have been completed, while construction has started on six others. Of the remaining nine sites, five have planning permission or have been approved in principle by the Planning Committee subject to the conclusion of a legal agreement. Only four sites allocated in the MLDP have had no planning application submitted to date.

Site Reference/Name	Developer	Planning Status	Progress
Hs0 - Cauldcoats, Shawfair area	Paladin Ventures Ltd	Consent in principle	Planning permission in principle granted in July 2019.
Hs1 - Newton Farm, Shawfair area	CALA	No consent	The two applications that have been

Site Reference/Name	Developer	Planning Status	Progress
			submitted for this site were approved in principle at the January 2019 Planning Committee subject to the conclusion of a legal agreement.
Hs2 - Larkfield West, Dalkeith	Dandara Homes	Under construction	Detailed consent was granted in May 2019.
Hs3 - Larkfield South West, Dalkeith	Dandara Homes	Under construction	Detailed consent was granted in May 2019.
Hs4 - Thornybank East, Dalkeith	Barratt Homes	Site complete	Final units completed during 2018/19 financial year.
Hs5 - Thornybank North, Dalkeith	Buccleuch Estates	No consent	No planning application submitted to date.
Hs7 - Redeugh West (Phase 2), Gorebridge	Old Road Securities Plc	No consent	No planning application submitted to date. Phase 1 of Redheugh was allocated in the Midlothian Local Plan 2008 and has been delayed due to the difficulty in

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Site Reference/Name	Developer	Planning Status	Progress
			getting a bridge built over the Borders Railway.
Hs8 - Stobhill Road, Gorebridge	Midlothian Council	Site complete	Final units completed during 2017/18 financial year.
Hs9 - Broomieknowe, Bonnyrigg	CALA	Site complete	Planning permission was granted for this site prior to the adoption of the MLDP. Final units were completed during the 2018/19 financial year.
Hs10 - Dalhousie Mains, Bonnyrigg	Walker Group/Springfield	Under construction	Detailed consent granted in 2019/20 financial year.
Hs11 - Dalhousie South, Bonnyrigg	Walker Group/Springfield	No consent	The two applications that have been submitted for this site were approved in principle at the May 2019 Planning Committee subject to the conclusion of a legal agreement.
Hs12 - Hopefield Farm 2, Bonnyrigg	Taylor Wimpey	No consent	Pre-application consultation undertaken in 2017

Site Reference/Name	Developer	Planning Status	Progress
			for Hs12 and associated safeguarded site. Planning application has not been submitted to date.
Hs13 - Polton Street, Bonnyrigg	Midlothian Council	Site complete	Final units completed during 2016/17 financial year.
Hs14 - Rosewell North	Banks Property Development	No consent	An application for detailed planning permission for this site was recommended for approval at the October 2019 Planning Committee subject to the conclusion of a legal agreement.
Hs15 - Edgefield Road, Loanhead	Midlothian Council	Site complete	Final units completed during the 2018/19 financial year.
Hs16 - Seafield Road, Bilston	Taylor Wimpey	Under construction	The western portion of this site was granted detailed planning permission in September 2018

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Site Reference/Name	Developer	Planning Status	Progress
			and is now under construction. A pre-application consultation was undertaken for the remainder in late 2019.
Hs17 - Pentland Plants, Bilston	Private landowner	No consent	No planning application submitted to date.
Hs18 - Roslin Institute	Taylor Wimpey	Detailed consent	Detailed planning permission was granted in July 2019.
Hs19 - Roslin Expansion	University of Edinburgh	Under construction	Site is in two ownerships with the eastern part being granted detailed permission in July 2019. The wider site received planning permission in principle in June 2019.
Hs20 - Auchendinny	Stuart Milne Group & Avant Homes	No consent	No planning application submitted to date.
Hs21 - Eastfield Farm Road, Penicuik	Midlothian Council	Site complete	Site was developed for extra care units in the 2017/18 financial year as part of the

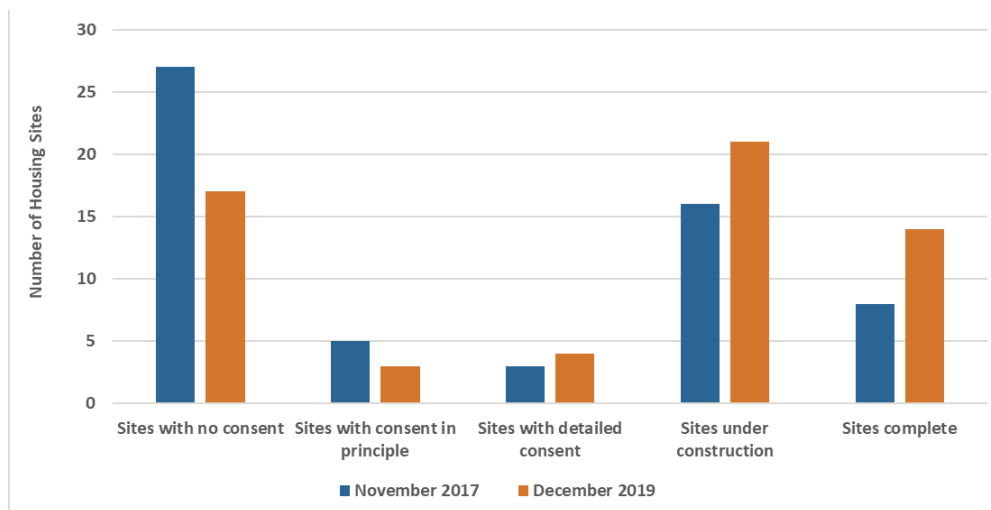
Site Reference/Name	Developer	Planning Status	Progress
			Council's Strategic Housing Investment Plan.
Hs22 - Kirkhill Road, Penicuik	Cruden Homes (on behalf of Midlothian Council)	Under construction	Detailed planning permission was granted in March 2019.

**Progress on committed sites**

**6.5** A number of committed sites have been completed since adoption of the MLDP, mostly within the Dalkeith area. The majority of sites allocated in previous local plans have been completed, consented or are under construction. The exceptions to this are predominantly the sites in South Mayfield/East Newtongrange, where problems associated with ground conditions have made delivery difficult. Discussions with the developer of this site are ongoing in order to establish how these sites can be developed. Other sites that have yet to receive planning consent include Newbyres (in Gorebridge) and Crichton Road (in Pathhead).

**6.6** Figure 6.1 below shows progress on both allocated and committed sites.

## Action Programme 2020

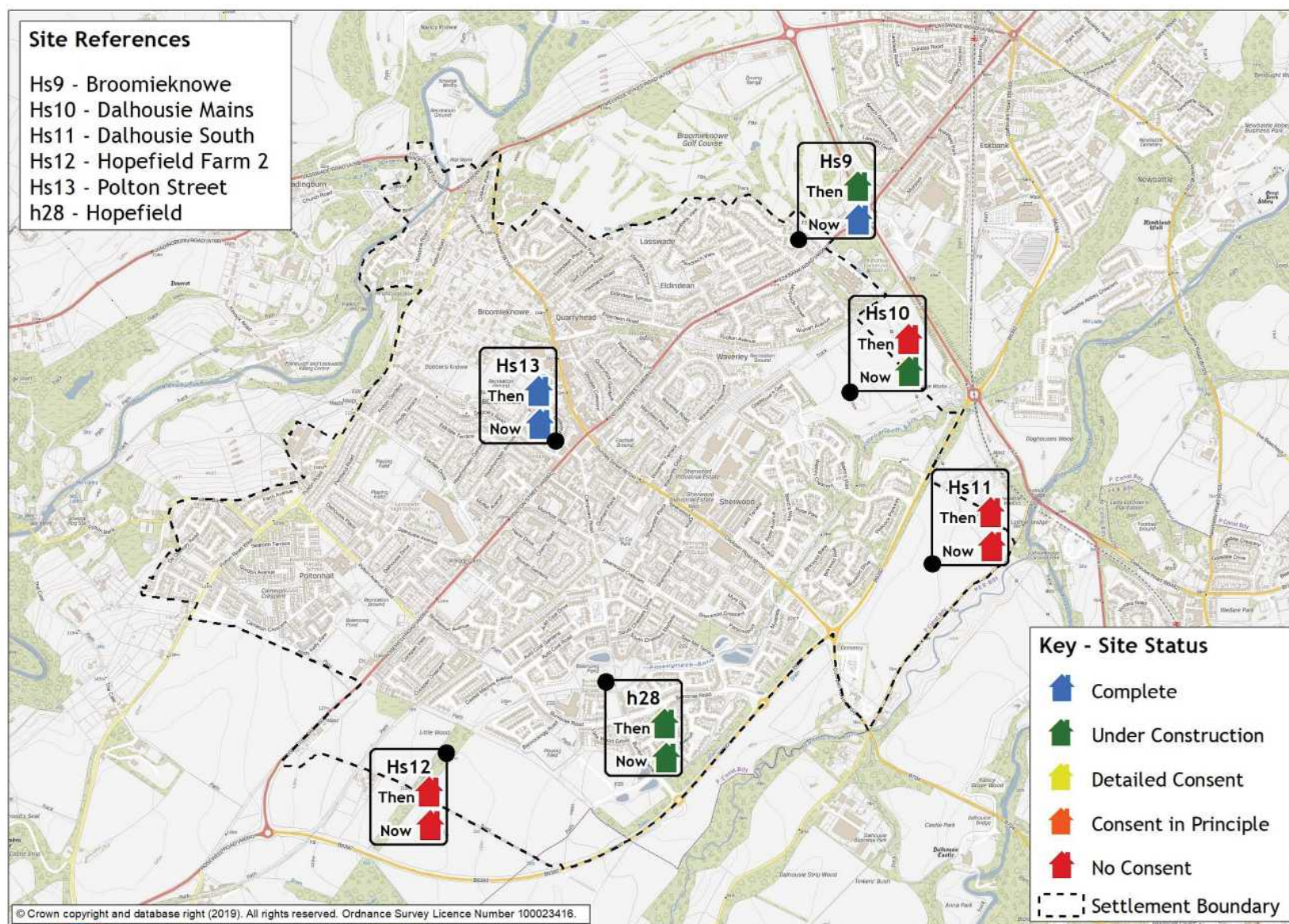


**Figure 6.1 - Breakdown of committed and allocated sites by planning status (November 2017 - December 2019).**

**6.7** The following maps provide an overview of how housing sites allocated in the MLDP and its predecessors have progressed through the development process between the adoption of the MLDP and the update of this Action Programme. Within the maps, 'then' refers to the situation when the MLDP was adopted in November 2017 and 'now' refers to the situation as of December 2019. The key shows the status of the sites at these times - sites in the later stages of development (e.g. represented with green or blue icons) will have already progressed through the earlier required stages (e.g. orange and yellow icons).



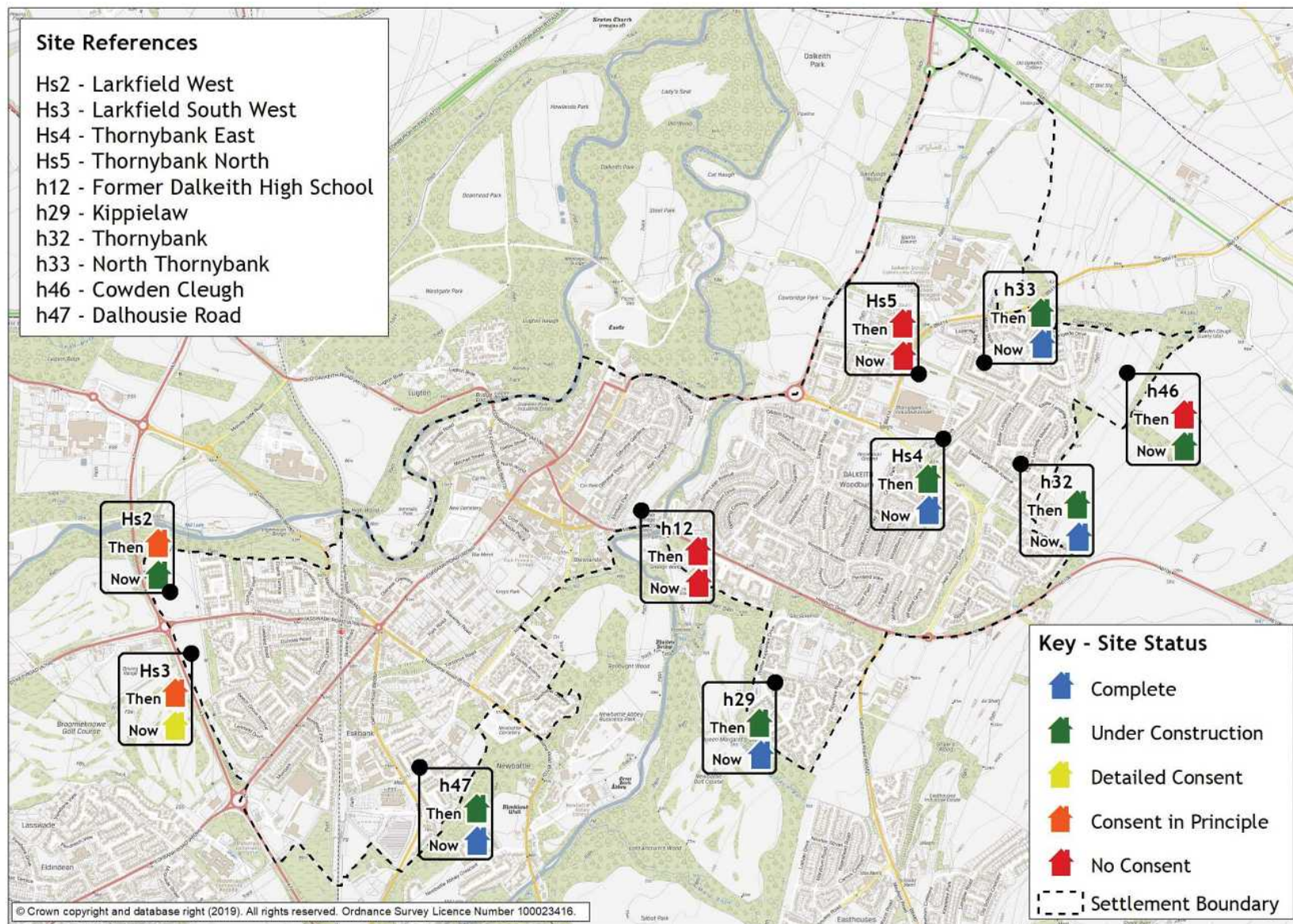
## Action Programme 2020



Map 6.1 - Bonnyrigg &amp; Lasswade housing sites.



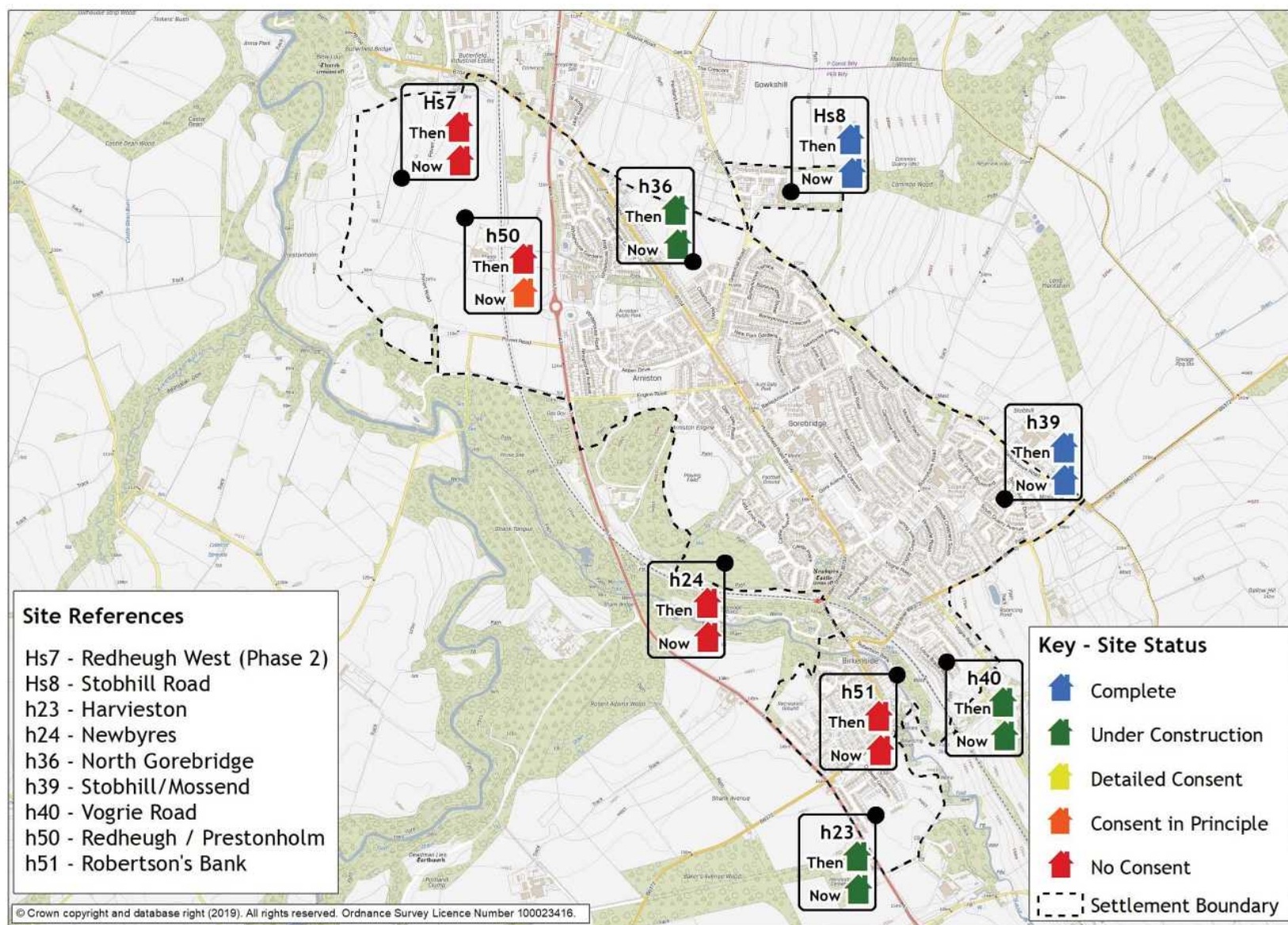
## Action Programme 2020



Map 6.2 - Dalkeith housing sites.



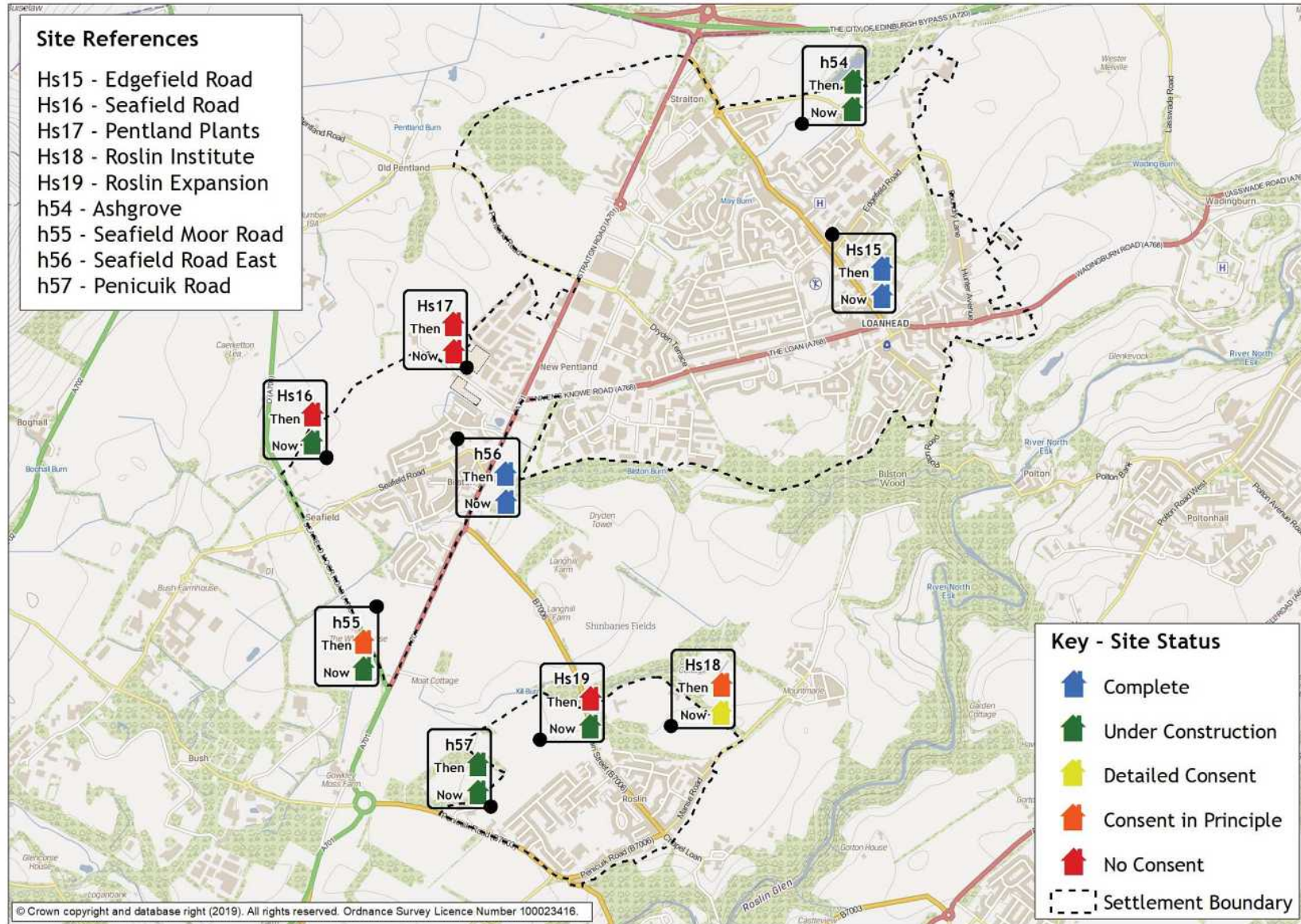
## Action Programme 2020



Map 6.3 - Gorebridge housing sites.



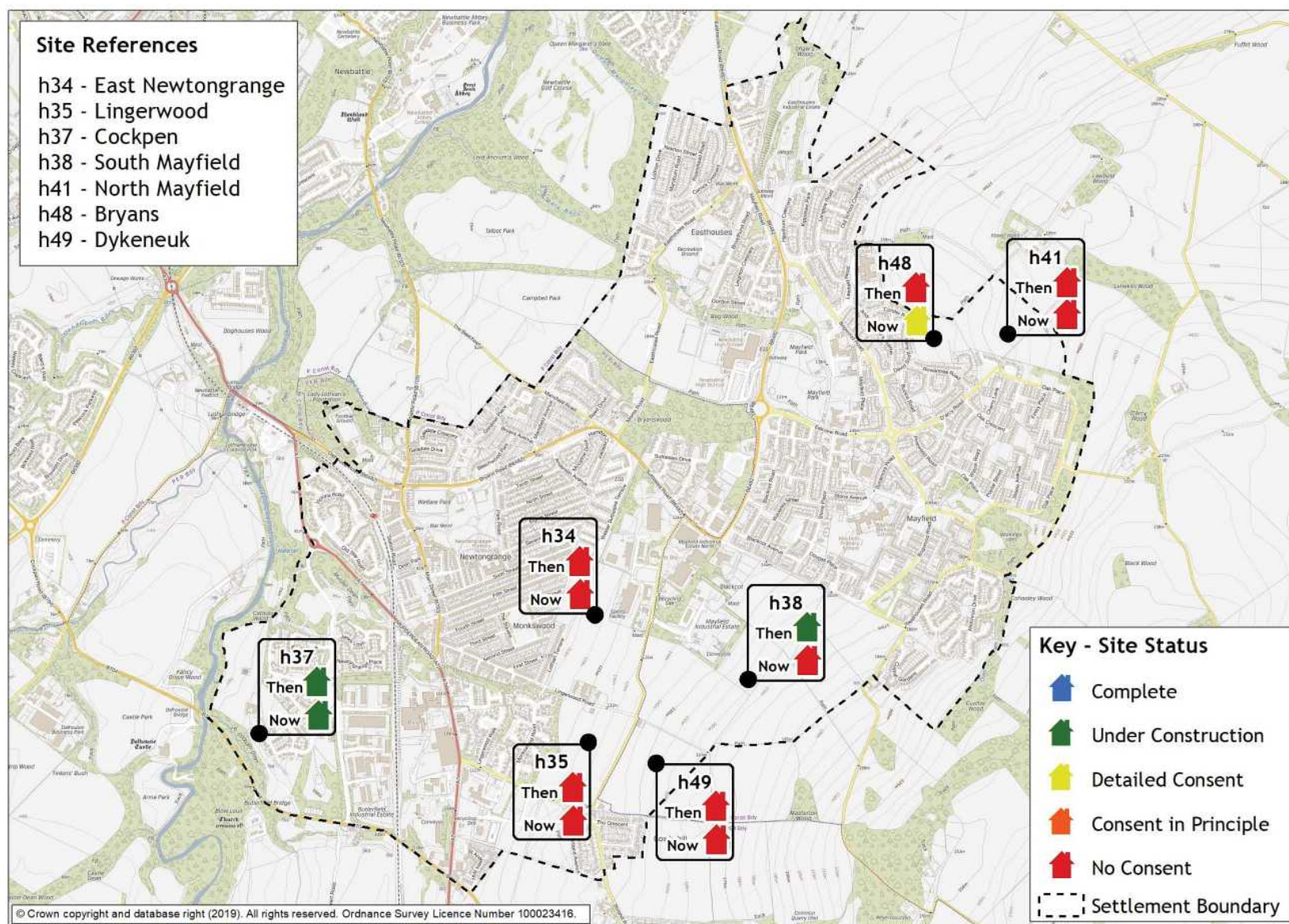
## Action Programme 2020



Map 6.4 - Loanhead, Roslin &amp; Bilston housing sites.



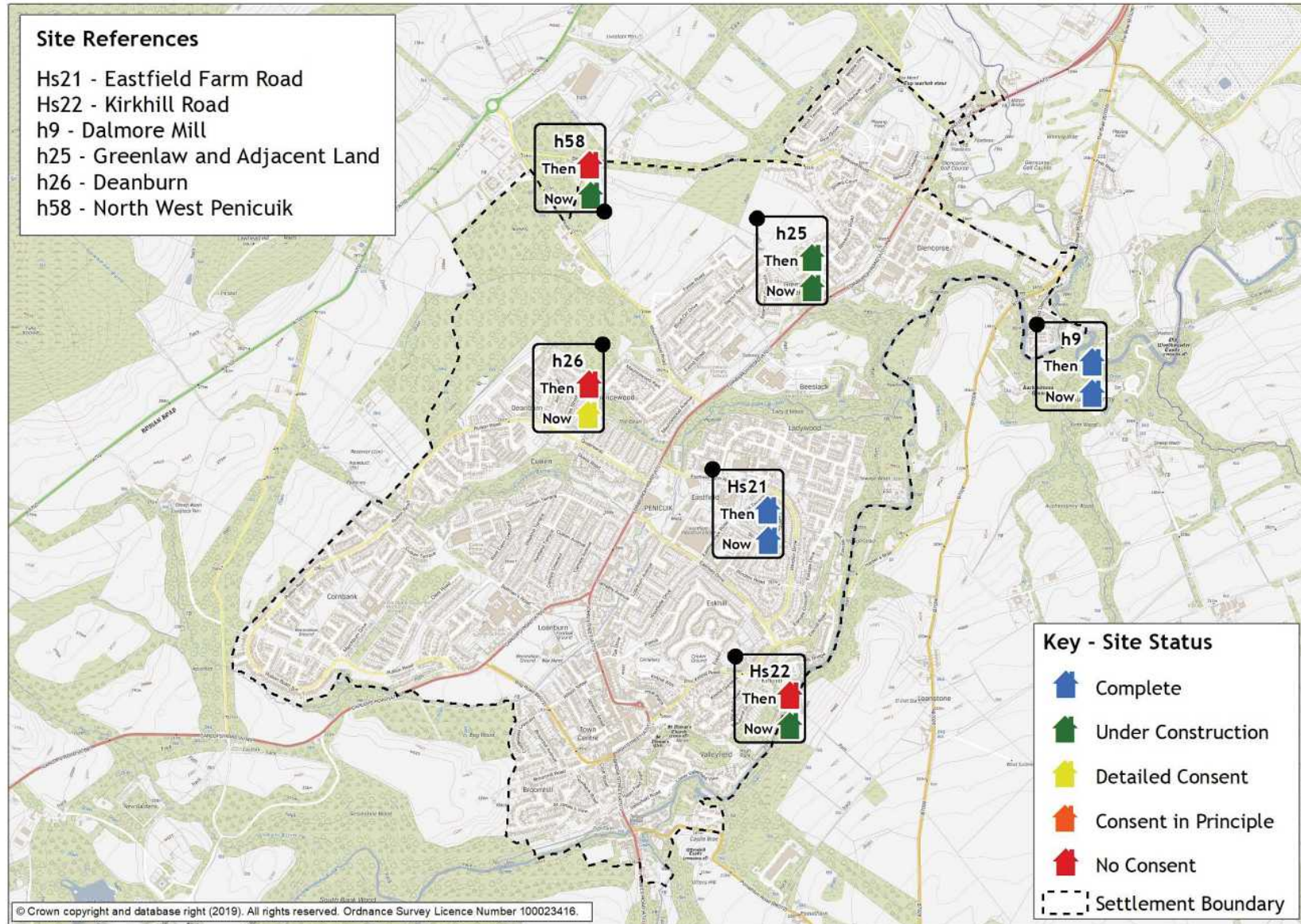
## Action Programme 2020



Map 6.5 - Mayfield &amp; Newtongrange housing sites.



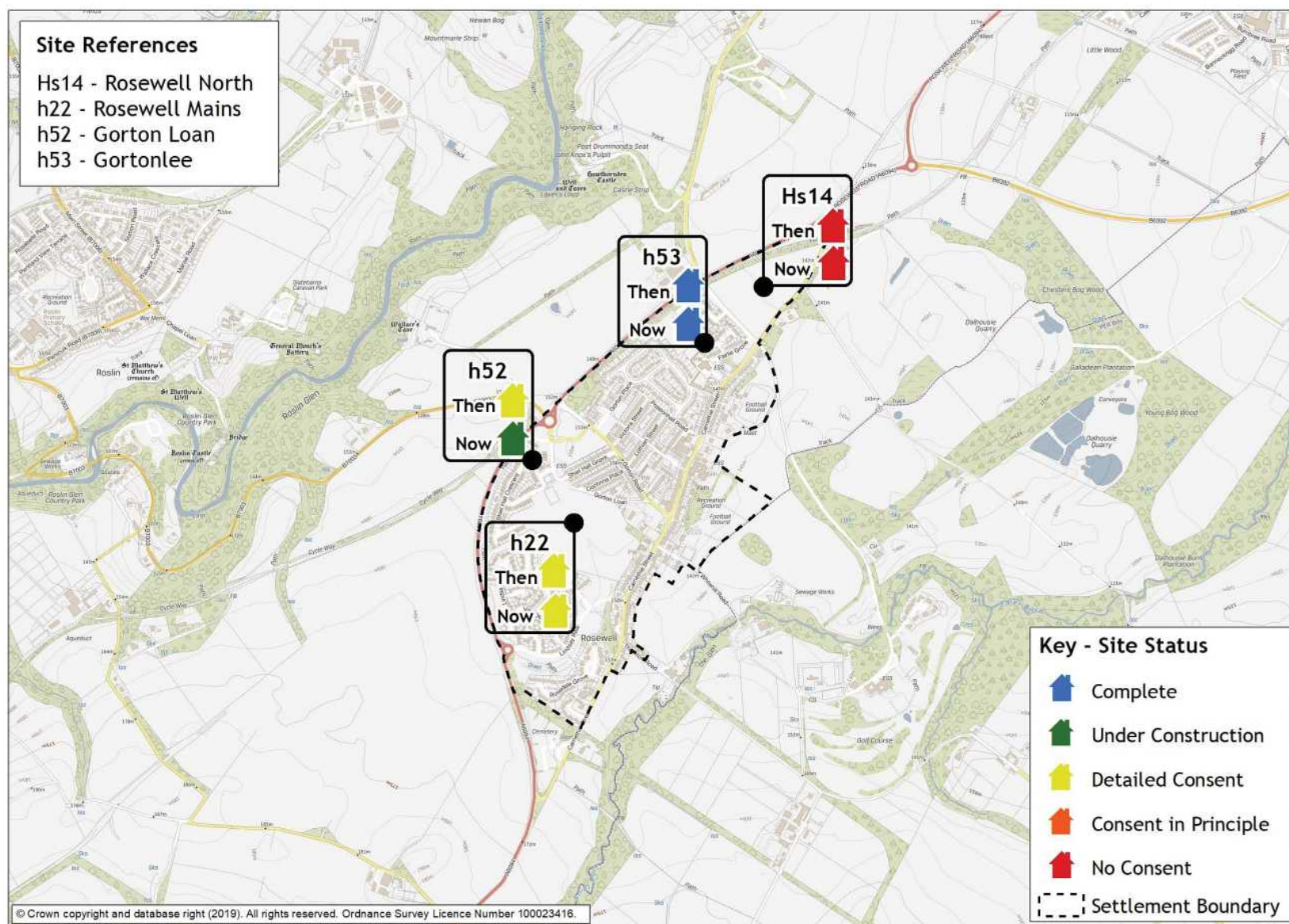
## Action Programme 2020



Map 6.6 - Penicuik housing sites.



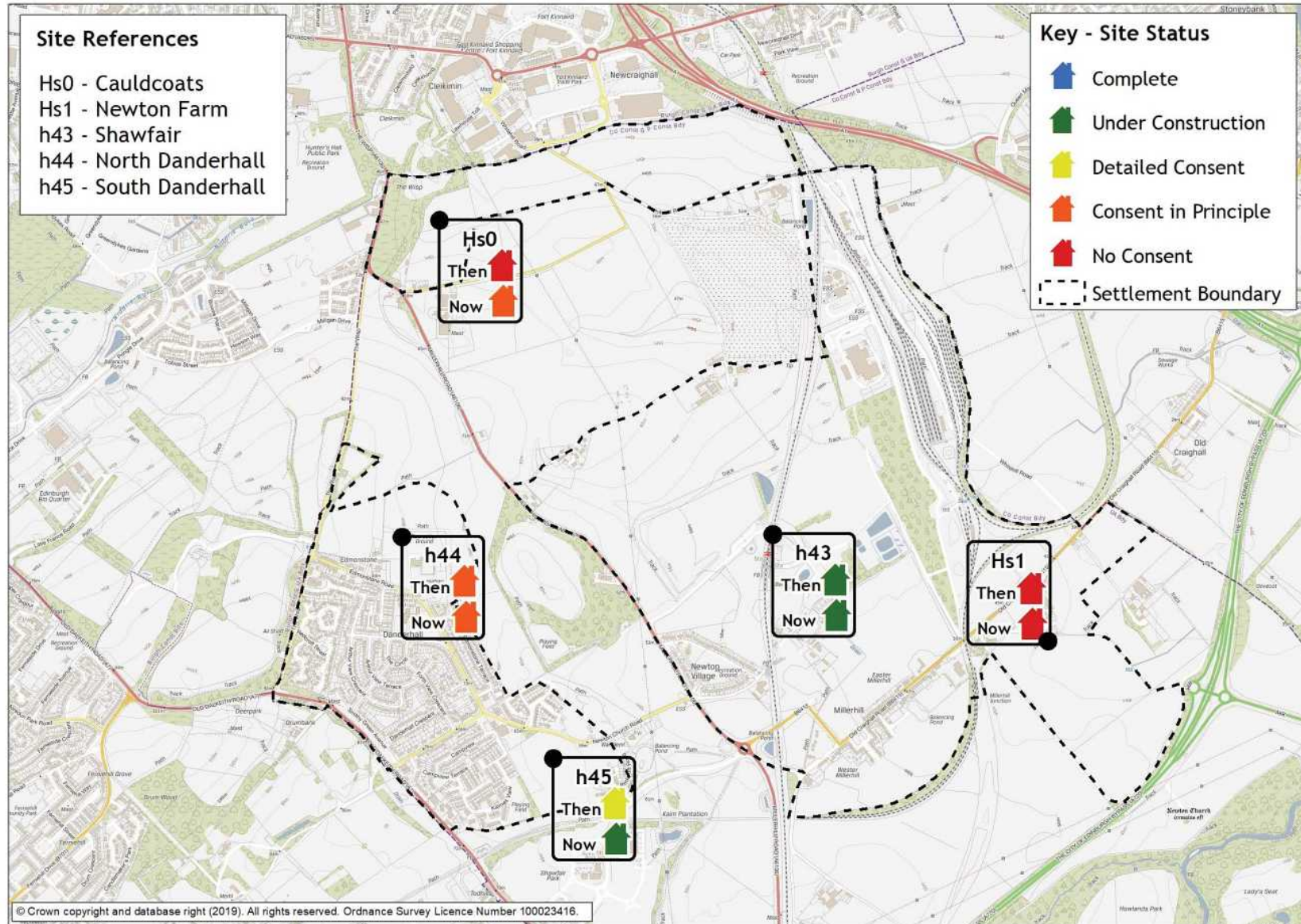
## Action Programme 2020



Map 6.7 - Rosewell housing sites.



## Action Programme 2020



Map 6.8 - Shawfair Area housing sites.

## Windfall Sites

**6.8** The HLA also monitors progress on housing sites that are not allocated in the plan. Typically these are smaller in capacity and only come forward as a result of unforeseen circumstances.

**6.9** Since the adoption of the MLDP in 2017, 47 units have been completed on windfall sites. In addition to this, 370 units have been granted planning permission and/or are under construction since adoption. These consents cover all of the major settlements as well as the rural areas of Midlothian and are not concentrated within any given locality.

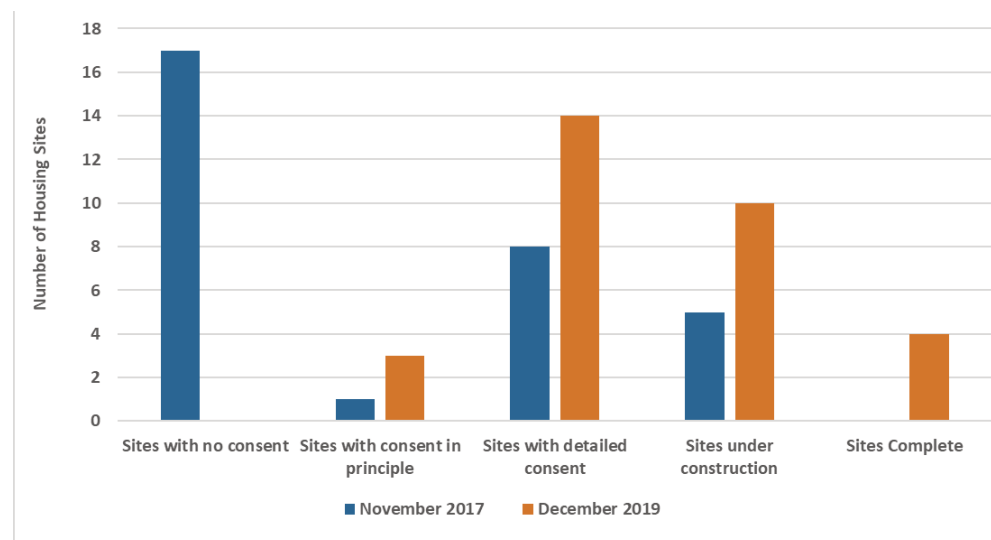


Figure 6.2 - Breakdown of windfall sites by planning status (November 2017 - December 2019).

## Affordable Housing

**6.10** The SDP does not make a distinction between targets or requirements for market and affordable housing as required by Scottish Planning Policy (SPP). Nonetheless, the Housing Land Audit has been refined to ensure that there is a clearer distinction made between permissions and completions for both sectors in anticipation of separate targets coming into force at a future date.

**6.11** There are two primary sources of affordable housing in Midlothian. Proposed developments for private housing are required by the LDP to make provision for up to 25% affordable housing, depending on the number of units proposed. The second main source is the Council's Strategic Housing Investment Plan, which identifies sites earmarked for social housing development. These sites consist of a mixture of Council proposals and those put forward by Housing Associations.

**6.12** At the time of writing, there are 1,627 affordable units which have planning permission but have yet to be completed.

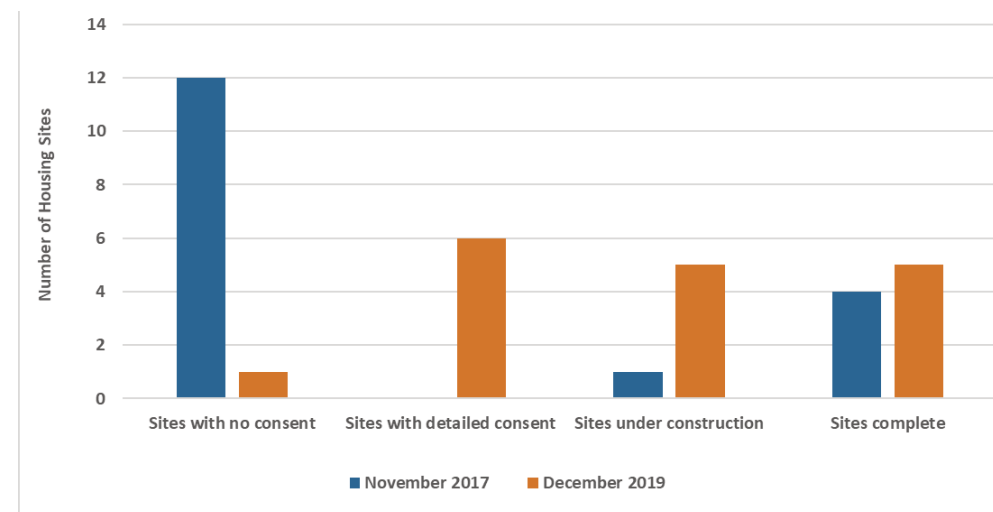


Figure 6.3 - Breakdown of exclusively affordable housing sites by planning status (November 2017 - December 2019).

## Additional Housing Development Opportunities

**6.13** The MLDP identified a number of sites where the principle of housing may be acceptable but due to development uncertainties, such as land ownership, road access constraints and financial viability issues, the delivery of units during the plan period cannot be guaranteed. Of the five sites that were identified, AHs1 (Rosslynlee) has received planning permission while the pre-application consultation process has been undertaken on AHs5 (Wellington School). Although there has been developer interest in AHs4 (Pomathorn Mill) since the adoption of the MLDP, the access constraint prevented development from coming forward.

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### Safeguarded Sites

**6.14** Policy 5 of the SDP and the SPP requires the MLDP to provide an indication of long-term growth and to safeguard sites for this purpose. Consequently, a number of the larger allocations are accompanied by site extensions that can be brought forward through the next development plan or in the event that there is a shortfall in the five-year land supply. Although none of these safeguards have full planning permission, the extension to Cauldcoats (Hs0) does have planning permission in principle. The phasing of this development is still to be agreed as a matter specified in the conditions.

### Housing Land Supply

**6.15** The housing land supply is reviewed on an annual basis through the HLA process. Given that there are a large number of sites and units under construction or at an advanced stage in the planning application process, the Council is of the view that there is an effective five-year land supply. HLA 2019 sets the effective housing land supply for the next five years at 5,341 (the sum of units programmed on all of the effective sites in the housing land supply). The Housing Supply Requirement for the next five years amounts to 4,410 units and covers the whole 2019-2024 period set out in the SDP.

### Economic Land - Take-Up and Development

**6.16** There is not the same degree of certainty attached to economic land allocations in the plan as that of housing sites. Economic development is subject to a number of external variables and generally longer 'lead in' times that mean it cannot be programmed in the same way as housing land. Economic sites are allocated in the plan as a key part of the development strategy to be delivered over the plan period. Sites are not normally developed by a single developer or single use development on a one off basis but more usually by a range of different sized developments over time, and take-up of land is influenced by a range of external market and financial factors. This makes programming the release and development of economic sites in the same way as housing land unrealistic.

**6.17** The announcement of the Edinburgh and South East Scotland City Region Deal (ESESCRD) in August 2018 seeks to deliver a programme of accelerated and inclusive growth across South East Scotland. The Deal is an agreement between the UK Government, Scottish Government, the local authorities of Edinburgh, Fife, Midlothian, Scottish Borders and West Lothian as well as the region's universities and colleges. A commitment by the Deal partners to invest £1.3bn is anticipated

to generate over £5bn worth of Gross Value Added (GVA) over the next 15 years. In Midlothian, City Deal will be a key driver in delivering new roads infrastructure to enable expansion and future development of the University of Edinburgh's Easter Bush Campus (part of the ESESCRD Data Driven Innovation Project) as well as a wider stimulus for additional development at the MSZ. In tandem with City Deal investment, it is anticipated that the Council's recently approved Economic Strategy (2019) will support and promote the development of allocated economic sites as well as regeneration and redevelopment opportunities across the County. Progress will be monitored through the annual ELA process and future updates of the Action Programme.

**6.18** The LDP allocated approximately 122ha of economic land. This comprises 14.4ha of specialist biotechnology developments at the MSZ, 48ha for a mix of class 4, 5 and 6 uses and a specific allocation of 60ha of commercial/mixed use development at West Straiton - a 'Midlothian Gateway' development site. The annual ELA contains all the sites that constitute the established economic land supply in Midlothian and measures the level of 'take-up' (and/or loss to alternative uses) of economic land each year. Changes to the economic land supply over the plan period will be monitored by this mechanism and the Action Programme will be amended accordingly at the agreed review cycles. The Action Programme also includes a policy action for the Council to establish a dialogue with owners and known developers of economic land to identify any obstacles to progress and agree a way forward which will assist with monitoring the status of sites.

### Strategic Economic Land Allocations

Site Reference	Site Name	Site Size (ha)	Uses	Update
South East Edinburgh/Shawfair Strategic Development Area				
Ec1	Shawfair Park Extension	20	Business & industry	No planning application submitted to date.
A7/A68/Borders Rail Corridor Strategic Development Area				



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Site Reference	Site Name	Site Size (ha)	Uses	Update
Ec2	Salter's Park Extension, Dalkeith	12	Business & industry	Planning permission in principle refused for mixed use with large proportion of housing in June 2018. No further applications to date.
A701 Corridor Strategic Development Area				
Ec3	West Straiton	60	Mixed uses, principally commercial/employment	No planning application submitted to date. Development likely depends on the A701 Improvement progressing. There is known developer interest for use of the site for an event venue.
Ec4	Ashgrove North, Loanhead	11.5	Business & industry	Planning application for 6 workshops on part of the site submitted in Jan 2020. Currently pending

Site Reference	Site Name	Site Size (ha)	Uses	Update
				consideration. No application received for the remainder to date.
Ec5	Oatslie, Roslin	4.5	Business & industry	No planning application received to date.
A701 Corridor Biotechnology/Research				
Bt1	Easter Bush North	6.4	Biotechnology uses <sup>1</sup>	No applications relating to biotechnology uses submitted to date. Planning permission was granted for a nursery in 2018. Further development has been completed in the wider MSZ during the plan period.
Bt2	Easter Bush South	5.8	Biotechnology uses <sup>1</sup>	Planning permission was granted for a research building in the north east of the site in 2017. The Energy Centre on site

## Action Programme 2020

Site Reference	Site Name	Site Size (ha)	Uses	Update
				was completed in 2018. Further development has been completed in the wider MSZ during the plan period.
Bt3	Technopole North West	2.2	Biotechnology uses*	No applications received to date. Further development has been completed in the wider MSZ during the plan period.
<b>Total</b>		<b>122.4</b>		

Note: all site sizes are approximate.

\* The total site area is greater than that shown to allow for these developments to be accommodated within a parkland setting, as appropriate to the type of development and location, and to provide significant shelter belts adequate to screen the development. The developable area of each site shall not exceed the approximate site size as indicated above.

for new road infrastructure means that all development will be required to contribute to the proposed A701 relief road and A702 link. The requirement for economic allocations are listed in the same way as those for housing sites.

**6.19** The Council acknowledges that the jobs generated by new economic developments, company expansions and relocations is its principal contribution to the local area. However, the Council's SG on developer contributions acknowledges that economic development is not exempt from contributions towards essential infrastructure. The scale of growth identified in the plan requires a significant and corresponding level of investment in essential infrastructure, particularly in the A701 corridor, in order to deliver the strategy. In this corridor, the overriding need

## 7. Infrastructure Requirements

### Infrastructure Requirements Arising from Allocations

**7.1** The scale of planned growth will require significant investment in the physical and social infrastructure in most communities together with the requirements identified in the SDP where they affect Midlothian. The infrastructure required to ensure delivery of the development strategy covers a range of issues. It includes new and extended education provision at primary and secondary levels; new and enhanced community facilities; a package of transportation measures including new roads and junctions and public transport service improvements; the creation of a new strategic green space as part of the Midlothian Green Network; and new water and drainage infrastructure connections.

**7.2** The infrastructure needs are set out in the tables below and include an indication of when those requirements and/or contributions to those requirements are likely to be delivered. For housing and economic sites, a more accurate phasing programme will be confirmed at the planning application/planning obligation stage.

**7.3** This section of the Action Programme will be used as a regular annual 'health check' on the progress of the plan (in conjunction with the HLA and ELA) and amended and updated as required and shared with HfS and other interested parties. It is hoped that regular monitoring and follow-up actions by the Council will help identify and resolve any issues that may influence the effective housing and economic land supply.

Note - the delivery periods for infrastructure provision and developer contributions are indicative and based on assumptions made at the time of writing and current practice in respect of the developer contribution process. The Council acknowledges that there may well be some variation on the timing of delivery once negotiations on planning obligations are concluded and/or the planning consent is issued. The Council will update the Action Programme with the agreed position on a regular basis.

## Action Programme 2020

### Education Requirements

**7.4** The Council's Learning Estate Strategy comprises a short term strategy to 2023 and an indicative strategic overview of medium and long term requirements. It reflects Midlothian's vision for education, the changing demographic context (including projections of pupil numbers), the learning communities model, and technical, financial and sustainability considerations. The strategy is subject to review, and this will be reflected in future Action Programme updates.

**7.5** Policy IMP1 provides for planning conditions and developer contributions where appropriate towards making good facility deficiencies resulting from, or exacerbated by new development. The provision of education services, with interlocking catchment areas is complex, and in some cases there may be little physical scope to expand a school. Sometimes the better solution to meeting a capacity shortfall may be to expand a facility outwith the locality of new development and revise catchment areas.

**7.6** The education requirements are set out below.

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017 - 2022	2022- 2027	2027- 2035		
Cauldcoats, Shawfair	Hs0 (350)	Additional secondary school capacity to serve Shawfair.	IMP1, IMP2, Settlement Statements.	✓	✓		Developer	LDP allocation
		Provision of new primary school within the site or additional capacity/provision elsewhere.		✓	✓			
Newton Farm, Shawfair	Hs1 (480)	Additional secondary school capacity to serve Shawfair.	IMP1, IMP2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Provision of new primary school within the site or additional capacity/provision elsewhere.		✓	✓	✓		
Larkfield West, Eskbank	Hs2 (60)	Additional secondary school capacity to serve Dalkeith area.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional primary school provision for Dalkeith area.		✓				
Larkfield South West, Eskbank	Hs3 (35)	Additional secondary school capacity to serve Dalkeith area.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional primary school provision for Dalkeith area.		✓				

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017 - 2022	2022- 2027	2027- 2035		
Thornycroft East, Dalkeith	Hs4 (82)	Additional secondary school capacity to serve Dalkeith area.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional primary school provision for Dalkeith area.		✓				
Thornycroft North, Dalkeith	Hs5 (30)	Additional secondary school capacity to serve Dalkeith area.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional primary school provision for Dalkeith area.		✓				
Redheugh West (phase 2), Gorebridge	Hs7 (200)	Additional secondary school capacity to serve the Gorebridge area.	IMP1, IMP2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		New primary school at Redheugh.			✓	✓		
		Contribution to denominational primary school capacity - additional capacity/provision at RC school serving Gorebridge.			✓	✓		
Stobhill Road, Gorebridge	Hs8 (80)	Additional secondary school capacity to serve the Gorebridge area.	IMP1, IMP2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Contribution to Gore Glen Primary School.		✓				
		Contribution to denominational primary school capacity - additional capacity/provision at RC school serving Gorebridge.		✓				
Broomieknowe, Bonnyrigg	Hs9 (56)	Additional secondary school capacity to serve Bonnyrigg area - may be additional capacity at neighbouring secondary school and revision of catchment areas.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional primary school provision to serve Bonnyrigg area.		✓				
Dalhousie Mains, Bonnyrigg	Hs10 (300)	Additional secondary school capacity to serve Bonnyrigg area.	IMP1, IMP2, Settlement Statements.	✓	✓		Developer	LDP allocation
		Additional primary school provision to serve Bonnyrigg area.		✓	✓			
Dalhousie South, Bonnyrigg	Hs11 (360)	Additional secondary school capacity to serve Bonnyrigg area.	IMP1, IMP2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Additional primary school provision to serve Bonnyrigg area.		✓	✓	✓		

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Location	Site	Requirement	Policy Link	Delivery Period			Responsibility	Status
	(Allocated units)			2017 - 2022	2022- 2027	2027- 2035		
Hopefield Farm 2, Bonnyrigg	Hs12 (375)	Additional secondary school capacity to serve Bonnyrigg area.	IMP1, IMP2, Settlement Statements.	✓	✓		Developer	LDP allocation
		Additional primary school provision to serve Bonnyrigg area, including land to enable new primary school on site Hs12 (2-stream capable of extension to 3-stream).		✓	✓			
Polton Street, Bonnyrigg	Hs13 (15)	Site complete.						
Rosewell North	Hs14 (60)	Additional secondary school capacity to serve Rosewell area.	IMP1, IMP2, Settlement Statements.	✓	✓		Developer	LDP allocation
		Additional primary school provision for Rosewell.		✓	✓			
Edgefield Road, Loanhead	Hs15 (41)	Additional secondary school capacity to serve Loanhead area.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional primary school capacity for Loanhead area.		✓				
Seafield Road, Bilston	Hs16 (350)	Additional secondary school capacity to serve Bilston area.	IMP1, IMP2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Additional primary school capacity in Bilston.		✓	✓			
Pentland Plants, by Bilston	Hs17 (75)	Additional secondary school capacity to serve Bilston area.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional primary school capacity in Bilston.		✓				
Roslin Institute, Roslin	Hs18 (200)	Additional secondary school capacity to serve Roslin area.	IMP1, IMP2, Settlement Statements.	✓	✓		Developer	LDP allocation
		Additional primary school capacity for Roslin.		✓	✓			
Roslin Expansion	Hs19 (260)	Additional secondary school capacity to serve Roslin area.	IMP1, IMP2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Additional primary school capacity for Roslin.		✓	✓	✓		
Auchendinny	Hs20 (350)	Additional secondary school capacity to serve Penicuik/A701 Corridor area.	IMP1, IMP2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017 - 2022	2022- 2027	2027- 2035		
		Additional Auchendinny/Penicuik primary school capacity.		✓	✓	✓		
Eastfield Farm Road, Penicuik	Hs21 (12)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional Penicuik primary school capacity.		✓				
Kirkhill Road, Penicuik	Hs22 (20)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	✓			Developer	LDP allocation
		Additional Penicuik primary school capacity.		✓				
Rosslynlee, by Rosewell	AHs1 (120-300)	Contribution to Midlothian secondary school capacity.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓	✓	Developer	LDP opportunity site
		Additional primary school provision for Rosewell.		✓	✓	✓		
Burghlee, Loanhead	AHs2 (175)	Additional secondary school capacity to serve Loanhead area.	IMP1, IMP2, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
		Additional primary school capacity to serve Loanhead area.						
Belwood Crescent, Penicuik	AHs3 (25)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
		Additional Penicuik primary school capacity.						
Pomathorn Mill, by Penicuik	AHs4 (50)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
		Additional Penicuik primary school capacity.						
Wellington School, by Howgate	AHs5 (50-60)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
		Additional Penicuik primary school capacity.						



## Action Programme 2020

### Community Facilities

**7.7** The specific requirements for community facilities are outlined in the LDP Settlement Statements. Paragraph 7.1.18 of the Plan states that where the need for community facilities is not part of the community school provision, the nature and extent of these facilities will be determined through the development management process and/or any required masterplan for the site. Consequently, not all of the sites allocated in the LDP have a requirement for contributions towards standalone community facilities and are therefore not included below.

Location	Site (Allocated units)	Requirement	Policy Link	Delivery period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Cauldcoats, Shawfair	Hs0 (350)	Sport/recreation and community facilities as per Shawfair Masterplan.	IMP1, Settlement Statements, Appendix 1E and 2A.		✓	✓	Developer	LDP allocation  Planning Permission in Principle has been granted and a legal agreement concluded. This includes contributions towards community facilities.
Newton Farm	Hs1 (480)	Sport/recreation and community facilities as per Shawfair Masterplan.	IMP1, Settlement Statements, Appendix 1E and 2A.		✓	✓	Developer	LDP allocation  The Planning Committee has approved applications subject to the conclusion of a legal agreement.
Redheugh West (phase 2), Gorebridge	Hs7 (200)	Safeguard land for community use - e.g. health facility.	IMP1, Settlement Statements.		✓	✓	Developer	LDP allocation  Planning permission for this site has yet to be granted.
Dalhousie Mains, Bonnyrigg	Hs10 (300)	Neighbourhood/commercial facilities.	IMP1	✓	✓	✓	Developer	LDP allocation  Site is under construction following granting of consent and the conclusion of legal agreements. This does not include specific contributions towards community facilities.
Dalhousie South, Bonnyrigg	Hs11 (360)	Neighbourhood/commercial facilities.	IMP1		✓	✓	Developer	LDP allocation  The Planning Committee has approved applications subject to the conclusion of a legal agreement.

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Hopefield Farm 2, Bonnyrigg	Hs12 (375)	Neighbourhood/commercial facilities.	IMP1		✓	✓	Developer	LDP allocation  Planning permission for this site has yet to be granted.
Rosewell North	Hs14 (60)	Community hub (subject to business case and funding package).	IMP1	✓	✓		Developer	LDP allocation  The Planning Committee has approved applications subject to the conclusion of a legal agreement.
Seafield Road, Bilston	Hs16 (350)	Community accommodation. Land reserved for neighbourhood/commercial facilities.	IMP1, Settlement Statements.	✓	✓	✓	Developer	LDP allocation  Site is under construction following granting of consent and the conclusion of legal agreements. This does not include specific contributions towards community facilities.
Pentland Plants, by Bilston	Hs17 (75)	Community accommodation. Land reserved for neighbourhood/commercial facilities.	IMP1, Settlement Statements.		✓		Developer	LDP allocation  Planning permission for this site has yet to be granted.
Roslin Institute, Roslin	Hs18 (200)	Extension to Roslin Pavilion.	IMP1, Settlement Statements.	✓	✓	✓	Developer	LDP allocation  Planning Permission has been granted and a legal agreement concluded. This includes contributions towards community facilities
Roslin Expansion	Hs19 (260)	Extension to Roslin Pavilion.	IMP1, Settlement Statements.	✓	✓	✓	Developer	LDP allocation  Planning Permission has been granted and a legal agreement concluded. This includes contributions towards the extension of Roslin Pavilion.

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
Auchendinny	Hs20 (350)	Community/leisure facility.	IMP1, Settlement Statements.		✓	✓	Developer	LDP allocation  Planning permission for this site has yet to be granted.

## Action Programme 2020

## Transport

**7.8** The MLDP includes reference to and specific requirements for the provision of local and strategic transport infrastructure. The Edinburgh and South East Scotland City Region Deal (EESCRD) signed in August 2018 is the agreed funding and delivery mechanism for the proposed roads infrastructure identified in policy TRAN2 of the MLDP, namely the A701 Relief road and A702 link road; the A702/Bush Loan junction and the grade separation of Sheriffhall Roundabout. Detailed business cases will be developed for each project and reported via the relevant thematic advisory boards and to the Joint Committee for consideration and determination. Progress with the roads proposals will be highlighted in future Action Programme updates. Transport Scotland is undertaking a review of its National Transport Strategy (NTS) and Strategic Transport Projects Review (STPR). The Action Programme will be updated through its review cycle if or when there is a change to the requirements identified. The requirements in the plan will also be revisited at the planning application stage and in respect of windfall applications to ensure the delivery of the development strategy is achieved in an acceptable manner.

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Cauldcoats, Shawfair	Hs0 (350)	Realignment of The Wisp - site access.	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓		Developer	LDP allocation. Subject to planning application.
		Junction improvements - The Wisp/A7.		✓	✓			
		Borders Rail.		✓	✓			
		Grade separation of Sheriffhall Roundabout.		✓	✓			
Newton Farm	Hs1 (480)	Link road between A720/A68 junction and B6415/Old Craighall Road.	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation. Subject to planning application.
		Connection between link road and phase 2 safeguarded site.		✓	✓	✓		
		Park and Ride site.		✓	✓	✓		
		Grade separation of Sheriffhall Roundabout.		✓	✓			
		Borders Rail.		✓	✓			
		Access and junction improvements, including footpaths & cycleways.		✓	✓			
Larkfield West, Eskbank	Hs2 (60)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓			Developer	LDP allocation. Under construction in 2019.

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
		Access and junction improvements, including footpaths & cycleways.		✓				
		A7 safety, active travel and public transport service improvements.		✓				
Larkfield South West, Eskbank	Hs3 (35)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓			Developer	LDP Allocation. Site works started in 2019.
		Access and junction improvements, including footpaths & cycleways.		✓				
		A7 safety, active travel and public transport service improvements.		✓				
Thornybank East, Dalkeith	Hs4 (82)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓			Developer	LDP Allocation. Development complete.
		Access and junction improvements, including footpaths & cycleways.		✓				
Thornybank North, Dalkeith	Hs5 (30)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓		Developer	LDP Allocation.
		Access and junction improvements, including footpaths & cycleways.		✓	✓			
Redheugh West (phase 2), Gorebridge	Hs7 (200)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.		✓	✓	Developer	LDP Allocation.
		Access and junction improvements, including footpaths & cycleways.			✓	✓		
Stobhill Road, Gorebridge	Hs8 (80)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓			Developer	LDP Allocation. Development complete.
		Access and junction improvements, including footpaths & cycleways.		✓				
Broomieknowe, Bonnyrigg	Hs9 (56)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓			Developer	LDP Allocation. Development complete.
		Access and junction improvements, including footpaths & cycleways.		✓				

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Location	Site  (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
		A7 safety, active travel and public transport service improvements.		✓				
Dalhousie Mains, Bonnyrigg	Hs10 (300)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓		Developer	LDP Allocation. Under construction 2019.
		Access and junction improvements, including footpaths & cycleways.		✓	✓			
		A7 safety, active travel and public transport service improvements.		✓	✓			
Dalhousie South, Bonnyrigg	Hs11 (360)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.		✓	✓	Developer	LDP allocation. Subject to a planning application in 2019.
		Access and junction improvements, including footpaths & cycleways.			✓	✓		
		A7 safety, active travel and public transport service improvements.			✓	✓		
Hopefield Farm 2, Bonnyrigg	Hs12 (375)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation.
		Access and junction Improvements, including footpaths & cycleways.		✓	✓	✓		
		A7 safety, active travel and public transport service improvements.		✓	✓			
Polton Street, Bonnyrigg	Hs13 (15)	Site complete.						
Rosewell North	Hs14 (60)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓		Developer	LDP allocation.
		Access and junction improvements, including footpaths & cycleways.		✓	✓			
Edgefield Road, Loanhead	Hs15 (41)	Access and junction improvements, including footpaths & cycleways.	IMP1, IMP2, TRAN2, Settlement Statements.	✓			Council/Developer	LDP allocation. Development complete.

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Seafield Road, Bilston	Hs16 (350)	A701 relief road/link to A702	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓		Council/Developer	LDP Allocation. Planning permission. No start on site.
		Access and junction improvements, including footpaths & cycleways.		✓	✓			
Pentland Plants, by Bilston	Hs17 (75)	A701 relief road/link to A702	IMP1, IMP2, TRAN2, Settlement Statements.		✓		Council/Developer	LDP Allocation.
		Access and junction improvements, including footpaths & cycleways.			✓			
Roslin Institute, Roslin	Hs18 (200)	A701 relief road/link to A702	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓		Council/Developer	LDP allocation. PPP approved. Subject to detailed application.
		Access and junction improvements, including footpaths & cycleways.		✓	✓			
Roslin Expansion	Hs19 (260)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓		Council/Developer	LDP allocation. Under construction.
		Access and junction improvements, including footpaths & cycleways.		✓	✓			
Auchendinny	Hs20 (350)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statements.	✓	✓	✓	Council/Developer	LDP allocation.
Rosslynlee, by Rosewell	AHs1 (120 - 300)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site. Received planning consent in 2019.
Burghlee, Loanhead	AHs2 (175)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statements.	To be determined at application stage			Council/Developer	LDP Additional Housing Opportunity site.
		Access and junction improvements, including footpaths & cycleways.						
Belwood Crescent, Penicuik	AHs3 (25)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statements.	To be determined at application stage			Council/Developer	LDP additional housing opportunity site. Site availability subject to MoD review of defence estate.



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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Pomathorn Mill, by Penicuik	AHs4 (50)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Council/Developer	LDP additional housing opportunity site. House builder interest but constraints proving difficult to resolve. Keep under review.
		Road/junction improvements at Pomathorn Road (B6372).						
Wellington School, by Howgate	AHs5 (50-60)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Council/Developer	LDP additional housing opportunity site. Subject to PAC procedures. No application yet.
		Junction improvements at A701/access road to Wellington school.						
Shawfair Park Extension	Ec1	Access and junction improvements, including footpaths & cycleways.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Developer	LDP allocation.
		Sheriffhall junction upgrade.						
		Borders Rail, including Shawfair Station.						
		Landscaping/green network contribution						
		District heating scheme.						
Salter's Park Extension, Dalkeith	Ec2	Structure landscaping and open space. New green network links.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Developer	LDP allocation.
West Straiton	Ec3	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Council/Developer	LDP allocation.
		Access and junction improvements, including footpaths & cycleways.						
		Structure landscaping and open space.						
		New green network links.						

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Pentland Studios	Mx1	A701 relief road & A702 link plus potential junction improvements at Straiton/A720 and the A702.	IMP1, IMP2, TRAN2, Settlement Statement.	Not determined - matters specified in conditions set by Scottish Ministers need to be agreed, as well as planning obligation concluded.			Developer	Notwithstanding Scottish Ministers approval, Lands Tribunal decision in 2019 found in favour of tenant farmer. Proposal unlikely to proceed and if this is the case, the land reverts back to previous land use - countryside. Keep under review.
Ashgrove North, Loanhead	Ec4	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Council/Developer	LDP allocation.
		Access and junction improvements, including footpaths & cycleways.						
		Structure landscaping and open space.						
		New green network links.						
		Reinforce landscape protection for Straiton Pond Local Nature Reserve.						
Oatslie Expansion, Roslin	Ec5	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Council/Developer	LDP allocation.
		Access and junction improvements, including footpaths & cycleways.						
Easter Bush North	Bt1	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Council/Developer	LDP allocation.
		Access and junction improvements, including footpaths & cycleways.						
		Structure landscaping and open space.						
		New green network links.						

## Action Programme 2020

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Easter Bush South	Bt2	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Council/Developer	LDP allocation.
		Access and junction improvements, including footpaths & cycleways.						
		Structure landscaping and open space.						
		New green network links.						
Technopole North West	Bt3	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage			Council/Developer	LDP allocation.
		Access and junction improvements, including footpaths & cycleways.						
		Structure landscaping and open space.						
		New green network links.						

## Action Programme 2020

### Green Infrastructure

**7.9** Many of the sites allocated in the plan have specific landscaping requirements designed to minimise any adverse visual effects. These are outlined in the Settlement Statements of the LDP. The *Green Network Supplementary Guidance* was approved by the Council on 2nd August 2018. It details the specific requirements for enhancements and additions to the Green Network on a settlement by settlement basis. While the Council is unlikely to be able to make direct financial contributions to the Network, we will seek to deliver components through the planning application process where opportunities arise.

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
Cauldcoats, Shawfair	Hs0 (350)	Reclamation, decontamination and improvement of Niddrie Bing for public use.	IMP1, DEV1, DEV7, ENV2, ENV16, Settlement Statements.		✓	✓	Developer	LDP allocation
		Structural landscape/framework to establish community identity.			✓	✓		
		Green network links.			✓	✓		
Newton Farm	Hs1 (480)	Landscaping.	IMP1, DEV7, ENV2, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Green network - planting/footpath/cycleway.		✓	✓	✓		
		Allotments/community food production space.		✓	✓	✓		
Larkfield West, Eskbank	Hs2 (60)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓	✓		Developer	LDP allocation
		Strategic green space/green network links.		✓	✓			
Larkfield South West, Eskbank	Hs3 (35)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓	✓		Developer	LDP allocation
		Strategic green space/green network links.		✓	✓			
Thornybank East, Dalkeith	Hs4 (82)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓			Developer	LDP allocation
		Strategic green space/green network links.		✓				
Thornybank North, Dalkeith	Hs5 (30)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.		✓		Developer	LDP allocation
		Strategic green space/green network links.			✓			

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
Redheugh West (phase 2), Gorebridge	Hs7 (200)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.		✓	✓	Developer	LDP allocation
		Strategic green space/green network links.			✓	✓		
		Allotments/community food production space.			✓	✓		
Stobhill Road, Gorebridge	Hs8 (80)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓			Developer	LDP allocation
		Strategic green space/green network links.		✓				
Broomieknowe, Bonnyrigg	Hs9 (56)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓			Developer	LDP allocation
		Strategic green space/green network links.		✓				
Dalhousie Mains, Bonnyrigg	Hs10 (300)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓	✓		Developer	LDP allocation
		Strategic green space/green network links.		✓	✓			
Dalhousie South, Bonnyrigg	Hs11 (360)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.		✓	✓	Developer	LDP allocation
		Strategic green space/green network links.			✓	✓		
Hopefield Farm 2, Bonnyrigg	Hs12 (375)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.		✓	✓	Developer	LDP allocation
		Strategic green space/green network links.			✓	✓		
		Allotments/community food production space.			✓	✓		
Rosewell North	Hs14 (60)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓	✓		Developer	LDP allocation
		Strategic green space/green network links.		✓	✓			
Edgefield Road, Loanhead	Hs15 (41)	Structural landscape.	IMP1, DEV7, Settlement Statements.	✓			Developer	LDP allocation
Seafield Road, Bilston	Hs16 (350)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Strategic green space/green network links.		✓	✓	✓		

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
		Allotments/community food production space.		✓	✓	✓		
Pentland Plants, by Bilston	Hs17 (75)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.		✓		Developer	LDP allocation
		Strategic green space/green network links.			✓			
Roslin Institute, Roslin	Hs18 (200)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Strategic green space/green network links.		✓	✓	✓		
Roslin Expansion	Hs19 (260)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓	✓	✓	Developer	LDP allocation
		Strategic green space/green network links.		✓	✓	✓		
Auchendinny	Hs20 (350)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.		✓	✓	Developer	LDP allocation
		Strategic green space/green network links.			✓	✓		
Eastfield Farm Road, Penicuik	Hs21 (12)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓			Developer	LDP allocation
		Strategic green space/green network links.		✓				
Kirkhill Road, Penicuik	Hs22 (20)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	✓			Developer	LDP allocation
		Strategic green space/green network links.		✓				
Rosslynlee, by Rosewell	AHs1 (120- 300)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
		New green network links.						
Burghlee, Loanhead	AHs2 (175)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, ENV2, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
		Environmental improvements to Burghlee Park (current audit quality score 63%).						



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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
Belwood Crescent, Penicuik	AHs3 (25)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
Pomathorn Mill, by Penicuik	AHs4 (50)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
Wellington School, by Howgate	AHs5 (50-60)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, Settlement Statements.	To be determined at application stage			Developer	LDP opportunity site
Shawfair Park Extension	Ec1	Landscaping as per masterplan.	IMP1, DEV7, ENV2, Settlement Statements.	To be determined at application stage			Developer	LDP allocation
		Green network - planting/footpath/cycleway.						
Salter's Park Extension, Dalkeith	Ec2	Structural landscape.	IMP1, ENV2, ENV3, Settlement Statements.	To be determined at application stage			Developer	LDP allocation
		Strategic green space/green network links.						
West Straiton	Ec3	Structural landscape.	IMP1, ENV2, ENV3, Settlement Statements.	To be determined at application stage			Developer	LDP allocation
		Strategic green space/green network links.						
Ashgrove North, Loanhead	Ec4	Structural landscape.	IMP1, ENV2, ENV3, ENV14, Settlement Statements.	To be determined at application stage			Developer	LDP allocation
		Strategic green space/green network links.						
		Reinforce landscape protection for Straiton Pond Local Nature Reserve.						
Oatslie Expansion, Roslin	Ec5	Structural landscape.	IMP1, ENV2, Settlement Statements.	To be determined at application stage			Developer	LDP allocation
		Green network links.						
Easter Bush North	Bt1	Structural landscape.	IMP1, ENV2, Settlement Statements.	To be determined at application stage			Developer	LDP allocation
		Green network links.						
Easter Bush South	Bt2	Structural landscape.	IMP1, ENV2, Settlement Statements.	To be determined at application stage			Developer	LDP allocation

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
		Green network links.						
Technopole North West	Bt3	Structural landscape.	IMP1, ENV2, Settlement Statements.	To be determined at application stage			Developer	LDP allocation
		Green network links.						

## Action Programme 2020

## Water and Drainage

**7.10** Since the LDP was adopted, Scottish Water has undertaken a number of strategic water and wastewater studies. Some of these studies are large and complex and will in some cases take time to process. Scottish Water is committed to working closely with the Council and developers to understand the impact of the LDP on their networks, and to ensure that the most sustainable solution is identified. In advance of completion of the major studies, there are a number of catchments where investment is proceeding through the SW investment process and others where a need for further growth investment is identified for the next regulatory period from 2021-2027. The following table represents Midlothian Council's latest understanding of where particular interventions or further assessment in terms of water supply or drainage is required. The Council's understanding of what is necessary will develop as further results are generated by modelling work, and this will be reflected in future Action Programmes. Midlothian Council maintains a close dialogue with Scottish Water, and quarterly liaison meetings are held to consider matters relating to development and the water/ wastewater network. SW has assets in many of the allocated sites (these are set out below based on a preliminary search by them, but detailed ground assessments may be required to locate infrastructure). Contact should be made with SW in the first instance to discuss existing assets and how they will be managed.

**7.11** In respect of flooding, the LDP settlement statements set out where allocated sites required Flood Risk Assessment (FRA), reflecting consultation with SEPA as the plan was prepared. Progress with understanding flood risk is indicated in the table below.

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Cauldcoats, Shawfair	Hs0 (350)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, ENV9, Settlement Statements.	✓	✓	✓	Developer/Scottish Water	LDP allocation
		FRA was carried out for application 14/00910/PPP (approved in July 2019).		✓			Developer	
Newton Farm	Hs1 (480)	Water and drainage infrastructure as required. Special provisions required to protect or re-route combined sewer pipe crossing site from east to west - subject to layout. Early contact with SW is recommended.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓	✓	Developer/Scottish Water	LDP allocation
		FRA and drainage strategy work has been carried out in association with application 17/00408/DPP.		✓			Developer	
Larkfield West, Eskbank	Hs2 (60)	This development has commenced construction. Water and drainage infrastructure to be provided as required.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓		Developer/Scottish Water	LDP allocation
Larkfield South West, Eskbank	Hs3 (40)	This development has commenced construction, water and drainage infrastructure to be provided as required.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓		Developer/Scottish Water	LDP allocation

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Thornybank East, Dalkeith	Hs4 (65)	Site completed 2019/20.	IMP1, IMP2, IMP3, Settlement Statements.	✓			Developer/Scottish Water	LDP allocation
Thornybank North, Dalkeith	Hs5 (35)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	✓			Developer/Scottish Water	LDP allocation
Redheugh West (phase 2), Gorebridge	Hs7 (200)	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-27 regulatory period at the wastewater treatment works serving Gorebridge. Drainage Impact Assessment required to assess impact on network. Early discussions with SW recommended.	IMP1, IMP2, IMP3, Settlement Statements.		✓	✓	Developer/Scottish Water	LDP allocation
		FRA required and masterplan should consider treatment of buffer strips along water courses.			✓	✓	Developer	
Stobhill Road, Gorebridge	Hs8 (80)	Site completed.	IMP1, IMP2, IMP3, Settlement Statements.				Developer/Scottish Water	LDP allocation
Broomieknowe, Bonnyrigg	Hs9 (55)	Site completed in 2018/19.	IMP1, IMP2, IMP3, Settlement Statements.	✓			Developer/Scottish Water	LDP allocation
Dalhousie Mains, Bonnyrigg	Hs10 (300)	Water and drainage infrastructure as required. Construction has begun at this site.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓		Developer/Scottish Water	LDP allocation
Dalhousie South, Bonnyrigg	Hs11 (360)	Water and drainage infrastructure as required. There is a 300mm water main located to the south west of the site. There is also a combined sewer overflow pipe located to the north east of the site. Early contact with SW recommended.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓	✓	Developer/Scottish Water	LDP allocation
Hopefield Farm 2, Bonnyrigg	Hs12 (375)	Water and drainage infrastructure as required. There is a 10" water main located along the path traversing the site, early contact with SW recommended.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓		Developer/Scottish Water	LDP allocation
Polton Street, Bonnyrigg	Hs13 (15)	Development completed.	IMP1, IMP2, IMP3, Settlement Statements.				Developer/Scottish Water	LDP allocation
Rosewell North	Hs14 (60)	Water and drainage infrastructure as required. Scottish Water has identified a need for additional capacity at the	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓		Developer/Scottish Water	LDP allocation

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Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
		wastewater treatment works serving Rosewell, and this project is proceeding through the SW investment process. There is a 300mm water main located in the north east corner of the site, early contact with SW recommended.						
Edgefield Road, Loanhead	Hs15 (25)	Development completed.	IMP1, IMP2, IMP3, Settlement Statements.				Developer/Scottish Water	LDP allocation
Seafield Road, Bilston	Hs16 (350)	Water and drainage infrastructure as required. Water and Drainage Impact Assessments may be required to assess impact of development on network.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓	✓	Developer/Scottish Water	LDP allocation
		FRA will be required. The site should be developed with enhanced SUDS and a buffer strip to the watercourse.		✓	✓	✓	Developer	
Pentland Plants, by Bilston	Hs17 (75)	Water and drainage infrastructure as required. Water and Drainage Impact Assessments may be required to assess impact of development on network.	IMP1, IMP2, IMP3, Settlement Statements.		✓		Developer/Scottish Water	LDP allocation
Roslin Institute, Roslin	Hs18 (200)	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-27 regulatory period at the wastewater treatment works serving Roslin. There is a wastewater pumping station located to the south east of the site with an additional pumping station located toward the centre of the site with additional pipework. Early contact with SW recommended.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓		Developer/Scottish Water	LDP allocation
Roslin Expansion	Hs19 (260)	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-27 regulatory period at the wastewater treatment works serving Roslin. There are two 300mm foul and surface water pipes located onsite, early contact with SW recommended.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓	✓	Developer/Scottish Water	LDP allocation
Auchendinny	Hs20 (350)	Water and drainage infrastructure as required. Capacity issues at sewage pumping station. Drainage Impact	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓	✓	Developer/Scottish Water	LDP allocation

## Action Programme 2020

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
		Assessment required to assess impact on both pump stations and identify mitigation measures which may require increasing the capacity of the pumping station. There is a 90mm water main located along the Firth Road. Early contact with SW recommended.						
		FRA will be required.		✓	✓	✓	Developer	
Eastfield Farm Road, Penicuik	Hs21 (10)	Development completed.	IMP1, IMP2, IMP3, Settlement Statements.				Developer/Scottish Water	LDP allocation
Kirkhill Road, Penicuik	Hs22 (20)	Development expected to be completed 2019/20.	IMP1, IMP2, IMP3, Settlement Statements.	✓			Developer/Scottish Water	LDP allocation
Rosslynlee, by Rosewell	AHs1 (120-300)	Water and drainage infrastructure as required. Scottish Water has identified need for further growth investment at Roslin wastewater treatment works within the 2021-27 regulatory period.	IMP1, IMP2, IMP3, Settlement Statements.	✓	✓	✓	Developer/Scottish Water	LDP opportunity site
Burghlee, Loanhead	AHs2 (175)	Water and drainage infrastructure as required. Further investigations are required to assess impact on network. Drainage Impact Assessment required to assess impact on network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP opportunity site
		FRA will be required.					Developer	
Belwood Crescent, Penicuik	AHs3 (25)	Water and drainage infrastructure as required. There is currently sufficient capacity at Rosebery water treatment works and no known network issues at present but a Water Impact Assessment may be required to assess the impact of development on the network. Scottish Water has identified a need for further growth investment in the 2021-27 regulatory period at Penicuik wastewater treatment works. Drainage Impact Assessment may be required to assess the impact of new development.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP opportunity site
		FRA will be required.					Developer	



## Action Programme 2020

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Pomathorn Mill, by Penicuik	AHs4 (50)	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-27 regulatory period at Penicuik wastewater treatment works. Water Impact Assessment may be required to assess the impact of development on the network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP opportunity site
		FRA will be required.					Developer	
Wellington School, by Howgate	AHs5 (50-60)	Water and drainage infrastructure as required. There is limited capacity at Wellington wastewater treatment works. A growth project may be required to allow the site within the settlement to go ahead. Scottish Water will initiate a growth project once the development meets the 5 growth criteria. A Drainage Impact Assessment may be required to assess the impact of development on the local network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP opportunity site
		FRA will be required.					Developer	
Shawfair Park Extension	Ec1	Water and drainage infrastructure as required. Drainage Impact Assessment required.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP allocation
Salter's Park Extension, Dalkeith	Ec2	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP allocation
		FRA will be required.					Developer	
West Straiton	Ec3	Water and drainage infrastructure as required. Further investigations are required to assess impact on network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP allocation
Ashgrove North, Loanhead	Ec4	Water and drainage infrastructure as required. Further investigations are required to assess impact on network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP allocation

## Action Programme 2020

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Oatslie Expansion, Roslin	Ec5	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-27 regulatory period at Roslin wastewater treatment works.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP allocation
Easter Bush North	Bt1	Water and drainage infrastructure as required. West Regional Main runs through the site. SW require a significant way leave surrounding the route of the pipe for maintenance and risk management in the event of failure. Early contact with SW recommended. Drainage Impact Assessment to assess impact on network and identify mitigation measures.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP allocation
Easter Bush South	Bt2	Water and drainage infrastructure as required. West Regional Main runs through the site. SW require a significant way leave surrounding the route of the pipe for maintenance and risk management in the event of failure. Early contact with SW recommended. Drainage Impact Assessment to assess impact on network and identify mitigation measures.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP allocation
Technopole North West	Bt3	Water and drainage infrastructure as required. There is critical infrastructure in this area, early contact with SW is highly recommended. Drainage Impact Assessment to assess impact on network and identify mitigation measures.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer/Scottish Water	LDP allocation

## Action Programme 2020

## District Heating and other Requirements

**7.12** Over the review period, significant progress has been made with the development of the Shawfair new town and settlement expansions at Danderhall. There are currently six house builders active in the Shawfair area and there have been 209 completions in the last two years. Shawfair is becoming the fastest growing community in terms of house completions. Shawfair Station (Borders Rail) is operational and the focus of future land release is now moving on to the Town Centre, new High School and community facilities.

**7.13** In 2019, Shawfair LLP, Midlothian Council and SEPA signed the Shawfair Sustainable Growth Agreement (SGA). The partnership will work together to deliver a world class exemplar development within 'One Planet' limits. Its shared vision acknowledges the effective partnerships created through the planning process to date and identifies opportunities for increased collaboration in the future through great design, a commitment to low carbon heating, sustainable working practices and the promotion of active travel and healthy lifestyles. One of the key projects covered within the SGA is the planned delivery of a district heating system for Shawfair powered by surplus, zero carbon heat from the adjacent RERC at Millerhill Marshalling Yards. The Council is at an advanced stage of identifying an Energy Services Company partner to help deliver the scheme. An announcement is expected at some point in 2020.

**7.14** In this context, Policy IMP2 establishes community heating as an essential requirement for the Shawfair area to which developers of all sites will be required to contribute. As the MLDP extends Shawfair to the north and south via sites Hs0 and Hs1, there is a requirement for these sites to also contribute to the delivery of a district heating system.

**7.15** The Niddrie Bing is a particular feature of the Cauldcoats area, and its rehabilitation has been identified as an opportunity arising from this allocation.

**7.16** Midlothian Council has not made express reference to affordable housing requirements in the Action Programme. Reference should be made to Policy DEV3 (Affordable and Specialist Housing).

Location	Site (Allocated units)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
Cauldcoats, Shawfair	Hs0 (350)	Implement district heating/combined heat & power proposal (developers in the Shawfair area may be required to contribute to this project, as set out in Policy IMP2).	IMP1, NRG6, DEV3, Settlement Statements.	✓	✓		Developer	LDP allocation/policy support.
		Prior rehabilitation/decontamination of Niddrie Bing - ground engineering/stabilisation.		✓	✓			
Newton Farm	Hs1 (480)	Implement district heating/combined heat & power proposal (developers in the Shawfair area may be required to contribute to this project, as set out in Policy IMP2).	IMP1, NRG6, DEV3, Settlement Statements.	✓	✓	✓	Developer	LDP allocation/policy support.

## Action Programme 2020

## A. Appendix - List of Policies and Relevant Actions

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
<b>The Strategy for Sustainable Growth</b>					
STRAT1	Committed Development	To ensure proposals allocated in extant & previous plans are implemented as part of the agreed development strategy.	Monitor & report progress of sites via PPF Report, HLA & ELA annual updates, planning application register & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section	HLA 18 & 19 completed. HfS included in review and sign-off.
			Establish dialogue with developers to identify any obstacles to progress & agree implementation strategy.	Midlothian Council Planning Team - Development Plans and Development Management Sections, Midlothian Council Economic Development Team, development industry.	ELA completed in 2018. ELA review in preparation. 2019 PPF Report completed in July 2019. Development Plan Monitoring Group established in 2018 - ongoing.
STRAT2	Windfall Housing Sites	To indicate general support for housing development on non-planned sites & the criteria to be used to assess applications.	Monitor through PPF Report, HLA process including HfS meetings, planning application register & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section	Quarterly monitoring/annual reporting. HLA 19 provides up to date position.
STRAT3 (appendix 3 2a)	Strategic Housing Land Allocations	To identify the housing sites which constitute the development plan strategy.	As above.	Midlothian Council Planning Team - Development Plans Section	Quarterly monitoring/annual reporting.
			Establish dialogue with HfS/developers to identify any obstacles to progress & agree implementation strategy.	Midlothian Council Planning Team - Development Plans Section, HfS, landowners/developers as appropriate.	2018 and 2019 meetings successfully concluded.
STRAT4	Additional Housing Development Opportunities	To identify sites which may come forward over the plan period & which provide additional flexibility in the housing land supply in line with SPP & SESplan SG.	Monitor through PPF Report, HLA process, HfS liaison meetings, planning application register & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section	AHs1 planning consent 2019. AHs5 subject to PAC 2019. No progress on sites AHs2 - 5. Ongoing quarterly monitoring/annual reporting.

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
STRAT5 (appendix 3 2b)	Strategic Employment Land Allocations	To identify the economic sites which constitute the development plan strategy.	Monitor & report on progress of sites via PPF Report, ELA annual updates, planning application register & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Economic Development Team.	ELA 19 in preparation. PPF/ELA 18 take-up = 7.1Ha. Ongoing quarterly monitoring/annual reporting.
			Establish dialogue with developers to identify any obstacles to progress & agree implementation strategy.	Midlothian Council Planning Team - Development Plans Section, landowners/developers as appropriate.	Annual
Sustainable Place-making					
DEV1	Community Identity and Coalescence	To ensure due consideration is given to the impact of proposed development between existing settlements and communities with the intention to prevent coalescence.	Monitor planning applications & advise/liaise with DM Case Officers as appropriate.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
DEV2	Protecting Amenity Within the Built-Up Area	To protect and enhance the amenity of residential areas.	Monitor planning applications, & advise/liaise with DM Case Officers as required and review effectiveness.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
DEV3 (SG)	Affordable and Specialist Housing	To indicate how the Council expects to deliver more affordable housing as part of the development strategy.	Prepare & adopt new SG on Planning Obligations and Affordable Housing.	Midlothian Council Planning Team - Development Plans Section, Housing Services, Scottish Government, HfS	2020/2021
			Monitor through PPF Report, HLA process, Housing Services/housing associations & HfS liaison meetings, planning application register & building warrant completion certificates.	Registered Social Landlords (operating in Midlothian)  Midlothian Council Planning Team - Development Plans Section, Housing Services.	Monitoring meetings & annual reporting.

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
DEV4	Residential Park Homes	To identify residential park homes as part of the range & choice of housing tenures & protect sites from redevelopment pressures.	Monitor planning applications in respect of the designated sites and liaise with/advise DM appropriately.	Midlothian Council Planning Team - Development Plans and Development Management Sections.	Ongoing monitoring
DEV5 (SG)	Sustainability in New Development	Promotes the principles of sustainability in the design and construction of new development.	Monitor planning application register, liaise with DM Case Officers as required.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
DEV6	Layout & Design of New Development	Indicates layout & open space design considerations for new developments.	Monitor planning applications and liaise with/advise DM appropriately.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
			Prepare and adopt new SG on Quality of Place	Midlothian Council Planning Team	2020/2021 - see section 5
DEV7	Landscaping in New Development	Indicates landscaping design considerations for new developments.	Monitor planning applications and liaise with/advise DM appropriately.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
			Prepare and adopt new SG on Quality of Place	Midlothian Planning Team	2020/2021 - see section 5
DEV8	Open Spaces	A criteria-based policy to protect & enhance identified open spaces.	Monitor planning applications and liaise with/advise DM appropriately.	Midlothian Council Planning Team - Development Plans Section, Land Services.	Ongoing monitoring
			Monitor progress of open space strategy Action Plan.	Midlothian Council Planning Team - Development Plans Section, Land Services.	Ongoing review
DEV9 (PG)	Open Space Standards	To identify the open space standards applicable to open space provision in new developments.	Prepare PG.	Midlothian Council Planning Team - Development Plans and Development Management Sections, Land Services, Leisure.	2020/21 - see section 5



## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
			Monitor planning application register, liaise with DM Case Officers as required, provide audit information and map-based analysis on a case by case basis.	Midlothian Council Planning Team - Development Plans and Development Management Sections, Land Services.	Ongoing monitoring
DEV10	Outdoor Sports Facilities	To protect outdoor sports facilities from alternative use developments.	Monitor planning applications and liaise with/advise DM appropriately.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
<b>Promoting Economic Growth</b>					
ECON1	Existing Employment Locations	To protect established economic sites from redevelopment for alternative non-employment generating uses.	Monitor & report progress of sites via PPF Report, ELA annual updates, monitoring planning applications & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section	Quarterly monitoring/annual reporting (ELA).
			Establish dialogue with developers to identify any obstacles to progress & agree implementation strategy.	Midlothian Council Economic Development Team, landowners/developers as appropriate.	Ongoing
			Dialogue with Economic Development Team to contribute to Economic Development Strategy and reflect strategy in planning practice.	Midlothian Council Economic Development and Planning Teams	Ongoing
ECON2	The Midlothian Science Zone	To protect and promote the Midlothian Science Zone biotechnology cluster as a specialist economic sector.	Monitor & report progress of sites via PPF Report, ELA annual updates.	Midlothian Council Planning Team - Development Plans Section	Quarterly monitoring/annual reporting (ELA).
			Monitor planning applications	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Economic Development Team	Ongoing/annual reporting
			Liaise with Case Officers and Council representative on the Bush Development Board as required.		

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
ECON3	Ancillary Development on Business Parks	To support the principle of development on Shawfair Park & Salter's Park to provide services to their current and future workforces. Policy provides guidance on type of use(s) and criteria influencing consideration.	Monitor & report progress of sites via PPF Report, ELA annual updates, planning applications & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Economic Development Team	Quarterly monitoring/annual reporting (ELA).
ECON4	Economic Development outwith Established Business and Industrial Sites	To provide policy support for economic development within a defined urban area but not on a recognised economic development site or location.	Monitor & report progress of sites via ELA annual updates, planning applications & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Economic Development Team	Quarterly monitoring/annual reporting (ELA)
ECON5	Industries with Potentially Damaging Impacts	To provide guidance about operations that may have damaging impacts on the environment, human health & the physical fabric, health & wellbeing of communities.	Monitor & report progress of sites via ELA annual updates, planning applications & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Economic Development Team	Quarterly monitoring/annual reporting (ELA)
ECON6	Working from Home/Micro Businesses	To promote economic growth and reduce the need to travel.	Monitor planning applications & building warrant completion certificates.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Economic Development Team	Ongoing
ECON7	Further Education Facilities	Supports the retention and expansion of further education and adult education facilities.	Monitor planning applications.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Education Team	Ongoing
			Encourage pre-application discussion on future development/estate master plans.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Education Team, Edinburgh College, Newbattle Abbey College	As required

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
TRAN1	Sustainable Travel	To promote, raise awareness of & prioritise support for alternative travel modes other than the car.	Support development close to public transport, liaise with Case Officers, planning & transport officers on applications and potential transport requirements, ensure proposed developments comply with LDP & emerging replacement Transport Strategy.	Midlothian Council Planning Team - Development Plans Section, Midlothian Transport Policy Team	Ongoing/quarterly monitoring.  Midlothian Council Active Travel Strategy published 2019.  SESTRAN e-bike scheme to be implemented at Eskbank Station and Dalkeith town centre in late 2019.
TRAN2	Transport Network Interventions	To identify the transport interventions required to support the LDP strategy (as identified in the LDP DPMTAG appraisal).  To safeguard transport schemes agreed as part of the NPF, SDP and/or committed development.	Monitor planning application register, liaise with Case Officers & Transport Policy Officers to agree & ensure requirements are secured and/or set out in a planning obligation legal agreement.  Support SESplan work programme during transitional period of implementing the Planning (Scotland) Act 2019.  Participate in and contribute to STPR2 review and NTS preparation.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Transport Policy Team, Midlothian Council Legal Services  Midlothian Council Planning Team - Development Plans Section, Midlothian Council Transport Policy Section	Ongoing monitoring.  <u>Trunk Roads</u> - A720 Sheriffhall junction grade separation progressing as part of ESESCRD.  <u>Strategic Roads</u> - A701 relief road & A702 link road proposals progressing as part of ESSCRD; A720/A68 junction link road included in application for site Hs1 (minded to consent); A7 urbanisation scheme designed/developer contributions being collected.  <u>Junction Improvements</u> - A702/Bush Loan subject of current modelling and appraisal work. Will be progressed as part of ESESCRD.

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
					<p><u>Park and Ride</u> - land set aside for proposed A68 North (Newton Farm) facility (part of consent 17/00408/DPP minded to consent).</p> <p><u>Public Transport</u> - orbital bus route (A720 City Bypass) included as potential solution in context of STPR review 2019; Shawfair infrastructure in progress as part of agreed implementation.</p> <p><u>Cycling/Walking</u> - e-bike pilot as per TRAN1.</p> <p>SESplan preparing draft Regional Spatial Framework in tandem with NPF4 preparation.</p> <p>ESESCRD announced and governance arrangements established. Council chair of Transport Appraisal Board (TAB) and supporting work of TAB sub group in respect of NTS and STPR2.</p> <p>Ongoing/annual monitoring.</p>
TRAN3	Strategic Transport Network	To promote Government action on the grade separation of Sheriffhall Roundabout.	Following Ministerial announcement, attend ongoing design consultation workshops, support development of Cross Boundary Transport Contributions Framework, monitor	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Transport Policy Team, SEStran	<p>Ongoing review</p> <p>A720 Sheriffhall junction grade separation - design agreed/Traffic Orders, CPO</p>

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
			STPR progress, monitor planning application register, liaise with SEStran.		& Environmental Statement published 06.12.19 for consultation ending 31.01.20.
TRAN4	Freight	To support the principle of freight development and to guide development to locations close to the rail and/or strategic road networks.	Monitor planning application register, investigate options at Millerhill Marshalling yards given access improvements created by zero waste facility (upon completion in 2019) & prospects generated by the development of Shawfair new community.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Economic Development Team, Midlothian Council Transport Policy Team.	Ongoing/annual review (ELA).  AD and RERC now operational. Road widening improvements along Whitehill Road from junction with Fort Kinnaird Retail Park and waste facility site complete. Approximately 9ha of land to south of RERC available for economic/waste development.
TRAN5	Electric Vehicle Charging	To support the provision of electric vehicle charging points in new developments and service stations to extend & develop an electric vehicle network to encourage their ownership & use as a major contribution to lowering CO <sub>2</sub> emissions.	Extend charging facilities across council property, monitor planning application register, encourage private developers to consider the issue in pre-planning & planning application process, promote through community planning partnership.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Economic Development Team, Midlothian Council Transport Policy Team, Midlothian Council Community Planning Partnership.	Ongoing/annual monitoring including within the council's annual climate change reporting duties in respect of its estate.
IT1	Digital Infrastructure	To support the development of a robust digital communications network to promote economic growth but to identify criteria to stimulate careful thinking of the siting, design & operation of such equipment.	Monitor planning applications and liaise with Case Officers to ensure appropriate conditions/controls are applied.	Midlothian Council Planning Team - Development Plans Section	Ongoing, including as part of the Development Plan Monitoring Group.



## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
TCR1 (SG)	Town Centres	To support the role of town centres by promoting development which increases their viability and controlling changes of use in them.	Prepare SG on advertisements, food & drink and other non-retail uses in town centres.	Midlothian Council Planning Team - Development Plans Section	Action completed - SG adopted in 2019
			Undertake town centre health checks.	Midlothian Council Planning Team	All town centres checked biennially
			Prepare town centre strategies.	Midlothian Council Planning Team - Environment & Conservation Section.	Post adoption
			Prepare shop-front design guide.	Midlothian Council Planning Team - Development Plans Section	Post adoption
			Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
TCR2	Location of New Retail & Commercial Leisure Facilities	To set out criteria for locating new retail development, in accordance with town centre first principle & sequential test, and SDP.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied. Liaise with Economic Development Team as appropriate.	Midlothian Council Planning Team - Development Plans Section and Midlothian Council Economic Development Team	Ongoing monitoring
VIS1	Tourist Attractions	To support the principle of tourist development & protect existing or consented tourist attractions against adverse impact from other development.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied. Liaise with Economic Development Team as appropriate.	Midlothian Council Planning Team - Development Plans Section and Midlothian Council Economic Development Team	Ongoing monitoring
VIS2	Tourist Accommodation	To provide criteria to support tourist accommodation proposals & guidance on hotels & self catering accommodation.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied. Liaise with Economic Development Team as appropriate.	Midlothian Council Planning Team - Development Plans Section and Midlothian Council Economic Development Team	Ongoing monitoring

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
VIS3	Midlothian Snowsports Centre	To provide support for the development & enhancement of the centre as a 'centre for excellence'.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied. Liaise with Economic Development Team & Sportscotland as appropriate.	Midlothian Council Planning Team - Development Plans Section and Midlothian Council Economic Development Team, Sportscotland	Ongoing monitoring
MIN1	Areas of Search for Surface Mineral Extraction	To define areas of search for sand & gravel and open cast coal extraction and set presumption against extraction outwith these areas. To protect valuable resources from sterilisation by other developments.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied. Liaise with enforcement officers as appropriate.	Midlothian Council Planning Team - Development Plans Section, Industry Bodies	Ongoing monitoring
MIN2	Surface Minerals Extraction	To define criteria for mineral extraction.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied. Liaise with Enforcement Officers as appropriate.	Midlothian Council Planning Team - Development Plans Section, Industry Bodies	Over lifetime of consent.
			Prepare SG on resource extraction.	Midlothian Council Planning Team - Development Plans Section	Action completed - SG adopted in 2019
MIN3	Onshore Oil and Gas	To set policy framework for onshore oil and gas extraction.	Following Ministerial decision on unconventional oil and gas, monitor planning applications and liaise with Case Officers as appropriate.	Midlothian Council Planning Team - Development Plans Section	No further action given Scottish Government decision not to support unconventional gas extraction.
			Prepare SG on resource extraction (in context of Ministerial decision on unconventional oil and gas).	Midlothian Council Planning Team - Development Plans Section	SG adopted, but does not address this matter following Scottish Government decision on underground coal gasification.
RD1	Development in the Countryside	To define criteria for general development in the countryside & specific considerations for housing & business development.	Revise SG on Housing Development in the Green Belt and Countryside	Midlothian Council Planning Team - Development Plans Section	Action completed - SG adopted in 2019

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
			Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
RD2	Low Density Rural Housing	To set out conditions for housing development at 4 specific locations in order to bring about environmental enhancement in these areas.	Revise SG.	Midlothian Council Planning Team - Development Plans Section	Likely to be 2020 - see section 5
			Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section	Ongoing
			Establish dialogue with developers to identify any obstacles to progress & agree implementation strategy.	Midlothian Council Planning Team - Development Plans Section, landowners/developers.	Annual monitoring
RD3	Pentland Hills Regional Park	To protect the Pentland Hills Regional Park from proposals that do not accord with its stated aims and/or the current or future management plans for it.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Pentland Hills Regional Park Authority.	Ongoing
RD4	Country Parks	To support development within country parks that is compatible with any management plan and/or to further the enjoyment of the park for outdoor recreation & activity.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied. Liaise with Land Services as appropriate.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Land Services.	Ongoing monitoring
Protecting our Heritage					

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
ENV1	Protection of the Green Belt	To protect the green belt & set out criteria to assess development proposals.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring
			Revise countryside SG to include green belt matters.	Midlothian Council Planning Team - Development Plans Section	Action completed - SG adopted in 2019.
ENV2 (SG)	Midlothian Green Network	To provide the policy framework for developing the Midlothian Green Network.	Prepare SG.	Midlothian Council Planning Team - Environment & Conservation Section, Midlothian Council Transport Team, Midlothian Council Land Services Team, landowners/developers, Central Scotland Green Network, Lothians & Fife Green Network Partnership, Scottish Natural Heritage.	Action completed - SG adopted in 2018.
			Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.
ENV3	Newbattle Strategic Greenspace Safeguard	To identify a new protected greenspace based around the River South Esk & to set criteria to consider new development in this area (cross reference with policy RD1).	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Transport Team, Midlothian Council Land Services Team.	Ongoing monitoring.
		Longer term intention to seek a means of creating a new country park as part of the green network.		Landowners/developers, Central Scotland Green Network, Lothians & Fife Green Network Partnership.	Midlothian Council will initiate discussions on the creation of a new country park in remaining duration of LDP.

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
ENV4	Prime Agricultural Land	To protect prime agricultural land from development & identify criteria to assess development proposals.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring.
ENV5	Peat and Carbon Rich Soils	To protect peat & carbon rich soils & minimise release of CO <sub>2</sub> emissions from development.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.
ENV6	Special Landscape Areas	To define conditions when development in SLAs may be permitted.	Prepare SG and monitor impact.	Midlothian Council Planning Team - Development Plans and Development Management Sections.	SG adopted in 2018. Ongoing monitoring.
			Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.
ENV7	Landscape Character	To protect landscape character and ensure it is not compromised by development, maintaining the distinctiveness of the landscape and enhancing character where it has been weakened.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.
ENV8	Protection of River Valleys	To protect the landscape and character of river valleys.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.
ENV9 (SG)	Flooding	To prevent new development at risk of flooding or which increases the risk of flooding elsewhere and support implementation of Local Flood Risk Management Plans.	Monitor planning applications & liaise with Case Officers, SEPA, Scottish Water & others as required to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, SEPA, Scottish Water.	Ongoing monitoring.

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
			Contribute to preparation of Local Flood Risk Management Plans for the Forth Estuary Flood Risk Management Plan district.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Transport Team, SEPA, Scottish Water & any other identified partners.	Local Flood Risk Management Plan will be updated in 2022.
			Participate in flood risk management groups.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Transport Team, SEPA, Scottish Water & any other identified partners.	As required.
			Update Strategic FRA.	Midlothian Council Planning Team - Development Plans Section.	To be prepared as an input to the replacement LDP, with ongoing refresh as a 'living document' to take account of updated information.
			Prepare SG on Flooding and the Water Environment.	Midlothian Council Planning Team - Development Plans Section.	2020/2021 - see section 5
ENV10 (SG)	Water Environment	To identify how the Council approaches river basin & water body management.	Monitor planning applications & liaise with Case Officers, SEPA, Scottish Water & others as required to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Case Officers, SEPA, Scottish Water, landowners & developers.	Ongoing monitoring.
			Contribute to preparation of Surface Water Management Plans.	Midlothian Council Planning Team - Development Plans Section.	As required.
			Contribute to preparation and implementation of River Basin Management Plans for Scotland.	Midlothian Council Planning Team - Development Plans Section	3rd River Basin Management Plan to be adopted by 2021, covering the period 2021-2033.
			Contribute to work of Edinburgh and Lothians Drainage Partnership	Midlothian Council Planning Team.	Ongoing through remaining duration of LDP.



## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
ENV11	Woodland Trees and Hedges	To establish the principle of protecting established woodland, groups of trees and hedgerows from loss or damage from development.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied (refer to Scottish Government policy on woodland removal).	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Land Services Team, Scottish Forestry, landowners/developers.	Ongoing monitoring.
ENV12 (PG)	Internationally Important Nature Conservation Sites	To reinforce the presumption in favour of protecting designated nature sites of international importance.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring.
			Prepare PG on nature conservation.	Midlothian Council Planning Team	2020 - see section 5
ENV13 (PG)	Nationally Important Nature Conservation Sites	To reinforce the presumption in favour of protecting designated nature sites of national importance & identify a precautionary approach where development impacts are uncertain but may cause irreversible damage.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section	Ongoing monitoring.
			Prepare PG on nature conservation.	Midlothian Council Planning Team	2020 - see section 5
ENV14 (PG)	Regionally and Locally Important Nature Conservation sites.	Identifies regional & locally important nature conservation sites & reinforces the presumption in favour of protecting them.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Midlothian Local Biodiversity Steering Group.	Ongoing monitoring.
			Prepare PG on nature conservation.	Midlothian Council Planning Team.	2020 - see section 5
ENV15 (PG)	Species & Habitat Protection and Enhancement.	Identifies the types of assessment required by development that would affect a species protected by European or UK law and the criteria against which applications will be assessed. Identifies that the effects of development on habitats of conservation value will be taken into account.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.
			Prepare PG on nature conservation.	Midlothian Council Planning Team.	2020 - see section 5

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
ENV16	Vacant, Derelict and Contaminated Land	Provides support for the redevelopment of vacant & derelict land.	Include update on vacant and derelict land in PPF Report.	Midlothian Council Planning Team - Development Plans Section.	Annual reporting.
			Monitor planning applications & liaise with Case Officers and Environmental Health to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Environmental Health Team.	Ongoing monitoring.
ENV17	Air Quality	To indicate how the Council will approach air quality management.	Monitor planning applications & liaise with Case Officers and Environmental Health to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Environmental Health Team.	Ongoing/annual monitoring.
			Contribute to the Council's Cleaner Air for Scotland Working Group.		Ongoing.
ENV18	Noise	Supports decision-making to avoid conflicts between noisy and sensitive uses.	Monitor planning applications & liaise with Case Officers and Environmental Health to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Environmental Health Team.	Ongoing monitoring.
ENV19	Conservation Areas	Reinforces the presumption against development that would adversely impact on the character & appearance of the area. Sets out criteria for new buildings, extensions, alterations & demolitions.	Monitor planning applications & liaise with Case Officers, Historic Environment Scotland as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Historic Environment Scotland, East Lothian Archaeology Service, developers.	Ongoing and annual monitoring/as required.
ENV20	Nationally Important Gardens and Designed Landscapes	Reinforces the presumption against development that would harm the appearance & setting of a garden or designed landscape included on Historic Environment Scotland's Inventory of sites.	Monitor planning applications & liaise with Case Officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Historic Environment Scotland, East Lothian Archaeology Service, developers.	Ongoing and annual monitoring/as required.

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
ENV21	Nationally Important Historic Battlefields	Provides policy basis to protect, conserve and where appropriate enhance the key landscape characteristics and special qualities of sites in Historic Environment Scotland's Inventory of Historic Battlefields.	Monitor planning applications & liaise with Case Officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Historic Environment Scotland, East Lothian Archaeology Service, developers.	Ongoing and annual monitoring/as required.
ENV22	Listed Buildings	Reinforces the presumption against development that would adversely affect the character, appearance or setting of a listed building. Sets out criteria for new development, enabling development, demolitions, extensions/alterations & changes of use.	Monitor planning applications & liaise with Case Officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Historic Environment Scotland, East Lothian Archaeology Service, developers.	Ongoing and annual monitoring/as required.
ENV23	Scheduled Monuments	Reinforces the presumption against development that would have an adverse effect on a scheduled site or the integrity of its setting.	Monitor planning applications & liaise with Case Officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Historic Environment Scotland, East Lothian Archaeology Service, developers.	Ongoing and annual monitoring/as required.
ENV24	Other Important Archaeological or Historic Sites	Reinforces the protection of these sites but outlines criteria against which development would be assessed.	Monitor planning applications & liaise with Case Officers and East Lothian Archaeologists to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, East Lothian Archaeology Service, developers.	Ongoing and annual monitoring/as required.
ENV25	Site Assessment, Evaluation and Recording	Outlines the nature & extent of works required where sites may be affected by proposed development.	Monitor planning applications & liaise with Case Officers and East Lothian Archaeologists to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, East Lothian Archaeology Service, developers.	Ongoing and annual monitoring/as required.
Encouraging Sustainable Energy & Waste Management					

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
NRG1	Renewable and Low Carbon Energy Projects	Identifies support for renewable energy & low carbon technologies in development proposals & identifies criteria to assess applications.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing/annual monitoring.
NRG2 (SG)	Wind Energy	Identifies the criteria wind energy proposals must satisfy including reference to SG on wind energy development.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing/annual monitoring.
NRG3	Energy Use and Low & Zero Carbon Generating Technology	Encourages sustainable energy use & requires integration of low & zero carbon generating technologies into developments.	Monitor planning applications & liaise with Case Officers and colleagues in Building Standards as required to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Building Standards Team, developers.	<p>Ongoing/annual monitoring.</p> <p>Increasing use of micro-generating technologies in new development, particularly house building - solar panels/ground source heat pumps etc. Edinburgh College built solar farm adjacent to their premises to serve operational needs.</p> <p>Anticipated review of Building Standards legislation in 2020/21, which (in the context of the Climate Change Bill going through Parliament and the Government's climate emergency declaration) may supersede the need for, or require a review of policy.</p>

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
NRG4	Interpretations of Policy NRG3	Provides definitions in respect of NRG3 & lists exceptions to it.	Monitor planning applications & liaise with Case Officers and colleagues in Building Standards as required to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section, Midlothian Council Building Standards Team, developers.	Ongoing/annual monitoring.  Anticipated review of Building Standards legislation in 2020/21 may obviate the need for this policy.
NRG5	Heat Supply Sources and Development with High Heat Demand	Promotes the use of waste heat from developments & provides general guidance on Council's approach.	Monitor planning applications & liaise with Case Officers to ensure appropriate advice given.	Midlothian Council Planning Team - Development Plans Section, developers.	Ongoing/annual monitoring.  RERC at Shawfair identified as the principal heat generating source for the proposed community heating network there (NRG6).
NRG6 (SG)	Community Heating	Promotes the use of community heating networks, sets out approach to be satisfied to justify why a particular development/developer has not adopted community heating (with reference to SG).	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing/annual monitoring
			Investigate & implement community heating vehicles - e.g. energy services company - where appropriate.	Midlothian Council Resources Team in consultation with Midlothian Council Planning Team, Scottish Futures Trust, Resource Efficient Scotland, Natural Power and Local Energy Scotland.	Midlothian Council commissioned feasibility studies into community heating projects and is currently investigating an energy services company partner to implement such a scheme at Shawfair.
WAST1	New Waste Facilities	Supports the development of new waste facilities, provides guidance on locations and reinforces the link to policy NRG5 in respect of reusing waste heat.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
WAST2	Millerhill	Safeguards site for waste management facility at Millerhill & supports further waste-related uses on the adjacent economic land.	Monitor planning applications & liaise with Case Officers and representatives of the waste management sector regarding to future opportunities.	Midlothian Council Planning Team - Development Plans Section.	RERC and AD plants both now operational.
WAST3	Landfill	Reinforces the presumption against new landfill development & identifies criteria to be met by any landfill proposal.	Monitor planning applications & liaise with Case Officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.
WAST4	Operational Waste Site Safeguarding	Safeguards operational waste sites from inappropriate nearby development.	Monitor planning applications against waste sites identified in SEPA register, liaise with Case Officers & other services as required.	Midlothian Council Planning Team - Development Plans Section.	Ongoing monitoring.
WAST5	Waste Minimisation and Recycling in New Developments	Provides support & guidance for recycling facilities & waste separation facilities within developments.	Monitor planning applications & liaise with Case Officers to ensure appropriate advice given.	Midlothian Council Planning Team, developers.	Ongoing monitoring.
<b>Delivering the Strategy</b>					
IMP1 (SG)	New Development	Identifies the use of planning conditions and the possibility of developer contributions to ensure that where new development gives rise to need, appropriate provision is made in respect of matters specified in criteria. Also promotes the use of development briefs and masterplans to establish the planning & design principles relating to allocated sites.	Monitor planning applications and legal agreements, liaise with Case Officers, the Planning Obligations Lead Officer and other services to assess impact/progress of planned & committed development identified in the plan as well as windfall.	Midlothian Council Planning Team, Midlothian Council Education Team, Midlothian Council Transport Team, Midlothian Council Land Services Team, Midlothian Council Housing Team, developers.	Ongoing/via Development Plan Monitoring Group.
			Prepare masterplans and development briefs.	Midlothian Council Planning Team - Development Management Section, developers.	Emerging interest/enquiries at site Ec3 Straiton, Loanhead.  Post-adoption/ongoing.



## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
			Review and update SG.	Midlothian Council Planning Team - Planning Obligations Section, consult with key stakeholders and developers.	Draft guidance prepared but not published - see section 5
			Monitor progress through the Council's Capital Programming and Asset Management Board.	Midlothian Council Planning Team, Midlothian Council Resources Team, Midlothian Council Finance Team.	Ongoing/quarterly.
IMP2	Essential Infrastructure Required to Enable New Development to Take Place	Identifies the essential infrastructure required to support the delivery of the development strategy in tandem with IMP1.	Monitor progress via developer contributions software, Capital Programming and Asset Management Board.	Midlothian Council Resources Team, Midlothian Council Planning Team, Midlothian Council Finance Team.	Ongoing/via Development Plan Monitoring Group.
			Report progress through annual PPF Report.	Midlothian Council Planning Team	Annual update
			Monitor planning applications & liaise with Case Officers, the Planning Obligations Lead Officer and other services to assess the impact/progress of planned & committed development identified in the plan as well as windfall. Negotiate planning obligations/other legal agreements where appropriate & liaise with legal services & developers.	Midlothian Council Planning Team, Midlothian Council Legal Team, Midlothian Council Education Team, Midlothian Council Transport Team, Midlothian Council Land Services Team, Midlothian Council Housing Team, developers, infrastructure providers.	Ongoing/annual monitoring/via Development Plan Monitoring Group.
IMP3	Water and Drainage	Indicates the approach required by the Council to support development strategy.	Monitor progress through the Council's Capital Programming and Asset management Board.	Midlothian Council Resources Team, Midlothian Council Planning Team, Midlothian Council Finance Team.	Ongoing and included in Development Plan Monitoring Group work.
			Report progress through annual PPF Report.	Midlothian Council Planning Team.	Annual.
			Maintain dialogue with applicants and Scottish Water through pre-planning and planning application process.	Midlothian Council, Scottish Water.	Ongoing.

## Action Programme 2020

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	2020 Update
			Engage with Scottish Water at quarterly liaison meetings.	Midlothian Council Planning Team - Development Plans Section, Scottish Water.	Quarterly.
			Prepare Flooding and Water Environment SG.	Midlothian Council Planning Team - Development Plans Section.	2020/2021 - see section 5
IMP4	Health Centres	Supports the development of new or expanded facilities where there is an identified need.	Monitor planning applications & liaise with Case Officers and NHS Health Scotland to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team, NHS Health Scotland.	Ongoing/annual review, quarterly liaison meetings with NHS established.
IMP5	Emergency Services	Supports the provision and/or expansion of services to meet growing communities.	Monitor planning applications & liaise with Case Officers and emergency services to ensure appropriate conditions/controls applied.	Midlothian Council Planning Team, emergency services.	Ongoing/annual review.

## Action Programme 2020

### B. Appendix - List of Abbreviations Used in This Document

Abbreviation	Term
AD	Anaerobic Digestion
CO <sub>2</sub>	Carbon Dioxide
CPO	Compulsory Purchase Order
DM	Development Management
DPMG	Development Plan Monitoring Group
DPMTAG	Development Planning and Management Transport Appraisal Guidance
ELA	Employment Land Audit
ESESCRD	Edinburgh and South East Scotland City Region Deal
FRA	Flood Risk Assessment
GVA	Gross Value Added
HfS	Homes for Scotland
HLA	Housing Land Audit
LDP	Local Development Plan
MCA	Masterplan Consent Area
MLDP	Midlothian Local Development Plan
MSZ	Midlothian Science Zone
NHS	National Health Service

Abbreviation	Term
NPF	National Planning Framework
NTS	National Transport Strategy
PAC	Pre-Application Consultation
PG	Planning Guidance
PPF	Planning Performance Framework
RC	Roman Catholic
RERC	Recycling and Energy Recovery Centre
RSL	Registered Social Landlord
SDA	Strategic Development Area
SDP	Strategic Development Plan
SPZ	Simplified Planning Zone
SEA	Strategic Environmental Assessment
SEPA	Scottish Environment Protection Agency
SESplan	South East Scotland Strategic Development Plan Authority
SEStran	South East Scotland Transport Partnership
SG	Supplementary Guidance
SGA	Sustainable Growth Agreement
SHIP	Strategic Housing Investment Plan
SLA	Special Landscape Areas
SNH	Scottish Natural Heritage

Abbreviation	Term
SPP	Scottish Planning Policy
STPR	Strategic Transport Projects Review
SUDS	Sustainable Urban Drainage Systems
SW	Scottish Water
TAB	Transport Appraisal Board
THI	Townscape Heritage Initiative







## COMMUNICATING CLEARLY

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

如有需要我們樂意提供翻譯本，和其他版本的資訊與刊物，包括盲人點字、錄音帶或大字體。

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

ਅਸੀਂ ਮੰਗ ਕਰਨ ਤੇ ਖੁਸ਼ੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪ੍ਰਕਾਸ਼ਨ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੇਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

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

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

## APPENDIX B

Revised Action Programme. Schedule of comments made/ amendments sought in relation to Action Programme consultation (February to March 2020) and consequent changes made by Council to Action Programme. Please note this schedule was prepared in March 2020, and the Council response reflects the situation pertaining at that time.

Name of respondent	Comment/ requested amendment	Council response
SEPA	General comments about SEPA's role in relation to development planning.	<b>Note – no action required</b>
SEPA	Paragraph 4.10. "Policy ECON5 (Industries with Potentially Damaging Impacts). SEPA values the policy and consider that it should possibly be expanded.	The Council shall consider revisions to LDP policies as part of the MLDP review (in line with the latest Development Plan Scheme). <b>No change proposed</b>
SEPA	Policy ENV9 (Flooding). Considers that meaning of unacceptable risk of flooding in policy should be clarified as conforming to the SPP risk framework.	The Council shall consider revisions to LDP policies as part of the MLDP review (in line with the latest Development Plan Scheme). <b>No change proposed</b>
SEPA	Policy ENV10 (Water Environment). SEPA supports the policy, and would welcome discussions to develop it.	The Council shall consider revisions to LDP policies as part of the MLDP review (in line with the latest Development Plan Scheme). <b>No change proposed</b>
SEPA	Encouraging Sustainable Energy & Waste Management. Considers that there could be merit in using the Action Programme to set out more fully how the heating network at Shawfair is going to be delivered/expanded, and whether there are similar circumstances elsewhere including through exploitation of geothermal energy with the Coal Authority as key partner.	The Council has identified a preferred Energy Partner with a view to setting up a Joint Venture Energy Services Company to deliver the Shawfair Community Heating scheme and carry out wider feasibility work on a range of Energy Projects. Future Action Programme updates will reflect progress with this work. <b>No change proposed.</b>
SEPA	Infrastructure requirements. In respect of water/drainage considers that there may be options for strategic solutions which could serve a number of developments – may be a need to consider the requirements for strategic SUDS rather than relying on individual systems on a site by site basis.	Since the first Action Programme was adopted The Edinburgh and Lothians Drainage Partnership has been established. This may see a move to more retrofitting of sustainable drainage systems, and use of strategic level SuDS. The partnership has yet to identify new projects in or affecting Midlothian. The Council considers that this matter is best considered in the forthcoming LDP review and subsequent Action Programme updates. <b>No change proposed.</b>

SEPA	SEPA would welcome explicit alignment between the LDP and Action Programme of Midlothian, Edinburgh and East Lothian to consider a strategic and shared approach to the provision of infrastructure.	SEsplan, (which remains active at present) is able to take a strategic overview. In the longer term, Regional Spatial Strategies will address strategic infrastructure issues and the Council anticipates that the ongoing liaison between planning authorities in the area and the Key Agencies will help to identify further shared actions for future Action Programmes. <b>No change proposed.</b>
SEPA	In view of declaration of Climate Emergency in December 2019, asks if a more radical review of the Action Programme is possible which tests every action against this declaration and its aims.	The Council is in the final stages of adopting a Climate Change strategy in which a number of commitments will be made with regard to planning, transport and buildings/housing. The challenge of responding to climate change is one of the strategic aims of the adopted LDP to which the Action Programme relates. It is the Council's intention that MLDP2 will put climate change at the core of the framework. <b>No change proposed.</b>
Transport Scotland	<p>Notes reference in para 7.8 to the SESplan obligations framework.</p> <p>Seeks clarity from the Council and other City Deal Partners on how the Deal commitment will be taken forward.</p> <p>Considers it unhelpful to indicate that it is unlikely that additional contributions will be required in the absence of this work (the SESplan obligation framework) - recommends that the current text is removed and the Action Programme is updated to reflect the Growth Deal commitment, setting out what action partners are taking to deliver on this commitment.</p>	<p><b>Change proposed.</b></p> <p>Given the rejection of SDP2, SESplan has not had a mandate to progress this work and the current Strategic Development Plan for South East Scotland remains the extant plan. The MLDP Action Programme reflects the requirements of SDP1 including the A701 relief Road and A702 link road.</p> <p>The grade separation of Sheriffhall and the West Edinburgh Transport Appraisal are the two transport related projects being considered by City Deal Partnership. The A701 relief road and A702 link road (including Bush Loan junction) are considered enabling development and have been incorporated as part of the Easter Bush Data Driven Innovation</p>

		<p>project. Thematic boards have been established to develop and approve business case development and approval for each project and the constituted Joint Committee has responsibility for approving all projects.</p> <p>The Council suggests new wording in paragraph 7.8 to reflect the changed circumstances arising from the rejection of SDP2.</p> <p>Consultation draft Action Programme 2<sup>nd</sup> and 3<sup>rd</sup> sentences are deleted and replaced with new text viz. <i>The Edinburgh and South East Scotland City Region Deal (ESESCRD) signed in August 2018 is the agreed funding and delivery mechanism for the proposed roads infrastructure identified in policy TRAN2 of the MLDP, namely the A701 Relief road and A702 link road; the A702/Bush Loan junction and the grade separation of Sheriffhall Roundabout. Detailed business cases will be developed for each project and reported via the relevant thematic advisory boards and to the Joint Committee for consideration and determination.</i></p> <p><i>Progress with the roads proposals will be highlighted in future Action Programme updates.</i></p>
Transport Scotland	Within Policy TRAN2 in the '2020 Update' section under the heading 'Strategic Roads'; the wording relating to the A720/A68 junction for application Hs1 should be amended to read the A720/A68 junction link road as part of application Hs1.	<p><b>Change Proposed</b></p> <p>Amend to add words 'link road' in reference to A720/A68 junction</p>



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## **ROSLIN CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN**

Report by Chief Officer Place

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### **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to seek the Committee's agreement to adopt the 'Conservation Area Character Appraisal and Management Plan' (CACAMP) for the Roslin Conservation Area, attached to this report as Appendix A.

### **2 BACKGROUND**

- 2.1 At its meeting of 24 November 2020 the Committee agreed to undertake a formal consultation on the 'Conservation Area Character Appraisal and Management Plan' for the Roslin Conservation Area which ran from 3 December 2020 to 15 February 2021. The consultation was advertised via press release and social media. The Roslin and Bilston Community Council, Historic Environment Scotland and other relevant local community groups were notified of the draft CACAMP and invited to make comment.
- 2.2 Conservation areas are areas of special architectural and/or historic interest. The character and/or appearance of which it is desirable to preserve and enhance. Conservation area appraisals are a non-statutory form of planning guidance recommended as part of the ongoing management of conservation areas.
- 2.3 The Roslin Conservation Area was originally designated in 1972 and modified in 1996.

### **3 PURPOSE OF CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS**

- 3.1 Conservation area appraisals are a non-statutory form of planning guidance recommended by the Scottish Government as part of the ongoing management of conservation areas. The purpose of this CACAMP is to:

- Confirm the importance of the designation of the area and to consider the ongoing relevance of the current conservation area boundaries;
  - Highlight the significance of the area in terms of townscape, architecture and history; and
  - Provide a framework for conservation area management and for managing change within the conservation area.
- 3.2 The purpose of conservation area designation and of the appraisal is not to prevent change, but to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances the historic character of the area.
- 3.3 Midlothian Local Development Plan 2017 Policy ENV 19 Conservation Areas states that in assessing proposals for development (by way of a planning application) in or adjacent to a conservation area, consideration will be given to any relevant Conservation Area Character Appraisal.

#### **4 CONSULTATION RESPONSES**

- 4.1 Seven consultation responses have been received and are set out in detail in Appendix B attached to this report.
- 4.2 In summary, three responses were received from local residents, the others were from the Roslin Heritage Society, the Roslin and Bilston Community Council, Rosslyn Chapel Trust and Friends of Roslin Moat - the responses were generally supportive of the CACAMP itself.
- 4.3 Changes made to the Roslin CACAMP following consideration of the comments received through the public consultation include:
- Minor factual corrections relating to the history of the area;
  - Minor additions to the text for clarification and accuracy;
  - Inserting reference to: St Matthew's Well, recorded ancient trees, the burial grounds and Minstrel Walk;
  - Adding a section highlighting the importance of tourism and the benefits of stakeholders working together; and
  - Encouraging proactive woodland and hedgerow management.
- 4.4 Representations also expressed a desire to see the expansion of the Conservation Area to include: the Roslin Moat Local Biodiversity Site; the whole of Roslin village built before 1970; and the Roslin Battlefield site. Boundary reviews of conservation areas are carried out through the local development plan preparation process, not through conservation area character appraisals and management plans – a review of the Roslin Conservation Area boundary will be undertaken as part of the local development plan review.



## **5 RECOMMENDATION**

- 5.1 The Committee is recommended to:
1. Adopt the Roslin Conservation Area Character Appraisal and Management Plan; and
  2. Authorise the Planning Manager to make any necessary minor editing and design changes to the Roslin Conservation Area Character Appraisal and Management Plan prior to publication.

**Peter Arnsdorf**  
**Planning Manager**

**Date:** 4 June 2021

**Contact Person:** Grant Ballantine, Lead Officer Conservation and Environment  
grant.ballantine@midlothian.gov.uk

**Background Papers:**

1. Roslin Conservation Area Character Appraisal and Management Plan as proposed for adoption by Midlothian Council June 2021 (Appendix A);
2. Schedule of comments received through the public consultation on the Draft Roslin Conservation Area Character Appraisal and Management Plan (November 2020) and proposed Midlothian Council responses (Appendix B)
3. Midlothian Local Development Plan 2017



## Roslin

Conservation Area Character  
Appraisal & Management Plan

MIDLOTHIAN COUNCIL  
JUNE 2021 (As proposed for adoption)

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### Introduction

1. Conservation areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Midlothian Council is required to determine which parts of their administrative area should be designated as conservation areas.
2. When a Conservation Area has been designated, it is the duty of Midlothian Council to pay special attention to the character or appearance of the Conservation Area when exercising powers under planning legislation. The character of a Conservation Area is not a simple matter of style, it is a combination of street layout, building density, scale and form, and landscape character.
3. Conservation area appraisals are a non-statutory form of planning guidance recommended as part of the ongoing management of conservation areas. The purpose of this Conservation Area Character Appraisal and Management Plan (CACAMP) is to:
  - Highlight the significance of the area in terms of townscape, landscape, architecture and history;
  - Provide a framework for conservation area management and for managing change within the conservation area; and
  - Confirm the importance of the designation of the area.

The CACAMP will define how change is managed within the Conservation Area, identifying specific opportunities for enhancement and it will inform planning decisions in the Conservation Area. The purpose of conservation area designation and this CACAMP is not to prevent change. The aim is to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances historic character.

4. Roslin is located 7 miles south of Edinburgh and 2 miles north east of Penicuik, to the east of the A701 (the original Edinburgh to Dumfries trunk road). It has a population of approx. 1,750. The village of Roslin sits on high ground north of the River North Esk, which passes through the steep sided wooded glen known as Roslin Glen.
5. Roslin Conservation Area was designated in 1972 and comprises three areas of distinct character – the south-east side of the village, Rosslyn Chapel and its setting, and Roslin Glen. The boundary was reviewed and the Conservation Area re-designated in 1996. The Conservation Area boundary overlaps in parts with the following designations:
  - North Esk Valley Special Landscape Area;
  - Roslin Glen and Hawthornden Castle Designed Landscape;
  - Battle of Roslin Inventory Battlefield site;
  - Roslin Glen Site of Special Scientific Interest (SSSI); and
  - Roslin Glen Country Park.

Figure 1: Roslin Conservation Area

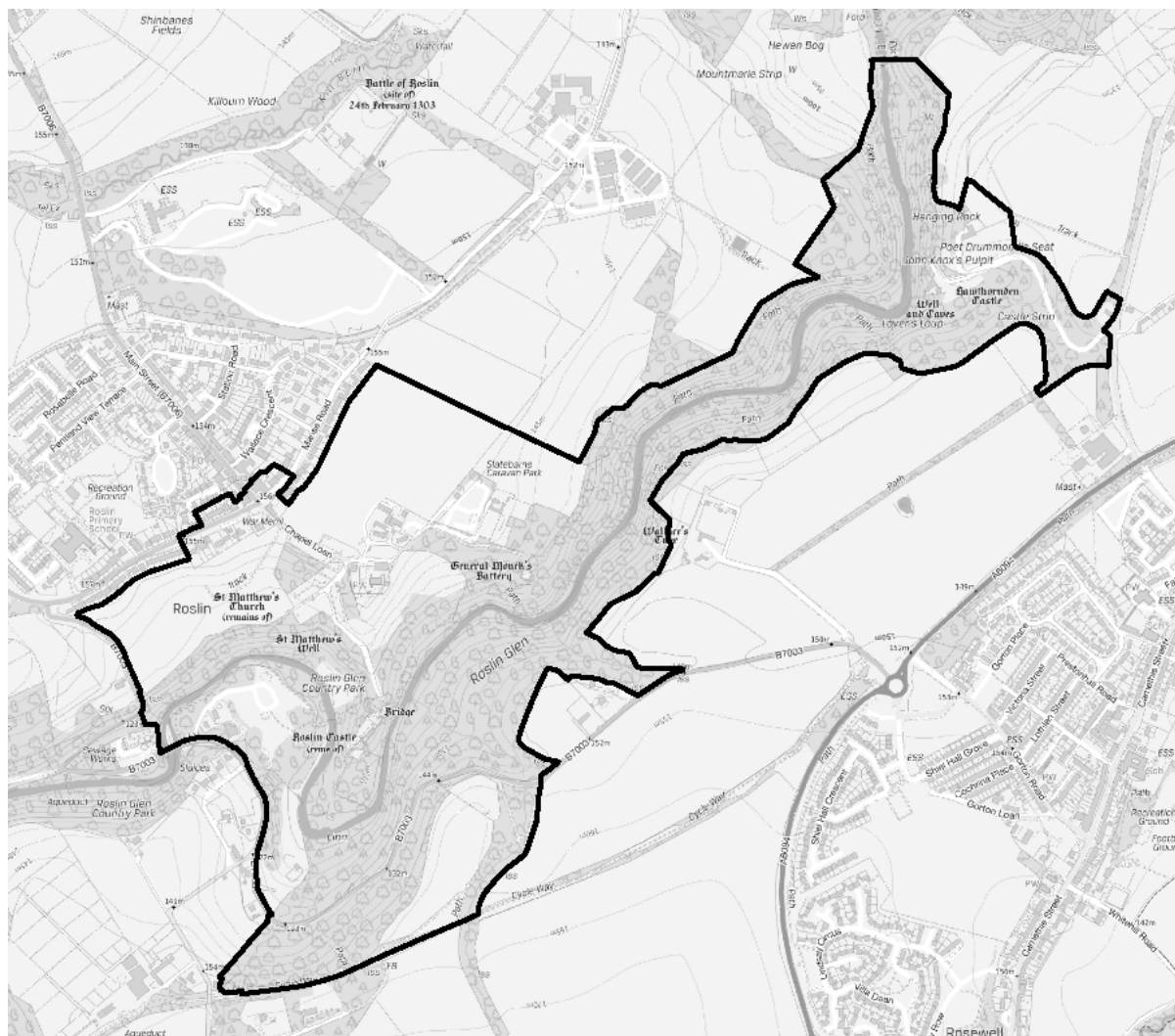
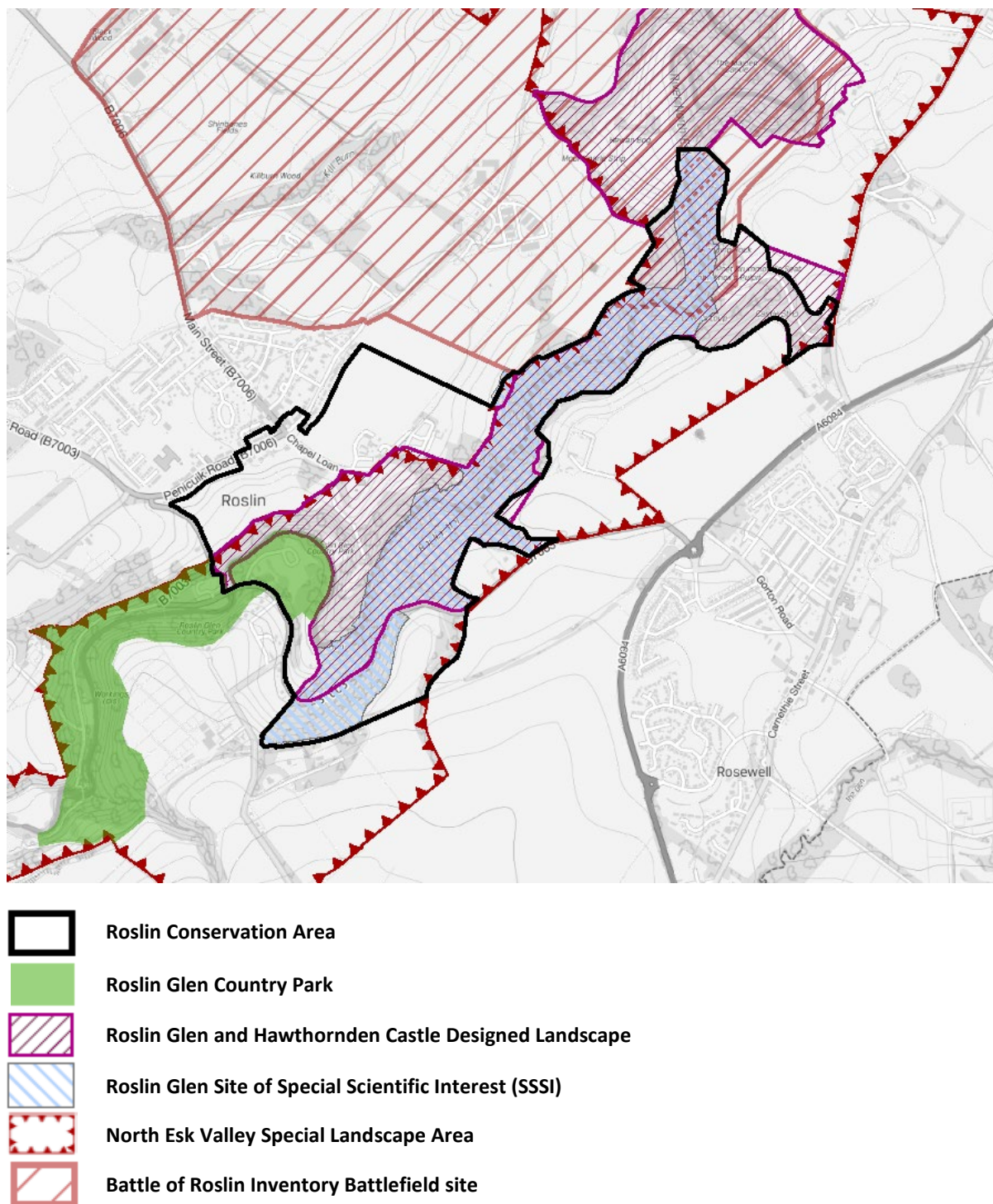




Figure 2: Roslin Conservation Area and Other Designations



### Historical Development and Significance

#### Origins of the Settlement

6. Roslin village originated as a Pictish settlement in 3<sup>rd</sup> Century AD. The Barony of Roslin was granted to the St Clair family in 1070. The family still owns land in the area including Rosslyn Chapel and Roslin Castle. In 1303 the area to the north east of the current village was the site of a battle (now known as the Battle of Roslin) in the First War of Scottish Independence.
7. Roslin Castle is located on a rocky promontory above the River North Esk. The original castle on this site was replaced following the 1303 Battle of Roslin. The earliest sections of the existing castle date back to the early 1300s, with sections from 16<sup>th</sup> and 17<sup>th</sup> centuries. Parts of the castle are ruinous and the East Range of the Castle is currently self-catering holiday accommodation. Rosslyn Chapel was founded in 1446 as a collegiate church by William Sinclair, 1<sup>st</sup> Earl of Caithness. Its architecture is particularly significant, and internationally acclaimed. Hawthornden Castle, which is located on the south bank of the River North Esk downriver from Roslin Glen, is a tower house built in 1638 with a ruinous 15<sup>th</sup> century tower.



Roslin Castle



Rosslyn Chapel



Hawthornden Castle

8. Roslin Glen is a steep sided wooded glen on either side of the River North Esk. Roslin Glen Country Park lies within the Glen, focused on the former carpet factory and gunpowder works sites. The eastern most section of the Country Park is also covered by the Conservation Area designation. A significant part of the Glen is designated as a Site of Special Scientific Interest. From the early 1600s the Glen was laid out with riverside walks centered on Rosslyn Chapel, Roslin Castle and Hawthornden Castle. The Glen, studded with natural and antiquarian features, became popular with tourists from the 18<sup>th</sup> century onwards.
9. In 1456 King James II granted Roslin a charter making it a Burgh of Barony with the right to a market cross, a weekly market and an annual fair. The foundations of the cross are buried under the crossroads of Main Street, Manse Road, Penicuik Road and Chapel Loan, and metal studs in the pavement near the Original Rosslyn Hotel mark its location.



Metal stud showing location of market cross



Roslin Crossroads



10. The village in its current form grew in the 1800s as a mining village, although little of the village is included in the Conservation Area. The crossroads at the centre of the original village are included in the Conservation Area, and can be seen on the Roy Lowland Map of 1752-55 surrounded by a few buildings.



*Extract from Roy Lowland Map 1752-55*

### Archaeological & Historical Significance

11. Rosslyn Chapel, Roslin Castle and Hawthornden Castle are the main focus of the Conservation Area. They are all linked together by the landscape of Roslin Glen with its scenic beauty. Roslin Glen as a cultural landscape particularly developed during the 18th and 19th centuries, epitomising the Scottish Romantic landscape portrayed by numerous artists, historical and literary figures. The poet William Drummond of Hawthornden settled here, and both poetry and place inspired Robert Burns; Lord Byron; Sir Walter Scott; William and Dorothy Wordsworth, and artists Alexander Nasmyth and William Turner. The work of Sir Walter Scott helped to popularise Roslin as a visitor destination following the publication of “The Lay of the Last Minstrel”.



*Roslin Castle by William Turner*



*Hawthornden Castle by Robert Andrew Riddell*

12. Collegehill House, which is the neighbouring property to Rosslyn Chapel, was built around 1660 and served as the village inn until 1866. The innkeeper, who was also Custodian of the Chapel, hosted a number of famous visitors including Dr Samuel Johnson, James Boswell, Alexander Nasmyth, Robert Burns and William and Dorothy Wordsworth. Many left their signatures etched on the window panes, and these have been preserved. From 1866 to 2002 it was the home of the Earl of Rosslyn’s factor and stewards of the Chapel. It is now in the care of Rosslyn Chapel Trust and is used for self-catering holiday accommodation.



Collegehill House (1910)



Collegehill House (2020)

13. The water power from the river and local supplies of coal supported the industrialisation of the Glen in the 18<sup>th</sup> century. In the early 18<sup>th</sup> century Roslin was famous for its bleachfield on the river bank. The bleachfield site later became the site of Richard Whytock's carpet factory when it had to relocate from Lasswade in 1868. His world famous tapestry carpets were manufactured at the Roslin factory for nearly 100 years. The site is now the car park for the Roslin Glen Country Park and lies within the Conservation Area.



Whytock's Carpet Factory (1933)



Roslin Glen Country Park (2020)

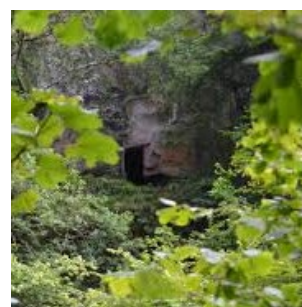
14. The area has been associated with the St Clair family since the 11<sup>th</sup> century. William de Sancto Claro came to England with his cousin William the Conqueror in 1066, and moved to Scotland following the grant of lands and the Barony of Roslin by King Malcolm Canmore. The first castle was built around 1070, and was replaced by a castle on the site of the current Roslin Castle in the early 14<sup>th</sup> century. Rosslyn Chapel was founded by William St Clair in 1446, with the village of Roslin developing to house the artisans commissioned to build the chapel. The Chapel and Castle are still in the ownership of the St Clair family (the Earl and Countess of Rosslyn) and both buildings are in the care of the Rosslyn Chapel Trust.



Rosslyn Chapel



Roslin Castle



Wallace's Cave

15. There are three Scheduled Monuments in the Conservation Area – Rosslyn Chapel (burial ground, buried remains of nave and remains of St Matthew's Church), Roslin Castle and

Wallace's Cave (cave and rock carvings). Wallace's Cave is located in a cliff face above the River North Esk. It is believed to be where Alexander Ramsay of Dalhousie and his troops hid from the English army, which had captured Edinburgh in 1338. There is no evidence of a connection to William Wallace (despite the name). In a nearby recess in the cliff face there are a series of rock carvings of prehistoric date. These rock carvings are a well-preserved and rare occurrence of pre-historic (possibly Bronze Age) rock art in eastern and lowland Scotland, still in their original setting.

16. Close to the remains of St Matthew's Church and the original graveyard of Roslin, is St Matthew's Well. The Well is a natural spring, which for centuries was the source of fresh water for the village. In the 1880s, due to contamination of water from the Well, a new supply for the village was created by connection to the Moorfoot pipe of the Edinburgh Water Trust. Given the name of the Well and its location close to the ancient chapel of St Matthew, it is possible that it was a 'Holy Well' where pilgrimages may have been performed.

*"I never passed through a more delicious  
dell than the Glen of Roslin"*  
Dorothy Wordsworth, 1803

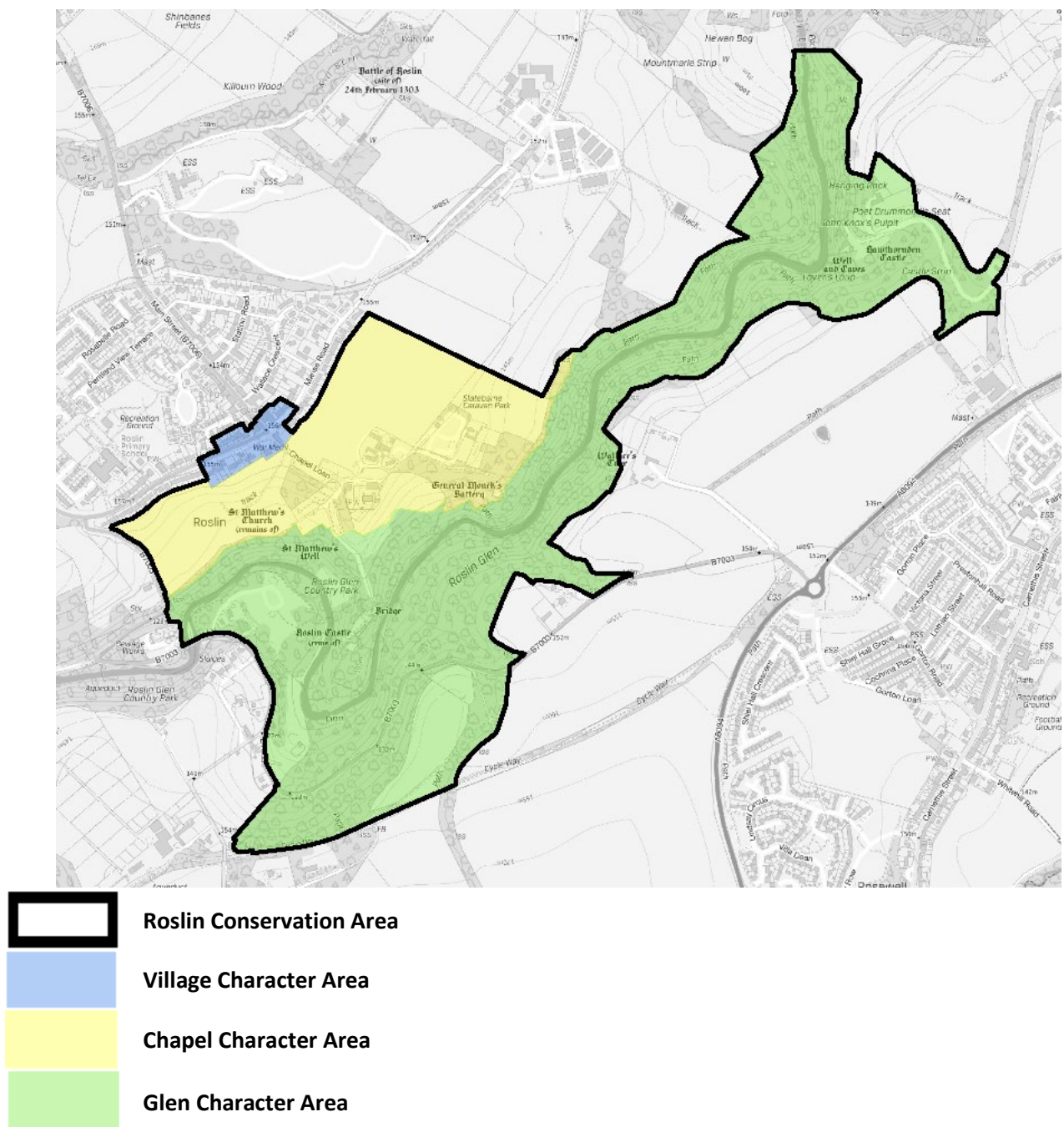
O'er Roslin all that dreary night  
A wondrous blaze was sene to gleam . . .  
It glared on Roslin's castle rock,  
It ruddied all the copse-wood glen  
'Twas seen from Dryden's groves of oak  
And seen from caverned Hawthornden . . .  
From *The Lay of the Last Minstrel*, Sir Walter Scott, 1805



## Townscape & Landscape Analysis

17. Three different character areas can be identified in Roslin Conservation Area – the village, the chapel (and surrounding area) and the glen (including Roslin Castle and Hawthornden Castle). These character areas are simply a means of describing areas of common characteristics (architectural, historical and layout) within this appraisal. They have no administrative, legal or other significance.

Figure 3: Roslin Conservation Area Character Areas



### Architectural Quality & Built Form

18. The built form of the village character area developed around the crossroads which form the junction of Chapel Loan, Manse Road, Main Street and Penicuik Road. The architecture is mainly Victorian built of sandstone and slate, comprising larger buildings on the north-eastern and north-western corners (both hotels) and residential scale buildings. The residential properties on the northern side of Penicuik Road are set closer to the road, with small front gardens and comprise terraced or semi-detached properties. On the south side of Penicuik Road and Manse Road, the properties are set back from the street. There is a grassed area separating the properties from Penicuik Road, which was formerly the village green. The village war memorial is located in this greenspace, close to the crossroads. The properties on the southern side of Penicuik Road are mainly Victorian detached villas with large front and rear gardens, complemented by some infill development from the early 1900s and a modern villa at the corner with Chapel Loan.



*Penicuik Road*



*House on Penicuik Road*



*1 Chapel Loan*



*Chapel Cross Guesthouse*

19. The built form of the chapel area is naturally dominated by Rosslyn Chapel. Upon leaving the village via Chapel Loan, the character immediately changes from village scale urban to rural, largely because of the hedgerows and mature trees lining the lane and because of the open fields on both sides. The car parks for the Chapel are well screened behind the established hedgerows. There is no dominant architectural character – the Chapel dates from the 1400s, Collegehill House dates from the 1600s, the visitor centre is a 21<sup>st</sup> century addition, and the buildings at Slatebarns Farm are a mix of traditional Victorian farm buildings, the late 18<sup>th</sup> century Category B listed Rosebank Cottage and 20<sup>th</sup> century additions. The character of this area is rural, with very limited built development.



*Chapel Loan*



*Rosslyn Chapel and Visitor Centre*



*Slatebarns*

20. The glen area is characterised by the deeply incised wooded and largely undeveloped river gorge. The only built structures are Roslin and Hawthornden Castles, and the few remaining structures at the former carpet factory. Although the River North Esk experienced significant industrial development in the 19<sup>th</sup> century, the section that lies within the Roslin Conservation



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## Roslin Conservation Area Character Appraisal & Management Plan

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Area downriver of the bleachfields/carpet factory site has remained undeveloped except for the two castles.



Country Park Car Park



Former Factory Building



Industrial Remains at Carpet Factory site



### Materials

21. The buildings in the Conservation Area are primarily of sandstone masonry construction. The masonry finishes on the principal facades are mainly rough pointed ashlar, often snecked and with a form of tooling to the face. Side and rear facades are a mixture of rubble masonry and brick with render. Some buildings have decorative and detailed finishes such as carved window and door surrounds. Roofs are finished in slate, with most appearing to be Welsh slate. Whilst some original windows and doors have been replaced, the majority retain the original style and character. Windows are mainly timber framed sash and case with two panes, although other patterns are present. Doors are mainly traditional style timber panelled doors.



Villas on Penicuik Road



Hotels at Roslin Cross

22. Roslin Castle is built of squared, coursed pink sandstone rubble. There are slate and lead roofs and mainly sash, or fixed windows, some with astragals. Rosslyn Chapel is built of ashlar sandstone (cream and grey) with deeply carved sandstone dressings. Windows are stained glass and leaded. The roof is barrel vaulted. Hawthornden Castle is built of pink sandstone rubble with ashlar dressings. It has a slate roof and cast iron rainwater goods. The glazing patterns are of various dates, including some from 18<sup>th</sup> century with thick astragals, and a row of 19<sup>th</sup> century dormers. The windows are mostly 12 pane timber sash and case, with some nine and four pane also. College Hill House was built in 1660, with alterations taking place in the 1760s and early 1800s. It was fully refurbished in 2002. Its walls are dressed sandstone blocks, now covered with harl and lime wash. The roof is pantile, with slate run-off.





*Collegehill House*



*Hawthornden Castle*



*Roslin Castle*

### Setting and Views

23. The landscape setting for this Conservation Area is dictated by the deeply incised wooded gorge of the River North Esk. The gorge supports a mixed deciduous wood with ground flora characteristic of ancient woodland. Roslin Castle, Rosslyn Chapel, Hawthornden Castle and the village of Roslin sit on elevated ground above this glen. Much of the Conservation Area lies within the Glen, which is a nationally designated historic designed landscape, a Site of Special Scientific Interest (SSSI) and a Country Park. The Glen also sits within the locally designated North Esk Valley Special Landscape Area and contains designated Local Biodiversity Sites and a Scottish Wildlife Trust Reserve.



*Steep rocky side of Glen*



*Panoramic view of Glen*



*River North Esk in Roslin Glen*

24. Within the Glen, views are found looking across and up to Hawthornden Castle, and from Roslin Castle along the Glen. Additional views are gained from the castles and from the paths which extend below them. There are numerous views over the tree canopy into the surrounding countryside from other high level walks along the Glen.
25. The Glen is largely hidden from view when in the village or on Chapel Loan. The views from these areas are of rolling countryside, with significant tree cover, agriculture and some low density development. The fields between the village and the glen are of particular landscape importance as they form a contrast, emphasising the edge between the densely wooded glen and the village. These fields are also prime agricultural land. All the buildings on this well-defined edge to the village, including modern development outside the Conservation Area are an important element to the setting of Roslin Glen and the Conservation Area.

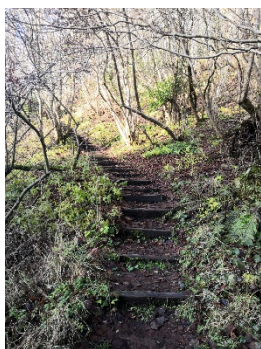


*Views across the Glen*



### Public Realm, Open Space and Trees

26. The public realm in the Conservation Area consists of the roads and footways in the village, the narrow lane (Chapel Loan) which provides access to Rosslyn Chapel, Roslin Castle and Slatebarns, and part of the Roslin to Rosewell road (B7003) with its narrow footway. The roads and footways are tarmac. The paths leading along the Glen largely follow those depicted on the 1854 Ordnance Survey map. Significant local paths within the Conservation Area include the Minstrel Walk, which runs between Chapel Loan and Powdermill Brae, the path which leads from Chapel Loan to cemeteries, Roslin Castle and Country Park, and the Jacob's Ladder path.
27. Part of the western boundary of the Conservation Area is formed by a path and steps between the upper and lower sections of the B7003 (Powdermill Brae). These steps are known locally as "Jacob's Ladder" and were originally created by the local Scout Troop in 1913 for workers travelling between the village and the Carpet Factory. The steps were restored by the community in 1989, and remain used by walkers.



*Jacob's Ladder Steps*



*War Memorial*



*Penicuik Road*



*Rosslyn Chapel Visitor Centre*

28. Open space within the village section of the Conservation Area is limited to the former green between the road and the houses on the south side of Penicuik Road. This area is now simply a strip of close mown amenity grassland punctuated by driveways to the houses. It is also where the village war memorial is located, which is framed by two flowerbeds and public benches. The semi-mature trees, planted as a linear feature along the space parallel with the road, provide an important contribution to the setting of the buildings and the overall character of this part of the Conservation Area.
29. Much of the Conservation Area is covered by mixed deciduous woodland. Significant parts of the Glen are covered by semi-natural ancient woodland, consisting mainly of oak, ash, beech, sycamore, hazel, holly, scots pine and hawthorn. Other parts of the gorge woodland which characterises deeply incised valley of the River North Esk are of more recent origin, but add significantly to the character, biodiversity and cultural value of the Glen and the Conservation Area. There are also trees within the Conservation Area that are listed on the Woodland Trust Ancient Tree Inventory. These are the Roslin Yew (veteran tree), the Roslin Sweet Chestnut (ancient tree), a veteran Sweet Chestnut, and veteran Common Yew and a veteran Common Sycamore.

### Assessment

#### Significance

30. The area covered by Roslin Conservation Area is of significant historical and cultural importance, not just within Midlothian, but also internationally. This significance dates back to at least the 13<sup>th</sup> century when Sir Henry St Clair, 3<sup>rd</sup> Baron of Rosslyn became the first St Clair to live at Rosslyn. The barony was first awarded to William St Clair (cousin of William the Conqueror) in 1070. The oldest surviving part of the castle dates from the early 1300s. The castle was severely damaged in 1544, leading to the construction of much of the current castle in the late 1500s. Rosslyn Chapel was founded by the 11<sup>th</sup> Baron of Rosslyn in 1446, and is a premier example of Scottish Gothic architecture. It is a building of international renown and significance, attracting visitors from across the world.
31. Roslin Glen is an outstanding landscape that became the archetypal Scottish romantic landscape with its majestic scenery, waterfalls and ruined castles perched on high rocky outcrops. The densely wooded and deeply incised valley of the River North Esk is particularly dramatic and strongly contained in the Roslin Glen area. A strong sense of naturalness and seclusion can be experienced in the valley, despite the proximity of settlements and transport corridors.

#### Condition

32. Overall, Roslin Conservation Area is in good condition. This applies to all of the character areas within the Conservation Area. Within the village character area the buildings have mostly retained original features including windows and doors, and more recent changes such as the planting of trees on the open space and the modern villa at the junction of Penicuik Road and Chapel Loan have complemented the character of the Conservation Area. Within the chapel character area, modern additions such as the visitor centre, as well as the restoration of Collegehill House and the steading conversion at Slatebarns respect and enhance the character of the Conservation Area, whilst maintaining the very low density of development and the separation of the cluster of buildings around the Chapel from the village, which is a key component of the character of the area. The glen character area is also in good condition overall with both castles being actively cared for, and the woodland areas being managed.

#### Opportunities

33. For a Conservation Area in overall good condition such as Roslin, the main opportunities relate to the ongoing preservation of its character and original buildings features. In particular for Roslin, this includes maintaining the very low density of development in the Chapel and Glen areas, undertaking ongoing and proactive woodland management in the Glen, ensuring that the provision of access for visitors to and around the area continues to be sensitively managed, and maintaining the separation of the village from the chapel area.
34. There may be some value in reviewing the boundary of the Conservation Area at some point in the future to include more of the historic core of the village, for example Manse Road, Main Street, Station Road and further along Penicuik Road. These areas are worth consideration for their historic/architectural interest and for their contribution to the setting of the Chapel and Glen character areas. The properties on the south side of Manse Road and Penicuik Road are particularly relevant to the setting of the chapel and glen areas.

### Challenges

35. A major challenge for most conservation areas is the potential for small incremental changes to buildings and the public realm to have a cumulative negative impact on the area. This has been largely avoided to date in the Roslin Conservation Area, but care is needed to ensure negative incremental changes are avoided.
36. Roslin Conservation Area has, so far, also avoided intrusive modern development which has had a negative impact on the character. The modern development which has occurred has been sensitively designed, and therefore complements the character of the Conservation Area. Again, care is needed to ensure any future development is also sensitively designed and also complements the character of the Conservation Area. The almost undeveloped character of the Glen requires careful protection.
37. On-going management of the effects of the large number of visitors accessing the Conservation Area, particularly Rosslyn Chapel and Roslin Glen is required. Recent new car parks for the Chapel have been carefully designed to blend with the surrounding open fields, but care must be taken to ensure that development does not encroach further onto this vital undeveloped space between the village and the Chapel/Slatebarns. Maintaining and improving pedestrian access throughout the Conservation Area is important, and whilst the physical geography of the area will limit accessibility to some members of the public, particularly those with mobility challenges, opportunities to increase accessibility are encouraged.
38. The most notable public realm feature of the Conservation Area is the open space that used to be the former village green. There are also the metal studs in the pavement near the original Rosslyn Hotel marking the location of the village market cross. Other than these the existing public realm has no particular historic significance or character. Any future changes will need to respect and enhance the character of the Conservation Area. The same applies to signage and display boards.



### Management Plan

39. The purpose of this Conservation Area Management Plan for Roslin Conservation Area is to set out the actions required to maintain and enhance the elements which contribute to the special architectural and historic interest of the Conservation Area, as described in the Conservation Area Character Appraisal above. This Management Plan is intended to inform the actions of Midlothian Council and other stakeholders, including property owners and occupiers, in relation to the built environment within Roslin Conservation Area. It explores the issues facing the Conservation Area, opportunities for enhancement and building repair and maintenance.

### Issues Facing the Conservation Area

40. The key issues facing the Conservation Area are:
- the need to avoid cumulative negative impact from incremental changes to individual buildings, the public realm and open spaces;
  - managing the effects of the large numbers of visitors to the Chapel and Glen; and
  - Maintaining the separation of the village from the Chapel/Slatebarns, and the undeveloped character of the Glen.

### Opportunities for Enhancement

41. Most of the traditional buildings in Roslin are built of relatively thick, solid stone walls pointed in lime mortar. This traditional method of building enables the structure to 'breathe' as it is able to accommodate varying moisture levels by taking in and then evaporating moisture. These buildings usually have good ventilation under the floor and air movement is encouraged by open flues and through roof spaces. Breathing buildings are comfortable and healthy to live in. Repairing traditional buildings with modern materials such as cement mortar, gypsum plaster, modern formula paints and replacement windows will frequently lead to problems with damp, stone decay and rot in timbers.
42. The following sections provide information on construction methods and materials used locally, and expectations for the repair and restoration of traditional buildings in the conservation area.

#### *Roofs and Chimneys*

Original roof pitches and coverings should be preserved. Roof coverings are usually natural slate (most commonly Welsh or Scottish in Midlothian) which gives a distinctive character and texture to roofs that substitutes cannot easily replicate. When repairing or reroofing, the preferred option is to use matching slate.

The detailing of roof lights, dormers, copings and flashing is equally important to the overall appearance of the roof and any change of materials should be avoided. Repair and restoration of dormer windows should match the original design, materials and profiles closely. Original chimney stacks (stalks) and pots should be maintained where possible. Lead should usually be used to repair or replace dormer window flashings, roof valley gutters and skew gutters.

### *Masonry Walls*

Traditional masonry walls are built with two 'skins' of stone and lime mortar. The core between the skins is filled with broken stone, lime mortar waste and rubble. The outer layer or face is either random rubble (to take harl or smooth lime render) or ashlar (stone blocks with smoother or textured face built with fine joints). The inner skin is rubble with wider joints and lime mortar. Horizontal timber laths are fixed to the inner face to take two or three coats of lime plaster. The cavity between the laths and the stone face allow air movement and the evaporation of any moisture in the wall. Original masonry surface coverings such as harling should be kept. Pointing should use a lime mortar and should be correctly carried out.

Moisture in the base of walls can be reduced by lowering ground levels, improving drainage around the buildings, replacement of cement mortar with lime mortar and ensuring underfloor ventilation is functioning effectively. Stone repairs should be carried out using matching stone and lime mortar. Reconstituted stone is not an appropriate finishing material in the Conservation Area. Using a mortar analysis service, such as that offered by the Scottish Lime Centre, can help identify suitable mortar for repairs and maintenance.

### *Windows and Doors*

Original door and window openings possess the correct proportions for a building and should be retained to preserve the architectural integrity of the buildings. Original mullions should also be retained.

Additional window opening should be of an appropriate size and proportion, and should not spoil symmetry.

Most original windows in traditional buildings are either sash and case or casements. Repair or restoration of traditional windows is preferred over replacement, and replacement with windows in other materials such as aluminium or uPVC is not recommended or supported. Any replacement windows on the front and all sides of a traditional building in the Conservation Area which is visible to the public should match the original in every detail, including materials, design, opening method and paint finish.

Any original glazing should be investigated for its historic importance, and retained if merit is established (for example, Crown glass). Where existing glazing has no special merit, it may be possible to insert modern narrow section double glazing or vacuum double glazing into the existing frames and astragals with minimal effect on the original profile.

Traditional doors are normally timber and panelled. Rear doors are usually plainer in style. Original doors should be retained and restored wherever possible. Where replacement is unavoidable, new doors should be timber and traditional in style, with door hardware in keeping with the character of the building.

### *External Details*

A wide range of details contribute to the character of a conservation area, and it is important that these are not lost. Important details include rainwater goods, external pipework, finials and stone details such as skewes, cornices, balustrades, door and window surrounds and other ornamentation. Stone walls and metal railings should be retained.



Satellite dishes will usually not be permitted on principal or public elevations or above the ridge line of the roof unless there are technical reasons for such a location. Equipment should be placed in unobtrusive locations to minimise their impact.

### *Streetscape and Street Furniture*

Any future works to the public realm in the Conservation Area should use suitable materials (for example yorkstone, granite setts and whinstone kerbing). Detailing should be in keeping with existing traditional styles. Street signage should be carefully located and kept to the minimum amount possible.

### *Trees*

Under Section 172 of the Planning (listed Buildings and Conservation Areas) (Scotland) Act 1997, trees in conservation areas are given some protection. Anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the planning authority six weeks' notice. The purpose of this requirement is to give the planning authority an opportunity to consider whether a Tree Preservation Order should be made in respect of a tree. Further information and a link to relevant application forms is available at

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

## Midlothian Local Development Plan 2017

43. Midlothian Local Development Plan Policy ENV 17 Conservation Areas will apply to development within or adjacent to a conservation area where planning consent is required.

### **Policy ENV 19 Conservation Areas**

*Within or adjacent to a Conservation Area, development will not be permitted which would have any adverse effect on its character and appearance. In assessing proposals, regard will be had to any relevant Conservation Area Character Appraisal.*

#### *New buildings, extensions and alterations*

*In the selection of site, scale, choice of materials and design, new buildings, and extensions and alterations to existing buildings, must preserve or enhance the character and appearance of the Conservation Area. Materials appropriate to the locality or structure affected, will be used in new building, extensions or alterations. Care in the design of replacement windows and doors will be required on the public frontage of buildings.*

#### *Demolition*

*Demolition to facilitate new development of part or all of a building or structure that makes a positive contribution to a Conservation Area will only be permitted where it can be shown that:*

- A. The structural condition of the building is such that it cannot be adapted without material loss to its character to accommodate the proposal; and*
- B. The Conservation Area will be enhanced as a result of the redevelopment of the site; and*
- C. There is no alternative location physically capable of accommodating the proposed development.*

*Where demolition of any building or other structure within a Conservation Area is proposed, it must be demonstrated that there are acceptable proposals for the immediate future use of the site which enhance the character or appearance of the Conservation Area.*

*Detailed plans for an acceptable replacement building must be in receipt of planning permission before conservation area consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed.*

*These requirements may not apply in circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area.*

For information on permitted development rights in Conservation Areas and other restrictions on development go to [www.gov.scot](http://www.gov.scot) or [www.midlothian.gov.uk](http://www.midlothian.gov.uk).

### Tourism

44. Managing the effects of visitors to the area, including Rosslyn Chapel and the Country Park, requires stakeholders to work together. Liaison between key organisations and the community will ensure that the benefits of these assets are maximised, and any challenges are dealt with effectively. The purpose of conservation area designation and this CACAMP is not to prevent change. The aim is to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances historic character. Tourism in Roslin makes an important contribution to the Midlothian economy, but the on-going sustainability this requires careful management of the effects of visitor numbers.

## Roslin Conservation Area Appraisal & Management Plan

### Appendix 1: Listed Buildings & Scheduled Monuments

#### Listed Buildings

Address	Description	Category	Ref No.
Rosslyn Castle, excluding Scheduled Monument SM1208  <i>(note spelling differs from usual Roslin spelling for castle)</i>	<b>Late 15th century castle with later additions and alterations, set around a courtyard.</b> Comprises the ruinous remains of late 15th century gatehouse and 16th century gateway to the north range; the remains of a late 15th century west range and rectangular plan tower; the east curtain wall and east range (built 1597) and modified and embellished in 1622; a later 15th century bridge, which was largely reconstructed in 1597 with substantial later repairs. The east range only is listed, the remaining elements designated as a scheduled monument (see separate designation record).	A	<a href="#">LB13026</a>
Rosslyn Chapel (Episcopal), former Collegiate Church of St Matthew, including vaults, burial ground memorials and boundary walls, excluding Scheduled Monument SM6458	<b>Initial structures of an unfinished cruciform-plan church. 1446 with later alterations and additions.</b> Full-height 5-bay gothic chancel with projecting, lower flanking aisles linked by flying and salient buttresses between bays with pyramidal finials and crockets, with a further 2-bay buttressed projection to E. Lower level sacristy to E and later vestry of chamfered square-plan added to W end, 1861 2; beginnings of the E transept walls to W. Cream ashlar sandstone with deeply carved sandstone dressings; grey ashlar sandstone to vestry. Profusely decorated with crockets, niches, and gargoyles. Moulded base course; cill course to traceried windows at ground continuous around door; columned mullions to aisle windows; carved floral hood moulds with mask terminals with further carved foliate motifs around arch; each buttress with richly carved pedestal and canopy (statues now missing); eaves cornice with floreate bosses to aisles; string course at impost level to transept windows, continuous around windows as hood mould with floreate bosses beneath; evenly disposed carved motifs around margins of transept windows; eaves course with heraldic shields and gargoyles. Vestry with set back angle buttresses, upper levels with stepped pyramidal canopies over figures; smaller canopied figures to chamfered angles; hood moulds over door and flanking windows; rose window to W; thick blocking course above floreate bossed cornice with geometric and foliate blind fretwork; trefoil detail to parapet above.	A	<a href="#">LB13028</a>

## Roslin Conservation Area Character Appraisal & Management Plan

Hawthornden Castle, including gatepiers, boundary walls, wellhead drinking fountainhead, outbuilding and caves	<p><b>Five-bay castle style L-plan tower house, built in 1638, and a ruinous 15th century tower, set around a triangular courtyard.</b></p> <p>It is built on a steep rock promontory above the River North Esk. The northeast range is a 1638 restoration of an earlier 15th century building. The northwest range was built in 1638. An attic and stair were added in the 19th century. The main block is three storeys high (on a laigh, or basement, floor) with a garret. It is built of pink sandstone rubble with ashlar dressings. There is a band course and eaves course to the southeast elevation of northwest range and a round tower to the north angle with string and eaves courses. It has crow stepped gables.</p>	A	<a href="#">LB13023</a>
Rosebank Cottage (formerly stables) and boundary wall, Roslin	<p><b>Quadrangular classical former stable block. Late 18th century with later alterations and additions.</b></p> <p>Single storey 4-bay ranges to SW and NW (single storey, pitched range, formerly farrier's shed, to NE) with 2-storey, single bay pavilions with tall Diocletian windows at S, W and N angles. Squared sandstone rubble with polished and droved ashlar dressings (brick to parts of NE addition). Base course; band course between ground and 1st floor to pavilions; eaves course; raised margins to openings; channeled quoins.</p>	B	<a href="#">LB13027</a>
Custodian's Office (Stables to Old Inn) including boundary walls and adjoining gateway to Roslin Chapel, Roslin	<p><b>1 1/2 storey, 3-bay traditional rectangular-plan office with lower single storey, 2-bay addition set back to left, with flat roofed block to angle, and wall with pedestrian gateway to right. 18th century with later alterations and additions.</b></p> <p>Squared sandstone rubble; long and short surrounds to openings with relieving arches and heavy, block lintels; droved long and short quoins.</p> <p>BOUNDARY WALLS: high coped rubble boundary wall enclosing Rosslyn Chapel and burial ground. Pedestrian gateway set to W of stable: architraved gateway with geometric carved decoration and similarly decorated and pediment with carved fragment (probably from Rosslyn Castle) set above; deep set, boarded door with decorative iron hinges.</p>	B	<a href="#">LB13030</a>

## Roslin Conservation Area Character Appraisal & Management Plan

Collegehill House, formerly the Old Inn, including boundary walls and gateway, Roslin	<b>2 storey, 3-bay traditional L-plan house with flat-roofed square-plan porch to re-entrant angle at rear. Dated 1660 with later alterations and additions.</b> Sandstone rubble with harled wing to W; rough stone margins to windows and raised cills to harled block; date inset over lintel. BOUNDARY WALL AND GATEWAY: pointed-arched pedestrian gateway adjoining house to E. High rubble boundary walls.	<b>B</b>	<a href="#">LB13029</a>
Hawthornden Castle Lodge	<b>Single storey lodge to Hawthornden Castle. Early-mid 19th century with later alterations and additions.</b> Originally rectangular-plan with canted bay to S angle, since extended NW and NE. Squared sandstone rubble (random rubble to NE addition; harled NW addition) with shaped rubble, chamfered surrounds to windows; base course; raised, painted cills to windows; eaves course. Fixed diamond-paned, zinc pointed-arch windows; 2-pane timber sash and case windows to addition; grey slate piended roof; slate to additions; substantial ashlar coped stack to centre ridge of original lodge; cast-iron rainwater goods.	<b>C</b>	<a href="#">LB44142</a>
Roslin Cemetery, including gates, gatepiers and boundary walls, excluding Scheduled Monument SM6458	<b>Late 19th- early 20th century with some headstones dating from the late 18th century. Two walled and gated graveyards on ground falling to SW and separated N-S by a track which leads to Rosslyn Castle.</b> UPPER GRAVEYARD: smaller; snecked, bull-faced sandstone boundary walls with stepped, castellated cope to N and shaped rubble cope to remainder. Square-plan banded bull-faced and ashlar gatepiers with polished ashlar cornice and obelisk cap. Decorative wrought-iron gates. Contains predominantly headstones from late 19th and 20th century. LOWER GRAVEYARD: larger; snecked bull-faced sandstone boundary walls and shaped rubble cope. Square-plan bull-faced gatepiers with polished ashlar cornice and stet obelisk caps. Lower graveyard contains predominantly headstones, some wall-monuments, with several dating from the late 18th century (earliest, 1782). Single storey 2-bay bull-faced sandstone, crowstepped gabled CARETAKER'S HUT to SW boundary wall: chamfered ashlar bipartite window to each bay. Grey slate roof; red clay stack to N gablehead; cast-iron rainwater goods.	<b>C</b>	<a href="#">LB44178</a>

## Roslin Conservation Area Character Appraisal & Management Plan

Roslin Glen Hotel, Penicuik Road, Roslin	<p><b>2-storey, 4-bay baronial revival hotel with single storey rendered and timbered addition to NE. Archibald Sutter, 1868.</b></p> <p>Wallhead stack to centre and full-height, 3-light canted window to outer right. Stugged and snecked ashlar sandstone with stugged, droved and polished dressings. Base course; string course between ground and 1st floor of canted block; chamfered reveals to windows; dormers to 1st floor windows; long and short quoins. 4- and 2-pane timber sash and case windows; mullions to tripartite windows to NE and to bipartite window to SE; small-pane windows to addition. Purple slate roof; grey slate, piended roof to addition; ashlar skews; terracotta, barleysugar cans flanking plain cylindrical can to wallhead stack to SE; ashlar coped gablehead stack to SW and to NW; cast-iron rainwater goods.</p>	C	<a href="#">LB44177</a>
The Original Rosslyn Hotel, Main Street, Roslin	<p><b>2-storey, 6-bay hotel with single storey, 4-bay separate addition to E. 1857 with later addition to E, dated 1892.</b></p> <p>Stugged ashlar sandstone; stugged and snecked ashlar sandstone to addition; base course; raised, painted and droved margins to windows; strip quoins to 3-bay block to right; quoins to angles of block to left. 12-pane timber sash and case windows; small-pane porch and 8-pane fixed horizontal window to addition. Grey slate roof; piended slate roof to addition; ashlar coped stacks; ashlar skews; cast-iron rainwater goods.</p>	C	<a href="#">LB44175</a>



## Roslin Conservation Area Character Appraisal & Management Plan

### Scheduled Monuments

Title	Description	Ref No
Rosslyn Chapel, burial ground, buried remains of nave and remains of St Matthew's Church, Roslin	<p>The monument is the burial ground and buried remains of the nave associated with Rosslyn Chapel, dating to the 15th century, and the remains of the late medieval church of St Matthew's. The remains around Rosslyn Chapel survive exclusively as buried remains. St Matthew's chapel is visible as the standing remains of two buttresses and grass-covered footings.</p> <p>The scheduled area is in two parts, one of which is irregular on plan, the other rectangular, to include the remains described above and an area around them within which evidence relating to the monument's construction, use and abandonment is expected to survive, as shown in red on the accompanying map. The scheduling extends up to but does not include the boundary walls and Chapel of Rosslyn.</p>	<a href="#">SM6458</a>
Rosslyn Castle, Roslin  <i>(note spelling differs from usual Roslin spelling for castle)</i>	<p>This monument consists of the remains of a medieval castle built by the St Clair family. It mostly dates to the mid-15th century with a later residential block. It is located on a promontory bounded on three sides by the River North Esk. To the north, the promontory has been isolated by the cutting of a very deep gap through the connecting ridge. This gap is spanned by a masonry bridge.</p> <p>The medieval remains are fragmentary but show that this was a very significant and complex castle. The scheduled area is irregular on plan to include the remains described above and an area within which evidence relating to the monument's construction, use and abandonment is expected to survive</p>	<a href="#">SM1208</a>
Wallace's Cave, cave and rock carvings	<p>The monument comprises an artificial cave of unknown date, popularly known as 'Wallace's Cave', and a series of rock carvings of prehistoric date in a nearby recess or shelter.</p> <p>The cave and the carvings are sited about 50m apart, in a precipitous cliff face in Roslin Glen. This cliff face of sedimentary rock, at this point up to 30m high, forms the eastern side of the gorge cut by the River North Esk. The carvings are located in a shallow recess in the cliff, some 10m above the river. The cave lies S of and roughly 8m higher up the cliff face than the carvings.</p> <p>The rock carvings are highly unusual and well-preserved. The carvings are likely to be Bronze Age in date; they share affinities with some Irish Bronze Age rock art.</p>	<a href="#">SM6825</a>

## Draft Roslin Conservation Area Character Appraisal and Management Plan (November 2020)

### Public Consultation Undertaken December 2020-February 2021

#### Summary of Consultation Responses Received by Midlothian Council

Consultee	Summary of Consultation Response	Requested Change	Proposed Midlothian Council Response
Aidan White	Roslin Moat should be included in the conservation area to protect its natural beauty.	Alter boundary of conservation area to include Roslin Moat.	To be considered through the MLDP2 preparation process
Roslin Heritage Society	Map label "Roslin Glen Country Park" overlaps onto non-country park land (pages 3, 4 & 9)	Change the map label	This label is on the underlying OS map base therefore cannot be changed by the Council
	Rosebank Cottage is not named on the maps of pages 3, 4 & 9	Change the map	The labelling of individual buildings is on the underlying OS map base and therefore cannot be changed by the Council. No other building labels are added in these maps.
	Paragraph 8 – Roslin Glen Country Park does not cover most of the Glen.	Alter the text as it is misleading.	Text altered to "Roslin Glen Country Park lies within the Glen on the former carpet factory and gunpowder works sites. A significant part of the Glen is designated as a Site of Special Scientific Interest (SSSI)."
	Paragraph 18 should include a reference to Rosebank Cottage (LB13027)	Insert reference to Rosebank Cottage	Alter sentence to "...Victorian farm buildings, the late 18 <sup>th</sup> century Category B listed Rosebank cottage and..."
	Paragraph 22 should include a reference to the SWT Reserve which covers a sizeable area of the Conservation Area and SSSI	Insert reference to SWT Reserve	Alter sentence to "...designated Local Biodiversity Site and a Scottish Wildlife Trust Reserve."
	St Matthews Well is shown on maps but not referred to in the text. It has a significant role in Roslin's history so should be referred to.	Insert reference to St Matthews Well.	<i>Reference to be added in Archaeological and Historical Significance section. Information to be sought from Roslin Heritage Society</i>

	There are some ancient trees in the Conservation Area including two sweet chestnuts and the remains of an ancient yew hedge at the site of Rosebank House, and an ancient yew tree at Roslin Castle.	Refer to the ancient trees and their importance in the section on Trees.	Add reference to the trees within the conservation area listed on the Ancient Tree Inventory (Woodland Trust) – Roslin Yew (veteran), Roslin Sweet Chestnut (ancient), Sweet Chestnut (veteran), Common Yew (veteran) and Common Sycamore (veteran).
	Paragraph 39 refers to “managing the effects of the large numbers of visitors to the Chapel and Glen”. A clear mechanism is needed for monitoring and dealing with the effects of visitor numbers including instances of damage and misuse, and for reacting to the consequences of natural changes due to weather and other factors. It would be helpful if all interested parties maintain contact and liaise regularly to ensure issues are dealt with.	Refer to the benefits of stakeholders working together to manage the effects of visitors	Add paragraph to section highlighting the benefits of stakeholders working together to address issues in the Glen.
Fiona Macaulay	The CACAMP does not go far enough to protect the areas surrounding Roslin. The natural beauty of the area has been eroded by new-build developments surrounding the village. The conservation area should be extended to preserve the area and protect flora and fauna for future generations.	Extend the boundary of the conservation area to protect more green spaces and combat the new builds which are ruining the nature and appearance of Roslin.	To be considered through the MLDP2 preparation process
Rosslyn Chapel Trust	Rosslyn Chapel Trust are happy with the document and do not have any significant changes to suggest.	Minor factual details to be added (see below)	
	Paragraph 6 – the Barony of Roslin was awarded to the St Clair family in 1070	Insert text	Alter text to “granted to the St Clair family in 1070.”

	Paragraph 7 – the original castle was replaced after the Battle of Roslin and the earliest parts of the existing castle date back to the early 1300s.	Insert text	Alter text to “The original castle on this site was replaced following the 1303 Battle of Roslin. The earliest parts of the existing castle date back to the early 1300s, with parts from 16 <sup>th</sup> and 17 <sup>th</sup> centuries. Parts of the castle are now ruinous. The East Range of the Castle is currently self-catering holiday accommodation.”
	Paragraph 12 – Collegehill House is now in the care of Rosslyn Chapel Trust and is available for self-catering holiday accommodation	Amend final sentence of paragraph	Alter final sentence to “It is now in the care of Rosslyn Chapel Trust and is available for self-catering holiday accommodation.”
	Paragraph 14 – the Chapel and Castle are still in the ownership of the St Clair family and both buildings are in the care of the Rosslyn Chapel Trust. The East Range of the Castle is available for self-catering holiday accommodation.	Add reference to paragraph	Add to end of paragraph “... and both buildings are in the care of the Rosslyn Chapel Trust.”  The reference to the East Range will be added to paragraph 7.
	Paragraph 21 – the asphalt dressing was removed in the recent major conservation project	Amend paragraph	Change sentence to “The roof is barrel vaulted”.
	Page 21 – the custodian’s office and former stables now comprises office space and part of the visitor centre for the Chapel	Add reference to the table.	This information is taken directly from the “Listing” so should not be amended.
Friends of Roslin Moat	Extend the conservation area boundary to include Roslin Moat LBS	Alter boundary of conservation area to include Roslin Moat.	To be considered through the MLDP2 preparation process
Rory Grundison	Supports having a plan which prevents the loss of the village and its natural beauty, history and culture.	Alter the boundary of the conservation area to include Manse Road, Dryden Farm, land between Roslin & Polton/Loanhead and	To be considered through the MLDP2 preparation process

	Conservation area should be extended along Manse Road, Dryden Farm, all the way along to Polton and Loanhead to preserve the natural beauty and history of the village. Also include the land between Roslin and Bilston to maintain the distinct separation of the villages and the scenic countryside.	land between Roslin & Bilston	
Roslin & Bilston Community Council	Roslin Cross is a focal point for the conservation area so the road signs should be reduced in size and number to two.	Reduce size and number of road signs at The Cross	Request to be passed to Roads. Mention need to minimise signage clutter in the CACAMP
	The car parks on Chapel Loan detract from the character of the setting. They should be mentioned as an example of the gradual loss of character which needs to be guarded against.	Chapel Loan car parks should be mentioned as an example of loss of character which should be guarded against	Maintain current text that the car parks have been sensitively created but emphasise the need to guard against gradual loss of character
	The hedgerow trees on Chapel Loan are part of its character so their importance should be acknowledged. Replanting of native hardwood species within the hedgerow to replace lost trees should be required.	Replanting of hedgerow trees along Chapel Loan should be encouraged	Insert text to encourage proactive woodland and hedgerow management, including replanting.
	The three burial grounds should be referred to. They make an important contribution to the character of their immediate surroundings – including well used walking routes such as the Minstrel Walk and the access to the Castle.	The three burial grounds and their contribution to the character of the immediate surroundings should be referred to.	Insert references to the three burial grounds.
	The description of the former Royal Hotel should be updated	The description of the former Royal Hotel should be updated.	Check description and update if required.

	following recent alterations.		
	<p>All important views should be identified including – Collegehill House and the Chapel as seen on the approach from the Cross along Chapel Loan, Roslin Glen when looking south from Chapel Loan, the Pentland Hills as seen from the footpath immediately to the south of the Chapel, Roslin Glen as seen from near the north-east corner of the new visitor centre, and Roslin Chapel’s dominating position when glimpsed from the more southerly of the two paths that descend into the Glen from the entrance to the caravan park and other nearby paths.</p> <p>Recognition of these and all other important views must be accompanied by a statement that they contribute to the character of the conservation area and that they will be safeguarded from inappropriate development.</p>	<p>Important views should be recognised and accompanied by a statement that they contribute to the character of the conservation area and that they will be safeguarded from inappropriate development.</p>	<p>Views adequately covered in the section on “Setting and Views”</p>
	<p>Boundary changes should include – whole village that existed before 1970, the whole Battlefield site and Roslin Moat and Curling Pond.</p>	<p>Extend boundary to include pre-1970 village, Battlefield and Roslin Moat and Curling Pond</p>	<p>To be considered through the MLDP2 preparation process</p>







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## **TREE PRESERVATION ORDER (2 of 2021) AT LITTLE MOSS AND NETHER MOSS, NR HOWGATE, PENICUIK**

Report by Chief Officer Place

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### **1 PURPOSE OF REPORT**

- 1.1 This report seeks the Committee's approval to confirm a Tree Preservation Order (TPO) 2 of 2021 issued on 31 March 2021 for three groups of trees (G1, G2 and G3) at Little Moss and Nether Moss, near Howgate, Penicuik.

### **2 BACKGROUND**

- 2.1 A TPO was issued by the Executive Director of Place as an 'emergency' using delegated authority powers granted by Midlothian Council's Standing Orders. The TPO was issued on the basis that a report regarding the confirmation of the TPO, once the owner of the land and other interested parties have had the opportunity to make comment, be reported to Committee for consideration. The background and justification for issuing the TPO is set out in the delegated authority report attached as Appendix A.
- 2.2 The TPO came into effect on 31 March 2021 and continues in force for six months (until 31 September 2021) or until the Order is 'confirmed', which is the process of making the TPO permanent (until it is removed).
- 2.3 Following the service of the TPO the landowners were given the opportunity to make representation. Furthermore, in accordance with the Regulations, a notice was published in the Midlothian Advertiser and on the Council's website and the Howgate Community Council were also notified of the decision to issue the Tree Preservation Order and invited to make a representation. Interested parties were given until 14 May 2021 to make representations. Legislation requires that a period of at least 28 days is made available for representation to be submitted to the Council following a decision to make a Tree Preservation Order.
- 2.4 One representation was received supporting the issuing of the TPO.

### 3 PLANNING ISSUES

- 3.1 The three groups of trees, G1-G3, subject of this TPO are located at Little Moss and Nether Moss, south of Howgate. Groups 1 and 3 are located along the western side of the A6094. Group 2 is located midway between the A6094 and the Lead Burn, west of the property "Meyerling".
- 3.2 The groups of trees sit within two sloping pastoral fields adjacent to the A6094, south of Howgate. The Lead Burn is located approximately 60 metres to the northwest and Milkhall Road runs approximately 100 metres to the west of the fields. Milkhall Pond (a Local Biodiversity Site) and an associated cluster of dwellings, including Cluny House, Meyerling, Ardraig Venture Fair and the former Howgate Restaurant site, lie to the north of the fields. There is a further cluster of dwellings to the west and southwest of the fields which includes Nether Moss and Mosshouses.
- 3.3 The three tree groups are clearly visible from the A6094. From the west Group 3 is highly visible owing to its elevated position on a prominent ridge to the southeast of the Lead Burn.
- 3.4 The immediate surroundings of the TPO have suffered loss of tree cover over recent years. Between 2010 and 2018 an approximate one hundred linear metre shelterbelt of trees along the A6094 was removed directly to the south of Group 1. This section (predominantly Scots Pine) originally formed part of a continuous roadside shelterbelt from Mosshouses to Cluny House and Venture Fair. On 25 March 2021 there was the partial removal of the shelterbelt identified as Group 1 - approximately 6 trees were removed.
- 3.5 A site which includes Groups 1 and 3 has been the subject of a number of planning applications for residential development between 2002 and 2018. All of the planning applications have been refused planning permission and subsequent appeals and reviews by the Local Review Body dismissed. The report on the most recent planning application, ref. 18/00218/DPP, referred to the impact of the tree removal prior to 2018 and the importance of trees for the local landscape character of the area, an extract from the report states:

*"The existing access is recessed slightly from the A6094 with a gate. Although there are some trees in the area, a number have been removed. Although this did not require planning permission, their loss has had a detrimental impact on the landscape character of the area. This removal appears to be connected to providing adequate visibility and accommodation for the required visibility splays for the vehicular access. It is regrettable that these have been removed as these enhanced the landscape of the area, however as these were not protected the planning authority had no control over these works."*

- 3.6 The trees are semi-mature and are a significant features in the local landscape. Group 3 is important in distant views owing to its location on a visually prominent ridge when viewed from the west and northwest, especially from Milkhall Road and the Lead Burn corridor. Group 3's elevated position means it is seen clearly against the skyline.
- 3.7 Groups 1 and 2 are clearly visible from the A6094 and from dwellings at Mosshouses and the cluster of dwellings to the north, owing to their location immediately adjacent to the A6094. Groups 1 and 2 are roadside trees forming part of what was originally a continuous linear shelterbelt of mixed broadleaf and deciduous trees, including Scots Pine and Beech, running along the west side of the A6094 between Mosshouses and Cluny House. Linear shelterbelts of this type and species are a characteristic historic feature south of Howgate and Penicuik, and were planted to provide shelter due to the exposed nature of the landscape.
- 3.8 Individual Beech trees as at Group 3 are also a characteristic and historic feature of this landscape, being found planted as individual roadside trees and also as in this case on field boundaries.
- 3.9 Groups 1 and 3 form the western side of a tree lined approach to a small cluster of dwellings. They mark the start of a distinct landscape change from the more open exposed land around Leadburn to the south, and the smaller scale, more domestic, planted and wooded setting of the village of Howgate. The roadside trees provide existing dwellings at Mosshouses, and further north at Meyerling and Ardraig, with some visual screening from traffic travelling along the A6094, a national speed limit road, which includes high sided vehicles and agricultural traffic. The Beech trees within Group 3 provide some shelter from the prevailing winds, especially owing to the land's elevated position on the upper slopes of the Lead Burn valley.
- 3.10 The group of trees identified positively contribute to the character of the local landscape and add to the amenity of local residents and visitors and as such there is justification to protect them by way of a TPO.

## **4 PROCEDURE**

- 4.1 The provision for issuing a Tree Preservation Order is set out in the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006, and the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010. A planning authority may make a Tree Preservation Order if it appears to them to be "expedient in the interest of amenity and/or that the trees, groups of trees or woodlands are of cultural or historic significance" (Scottish Government Planning Circular 1/2011: Tree Preservation Orders). The TPO subject of this report has been made on amenity grounds.

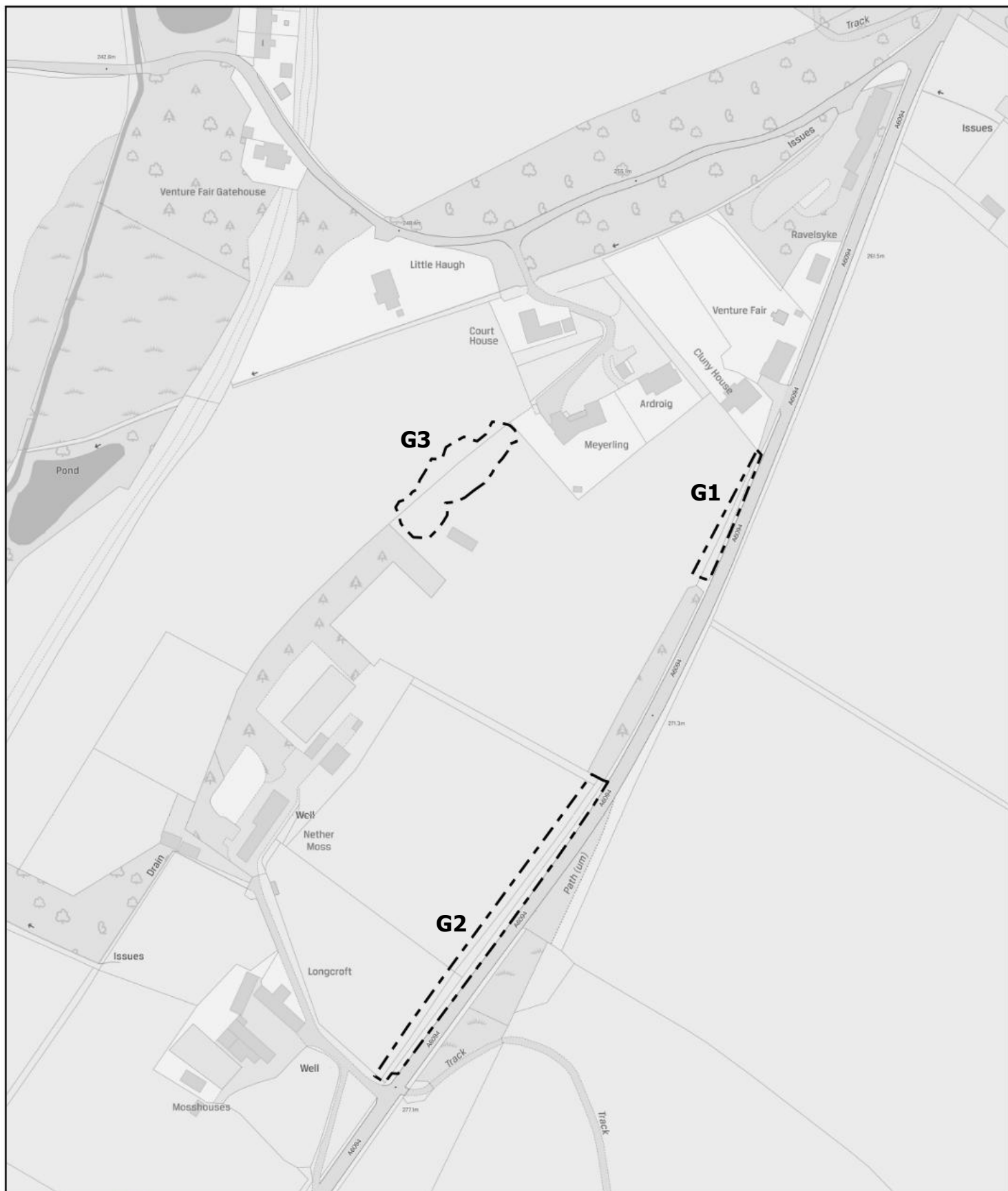
- 4.2 The TPO will continue to remain in effect to the end of the six month period (ending 31 September 2021). If the local planning authority wishes the TPO to stay in effect beyond the six months it must 'confirm' the order.
- 4.3 To 'confirm' the Order the LPA must register the TPO in the Land Registry of Scotland, place a copy on its own TPO register and notify Scottish Forestry (previously the Forestry Commission Scotland), interested persons and any person who has made a representation (in this case no representations were received).

## **5 RECOMMENDATION**

- 5.1 It is recommended that Committee:
- a) Agrees to confirm the Tree Preservation Order (2 of 2021 for three groups of trees G1, G2 and G3 at Little Moss and Nether Moss, near Howgate, Penicuik); and
  - b) Instruct the Planning Manager to carry out the necessary procedures, following confirmation and endorsement of a tree preservation order, that are required by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010.

**Peter Arnsdorf**  
**Planning Manager**

<b>Date:</b>	4 June 2021
<b>Contact Person:</b>	Grant Ballantine grant.ballantine@midlothian.gov.uk
<b>Background Papers:</b>	Delegated Report dated 30 March 2021, attached as Appendix A



**Planning Service  
Place Directorate**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

Little Moss and Nether Moss, nr Howgate, Midlothian. This is the plan relative to the Midlothian Council Tree Preservation Order No. 2 of 2021

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File No:

Scale: 1:2,500

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#### **TREE PRESERVATION ORDER (2 of 2021) LITTLE MOSS AND NETHER MOSS, HOWGATE, PENICUIK**

#### **SEEKING DELEGATED AUTHORITY TO MAKE ORDER FROM EXECUTIVE DIRECTOR PLACE**

Report by Lead Officer Conservation and Environment, Planning – Grant Ballantine

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### **1 PURPOSE OF REPORT**

- 1.1 This report seeks the Delegated Authority from Executive Director Place in accordance with the Council's Standing Orders to issue a Tree Preservation Order (TPO) on three groups of trees (G1, G2 and G3) at Little Moss and Nether Moss, near Howgate, Penicuik.

### **2 LOCATION AND SITE DESCRIPTION**

- 2.1 The three groups of trees, G1-G3, are located at Little Moss and Nether Moss, south of Howgate. Groups 1 and 3 are located along the western side of the A6094. Group 2 is located midway between the A6094 and the Lead Burn, west of the property "Meyerling".
- 2.2 The groups of trees sit within two sloping pastoral fields adjacent to the A6094, south of Howgate. The Lead Burn is located approximately 60 metres to the north-west and Milkhall Road runs approximately 100 metres to the west of the fields. Milkhall Pond (a Local Biodiversity Site) and an associated cluster of dwellings, including Cluny House, Meyerling, Ardraig Venture Fair and the former Howgate Restaurant site, lie to the north of the fields. There is a further cluster of dwellings to the west and south west of the fields which includes Nether Moss and Mosshouses.
- 2.3 The three tree groups are clearly visible from the A6094. From the west the Group 3 is visible owing to their elevated position on a visually prominent ridge to the south-east of the Lead Burn.

### **3 BACKGROUND**

- 3.1 The immediate surroundings of the proposed TPO has suffered loss of tree cover over recent years. Between 2010 and 2018 an approximately one hundred linear metre shelterbelt of trees along the A6094 was removed directly to the south of Group 1. This section (predominantly

Scots Pine) originally formed part of a continuous roadside shelterbelt from Mosshouses to Cluny House and Venture Fair. Most recently, partial removal of the shelterbelt identified as Group 1 occurred on 25<sup>th</sup> March 2021, where the removal of approximately 6 trees within the group took place. Officers have concerns that the remaining trees in this group may be removed as soon as possible within the limitations on tree felling imposed by the Forestry and Land Management (Scotland) Act 2018.

- 3.2 A site which includes Groups 1 and 3 has been the subject of a number of planning applications between the years 2002 and 2018. All of the planning applications have been refused consent. The Delegated Report (the decision report) for the most recent planning application, ref. 18/00218/DPP, referred to the impact of the tree removal prior to 2018 and the importance of trees for the local landscape character of the area. An extract from that Delegated Report for planning application ref. 18/00218/DPP is below:

- 3.3 *“The existing access is recessed slightly from the A6094 with a gate. Although there are some trees in the area, a number have been removed. Although this did not require planning permission, their loss has had a detrimental impact on the landscape character of the area. This removal appears to be connected to providing adequate visibility and accommodation for the required visibility splays for the vehicular access. It is regrettable that these have been removed as these enhanced the landscape of the area, however as these were not protected the planning authority had no control over these works.”*

## **4 PROCEDURES**

- 4.1 The provision for issuing a Tree Preservation Order is set out in the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006, and the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010. A planning authority may make a TPO if it appears to them to be “expedient in the interest of amenity and/or that the trees, groups of trees or woodlands are of cultural or historic significance” (Scottish Government Planning Circular 1/2011: Tree Preservation Orders).
- 4.2 Following the service of a TPO the owner of the land and other interested parties have the opportunity to make representation and are given a minimum period of 28 days to do so. However there is no right of appeal against a TPO.
- 4.3 The TPO shall be in effect for six months, during which time representations from the owner of the land and other interested parties will be considered. If the local planning authority wishes the TPO to stay in effect beyond the six months it must ‘confirm’ the order.

## **5 PLANNING ISSUES**

- 5.1 The proposed TPO is based on amenity grounds. The trees are semi-mature and are a significant feature in the local landscape. Group 3 is important in distant views owing to its location on a visually prominent ridge when viewed from the west and north-west, especially from Milkhall Road and the Lead Burn corridor. Group 3's elevated position causes it to be seen clearly against the skyline.
- 5.2 Groups 1 and 2 are clearly visible from the A6094 and from dwellings at Mosshouses and the dwellings cluster to the north, owing to their location immediately adjacent to the A6094. Groups 1 and 2 are roadside trees forming part of what was originally a continuous linear shelterbelt of mixed broadleaf and deciduous trees, including Scots Pine and Beech, running along the west side of the A6094 between Mosshouses and Cluny House. Linear shelterbelts of this type and species are a characteristic historic feature south of Howgate and Penicuik, and were planted to provide shelter due to the exposed nature of the landscape.
- 5.3 Individual Beech trees as at Group 3 are also a characteristic and historic feature of this landscape, being found planted as individual roadside trees and also as in this case on field boundaries.
- 5.4 Groups 1 and 3 form the western side of a tree lined approach to a small cluster of dwellings. They mark the start of a distinct landscape change from the more open exposed land around Leadburn to the south, and the smaller scale, more domestic, planted and wooded setting of the village of Howgate. The roadside trees provide existing dwellings at Mosshouses, and further north at Meyerling and Ardraig, with some visual screening from traffic travelling along the A6094, a national speed limit road, which includes high sided vehicles and agricultural traffic. The Beech trees within Group 3 provide some shelter from the prevailing winds, especially owing to the land's elevated position on the upper slopes of the Lead Burn valley.

## **6 RECOMMENDATION**

- 6.1 It is recommended that the Executive Director Place use Standing Order (item 3.22(e) of the Scheme of Delegations to Chief Officials) implemented by the Council on 27th September 2016:
  - a) to make an urgent Tree Preservation Order (ref. 2 of 2021) to cover three groups of trees (Groups 1-3) at Little Moss and Nether Moss, south of Howgate, along and near the A6094 road;
  - b) to inform the Planning Manager of the decision on this request to make an urgent Tree Preservation Order; and
  - c) to note that the Tree Preservation Order will be subject to a period of at least 28 days during which the making of the Order will be advertised and representations can be made on whether

the Tree Preservation Order should be confirmed. Following the period for representations, a report will be presented to the Planning Committee to consider any representations made and whether to confirm the Tree Preservation Order.

**Grant Ballantine**  
**Lead Officer Conservation and Environment, Planning**

**Date: 30 March 2021**

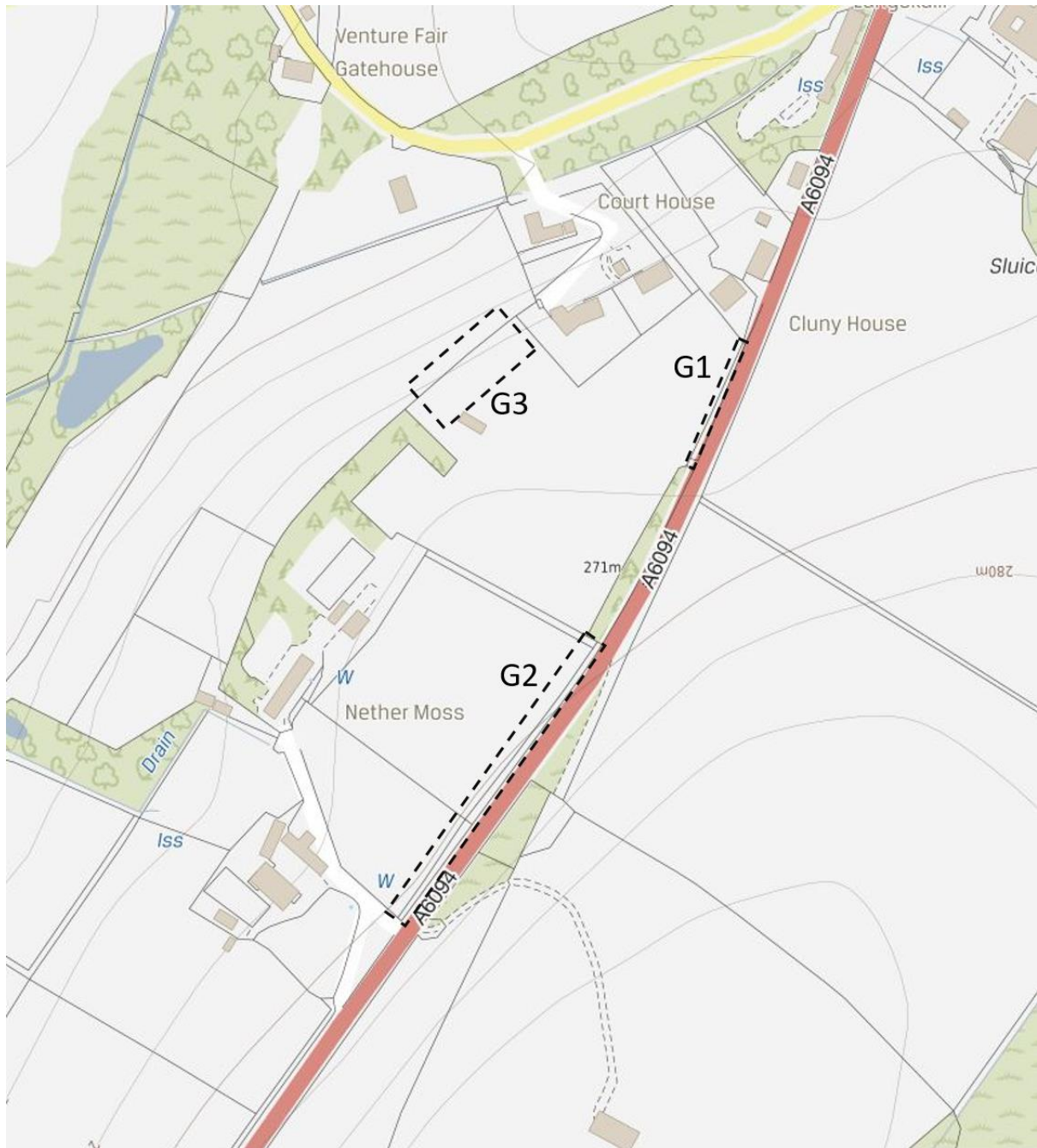
**Contact Person:** **Grant Ballantine**  
grant.ballantine@midlothian.gov.uk

**Background Papers:** **Site Location Plan and Site Photographs**

## LOCATION PLAN

### MIDLOTHIAN COUNCIL PROPOSED TREE PRESERVATION ORDER 2 OF 2021

#### LITTLE MOSS AND NETHER MOSS, HOWGATE, PENICUIK



29<sup>th</sup> March 2021



## Tree Preservation Order 2 of 2021: Site Photographs

### Group 1: Looking north along A6094



Group 1: Mixed Coniferous and Broadleaf; predominantly Scots Pine, also including Willow and Beech



Group 1: Mixed Coniferous and Broadleaf; predominantly Scots Pine, also including Willow and Beech

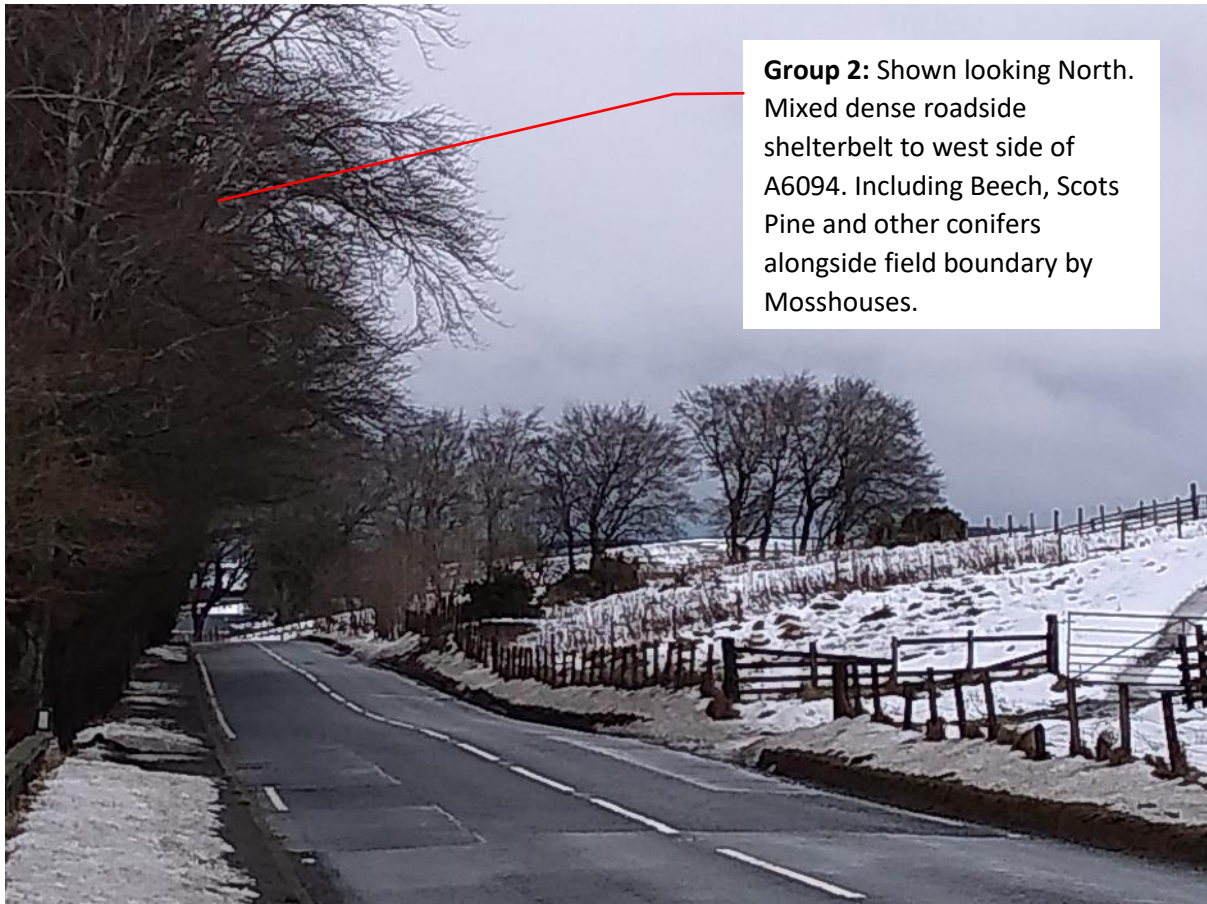


**Group 1: Showing tree removal felling works in progress 25/03/21 and mature beech to north end**



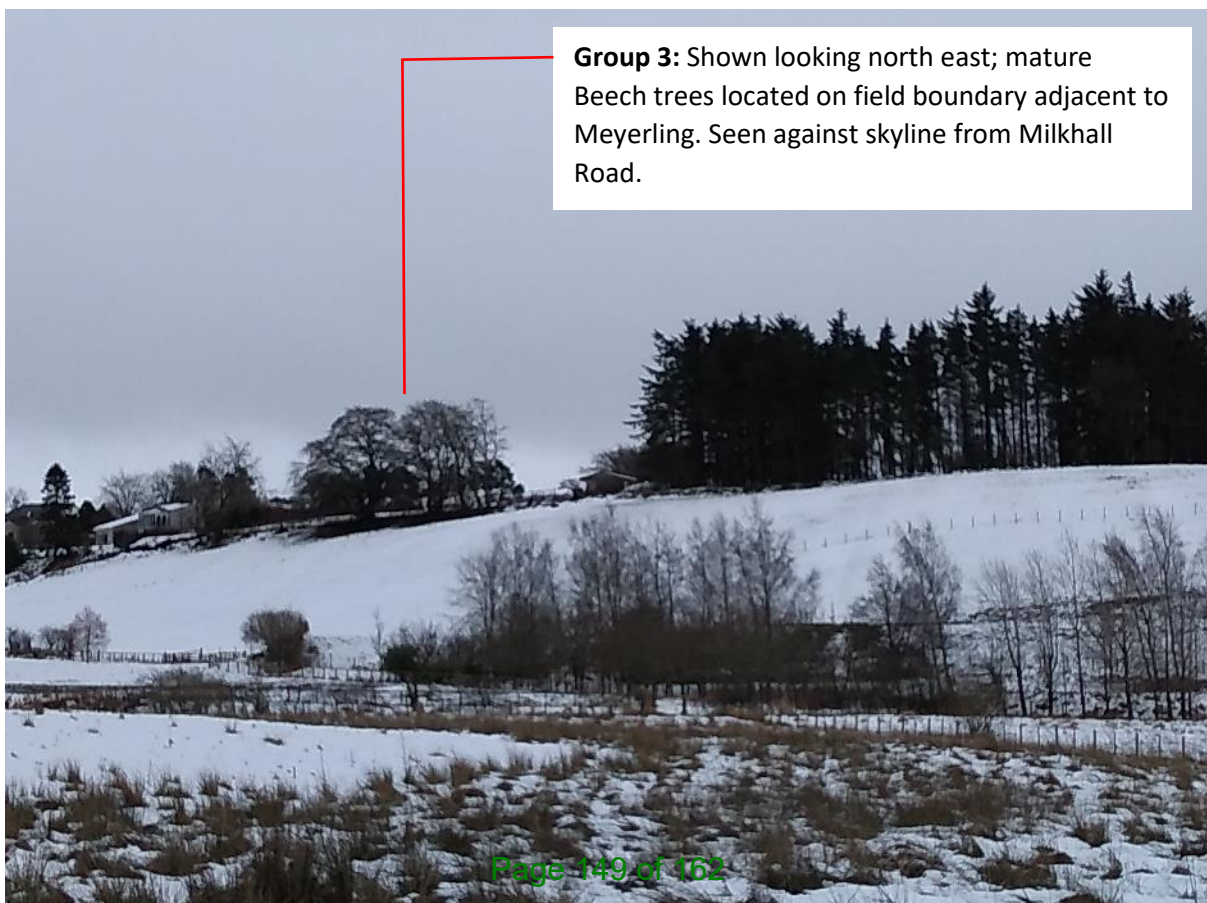
Group 1: Remaining mature Beech forms northernmost end of group. Foreground shows area where between 5 to 6 Scots Pine felled on 25/03/21

**Group 2: Looking north along A6094 adjacent to Mosshouses**



**Group 2:** Shown looking North. Mixed dense roadside shelterbelt to west side of A6094. Including Beech, Scots Pine and other conifers alongside field boundary by Mosshouses.

**Group 3: Viewed from Milkhall Road to the south west, seen against the skyline looking north east (Leadburn in foreground)**



**Group 3:** Shown looking north east; mature Beech trees located on field boundary adjacent to Meyerling. Seen against skyline from Milkhall Road.



**Group 3 Viewed from south west**





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**PRE-APPLICATION CONSULTATION REPORT REGARDING FOR MIXED USE DEVELOPMENT COMPRISING CLASS 4 (BUSINESS), CLASS 5 (GENERAL INDUSTRIAL), CLASS 6 (STORAGE OR DISTRIBUTION) WITH ASSOCIATED CLASS 3 /SUI GENERIS DRIVE THROUGH AT LAND AT SHERIFFHALL SOUTH, GILMERTON ROAD, DALKEITH (21/00416/PAC)**

Report by Chief Officer Place

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## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for a mixed use development comprising Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage or Distribution) with associated Class 3 (Food and Drink)/Sui Generis drive through at land at Sheriffhall South, Dalkeith (21/00416/PAC).
- 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 The pre-application consultation for mixed use development (21/00344/PAC) was submitted on 19 May 2021.
- 2.3 As part of the pre-application consultation process, a public event would have been arranged in 'normal' times, however, this is no longer an option as a consequence of the ongoing Covid-19 public health emergency. Legislative requirements for pre-application consultations have been amended for a temporary period under the Town and

Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020. The changes remove the requirement for a public event, but as an alternative require prospective developers to advertise where relevant consultation material can be viewed online. The legislation does not prescribe the method of consultation but the guidance does set out the Scottish Government's expectations - which includes giving interested parties the opportunity to make comment. On the conclusion of the online event the applicant could submit a planning application for the proposal.

- 2.4 In terms of submission timescales, the applicant could submit a planning application for the proposal from 12 August 2021 if they have undertaken appropriate pre application consultation.
- 2.5 Copies of the Proposal of Application Notice have been sent by the prospective applicant to the Leader of the Council, Deputy Leader of the Council, local elected members for Dalkeith, Dalkeith & District Community Council, Eskbank & Newbattle Community Council, Bonnyrigg & Lasswade Community Council, the local Member of Parliament (MP), and the local Member of Scottish Parliament (MSP).
- 2.6 There are to be two virtual public events - the first nominated for 22 June 2021 and the second for 2-4 weeks later, around mid-July 2021. It is reasonable for an Elected Member to attend such a virtual 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.

### **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 8.5 hectare site is located on land to the south of Sheriffhall Roundabout and east of the A7 to the northwest of Dalkeith. The site forms part of Site e32 allocated for business (Class 4) employment use under Policy STRAT1 of the Midlothian Local Development Plan 2017 (MLDP). This employment allocation also retains its green belt status until the entire e32 site is developed. Part of the site (the north-eastern corner) is also allocated within the green belt and for prime agricultural Land.
- 3.4 The site currently comprises agricultural fields and extensive woodland planting around the south-eastern and eastern site boundaries. A high

voltage electricity pylon and overhead cables also bisect the site. Existing vehicular access is via a field access off Gilmerton Road. The site is bounded to the south by Gilmerton Road and to the east by Melville Gate Road. An agricultural field is located to the north, with Sheriffhall Roundabout beyond. To the east lies an office building with another agricultural field, a public house/restaurant and (Dobbies) garden centre located to the west. As outlined above, the site is subject to the following allocations within the MLDP:

1. Policy STRAT 1 - Committed Development (Site e32 - Sheriffhall South): Forming part of the established economic land supply solely for 'Business' (Class 4) use within Appendix 1B); and
2. Policy ENV 1 - Protection of the Green Belt - This includes Site e32 and land outwith Site e32 within the site's north-eastern corner.

- 3.5 Site Specific issues for Site e32 require solely business (Class 4) uses, given the site's 'high profile and sensitive location'. A pub-restaurant has been provided on part of the wider Site e32 allocation with the intention of providing an 'impetus to attract acceptable business uses within the remainder of the site'. These business uses have not yet materialised since the pub-restaurant's development. Moreover, and crucially, the site specific requirements note that 'loss of further land to other ancillary uses will be discouraged'. The applicant is currently assessing the possibility of delivering some start up units speculatively in modern modular units which will enable a wide range of businesses to use the site as the units can be adapted to meet evolving business need – to enable this approach Class 5 and 6 uses are proposed in addition to the allocated Class 4 uses. An onsite café/drive through will also support the development of the business park.
- 3.6 Provision of non-business (Class 4) uses within this part of the site would unlikely be supported, particularly any storage and distribution (Class 6) uses given that they include substantially lower employment densities and job creation figures, unless there are material considerations which support taking a more open approach to the commercial uses on the business park. In addition, such outcomes would result in the loss of business (Class 4) employment land which forms part of the Council's established economic land supply for such uses. Loss of such employment areas to non-class 4 business uses is not justified within the Council's latest Employment Land Audit nor would it comply with Policy STRAT1 and Policy ECON1 which seek to protect such areas from competing non-business (Class 4) uses in this instance.
- 3.7 Land within Site e32 is allocated within the Green Belt under Policy ENV1. This allocation is retained within the MLDP to avoid pressure from alternative land uses until employment uses within the entire e32 site are delivered. As such, any non-business (Class 4) uses proposed within the site would not accord with the green belt objectives which does not permit uses that are not related to agriculture, horticulture and outdoor recreation nor any related uses that do not complement the rural character of the green belt.



- 3.8 Irrespective of the green belt priorities for Site e32, the green belt allocation within the remainder of the site forms an important function and retains the continuity of the green belt in this location and is not proposed to be removed. As such, any future development on this land would fail to comply with respective green belt priorities and would be contrary to the development plan objectives for this part of the site.
- 3.9 Consideration of potential impacts to established trees within the site will also be critical to any future decision-making in line with Policy ENV11. It is noted that a series of large tree groupings are located within and around the perimeter of the site. Any future design will be required to take cognisance of these existing features and complement their retention in order to minimise any potential tree loss.
- 3.10 Any future application would be required to be accompanied by a coal mining risk assessment given that the site is located within an area of 'High Risk'. In addition, a drainage strategy and concise flood risk assessment will also be required to accompany any future application to mitigate any potential flood risk within the site and the immediate area. A preliminary ecological appraisal would also be required to consider the existing habitats for protected species and a transport assessment considering potential traffic impacts associated with the proposed development on the local road network will also be required.
- 3.11 In addition to the above principle of development, consideration will also have to be given to design matters such as layout, siting, design, appearance, materials, landscaping and parking in order to accord with the policies in the Sustainable Place-making section of the MLDP.
- 3.12 If an application is submitted there is a presumption in favour of business (Class 4) development but not for the remaining general industrial (Class 5), storage or distribution (Class 6) employment use nor any drive through component - which are all contrary to the MLDP. However, any assessment of a planning application would evaluate any material considerations in support of the application, in particular economic and employment arguments, which may outweigh the restrictive policy position and support the Council's economic aspirations in response to the COVID-19 pandemic. If any non-employment (i.e. drive through) component is retained, and suitable justification is accepted, restrictions on its delivery would be required to limit its operation until employment uses are constructed/operational to maintain its function as a use associated to any future employment uses.
- 3.13 Any potential support would be also subject to technical and design requirements, conditions and securing developer contributions towards infrastructure including strategic transport infrastructure.

## **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.

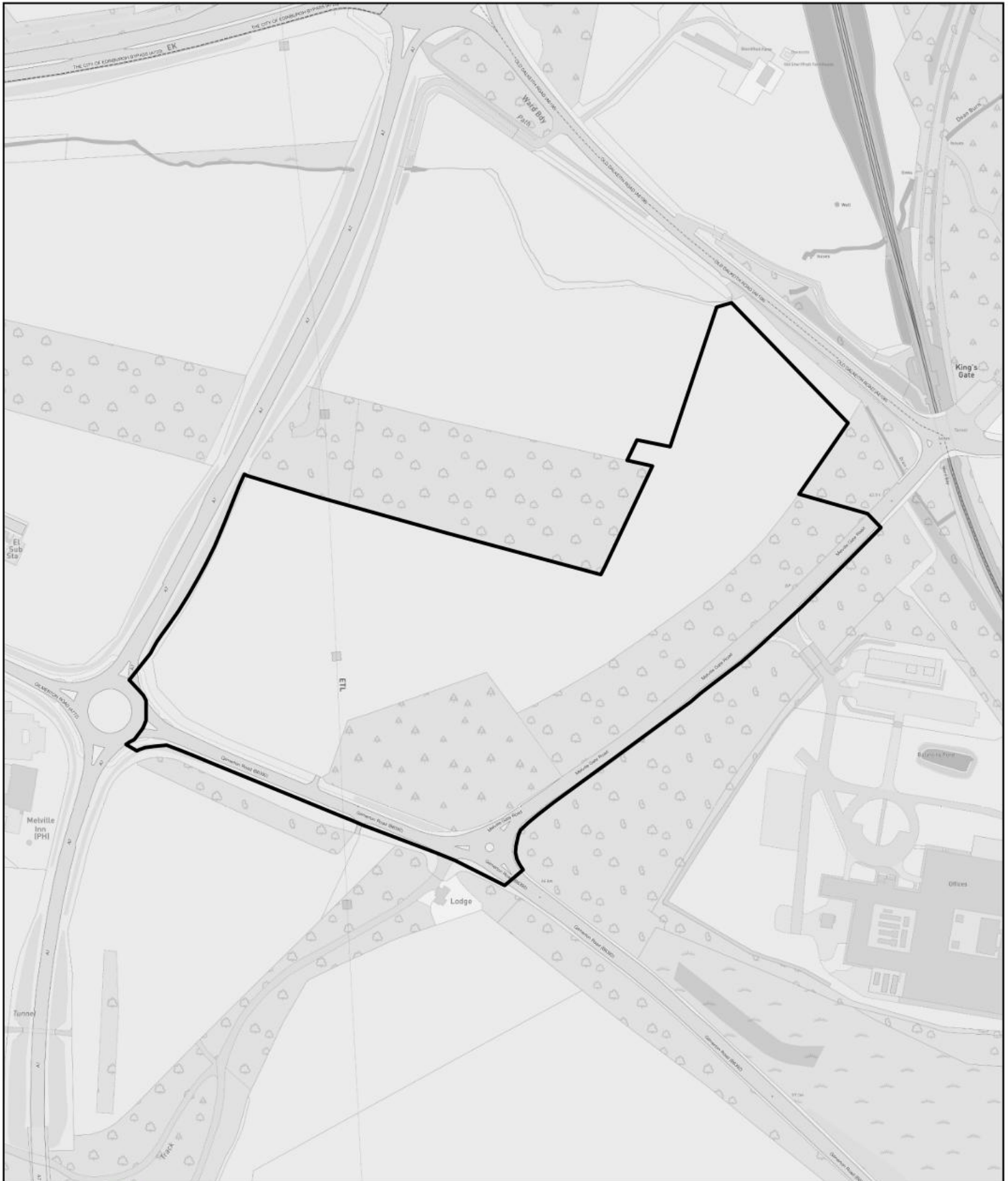
- 4.2 The Committee is invited to express a ‘without prejudice’ view and to raise any material considerations which they wish the applicant and/or officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.
- 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.

**Peter Arnsdorf**  
**Planning Manager**

<b>Date:</b>	4 June 2021
<b>Application No.</b>	21/00344/PAC
<b>Applicant:</b>	Online Mayfield Scotland LLP
<b>Validation Date:</b>	26 April 2021
<b>Contact Person:</b>	Steve Iannarelli



**Planning Service  
Place Directorate**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

Mixed use of Class 4, 5 and 6 Employment Uses with  
associated Class 3 (Food & Drink) / Sui Generis Drive Thru |  
Land At Sheriffhall South Gilmerton Road Dalkeith

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## **PRE-APPLICATION CONSULTATION REPORT REGARDING RESIDENTIAL DEVELOPMENT AT SCOTTS TOURING CARAVANS, MAYFIELD INDUSTRIAL ESTATE, DALKEITH (21/00344/PAC).**

Report by Chief Officer Place

---

### **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for residential development (Class 9) at a former caravan park, west of the B6482, Mayfield (21/00344/PAC).
- 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 The pre-application consultation for a residential development at Scotts Touring Caravans, Mayfield Industrial Estate, Dalkeith was submitted on 26 April 2021.
- 2.3 As part of the pre-application consultation process, a public event would have been arranged in 'normal' times, however, this is no longer an option as a consequence of the ongoing Covid-19 public health emergency. Legislative requirements for pre-application consultations have been amended for a temporary period under the Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2020. The changes remove the requirement for a public event, but as an alternative require prospective developers to advertise where relevant consultation material can be viewed online. The legislation does not prescribe the

method of consultation but the guidance does set out the Scottish Government's expectations - which includes giving interested parties the opportunity to make comment. On the conclusion of the online consultation the applicant could submit a planning application for the proposal.

- 2.4 In terms of submission timescales, the applicant could submit a planning application for the proposal from 20 July 2021 if they have undertaken appropriate pre application consultation.
- 2.5 Copies of the Proposal of Application Notice have been sent by the prospective applicant to the local elected members for Midlothian East, Mayfield & Easthouses Community Council, Newtongrange Community Council, the local Member of Parliament (MP), and the local Member of Scottish Parliament (MSP).
- 2.6 There are to be two virtual public events - the first nominated for 3 June 2021 and the second for 24 June 2021. It is reasonable for an Elected Member to attend such a virtual 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.

### **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 located within the 'built up area' of Mayfield. The majority of the site is unallocated for a specific use within the Midlothian Local Development Plan 2017 (MLDP). Part of the site's south west corner is allocated for employment uses (Site e17 committed development) under Policy STRAT1. This land forms part of the established economic land supply within Midlothian and measures approximately 0.2 hectares. The overall site area is approximately 2.46ha located on the west side of the B6482 in Mayfield within close proximity to Newtongrange. It is currently comprised of the former Scott's Caravan site. Access is currently achieved from the north east of the site from the B6482 which bounds the site to the east and is shared with the Petrol Filling Station to the north east of the site. A bus stop is located directly to the east of the site and is served by the 48 service between Gorebridge and Fort Kinnaird. Further east lies existing residential development.



- 3.4 The site itself is largely grassed and overgrown, with a mix of mature and juvenile trees on the site, the majority of which form the boundaries of the site. To the north-eastern edge of the site lies a storage structure for Scotts Caravans formed of corrugated metal.
- 3.5 To the south of the site lies the existing Mayfield Industrial Estate which accommodates various business, industrial and storage and distribution uses, as well as a number of leisure uses. To the west of the site lies further residential development. The aforementioned petrol filling station is located to the north of the site and Bryanswood (designated as open space) and the Newbattle High School and Leisure Centre are located beyond to the north.
- 3.6 The site is subject to the following allocations within the MLDP:
1. Policy DEV2 – Protecting amenity within the ‘Built-Up Area’
  2. Policy STRAT1 - Committed Development. Site e17 forms part of the established economic land supply. Business and general industrial uses are promoted within MLDP (Appendix 1B).
- 3.7 Policy DEV2 provides support for development proposals (including housing) within the ‘built-up area’ unless they are likely to detract materially from the existing character or amenity of the area. As such, housing development could be supported in principle within the majority of the site subject to mitigating the impact of the development and mitigating the impacts from other nearby uses on any future residential properties. Of particular concern is the site’s relationship to neighbouring industrial uses. Moreover ‘Agent of Change’ principles, recently enacted into planning legislation, are also relevant and provide protection to existing noise generating uses (i.e. industrial) from competing sensitive (i.e. residential) uses. Notwithstanding this, it is likely that any residential development could be of a scale and built form that should not detract from the nearby streetscape character as long as existing tree cover is maintained.
- 3.8 The majority of the site is unallocated, although in the built up area. In such instances, residential development proposals are guided by Policy STRAT2 – Windfall Housing and other relevant policies within the MLDP. Proposals would need to take into account requirements to avoid conflict with established land uses. Further interrogation of potential amenity impacts (with respect to noise and dust) from the nearby industrial uses will be critical to ascertaining potential support for residential development within the site.
- 3.9 Part of the site is allocated for employment use, under Policy STRAT1 (Site e17). As such, its continued use for employment use is anticipated. Residential development within this part of the site would unlikely be supported as it forms part of the Council’s established economic land supply. Such a loss is not justified within the Council’s latest Employment Land Audit nor would it comply with Policy STRAT1 and Policy ECON1 which seek to protect such areas from competing uses. Should this land be included, the applicant would be required to put forward suitable rationale to outweigh these policies and justify why



any potential loss to this established employment land within Mayfield could be acceptable.

- 3.10 Consideration of potential impacts to established trees within the site will also be critical to any future decision-making in line with Policy ENV11. It is noted that a series of large tree groupings are located within and around the perimeter of the site. Any future design will be required to take cognisance of these existing features and complement their retention in order to minimise any potential tree loss.
- 3.11 Any future application would be required to be accompanied by a Coal Mining Risk Assessment given that the site is located within an area of High Risk. In addition a drainage strategy and concise flood risk assessment will also be required to accompany any future application to mitigate any potential flood risk within the site and the immediate area. A preliminary ecological appraisal would also be required to consider the existing habitats for protected species.
- 3.12 In addition to the above principle of development, consideration will also have to be given to design matters such as layout, siting, design, appearance, materials, landscaping, setbacks, garden sizes in order to accord with the policies in the sustainable place-making section of the MLDP (policies DEV2, DEV3, DEV5, DEV6, DEV7 and DEV9).
- 3.13 The Learning Estate Strategy sets out the Council's long term plans to accommodate the expected education needs. This has been informed by the location and level of development outlined in the MLDP and the Housing Land Audits. With respect to the site, a suitable education solution will be required to accommodate associated need from the proposed development.
- 3.14 If an application is submitted there is a presumption in favour of residential development on the majority of the site subject to addressing the above technical, amenity and policy requirements and securing developer contributions towards infrastructure including transport infrastructure, education provision, equipped children's play provision, Borders Rail and leisure/community/town centre improvements and the provision of affordable housing (at least 25%).

#### **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.

**Peter Arnsdorf**  
**Planning Manager**

<b>Date:</b>	4 June 2021
<b>Application No.</b>	21/00344/PAC
<b>Applicant:</b>	Online Mayfield Scotland LLP
<b>Validation Date:</b>	26 April 2021
<b>Contact Person:</b>	Steve Iannarelli



**Planning Service  
Place Directorate**  
Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3AA

**Proposal of Application Notice for residential development at  
Scotts Touring Caravans, Mayfield Industrial Estate, Dalkeith,  
EH22 4AD**

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**File No: 21/00344/PAC**

**Scale: 1:2,000**  
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