

Notice of Meeting and Agenda



Planning Committee

Venue: Virtual Meeting,
[Venue Address]

Date: Tuesday, 24 November 2020

Time: 13:00

Executive Director : Place

Contact:

Clerk Name: Mike Broadway

Clerk Telephone: 0131 271 3160

Clerk Email: mike.broadway@midlothian.gov.uk

Further Information:

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

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1 Welcome, Introductions and Apologies

2 Order of Business

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

3 Declaration of Interest

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

- 4.1** Minute of Meeting held on 13 October 2020 - For Approval 3 - 6

5 Public Reports

- 5.1** Roslin Conservation Area Character Appraisal and Management Plan/Mavisbank Conservation Area Character Appraisal and Management Plan - Report by Chief Officer Place. 7 - 60
- 5.2** Application for Planning Permission for Residential Development including Park and Ride; Allotments; Land Safeguarded for possible Education Use; Formation of Access Roads and Car Parking and Associated Works on Land at Newton Farm, Old Craighall Road, Millerhill, Dalkeith (17/00408/DPP) - Report by Chief Officer Place. 61 - 72
- 5.3** Application for Planning Permission for Erection of Building for Class 4, 5 and 6 Uses; Formation of Car Parking and Associated Works at Poltonhall Industrial Estate, Polton Road, Lasswade (20/00491/DPP) - Report by Chief Officer Place. 73 - 86
- 5.4** Application for Planning Permission for the Erection of 395 Dwellings, Formation of Access Roads and Parking, Sustainable Urban Drainage System and Associated Works and the Safeguarding of Land for an Education Use at Land East of Auchendinny, Penicuik (20/00089/DPP) - Report by Chief Officer Place. 87 - 132

6 Private Reports

No Private Reports to be discussed at this meeting

7 Date of Next Meeting

The next meeting will be held on Tuesday 12 January 2021 at 1.00 pm.

Plans and papers relating to the applications on this agenda can also be viewed at <https://planning-applications.midlothian.gov.uk/OnlinePlanning>

Minute of Meeting



Planning Committee

Date	Time	Venue
Tuesday 13 October 2020	1.00 pm	Via MS Teams

Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Cassidy	Councillor Curran
Councillor Hackett	Councillor Hardie
Councillor Lay-Douglas	Councillor McCall
Councillor Milligan	Councillor Muirhead
Councillor Munro	Councillor Parry
Councillor Russell	Councillor Smaill
Councillor Winchester	

In Attendance:

Peter Arnsdorf	Planning Manager
William Venters	Principal Solicitor
Mike Broadway	Democratic Services Officer

1. Apologies

Apologies for absence were intimated on behalf of Councillors Baird, Johnstone and Wallace.

2. Order of Business

The order of business was as outlined in the agenda.

3. Declarations of interest

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

4. Minutes of Previous Meetings

The Minute of Meeting of 1 September 2020 was submitted and approved as a correct record.

5. Reports

Agenda No	Report Title	Presented by:
5.1	Pre-Application Consultation – Proposed Residential Development at Redheugh West, Gorebridge (20/00446/PAC)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>There was submitted a report dated 6 October 2020 by the Chief Officer Place advising of a pre-application consultation submitted regarding a proposed residential development at Redheugh West, Gorebridge.</p> <p>The report advised that in accordance with the pre-application consultation procedures noted by the Committee at its meeting on 6 June 2017 (paragraph 5.8 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 'without prejudice' view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional without prejudice planning view regarding the principle of development for the Committee's consideration.</p> <p>The Committee acknowledged that the proposed application site was identified in the existing Midlothian Local Development Plan as an allocated housing site for an indicative 400 dwellings, forming the western portion (Phase 2) of the larger Redheugh new community redevelopment area. In discussing the proposals concerns were expressed regard the pressure such a development might have on the existing infrastructure in the area particularly education provision, car parking at the Gorebridge train station and other town centre facilities. There were also issues with regards the provision of an appropriate access to the site and the provision of pedestrian/cycle access through the site linking into existing networks and the countryside beyond. Members were also keen to see the adoption of energy efficient house designs.</p>		

Decision
The Committee, having heard from the Planning Manager, noted the comments made by Members. Also noted was the provisional planning position set out in the report and that any expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.
Action
Planning Manager

Agenda No	Report Title	Presented by:
5.2	Pre-Application Consultation – Proposed Erection of a Health and Rackets Club with associated car parking, access, landscaping and ancillary facilities on land at Shawfair Park, off Old Dalkeith Road, Danderhall, Dalkeith (20/00607/PAC)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>There was submitted a report dated 6 October 2020 by the Chief Officer Place advising of a pre-application consultation regarding the proposed erection of a health and rackets club with associated works on land at Shawfair Park, Danderhall, Dalkeith.</p> <p>The report advised that in accordance with the pre-application consultation procedures noted by the Committee at its meeting on 6 June 2017 (paragraph 5.8 refers) the pre application consultation was being reported to Committee to enable Members to express a provisional 'without prejudice' view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional without prejudice planning view regarding the principle of development for the Committee's consideration.</p>		
Decision		
The Committee, having heard from the Planning Manager who in responding to Members' questions confirmed the lack of suitable possible alternative locations within the area for such class uses, noted the provisional planning position set out in the report and that any expression of a provisional view did not fetter the Committee in its consideration of any subsequent formal planning application.		
Action		
Planning Manager		

Declarations of interest
Prior to consideration of the following item of business, the Committee noted that Members had received email correspondence from a number of parties, including the applicants, regarding the application however they had all been careful not to express an opinion or give their views either way on the matter, so all would participate in consideration of the item.

Agenda No	Report Title	Presented by:
5.3	Application for Planning Permission (20/00220/DPP), for the erection of a Food Store (Class 1), formation of access roads, car parking and associated works on land at Thornybank, Dalkeith	Peter Arnsdorf
Outline of report and summary of discussion		
<p>There was submitted report, dated 6 October 2020, by the Chief Officer Place regarding the above application. The Planning Manager by way of a brief update advised that a further 7 representations had been received: 6 supporting and 1 opposing the application, although no issues not already covered in the report had been raised.</p> <p>The Committee in considering the application, acknowledged that although the application site was identified as being part of site Hs5, an allocated housing site in terms of the Midlothian Local Development Plan 2017 (MLDP), it did not occupy the full site and arguably the remainder of the site could still potentially accommodate the indicative number of dwellings allocated to the whole of the Hs5 site. Whilst it was accepted that the range of different shopping opportunities had increased in recent years, the vast majority of these required to be accessed by car or public transport and there were relatively few retail opportunities in the immediate area. Indeed the neighbourhood hub site at Wester Cowden had yet to secure any development and continued to give a somewhat unfinished appearance; its future would in all likelihood require to be reviewed regardless of whether or not this particular development went ahead. In discussing the likely impact on the health of neighbouring town centres, it was felt on balance that the levels of growth in the local area and across Midlothian as a whole would mitigate any detrimental effects. In addition, as well as offering local residents greater consumer choice, the proposed development would also bring welcome local employment opportunities.</p>		
Decision		
<p>After further discussion, the Committee agreed to grant planning permission subject to appropriate conditions to be determined by the Planning Manager, in consultation with the Chair, which should include as part of the developer contributions provision for improved pedestrian/cycle links in the area.</p>		
Action		
Planning Manager		

6. Private Reports

No private business was discussed.

7. Date of Next Meeting

The next meeting will be held on Tuesday 24 November 2020.

The meeting terminated at 1.54pm.



ROSLIN CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

MAVISBANK CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek agreement to undertake a formal consultation on; the draft 'Conservation Area Character Appraisal and Management Plan' for the Roslin Conservation Area, attached to this report as Appendix A; and separately the draft 'Conservation Area Character Appraisal and Management Plan' for the Mavisbank Conservation Area, attached to this report as Appendix B.

2 BACKGROUND

- 2.1 Conservation Areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Conservation area appraisals are a non-statutory form of planning guidance recommended as part of the ongoing management of conservation areas.
- 2.2 The Roslin Conservation Area was designated in 1972 and covers a small part of the village, Rosslyn Chapel and its setting and Roslin Glen.
- 2.3 The Mavisbank Conservation Area was designated in 1977 and enlarged in 1992 and 2014 and covers Mavisbank House and its grounds, Polton (including the village, Polton Bank and Polton Road), Wadingburn Road and the southern slope of the North Esk Valley in this area.

3 PURPOSE OF CONSERVATION AREA CHARACTER 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

Conservation Area Character Appraisal & Management Plan (CACAMP) is to:

- Highlight the significance of the area in terms of townscape, 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 and to consider the ongoing relevance of the current conservation area boundaries.

3.2 The purpose of conservation area designation and the conservation area character appraisal 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.

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

4.1 The draft guidance will be made publically available on the Council's website for a period of at least eight weeks, and the consultation will be advertised via press release and social media. The Community Councils of Roslin and Bilston, Loanhead and District, Poltonhall and Hopefield and Bonnyrigg and Lasswade, Historic Environment Scotland, the Landmark Trust and other relevant local community groups will be notified of the consultations on the draft CACAMPs and be invited to make comment. The comments received through the consultations will be reported back to Planning Committee.

5 RECOMMENDATION

5.1 Planning Committee is asked to:

1. approve the draft Roslin Conservation Area Character Appraisal and Management Plan and the draft Mavisbank Conservation Area Character Appraisal and Management Plan for consultation;
2. authorise the Planning Manager to make any necessary minor editing and design changes to the draft Conservation Area Character Appraisal and Management Plans prior to publication.

Peter Arnsdorf
Planning Manager

Date: 13 November 2020

Contact Person: Grant Ballantine, Lead Officer: Conservation and Environment

grant.ballantine@midlothian.gov.uk

Background Papers: The Midlothian Local Development Plan 2017 and the attached Conservation Area Character Appraisal and Management Plans for Roslin and Mavisbank.



Roslin

Conservation Area Character
Appraisal & Management Plan

DRAFT

MIDLOTHIAN COUNCIL
NOVEMBER 2020

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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 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, building scale and building form.
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, 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 and to review the current conservation area boundaries.

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 the 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;

Roslin Conservation Area Character Appraisal & Management Plan

- Battle of Roslin Inventory Battlefield site;
- Roslin Glen Site of Special Scientific Interest (SSSI); and
- Roslin Glen Country Park.

Figure 1: Roslin Conservation Area

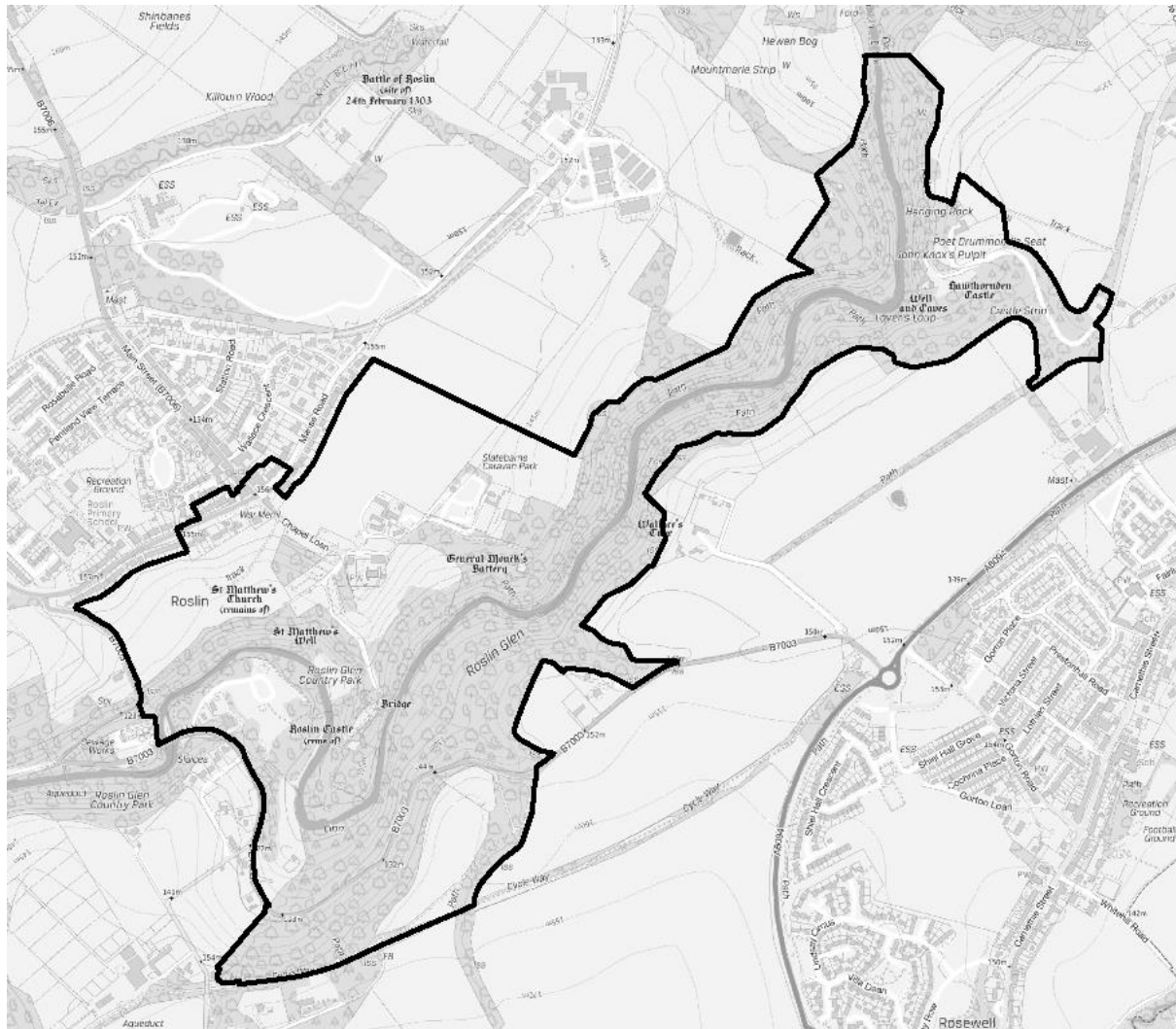
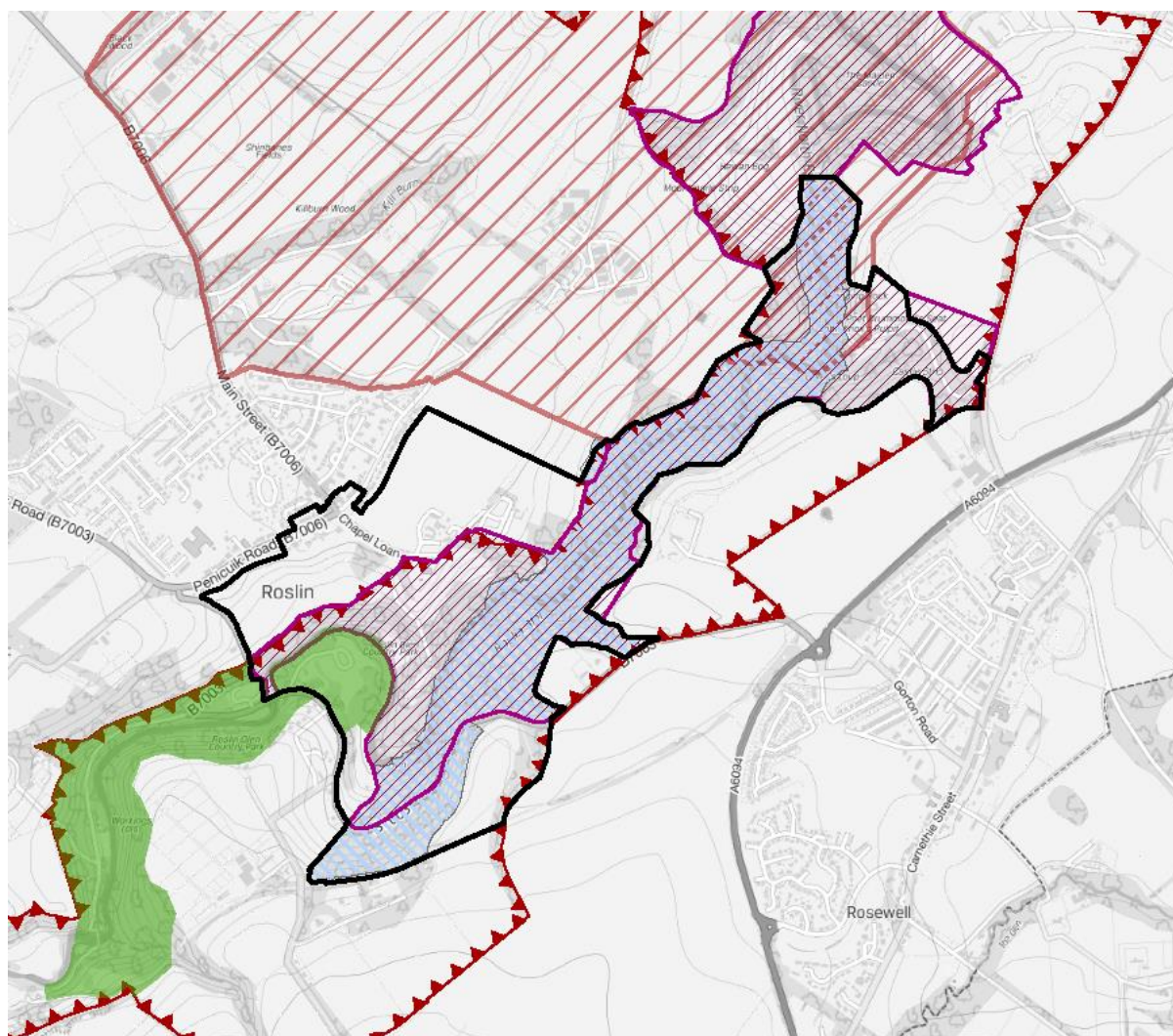


Figure 2: Roslin Conservation Area and Other Designations

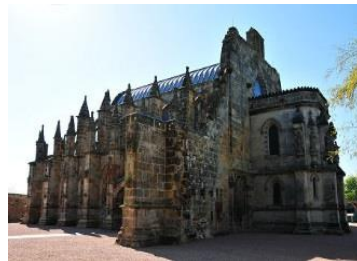


-  Roslin Conservation Area
-  Roslin Glen Country Park
-  Roslin Glen and Hawthornden Castle Designed Landscape
-  Roslin Glen Site of Special Scientific Interest (SSSI)
-  North Esk Valley Special Landscape Area
-  Battle of Roslin Inventory Battlefield site

Historical Development and Significance

Origins of the Settlement

6. Roslin village originated as a Pictish settlement in 3rd Century AD. The Barony of Roslin was granted to the Sinclair family in the 12th century. 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 built following the 1303 Battle of Roslin. The present castle dates from 16th and 17th centuries, but is part ruinous. Rosslyn Chapel was founded in 1446 as a collegiate church by William Sinclair, 1st 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 15th century tower.



8. Roslin Glen is a steep sided wooded glen on either side of the River North Esk. Roslin Glen Country Park covers most of the glen, with its eastern most section also covered by the conservation area designation. From the early 1600s the glen was laid out with riverside walks centred on Rosslyn Chapel, Roslin Castle and Hawthornden Castle. The glen, studded with natural and antiquarian features, became popular with tourists from the 18th century onwards.
9. In 1456 King James II granted Roslin a charter making it as 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 centre of 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.



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.



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".



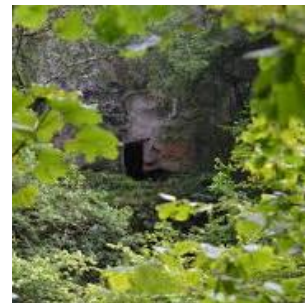
12. College Hill House, which is the neighbouring property to Rosslyn Chapel was built around 1660 and served as the village inn until 1866. The innkeeper, who was also Custodian of the Chapel, hosted a number of famous visitors including Dr Samuel Johnson, James Boswell, Alexander Nasmyth, Robert Burns 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 holiday accommodation.



13. The water power from the river and local supplies of coal supported the industrialisation of the glen in the 18th century. In the early 18th 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.



14. The area has been associated with the St Clair family since the 11th 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 14th 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).



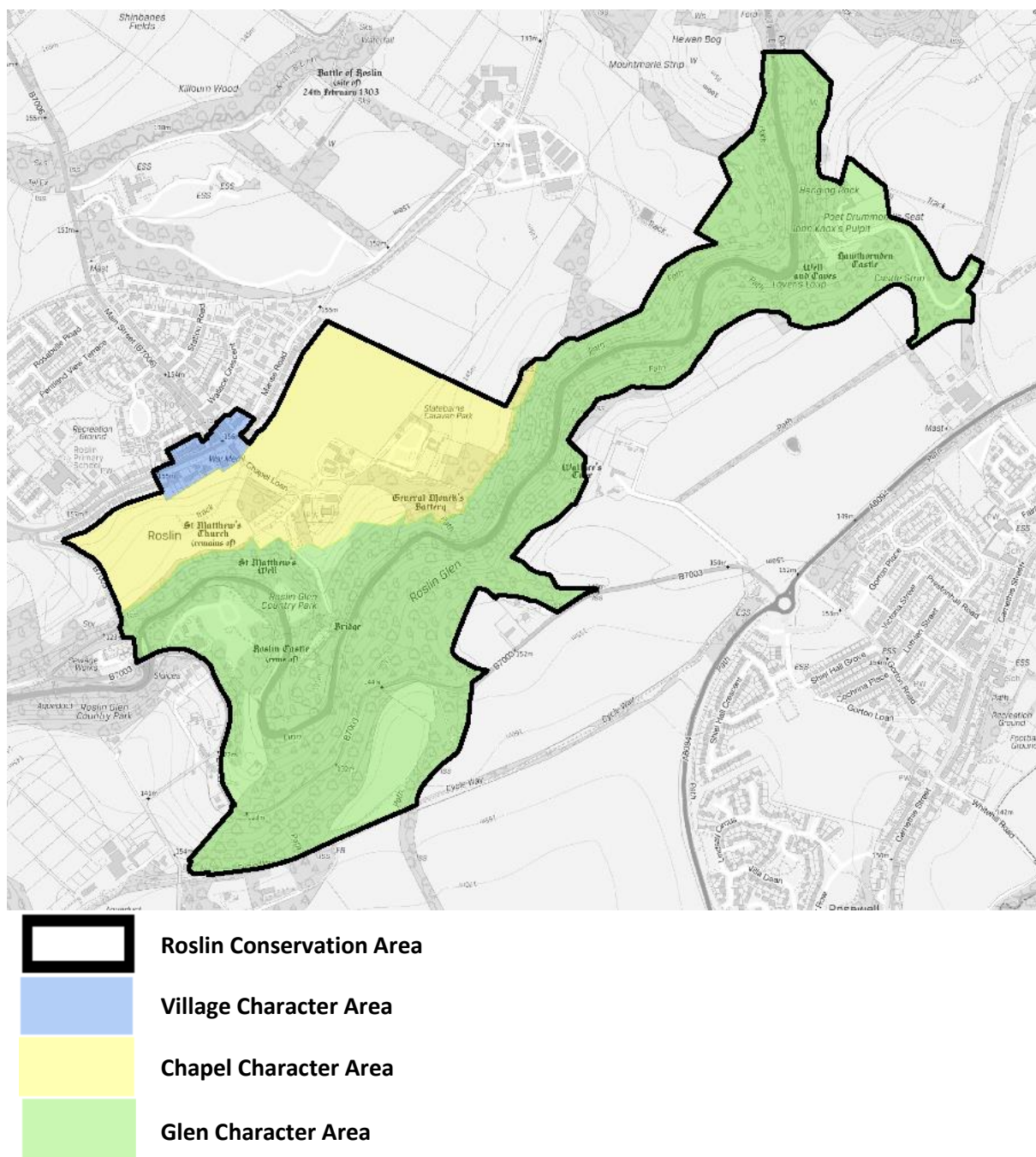
15. There are three Scheduled Monuments in the Conservation Area – Rosslyn Chapel (burial ground, buried remains of nave and remains of St Matthew's Church), Rosslyn Castle and Wallace's Cave (cave and rock carvings). Wallace's Cave is located in a cliff face above the

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.

Townscape Analysis

16. 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

17. 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 of sandstone and slate, comprising larger buildings on the north-eastern and north-western (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 the 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.



18. The built form of the chapel area is naturally dominated by Roslin 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 21st century addition, and the buildings at Slatebarns Farm are a mix of traditional Victorian farm buildings and 20th century additions. The character of this area is rural, with very limited built development.



19. 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 19th century, the section that lies within the Roslin Conservation Area down river of the bleachfields/carpet factory has remained undeveloped except for the two castles.



Materials

20. The buildings in the Conservation Area are primarily of sandstone masonry construction. The masonry finished 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.



21. Roslin Castle is built of squared, coursed pink sandstone rubble. There are slate and lead roofs and mainly sash, casement 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 with asphalt covering. 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 18th century with thick astragals, and a row of 19th century dormers. The windows are mostly 12 pane timber sash and case, with some nine and four pane also. Collegehill 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 limewash. The roof is pantile, with slate run-off.



Setting and Views

22. The landscape setting for this Conservation Area is dictated by the deeply incised wooded gorge of the River North Esk. 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 a designated Local Biodiversity Site.



23. Roslin Glen 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 gorge supports a mixed deciduous wood with ground flora characteristic of ancient woodland. From the early 1600s the glen was laid out with riverside walks centred on Rosslyn Chapel, Roslin Castle and Hawthornden Castle. The glen became popular with tourists from 18th century.
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 walk 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 plain grassy contract, emphasising the edge between the densely wooded glen and these fields. 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.



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. 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. These steps (known locally as “Jacob’s Ladder”) were originally created by the local Scout Troop in 1913, and were used by workers travelling between the village and the Carpet Factory. The steps were restored by the community in 1989, and remain used by walkers.



27. 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 flowerbed 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.
28. 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.

“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

Assessment

Significance

29. 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 13th century when Sir Henry St Clair, 3rd 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 11th 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.
30. 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

31. 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 College Hill 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 are being managed.

Opportunities

32. 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, 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.
33. 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

34. 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.
35. 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.
36. 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 open 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.
37. The most notable public realm feature of the Conservation Area is the open space that used to be the former village green. There are 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

38. 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. 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

39. 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

40. 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.
41. 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 casements or sash and case. 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 "slim profile" 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 skews, 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. 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.

Midlothian Local Development Plan 2017

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.

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	<p>Late 15th century castle with later additions and alterations, set around a courtyard.</p> <p>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).</p>	A	LB13026
Rosslyn Chapel (Episcopal), former Collegiate Church of St Matthew, including vaults, burial ground memorials and boundary walls, excluding Scheduled Monument SM6458	<p>Initial structures of an unfinished cruciform-plan church. 1446 with later alterations and additions.</p> <p>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.</p> <p>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.</p>	A	LB13028

Roslin Conservation Area Character Appraisal & Management Plan

Hawthornden Castle, including gatepiers, boundary walls, wellhead drinking fountainhead, outbuilding and caves	<p>Five-bay castle style L-plan tower house, built in 1638, and a ruinous 15th century tower, set around a triangular courtyard.</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 crowstepped gables.</p>	A	LB13023
Rosebank Cottage (formerly stables) and boundary wall, Roslin	<p>Quadrangular classical former stable block. Late 18th century with later alterations and additions.</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; channelled quoins.</p>	B	LB13027
Custodian's Office (Stables to Old Inn) including boundary walls and adjoining gateway to Roslin Chapel, Roslin	<p>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.</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	LB13030

Roslin Conservation Area Character Appraisal & Management Plan

Collegehill House, formerly the Old Inn, including boundary walls and gateway, Roslin	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. 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	LB13029
Hawthornden Castle Lodge	Single storey lodge to Hawthornden Castle. Early-mid 19th century with later alterations and additions. 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.	C	LB44142
Roslin Cemetery, including gates, gatepiers and boundary walls, excluding Scheduled Monument SM6458	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. 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.	C	LB44178

Roslin Conservation Area Character Appraisal & Management Plan

Roslin Glen Hotel, Penicuik Road, Roslin	<p>2-storey, 4-bay baronial revival hotel with single storey rendered and timbered addition to NE. Archibald Sutter, 1868.</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	LB44177
The Original Rosslyn Hotel, Main Street, Roslin	<p>2-storey, 6-bay hotel with single storey, 4-bay separate addition to E. 1857 with later addition to E, dated 1892.</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	LB44175

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>	SM6458
Rosslyn Castle, Roslin	<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.</p> <p>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>	SM1208
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>	SM6825



Mavisbank

Conservation Area Character
Appraisal & Management Plan

DRAFT

November 2020

MIDLOTHIAN COUNCIL

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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 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 Conservation Area in terms of townscape, 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 the 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. The Mavisbank Conservation Area is centred on the Mavisbank Estate, which is located 6 miles south of Edinburgh, between Loanhead, Lasswade and Bonnyrigg (Poltonhall). The population within the conservation area is approximately 180. The Conservation Area straddles the River North Esk and is bounded by Wadingburn Road to the north, Loanhead to the west, Poltonhall (Bonnyrigg) to the south and Kevock (Lasswade) to the east. The village of Polton is the only settlement within the Conservation Area. The focal point for the Conservation Area is, however, the Mavisbank Estate.
5. The Mavisbank Estate was originally created by Sir John Clerk in collaboration with William Adam, in the early 18th Century. The Category A listed Mavisbank House was one of Scotland's earliest Palladian villas, and was one of Scotland's finest country houses for many years. It is still of significant architectural importance, despite being

derelict. Mavisbank House is set within a designed landscape (referred to as the Mavisbank Policies). *“Mavisbank is the key work of architecture of its period – the second quarter of the 18th Century – in Scotland. Mavisbank encapsulates the intellectual spirit of early Georgian Scotland in architecture and landscape. Its creators, Sir John Clerk, the 2nd Baronet of Penicuik, and William Adam, whom Clerk described as the ‘universal Architect of his Country’, were town of the most important figures in the field”* (Mavisbank Conservation Plan (2005) prepared on behalf of the Mavisbank Trust).

6. Mavisbank Conservation Area was designated in 1977. The boundary was reviewed and enlarged in 1992 and 2014. There are four areas of distinct character – Mavisbank Policies, Polton (including the village, Polton Bank and Polton Road), Wadingburn Road and the southern slope of the North Esk valley. The Conservation Area boundary overlaps in parts with the following designations:

- North Esk Valley Special Landscape Area;
- Mavisbank Garden and Designed Landscape; and
- Mavisbank Local Biodiversity Site.

Figure 1: Mavisbank Conservation Area Boundary

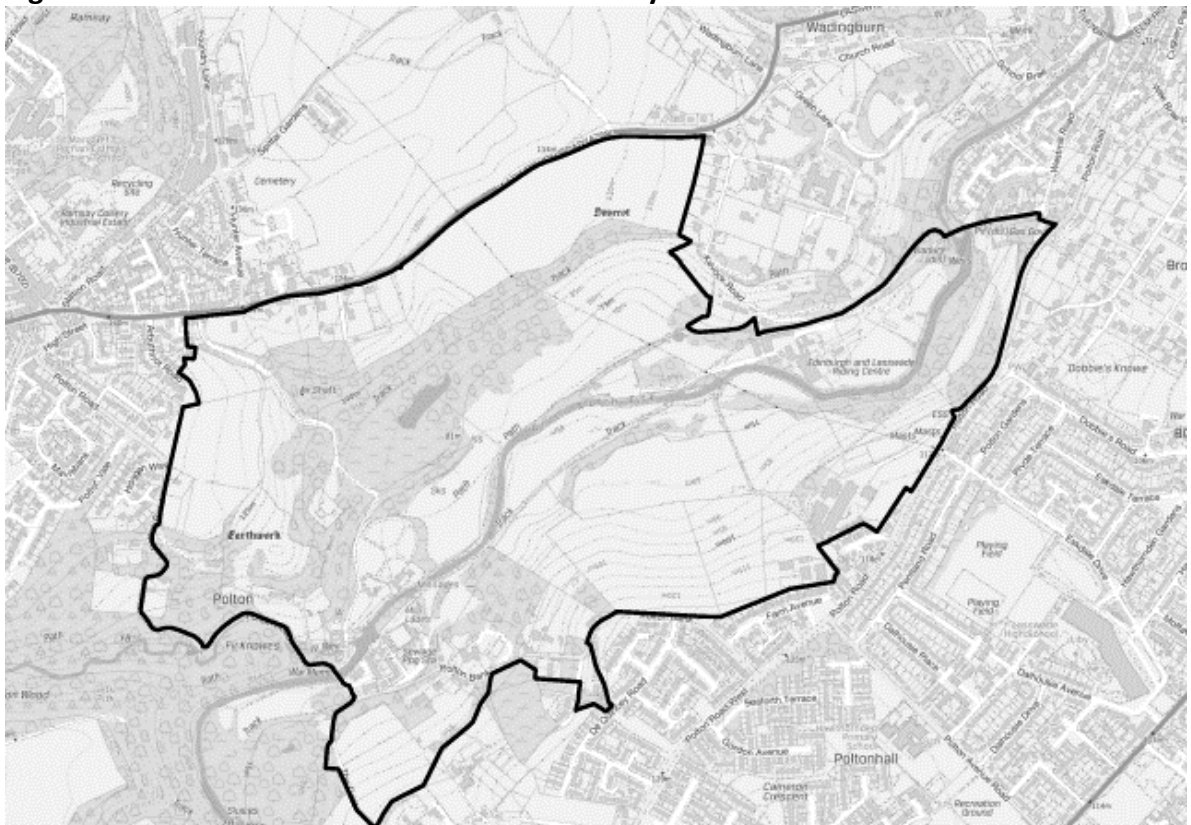
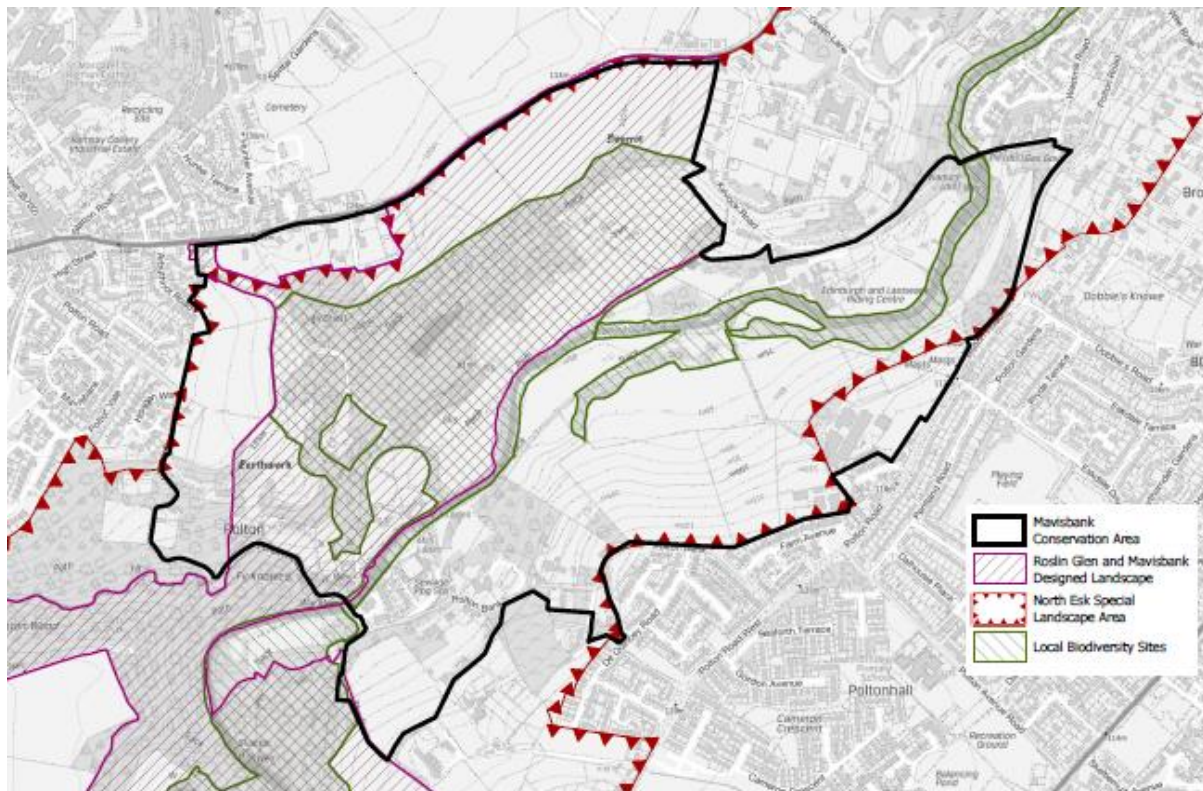


Figure 2: Environmental Designations at Mavisbank



Historical Development and Significance

Origins of the Area

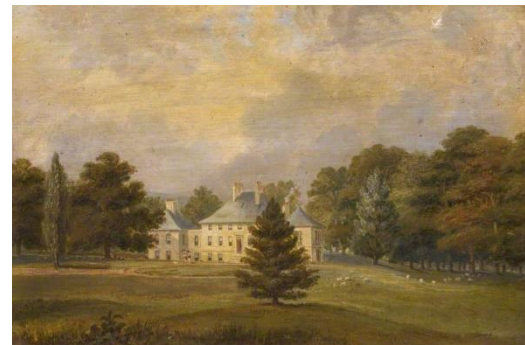
7. Mavisbank Conservation Area spans the River North Esk between Polton and Lasswade. Much of the North Esk valley is narrow with steep and densely wooded sides, but it opens out a little around Polton, creating a broader but still steep sided and largely wooded valley. Along much of its length, including at Mavisbank, the River North Esk runs through or is bordered by large estates and former estate lands. The character of Mavisbank Conservation Area is largely influenced by the landform resulting from the river, and by the estates lining the banks of the river – Mavisbank Estate and Polton Estate.



8. The main focus of the Mavisbank Conservation Area is the Mavisbank Estate. The Estate was formed by Sir John Clerk (2nd Baronet of Penicuik) from land originally purchased by his father (Sir John Clerk, 1st Baronet) as part of Mavisbank Farm. The farm was purchased with the intention of building a small house from which the 1st Baronet could supervise his local coal mining operations more easily than from the family home in Penicuik.



Mavisbank Estate



Polton House

9. The former Polton Estate also lies within the Conservation Area. The estate was feued in 1500 by Sir David Ramsey from the Abbot of the hospital of St Leonard (Edinburgh). The estate was purchased by William Calderwood (later Lord Polton) in 1711. The now demolished Polton House was built in the 1700s on a small promontory over the valley, which was the site of an older house dating from the 16th century. The site of Polton House is now the Poltonhall Industrial Estate. The summerhouse has survived and is Category B listed. It sits outwith the boundary of the Mavisbank Conservation Area.

10. Polton village developed as a result of the establishment of the Springfield Paper Mill in 1742 and the Polton Paper Mill in 1750 which both utilised the power of the River North Esk. The site of the Polton Paper Mill lies within the Conservation Area. The site belongs to Midlothian Council, and following the demolition of the former mill buildings, has been re-naturalised. The site of Springfield Mill is not within the Conservation Area. The mill buildings were demolished and the site has been restored for wildlife, managed by the Midlothian Council Ranger Service. It is a designated Local Biodiversity Site. The paper mills were served by the Esk Valley Railway, which was a branch from the Edinburgh – Peebles railway, from the 1860s to the 1960s.



Archaeological & Historical Significance

11. The great estates, combined with the industrial development along the North Esk in the 18th and 19th centuries, has led to strong relationships between the buildings and landscapes of the valley and a rich and complex set of literary, artistic and architectural associations. During the mid-18th century there were claims that the River Esk was the most industrialised 17 miles in the whole of Europe. The water of the North Esk provided power for numerous industries along its bank for centuries, leading to the construction of more than 20 weirs along its length and leaving a significant legacy of industrial archaeology. This industrial development also had a significant effect on the pattern of built development and urban expansion along the river.
12. Sir John Clerk (2nd Baronet of Penicuik) was a lawyer and politician. He was instrumental in the Act of Union between England and Scotland in 1707, and served on the first joint Government of the United Kingdom. Alongside his role in early 18th Century British political and cultural history, he was a central figure in the Scottish Enlightenment (the period in 18th and early 19th century characterised by an outpouring of intellectual and scientific accomplishments which exerted significant cultural influence). Sir John was Scotland's leading patron of the arts and "arbiter of taste" in the first half of the 18th Century. He was an enthusiastic antiquarian and improver of his estates. He was also an important patron of the architect William Adam, with whom he designed Mavisbank House and Policies.

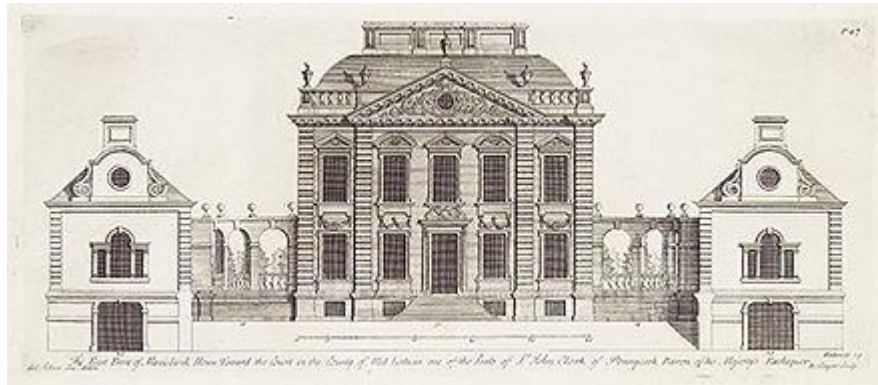


Sir John Clerk



William Adam

13. Mavisbank House was intended to be a summer pavilion rather than the family's principal residence, which remained at Penicuik House. Mavisbank House and the designed landscape of the Policies provided Sir John with the opportunity to put into practice the vision he set out in his poetic treatise on "The Country Seat", which was published in 1727. Mavisbank House was Scotland's first Palladian villa and is a prime example of a 'villa' built within commuting distance of a town or city. It represented a shift from the prevailing Baroque style of the period to the neo-classical style and had a profound influence on Scottish architectural history, inspiring a generation of country houses with symmetrical plans, curved wings and classical ornamentation. It is a Category A listed building.



Front elevation of Mavisbank House by William Adam, published in Vitruvius Scoticus

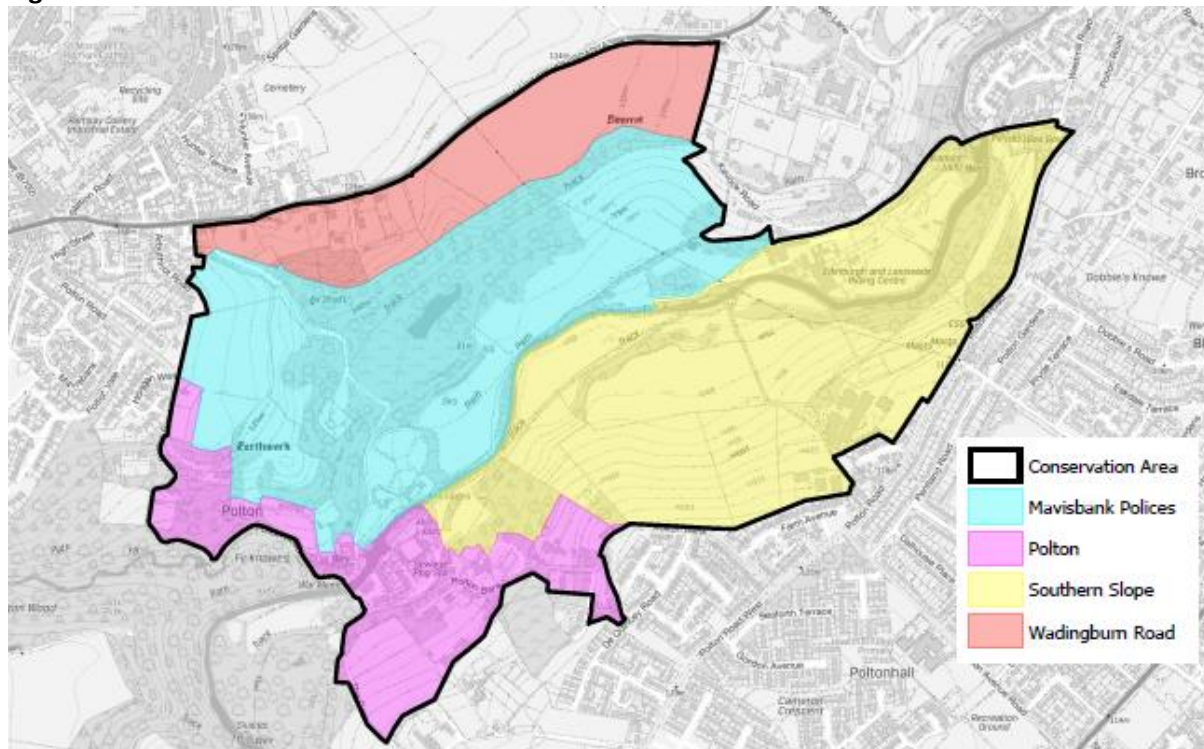
14. Polton Paper Mill was originally established in 1750, and by the 1780s was owned by William Simpson, who was responsible for a number of papermaking innovations in Scotland including introducing the use of chlorine bleach in whitening paper, the tub-sizing of writing paper to improve the absorption of ink, mechanical agitation of the stuff chest and steam heated vats. The Esk Valley Railway opened in 1867 to serve the Polton Paper Mill, the neighbouring Springfield Mill and Kevock Mill. It was a branch line off the Edinburgh to Peebles railway. One of the significant features of the Esk Valley Railway was the Lasswade Viaduct, a six arch viaduct with a gentle curve. The viaduct was designed by Thomas Bouch, designer of the first Tay Bridge which collapsed in 1879, and is a Category B listed structure.



Townscape and Landscape Setting Analysis

15. Four areas of distinct character can be identified in Mavisbank Conservation Area – Mavisbank Policies, Polton (including the village, Polton Bank and Polton Road), Wadingburn Road and the southern slope of the North Esk valley. 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: Character Areas



Architectural Quality & Built Form

16. **Mavisbank Policies Character Area** - Mavisbank Policies is a designed landscape laid out in the early 18th century around Mavisbank House. The grounds comprised a lake, woodlands, a walled garden, walks, viewpoints, open pasture, fields and several structures including a dovecot and game larder, which had ornamental and/or functional roles in the estate. The location of the House was chosen in response to the “Roman Station” – a mound to the south-west of the house which was said to be Roman, but is more likely to have been an Iron Age site, although there is no archaeological evidence to indicate the nature of the mound. The relationship of the “fort” to the house determined the central axis of the designed landscape.
17. Key surviving features of the original designed landscape include the formal axis leading from the “fort”, through the house, along the central avenue terminating in the Doocot; traces of the radiating “goose-feet” avenues; and the walled garden, drives and paths. The long pond/lochan is a key feature of the landscape and was formed in 19th century from the original ornamental canal as part of wider changes to a more natural-style landscape in the estate. The original Mavisbank landscape is chiefly important as the embodiment of the early 18th century intellectual and aesthetic concerns of its creator, Sir John Clerk. Both the house

and the landscape were conceived as an integral whole to demonstrate all aspects of “the Roman Life” espoused by Clerk as the proper mode of living for gentlemen. It is the later phase of the landscape from the late 18th and early 19th centuries that is most evident today – drives, paths, plantations, parkland and lochan are all in this later form.

18. The house was built between 1723 and 1727 and was designed by Sir John Clerk (2nd Baronet of Penicuik) in collaboration with William Adam, who was the foremost architect in Scotland at the time. His style was mainly influenced by the Palladian style with Baroque influences. Mavisbank is considered by many to be the first example of this style of country house, inspiring a new generation of villas, for example Arniston House near Gorebridge and Paxton House near Duns. The Clerk family sold the house in 1815 and substantial additions were made to the house between 1820 and 1840. In 1877 further extensions were added and the house, now named New Saughton Hall, became an asylum. When the asylum closed in 1953, it was sold to a private owner and the house was taken back to its original external form. The house has been derelict and abandoned since a fire gutted the interior of the house and destroyed the roof in 1973.
19. The House has a five by four bay square-plan corps de logis¹ with flanking quadrant links of a single arcaded storey over a basement, the screen walls curving forward and linking symmetrically places pavilions. The gable ends of the two storey pavilions are flanked by banded pilasters and above the Venetian windows there are scrolled chimney stacks pierced by a central bulls eye, echoing the main house. Due to the change in ground level the south pavilion has a second basement and service yard. The doors and windows in the house were arranged to control views of the landscape beyond from inside the building.



20. **Polton Character Area** – Polton Road is a narrow winding road leading from Loanhead to the bottom of the valley at Polton. It forms the western boundary of the Conservation Area. There are stone walls bounding the road along much of its journey down the steep valley side. The Category B listed Blairesk Hall is one of only three houses on Polton Road within the Conservation Area. Attributed to William Playfair, Blairesk Hall was constructed in 1819 and extended in the mid-1800s. It is a single storey picturesque Jacobethan villa with basement and attic. At the bottom of the valley is the former Mavisbank Dairy, a Category C listed buildings built around 1840 and now sub-divided into 3 dwellings.

¹ The term **corps de logis** is the principal block of a large, usually classical, mansion. It contains the principal rooms and an entry. The grandest and finest rooms are often on the first floor above the ground level.



21. Polton village was the location of the Polton Paper Mill and Polton Station. The station was demolished in the 1970s and a small residential development constructed on the site. Polton Cottages and the Bowling Club survive from before the Mill closed. The site of the mill is now an informal semi-natural greenspace owned by Midlothian Council with only limited remnants of the previous use visible, mainly in the form of low walls. Polton Bank leads up the southern side of the valley to Poltonhall and Bonnyrigg. On either side of Polton Bank lie Victorian villas, largely set back from the road behind high walls and with substantial gardens with considerable tree cover. The walls, trees and gardens, permitting only glimpses of the large houses is the predominant character here, as with Polton Road.



22. Three of the villas on Polton Bank within the Conservation Area are listed – Priorwood House, De Quincey Cottage and St Ann's Mount. Priorwood House is a Category B listed early mid-19th Century five-bay classical house with later additions. De Quincey Cottage is a Category B listed early 19th Century three-bay rectangular plan house with later additions. It is named after Thomas de Quincey (writer) who lived there from 1840 to 1859. At Ann's Mount is an early 19th Century five-bay hillside villa with eclectic details.
23. **Wadingburn Road Character Area** – The houses along the Wadingburn Road edge of the Conservation Area are grouped at the western end (Loanhead) and are built at the top of the North Esk valley slope, with many having long views across the valley and are therefore highly visible from the opposite side of the valley. Four of the houses are listed. 79 & 81 High Street are earlier 18th century 2-storey houses. One is a single bay rubble sandstone house with later additions, the other is a two-bay house with timpani gable and harled and painted rubble. These houses were originally the Jointure House for Mavisbank and are two of the oldest inhabited dwellings in Loanhead. A former north drive gate lodge of Mavisbank at Linden Place is also a Category B listed building. The neighbouring Linden Lodge is a Category B listed early 19th century two-storey asymmetrical villa. Hillwood is a Category B listed building built around 1865 and extended around 1914. It belonged to the McTaggart family, including the renowned painter William McTaggart who grew up in the house and later had a studio and

gallery there. The character area includes the open fields which lie to the south of Wadingburn Road between Loanhead and Kevock (Lasswade). The fields provide the visual separation of Loanhead and Lasswade.

24. **Southern Slope Character Area** – the part of the southern slope of the North Esk valley that lies within the Conservation Area is largely undeveloped, with the only buildings being at Poltonhall Industrial Estate, and at Lasswade Riding School and its neighbouring plant nursery (which are both on the north side of the North Esk but still sit within this character area). The banks of the North Esk are wooded, beyond which are open grass fields.



Materials

25. The buildings in the Conservation Area are primarily of sandstone masonry construction. The main elevation of Mavisbank House is of cream sandstone ashlar, the remainder is rubble, once harled. Other buildings within the Mavisbank Estate are also sandstone ashlar on the principal façade with rubble to the sides and rear, with the exception of the Doocot which is random sandstone rubble with ashlar dressings to the doorways, and Game Larder, which is droved cream stone ashlar. Later buildings, such as the former Dairy and the Victorian villas in the Polton character area have grey sandstone ashlar frontages with random rubble sides and rear. Roofs are mainly slate. Surviving traditional windows are timber sash and case with varying pane numbers. Non-traditional buildings in the Conservation Area are built of a variety of materials, but all incorporate sandstone.



Setting and Views

26. The landscape setting for this Conservation Area is the steep sided valley of the River North Esk. As the river enters this Conservation Area, the valley opens up so the sides are not as steep as upriver in Roslin Glen. The existing landscape character is influenced heavily by the designed landscape at Mavisbank and the remnants of the designed landscape at Polton House, which frame the tree lined river. Both sides of the valley are heavily wooded in places, juxtaposing with the open fields which also line the sides of the valley. There is little evidence at a landscape scale of the industrial heritage of this part of the North Esk valley, but it has had a significant influence on the pattern of built development, particularly Polton village. From the top of both sides of the valley the views are expansive across the valley and beyond to the Pentland Hills (from the south side) and the Moorfoot Hills (from the north side). Views within the valley are largely uninterrupted by buildings due to the screening provided by trees surrounding the houses.



Public Realm, Open Space and Trees

27. There is limited public realm in this Conservation Area, with no civic spaces. There are some roadside footways, but not along all roads, particularly Polton Road. The two winding roads on either side of the valley (Polton Road and Polton Bank) with their high stone walls and gateways form part of the character of the Conservation Area. A narrow tarmac footway with kerbing runs along one side of Polton Bank. Mavisbank Policies and the site of the Polton Paper Mill are both publicly owned semi-natural greenspaces which are open to the public. The paths through these spaces are largely unmade, therefore are generally not accessible to those with mobility issues. Mavisbank Policies are also a Local Biodiversity Site.
28. The trees in this Conservation Area make a significant contribution to its character. They provide shelter and screening to the houses, adding to the overall rural appearance of the Conservation Area. They also form a very significant part of the designed landscape at Mavisbank, and frame the banks of the River North Esk.



Assessment

Significance

29. Mavisbank House and Policies are of national significance both architecturally and culturally due to the connection with Sir John Clerk and William Adam. The Conservation Area was designated in 1977, with changes to the boundaries confirmed in 1992 and 2014. It is centred on the designed landscape within which Mavisbank House is carefully set, but the Conservation Area extends beyond this to safeguard the wider setting. The Conservation Area also has local significance due to the landscape and the Victorian villas, which are a legacy of the industrialisation of the valley in the 18th and 19th centuries. The trees and woodland areas in this Conservation Area is of particular significance in the Midlothian context because they are a key characteristic of the river valley which were retained throughout the industrialisation of the river which drove the economy and development of Midlothian for centuries.

Condition

30. The overall condition of the Conservation Area outwith the Mavisbank Policies character area is good. Most of the buildings have retained original features, with some benefitting from recent restoration work. Where modern buildings have been introduced, or traditional buildings modernised, this has generally been achieved sensitively. Tree cover has been largely retained, although there is significant need for more proactive woodland management within the Mavisbank Policies, and value of individual trees to the overall character of the area should not be underestimated.
31. Mavisbank Estate has not fared so well. Parts of the original estate were sold off in parcels by the owners when it was a hospital. This included the three main accesses to the estate (North Drive, South Drive and East Drive). Although a right of access has been retained over the South Drive for the owners of the Policies (currently Scottish Ministers) and possibly the owners of the House (currently unknown), the effect of these land sales has created significant challenges for the estate now.
32. The House suffered from a devastating fire in 1973 which left it roofless and derelict. Action to address the dereliction has been pursued since the mid-1970s, but this has been made more challenging by uncertainties over the ownership of the House. The ownership of the House was separated from the Policies in the 1970s with the ownership of the Policies passing to (the then) Historic Scotland in 1995. Although some emergency safety works were carried out on the House, its condition is still perilous and this valuable part of Scottish cultural and architectural history could be irretrievably lost if significant action is not taken soon. Any action would be a significant undertaking, but could revitalise this heritage and greenspace asset of local, regional and national importance while bringing many benefits for local communities.
33. The Policies experienced neglect and decline for many decades. The landscape has suffered from coal mining related subsidence and has been badly affected by drainage problems as a result of the site's complex natural and manmade hydrology systems (e.g. culverts, mine drains and water supply infrastructure). These have caused waterlogging and subsidence. Woodland areas have been unmanaged resulting in self-seeded growth, some of which has damaged structures, blocked important view lines, obstructed access routes or over-shaded ground flora. Buildings and structures within the landscape have also deteriorated due to weathering, vegetation growth and other damage. Historic Environment Scotland has started

to tackle these problems in recent years, and a Conservation Management Plan for the Policies, which will set out how the landscape's deterioration can be tackled in a more proactive and prioritised manner is currently being prepared. The Policies are also a designated Local Biodiversity Site, therefore proactive management of its key biodiversity features and overall biodiversity value is essential.

34. Various proposals have been developed over the past few decades to restore Mavisbank House. The Mavisbank Trust has been instrumental in this effort. A project which will see the external restoration of the House, conversion of the House to holiday accommodation and community uses, and restoration of the landscape is currently being led by The Landmark Trust and Historic Environment Scotland. If successful, this multi-million pound project will be a significant investment in Midlothian, bringing a nationally important historic asset into beneficial use not just economically but more importantly for the local community. Midlothian Council has committed to supporting this project through use of its compulsory purchase powers to acquire the house once funding is secured and the project partners are able to take on ownership of the house immediately following the compulsory purchase.

Opportunities

35. The main opportunity for the Mavisbank Conservation Area relates to Mavisbank House and Policies, and the potential for them to be a significant local social and economic resource which benefits local residents. There is the potential for Mavisbank to be a place where heritage is used to deliver learning, skills, economic development, wellbeing and nature conservation opportunities. The current proposal to restore the House and provide holiday accommodation, a skills centre, and space for community use and visitor facilities, combined with improved management of the Policies to maximise its potential as a free to access public greenspace and nature conservation site, are fully supported by the Council.
36. The landscape which is discernible today is the form achieved by the mid-19th century. While reversal by restoration to the original designed landscape associated with the House is possible, continued evolution to make best use of the historic and natural assets may be more practicable for a number of reasons, particularly that restoration to the "original" would largely destroy the current landscape which is valued by many in spite of its relatively poor condition. Implementation of a pragmatic landscape conservation management plan which focuses on the essential high priority remedial work and maintenance needed to conserve key features of the landscape and on the works necessary to make the landscape fully accessible and attractive as a visitor destination, is planned by HES (owner of the Policies).
37. For the remainder of the Conservation Area, which is in overall good condition, the main opportunities relate to the ongoing preservation of its character and original building features. In particular for Mavisbank Conservation Area, this includes undertaking ongoing, proactive woodland management in the valley, ensuring that the provision of access for visitors to and around the area is sensitively managed, and maintaining the landscape character of the valley. Proactive management of individual trees and woodland areas is necessary, and any changes need to be clearly justified and carefully managed.

Challenges

38. The most significant challenge facing Mavisbank Conservation Area is the financial investment that will be required to restore Mavisbank House in a way which provides an economically viable and sustainable end use and to restore the Policies in a way which brings the most

benefits for local communities and ensures long term, proactive management plans are in place and implemented.

39. An additional challenge in relation to the Policies is finding a practical solution to the access issues. By the late 1800s, there were three accesses to the House and Policies – the North Drive, the East Drive and the South Drive. Whilst the North Drive and South Drive still exist, the ownership and access rights of the drives was fragmented during the period when the House was an asylum. The East Drive is no longer functional, although its route can still be traced through the landscape. For all three Drives, the ownership at the point at which they join the public road is separate to the ownership of House and Policies. The only legal right of access to the Policies, and therefore the House, that is suitable for vehicles is the South Drive. This is not a suitable access point for the Policies if public access is to be increased due to the right of access restrictions, and because its entrance is at the bottom of the valley and the roads leading to it (Polton Road and Polton Bank) area steep, narrow and winding so unsuitable for some vehicles and high volumes of traffic. The most likely solution will be to create some form of new access from Wadingburn Road, but this would need to be carefully designed to ensure road safety and to protect the character of the Conservation Area and Designed Landscape.
40. Overall, 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 Mavisbank Conservation Area, but care is needed to ensure negative incremental changes are avoided. Mavisbank 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 complements the character of the Conservation Area. The almost undeveloped character of the river valley requires careful protection.

Management Plan

41. The purpose of this Conservation Area Management Plan for Mavisbank 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. 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 Mavisbank Conservation Area. It explores the issues facing the Conservation Area, opportunities for enhancement and building repair and maintenance.

Issues Facing the Conservation Area

42. The key issues facing the Mavisbank Conservation Area relate to Mavisbank House and Policies. The uncertain ownership of the House, its dereliction and the significant financial investment that will be needed to undertake its restoration are the major issues relating to the House. For the Policies, the major issues are its current condition (including land stability), the financial investment that will be needed to restore it and enable greater public benefit from the greenspace, and problems of access to the House and the Policies.
43. The issues facing the wider Conservation Area include the need to avoid cumulative negative impact from incremental changes to individual buildings and open spaces, and maintaining the undeveloped character of the valley.

Opportunities for Enhancement

44. Full exterior restoration of Mavisbank House, combined with the creation of an interior which respects and reflects the original internal layout and design of this nationally significant 18th century Palladian villa as much as possible, would provide the opportunity for the House to combine a viable economic end use for the building with uses that provide direct community benefit. The current proposal being developed by The Landmark Trust and Historic Environment Scotland to provide holiday accommodation for let within the main house, with community uses and visitor facilities in the wings, would fit with this vision.
45. The potential significance of the Policies as a greenspace which benefits the neighbouring communities of Bonnyrigg, Lasswade and Loanhead is clear. Making best use of this resource will require investment in restoration of the designed landscape, management of the woodland and other nature conservation features and the upgrading of paths within and approaching the site to enable access for all. The management of the Policies, including the improvement of access, will need to carefully balance the biodiversity, historic and community value of the site.
46. Beyond the Policies, most of the traditional buildings in the Conservation Area 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 lead to problems with damp, stone decay and rot in timbers.

47. 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 Scots 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. Roof lights tend to be of metal fixed flush to the slope of the roof. Where replacement is necessary, conservation style rooflights should be specified. 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. 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 not be permitted on principal or public elevations or above the ridge line of the roof. 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 traditional 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.

Midlothian Local Development Plan 2017

48. 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 or www.midlothian.gov.uk.

Appendix 1: Listed Buildings & Scheduled Monuments

Listed Buildings

Address	Description	Category	Ref No.
Mavisbank House	Classical country house or villa comprising 2-storey over basement, 5-bay square plan corps de logis, with flanking quadrant screen walls curving forward and linking to symmetrically disposed rectangular plan single storey over basement pavilions. Cream sandstone ashlar principal elevation and quadrants, rubble (formerly harled) walls to side and rear elevations, and pavilions, all with polished ashlar dressings and margins. Base course, eaves course, modillioned cornice at eaves, balustrade above with regularly spaced corniced and panelled dies surmounted by urns (now missing). Horizontally channelled strip pilasters framing centre 3 bays and clasping corners at principal and 1st floors, pilaster pedestals to outer left and right with Latin inscriptions. Margined window jambs with cill and lintel courses at forming grid pattern at principal floors to side and rear elevations of main block. Margined windows to screen walls and pavilions. The roofs (now missing) were of grey slate comprising a distinctive and unusual domical piended platform roof to the main block, piended and bell-cast roofs to pavilions with a monopitch to the service wing. A-group with Doocot, Gazebo, Walled Gardens, Ice House, Dairy, Game Larder, and East Lodge (Kevock Road, Lasswade).	A	LB7404
Mavisbank House Walled Gardens	1739. Large horseshoe-plan walled garden with smaller triangular-plan walled garden adjoining to SW; gates to NW, NE and SE and road access from former dairy to SW; lean-to potting sheds on S boundary of horseshoe-plan garden, now converted to house and garage. Ashlar sandstone with brick inner facing; flat ashlar cope. The walled gardens lie out of sight, to SE of the house, positioned in a sheltered area by the river, flanked along the W side by woodland, and a belt of trees to the E. The plan is particularly unusual, as gardens with curved walls were thought to cause the wind to eddy, retarding the ripening of fruit. The smaller garden contains the gazebo (see separate list entry). A-group with Mavisbank House, Doocot, Dairy, Gazebo, Ice House and Game Larder, East Lodge (Kevock Road, Lasswade).	A	LB44166

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Mavisbank House Doocot	1738. Tall, circular doocot. Upper third partially missing; roofless. Random sandstone rubble with ashlar dressings to doorways. The building certainly formed an integral part of the designed landscape around Mavisbank. From the house ran three radial avenues and a canal, the central axis terminated by this circular eye-catcher doocot to the NE of the house. The oculus reflects similar features in the pediment and pavilion wings of the main house and the former Jointure House on Linden Place, Loanhead (see separate list entries). A-group with Mavisbank House, Doocot, Gazebo, Walled Gardens, Ice House, Game Larder and East Lodge (Kevock Road, Lasswade).	A	LB7386
Mavisbank House Gazebo	Dated 1731. Square-plan gazebo. Cream sandstone ashlar (rubble to sides and rear) with polished dressings. The gazebo lies opposite the Dairy in the walled garden to south of the main horseshoe-plan garden. A-group with Mavisbank House, Doocot, Dairy, Walled Gardens, Ice House, Game Larder and East Lodge (Lasswade).	A	LB7387
Mavisbank House Game Larder and Ice House	Game Larder - Later 19th century. Single storey, square plan game larder leading to associated brick and stone lined ice house below. Drove cream sandstone ashlar. Formerly grey slated roof with overhanging eaves (roof removed around 2011). Cast iron under floor ventilator grilles; chamfered angles swept to square at eaves; hood moulded openings; adjustable timber louvres. Formerly used for hanging game, the larder, which is located above the ice house, is situated on the wooded ridge between the main house and the dairy, for optimum shade and ventilation.	B	LB44164
79 & 81 High Street (former Mavisbank Jointure House)	Earlier 18th century. 2-storey single bay rubble sandstone house and 2-storey 2-bay terraced house with timpany gable, harled and painted rubble. Part of A Group with Mavisbank. Two of the oldest inhabited dwellings in Loanhead, it was built as a jointure house for Mavisbank.	B	LB47740

Mavisbank Conservation Area Character Appraisal & Management Plan

Linden Place (former Mavisbank Gate Lodge)	Circa 1830. Single storey bow end gate lodge with later rear extension. Coursed rubble and ashlar. Ashlar base band and long and short quoins. Thought to be a later gate lodge to Mavisbank (listed separately) and sited at the top of the north drive. This lodge was formerly used by the adjacent Linden Lodge and is partially hidden by its boundary wall.	B	LB47741
Linden Lodge	Earlier 19th century. 2-storey asymmetric villa with ancillary outbuildings. Coursed rubble, ashlar dressings. 1st floor cill band. Gates thought to be originally the entrance to Mavisbank House.	B	LB37510
Hillwood, Braeside Road	Circa 1865, extended circa 1914. Single and 2-storey, irregular-plan house with bowed end walls. Harled and painted walls; plain margins; polished ashlar base and band course, ashlar rybats. Overhanging eaves. This house was owned by the McTaggart family, of whom the most famous was Sir William MacTaggart (1903-1981), the renowned Scottish painter. The timber chalet in the garden was built in 1917 for the 14 year old William to use primarily as a studio. It is now used as a summerhouse.	B	LB47739
Lasswade Viaduct	1867. 6-span viaduct with segmental arches on tapered, rectangular-plan pylons. Cream bull-faced sandstone with polished voussoirs; string course and curved ashlar cope. Light steel railings. Built in 1867 for the Esk Valley Railway by Thomas Bouch.	B	LB13621
St Ann's Mount, Polton Bank	Originally circa 1810, with mid-19th century additions. 2-storey, 5 bay picturesquely situated hillside villa with eclectic details. Stugged grey sandstone ashlar to front (W); pink sandstone rubble to remainder.	B	LB13206
De Quincey Cottage	Earlier 19th century with later alterations and additions. 2 storey, symmetrical 3-bay rectangular-plan house with later additions to W angle and SW (rear) wall. Grey ashlar sandstone to front (NE); sandstone rubble to other elevations; raised, droved margins and cills; polished ashlar doorpieces; chamfered doorpieces to side and rear elevations; base course; band course between ground and 1st floor to addition; eaves course; strip quoins. From 1840 until his death in 1859 the house was lived in by Thomas de Quincey and his family.	B	LB7388

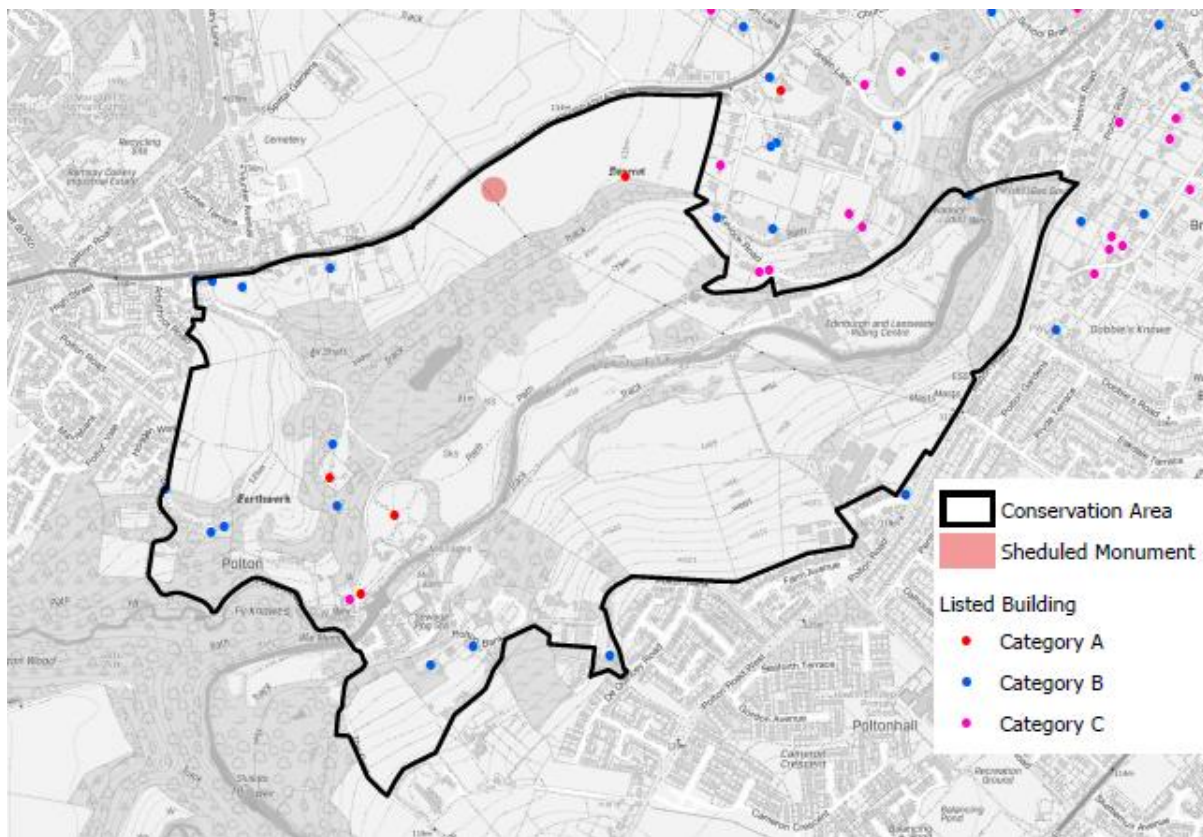
Mavisbank Conservation Area Character Appraisal & Management Plan

Priorwood House	Earlier-mid 19th century with later alterations and additions. 2-storey, formerly symmetrical, 5-bay classical house with advanced 5-light bay to left of centre and single storey, addition to NE. Grey sandstone ashlar with polished ashlar dressings to NW; stugged sandstone to sides and rear elevation. The house was built for Mr Todd, a local mill owner. Apart from the bay window to the front elevation, probably added in the late 19th century, the house would have been symmetrical and classical.	B	LB44168
Blaireisk Hall	Attributed to William Playfair, 1819; extended 1830-60. Single storey, basements and attic. Picturesque Jacobethan villa. Coursed squared rubble with ashlar quoins and dressings; band course; raised long and short quoins; overhanging eaves and mutuled cornice. Formerly known as Bilston Lodge, it was built for Dr Alexander Brunton, minister of the Tron Kirk and Professor of Oriental Languages at Edinburgh University. The house also was used in 1888 for the first meeting of the Women's Guild of the Church of Scotland.	B	LB37509
Mavisbank House Dairy (comprising South Lodge, The Coach House and The Barn)	Circa 1840. Single storey with attic and 2-storey, gabled dairy complex incorporating coach house, cow shed and stable ranges around a square yard, left open to SW angle, with milking range to W (only rear wall remains) and semi-circular walled yard to N. Stugged and snecked grey sandstone with droved tails to openings. Originally a dairy complex with some stabling and storage, it has now been converted to three dwellings, each occupying an angle and part of a range. It is probable that the present structure was built in the mid-19th century on the site of a small 18th century farm. However, the present structure seems to be uniformly of the later date, and there seems to be no evidence left of an earlier build. The milking parlour to the W exists only in the form of the rear wall, with some iron tether rings still extant. A-group with Mavisbank House, Doocot, Gazebo, Walled Gardens, Ice House, Game Larder and East Lodge (Kevock Road, Lasswade).	C	LB44163

Mavisbank Conservation Area Character Appraisal & Management Plan

Scheduled Monuments

Title	Description	Ref No
Glenkevock (enclosure 400m NW of)	<p>The monument comprises the remains of a prehistoric enclosed settlement represented as cropmarks on oblique aerial photographs.</p> <p>The monument lies on sloping ground in arable farmland north of the River North Esk. It comprises a clearly defined sub-circular enclosure of approximately 20m diameter, with a single ditch some 2m wide. There is an entrance in the SE. The monument may represent the remains of a single roofed building of a type known as a ring ditch house and dating to the later prehistoric period. However it is perhaps more likely to represent a small enclosure that would have contained a smaller domestic building or buildings.</p>	SM6263





APPLICATION FOR PLANNING PERMISSION (17/00408/DPP) FOR RESIDENTIAL DEVELOPMENT INCLUDING PARK AND RIDE; ALLOTMENTS; LAND SAFEGUARDED FOR POSSIBLE EDUCATION USE; FORMATION OF ACCESS ROADS AND CAR PARKING AND ASSOCIATED WORKS ON LAND AT NEWTON FARM, OLD CRAIGHALL ROAD, MILLERHILL, DALKEITH

Report by Chief Officer Place

1 PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to request the Committee's approval of an amendment to a planning condition previously approved by the Committee.

2 BACKGROUND

- 2.1 At its meeting of January 2019 the Committee considered a proposal for residential development with associated works, the provision of land for a park and ride facility and the safeguarding of land for a primary school (if required) on land at Newton Farm and Wellington Farm, Old Craighall Road, Millerhill. The proposed development, covered by the two applications, comprises a total of 620 units with 504 units on the Newton Farm site (17/00408/DPP) and 116 units on the Wellington Farm site (17/00409/DPP).
- 2.2 The Committee were 'minded to grant' planning permission for the development subject to securing developer contributions and conditions. Condition 4 on both applications (17/00408/DPP and 17/00409/DPP) related to the provision of highway infrastructure and was as follows:
4. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
- i existing and finished ground levels for all roads and cycle ways in relation to a fixed datum;
 - ii proposed vehicular, cycle and pedestrian access;

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

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

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

2.3 It is proposed to amend condition 4 for planning application 17/00408/DPP (land at Newton Farm) as follows (the amendment/additional text is in part iii and is in *italics* and underlined):

4. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- i existing and finished ground levels for all roads and cycle ways in relation to a fixed datum;
- ii proposed vehicular, cycle and pedestrian access;
- iii proposed roads (including turning facilities), footpaths and cycle ways. *The two proposed vehicular access points into the neighbouring safeguarded housing site, on the western boundary of the site, shall extend to the boundary of the site;*
- iv proposed visibility splays, traffic calming measures, lighting and signage;
- v proposed construction traffic access and haulage routes;
- vi a green transport plan designed to minimise the use of private transport and to promote walking, cycling, safe routes to school and the use of public transport:
- vii proposed car parking arrangements;

- viii an internal road layout which facilitates buses entering and leaving the site in a forward facing direction;
- ix proposed bus stops/lay-bys and other public transport infrastructure;
- x a programme for completion for the construction of access, roads, footpaths and cycle paths; and
- xi proposed on and off site mitigation measures identified by the traffic assessment submitted with the application.

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

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

- 2.4 The complete set of conditions for application 17/00408/DPP is attached to this report as Appendix A for completeness.
- 2.5 Since the Committee's decision in January 2019 the applicant and Council officers have been in negotiations with regard the planning obligation to secure the developer contributions – it is now anticipated that these negotiations will be concluded timeously and the planning permissions issued in due course. As the planning application decision notice has not been issued it is within the remit of the Committee to amend a condition.

3 PLANNING ISSUES

- 3.1 It is proposed to amend condition 4 of the 'minded to grant' planning permission decision to provide additional clarity on the requirement to provide highway infrastructure to the western boundary of site 17/00408/DPP, land at Newton Farm, as not to land lock the neighbouring site which is identified as a safeguarded housing site (Hs1 Phase 2) in the Midlothian Local Plan 2017.
- 3.2 The condition as drafted does give the Council scope to secure highway infrastructure to the boundary of the site as it requires details of the said infrastructure to be agreed with the planning authority. Furthermore, the applicant's submitted plans show the intention to connect to the neighbouring site. As such the proposed amendment to the condition set out in paragraph 2.3 does not disadvantage the applicant but does provide additional clarity of the Council's expectations for the landowners, developers and future residents. The applicant has been consulted on the proposed amendment and has not objected, but is concerned that the neighbouring landowner makes a contribution to the provision of shared highway infrastructure – this is a matter between the two parties.

4 RECOMMENDATION

- 4.1 It is recommended that the Committee approve the proposed amendment to condition 4 of planning application 17/00408/DPP as set out in paragraph 2.3 of this report.

Peter Arnsdorf
Planning Manager

Date: 13 November 2020

Application No: 17/00408/DPP (Available online)

Applicant: Cala Management Ltd

Agent: Holder Planning Ltd

Validation Date: 23 May 2017

Contact Person: Joyce Learmonth

Tel No: 0131 271 3311

Background Papers: 14/00451/PAC, 15/00391/SCR, 17/00409/DPP

Attached Information: The complete set of conditions for application 17/00408/DPP as Appendix A

APPLICATION FOR PLANNING PERMISSION (17/00408/DPP) FOR RESIDENTIAL DEVELOPMENT INCLUDING PARK AND RIDE; ALLOTMENTS; LAND SAFEGUARDED FOR POSSIBLE EDUCATION USE; FORMATION OF ACCESS ROADS AND CAR PARKING AND ASSOCIATED WORKS ON LAND AT NEWTON FARM, OLD CRAIGHALL ROAD, MILLERHILL, DALKEITH

CONDITIONS – 13 November 2020

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

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

2. The external finishing material specified on application drawings/documents are not approved. Development shall not begin until samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures have been submitted to and approved in writing by the planning authority. An enhanced quality of materials shall be used in the area of improved quality which shall comprise no less than 20% of the number of dwellings on the site and not any of the affordable units. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

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

3. Notwithstanding that delineated on application drawing the development shall not begin until details of a revised scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i other than existing and finished ground levels and floor levels for all buildings, open space and roads in relation to a fixed datum;

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

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

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

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

4. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

- i existing and finished ground levels for all roads and cycle ways in relation to a fixed datum;
- ii proposed vehicular, cycle and pedestrian access;
- iii proposed roads (including turning facilities), footpaths and cycle ways. *The two proposed vehicular access points into the neighbouring safeguarded housing site, on the western boundary of*

- the site, shall extend to the boundary of the site (proposed amendment/addition – see Committee report 24.11.2020);
- iv proposed visibility splays, traffic calming measures, lighting and signage;
 - v proposed construction traffic access and haulage routes;
 - vi a green transport plan designed to minimise the use of private transport and to promote walking, cycling, safe routes to school and the use of public transport:
 - vii proposed car parking arrangements;
 - viii an internal road layout which facilitates buses entering and leaving the site in a forward facing direction;
 - ix proposed bus stops/lay-bys and other public transport infrastructure;
 - x a programme for completion for the construction of access, roads, footpaths and cycle paths; and
 - xi proposed on and off site mitigation measures identified by the traffic assessment submitted with the application.

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

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

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

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

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

- iv. the condition of the site on completion of the specified decontamination measures.
7. On completion of the decontamination/remediation works referred to in condition 8 above and prior to any dwelling on the site being occupied, a validation report shall be submitted to the planning authority confirming that the works have been carried out in accordance with the approved scheme. No dwelling on the site shall be occupied until the planning authority has approved the validation.

Reason for conditions 6 and 7: To ensure that any contamination on the site/ground conditions is adequately identified and that appropriate decontamination measures/ground mitigation measures are undertaken to mitigate the identified risk to site users and construction workers, built development on the site, landscaped areas, and the wider environment.

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

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

9. Development shall not begin until a programme of archaeological works (Trial Trench Evaluation) in accordance with a written scheme of investigation has been submitted and approved in writing by the planning authority. The approved programme of works shall comprise a field evaluation by trial trenching reported upon initially through a Data Structure Report submitted to the planning authority and carried out by a professional archaeologist prior to any construction works or pre commencement ground works taking place. There shall be no variation therefrom unless otherwise agreed in writing by the planning authority.

Reason: To ensure this development does not result in the unnecessary loss of archaeological material in accordance with Policies ENV24 and ENV25 of the Midlothian Local Development Plan 2017.

10. Development shall not begin until details of a sustainability/biodiversity scheme for the site, including the provision of bat and bird boxes and the use of green roofs on ancillary buildings. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

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

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

each dwelling. The delivery of high speed fibre broadband shall be implemented as per the approved details.

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

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

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

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

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

14. District heating ducting as detailed in the revised "Sustainability Report" dated 28 June 2018 shall be installed throughout the development site. A further sustainability feasibility report shall be carried out 5 years from the date of this permission assesses whether the provision for district heating on the site is technically feasible and financially viable. In the event that it is considered to be technically feasible and financially viable, a district heating scheme shall be installed at the site utilising the district heating ducting installed in terms of this condition.

Reason: *In the interests of sustainable development and in order to comply with Policy NRG6 in the MLDP which has a presumption in favour of implementing district heating on this site.*

15. Within 1 year of construction/engineering works or site clearance works commencing on site, a revised ecological assessment of the site shall be carried out and a report on it shall be submitted for the prior inspection and approval of the planning authority. The scope of the assessment shall be agreed in advance in writing by the planning authority. The recommendations made within the new ecological assessment shall be implemented in full.

Reason: *In the interests of safeguarding biodiversity, including European Protected Species and because the initial survey is now considered to be out of date and it requires to be updated.*

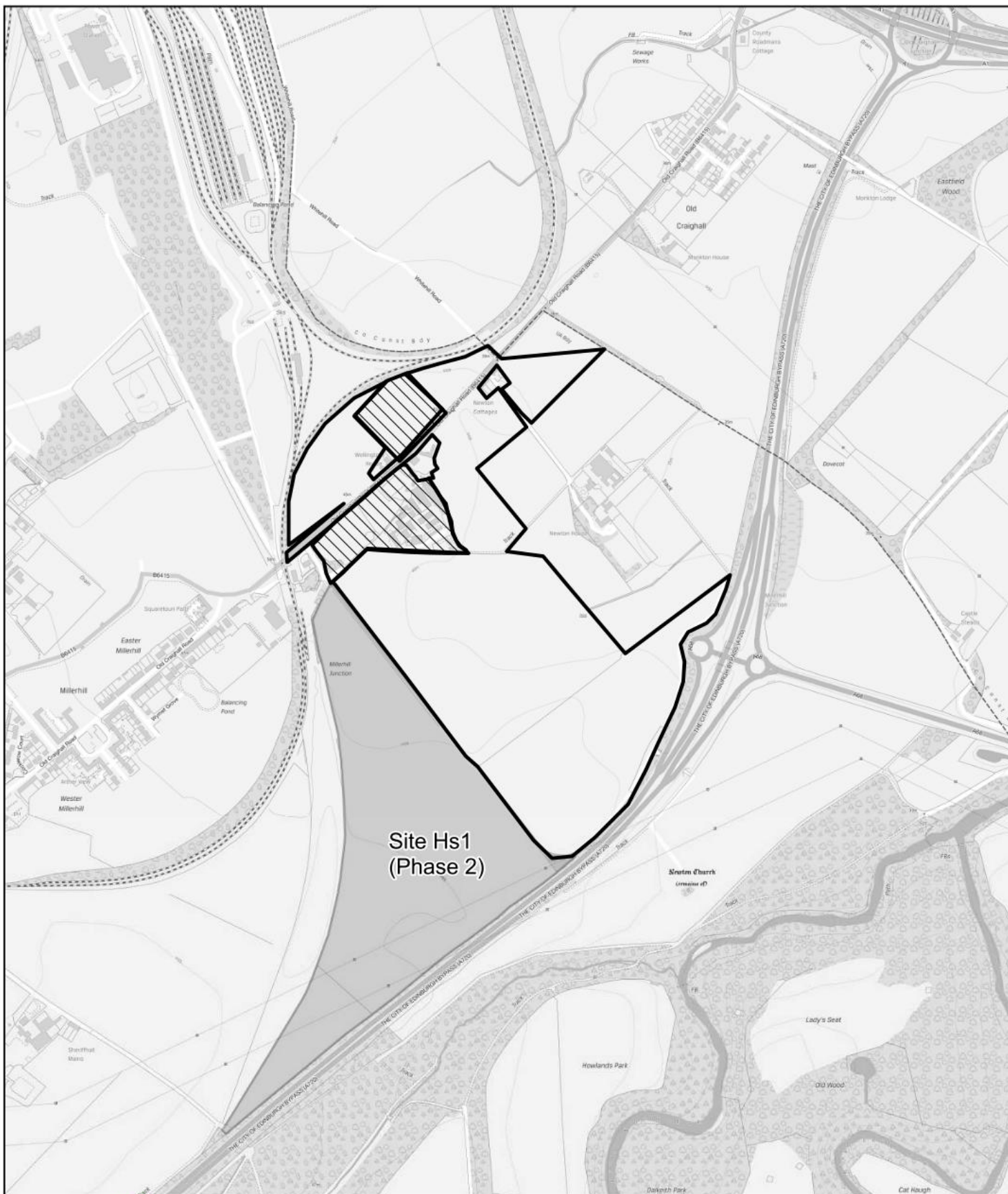
16. Prior to the commencement of development on the site a Construction Method Statement shall be submitted for the approval of the planning

authority. The Construction Method Statement shall identify; the haulage route of construction traffic; parking for construction vehicles and construction employees; and the siting of the employee's welfare facilities.

Reason: *In the interests of highway safety and the amenity of existing nearby residential properties on the site.*

17. Prior to the commencement of development on the site a remediation scheme to afford public safety and the stability of the proposed dwellings from the risks posed by the recorded mine entries (shafts), shall be submitted to and approved in writing by the planning authority in consultation with The Coal Authority. The remediation scheme shall include; the undertaking of an appropriate scheme of intrusive site investigations for those recorded mine entries not located; the submission of a report of findings arising from the intrusive site investigations for those mine entries not located; the submission of a scheme of remedial works for approval for both mine entries and the shallow workings for approval; and, implementation of those remediation works. The remediation works may entail changes to the layout or avoidance of parts of the site for development and the submission of further planning applications.

Reason: *The applicant has confirmed that there are mine entries on the site which cannot be located. These mine entries appear to be under existing buildings and they cannot be the subject of intrusive site investigation for this reason. The condition seeks to ensure before any work is commenced on the site, the mine entries are located and treated. In the event that the layout needs to be amended to avoid the mine entry a further planning application or applications will be required showing the necessary amendments.*

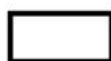


Site Hs1
(Phase 2)



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

Residential developments with associated works at Old Craighall Road and Land at Wellington Farm, Millerhill, Dalkeith



17/00408/DPP



17/00409/DPP

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**APPLICATION FOR PLANNING PERMISSION 20/00491/DPP, FOR
ERECTION OF BUILDING FOR CLASS 4, 5 AND 6 USES; FORMATION OF
CAR PARKING AND ASSOCIATED WORKS AT POLTONHALL
INDUSTRIAL ESTATE, POLTON ROAD, LASSWADE**

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the erection of a building for class 4, 5 and 6 uses (business, general industry and storage or distribution); formation of car parking; and associated works at Poltonhall Industrial Estate, Polton Road, Lasswade.**
- 1.2 There have been 14 representations from 12 different households and consultation responses from Scottish Water, Poltonhall and Hopefield Community Council; and the Council's Policy and Road Safety Manager.**
- 1.3 The relevant development plan policies are STRAT1, DEV2, ECON1, ENV6 and ENV19 of the Midlothian Local Development Plan 2017 (MLDP). The site forms part of economic land allocation e30 and is an allocated business/general industrial site.**
- 1.4 The recommendation is to grant planning permission subject to conditions.**

2 LOCATION AND SITE DESCRIPTION

- 2.1 Poltonhall Industrial Estate is situated at the western edge of Bonnyrigg and overlooks the valley of the River North Esk. The estate forms part of the Council's economic land supply as allocation e30 and comprises various modern buildings and is situated on the site of Polton House. The majority of units are occupied. The industrial estate is situated within the Mavisbank Conservation Area and is accessed from Polton Road via a private access road. To the east and southeast of the estate there are residential areas of Bonnyrigg. To the southwest, west and north of the estate are grazing fields that form part of the Edinburgh Green Belt.**
- 2.2 The application site is a tarmac yard area at the south-eastern edge of the industrial estate. To the northeast the site is bounded by a modern**

detached industrial unit (known as Unit 1). To the northwest the site is bounded by vehicle circulation space at the south-eastern edge of the main building on the estate. To the southwest the site is bounded by a further yard area and a grass banking. To the south east the site is bounded by a grassed area that slopes uphill towards the boundary with houses on Polton Road. The site is 65m away from Polton Road and 33m away from the closest residential property (11 The Nursery). The south-eastern edge of the site is occupied by a brick clad sub-station and a line of three shipping containers; the remainder of the site is used for vehicle parking and open storage.

3 PROPOSAL

- 3.1 It is proposed to erect a steel framed industrial unit at the south-eastern edge of the yard. The proposed building measures 21m wide, 11m deep, 6.6m tall to the eaves and 8.55m tall to the ridge of the roof. The walls and roof will be clad with profiled steel insulated cladding panels, coloured grey. There will be 2 roller shutter doors in the northwest elevation of the building, facing towards the main building on the estate. A yard area will be formed in front of the building and this area will include 4 parking spaces. The application seeks consent for the use of the building as business (class 4), general industrial (class 5) and storage or distribution (class 6).
- 3.2 No details have been provided of the intended user and the unit is considered to be speculative. The applicant is the firm that owns the industrial estate; they own one other industrial unit in Midlothian (at Edgefield Industrial Estate) and various other buildings/estates in West Lothian.
- 3.3 The Town and Country Planning (Use Classes) (Scotland) Order 1997 categorises different land uses into different classes to enable planning practitioners and decision makers to determine if a change of use of land or buildings is proposed or has occurred. In defining if a material change of use between one class and another has occurred it enables planning authorities to assess the impact of different uses and enables decisions to be made with regard the right development in the right location. Different uses within the same class are seen to have similar impacts and characteristic and are therefore interchangeable in land use planning terms.

4 BACKGROUND

- 4.1 Historically the site of Poltonhall Industrial Estate was occupied by Polton House, an 18th Century house that was eventually demolished in the mid to late 1970's. The site has been in industrial use since at least the early 1960's; two of the largest buildings on the estate date from this period. For many years the site was occupied by a printing works; and when that business ceased trading in 2002 the buildings

were sub-divided to create the current industrial estate. The following applications relate to the site's current use as an industrial estate.

- 4.2 Planning permission 04/00058/FUL for alteration and subdivision of existing industrial building to form smaller units for industrial use; introduction of door and window openings; removal of boiler and generator rooms; removal of retaining wall; and extension of hardstanding for associated car parking was granted.
- 4.3 Planning permission 10/00292/DPP for a change of use from Class 6 (storage and distribution) to Class 4 and 5 was granted. This permission relates to the building to the northeast of the application site.
- 4.4 Planning application 18/00553/DPP for the siting of a snack van at the entrance to the car park area of the industrial estate was refused on 8 October 2018.
- 4.5 Planning permission 18/00614/DPP for the siting of shipping containers, this permission relates to the containers on the application site, was granted.
- 4.6 In addition to the applications relating to the current use of the industrial estate there has also been two applications which sought consent for residential development on open space to the east of the industrial estate.
- 4.7 Planning application 13/00264/DPP for the erection of 34 dwellinghouses and 6 flatted dwelling; formation of associated access roads and car parking; and associated works was refused on 27 August 2013. The reasons for refusal were as follows:
 1. The proposed housing development is located within the countryside on land designated as green belt with no foreseeable prospect of it being released for development, and the proposal therefore conflicts significantly with the 2008 Midlothian Local Plan policies RP1 and RP2 as well as Edinburgh and Lothians Structure Plan 2015 policies ENV2 and ENV1.
 2. The site is a highly visible site and one that is protected for its outstanding character being both within the Mavisbank Conservation Area and the Midlothian Area of Great Landscape Value, and the design and layout of the development will have a significant adverse affect on the visual amenity of the area and the setting of the conservation area and it conflicts with local plan policies RP6 and RP22 of the 2008 Midlothian Local Plan.
 3. The scale, layout and density of the development will lead to the loss of significant mature trees on site and these trees contribute significantly to the landscape setting of the edge of Bonnyrigg and

the setting of the conservation area, and this loss is considered to be unacceptable and conflicts with policy RP5 of the 2008 Midlothian Local Plan.

4. The quality of the design and layout, and the quality of the materials, are not of a standard appropriate for a prominent location in the countryside, and are not of a standard appropriate for a development in a conservation area and as such the proposal does not comply with the requirements of policies DP1 or RP20 of the 2008 Midlothian Local Plan.
 5. The location of the proposed housing adjacent to an existing industrial estate will give serious concerns for future occupiers of the development and is likely to result in noise complaints from these future residents.
- 4.8 Planning application 19/00925/PPP for planning permission in principle for residential development was registered on 12 November 2019 and withdrawn on 6 January 2020.
- 4.9 The application has been called to committee for determination by Councillor Milligan. The reasons for call-in are; concerns with road safety and parking issues; the fact that the site is close to the green belt and Mavisbank Conservation Area and the need for more consultation and clarity.

5 CONSULTATIONS

- 5.1 **Scottish Water** does not object to the application. The water supply will be fed from Rosebery Water Treatment Works. The foul water drainage will be dealt with by the Edinburgh PFI Waste Water Treatment Works. Both have sufficient capacity at present, however it is not possible to reserve capacity for future developments.
- 5.2 **Poltonhall and Hopefield Community Council** objects to the application. The grounds for objection are as follows:
- The industrial estate lies next to a residential road where householders already have to run the gauntlet of HGVs using Polton Road which was never intended to be used by such vehicles;
 - The impact on the environment of another industrial unit must also be taken into consideration;
 - Additionally, the safety of school children walking to Lasswade High School cannot be compromised; and
 - It's questionable why it is considered necessary to erect a further unit when there already a number of industrial units available for let in Midlothian.

- 5.3 The Council's **Policy and Road Safety Manager** does not object to the proposal subject to the details of surface water drainage being supplied. The response notes that the proposed new unit is relatively small (in the order of 200sqm) compared to the overall footprint of the existing units within the industrial estate and the layout shows the standard 4 parking spaces which meet the provision for a new industrial unit of this size. If part of the land proposed for this development is being used as informal parking by other operators of the estate that would be an issue for the owner of the land to address. The introduction of this small unit into the existing industrial estate does not raise any major transport/road safety issues.

6 REPRESENTATIONS

- 6.1 There have been 14 representations (objections), from 12 different properties, which can be viewed in full on the online planning application case file. A summary of the points raised are as follows:
- Vehicles already using the space for parking will be displaced, adding further to the already congested parking on Polton Road;
 - The new units will attract further unsuitable traffic, and create yet more need for parking;
 - Detrimental impact on the character of the Special Landscape Area and Conservation Area;
 - Detrimental impact on the amenity of local residents due to increase traffic causing noise and pollution;
 - Polton Road already carries traffic well beyond its capacity; this creates congestion, noise and potholes;
 - There is a surplus of industrial units in Midlothian; this unit not required;
 - The tenants on the industrial estate are using the areas of green space for fly tipping and burning of waste;
 - The units will be closer to houses than the existing units and will disturb residential amenity;
 - The existing access to the site can't cope with the size and number of vehicles using it;
 - Lasswade is a conservation area and a green belt area; the use is not compatible with these designations;
 - More local residents should have received neighbour notification;
 - The development will create additional noise and light pollution;
 - Polton Road is not safe for children walking to Lasswade High School and increase traffic from the development will exacerbate this problem;
 - Existing planning conditions are ignored; and
 - No further development should occur on the industrial estate without infrastructure improvements.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan, adopted in November 2017. The following policies are relevant to the proposal:
- 7.2 Policy **STRAT1: Committed Development** seeks the early implementation of all committed development sites and related infrastructure, including sites in the established economic land supply. Committed development includes those sites allocated in previous development plans which are continued in the MLDP.
- 7.3 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.
- 7.4 Policy **ECON1: Existing Employment Locations** states that business and industrial locations will be safeguarded against loss. Development will be supported where it:
- A. Will contribute to an employment density commensurate with the type of development proposed;
 - B. Will be compatible with neighbouring uses;
 - C. Will not have a detrimental impact on the amenity of the area; and
 - D. Can mitigate any infrastructure deficiency or requirement.
- 7.5 Policy **ENV6: Special Landscape Areas** states that development proposals will only be permitted where they incorporate high standards of siting and design and where they will not have significant adverse effect on the special landscape qualities of the area.
- 7.6 Policy **ENV19: Conservation Areas** states that development will not be permitted within or adjacent to conservation areas where it would have any adverse effect on its character or appearance.

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations.

Principle of Development

- 8.2 The proposed development is within the Poltonhall Industrial Estate which is identified as part of the Council's established economic land supply in the MLDP and as being within the built-up area of Bonnyrigg and Lasswade (the site is not identified as being either countryside or

green belt). MLDP policies STRAT1, DEV2 and ECON1 support the principle of economic development on the site unless this presumption is outweighed by other material considerations.

- 8.3 The application seeks consent for the proposed unit to be used for business (class 4), general industrial (class 5) and storage or distribution (class 6) uses. As is noted above Poltonhall Industrial Estate is identified in the MLDP as forming part of the established economic land supply. Like the majority of the sites forming part of the Council's economic land supply Poltonhall Industrial Estate is identified as being acceptable for business and general industry (classes 4 and 5). These uses have traditionally been those which produce the highest density of employment thereby providing a sustainable jobs market to the residents and future residents of Midlothian.
- 8.4 Policy ECON1 of the MLDP sets the criteria by which potential uses are assessed and includes the following requirements; the contribution towards appropriate employment densities; compatibility with neighbouring uses; avoiding detrimental impacts on the amenity of the area; and, meeting infrastructure deficiencies or requirements. This policy does not specifically support the introduction of non-business or non-industrial uses such storage or distribution.
- 8.5 The comparatively small size of the unit means that a storage or distribution use will be unlikely to generate employment densities similar to business or general industry uses. Furthermore a storage or distribution use would require increased vehicle movements when compared to business or general industry use and this could have a detrimental impact on the surrounding road network. Given the content and aims of policy ECON1, and the long established use of the industrial estate for business and general industry, it would be appropriate to condition that the proposed unit only be used for business and general industry uses.

Road Safety and Parking

- 8.6 The detail of the proposal has been assessed by the Council's Policy and Road Safety Manager who considers that the proposed new unit is relatively small (in the order of 200sqm) compared to the overall footprint of the existing units within the industrial estate. The layout shows 4 parking spaces which meet the provision for a new industrial unit of this size as set out in the Council's parking standards. The introduction of this small unit into the existing industrial estate does not raise any major transport and/or road safety issues.

Amenity

- 8.7 The proposed unit is of a similar scale and appearance to the existing unit to the northeast of the application site and is of a typical design for a contemporary industrial building. The unit will not be overbearing

when viewed from residential neighbours and the separation distance will ensure that it will not have a significant detrimental impact on daylight and sunlight to residential neighbours. The planning permission for the neighbouring unit to the northeast included conditions to protect the amenity of local residents; these conditions included a noise condition, a condition restricting the hours of use of the unit and a condition restricting outdoor activities associated with the unit. It would be reasonable to attach similar conditions to the current proposal. Whilst these conditions will not have any impact on activities on the wider industrial estate they will help to minimise the impact of the proposed unit.

- 8.8 The closest house to the proposed unit is 11 The Nursery which will be 34m from the building; there is an existing yard area that is 28m from no.11, however there is an intervening stable building between no.11 and the yard. The closest house to one of the buildings is 7 The Nursery which is 27m from the existing main building on the industrial estate. The scale and form of the proposed building is comparable to the existing industrial style buildings on the wider industrial estate.

Impact on Conservation Area

- 8.9 The industrial estate is a long established presence in the area and industrial use of the site pre-dates the creation of Mavisbank Conservation Area in 1977. The conservation area originally covered a smaller area than its current boundaries and was expanded in 1992 to cover land on the south side of the valley; the majority of the buildings on the industrial estate were in place at the time that the boundary was extended to include the site.
- 8.10 The building will be of a relatively small scale, when compared to the main buildings on the industrial estate, and will be associated with the established grouping of industrial buildings. Whilst the presence of an industrial estate of this type within a conservation area is an unusual situation the scale and location of the proposed development will ensure that it will not have a detrimental impact on the character of the conservation area when compared to the current situation.

Impact on Green Belt and Special Landscape Area

- 8.11 The proposed development is located on land that forms part of the established economic land supply and the built-up area of Bonnyrigg and Lasswade; it will not result in any encroachment into the existing neighbouring green belt. The site was for many years identified in development plans as being part of the green belt, however the site was removed from the green belt when the MLDP was adopted; this reflects a change in national policy which sought to remove existing areas of development from the green belt.
- 8.12 The industrial estate is clearly visible from the Special Landscape Area (SLA) however the proposed unit will be screened by existing buildings

in views from the SLA and will not have any impact on the special landscape qualities of the identified area. The site was formerly part of an Area of Great Landscape Value; when this designation was replaced by the Special Landscape Areas, via the adoption of the MLDP, the landscape qualities of Midlothian were reviewed and 7 separate SLAs were identified. As an existing long-established use the industrial estate was not considered to be a suitable form of development to be included within an SLA.

Developer Contributions

- 8.13 The floorspace of the building is 231sqm. Midlothian Council does not seek developer contributions for commercial developments of 500sqm or less as the scale of development is not significant enough to warrant developer contributions.

Other Matters

- 8.14 The following matters raised in representations are not material considerations in the determination of the application:
- Procedural matters - neighbour notification was sent to all notifiable addresses within 20 metres of the boundary of the application site. This neighbour notification complies with the statutory requirements set out in regulation 18 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013; and
 - Fly tipping is a matter for the landowner, the Police, SEPA and other Council services, not a consideration in the assessment of a planning application.

9 RECOMMENDATION

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

The application site is situated on an industrial estate that forms part of the Council's established economic land supply. The scale and use of the building is compatible with the surrounding industrial estate and with residential properties in the area. The proposal complies with policies STRAT1, DEV2, ECON1 and ENV19 of the Midlothian Local Development Plan 2017.

Subject to the following conditions:

1. Prior to development commencing details of a scheme to deal with surface water drainage shall be submitted to and approved in writing by the planning authority. Development thereafter shall comply with the approved details, or such alternative as may be agreed in writing in advance by the planning authority, and the unit hereby approved shall not be brought into use until the surface water drainage scheme is installed and operational.

Reason: To ensure that the development is provided with adequate surface water drainage.

2. No machinery shall be operated, no process shall be carried out, nor shall any storage of materials take place, associated with the business of the occupier of any unit, outwith the building which is the subject of this application.

Reason: In the interest of residential amenity.

3. The design and installation of any plant, machinery or equipment shall be such that any associated noise complies with NR25 when measured within any nearby living apartment, and no structure borne vibration is perceptible within any nearby living apartment.

Reason: In the interest of residential amenity.

4. No machinery shall be operated, no process shall be carried out, nor any deliveries received or dispatched outwith the hours of 8.00am to 8.00pm on Mondays to Fridays, nor outwith the hours of 8.00am to 1.00pm on Saturdays, nor at any time on Sundays.

Reason: In the interest of residential amenity.

5. The use of the building erected on the site shall be for uses within Class 4 (Business) and Class 5 (General Industrial) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) and in accordance with these defined uses in any subsequent replacement/amendment order.

Reason: To ensure that the use is compatible with existing uses on the industrial estate.

Peter Arnsdorf
Planning Manager

Date:	13 November 2020
Application No:	20/00491/DPP
Applicant:	AHA Units 2let Ltd, 2 Poltonhall Industrial Estate, Lasswade
Agent:	Robert Bloor, Architects Designworks, 3/4 Dun-Ard Garden, Edinburgh
Validation Date:	5 August 2020
Contact Person:	Graeme King
Email:	graeme.king@midlothian.gov.uk
Background Papers:	N/A
Attached Plans:	Proposed location plan, site plan and elevations.



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

Erection of building for class 4, 5 and 6 use; formation of car parking and associated works at Poltonhall Industrial Estate, Polton Road, Lasswade



Committed Economic Development Site e30
Poltonhall Industrial Estate

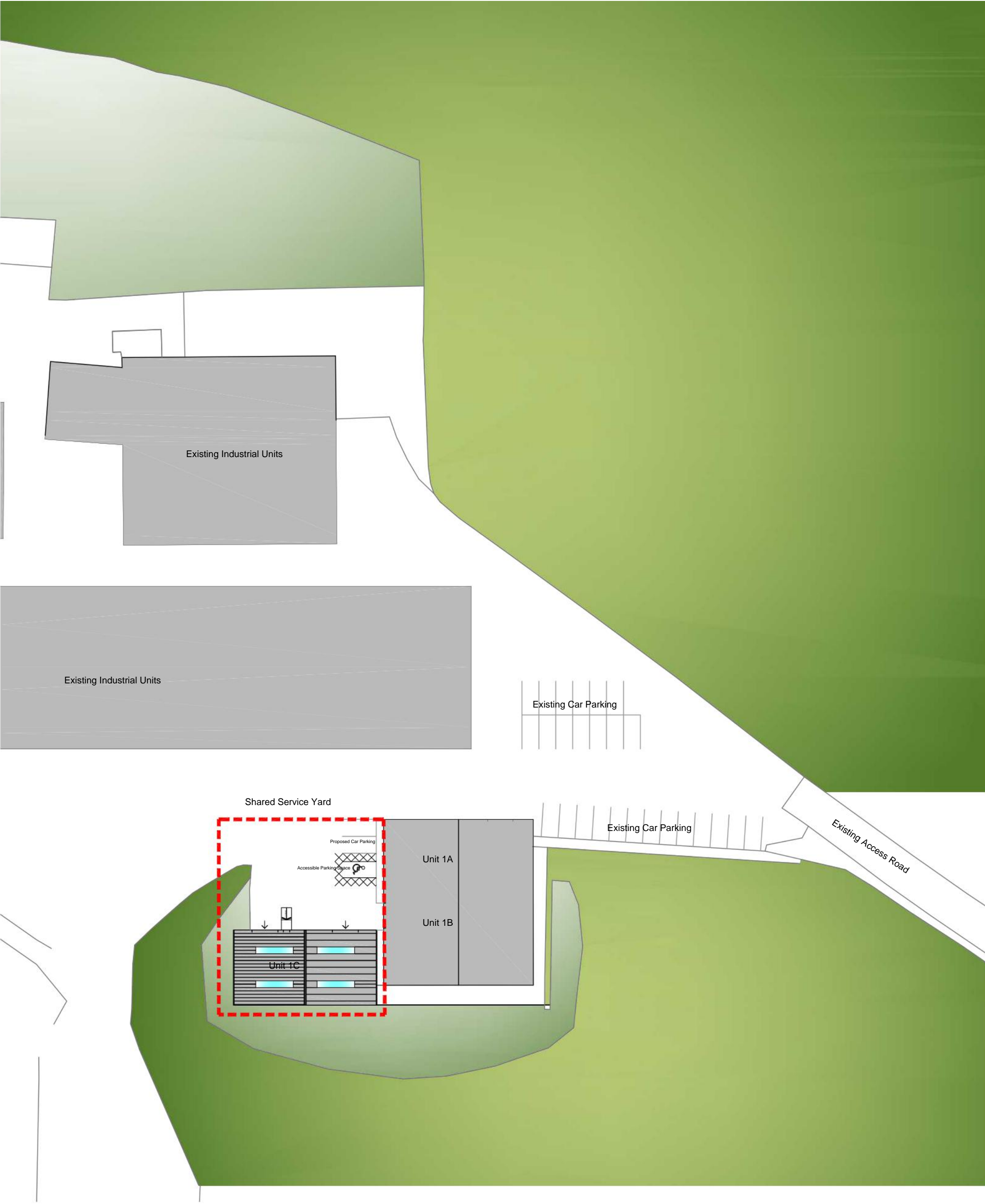
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Midlothian Council Licence No. 100023416 (2020)

File No: 20/00491/DPP

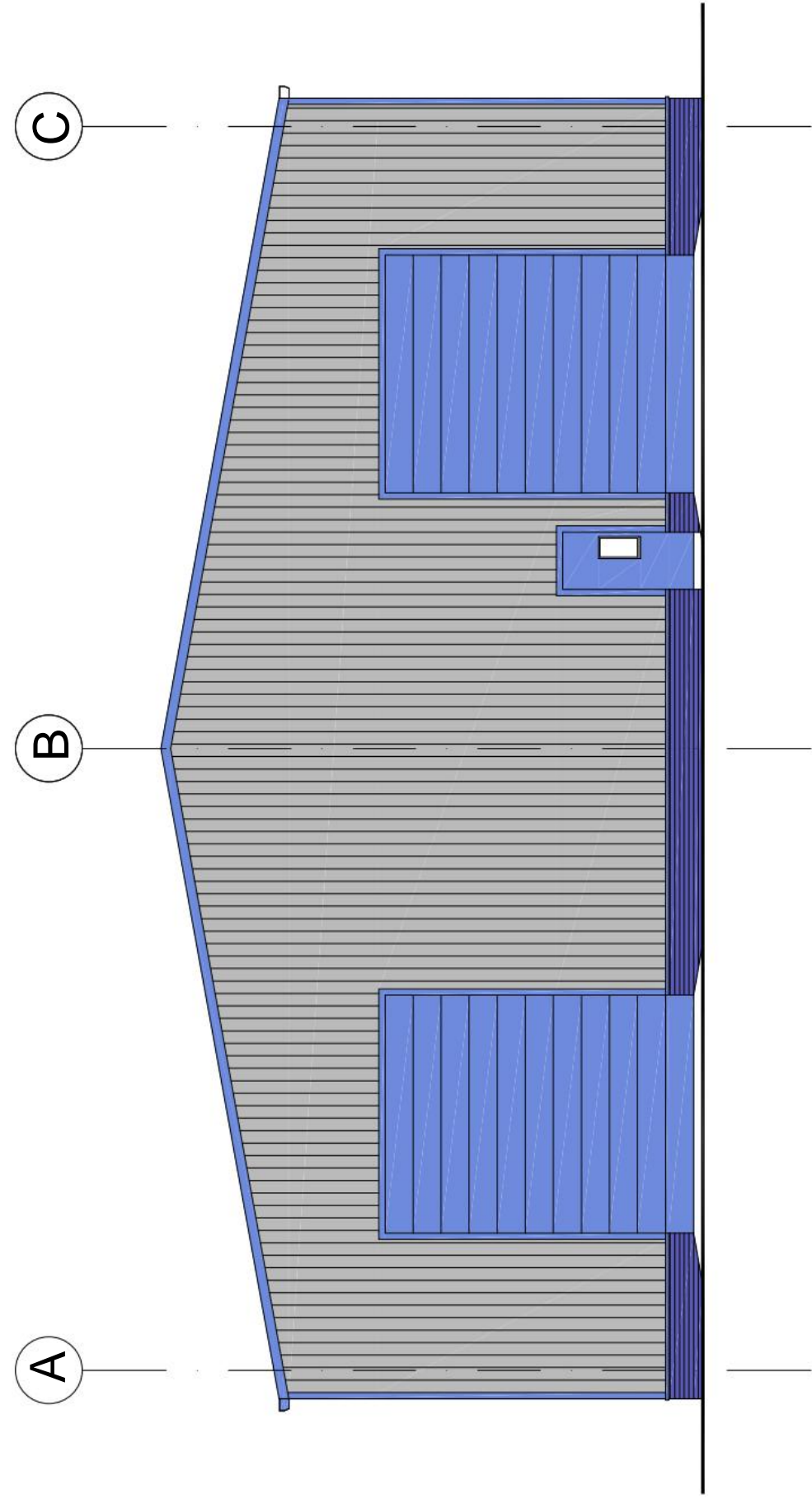
Scale: 1:1,250
Page 83 of 132



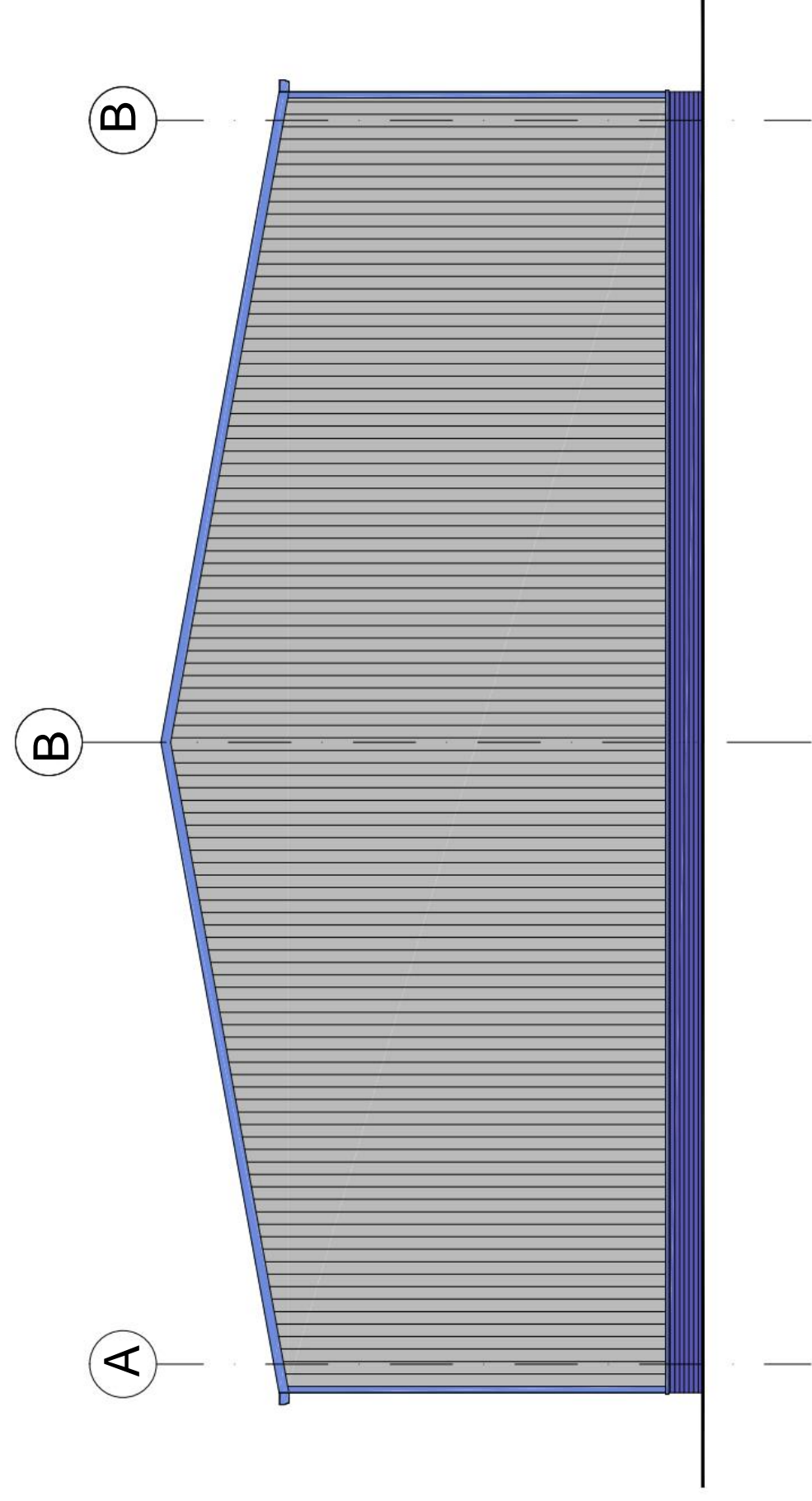


Project:	Polton Industrial Estate Polton Road, Lasswade EH18 1BW
Drawing:	Site Plan

Scale:	1/500 @ A3
Date:	July 20
Drawn:	rb
Dwg No:	3120/L(2)01
Rev:	



PROPOSED NW ELEVATION



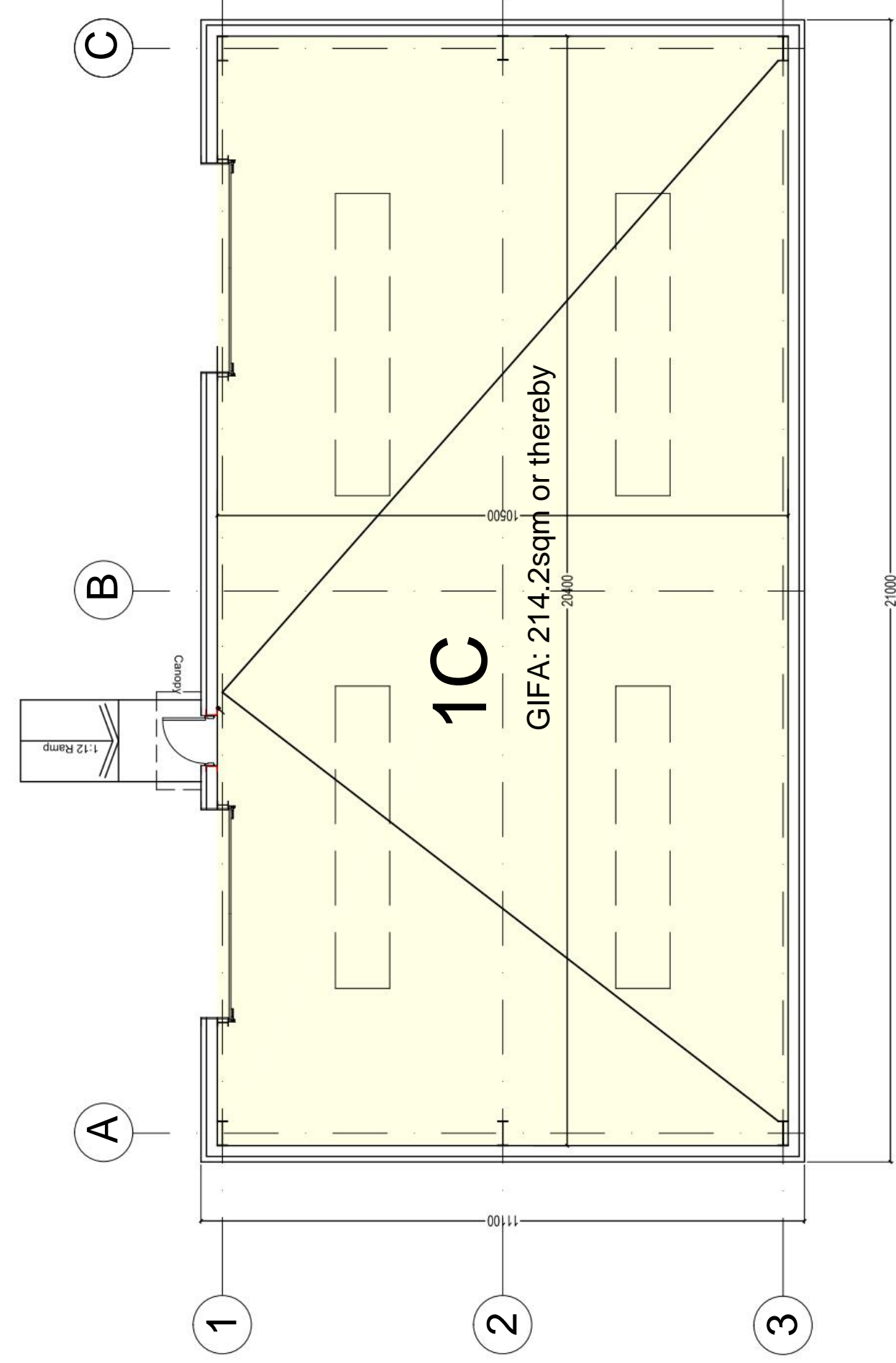
PROPOSED SE ELEVATION

Materials:

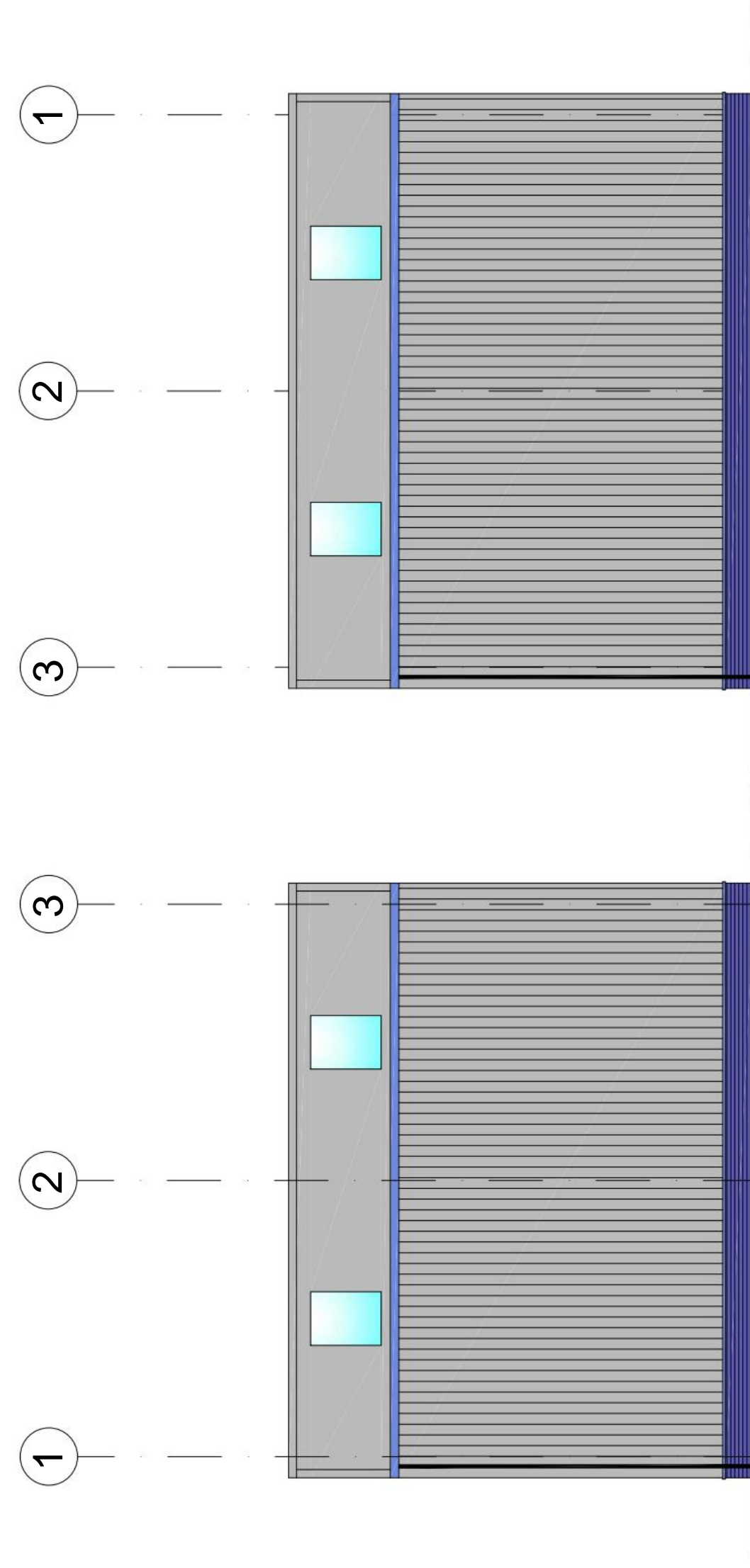
Roof & Walls: Trisomet steel sheets colour: Goosewing Grey RAL 5003 with Sargasso Blue RAL5003 trims and flashing, gutters and downpipes

Base Wall: Blue engineering brick

Metal Doors & roller shutter doors:
colour: Blue RAL 5003



PROPOSED PLAN UNIT 1C



July 20 A Unit 1C overall dims updated

Architects Designworks

Architecture Masterplanning Ecohomes

12 Dryden Place Edinburgh EH9 1RP
T 0131 672 3609
F 0131 662 0359

Project:

Polton Industrial Estate
Polton Road, Lasswade EH18 1BW

Drawing

Proposed Floor Plan & Elevations - UNIT 1C

APPLICATION FOR PLANNING PERMISSION 20/00089/DPP FOR THE ERECTION OF 395 DWELLINGS, FORMATION OF ACCESS ROADS AND PARKING, SUSTAINABLE URBAN DRAINAGE SYSTEM AND ASSOCIATED WORKS AND THE SAFEGUARDING OF LAND FOR AN EDUCATION USE AT LAND EAST OF AUCHENDINNY PENICUIK

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the erection of 395 dwellings, formation of access roads and parking, sustainable urban drainage system (SUDS) and associated works and the safeguarding of land for an education use on land to the east of Auchendinny. There have been 35 representations and consultation responses from the Coal Authority, Historic Environment Scotland, Nature Scot, Scottish Environment Protection Agency (SEPA), Scottish Water, the Council's Archaeology Advisor, the Council's Environmental Health Manager, the Council's Education Resources Manager, the Council's Policy and Road Safety Manager, the Council's Land Resources Manager, the Council's Housing Planning and Performance Manager and the Roslin and Bilston Community Council.
- 1.2 The relevant development plan policies are policies 5 and 7 of the South East of Scotland Strategic Development Plan 2013 (SESPlan 1) and policies STRAT3, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN2, TRAN5, IT1, RD1, ENV2, ENV4, ENV7, ENV8, ENV9, ENV10, ENV11, ENV14, ENV15, ENV17, ENV23, ENV24, ENV25, NRG6, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017.
- 1.3 The recommendation is to grant planning permission subject to conditions and the applicant entering into a Planning Obligation to secure contributions towards necessary infrastructure and the provision of affordable housing.

2 LOCATION AND SITE DESCRIPTION

- 2.1 The site is located on the north-eastern fringes of Auchendinny near Penicuik. It is bound to the west by The Brae (B7026) and residential properties located on Firth Crescent, Firth Road and The Brae.

Directly to the north and northeast of the site lies an unclassified road, with the former Oatslie Landfill and agricultural fields beyond. A single residential property (Lee Lodge) is also located along the site's north-eastern boundary. The River North Esk Valley and associated woodland bounds part of the site to the south and southeast. In addition, a number of residential properties are located along parts of the southern boundary (including Small Steps Cottage, Sandia, Firth View Firth lodge and others within the same hamlet).

- 2.2 The site comprises an irregular shaped parcel of land measuring 27.8 hectares. The site slopes from the north to the southwest and southeast towards the nearby River North Esk Valley. It contains a series of former agricultural fields and a former golf driving range (now demolished). It also contains a series of overhead (and underground) high voltage electricity cables with associated pylons.
- 2.3 Firth Road bisects the south western part of the site, splitting the site into two parcels of land. This road also contains associated footpath links, linking the site to the existing hamlet to the south. A footpath is located along The Brae to the west of the site. An unclassified road runs along the north and northeast of the site.
- 2.4 The site is allocated as a strategic housing land allocation within the Midlothian Local Development Plan (Site Hs20 - Auchendinny).
- 2.5 The existing built form within Auchendinny is varied, ranging from single storey bungalows along the Brae, two-storey Victorian properties and two-storey 1950s/1960s post-war houses and flats.

3 PROPOSAL

- 3.1 Detailed planning permission is sought for 395 residential dwellings with associated roads, landscaping, open space, footpath/cycle ways, a sustainable urban drainage system (SUDS) and other associated works.
- 3.2 The Overall Masterplan includes the provision of the following:
 - 395 residential units over three phases (including affordable housing within each phase).
 - Formation of one new primary vehicular access within the north western corner of the site to The Brae and improvements to Firth Road and the corresponding footpath to allow for a creation of a second vehicular access to the site.
 - Provision of a primary spine road running from the primary vehicular access in a north-south circular direction through the site to Firth Road. A network of secondary access roads are also proposed to link residential properties to the primary spine road.

- Provision of a network of 3m multi-user cycle paths running the full extent of the site as follows:
 - A primary 3m wide multi-user cyclepath route from The Brae at the north-western corner of the site and extending southeast along a new spine road (to the north of the Glencourse Centre); then extending southwest along a new route to the northwest of the safeguarded school site; then travelling south along Firth Road to the eastern part of the linear park; then extending west along the linear park and into the areas of open space within the south-western corner of the site; finally extending south along the western boundary to the south-western corner of the site at the edge of the application boundary (and applicant's control) - to facilitate future connection to the NCN196 (a National Cycle Network route) on land outwith the applicant/Council's control via a separate approval process (led by the Council) and not part of this planning application.
 - Provision of an 'extension loop' to the 3m wide multi-user cyclepath from the south-western corner of the site to the south-eastern corner of the site, to the edge of the applicant's ownership/control, to allow for a potential future connection to the NCN196 via a separate private access track – again via the aforementioned separate approval process and not forming part of this planning application.
 - Provision of additional 3m wide multi-user cyclepath links within the site connecting the north-western corner of the safeguarded school site to the unclassified road to the northeast of the site (close to the existing landfill vehicular access); then extending northwest around the northern site boundary to the junction with The Brae.
 - A 3m wide multi-user cycle path (including natural grading of the land) connecting the north-eastern corner of the site to the unclassified road to the north of Gunpowder Cottage.
- Provision of a series of 2m wide pedestrian footpaths throughout the site linking residential properties to primary routes. This includes a 2m wide footpath running along the length of a linear greenway.
- Provision of various public open spaces including a linear park running adjacent to the primary spine road through the centre of the site, an 'entrance green' within the northwest corner of the site, a 'civic square' within the central part of the site and other local open spaces within the south eastern corner of the site. An extensive area of informal open space is provided within the southern part of the site.

- Partial removal of the existing woodland tree belt around the western and southern extent of the former golf driving range, complemented by its partial retention along the northern and north-eastern boundaries.
- Provision of structure planting or landscape buffers along key interfaces including the western, southern and north-eastern site boundaries and adjacent to existing residential properties in addition to hedgerow planting and shrubs.
- Provision of a large area of woodland structure planting along the southern boundary (between the existing and proposed properties) that will include Birch, Seesile Oak, Alder, Rowan, Hawthorn, Scots Pine and European Larch.
- Finally, whilst not part of this planning application, the masterplan identifies an area of land measuring approximately 1.5 hectares within the north-western part of the site 'safeguarded' for the provision of a new two-stream primary school.

3.3 With respect to the proposed housing, the average housing density comprises approximately 19 dwellings per hectare and would consist of the follow housing mix:

House Type:	Number:		
Private:	Phase 1	Phase 2	Phase 3
3-bed	42	22	8
4-bed	63	61	19
5-bed	30	46	6
Total - Per Phase	<u>135</u>	<u>129</u>	<u>33</u>
<u>Total Private</u>	<u>297</u>		
Affordable:	Phase 1	Phase 2	Phase 3
2-bed house	10	10	6
1-bed cottage flat	26	8	2
2-bed cottage flat	22	10	4
Total - Per Phase:	<u>58</u>	<u>28</u>	<u>12</u>
<u>Total Affordable</u>	<u>98</u>		
<u>TOTAL: 395 HOUSING UNITS</u>			

3.4 The application is accompanied by the following documentation:

- Pre-Application Consultation Report (PAC);
- Design and Access Statement (DAS);
- Transportation assessment (TA);
- Geotechnical Design and Environmental Risk Report;
- Preliminary Environmental Assessment Report;

- Ground Investigations Report;
- Surface Water Management Plan and Drainage Strategy;
- Drainage Impact Assessment (DIA);
- Water Impact Assessment;
- Flood Risk Assessment;
- Air Quality Assessment;
- Tree Survey;
- Historic Environment Desk-based Assessment;
- Updated Extended Phase 1 Habitat Survey
- Habitat Suitability Assessment for Great Crested Newts
- Great Crested Newt Species Protection Plan; and
- Invasive Species Report & Management Plan.

4 BACKGROUND

- 4.1 The applicant carried out a pre-application consultation (17/00606/PAC) for residential development, primary school and associated roads, landscaping, open space, footpath/cycle ways, sustainable urban drainage system and infrastructure on the site, which was reported to Committee at its meeting of November 2017.
- 4.2 An Environmental Impact Assessment (EIA) Screening Opinion (17/00767/SCR) for residential development and a primary school was determined in September 2017 and it was confirmed that an EIA was not required
- 4.3 The application for planning permission constitutes a 'Major Development' as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and thereby it requires to be determined by the Planning Committee.

5 CONSULTATIONS

- 5.1 **The Coal Authority** does not object to the application, outlining that as the site is located within a Low Risk Area where a Coal Mining Risk Assessment is not required, the Coal Authority's Standing Advice should be an informative on any grant of planning permission.
- 5.2 **Historic Environment Scotland** does not object to the application.
- 5.3 **Nature Scot (Formerly Scottish Natural Heritage)** does not object to the application. It is unlikely that there would be any protected species licencing requirements subject to the implementation of the mitigation measures outlined in the applicant's Great Crested Newton (GCN) Species Protection Plan, with minor modifications to extend the length of the GCN attenuation fence and updated 'trap review' timescales that could be secured via a condition on any grant of planning permission.
- 5.4 The **Scottish Environment Protection Agency (SEPA)** does not object to the application, but advises the Council that it should be

mindful of their own responsibilities as the Flood Risk Management Authority. SEPA also outline that it was unlikely that any air quality objectives would be exceeded at new/existing receptor locations as a result of the proposed development.

- 5.5 **Scottish Water** does not object to the application and notes that there is sufficient capacity, at present, within the corresponding water and waste water treatment works to accommodate any likely demand, but cannot confirm that the site can be serviced.
- 5.6 The **Council's Archaeology Advisor** does not object to the application but advises that there is the potential for the remains of two known sites dating from the mid-18th century and prehistoric period to be within the proposed development area. Accordingly, a condition requiring a programme of archaeological works, including trial trench evaluation, to mitigate the impacts of the proposed development upon the historic environment should be on any grant of planning permission.
- 5.7 The Council's **Environmental Health Manager** does not object to the application subject to conditions being attached to any grant of planning permission ensuring that ground contamination remediation works are undertaken.
- 5.8 The Council's **Education Resource Manager** does not object to the application and advises that an indicative 395 dwellings would give rise to 122 primary school pupils and 96 secondary school pupils and advises that the applicant will be required to make a developer contribution to meet the provisional requirements. The site is in the catchment area of Glencourse Primary School, Sacred Heart RC Primary School, Beeslack Community High School and St David's RC High School.
- 5.9 The Council's **Policy and Road Safety Manager** does not object to the application subject to the following conditions being included on a grant of planning permission:
- a. Details of the proposed new road junction into the site should be submitted for approval. The drawings should include the extending of the existing 30mph speed limit over the site frontage and the erection/relocation of appropriate speed limit/gateway signs and physical gateway features at a suitable location.
 - b. A traffic signal controlled pedestrian crossing points should be provided at a suitable location on the B7026 (Auchendinny Brae) to provide a safe crossing point for pedestrians accessing Edinburgh bound public transport. A location between the new access into the development and the existing junction to Roslin would appear to offer a suitable location. Depending on the location chosen, this

may require the introduction of a short length of footway within the existing road verge.

- c. The two existing small bus shelters (northbound and southbound) on the A701, close to the existing traffic signals, should be replaced with new 5 bay shelters to accommodate the additional bus passengers the development will generate. Details of the proposed new shelters should be submitted for approval.
 - d. An additional 3m wide cycleway/footpath link should be formed along a section of the existing back road to Roslin. This cycleway/footpath would link from the end of the proposed cycleway route between plots 531 and 301, along the existing road to the junction with the B7026. The construction would require the existing road to be narrowed by 2m and the removal of the existing 1m wide grass verge. All construction could be within the existing highway boundary and the section of road with the cycleway/footpath would require street lighting and appropriate signage. Details of the link should be submitted for approval.
 - e. Details of the two proposed cycle/pedestrian links from the development at Plots 48/49 and Plots 531/301 should be submitted for approval. Details should include signage and any pedestrian guardrail required.
 - f. A 2m wide remote footpath link is shown running from Plot 616 to a landscaped area adjacent to an existing footpath link off Firth Crescent. As part of the overall pedestrian linkage from the development, this new footpath should be formed to an adoptable standard and extended to provide a continuous pedestrian route to the existing footpath link.
 - g. Details of the number and locations of the electric vehicle charging units required within the development should be submitted for approval. The charging units should be rapid changing units and located in publicly accessible areas within the development.
- 5.10 The addition of the multi-user cyclepath within the south-western corner of the site is supported subject to receipt of the above design details/alignment. This will allow for a potential future connection to the NCN196 to the southwest of the site (the Council's preferred approach) once separate ownership and engineering constraints can be overcome. This approach would allow for the Council to work with Sustrans to prepare feasibility options that test the suitability of future connections from the proposed route (at the site edges) to the NCN196. The circular loop from the southwest to the south-eastern corner of the site which will allow for a potential connection to the existing private track to the east, if required, is also supported.
- 5.11 The Council's **Land Resources Manager** does not object to the application and supports the provision of off-road links and footways.

- 5.12 The Council's **Housing Planning and Performance Manager** does not object to the application and has confirmed that the affordable housing quantum and mix is acceptable.
- 5.13 The **Penicuik and District Community Council** did not comment on the application.
- 5.14 The **Roslin and Bilston Community Council** (as a nearby Community Council) does not object to the application but outlines various recommendations relating to site construction/management, street design/site design considerations, ecological requirements, trees/hedges, wildflowers, housing mix/design and utility provision.

6 REPRESENTATIONS

- 6.1 There have been 35 representations received, which can be viewed in full on the online planning application case file. A summary of the points raised are as follows:
- Lack of a direct active travel route through the site and the failure of the proposed route to connect to the existing NCN196 national cycle network contravenes strategic objectives within the Council's Active Travel Strategy 2018 (Roslin to Auchendinny route and the existing Penicuik-Musselburgh active travel path - Route RR4) and Strategic Connection 16 in the Green Network and the MLDP.
 - Lack of an active travel path connecting to the NCN196 also fails to connect this strategic route to the Roslin-Shawfair Path.
 - The proposed development would sever the aspirational core path route 2-31 between Auchendinny and Rosewell as a vital link joining the Gilmerton-Rosewell path to the Auchendinny-Penicuik path.
 - Failure to provide a convenient (direct, well graded), contiguous (full connection), inclusive (suitable for all), safe (physically separated from road users) and encouraging multi-user cycle path that promotes active/sustainable travel options and discourages car use.
 - The proposed active travel route does not: integrate with existing active travel routes; create new active travel links between key destinations; facilitate accessibility opportunities nor is sufficient cycle parking provided in line with the MLDP requirements.
 - Active travel cycle route fails to connect to the dismantled railway line to facilitate a future connection to the Roslin Path.
 - Insufficient infrastructure including community facilities, services, education and public transport opportunities to accommodate increased housing provision.
 - Developer contributions should be sought to allow for connectivity to the NCN196 on land beyond the site boundary.
 - Multi-user paths should have priority when crossing adopted side roads.
 - The proposed development is contrary to SPP and active travel aspirations to avoid car use.

- Discrepancies between Site Layout and Greenways drawing and engineering drawings required to be resolved.
- Discrepancies in Phase 3 Site Layout which shows external materials drawing.
- Loss of prime agricultural land and recommendations to maintain all/part of existing fields in agricultural use or to provide community growing etc.
- Unacceptable amenity outcomes for existing residents including privacy and daylight and sunlight impacts to existing residents.
- Poor relationship between Phase 3 and adjacent residential properties with substantial changes in level.
- Concerns to loss of ecological habitats and preserving protected species within the site and need for ecological enhancement(s).
- Unacceptable traffic generation to the A701 and the local road network.
- Lack of sustainable bus and public transport services within Auchendinny.
- Disproportionate scale of development that would result in trebling the housing number within the existing village.
- Poor integration with the existing village resulting in car based travel.
- Unacceptable impacts on the existing character and amenity of the village.
- Insufficient replanting provision to replace trees removed within the northern part of the site.
- Insufficient drainage and attenuation to accommodate overland flows, particularly Phase 3, adjacent to existing residential properties.

6.2 Comments were also received from Sustrans, outlining that the proposed development provides an excellent opportunity to create links to the National Cycle Network. However, they state that the proposed development does not provide a high quality continuous active travel link through the site and failure to connect to the NCN196 will result in a fragmented active travel route and results in a potential barrier to access of the wider Network for many people. *Note* - this comment was received prior to receipt of updated plans showing the provision of a 3m wide multi-user cyclepath extending into the south-western and south-eastern site boundaries. They also note that implementation of best practice guidance on the design of traffic-free routes and access should be provided.

7 PLANNING POLICY

7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan June 2013 (SESPlan 1) and the adopted Midlothian Local Development Plan 2017. The following policies are relevant to the proposal:

Edinburgh South East Scotland Strategic Development Plan 2013
(SESPlan1)

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

Midlothian Local Development Plan 2017 (MLDP)

- 7.4 Policy **STRAT3: Strategic Housing Land Allocations** states that strategic land allocations identified in the plan will be supported provided they accord with all other policies. The development strategy supports the provision of 350 units on allocated housing site (Hs20).
- 7.5 Policy **DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.
- 7.6 Policy **DEV3: Affordable and Specialist Housing** seeks an affordable housing contribution of 25% from sites allocated in the MLDP. Providing lower levels of affordable housing requirement may be acceptable where this has been fully justified to the Council. This policy supersedes previous local plan provisions for affordable housing; for sites allocated in the Midlothian Local Plan (2003) that do not benefit from planning permission, the Council will require reasoned justification in relation to current housing needs as to why a 25% affordable housing requirement should not apply to the site.
- 7.7 Policy **DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.8 Policy **DEV6: Layout and Design of New Development** requires good design and a high quality of architecture, in both the overall layout of developments and their constituent parts. The layout and design of developments are to meet set criteria.
- 7.9 Policy **DEV7: Landscaping in New Development** requires development proposals to be accompanied by a comprehensive

scheme of landscaping. The design of the scheme is to be informed by the results of an appropriately detailed landscape assessment.

- 7.10 Policy **DEV9: Open Space Standards** requires that the Council assess applications for new development against set open space standards and seeks an appropriate solution where there is an identified deficiency in quality, quantity and/or accessibility.
- 7.11 Policy **TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.12 Policy **TRAN2: Transport Network Interventions** highlights the various transport interventions required across the Council area, including the A701 realignment.
- 7.13 Policy **TRAN5: Electric Vehicle Charging** seeks to promote a network of electric vehicle charging stations by requiring provision to be an integral part of any new development.
- 7.14 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes.
- 7.15 Policy **RD1: Development in the Countryside** sets out where appropriate development would be acceptable in the countryside subject to defined criteria. The policy states that proposals for development will be of an appropriate scale and character appropriate to the rural area and well integrated to the rural landscape.
- 7.16 Policy **ENV2: Midlothian Green Networks** supports development proposals brought forward in line with the provisions of the Plan that help to deliver the green network opportunities identified in the Supplementary Guidance on Green Networks.
- 7.17 Policy **ENV4: Prime Agricultural Land** does not permit development that would lead to the permanent loss of prime agricultural land unless there is appropriate justification to do so.
- 7.18 Policy **ENV7: Landscape Character** states that development will not be permitted where it significantly and adversely affects local landscape character. Where development is acceptable, it should respect such character and be compatible in terms of scale, siting and design. New development will normally be required to incorporate proposals to maintain the diversity and distinctiveness of the local landscapes and to enhance landscape characteristics where they have been weakened.
- 7.19 Policy **ENV8: Protection of River Valleys** outlines that development within the river valley protection areas of the Rivers North and South

Esk and River Tyne will not be permitted unless there is a specific locational need for the development.

- 7.20 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of the proposed development. Furthermore it states that Sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.
- 7.21 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environmental.
- 7.22 Policy **ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.23 Policy **ENV14: Regionally and Locally Important Nature Conservation Sites** states that development will not be permitted where it could adversely affect the nature conservation interest of such sites, unless it can be demonstrated that appropriate mitigation measures are in place.
- 7.24 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.25 Policy **ENV17: Air Quality** states that the Council may require further assessments to identify air quality impacts where considered requisite. It will refuse planning permission, or seek effective mitigation, where development proposals cause unacceptable air quality or dust impact.
- 7.26 Policy **ENV 23 Scheduled Monuments** outlines that Development which could have an adverse effect on a scheduled monument, or the integrity of its setting, will not be permitted.
- 7.27 Policy **ENV24: Other Important Archaeological or Historic Sites** seeks to prevent development that would adversely affect regionally or locally important archaeological or historic sites, or their setting.

- 7.28 Policy **ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.
- 7.29 Policy **NRG6: Community Heating** requires that, wherever reasonable, community heating should be supported in connection with buildings and operations requiring heat.
- 7.30 Policy **IMP1: New Development** ensures that appropriate provision is made for a need which arises from new development. Of relevance in this case are education provision, transport infrastructure; contributions towards making good facility deficiencies; affordable housing; landscaping; public transport connections, including bus stops and shelters; parking in accordance with approved standards; cycling access and facilities; pedestrian access; acceptable alternative access routes, access for people with mobility issues; traffic and environmental management issues; protection/management/compensation for natural and conservation interests affected; archaeological provision and 'percent for art' provision.
- 7.31 Policy **IMP2: Essential Infrastructure Required to Enable New Development to Take Place** states that new development will not take place until provision has been made for essential infrastructure and environmental and community facility related to the scale and impact of the proposal. Planning conditions will be applied and; where appropriate, developer contributions and other legal agreements will be used to secure the appropriate developer funding and ensure the proper phasing of development.
- 7.32 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

Supplementary Guidance

- 7.33 The adopted **Green Networks Supplementary Guidance 2018 (SG)** seeks to create *'an improved network of woodland, wildlife habitats, greenspace and watercourses has increased the attractiveness of Midlothian as a place to live, work, invest and visit'*.
- 7.34 A series of Strategic Green Network Connections identified in the MLDP are relevant to the Penicuik-Auchendinny area including: Strategic Connection 2: Shawfair - Penicuik Link. 'Connection Points' are also identified that require to be linked to each other by multi user paths. With respect to Auchendinny, the primary requirement relates to a requirement to provide a link from Connection Point 23 (NCN 196 at Dalmore Mill) through the site to Connection Point 25 (Auchendinny – at the north eastern corner of the site at the dismantled former railway

line). It does not specify a particular alignment but identifies suggested connection points where connection is identified.

- 7.35 In addition to the connection above, various site-specific requirements for Site Hs20 are identified within the Green Networks SG including the provision of established boundary planting averaging 20m to minimise the impact on the North Esk Valley and the protection of ancient and semi-natural ancient woodland. It also requires the inclusion of biodiversity enhancements on landscape proposals. Finally, connections are encouraged from Firth Crescent to the Brae and from the north of the site to the A701.

National Policy

- 7.36 **SPP (Scottish Planning Policy)** sets out Government guidance for housing. All proposals should respect the scale, form and density of their surroundings and enhance the character and amenity of the locality. The individual and cumulative effects of infill must be sustainable in relation to the social and economic infrastructure of a place, and must not lead to over-development.
- 7.37 SPP encourages a design-led approach in order to create high quality places. It states that a development should demonstrate six qualities to be considered high quality, as such a development should be; distinctive; safe and pleasant; welcoming; adaptable; resource efficient; and, easy to move around and beyond. The aims of the SPP are developed within the local plan and local development plan policies.
- 7.38 SPP states that *“design is a material consideration in determining planning applications and that planning permission may be refused and the refusal defended at appeal or local review solely on design grounds”*.
- 7.39 SPP supports the Scottish Government’s aspiration to create a low carbon economy by increasing the supply of energy and heat from renewable technologies and to reduce emissions and energy use. Part of this includes a requirement to guide development to appropriate locations.
- 7.40 SPP introduces a *‘presumption in favour of development that contributes to sustainable development’* but goes on to state that:
- “The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost”*.
- 7.41 Paragraph 29 of SPP then goes on to state that decisions on sustainable development should be guided by the following principles:

- giving due weight to net economic benefit;
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- supporting delivery of accessible housing, business, retailing and leisure development;
- supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- supporting climate change mitigation and adaptation including taking account of flood risk;
- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- having regard to the principles for sustainable land use set out in the Land Use Strategy;
- protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- reducing waste, facilitating its management and promoting resource recovery; and
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

- 7.42 The Scottish Government policy statement **Creating Places** emphasises the importance of quality design in delivering quality places. These are communities which are safe, socially stable and resilient.
- 7.43 **Designing Places, A Policy Statement for Scotland** sets out the six key qualities which are at the heart of good design namely identity, safe and pleasant environment, ease of movement, a sense of welcome, adaptability and good use of resources.
- 7.44 **The Scottish Government's Policy on Architecture for Scotland** sets out a commitment to raising the quality of architecture and design.
- 7.45 The Scottish Government policy statement **Designing Streets** emphasises that street design must consider place before movement, that street design guidance (as set out on the document) can be a material consideration in determining planning applications and that street design should be based on balanced decision-making. Of relevance in this case are the statements that:

‘On-plot parking should be designed so that the front garden is not overly dominated by the parking space.’

‘Parking within the front curtilage should generally be avoided as it breaks up the frontage, can be unsightly and restricts informal surveillance. On-plot parking may be suitable in restricted situations when integrated with other parking solutions and when considered in terms of the overall street profile.’

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise. The representations and consultation responses received are material considerations.

The Principle of Development

- 8.2 The site is allocated as a strategic housing land allocation within the MLDP (Site Hs20). Accordingly, housing proposals within such sites are expressly supported in the MLDP as they are required to deliver Midlothian Council’s contribution in addressing strategic housing land requirements within SESPlan1. The site is also located within the built up area of Auchendinny where there is a presumption in favour of appropriate residential development.
- 8.3 The Hs20 site allocation identifies an indicative housing capacity of 350 dwellings within the site. The proposed increase in unit numbers to 395 dwellings is considered to be reasonable given that the layout, design and form of the proposed development is acceptable and that there should be no unreasonable impact on existing residential amenity nor infrastructure subject to the provision of suitable mitigation and/or infrastructure contributions relating to roads/accessibility, education, open space/children’s play and affordable housing requirements.
- 8.4 The southern part of the site (containing open space and a proposed multi-user cycle path) is located outwith the built up area of Auchendinny and is allocated as land within the countryside in the MLDP. Policy RD1 requires that development in the countryside is related to agriculture, horticulture, recreation or tourism. Also, it needs to be of a scale and character appropriate to the rural area. As the proposed development within this part of the site includes informal open space, landscaping/woodland planting and the provision of a multi-user cycle path this meets the above tests given that these features specifically enhance recreation opportunities within this part of the site. The detailed design of the multi-user cycle path can be secured by a condition on a grant of planning permission to ensure that the rural character of the area is maintained. This outcome complies with MLDP Policy RD1.

- 8.5 Moreover, the site is also allocated as prime agricultural land. However, an exception within MLDP Policy ENV4 provides a specific exemption for all sites allocated for development within the development strategy in the MLDP. In this instance, given the site's allocation for housing within in the MLDP, it's future development and the 'loss' of prime agricultural land is compliant with the requirements of this policy. As such, the wider spatial strategy objectives within the MLDP considered that future development for housing would outweigh any potential benefit brought by its allocation as prime agricultural land. As such, the loss of this prime agricultural land is acceptable.

Design, Place-making, Layout and Form of Development

- 8.6 The proposed development seeks approval for 395 dwellings including 323 dwellinghouses and 72 cottage flats. The average density is approximately 19 dwellings per hectare (if the 5.7 hectare informal open space and 1.5 hectare safeguarded school site are both excluded from the calculation). This reflects a medium density development within a suburban area and is not inherently out of character with the surrounding context.
- 8.7 There proposed development incorporates a typical suburban layout that includes a well-coordinated and comprehensive design approach that takes cognisance and responds to features/constraints within the site and the adjacent site interfaces. This includes the provision of a traditional street layout with generous provision for roads, footpaths, open space, landscaping and woodland/structure planting. Moreover, development plots have been created in three separate phases that include sufficient setbacks that preserve future residential amenity. This is combined with a spine road that incorporates a tree lined avenue and linear park along its route which improves visual amenity and creates an enhanced landscape offer within the site. A network of secondary streets, private drives and shared parking courts include shared surfaces which seeks to facilitate pedestrian priority over vehicles in such locations in accordance with Designing Streets. Additionally, various open space areas are proposed including an entrance green, civic square, secondary open spaces and a substantial informal open space area within the south of the site. Cumulatively, this proposal does not result in an overdevelopment of the site.
- 8.8 A greenway linear park is provided along the primary spine road running north-south then extending east-west towards the south-western corner of the site. It provides a wide landscape strip incorporating trees, linear open space and footpaths. The properties facing this linear park are provided with an attractive outlook to this open space. Additionally, buildings generally orientate onto the prime spine road and other primary streets which creates a strong, consistent streetscape frontage and character along this route. Moreover, the proposed SUDS basins are positioned to facilitate a high quality layout

and are bounded by properties that facilitates natural surveillance to these features.

- 8.9 The proposed dwellings in terms of their scale, massing, height and positioning within the site do not appear incongruous nor visually dominant within the immediate area. Whilst retention structures are proposed within a small number of properties, these are modest (in the main less than 1m in height) and primarily run perpendicular to the respective dwellings at the side and rear of the site. Additionally, a bund is proposed within the south-western corner of houses within Phase 3. However, this is suitably graded to avoid a substantial level change and it is complemented by landscaping which minimises potential unreasonable visual impacts. This feature minimises engineering works within the site and ensures that finished floor levels for the proposed dwellings are acceptable in planning terms.

Housing mix:

- 8.10 The proposed housing mix includes a range of dwelling types, styles and sizes including a mix of one and two-bedroom cottage flats and 2, 3, 4 and 5 bedroom houses. This results in a good variety of housing types and sizes and is considered to be appropriate for a site of this nature – providing a series of houses to accommodate varied housing demand.

Affordable Housing:

- 8.11 The provision of 25% affordable housing is in accordance with policy and is acceptable. Given the size of the proposed development, affordable housing has been positioned within each of the three proposed phases. Concentrating them in three discreet areas within the site is also appropriate in planning terms as they are sufficiently integrated into the development whilst also providing opportunities for their efficient future management. The Council's Housing Planning and Performance Manager supports the location, distribution and quantum of affordable housing provision within the site.

Architectural styles:

- 8.12 The proposed houses and flatted blocks are relatively traditional in form and would complement the neighbourhood character and visual amenity of Auchendinny. This includes a continuity of style and built form that will establish distinct neighbourhood character areas in terms of form and scale throughout the site.

Areas of improved Quality

- 8.13 The planning authority require an enhanced design quality within at least 20% of the proposed dwellings within Areas of Improved Quality (AIQ). The corresponding enhancements relate to the design and layout of individual buildings, the use of materials (including building finishes, boundary treatments and ground surfaces). Within such areas, the external finish materials are required to create prominent landmark grouping or key individual buildings that define these

enhanced character areas. An AIQ seeks to add interest and character to developments, particularly in developments of the scale proposed.

- 8.14 The location of the AIQ, within the site entrance, adjacent to the proposed civic square, overlooking the proposed entrance green and along parts of the principal spine road and linear park are considered to be appropriate in principle given their prominent location. However, the dislocated nature of the proposed AIQ to the south would fail to provide a comprehensive character area of improved quality and it should be added to/modified, to form a more continuous grouping. Additionally, only 59 units are identified within the AIQ as opposed to the minimum requirement of 79 dwellings (i.e. 20% of the total number of dwellings). As such, additional dwellings will be required to be incorporated into the AIQ within the above locations. It is considered that the AIQ could be extended to the following areas to meet both the minimum requirement and provide continuity of character areas: Plots 97-101, 106-108, 129-132, 599-600, 622-629 (or Plots 508-511 in the north of the site).
- 8.15 Additionally, the majority of the proposed external finish materials used within the AIQ is appropriate, however, a modest variation to selected materials and the proposed finishes is sought. A complex and extensive range of external materials is sought, where a more consistent palette of materials is desirable to create more coherent and well-defined character areas.
- 8.16 Outwith the AIQ, the external finishes of the buildings are of not such a high a quality, but in the main acceptable. Some minor modifications and refinement/simplification of the proposed external material palette and finishes is also required, to ensure that distinct, uniform and consistent character areas are created. All these matters can be secured by condition on a grant of planning permission, which would also require streetscape elevations for the AIQ to show how such updates have been achieved.

Boundary treatments:

- 8.17 The proposed boundary treatments are generally in keeping with the character and amenity of the area and are therefore acceptable in planning terms. However, updates to the AIQ will require corresponding boundary treatments to be updated to reflect the improved quality of such treatments within any extended/additional AIQ. This will include stone walls along key boundaries, for example.

Garden Ground and Open Space:

- 8.18 The MLDP requires good levels of amenity for residential development in terms of garden sizes, open space and the separation distances between dwellings to mitigate against overlooking, loss of privacy and creating a sense of overbearing on neighbours. The required spatial standards were set out in the superseded Midlothian Local Plan 2008 and are likely to be incorporated into the forthcoming supplementary

guidance on 'Quality of Place'. These dimensional standards help those in the planning process quantify what good levels of amenity are and therefore it is reasonable to expect housing developments to meet these requirements unless there is justification not to do so. The requirements with regard usable private garden sizes should be: (i) 100 square metres for terraced houses of 3 or more apartments; (ii) 110 square metres for other houses of 3 apartments; and (iii) 130 square metres for houses of 4 apartments or more.

8.19 With respect to the proposed development, the majority of the proposed dwellings either meet or substantially exceed the above garden ground requirements. Despite this, selected detached and semi-detached houses and all of the terraced houses fall below the minimum sizes above. Of the detached and semi-detached houses that fall below, they only fall marginally below and they have access to various areas of communal open space including the substantial open space areas to the south of the site. Such variety in garden sizes allows for variation in the built form to the benefit of the overall design. As such, they are acceptable in this instance. Moreover, given that the majority of the proposed terraced houses are located within AIQs, a relaxation to garden ground is supported in this instance as it allows for an improved urban design outcome that creates strong frontages and enhanced open spaces (i.e. civic square and entrance greens). They are also within close proximity to communal open spaces as outlined above where smaller rear gardens could be adequately compensated for. Moreover, the typical layout of terraced houses (i.e. narrow and deep) dictates that it would be extremely difficult to achieve the minimum rear garden size as the rear gardens would need to be unduly long. In these circumstances, the smaller rear garden for selected houses is acceptable.

8.20 The location and layout associated with the proposed SUDS and drainage infrastructure is also considered to be appropriate and enhances the overall built form. This arrangement provides for the efficient control of overland flows whilst minimising impact on residential amenity and landscape character in accordance with the design requirements for this site. Overall, the proposed development accords with the design, sustainability and landscape character objectives within the MLDP including Policies Dev5 and Dev6.

Amenity

8.21 The site abuts existing residential properties. The proposed design approach includes sufficient setbacks along these interfaces to avoid unacceptable amenity impacts to existing residents, particularly in terms of overlooking, overshadowing and daylight to existing habitable windows.

8.22 To this extent, dwellings along the southern boundary are positioned over 25-30m from the nearest residential dwellings (Small Steps

Cottage, Firthview and Sandia). Larger setbacks were introduced along this interface at the planning authority's request to reduce potential visual impacts and allow for the creation of generous woodland structure planting along the southern boundary. Setbacks of approximately 40m-55m have also been provided to the west of the site to existing properties facing The Brae and over 30m from existing properties to the northwest on Firth Crescent. Sufficient setbacks are also proposed around the existing property at Lea Lodge.

- 8.23 Generally, acceptable setbacks have also been provided between the proposed dwellings to ensure adequate residential amenity for future residents and to prevent unreasonable overlooking. This includes generous rear garden depths which, cumulatively, allow for sufficient sunlight to the primary open spaces and acceptable daylight to habitable room windows for the benefit of future residents.
- 8.24 In this regard, it is considered that there would be potential overlooking between the rear facing windows of Plots 87/88 and 90/91 and selected windows within the two cottage flat blocks to the west (i.e. Plots 379-384 and Plots 373-378), albeit at an angle. To address this, the south east-facing first floor living room windows of the two corresponding flats closest to the boundary should be removed. This outcome will not impact the amenity of future residents as the respective living rooms are dual aspect in nature and would receive sufficient daylight from alternative windows. To increase this rear setback, and where this is possible, Plots 87, 88, 90 and 91 should be repositioned to the south-east (towards the street) until the minimum allowable driveway length is achieved (i.e. approx. 5.5m). These amendments can be secured by a condition on a grant of planning permission.

Access, Transportation & Sustainability

- 8.25 The site is allocated within the MLDP for housing and it is considered to be a sustainable and accessible location for the provision of future housing in accordance with strategic accessibility objectives within the MLDP.
- 8.26 Primary access to the site is proposed at the north-western corner of the site to The Brae. A secondary access is provided within the western part of the site allowing for future connectivity (and subsequent widening) of Firth Road. These arrangements create an acceptable engineering design solution that would facilitate safe, efficient vehicular manoeuvrability to/from the site. They also allow for traffic generation associated with the proposed development to be accommodated sufficiently within the local road network.
- 8.27 A primary spine road runs through the site and provides an efficient connection to a network of internal secondary roads allowing safe efficient safe manoeuvrability to corresponding dwellings.

- 8.28 The proposed development includes a series of informal paths, 2m wide footpaths and 3m wide multi-user cycle paths which facilitate integrated opportunities for active travel, cycling and sustainable travel opportunities.
- 8.29 Sufficient access is afforded to public transport opportunities, with improvements sought by the Council's Policy and Roads Safety Manager to encourage more sustainable travel options away from car-based travel. This includes the provision of a pedestrian crossing to facilitate improved connectivity to bus stops, provision of new bus shelters and new multi-user cycle path routes. These can be secured via a condition on a grant of planning permission.
- 8.30 The Council's Policy and Roads Safety Manager raises no concern with the Transportation Assessment report submitted with the application subject to a number of conditions outlined above relating to: design detail for various cyclepath/footpath routes, specifications/gradients/materials/alignments for proposed multi-user cycle paths, extension of footpath to Firth Crescent, road junction details, signalised controlled pedestrian crossing points on the B7026 (Auchendinny Brae) and corresponding footpaths, as required, bus shelter replacements (two 5-bay shelters) and electric vehicle charging point specifications.
- 8.31 The proposed private and visitor parking exceeds the Council's car parking standards. The proposed communal visitor car parking for affordable housing falls short by eight parking spaces for Phase 1, albeit, exceedances in visitor spaces in other phases mean that there is only an overall shortfall of three car parking spaces within the proposed development. The planning authority have considered potential amendments to increase parking provision within this location. This includes whether extensions to existing car parking courts can be undertaken, whether additional on-street parking spaces could be provided or whether landscaping can be removed to increase provision. However, in each instance, there are limited opportunities to provide additional car parking without either compromising the high quality urban design outcome within this location, resulting in car-dominant street frontages or resulting in unreasonable landscape removal.
- 8.32 Specifically, provision of additional on-street visitor spaces would result in the partial loss of the proposed tree-lined avenue in this location which is not acceptable. Additionally, extensions to parking courts would require the layout to be amended which would likely reduce or lose the linear park to the south which, again, is not acceptable in planning terms as this is a primary design feature required to fulfil a coordinated design approach for the site. Consequently, it is considered that an overall shortfall of three car parking spaces would not result in an unreasonable car parking provision in this instance. Moreover, no objection has been received from the Council's Policy and Roads Safety Manager on this matter. Consequently, on balance,

a minor relaxation to the car parking standards is considered to be acceptable in this instance.

- 8.33 Cycle parking is anticipated within the rear gardens of all proposed dwellings. Details of such arrangements for the cottage flats will be required (where only communal rear gardens are proposed) via a condition on a grant of planning permission.
- 8.34 Overall, the above approach would accord with MLDP Policy TRAN 1.

Multi-User Cycle Path & Green Networks

- 8.35 In terms of requirements for a multi-user cycle path, the Green Networks SG requires a multi-user path that connects from the NCN196 (around Dalmore Mill) to the north of the site (around the former railway line). The masterplan including Greenways and Links Drawing (Reference: PL 015 Rev E) outlines a series of 3m wide multi-user cycle paths running from the northwest and north-eastern corners of the site, through its centre, to the south-western and south-eastern corners of the site. The cycle path within the south-western corner of the site was not included within the original application documentation (and therefore not subject to neighbour notification and object). However, it has since been included following specific instruction from the planning authority to deliver strategic accessibility objectives for this area. This allows for the provision of a cycle path to the edge of the site on land within the applicant's control.
- 8.36 This above approach is supported in principle by the Council's Policy and Roads Safety Manager who specifically required this outcome to allow the Council to progress with planned feasibility options for the final part of the multi-user cycle path over the River North Esk on land not owned/controlled by the application. This option specifically allows for consideration of a future connection facilitated by the Council, in consultation with Sustrans, from the south-western corner of the site (in the applicant's control) to the NCN196 and the realisation of accessibility connections through the site to the NCN196. Importantly, the indicative alignment for the multi-user cycle path within the south-western corner of the site bisects an area of existing woodland/trees with amenity and landscape value. This indicative route would unlikely be supported given any tree loss would result in unacceptable amenity and landscape impacts. As such, the alignment of the multi-user footpath in this location will be required to be confirmed.
- 8.37 The applicant has also confirmed that the proposed multi user cycle paths could be provided in line with the Council's specifications and gradients (i.e. 1 in 20). The Council's Policy and Roads Safety Manager confirmed that the proposed materials for the multi-user cycle paths is acceptable in principle subject detailed design specifications and material details being provided. Accordingly, a condition is proposed to secure detailed design specifications, surface material

details, precise alignment and gradients for the corresponding multi-user cycle paths.

- 8.38 Finally, the Council's Policy and Roads Safety Manager also requires further details on the proposed cycle path crossing points where they cross internal/secondary roads within the site (north of Plot 27 and south of Plot 539). This can be secured by a condition on a grant of planning permission.
- 8.39 This outcome is considered to accord with the MLDP Policy TRAN1 and the intent of the Green Networks SG as it provides a multi-user cycle path from the northern connection point, through the entire site, to the south-western and south-eastern corners of the site. This will allow for direct connectivity to the NCN196 to be provided by the Council once feasibility options are prepared by the Council (working with Sustrans) to confirm the most suitable and practical option to achieve this once engineering and ownership constraints have been be addressed.

Open Space

- 8.40 The table within Appendix 4 of the MLDP outlines open space standards that future development proposals will be required to meet with respect to open space quality, quantity and accessibility.
- 8.41 The applicant's Design and Access Statement outlines a provision of over 5.7 hectares of amenity open space and meadow grassland within the site and extensive new areas of structure planting. Provision for upgrading the existing equipped children's play area within the Glencourse Centre is also proposed.
- 8.42 The quality of existing open space provision scores reasonably low within Auchendinny and upgrades to existing open space infrastructure should be sought. There is also an under provision of equipped play areas within Auchendinny that would need to be addressed via suitable infrastructure upgrades or via infrastructure contributions (as proposed). There is sufficient provision of informal open space. However, the ratio of playing fields per 1,000 head of population is less than half the requirement. This underprovision is echoed in the Midlothian Sports Pitch needs Assessment 2018 – which outlines a shortfall of two adult size playing fields. An underprovision in the supply of indoor tennis facilities is also noted within Midlothian generally and SportScotland are seeking to improve suitable indoor facilities across Midlothian. Support for existing tennis facilities, including the artificial grass court at Auchendinny is also encouraged.
- 8.43 Ultimately, the proposed development provides an extensive range of formal public spaces including a civic square, 'entrance green', secondary open spaces and a linear park/greenway within the centre of the site. This is combined with substantial areas of informal open space within the south western corner of the site that significantly

exceeds the open space requirements for a development of this nature. In addition, land has been safeguarded within the site to accommodate a future school (if required) that includes land for a playing field and a Multi-Use Games Area (MUGA).

- 8.44 As such, the above provision addresses the requirements within Appendix 4 of the MLDP, notwithstanding that infrastructure contributions will be required to allow for upgrades to the equipped children's play area adjacent to the site at the Glencourse Centre. These would be secured via a planning obligation that would accompany any grant of planning permission.

Landscape and Visual Impact

- 8.45 The MLDP settlement strategy for site Hs20 includes objectives to include transitional edges to the river valley including SUDS, open space and boundary enhancement of existing vegetation, retention of the existing vegetation along the boundaries of the former driving range and an avenue with trees/paths/swales. The applicant's landscape plans demonstrate that these outcomes are achieved. Specifically, the landscape strategy includes extensive tree and woodland planting which includes:
- Partial retention of the existing woodland tree belt along the north and north-eastern part of the site;
 - An enhanced woodland planting buffer along the southern boundary adjacent to existing residential properties;
 - The provision of woodland planting along the edges of the site adjacent to the River North Esk Valley to enhance landscape connectivity to this feature;
 - The provision of a tree-lined avenue along the spine road to create a landscape entrance feature along this route;
 - Avenues of street trees combined with standard fastigated species with flowering shrub planting; and
 - Formal and informal open space areas and walkways planted with large tree planting, maintained and meadow grass areas, and standard trees combined with recreational facilities.
- 8.46 Partial removal of existing trees is proposed within the site. This includes removal of the western and southern portion of existing plantation tree belt that previously enclosed the former golf driving range within the north of the site and other selected trees within the southern part of the site. Although these trees hold some amenity value, their removal is considered to be acceptable in urban design terms to facilitate the realisation of a comprehensive and coordinated design approach for the proposed development.
- 8.47 This landscape strategy, including tree removal and substantial replanting, results in an acceptable outcome that enhances landscaping opportunities within the site and successfully integrates the proposed development into the surrounding landscape.

- 8.48 The landscape strategy accords with MLDP Policy ENV11, including some removal and replanting, subject to implementation of the following enhancements that are sought by condition:
- Woodland Management Plan: to consider the management and maintenance of the retained existing woodland – including restocking if trees are thinned or removed due to ill-health or damage.
 - Ecological enhancements: in line with the ecological surveys (including swift boxes, bat boxes, mammal passages etc.) shown on updated landscape drawings.
 - Roadside tree planting: alternative specifications/construction detail sought for roadside tree lined avenue including updated cross sections for tree planting adjacent to roads, footpaths and swales etc. (as shown in the Street Section Drawing ENG/013/01). This is required to confirm that adequate rooting volume and appropriate soil quality is available to allow the trees to grow to maturity. The location of proposed underground services should be identified on the cross section to ensure sufficient rooting space in swales/road corridors.
- 8.49 In terms of visual impact, the proposed development is not considered to result in unacceptable impacts to any sensitive nearby receptors, including heritage assets.
- 8.50 The provision of woodland planting around the site, particularly substantial planting along the southern edges of the site provides suitable landscape screening to prevent any unreasonable visual intrusion into the existing river valley. This outcome minimises the visual impact of the proposed development from the North Esk Valley and heritage assets within the wider context. This outcome complies with MLDP Policy DEV6 with respect to boundary impacts on existing landscape character and MLDP Policy ENV8 relating to the protection of river valleys in that it will not have an impact on the landscape and conservation value of the existing river valley.

Flood Risk and Surface Water Drainage

- 8.51 The applicant's flood risk assessment (FRA) outlines that as the site is raised above the three watercourses, and given the topography of the site, it is not at significant risk from fluvial nor groundwater flooding. The FRA suggests that there is little catchment outside the site boundary to generate large overland flows and therefore the site is not at high risk of surface water flooding. Despite this, an assessment of potential overland flows from the western edge of the site was undertaken to minimise potential egress in this location. In this regard, SEPA have reviewed the FRA and the accompanying documentation and have not objected to the proposed development, agreeing that the site is not at significant risk of flooding.

- 8.52 In terms of drainage arrangements, it is proposed to facilitate the staged discharge of surface water flows at pre-development greenfield run-off rates (i.e. 5 litres per second per hectare) to accommodate a 1:200 year flood event plus a 30% allowance for climate change. To facilitate such attenuation, a SUDS basin is proposed adjacent to Lea Lodge and a SUDS pond is proposed within the south-eastern corner of the site. Overland flows would be discharged to these features using roadside swales. This outcome complies with current technical CIRIA guidance C753 (CIRIA - Construction Industry Research and Information Association) and there has been no objection from the Council's Flooding Officer and, overall, the above approach would comply with MLDP Policies ENV9 and ENV10.

Ecological Matters

- 8.53 Multiple ecology reports accompany the application. This includes two initial Extended Phase 1 Habitat Surveys that have now been updated by an Ecology Report (dated July 2020). The following ecological recommendations are proposed:
- Inclusion of measures to prevent entrapment of small mammals on the site during construction, by providing a means of escape from deep holes and sealing of open pipes at the end of the day;
 - If tree clearance is proposed during the bird nesting season, the site should be inspected and declared free of nesting birds prior to start of work;
 - An invasive species review and eradication by specialist;
 - The incorporation of nest boxes in line with Local Biodiversity Action Plan bird species; and
 - Use of bat boxes/bat bricks providing roosting habitat for bat species.
- 8.54 Based on the above reports, it was outlined that a GCN survey would be required to consider their presence within the nearby ponds located to the northeast of the site within the Oatslie Landfill and to the northwest of the site within existing woodland. However, the surveys were not commissioned within the required survey season (i.e. May to July). Accordingly, any results from the respective surveys could not be relied upon to accurately predict GCN presence.
- 8.55 The Scottish Government's guidance on this matter (whilst historic) is clear and requires applicants to demonstrate compliance with the Conservation Natural Habitats Regulations 1994, as amended, (Habitat Regulations 1994) and requires that the planning authority fulfils its duty to avoid detriment to European Protected Species.
- 8.56 Therefore, in consultation with Nature Scot, the applicant prepared a GCN Species Protection Plan (Dated Aug 2020) which assumed a 'worst-case' scenario that GCN were present within all suitable habitats (i.e. nearby ponds) and included a series of mitigation measures to avoid any harm to this European Protected Species.

- 8.57 It was recommended that the GCN fencing and traps were installed along the north-eastern edge of the site (where there was scope for GCNs to enter the site) to allow for their exclusion during site construction and, if appropriate, their translocation back to their suitable habitat if found within the corresponding traps.
- 8.58 Nature Scot did not object to this approach and suggested that it was unlikely that a separate European Protected Species licence would be required if such mitigation was put in place as the purpose of such licences is: to avoid committing an offence under Regulation 39 of the Habitat Regulations which make it an offence to capture, kill, disturb or destroy eggs, damage a breeding site or resting place of such animals.
- 8.59 Consequently, the primary determining factor in this assessment is predicated on whether sufficient consideration of European Protected Species has been provided by the applicant to allow the planning authority to confirm whether the proposed approach (including the proposed mitigation) risks contravention of the legislative requirements of the Habitat Regulations 1994.
- 8.60 In this instance, the GCN Species Protection Plan creates a robust and effective approach that would protect GCNs either within their existing habitat or facilitates a mechanism for their protection (via their translocation to appropriate habitats from the GCN traps). Consequently, the proposed mitigation approach is considered to accord with the Habitat Regulations 1994 and MLDP Policy ENV15 and should therefore be supported, subject to some minor modifications to the report. This includes identification of mitigation measures to facilitate the translocation of GCN from the site prior to development commencing and recommendations sought by Nature Scot to extend the location of the GCN fencing and to increase the frequency to check the traps (i.e. daily). These modifications (and recommendations within the ecology report) can be secured via a condition on a grant of planning permission.

Archaeology/Heritage

- 8.61 A desk-based heritage report accompanies the application in order to examine the possible historic environment implications of the proposed development. No objection to the proposed development was received from either the Council's Archaeological Advisor or Historic Environment Scotland. The Council's Archaeological Advisor recommended that a programme of archaeological trial trench evaluation and a written scheme of investigation is necessary to consider heritage matters associated with the proposed development within the site. This can be secured by a condition on a grant of planning permission.

Air Quality

- 8.62 The accompanying Air Quality Assessment outlines that the primary consideration with respect to air quality relates to potential emissions generated by traffic associated with the proposed development and its impact on the local ambient air quality at residential and public areas located within close proximity to the site. This includes concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}). Detailed modelling was undertaken to assess the potential impacts at such locations in line with a scope confirmed by the Council. It was predicted that there would be no significant change in nitrogen dioxide or particle matter (PM₁₀ or PM_{2.5} concentrations) at all sensitive receptors - which outlined that the magnitude at receptors would be negligible. The Council's Environmental Health Manager has not objected to the proposed development and SEPA have confirmed that it would be unlikely that air quality objectives would be exceeded at new and existing receptor locations. Accordingly, the proposed development is considered to comply with MLDP Policy ENV17.

Safeguarding Land for Education

- 8.63 The Council's Education Resource Manager has outlined that land will potentially be required to provide a two-steam school within accompanying playing fields and MUGA within part of the site. Accordingly, a parcel of land measuring approximately 1.5 hectares has been safeguarded adjacent to the Glencourse Centre to facilitate future provision of such facilities if required.
- 8.64 This safeguarding accords with the MLDP to ensure that sufficient education infrastructure can be provided to accommodate educational demand within this area. However, for the proper place-making of the site and the local area, and to provide clarity to existing residents and future residents it is appropriate that the Council confirm its intentions for the site timeously.
- 8.65 The Council's Learning Estate Strategy anticipates that primary school provision for this site and existing housing in Auchendinny will be met by a primary school in the area, but this is still to be determined. The reservation of the school land for an identified period (one year from commencement of construction) will allow time for a formal decision to be made in respect of this by the Council.

Percent for Art

- 8.66 No details of proposed artwork to meet the Council's 'percent for art' requirements have been provided. Artwork will be required within the site to provide visual and artistic interest, taking reference from the heritage of the local area. This can be secured by a condition on a grant of planning permission.

Feasibility of District Heating System

- 8.67 In order for the Government's renewable energy and heat demand targets to be met, it is important that all types of new development consider the role they play in using heat from renewable sources. Paragraph 154 of SPP states that the planning system should support the transitional change to a low carbon economy including deriving "11% of heat demand from renewable sources by 2020" and supporting "the development of a diverse range of electricity generation from renewable energy technologies – including the expansion of renewable energy generation capacity – and the development of heat networks".
- 8.68 MLDP Policy NRG6 states that community heating within new developments should be supported where technically and financially feasible. It remains to be demonstrated by the applicant that the proposed development does not offer the potential for a new district heating network to be created within the site. Accordingly, a condition will be required on any grant of planning permission requiring that a feasibility study for the provision of a community heating system for the new development is undertaken by a suitably qualified engineer, commissioned by the applicant, and submitted for the approval of the planning authority.

Contamination and Remediation

- 8.69 A Geotechnical Design & Environmental Risk Assessment Report and a Preliminary Environmental Assessment Report provide an initial review of potential contamination within the site. However, more detailed analysis is required including a comprehensive site investigation assessing all potential contamination matters, a remediation strategy outlining how such measures will be implemented and a validation report confirming how the corresponding remediation approaches have been undertaken. This can be secured by a condition on a grant of planning permission.

Affordable Housing

- 8.70 The proposed mix of affordable housing units as identified within the masterplan meets the corresponding 25% requirement. This resulted in the provision of a mix of properties that meets the corresponding local demand model for affordable housing within this area. This includes a concentration of one and two bed properties, within cottage flats and 2-bedroom houses.

Developer Contributions

- 8.71 If the Council is minded to grant planning permission for the development it will be necessary for the applicant to enter into a planning obligation in respect of securing the following:
- 25% affordable housing on site;

- The reservation (for a period of up to one year from the commencement development) of land within the site capable of providing a two stream primary school and its associated requirements;
- A financial contribution towards additional primary education capacity;
- A financial contribution towards additional secondary education capacity;
- A financial contribution towards the A701 Relief Road and A702 Link Road;
- A financial contribution towards off site play and open space improvements; and
- Long term future maintenance arrangements for communal open within the site.

8.72 The Scottish Government's advice on the use of Section 75 Planning Agreements is set out in Circular 03/2012: Planning Obligations and Good Neighbour Agreements. The circular advises that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the proposed development acceptable in planning terms (paragraph 15);
- serve a planning purpose (paragraph 16) and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area (paragraphs 17-19);
- fairly and reasonably relate in scale and kind to the proposed development (paragraphs 20-23); and
- be reasonable in all other respects.

8.73 The requirements as set out above for any proposed Planning Obligation would meet the above tests.

Other Matters

8.74 Concerns were raised by objectors regarding the existing capacity of general practice medical facilities within the immediate area and the potential impacts of new housing on the capacity of health and care services. This matter is required to be addressed by the Midlothian Health and Social Care Partnership through the provision of sufficient health service capacity. That can involve liaison with the Council as planning authority but it is not, on its own, a sufficient basis in itself on which to resist or delay the application.

8.75 Regarding matters raised by representors and consultees and not already addressed in this report:

- Provision of a bund along the site's southern boundary between the proposed dwellings and the existing houses (at Small Steps Cottage etc.) has been requested to create a noise and visual barrier along this alignment. Following receipt of the corresponding objection, the proposed layout was amended to remove various dwellings along the southern boundary – including those directly adjacent to Small Steps Cottage and the nearby housing - to increase visual setbacks within this location. Additionally, an increased woodland structure planting buffer was also included to include larger (higher) woodland planting in lieu of smaller hedgerow planting previously proposed. This outcome is considered to negate any requirement for a bund, particularly as the corresponding amenity, noise and landscape requirements within the MLDP would be met or exceeded.
- Concerns were noted about unreasonable noise and light pollution would be generated. It is not considered that the proposed dwellings would result in any unreasonable adverse impacts to existing residents in terms of noise or light pollution. It is noted that during construction there would be a higher level of noise generation associated with construction activities but that there would be limited and controlled by construction management operating hours via a condition on any issued planning permission.
- Additional pedestrian/cycle path links sought to the northeast of the site (including to the north of Lee Lodge) to reflect previous right of way. It is considered that the proposed network of multi-user cycle paths – and the corresponding connections to the existing footpath and road network - is acceptable and no additional connections are required to the north of Lee Lodge.

9 RECOMMENDATION

- 9.1 It is recommended that planning permission be granted for the following reason:

The vast majority of the site is allocated for housing and forms part of the Council's committed housing land supply within the Midlothian Local Development Plan 2017 where there is a presumption in favour of residential development. The remainder of the site is located within the Countryside where the complementary recreational development proposed (multi user cycle path) is of a scale and nature appropriate to the character of this area. This presumption in favour of development is not outweighed by any other material considerations.

- 9.2 Subject to:

- a. the completion of a planning obligation to secure the provision of;
 - 25% affordable housing on site;
 - The reservation (for a period of up to one year from the commencement of development of the site) of land within

the site capable of providing a two stream primary school and its ancillary requirements;

- A financial contribution towards additional primary education capacity;
- A financial contribution towards additional secondary education capacity;
- A financial contribution towards the A701 Relief Road and A702 Link Road;
- A financial contribution towards off site play open space improvements; and
- Long term future maintenance arrangements for communal open spaces within the site.

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

9.3 Subject to the following conditions:

1. Development shall not begin on an individual phase of development until an updated scheme for vehicular access, footpaths, multi-user paths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i. the proposed new road junctions into the site including appropriate speed limit/gateway signs and physical gateway features;
 - ii. traffic signal controlled pedestrian crossing points on the B7026 (Auchendinny Brae) and any applicable footpath extension;
 - iii. bus shelter improvements on the A701 to create two 5-bay shelters on either side of the road.
 - iv. Details of the 3m wide cycleway/footpath link along the existing road to the north east of the site, starting between Plots 531/301 and ending at the junction with the B7026.
 - v. Details of the two proposed cycle/pedestrian connections/ links exiting the development at Plots 48/49 and Plots 531/301.
 - vi. Details of the 2m wide footpath link from Plot 616 to an adoptable standard and the footpath extended to the existing footpath off Firth Crescent;
 - vii. Details of cycle path crossing points where they cross internal/secondary roads (north of Plot 27 and south of Plot 539).
 - viii. Precise alignment, surface material specifications and gradients for the 3m wide cycleways within the south-western corner of the site (west of Plot 622);
 - ix. cycle parking/storage for cottage flats; and

- x. Specifications for publicly accessible rapid electric vehicle charging points with outputs of 7kW 32A or higher.

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

Reason: To ensure the future users of the buildings, existing local residents and those visiting the development site during the construction process have safe and convenient access to and from the site; to ensure that all footpaths and multi-user paths meets the Councils design requirements; to avoid the potential loss of trees/woodland with amenity and landscape value within the south west of the site and to ensure that the development accords with the requirements of Policy TRAN5 of the Midlothian Local Development Plan.

- 2. Development shall not begin on an individual phase of development until an updated scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i. Ecological enhancements identified within the approved Ecology Report (including swift boxes, bat boxes, mammal passages, as applicable) on the corresponding Landscape Plan(s);
 - ii. A Woodland Management Plan outlining sustainable management, motoring, maintenance and replanting requirements for existing woodland within the site.
 - iii. Updated specifications for roadside tree lined avenues showing cross sections of roads, footpaths, drainage swales and utilities with adequate rooting volume for street trees; and
 - iv. Updated surface materials and boundary treatments within the updated Areas of Improved Quality (minimum of 20% of the total proposed dwellings).

All hard and soft landscaping shall be carried out in accordance with the scheme approved in writing by the planning authority as the programme for completion and subsequent maintenance.

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

Reason: *To ensure the quality of the development is enhanced by landscaping to reflect its setting in accordance with policies DEV2, DEV5, DEV6, DEV7 and DEV9 of the Midlothian Local*

Development Plan 2017 and national planning guidance and advice.

3. Development shall not begin on an individual phase of development until updated Areas of Improved Quality (20% of the total proposed dwellings) have been submitted to and approved in writing by the planning authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be agreed in writing with the planning authority.
4. Development shall not begin on an individual phase of development until an updated scheme showing external materials and finishes for all residential units and other structures has been submitted to and approved in writing by the planning authority. The application shall include samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures. External materials and finishes of improved quality shall be provided for properties within the Areas of Improved Quality. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason Condition 3 and 4: *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies DEV2, DEV5 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

5. Development shall not begin on an individual phase of development until updated details showing the removal of the south east-facing first floor living room window of corresponding flats within Plots 379-384 and 373-378 are submitted to and approved in writing by the planning authority. This shall be combined with repositioning Plots 87, 88, 90 and 91 to the south-east (towards the street) subject to achieving the Council's minimum driveway dimensions. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be agreed in writing with the planning authority.

Reason: *To prevent unreasonable amenity impacts with respect to potential overlooking in line with Policy DEV5 of the Midlothian Local Development Plan 2017.*

6. Development shall not begin until an updated Great Crested Newt Species Protection Plan prepared by Nigel Rudd (Dated August 2020) is submitted to and approved in writing by the planning authority. Updated details shall include:

- i. Mitigation measures for potential translocation of Great Crested Newts from within the site prior development commencing;
- ii. Extension of the proposed mitigation fencing to the south to form a continuous fence that terminates at grid reference NT25966228;
- iii. Daily checking of Great Crested Newt traps in all weather conditions; and
- iv. Implementation of all mitigation measures by the end of February where development takes place that year.

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

Reason: *To ensure the development accords with the requirements of policy DEV5 and Policy ENV 15 of the Midlothian Local Development Plan 2017.*

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

Reason for conditions 7 and 8: *To ensure the provision of a community heating system for the site to accord with the requirements of policy NRG6 of Midlothian Local Development Plan 2017 and in order to promote sustainable development.*

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

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

10. Development shall not begin on an individual phase of development until a programme of archaeological (trial trench evaluation) work and a written scheme of investigation has been submitted and approved in writing by the planning authority. The approved programme of works shall be carried out by a professional archaeologist prior to any construction works, demolition or pre-commencement ground works take place unless otherwise agreed in writing by the planning authority.

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

11. The development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:
- i. the nature, extent and types of contamination and/or previous mineral workings on the site;
 - ii. measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
 - iii. measures to deal with contamination and/or previous mineral workings encountered during construction work; and
 - iv. the condition of the site on completion of the specified decontamination measures.
12. On completion of the decontamination/remediation works referred to in Condition 11 above and prior to any dwelling house being occupied, a validation report or reports shall be submitted to the Planning Authority confirming that the works have been carried out in accordance with the approved scheme. No dwelling house shall be occupied unless or until the Planning Authority have approved the required validation.
13. Development shall not begin until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include:
- i. Details of a construction access;
 - ii. signage for construction traffic, pedestrians and other users of the site;

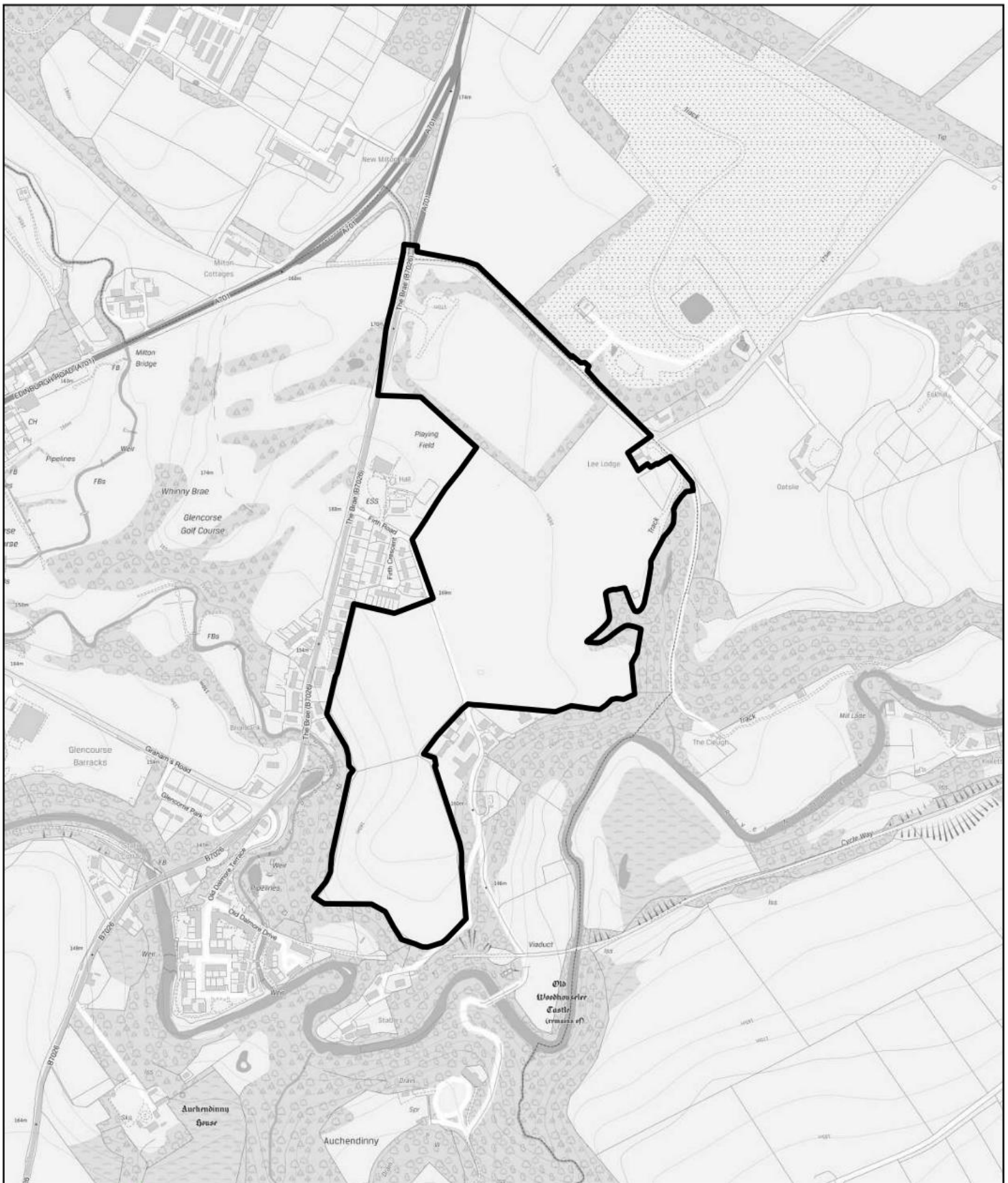
- iii. controls on the arrival and departure times for construction vehicles, delivery vehicles and for site workers (to avoid school arrival/departure times);
- iv. details of piling methods (if employed);
- v. details of any earthworks;
- vi. control of emissions strategy;
- vii. a dust management plan strategy;
- viii. waste management and disposal of material strategy;
- ix. a community liaison representative will be identified to deal with the provision of information on the development to the local community and to deal with any complaints regarding construction on the site;
- x. prevention of mud/debris being deposited on the public highway;
- xi. material and hazardous material storage and removal; and
- xii. controls on construction, engineering or any other operations or the delivery of plant, machinery and materials (to take place between 0700 to 1900hrs Monday to Friday and 0800 to 1300hrs on Saturdays).

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

Reason: *In order to control the construction activity on the site, ensure environmental impact during the construction period is acceptable and to ensure appropriate mitigation is in place.*

Peter Arnsdorf
Planning Manager

Date:	13 November 2020
Application No:	20/00089/DPP
Applicant:	Stewart Milne Homes, Avant Homes and Miller Developments
Agent:	Yeoman McAllister Architects
Validation Date:	11 February 2020
Contact Person:	Steve Iannarelli
Tel No:	0131 271 3313
Background Papers:	17/00767/SCR, 17/00606/PAC
Attached Plans:	Overall Site Masterplan; Overall Masterplan with Greenways & Links, Overall Masterplan with AIQs, Landscape Masterplan and Streetscape Elevations 1 and 2.



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

Residential development including formation of access roads,
parking, SUDS features and associated works and land
safeguarded for possible education use at Land East of
Auchendinny, Penicuik

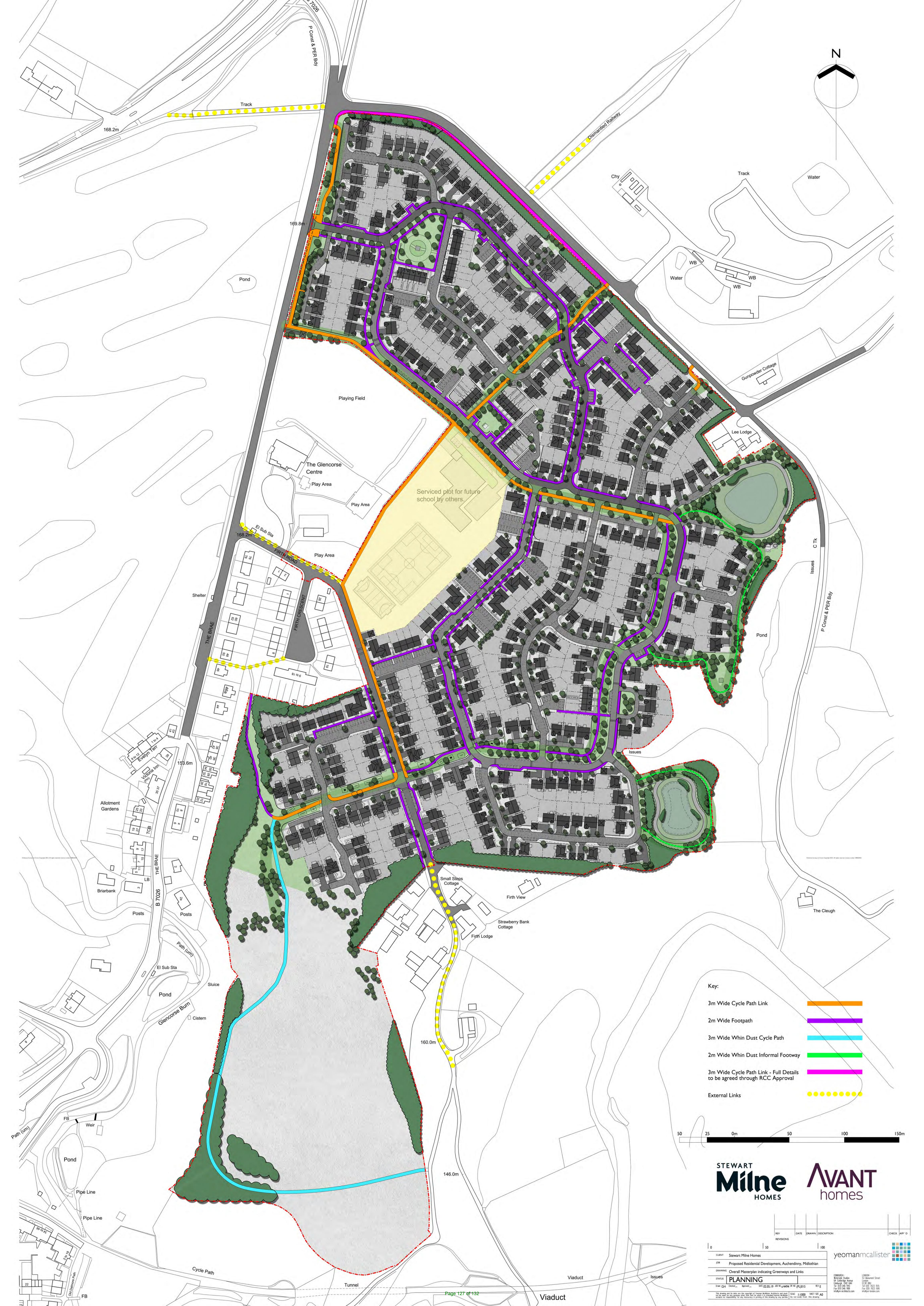
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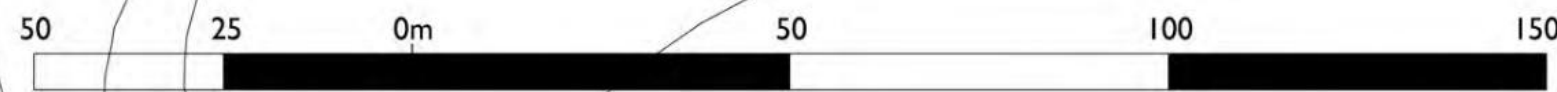
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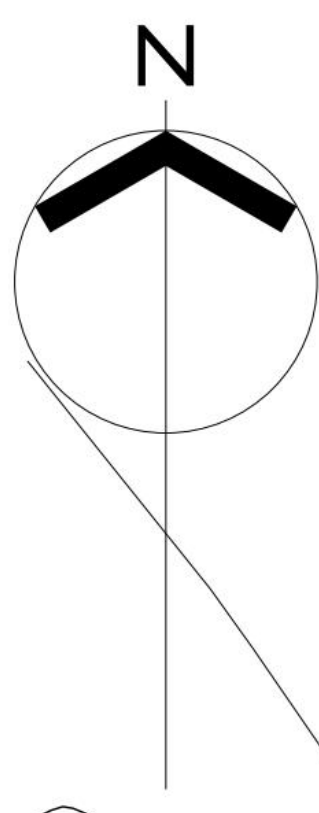
- Key:
- 3m Wide Cycle Path Link
 - 2m Wide Footpath
 - 3m Wide Whin Dust Cycle Path
 - 2m Wide Whin Dust Informal Footway
 - 3m Wide Cycle Path Link - Full Details to be agreed through RCC Approval
 - External Links



STEWART
Milne
HOMES

AVANT
homes

REV	DATE	DRAWN	DESCRIPTION	CHECK	APP'D
1	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
2	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
3	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
4	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
5	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
6	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
7	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
8	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
9	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
10	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
11	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
12	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
13	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
14	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
15	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
16	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
17	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
18	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
19	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
20	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
21	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
22	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
23	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
24	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
25	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
26	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
27	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
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29	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
30	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
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32	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
33	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
34	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
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36	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		
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100	02/05/19	GH	Overall Masterplan Indicating Greenways and Links		



STEWART Milne HOMES **AVANT homes**

REV	DATE	DRAWN	DESCRIPTION	CHECK	APP'D
1	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
2	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
3	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
4	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
5	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
6	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
7	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
8	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
9	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		
10	26.04.19	AV	Overall Masterplan indicating Areas of Improved Quality.		

[illegible]



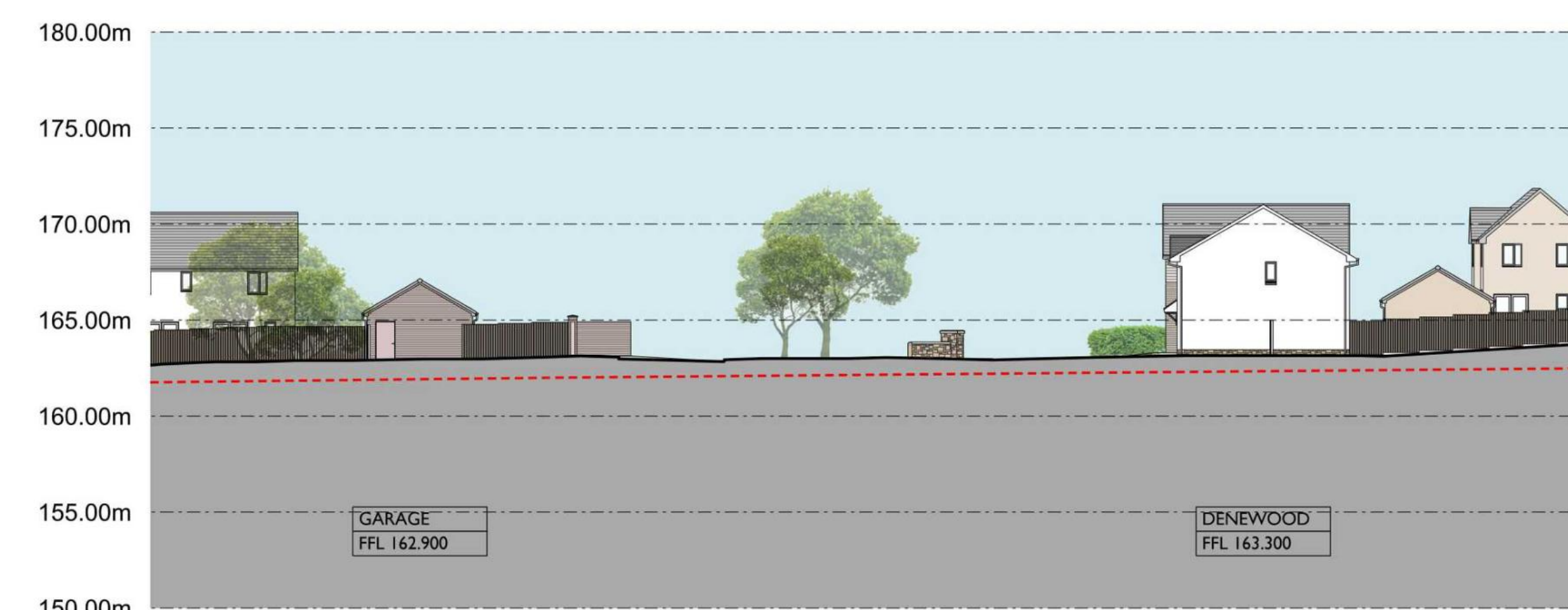
Site Section E-E



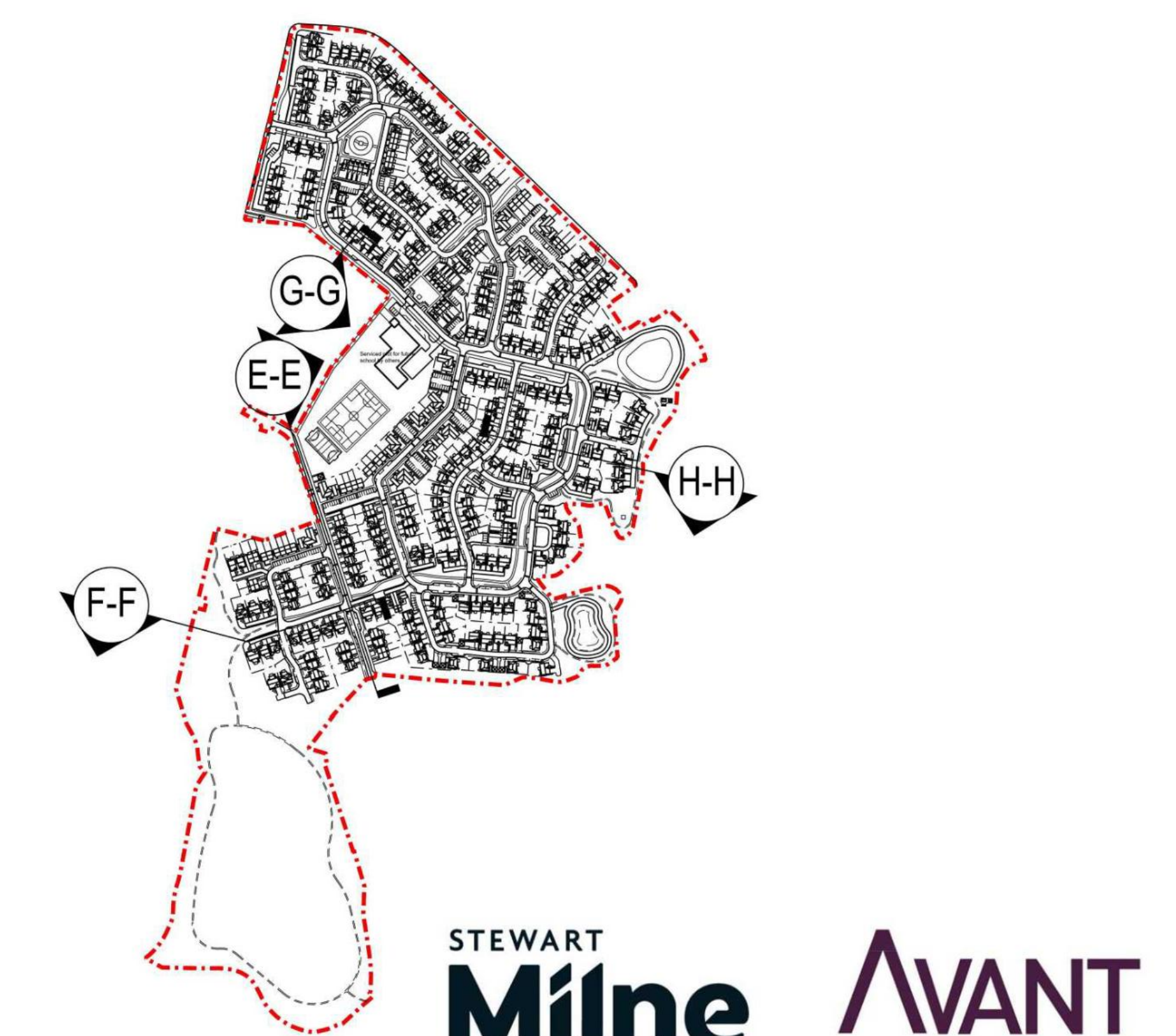
Site Section F-F



Site Section G-G



Site Section H-H



Keyplan

[illegible]

