

Notice of Meeting and Agenda



Planning Committee

Venue: Virtual Meeting,

Date: Tuesday, 18 May 2021

Time: 13:00

Executive Director : Place

Contact:

Clerk Name: Democratic Services
Clerk Telephone:
Clerk Email: democratic.services@midlothian.gov.uk

Further Information:

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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

- | | | |
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| 4.1 | Minute of Meeting held on 6 April 2021 – For Approval | 5 - 12 |
|------------|---|--------|

5 Public Reports

Non Application Reports by Chief Officer Place

- | | | |
|------------|--|---------|
| 5.1 | Planning (Scotland) Act 2019 – National Planning Framework 4 (NPF4) Housing Figures Consultation | 13 - 48 |
| 5.2 | Tree Preservation Order (1 of 2021) For tree on land between Bonnyrigg Health Centre and Golf Course Road, Bonnyrigg | 49 - 58 |
| 5.3 | Tree Preservation Order (1 of 2020) at 8 Ancrum Road, Dalkeith | 59 - 74 |
| 5.4 | Pre application consultation report regarding residential development at land to South of Mayfield and East of Newtongrange, Crawlees Road, Gowkshill, Gorebridge (21/00179/PAC) | 75 - 80 |
| 5.5 | Pre application consultation report regarding mixed use development comprising: class 4 (business), class 5 (general industry) and class 6 (storage and distribution) at land East of Salters Road, Dalkeith (21/00238/PAC). | 81 - 86 |

Planning Application Reports by Chief Officer Place

- | | | |
|------------|--|----------|
| 5.6 | For the erection of 42 dwellinghouses and four flatted dwellings; formation of access road and car parking and associated works at land South East of Tynewater Primary School, Crichton Road, Pathhead (20/00538/DPP) | 87 - 112 |
|------------|--|----------|

6 Private Reports

No items for discussion

7 Date of Next Meeting

The next meeting will be held on Tuesday 15 June 2021 at 1 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
Tuesday 18 May 2021
Item No 4.1



Planning Committee

Date	Time	Venue
Tuesday 6 April 2021	1.00 pm	Via MS Teams

Present:

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

In Attendance:

Peter Arnsdorf	Planning Manager
Derek Oliver	Chief Officer: Place
Alan Turpie	Legal Services Manager
Sandra Banks	Resource Manager - LES
Jim Gilfillan	Consultant Policy & Planning
Gordon Aitken	Democratic Services Officer

1. Apologies

Apologies for absence were intimated on behalf of Councillors Hackett and McKenzie

2. Order of Business

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

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 12 January 2021 was submitted and approved as a correct record.

5. Reports

Agenda No	Report Title	Presented by:
5.1	Development Plan Scheme For Midlothian - Number 13	Peter Arnsdorf
<p>The report sought approval for the Development Plan Scheme for Midlothian number 13 (DPSM13) and provided a short update on the implementation of the Planning (Scotland) Act 2019.</p> <p>The report highlighted that preparation of the Development Plan Scheme (DPS) was a statutory requirement. Each year local planning authorities were required to prepare, publish and submit a DPS to Scottish Ministers setting out their intentions with respect to preparing, reviewing and consulting on the development plans for their area over the coming twelve months. The Planning Manager was heard in amplification of the report.</p>		
Decision		
<p>(a) To approve the Development Plan Scheme for Midlothian No.13 as appended to the report;</p> <p>(b) To publish the DPSM13 and, when safe to do so, place copies in all public libraries; and</p> <p>(c) To formally submit a copy to Scottish Ministers.</p>		
Action		
Planning Manager		

Agenda No	Report Title	Presented by:
5.2	Planning Guidance: Nature Conservation	Peter Arnsdorf
Outline of report and summary of discussion		
The purpose of the report was to seek agreement to the adoption of the Midlothian Nature Conservation Planning Guidance, a copy of which was appended to the report. Peter Arnsdorf was heard in amplification of the report.		
Decision		
<p>The Committee agreed:</p> <p>(a) To note the content of the report and agree to the adoption of the Nature Conservation Planning Guidance (subject to the SEA process as per recommendation (b) below);</p> <p>(b) To instruct the Planning Manager to undertake the required notification/advertisement advising that the Nature Conservation Planning Guidance would not have a significant environmental impact triggering the need for a formal Strategic Environmental Assessment; and</p> <p>(c) To authorise the Planning Manager to make any necessary minor editing and design changes to the Planning Guidance prior to publication.</p>		
Action		
Planning Manager		

Agenda No	Report Title	Presented by:
5.3	Pre-Application Report Regarding Pre-Application Consultation for a Mixed-Use Development Including: Class 2 (Professional and Other Services); Class 3 (Food And Drink), Class 4 (Business); Class 7 (Hotel); Class 8 (Residential Institutions); Class 9 (Residential); Sui Generis (Flats); Class 10 (Non-Residential Institution) and Associated Works at Land at the Junction of the A701 And Pentland Road, New Pentland, Loanhead (21/00055/PAC).	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The purpose of the report was to advise of a pre application consultation submitted for a mixed-use development including: class 2 (professional and other services); class 3 (food and drink); class 4 (business); class 7 (hotel); class 8 (residential institutions); class 9 (residential); sui generis (flats); class 10 (nonresidential institution) and associated works at land at the junction of the A701 and Pentland Road, New Pentland, Loanhead. The applicant had named the proposal 'New Pentland'. The pre-application consultation was reported to Committee to enable Councillors to express a provisional 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</p>		

regarding the principle of development. The Committee heard the Planning Manager in amplification of the report during which he responded to Members' questions and comments.

Decision

(a) To note the provisional planning position set out in this report; and

(b) To note that the 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:
5.4	Pre - Application Report Regarding the Erection of Intermediate Care Facility, the Erection of an Extra Care Facility and Alterations to Existing Annexe Building to Provide a Day Care Facility at Land at the Former St Mary's Primary School and 62a Polton Street, Bonnyrigg (21/00088/PAC)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The purpose of the report was to advise of a pre application consultation submitted regarding the erection of an intermediate care facility, the erection of an extra care facility and alterations to the existing Annexe building to provide a day care facility at land at the former St Mary's Primary School and 62A Polton Street, Bonnyrigg.</p> <p>The site comprises the Council's former offices at Dundas Buildings, the Annexe associated with Dundas Buildings and the former St Mary's RC primary school. The site is within the built-up area of Bonnyrigg.</p> <p>The pre application consultation was reported to Committee to enable Councillors to express a provisional 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. The Committee heard the Planning Manager in amplification of the report during which he responded to Members' questions and comments.</p>		
Decision		
<p>(a) To note the provisional planning position set out in this report; and</p> <p>(b) To note that the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application.</p>		
Action		
Planning Manager		

Agenda No	Report Title	Presented by:
5.5	Application for Planning Permission in principle 20/00906/PPP, for The Erection Of Health and Racquets Club with Associated Car Parking, Access, Landscaping and Ancillary Facilities at Land at Shawfair Park, Old Dalkeith Road, Danderhall, Dalkeith	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The application was for planning permission in principle for the erection of a health and racquets club and associated works within Shawfair Park, Danderhall, Dalkeith</p> <p>There had been no representations and consultation responses from The Coal Authority, Scottish Water, The Council's Archaeological Advisor, the Council's Policy and Road Safety Manager, The Council's Land Resources Manager and Danderhall and District Community Council. The Committee heard the Planning Manager in amplification of the report during which he responded to Members' questions and comments.</p>		
Decision		
<p>The Committee to grant planning permission in principle subject to conditions and the applicant entering into a Planning Obligation to secure contributions towards necessary transport infrastructure including the Borders Railway and Sheriffhall Roundabout.</p>		
Action		
Planning Manager		

Agenda No	Report Title	Presented by:
5.6	Section 42 Application 20/00312/S42 to Amend Condition 1 (To Increase the Number of Dwellings In Phase One From 350 To 430) Imposed on a Grant Of Planning Permission 14/00910/PPP for Residential Development, The Erection of Primary School and Mixed Use Development at Land at Cauldcoats, Millerhill, Dalkeith	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The report advised that at its meeting of December 2017 the Committee were minded to grant planning permission in principle for residential development, the erection of a primary school and for mixed use development at land at Cauldcoats, Millerhill, Dalkeith subject to a planning obligation securing developer contributions and conditions. Following the conclusion of the planning obligation planning permission was issued in July 2019. This Section 42 application seeks to amend the wording of Condition 1 attached to planning permission 14/00910/PPP to increase the maximum number of dwellings built within phase 1 of the development from 350 to 430 dwellings, an increase of 80 dwellings.</p>		

The report also advised that nine representations had been received (including multiple representations from the same household and one petition from multiple local residents) and consultation responses from; Scottish Environment Protection Agency (SEPA), The Coal Authority, Scottish Water, Nature Scot (formerly Scottish Natural Heritage), the Council's Policy and Road Safety Manager, the Council's Flooding Officer, the Council's Environmental Health Manager, the Council's Housing Planning and Performance Manager, the Council's Head of Education and Danderhall and District Community Council. The Committee heard the Planning Manager in amplification of the report during which he responded to Members' questions and comments.

Councillor Cassidy, seconded by Councillor Johnstone moved that the recommendations contained within the report be accepted. As an amendment, Councillor Curran, seconded by Councillor Parry moved that the recommendations be rejected. On a vote being taken, 5 Members voted for the amendment and 10 Members voted for the Motion, which accordingly became the decision of the Committee.

Decision

To agree that planning permission be granted for the reasons detailed within the report and subject to the conditions also outlined within the report.

Action

Planning Manager

Sederunt: Councillor Alexander left the meeting during consideration of the aforementioned item of business and therefore took no part in the vote.

Agenda No	Report Title	Presented by:
5.7	Application for Planning Permission in Principle 20/00151/PPP for Residential Development, Community Facilities, Primary School and Associated Works at Site HS12, Hopefield Farm 2, Bonnyrigg.	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The application was for planning permission in principle (PPiP) for residential development, community facilities, primary school, open space and all associated infrastructure on land at Site HS12 and an area of land safeguarded for housing to the south west of Bonnyrigg. There had been seven representations and consultation responses from the Coal Authority, NatureScot, Scottish Water, Scottish Environment Protection Agency (SEPA), Historic Environment Scotland, the Council's Archaeological Advisor, the Council's Flooding Officer, the Council's Policy and Road Safety Manager, Council's Land Resource Manager, the Council's Environmental Health Manager, the Council's Housing Planning and Performance Manager, Council's Head of Education and the Bonnyrigg and Lasswade Community Council. The Committee heard the Planning Manager in amplification of the report during which he responded to Members' questions and comments.</p>		

Decision
<p>The Committee agreed that the application be approved in line with the recommendations of the report subject to:</p> <ul style="list-style-type: none"> • The noise conditions (1, 20 and 21) are not approved and are deferred to officers, in liaison with the Chair, and the applicant to reach an agreed solution/amended conditions; • The land identified for a primary school and the land identified for community facilities shall be merged to provide a singular site (the masterplan will shall be amended accordingly); • Developer contributions towards a 'bus delivery grant' shall be taken to incentivise improvement in bus services through and connecting to Hopefield farm 2. This contribution shall not be to the disadvantage of the community facilities contribution; • NHS Lothian/IJB shall be consulted to confirm if additional facilities are required on this site; and • The affordable housing provision, secured by planning obligation, shall be delivered in the early phases of development – close to school/community facilities (this shall be reflected in the masterplan).
Action
Planning Manager

6. Date of Next Meeting

The next meeting will be held on Tuesday 18 May 2021.

The meeting terminated at 2.15 pm.



PLANNING (SCOTLAND) ACT 2019 – NATIONAL PLANNING FRAMEWORK 4 (NPF4) HOUSING FIGURES CONSULTATION

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek the Committee's approval of a draft response to the Scottish Government's consultation on proposed housing numbers/targets and the methodology for their calculation to be incorporated in the draft National Planning Framework 4 (NPF4), which is scheduled for publication in the autumn 2021.

2 BACKGROUND

- 2.1 In September 2019, the Government published its programme for implementing the Planning (Scotland) Act 2019 (which received royal assent on 25 July 2019). It proposes a series of consultations with local planning authorities, key agencies, key stakeholders, community organisations and members of the public on the necessary secondary legislation/regulations and additional guidance required to implement various sections of the new Act, including NPF4.
- 2.2 NPF4 will set out the Scottish Government's planning policy position and will form part of the development plan; meaning it will be the primary consideration, along with a Council's local development plan, in the determination of planning applications and appeals and it will direct the preparation of local development plans. In Midlothian's case it will provide a framework for the preparation of the Midlothian Local Development Plan 2 (MLDP2), the first Midlothian Local Development Plan being adopted in November 2017. The programme for the preparation and adoption of MLDP2 is set out in the Development Plan Scheme for Midlothian number 13 (DPSM13) approved by the Committee at its meeting of 6 April 2021. Fundamental to the preparation of a development plan is an understanding of housing targets. NPF4 will set these targets.
- 2.3 The Council previously submitted a response to the initial "call for ideas" on NPF4 in March 2020 and, through SESplan, collaborated on the preparation and submission of an interim Regional Spatial Strategy for Edinburgh and the South East of Scotland (the SESPlan area) in September 2020 to further inform the preparation of NPF4.

- 2.4 The Covid-19 lockdown restrictions in early 2020 and again in late 2020/early 2021 have delayed the publication of the draft NPF4. The Scottish Government plans to publish and conduct consultations on the draft in the autumn of this year and will seek Ministerial approval for the finalised NPF4 in autumn 2022. The current consultation on housing targets was published prior to the “purdah” period associated with the recent Scottish Parliamentary Election and runs until 4 June 2021 (however, Homes for Scotland, the umbrella organisation that represents the national house builders has requested an extension to the consultation – a decision in this regard had not been made at the time of drafting this report). The purdah period has also delayed publication of associated regulations on the new Local Development Plan process.

3 PROPOSED NPF4 HOUSING FIGURES

- 3.1 The consultation paper sets out the method used and stages involved in calculating the proposed housing numbers together with the information used including the data sources and outputs produced. It also includes an opportunity for local authorities to propose locally adjusted housing estimates using alternative assumptions to the national household projections and a higher flexibility allowance. A template, guidance and an excel calculator has been provided to support any such responses.
- 3.3 The Government is asking local authorities to:
- a. Consider the initial default estimates and whether alternatives to the default assumptions about household projections and existing housing need should be applied;
 - b. Consider whether they wish to propose a different flexibility allowance, which should generally be greater than the proposed 25% minimum for urban areas and 30% minimum for rural areas;
 - c. Assess the extent to which the proposed land requirement compares with past completions for their area. Where the proposed requirement is substantially lower, the Government’s view is that authorities should consider whether it should be increased further; and
 - d. Set out a locally adjusted estimate of the minimum all-tenure housing land requirement for their local authority area as a result of these adjustments

A copy of the consultation paper and the proposed Council response is attached as appendices A and B respectively – the response has been prepared in consultation with Housing Services.

- 3.4 The Government has used the Housing Needs and Demand Assessment (HNDA) tool to identify an initial default estimate of housing need. The HNDA tool is a commonly accepted approach used for calculating estimates of housing need and to identify development scenarios to inform housing supply targets for the Local Housing

Strategy and Local Development Plan. The 2018 household projections produced by National Records of Scotland (NRS) have been tallied with the Government's count of existing housing need (an annual statistical return from local authorities) to give an initial ten year default estimate. A flexibility allowance (25%) has then been added to this figure to identify an overall housing land requirement. The housing land requirement (expressed in house equivalent terms) is the total amount of land needed to ensure that the agreed housing need can be met in full over the plan period.

- 3.5 In Midlothian the estimated need over the MLDP2 period (assumed 2026 – 2036) is identified as 6,450 units plus a flexibility allowance of 1,600 units (25%) giving a total land requirement of 8,050 units (all figures have been rounded to the nearest 50). The proposed housing numbers are broadly consistent with the previous Proposed SESplan 2 figures (6,408 units and 7,049 unit land requirement). It is also generally consistent with house completion rates in recent years and reflects the current capacity within the house building industry to deliver (as agreed with Homes for Scotland through the annual Housing Land Audit process). It is the much larger flexibility allowance of 25% compared to 10% which results in a comparably higher land requirement. The housing numbers (based on current figures) are set out in the below table and show that for the period 2026-2036, using the NPF4 target, Midlothian would need to either allocate land or increase existing densities to deliver an additional 409 houses for the period 2026-2036. Furthermore, the 409 target may be reduced if the house building industry do not deliver on their build programme for 2020-2026, increasing the outstanding land supply as of 2026 which in turn is balanced off against the NPF4 target.

Housing Numbers Table

	Housing Unit Numbers
Existing housing land supply ¹ .	11,605
Houses programmed to be built 2020-2026 ² .	6,609
Anticipated outstanding land supply 2026 ³ .	4,996
Proposed NPF4 housing target 2026 -2036	8,050
Anticipated outstanding land supply 2026 ³ .	4,996
Safeguarded sites ⁴ .	1,395
Windfall housing for 2026-2036 ⁵ .	1,250
Housing Shortfall⁶.	409

1. *This figure is set out in the 2020 Midlothian Housing Land Audit and includes: houses under construction, houses with planning permission but not yet built, committed allocated housing sites within the MLDP which do not yet have planning permission and are not constrained.*

2. *Based on house build programmes agreed with Homes for Scotland and set out in the 2020 Midlothian Housing Land Audit.*

3. *Existing housing supply minus houses built by 2026 (11,605 minus 6,609)*

4. *Safeguarded sites are housing sites identified in the MLDP for longer term housing allocation, but are not yet allocated so do not count against the housing supply targets.*
 5. *Windfall housing sites are those that were not anticipated at the time of the MLDP adoption – approximately 125 windfall houses are built a year.*
 6. *NPF4 housing target minus Midlothian's housing shortfall, minus anticipated outstanding land supply in 2026, minus safeguarded sites, minus windfall housing for 2026-2036*
- 3.6 The proposed NPF4 figures are expressed as a minimum all tenure housing land requirement for each local authority area and do not include any assessment and/or estimate as to what proportion of that need should be met by market and affordable housing. This will be considered at a local level and collectively through the SESplan Housing Market Partnerships (HMP). The partnership is currently in the process of preparing a new HNDA to inform the next round of Local Development Plans and will take account of relevant socio-economic factors and trends at local authority level (rents, house prices, homelessness levels and overcrowded or concealed households) to come to a view on what the split should be between the two sectors.
- 3.7 The Planning (Scotland) Act 2019 requires local authorities to demonstrate how they have addressed the housing needs of older people, the disabled and Gypsy Travellers. The HNDA will play an important part in identifying these specialist sectors and the Local Housing Strategy and MLDP2 will quantify that need and facilitate delivery.

4 RECOMMENDATION

- 4.1 It is recommended that the Committee:
- (a) approves the Midlothian response to the proposed NPF4 housing figures consultation as attached to this report as Appendix B;
 - (b) does not provide any locally adjusted estimate at this stage; and
 - (c) formally submit a copy of the response to Scottish Ministers.

Peter Arnsdorf
Planning Manager

Date: 8 May 2021
Contact Person: Neil Wallace, Lead Officer Development Plans
neil.wallace@midlothian.gov.uk

Local Authority & National Park Heads of Planning
Local Authority Heads of Housing

CC.
Heads of Planning Scotland
Association of Local Authority Chief Housing
Officers
Homes for Scotland
Federation of Master Builders
Scottish Federation of Housing Associations

Our ref: A32087297

23 February 2021

Dear Colleague

NATIONAL PLANNING FRAMEWORK 4

Last year was unprecedented on many levels. As we have developed new approaches to policy making in response to the pandemic, our efforts to find new ways of joint working between local authorities, stakeholders and Scottish Government have brought benefits. As we move into this new year, and we progress our national spatial plan that will guide our future development to 2050, we wish to see that joint working continuing, and broadening to involve a wider range of stakeholders.

The Scottish Government is committed to enabling the delivery of high quality homes, in the right locations to meet our current and future needs.

The Planning (Scotland) Act, 2019, sets out a requirement for the National Planning Framework to include ‘targets for the use of land in different areas of Scotland for housing’. In March 2020, we consulted on a [proposed methodology](#) to meet the requirement, which suggested working with local authorities both individually and collectively in regional groupings. We received a range of responses to that consultation and an [independent analysis](#) was carried out. We also convened a Housing Advisory Panel, comprising a range of individuals with planning and housing related experience and interests. They have provided feedback to inform work on the requirement as it has progressed.

Having given consideration to the feedback, we have refined the approach and **we are now seeking your input to the next stage**. As key stakeholders in the outcomes of this work, we encourage you to engage positively through constructive co-operation. We wish to see close co-ordination between local authority planning and housing colleagues, and leadership in their engagement with local stakeholders from both the public and private sectors.

Accompanying this letter is a Method Paper that provides initial default estimates to inform the identification of a minimum all-tenure housing land requirement for individual authority areas. The paper explains that these are a **starting point** for meeting the above statutory requirement. They are the first step towards developing a Scotland-wide picture of the amount of land for housing that will be needed in the future, informed by local input, to guide allocations in Local Development Plans.

As the process is on-going, we have not yet defined the final figures that we expect to be included in NPF4. An overall figure for the whole of Scotland is therefore not provided. Figures for past housing completions in each local authority have been set out alongside the initial default estimates to help inform your consideration.

We request that authorities, either individually or collectively with regional partners:

1. Consider the initial default estimates and whether alternatives to the default assumptions about household projections and existing housing need should be applied.
2. Consider whether you wish to propose a different flexibility allowance, which should generally be greater than the proposed 25% minimum for urban areas and 30% minimum for rural areas.
3. Assess the extent to which your proposed land requirement compares with past completions for your area. Where the proposed requirement is substantially lower, our view is that authorities should consider whether it should be increased further.
4. Set out a locally adjusted estimate of the minimum all-tenure housing land requirement for your local authority area as a result of these adjustments.

This consideration should be informed by local input and evidence, and factor in policy ambitions to support growth in local housing provision. Consideration should also be given to relevant national drivers, including the six statutory outcomes set out in the 2019 Act (including rural repopulation and providing homes for older people and disabled people) and the NPF4 Position Statement, published November 2020, which sets out current thinking as work progresses towards a draft NPF4.

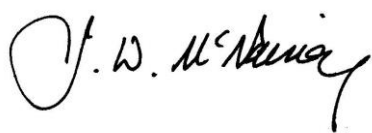
Housing Market Partnerships have a crucial role to play in this process and we encourage relevant interests to be part of this, including home providers. This is an early and important stage for inputting to the figures for NPF4. However, it is also important to note that further opportunities will be available for all stakeholders, particularly as the draft NPF4 will be issued for public consultation and considered by the Scottish Parliament. Beyond that, once published in the finalised NPF4, the Local Development Plan preparation process will provide opportunities to further consider the extent of land supply that will be provided beyond the minimum stated.

In addition to the Method Paper, a template for responding to the Scottish Government, and guidance for completing it, are enclosed along with an Excel Calculator.

We would ask that you complete and return the template with your evidence for locally adjusted estimates of the minimum all-tenure housing land requirement by **Friday 4 June 2021**. This provides time to engage locally with stakeholders and for authorities to come to a considered view. On receipt of this, the Scottish Government will consider the robustness of the evidence and estimates, prior to them being included in the draft NPF. Further information on that stage is set out in the Method Paper.

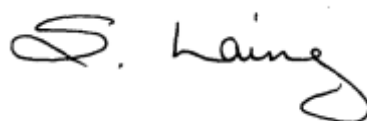
We are conscious that the legislative requirements and the processes for NPF4 and LDPs are new. Planning and Housing officials within Scottish Government will provide assistance where you would find this helpful. The information referred to above will be available online at www.transformingplanning.scot/national-planning-framework/ or please contact Carrie Thomson, Principal Planner, at carrie.thomson@gov.scot.

Yours sincerely



John McNairney

Chief Planner



Shirley Laing

Director for Housing and Social Justice

Enclosures

Method Paper	- Outlines the methodology and Initial Default Estimates
Template	- To be completed and returned
Guidance	- To support completion of the template
Excel Calculator	- To support consideration, and to be completed and returned

National Planning Framework 4

Minimum All-Tenure Housing Land Requirement

METHOD PAPER

Scottish Government

Planning & Architecture Division and Housing & Social Justice

February 2021

INTRODUCTION

1. The Scottish Government Chief Planner and Director for Housing and Social Justice have written to local authorities, national park authorities and key stakeholders providing initial default estimates of minimum all-tenure housing land requirement figures. These **figures are intended to form a starting point** for the work required to meet the statutory requirements of the Planning (Scotland) Act, 2019 for National Planning Framework (NPF) 4: for it to include targets for the use of land in different areas of Scotland for housing.
2. The figures provided are a basis for developing a Scotland-wide picture of future requirements for housing land in Local Development Plans. They are a starting point for local consideration and to enable local input. They are not the final figures that are expected to be included within NPF4.
3. The **figures in draft NPF4 will be established through collaboration**. The letter states that we expect authorities to work with their Housing Market Partnerships to inform this next stage. It also encourages stakeholders to engage positively through constructive co-operation. Local input should factor in ambitions to support growth in housing provision.
4. This paper looks to support local authorities and stakeholders in that engagement, and ensure transparency for all interests, by providing an explanation of the method taken to arrive at the initial default estimates of the minimum all-tenure housing land requirement. It provides details on:
 - The overall method and stages of the process, and
 - The steps for stage 1 and the detailed information that has been factored in, including data sources and outputs produced.
5. The method outlined below takes account of responses made to the consultation on the approach to setting housing land figures in NPF4, which was published in Spring 2020. It has also been informed by discussion with the Housing Advisory Panel, which was formed to guide this work. The comments have resulted in the method being refined in order to promote consistency of approach across Scotland, whilst also allowing the figures to be informed by local knowledge, ambition and input.
6. Officials from both Scottish Government Planning and Housing Divisions have been involved to ensure alignment of work for NPF4 with work on Housing to 2040, statutory requirements for Local Housing Strategies (LHSs) and the Housing Need and Demand Assessment (HNDA) process that supports them.
7. The Scottish Government has made available the excel spreadsheets used to calculate the initial default estimates. They contain each of the steps described below. It enables authorities to adjust the initial default estimates where they wish to explore an adjustment. The spreadsheet is termed the Excel Calculator and instructions for using it are provided.

METHOD

8. An overview of the stages for arriving at the initial default estimate of the minimum all-tenure housing land requirements, to be included in draft NPF4, is as follows:

Stage 1 Initial Default Estimate

- The number of newly-forming households is taken from the 2018-based* principle household projections produced by National Records of Scotland (NRS) and a count of existing housing need produced by Scottish Government is added to this. This is done for all local and national park authorities.
- This is equivalent to the first two steps of the Scottish Government HNDA Tool and is in line with the existing guidance that supports that process
- A flexibility allowance is then applied on top of this as a percentage. This represents a contingency or over-programming of land to reflect the longer timescale of new development plans and allow for changes in sites coming forward. The percentage applied relates to whether the area is urban or rural.
- This provides an **initial default estimate** of a minimum all-tenure housing land requirement for each local and national park authority area. The figures are a cumulative total for a period of 10 years.

The 14 steps outlined in Section 3 cover the detailed steps to explain this stage.

*It should be noted that the latest 2018-based household projections are lower than the previous 2016-based projections as a result of falling birth rates, a fall in projected migration and a stalling in improvement in life expectancy. There have also been some changes to the methodology for the 2018-based household projections. This is reflected in the initial default estimates.

9. **An overall figure for the whole of Scotland is not provided.** This is because the figures are a work in progress at this stage, they are not final.

Stage 2 **Locally Adjusted Estimate**

- Authorities will work with their Housing Market Partnerships (HMP) to consider whether evidence justifies proposing:
 - Alternative assumptions to the household projections and existing housing need defaults used at stage 1, and
 - A higher flexibility allowance.
- It is expected that authorities will take into account the completions data provided, as part of the above considerations. The completions data is from Scottish Government NB1 and NB2 returns and Housing Association new build information from Scottish Government Housing Investment Division: Affordable Housing Investment Programme.
- Where authorities consider alternative evidence is applicable, they will provide it to Scottish Government as the basis for a **locally adjusted estimate** of a minimum all-tenure housing land requirement. This will be either for their local authority or regional grouping if they prefer to work collaboratively with neighbouring authorities.
- A template, guidance and excel calculator have been provided to support responses.

Stage 3 **Minimum All-Tenure Housing Land Requirement**

- On receipt of the evidence, the Scottish Government will consider its robustness and consequences on locally adjusted estimates.
- Where evidence and estimates are considered robust, the locally adjusted estimate of the minimum all-tenure housing land requirement for each authority area will be included within draft NPF4. That will be accompanied by a paper providing a transparent explanation of how the figures had been arrived at.
- Where no adjustments are made by authorities, the Scottish Government will consider using the initial default estimate in the draft NPF. Where any evidence underpinning the locally adjusted estimates are not considered robust, Scottish Government will discuss the work in more detail with relevant authorities. Where matters cannot be resolved, consideration will be given to whether the minimum all-tenure housing land requirement included within draft NPF4 should revert to the initial default estimate or a variation of it taking into account past completions.

Terminology

Minimum

10. Once NPF4 is published, the minimum all-tenure housing land requirement will be the minimum amount of land to be identified within Local Development Plans (LDP) at the point of adoption. The method aims to be consistent, evidence-based, transparent and we expect that the figures and associated evidence, as set out in a report to accompany the draft NPF4, will be considered by the Scottish Parliament as well as being subject to public consultation at that stage. It is expected that LDPs allocate sufficient land to meet the minimum requirement and exceed it where a higher level is supported by evidence.

All-Tenure

11. For national spatial planning purposes, it is the scale of land that is required to be allocated for housing that is relevant. Figures provided will therefore be all-tenure, rather than separated for market and affordable housing. Tenure will continue to be considered at the local level in the more detailed planning for housing process of the HNDA and LHS that supports it.

Land Requirement

12. The figures maintain the focus on delivery of 'land'. The statutory requirement of the 2019 Act relates to 'use of land' and it is land use that the planning system regulates. Plans allocate land where housing will be located and the aim is to ensure there is enough land planned to meet housing need and demand. The pace at which housing comes forward depends on a number of factors; whilst planning is one, other significant influences include economic trends and investment decisions. As the amount of land to be allocated is informed by the amount of housing need and demand, we consider that expressing 'housing land requirement' as a number of units is more relevant than expressing them in acres or hectares.

National Park Authorities

13. References are made above to local authorities, however the scenario is different for the two National Park Authorities. Initial default estimates are provided for National Park Authorities and it is expected that they will work with adjoining authorities for Stage 2 of the above approach. This reflects the expectations of joint-working in the current Scottish Planning Policy (SPP).

Local Authorities in City Regions

14. Authorities can work individually or collectively with regional partners.

STEPS TO ESTABLISH INITIAL DEFAULT ESTIMATES

Step 1 Identify the raw data for household projections

Local Authority Figures

- NRS 2018-based principle household projections
[Household Projections | National Records of Scotland \(nrscotland.gov.uk\)](https://www.nrscotland.gov.uk/publications/household-projections)
- This is by single year, from 2022 to 2037
- The 'principle projection' is used as the default figure for all authorities
- This is equivalent to Step 1 of the HNDA Tool.
- See Annex A.

National Park Figures

- Park figures are estimated using a combination of two sources:
 - i. NRS 2018-based occupied households
[Estimates of Households and Dwellings in Scotland, 2018 | National Records of Scotland \(nrscotland.gov.uk\)](https://www.nrscotland.gov.uk/publications/estimates-of-households-and-dwellings-in-scotland-2018)
 - ii. NRS 2018-based principle household projections
[Household Projections | National Records of Scotland \(nrscotland.gov.uk\)](https://www.nrscotland.gov.uk/publications/household-projections)
- The number of occupied households in each park and each local authority is derived for 2018. For each local authority area within the park the proportion of total households within the park is derived. This proportion is then applied to the local authority household projection to derive a household projection for the whole park and the Housing Market Areas (HMAs) within the Park (the latter are also used further on in the process). The HMAs are used to estimate the household projection for the whole park. Then the proportion of each HMA sub-area of the total is derived. These proportion are then applied to the NRS household projections for the park as a whole (which NRS do produce). The HMA sub-areas are then summed to total.
- This is done because NRS do not produce household projections as sub-national park level (only park level) and these sub-areas are used later as explained further on.
- It should be noted that whilst Angus Council and Perth and Kinross Council are part of the Cairngorms National Park, the data zones involved are mainly on the council side of the park border and are included in the council figures here. This is done for the HNDA Tool as data zones cannot be split for statistical reasons. Similarly two data zones in Perth & Kinross cross into the Loch Lomond and the Trossachs National Park and for the same reason are included on the council side of the park border.

Step 2 Identify the raw data for existing housing need

- Total existing housing need* is made up of two elements:
 - i. A count of concealed and overcrowded households using the 2011 Census and uprated to the Scottish Household Statistics (2016-2018) estimates. Bespoke analysis by Scottish Government in 2020.
 - ii. Total Households in Temporary Accommodation at 31 March 2020
[Homelessness in Scotland: 2019 to 2020 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/homelessness-in-scotland-2019-to-2020/pages/1-2-introduction.aspx)

*'need' refers to those who need a new unit of housing where need cannot be met in-situ with the existing housing stock.

- For National Parks the proportions calculated above are used to estimate the proportion of existing need within the park based on local authority totals.
- This is equivalent to Step 2 of the HNDA Tool.
- See Annex B.

Step 3 Identify the flexibility allowance to be applied for each authority

- The flexibility allowance, expressed as a percentage, represents a contingency or over-programming of land to allow for changes in sites coming forward.
- A figure of 25% has been applied to urban areas and 30% has been applied to rural areas.
- Urban and rural areas have been identified using the Randall Classification. This classifies authorities based on population density: where an authority has a population density of less than one person per hectare it is considered rural.
- The classification does not cover National Parks but it is considered appropriate to include them within the rural category.
- The flexibility allowance is similar to the 'generosity' in current Scottish Planning Policy (SPP) in that it reflects the aim of ensuring that LDPs allocate a generous supply of land for housing. The flexibility percentages are, however, higher than the current SPP (10-20%) to account for the change in legislation that now requires plans to be reviewed at intervals of no more than 10 years, instead of the previous 5. As plans are likely to be in place for longer, there is a greater chance of changes to sites coming forward.
- A higher still percentage for rural areas reflects the statutory requirement in the Planning Scotland (2019) Act, that NPF must contribute to the outcome of increasing the population of rural areas of Scotland.
- See Annex C.

Step 4 Using the household projections, calculate the number of newly-forming households, 2022 to 2036 (15 years), and total them

- 2022 is the anticipated year for publication of NPF4
- 2036 is 15 years from 2022. Transitional arrangements for LDPs set out that Ministers expect a new style plan to be adopted by local authorities within 5 years of NPF4 being adopted, 2026. Including figures to 2036 allows the flexibility for all new style plans to look ahead 10 years, whenever they are prepared in those first 5 years.
- The calculation establishes the difference in household projections between each year i.e. the number of newly-forming households.
- These are then totalled over 15 years for each authority.
- See Annex D.

Step 5 Zero the negative newly-forming households and re-calculate relevant totals

- In some authorities and for some of the years, household projections go negative where population decline is occurring.
- Negative figures are changed to 0.
- This approach is to ensure that land supply is not underestimated.
- See Annex E.
- Authorities and figures affected are shown in blue.

Step 6 Subtract the national park Housing Markets Areas (HMAs) household projections from the relevant local authorities and re-calculate the local authority totals

- National park authorities have responsibility for land use planning within park boundaries, including planning for housing.
- This subtraction is to ensure each authority plans for their own area outwith the parks, rather than overestimate for local authorities that overlap national parks.
- See Annex F.
- Authorities and figures affected are shown in blue.

Step 7 Subtract the national park Housing Markets Areas (HMAs) existing housing need from the relevant local authorities and re-calculate the local authority totals

- This mirrors step 5 but addresses the existing housing need aspect.
- See Annex G.
- Authorities and figures affected are shown in blue.

Step 8 Add the re-calculated newly-forming households data (steps 6) to the re-calculated existing housing need data (step 7)

- Summing the re-calculated data results in a 15 year default figure
- See Annex H.

Step 9 Annualise the re-calculated figures

- As plans are to look forward 10 years, the figures from step 8 are divided by 15 to reach an average annual default figure.
- Only the newly-forming households are annualised, not the existing need as all of this goes into the calculation.
- See Annex I.

Step 10 Create a 10 year default figure

- The annualised figures are multiplied by 10 to provide a 10 year total that aligns with the period LDPs will plan ahead for.
- The accuracy of data reduces the further in advance it is projected. Annualising the figure in this way is considered the more robust approach.
- See Annex J.

Step 11 Present a single figure for national parks

- Figures will be presented in NPF4 for each Local Authority and National Park area.
- The individual Housing Market Areas figures for National Parks are therefore removed, with the single figure remaining.
- See Annex K.

Step 12 Re-order authorities

- Authorities may wish to work individually or within regional groupings.
- The authorities are therefore presented within groups that have worked together previously on a statutory basis.
- Fife previously worked across two statutory strategic plans. Data is therefore provided which represents around 20% of the Fife (North) households being located in the Dundee City Region and around 80% of the Fife (Central and South) households being located in the Edinburgh City Region. A single figure for Fife is also provided.
- See Annex L.

Step 13 Add flexibility allowance

- Step 3 provides an explanation of the flexibility allowance.
- See Annex M.

Step 14 Round figures to nearest 50, calculate Minimum All-Tenure Housing Land Requirement and present completions information

- Figures are rounded to the nearest 50 to reflect the more flexible and indicative approach to housing land intended for the future.
- Completions data is provided to support the expectation that explicit reference will be made to them in local considerations. The completions data is from [Scottish Government NB1 and NB2 returns and Housing Association new build information from Scottish Government Housing Investment Division: Affordable Housing Investment Programme](#).
- See Annex N.

Annex A – Step 1: Raw Data from the National Records of Scotland 2018 Household Projections

Local Authority, National Park and NP Housing Market Areas	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Aberdeen City	109,300	109,568	109,831	110,075	110,355	110,629	110,884	111,201	111,536	111,946	112,321	112,729	113,134	113,546	113,938	114,285
Aberdeenshire	114,079	114,904	115,675	116,324	116,869	117,363	117,844	118,325	118,756	119,178	119,499	119,878	120,221	120,527	120,844	121,142
Angus	54,621	54,813	54,959	55,050	55,122	55,126	55,189	55,226	55,223	55,244	55,250	55,272	55,295	55,328	55,353	55,386
Argyll & Bute	41,608	41,523	41,440	41,290	41,170	40,990	40,803	40,640	40,458	40,292	40,121	39,961	39,808	39,656	39,519	39,370
Clackmannanshire	24,138	24,217	24,278	24,332	24,362	24,364	24,384	24,398	24,408	24,399	24,395	24,392	24,385	24,380	24,387	24,403
Dumfries & Galloway	69,930	69,987	70,004	70,025	69,967	69,906	69,869	69,800	69,727	69,647	69,541	69,477	69,423	69,377	69,353	69,331
Dundee City	71,267	71,358	71,388	71,427	71,434	71,484	71,581	71,701	71,808	71,958	72,158	72,360	72,536	72,708	72,878	73,048
East Ayrshire	55,757	55,818	55,842	55,837	55,796	55,726	55,695	55,649	55,579	55,514	55,499	55,443	55,396	55,345	55,328	55,280
East Dunbartonshire	46,917	47,145	47,366	47,584	47,808	47,952	48,168	48,381	48,612	48,858	49,129	49,377	49,648	49,877	50,145	50,393
East Lothian	48,218	48,702	49,124	49,565	50,009	50,443	50,821	51,259	51,682	52,116	52,575	53,018	53,444	53,866	54,332	54,768
East Renfrewshire	40,305	40,617	40,926	41,216	41,495	41,815	42,139	42,443	42,777	43,116	43,463	43,780	44,088	44,390	44,699	45,018
Edinburgh City	246,540	248,841	251,104	253,223	255,255	257,284	259,245	261,254	263,156	265,129	267,080	269,040	270,980	272,809	274,672	276,397
Eilean Siar	12,775	12,727	12,694	12,649	12,599	12,539	12,478	12,411	12,338	12,253	12,194	12,119	12,066	11,994	11,918	11,866
Falkirk	74,176	74,658	75,105	75,554	75,966	76,319	76,692	77,029	77,395	77,772	78,144	78,502	78,869	79,224	79,585	79,926
Fife	171,156	171,748	172,314	172,711	173,078	173,335	173,621	173,988	174,274	174,634	174,885	175,187	175,506	175,813	176,110	176,338
Glasgow City	300,830	302,367	303,712	304,948	306,221	307,450	308,678	309,926	311,191	312,651	314,075	315,542	317,022	318,412	319,962	321,447
Highland	111,067	111,657	112,181	112,633	113,007	113,383	113,704	114,016	114,239	114,495	114,699	114,878	115,072	115,280	115,501	115,719
Inverclyde	37,340	37,198	37,076	36,943	36,792	36,607	36,433	36,258	36,122	35,961	35,800	35,618	35,469	35,340	35,198	35,046
Midlothian	41,685	42,318	42,979	43,594	44,213	44,796	45,374	45,968	46,542	47,115	47,709	48,280	48,856	49,432	50,013	50,591
Moray	43,669	43,868	44,071	44,228	44,398	44,520	44,649	44,765	44,848	44,936	45,028	45,141	45,222	45,313	45,415	45,527
North Ayrshire	64,257	64,268	64,240	64,189	64,113	64,007	63,889	63,757	63,574	63,464	63,318	63,168	63,061	62,909	62,796	62,684
North Lanarkshire	154,607	155,185	155,785	156,256	156,653	157,072	157,469	157,891	158,249	158,660	159,042	159,414	159,784	160,130	160,504	160,862
Orkney Islands	10,774	10,830	10,875	10,914	10,952	10,981	11,010	11,024	11,036	11,068	11,089	11,104	11,128	11,159	11,188	11,203
Perth Kinross	70,140	70,506	70,835	71,100	71,314	71,499	71,711	71,858	72,003	72,154	72,284	72,437	72,611	72,732	72,890	73,051
Renfrewshire	88,474	88,913	89,298	89,622	89,968	90,259	90,601	90,926	91,264	91,604	91,961	92,380	92,736	93,065	93,488	93,875
Scottish Borders	55,465	55,712	55,920	56,104	56,254	56,339	56,443	56,544	56,661	56,770	56,900	56,996	57,110	57,200	57,305	57,366
Shetland Islands	10,566	10,612	10,644	10,674	10,706	10,735	10,742	10,753	10,764	10,770	10,766	10,758	10,751	10,738	10,738	10,732
South Ayrshire	52,978	53,032	53,094	53,113	53,095	53,081	53,063	53,069	53,043	53,012	52,987	52,947	52,913	52,872	52,864	52,807
South Lanarkshire	149,931	150,609	151,251	151,812	152,297	152,793	153,273	153,814	154,262	154,785	155,297	155,802	156,351	156,888	157,457	157,999
Stirling	40,765	41,070	41,377	41,633	41,892	42,129	42,384	42,629	42,849	43,072	43,324	43,567	43,818	44,084	44,352	44,616
West Dunbartonshire	43,223	43,233	43,224	43,222	43,192	43,172	43,156	43,130	43,111	43,098	43,075	43,074	43,059	43,035	43,009	42,971
West Lothian	81,415	82,214	82,991	83,688	84,357	85,008	85,634	86,267	86,842	87,463	88,049	88,657	89,312	89,903	90,530	91,130
Cairngorms National Park ^{1,2}	8,868	8,964	9,055	9,144	9,237	9,318	9,388	9,467	9,526	9,582	9,620	9,655	9,689	9,727	9,761	9,805
> Aberdeenshire HMA	1,585	1,605	1,624	1,642	1,661	1,677	1,691	1,707	1,720	1,732	1,740	1,749	1,757	1,765	1,772	1,781
> Highland HMA	6,912	6,985	7,053	7,121	7,191	7,253	7,306	7,366	7,409	7,451	7,480	7,504	7,529	7,558	7,583	7,616
> Moray HMA	370	374	378	381	385	388	391	394	396	399	400	402	403	405	406	408
Loch Lomond and the Trossachs National Park ^{1,3}	6,757	6,771	6,787	6,792	6,802	6,811	6,816	6,822	6,821	6,834	6,825	6,811	6,814	6,829	6,832	6,833
> Argyll & Bute HMA	1,335	1,329	1,324	1,316	1,310	1,303	1,294	1,287	1,278	1,272	1,261	1,250	1,243	1,237	1,229	1,221
> Stirling HMA	4,103	4,125	4,148	4,164	4,183	4,202	4,218	4,235	4,247	4,267	4,274	4,277	4,292	4,314	4,329	4,343
> West Dunbartonshire HMA	1,320	1,317	1,315	1,312	1,309	1,306	1,303	1,300	1,296	1,295	1,289	1,283	1,280	1,278	1,274	1,269

Sources:

> Local Authority figures - 2018-based Household Projection, National Records for Scotland, published September 2020.

> National Park figures - 2018 occupied households, National Records of Scotland, published October 2020 and the Scottish Government HNDA Tool v4.0 published November 2020.

Annex A – Step 1: Raw Data from the National Records of Scotland 2018 Household Projections

Notes:
1. The number of occupied households in each park and each local authority is derived for 2018. For each local authority area within the park the proportion of total households within the park is derived. This proportion is then applied to the local authority household projection to derive a household projection for the whole park and the Housing Market Areas (HMAs) within the Park (the latter are also used further on in the process). The HMAs are used to estimate the household projection for the whole park. Then the proportion of each HMA sub-area of the total is derived. These proportion are then applied to the NRS household projections for the park as a whole (which NRS do produce). The HMA sub-areas are then summed to total.
2. Whilst Angus Council and Perth and Kinross Council are part of the Park, these data zones are mainly on the Council side of the Park Border and cannot be included for the purposes of the HNDA Tool as data zones cannot be split statistical reasons. The data zones we cannot included for Angus are (S01000708), (S01000710) and for Perth and Kinross are (S01005145), (S01005146) and (S01005417).
3. Two data zones in Perth & Kinross cross into the Park boundary (S01005073) and (S01005002) but these data zones are mainly on the Council side of the Park Border and cannot be included for the purposes of the HNDA Tool as data zones can't be split for statistical reasons.

Annex B – Step 2: Raw Data for Existing Housing Need

Local Authority, National Park and NP Housing Market Areas	Homeless Households in Temporary Accommodation and Households both Concealed and Overcrowded
Aberdeen City	479
Aberdeenshire	401
Angus	157
Argyll & Bute	148
Clackmannanshire	145
Dumfries & Galloway	265
Dundee City	395
East Ayrshire	196
East Dunbartonshire	245
East Lothian	478
East Renfrewshire	97
Edinburgh, City of	2,140
Eilean Siar	69
Falkirk	371
Fife	740
Glasgow City	3,410
Highland	740
Inverclyde	176
Midlothian	480
Moray	180
North Ayrshire	368
North Lanarkshire	921
Orkney Islands	49
Perth & Kinross	117
Renfrewshire	309
Scottish Borders	103
Shetland Islands	98
South Ayrshire	314
South Lanarkshire	844
Stirling	309
West Dunbartonshire	341
West Lothian	582
Cairngorms National Park	52
> Aberdeenshire HMA	5
> Highland HMA	45
> Moray HMA	1
Loch Lomond and the Trossachs National Park	48
> Argyll & Bute HMA	5
> Stirling HMA	32
> West Dunbartonshire HMA	11

Sources:

> Homeless households in temporary accommodation – Scottish Government Homelessness Statistics (2020)
> Overcrowded and concealed households – Scottish House Condition Survey and (2016-18) and Scotland’s Census (2011)

Annex C – Step 3: Identify Flexibility Allowance

Local Authority, National Park and NP Housing Market Areas	Urban or Rural (in accordance with the 'Randall' Classification)	Flexibility Allowance (Rural Authorities Shaded)
Aberdeen City	Urban	0.25 or 25%
Aberdeenshire	Rural	0.30 or 30%
Angus	Rural	0.30 or 30%
Argyll & Bute	Rural	0.30 or 30%
Clackmannanshire	Urban	0.25 or 25%
Dumfries & Galloway	Rural	0.30 or 30%
Dundee City	Urban	0.25 or 25%
East Ayrshire	Rural	0.30 or 30%
East Dunbartonshire	Urban	0.25 or 25%
East Lothian	Urban	0.25 or 25%
East Renfrewshire	Urban	0.25 or 25%
Edinburgh, City of	Urban	0.25 or 25%
Eilean Siar	Rural	0.30 or 30%
Falkirk	Urban	0.25 or 25%
Fife	Urban	0.25 or 25%
Glasgow City	Urban	0.25 or 25%
Highland	Rural	0.30 or 30%
Inverclyde	Urban	0.25 or 25%
Midlothian	Urban	0.25 or 25%
Moray	Rural	0.30 or 30%
North Ayrshire	Urban	0.25 or 25%
North Lanarkshire	Urban	0.25 or 25%
Orkney Islands	Rural	0.30 or 30%
Perth & Kinross	Rural	0.30 or 30%
Renfrewshire	Urban	0.25 or 25%
Scottish Borders	Rural	0.30 or 30%
Shetland Islands	Rural	0.30 or 30%
South Ayrshire	Rural	0.30 or 30%
South Lanarkshire	Urban	0.25 or 25%
Stirling	Rural	0.30 or 30%
West Dunbartonshire	Urban	0.25 or 25%
West Lothian	Urban	0.25 or 25%
Cairngorms National Park	Rural	0.30 or 30%
Loch Lomond and the Trossachs National Park	Rural	0.30 or 30%

Source: Scottish Government using the Randall Classification.

Annex D: Step 4 - Number of Newly-Forming Households, 2022 to 2036

Local Authority, National Park and NP Housing Market Areas	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
Aberdeen City	268	263	244	280	274	255	317	335	410	375	408	405	412	392	347	4,985
Aberdeenshire	825	771	649	545	494	481	481	431	422	321	379	343	306	317	298	7,063
Angus	192	146	91	72	4	63	37	-3	21	6	22	23	33	25	33	765
Argyll & Bute	-85	-83	-150	-120	-180	-187	-163	-182	-166	-171	-160	-153	-152	-137	-149	-2,238
Clackmannanshire	79	61	54	30	2	20	14	10	-9	-4	-3	-7	-5	7	16	265
Dumfries & Galloway	57	17	21	-58	-61	-37	-69	-73	-80	-106	-64	-54	-46	-24	-22	-599
Dundee City	91	30	39	7	50	97	120	107	150	200	202	176	172	170	170	1,781
East Ayrshire	61	24	-5	-41	-70	-31	-46	-70	-65	-15	-56	-47	-51	-17	-48	-477
East Dunbartonshire	228	221	218	224	144	216	213	231	246	271	248	271	229	268	248	3,476
East Lothian	484	422	441	444	434	378	438	423	434	459	443	426	422	466	436	6,550
East Renfrewshire	312	309	290	279	320	324	304	334	339	347	317	308	302	309	319	4,713
Edinburgh City	2,301	2,263	2,119	2,032	2,029	1,961	2,009	1,902	1,973	1,951	1,960	1,940	1,829	1,863	1,725	29,857
Eilean Siar	-48	-33	-45	-50	-60	-61	-67	-73	-85	-59	-75	-53	-72	-76	-52	-909
Falkirk	482	447	449	412	353	373	337	366	377	372	358	367	355	361	341	5,750
Fife	592	566	397	367	257	286	367	286	360	251	302	319	307	297	228	5,182
Glasgow City	1,537	1,345	1,236	1,273	1,229	1,228	1,248	1,265	1,460	1,424	1,467	1,480	1,390	1,550	1,485	20,617
Highland	590	524	452	374	376	321	312	223	256	204	179	194	208	221	218	4,652
Inverclyde	-142	-122	-133	-151	-185	-174	-175	-136	-161	-161	-182	-149	-129	-142	-152	-2,294
Midlothian	633	661	615	619	583	578	594	574	573	594	571	576	576	581	578	8,906
Moray	199	203	157	170	122	129	116	83	88	92	113	81	91	102	112	1,858
North Ayrshire	11	-28	-51	-76	-106	-118	-132	-183	-110	-146	-150	-107	-152	-113	-112	-1,573
North Lanarkshire	578	600	471	397	419	397	422	358	411	382	372	370	346	374	358	6,255
Orkney Islands	56	45	39	38	29	29	14	12	32	21	15	24	31	29	15	429
Perth & Kinross	366	329	265	214	185	212	147	145	151	130	153	174	121	158	161	2,911
Renfrewshire	439	385	324	346	291	342	325	338	340	357	419	356	329	423	387	5,401
Scottish Borders	247	208	184	150	85	104	101	117	109	130	96	114	90	105	61	1,901
Shetland Islands	46	32	30	32	29	7	11	11	6	-4	-8	-7	-13	0	-6	166
South Ayrshire	54	62	19	-18	-14	-18	6	-26	-31	-25	-40	-34	-41	-8	-57	-171
South Lanarkshire	678	642	561	485	496	480	541	448	523	512	505	549	537	569	542	8,068
Stirling	305	307	256	259	237	255	245	220	223	252	243	251	266	268	264	3,851
West Dunbartonshire	10	-9	-2	-30	-20	-16	-26	-19	-13	-23	-1	-15	-24	-26	-38	-252
West Lothian	799	777	697	669	651	626	633	575	621	586	608	655	591	627	600	9,715
Cairngorms National Park ¹	96	91	89	93	81	70	79	59	56	38	35	34	38	34	44	937
> Aberdeenshire HMA	20	19	18	19	16	14	16	13	12	8	9	8	8	7	9	195
> Highland HMA	73	68	67	71	62	53	60	44	42	28	25	25	28	25	33	704
> Moray HMA	4	4	3	4	3	3	3	2	2	2	2	1	2	1	2	38
Loch Lomond and the Trossachs National Park ¹	14	16	5	10	9	5	6	-1	13	-9	-14	3	15	3	1	76
> Argyll & Bute HMA	-6	-5	-8	-6	-7	-9	-8	-9	-6	-11	-11	-8	-6	-8	-8	-113
> Stirling HMA	22	24	16	19	19	17	17	12	20	8	3	14	23	15	14	240
> West Dunbartonshire HMA	-2	-3	-3	-3	-2	-3	-3	-4	-1	-6	-6	-4	-2	-4	-5	-51

Annex E: Step 5 – Zeroing of the Negative Newly-Forming Households and Re-calculation of Relevant Totals

Local Authority, National Park and NP Housing Market Areas	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
Aberdeen City	268	263	244	280	274	255	317	335	410	375	408	405	412	392	347	4,985
Aberdeenshire	825	771	649	545	494	481	481	431	422	321	379	343	306	317	298	7,063
Angus	192	146	91	72	4	63	37	0	21	6	22	23	33	25	33	768
Argyll & Bute	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clackmannanshire	79	61	54	30	2	20	14	10	0	0	0	0	0	7	16	293
Dumfries & Galloway	57	17	21	0	0	0	0	0	0	0	0	0	0	0	0	95
Dundee City	91	30	39	7	50	97	120	107	150	200	202	176	172	170	170	1,781
East Ayrshire	61	24	0	0	0	0	0	0	0	0	0	0	0	0	0	85
East Dunbartonshire	228	221	218	224	144	216	213	231	246	271	248	271	229	268	248	3,476
East Lothian	484	422	441	444	434	378	438	423	434	459	443	426	422	466	436	6,550
East Renfrewshire	312	309	290	279	320	324	304	334	339	347	317	308	302	309	319	4,713
Edinburgh City	2,301	2,263	2,119	2,032	2,029	1,961	2,009	1,902	1,973	1,951	1,960	1,940	1,829	1,863	1,725	29,857
Eilean Siar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Falkirk	482	447	449	412	353	373	337	366	377	372	358	367	355	361	341	5,750
Fife	592	566	397	367	257	286	367	286	360	251	302	319	307	297	228	5,182
Glasgow City	1,537	1,345	1,236	1,273	1,229	1,228	1,248	1,265	1,460	1,424	1,467	1,480	1,390	1,550	1,485	20,617
Highland	590	524	452	374	376	321	312	223	256	204	179	194	208	221	218	4,652
Inverclyde	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Midlothian	633	661	615	619	583	578	594	574	573	594	571	576	576	581	578	8,906
Moray	199	203	157	170	122	129	116	83	88	92	113	81	91	102	112	1,858
North Ayrshire	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
North Lanarkshire	578	600	471	397	419	397	422	358	411	382	372	370	346	374	358	6,255
Orkney Islands	56	45	39	38	29	29	14	12	32	21	15	24	31	29	15	429
Perth Kinross	366	329	265	214	185	212	147	145	151	130	153	174	121	158	161	2,911
Renfrewshire	439	385	324	346	291	342	325	338	340	357	419	356	329	423	387	5,401
Scottish Borders	247	208	184	150	85	104	101	117	109	130	96	114	90	105	61	1,901
Shetland Islands	46	32	30	32	29	7	11	11	6	0	0	0	0	0	0	204
South Ayrshire	54	62	19	0	0	0	6	0	0	0	0	0	0	0	0	141
South Lanarkshire	678	642	561	485	496	480	541	448	523	512	505	549	537	569	542	8,068
Stirling	305	307	256	259	237	255	245	220	223	252	243	251	266	268	264	3,851
West Dunbartonshire	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
West Lothian	799	777	697	669	651	626	633	575	621	586	608	655	591	627	600	9,715
Cairngorms National Park	96	91	89	93	81	70	79	59	56	38	35	34	38	34	44	937
> Aberdeenshire HMA	20	19	18	19	16	14	16	13	12	8	9	8	8	7	9	195
> Highland HMA	73	68	67	71	62	53	60	44	42	28	25	25	28	25	33	704
> Moray HMA	4	4	3	4	3	3	3	2	2	2	2	1	2	1	2	38
Loch Lomond and the Trossachs National Park	22	24	16	19	19	17	17	12	20	8	3	14	23	15	14	240
> Argyll & Bute HMA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
> Stirling HMA	22	24	16	19	19	17	17	12	20	8	3	14	23	15	14	240
> West Dunbartonshire HMA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Annex F: Step 6 – Subtraction of National Park Housing Markets Area (HMAs) Household Projections from Relevant Local Authorities and Re-calculation of Local Authority Totals

Local Authority, National Park and NP Housing Market Areas	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
Aberdeen City	268	263	244	280	274	255	317	335	410	375	408	405	412	392	347	4,985
Aberdeenshire	805	752	631	526	478	467	465	418	410	313	370	335	298	310	289	6,868
Angus	192	146	91	72	4	63	37	0	21	6	22	23	33	25	33	768
Argyll & Bute	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clackmannanshire	79	61	54	30	2	20	14	10	0	0	0	0	0	7	16	293
Dumfries Galloway	57	17	21	0	0	0	0	0	0	0	0	0	0	0	0	95
Dundee City	91	30	39	7	50	97	120	107	150	200	202	176	172	170	170	1,781
East Ayrshire	61	24	0	0	0	0	0	0	0	0	0	0	0	0	0	85
East Dunbartonshire	228	221	218	224	144	216	213	231	246	271	248	271	229	268	248	3,476
East Lothian	484	422	441	444	434	378	438	423	434	459	443	426	422	466	436	6,550
East Renfrewshire	312	309	290	279	320	324	304	334	339	347	317	308	302	309	319	4,713
Edinburgh City	2,301	2,263	2,119	2,032	2,029	1,961	2,009	1,902	1,973	1,951	1,960	1,940	1,829	1,863	1,725	29,857
Eilean Siar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Falkirk	482	447	449	412	353	373	337	366	377	372	358	367	355	361	341	5,750
Fife	592	566	397	367	257	286	367	286	360	251	302	319	307	297	228	5,182
Glasgow City	1,537	1,345	1,236	1,273	1,229	1,228	1,248	1,265	1,460	1,424	1,467	1,480	1,390	1,550	1,485	20,617
Highland	517	456	385	303	314	268	252	179	214	176	154	169	180	196	185	3,948
Inverclyde	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Midlothian	633	661	615	619	583	578	594	574	573	594	571	576	576	581	578	8,906
Moray	195	199	154	166	119	126	113	81	86	90	111	80	89	101	110	1,820
North Ayrshire	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
North Lanarkshire	578	600	471	397	419	397	422	358	411	382	372	370	346	374	358	6,255
Orkney Islands	56	45	39	38	29	29	14	12	32	21	15	24	31	29	15	429
Perth & Kinross	366	329	265	214	185	212	147	145	151	130	153	174	121	158	161	2,911
Renfrewshire	439	385	324	346	291	342	325	338	340	357	419	356	329	423	387	5,401
Scottish Borders	247	208	184	150	85	104	101	117	109	130	96	114	90	105	61	1,901
Shetland Islands	46	32	30	32	29	7	11	11	6	0	0	0	0	0	0	204
South Ayrshire	54	62	19	0	0	0	6	0	0	0	0	0	0	0	0	141
South Lanarkshire	678	642	561	485	496	480	541	448	523	512	505	549	537	569	542	8,068
Stirling	283	283	240	240	218	238	228	208	203	244	240	237	243	253	250	3,611
West Dunbartonshire	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
West Lothian	799	777	697	669	651	626	633	575	621	586	608	655	591	627	600	9,715
Cairngorms National Park	96	91	89	93	81	70	79	59	56	38	35	34	38	34	44	937
> Aberdeenshire HMA	20	19	18	19	16	14	16	13	12	8	9	8	8	7	9	195
> Highland HMA	73	68	67	71	62	53	60	44	42	28	25	25	28	25	33	704
> Moray HMA	4	4	3	4	3	3	3	2	2	2	2	1	2	1	2	38
Loch Lomond and the Trossachs National Park	22	24	16	19	19	17	17	12	20	8	3	14	23	15	14	240
> Argyll & Bute HMA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
> Stirling HMA	22	24	16	19	19	17	17	12	20	8	3	14	23	15	14	240
> West Dunbartonshire HMA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Annex G: Step 7 - Subtraction of National Park Housing Markets Area (HMAs) Existing Need from Relevant Local Authorities and Re-calculation of Local Authority Totals

Local Authority, National Park and NP Housing Market Areas	HoTOC Total
Aberdeen City	479
Aberdeenshire	395
Angus	157
Argyll & Bute	143
Clackmannanshire	145
Dumfries & Galloway	265
Dundee City	395
East Ayrshire	196
East Dunbartonshire	245
East Lothian	478
East Renfrewshire	97
Edinburgh, City of	2,140
Eilean Siar	69
Falkirk	371
Fife	740
Glasgow City	3,410
Highland	695
Inverclyde	176
Midlothian	480
Moray	179
North Ayrshire	368
North Lanarkshire	921
Orkney Islands	49
Perth & Kinross	117
Renfrewshire	309
Scottish Borders	103
Shetland Islands	98
South Ayrshire	314
South Lanarkshire	844
Stirling	277
West Dunbartonshire	330
West Lothian	582
Cairngorms National Park	52
> Aberdeenshire HMA	5
> Highland HMA	45
> Moray HMA	1
Loch Lomond and the Trossachs National Park	48
> Argyll & Bute HMA	5
> Stirling HMA	32
> West Dunbartonshire HMA	11

Annex H: Step 8 - Add Re-calculated Newly Forming Household Data (steps 6) to the Re-calculated Existing Need Data (step 7)

Local Authority, National Park and NP Housing Market Areas	Total 2022 to 2036		
	Existing Housing Need (a)	Newly Forming Households (b)	15 year Default Figure (a) + (b)
Aberdeen City	479	4,985	5,464
Aberdeenshire	395	6,868	7,263
Angus	157	768	925
Argyll & Bute	143	0	143
Clackmannanshire	145	293	438
Dumfries & Galloway	265	95	360
Dundee City	395	1,781	2,176
East Ayrshire	196	85	281
East Dunbartonshire	245	3,476	3,721
East Lothian	478	6,550	7,028
East Renfrewshire	97	4,713	4,810
Edinburgh, City of	2,140	29,857	31,997
Eilean Siar	69	0	69
Falkirk	371	5,750	6,121
Fife	740	5,182	5,922
Glasgow City	3,410	20,617	24,027
Highland	695	3,948	4,643
Inverclyde	176	0	176
Midlothian	480	8,906	9,386
Moray	179	1,820	1,999
North Ayrshire	368	11	379
North Lanarkshire	921	6,255	7,176
Orkney Islands	49	429	478
Perth & Kinross	117	2,911	3,028
Renfrewshire	309	5,401	5,710
Scottish Borders	103	1,901	2,004
Shetland Islands	98	204	302
South Ayrshire	314	141	455
South Lanarkshire	844	8,068	8,912
Stirling	277	3,611	3,888
West Dunbartonshire	330	10	340
West Lothian	582	9,715	10,297
Cairngorms National Park	52	937	989
> Aberdeenshire HMA	5	195	201
> Highland HMA	45	704	749
> Moray HMA	1	38	39
Loch Lomond and the Trossachs National Park	48	240	288
> Argyll & Bute HMA	5	0	5
> Stirling HMA	32	240	272
> West Dunbartonshire HMA	11	0	11

Annex I: Step 9 – Annualise Figures

Local Authority, National Park and NP Housing Market Areas	Annualised		
	Existing Housing Need	Newly Forming Households	Annualised 15 year Default Figure
Aberdeen City	479	332	811
Aberdeenshire	395	458	853
Angus	157	51	208
Argyll & Bute	143	0	143
Clackmannanshire	145	20	164
Dumfries & Galloway	265	6	271
Dundee City	395	119	513
East Ayrshire	196	6	201
East Dunbartonshire	245	232	477
East Lothian	478	437	915
East Renfrewshire	97	314	411
Edinburgh, City of	2,140	1,990	4,130
Eilean Siar	69	0	69
Falkirk	371	383	755
Fife	740	345	1,085
Glasgow City	3,410	1,374	4,785
Highland	695	263	958
Inverclyde	176	0	176
Midlothian	480	594	1,073
Moray	179	121	300
North Ayrshire	368	1	369
North Lanarkshire	921	417	1,338
Orkney Islands	49	29	77
Perth & Kinross	117	194	312
Renfrewshire	309	360	669
Scottish Borders	103	127	230
Shetland Islands	98	14	112
South Ayrshire	314	9	323
South Lanarkshire	844	538	1,382
Stirling	277	241	518
West Dunbartonshire	330	1	331
West Lothian	582	648	1,230
Cairngorms National Park	52	62	114
> Aberdeenshire HMA	5	13	18
> Highland HMA	45	47	92
> Moray HMA	1	3	4
Loch Lomond and the Trossachs National Park	48	16	64
> Argyll & Bute HMA	5	0	5
> Stirling HMA	32	16	48
> West Dunbartonshire HMA	11	0	11

Annex J: Step 10 – Creation of 10 year Default Figure

Local Authority, National Park and NP Housing Market Areas	10 Year Total		
	Existing Housing Need	Newly Forming Households	10 year Default Figure
Aberdeen City	479	3,323	3,802
Aberdeenshire	395	4,579	4,974
Angus	157	512	669
Argyll & Bute	143	0	143
Clackmannanshire	145	195	340
Dumfries & Galloway	265	63	328
Dundee City	395	1,187	1,582
East Ayrshire	196	57	252
East Dunbartonshire	245	2,317	2,563
East Lothian	478	4,367	4,845
East Renfrewshire	97	3,142	3,239
Edinburgh, City of	2,140	19,905	22,044
Eilean Siar	69	0	69
Falkirk	371	3,833	4,205
Fife	740	3,455	4,195
Glasgow City	3,410	13,745	17,155
Highland	695	2,632	3,327
Inverclyde	176	0	176
Midlothian	480	5,937	6,417
Moray	179	1,213	1,392
North Ayrshire	368	7	375
North Lanarkshire	921	4,170	5,091
Orkney Islands	49	286	335
Perth & Kinross	117	1,941	2,058
Renfrewshire	309	3,601	3,909
Scottish Borders	103	1,267	1,370
Shetland Islands	98	136	234
South Ayrshire	314	94	408
South Lanarkshire	844	5,379	6,223
Stirling	277	2,407	2,684
West Dunbartonshire	330	7	337
West Lothian	582	6,477	7,059
Cairngorms National Park	52	625	677
> Aberdeenshire HMA	5	130	135
> Highland HMA	45	469	514
> Moray HMA	1	25	27
Loch Lomond and the Trossachs National Park	48	160	208
> Argyll & Bute HMA	5	0	5
> Stirling HMA	32	160	192
> West Dunbartonshire HMA	11	0	11

Annex K: Step 11 – Present a Single Figure for National Parks

Local Authority, National Park and NP Housing Market Areas	10 Year Total		
	Existing Housing Need	Newly Forming Households	10 year Default Figure Single Figure for National Parks
Aberdeen City	479	3,323	3,802
Aberdeenshire	395	4,579	4,974
Angus	157	512	669
Argyll & Bute	143	0	143
Clackmannanshire	145	195	340
Dumfries & Galloway	265	63	328
Dundee City	395	1,187	1,582
East Ayrshire	196	57	252
East Dunbartonshire	245	2,317	2,563
East Lothian	478	4,367	4,845
East Renfrewshire	97	3,142	3,239
Edinburgh, City of	2,140	19,905	22,044
Eilean Siar	69	0	69
Falkirk	371	3,833	4,205
Fife	740	3,455	4,195
Glasgow City	3,410	13,745	17,155
Highland	695	2,632	3,327
Inverclyde	176	0	176
Midlothian	480	5,937	6,417
Moray	179	1,213	1,392
North Ayrshire	368	7	375
North Lanarkshire	921	4,170	5,091
Orkney Islands	49	286	335
Perth & Kinross	117	1,941	2,058
Renfrewshire	309	3,601	3,909
Scottish Borders	103	1,267	1,370
Shetland Islands	98	136	234
South Ayrshire	314	94	408
South Lanarkshire	844	5,379	6,223
Stirling	277	2,407	2,684
West Dunbartonshire	330	7	337
West Lothian	582	6,477	7,059
Cairngorms National Park	52	625	677
Loch Lomond and the Trossachs National Park	48	160	208

Annex L: Step 12 – Re-Ordering the Presentation of the Authorities

Local Authorities, City Regions and National Parks	10 Year Total		
	Existing Housing Need	Newly-Forming Households	10 year Default Figure
Aberdeen City	479	3,323	3,802
Aberdeenshire	395	4,579	4,974
Aberdeen City Region	874	7,902	8,776
Angus	157	512	669
Fife (North)	148	691	839
Dundee City	395	1,187	1,582
Perth and Kinross	117	1,941	2,058
Dundee City Region	817	4,331	5,148
City of Edinburgh	2,140	19,905	22,044
East Lothian	478	4,367	4,845
Fife (Central and South)	592	2,764	3,356
Midlothian	480	5,937	6,417
West Lothian	582	6,477	7,059
Scottish Borders	103	1,267	1,370
Edinburgh City Region	4,374	40,716	45,091
East Dunbartonshire	245	2,317	2,563
East Renfrewshire	97	3,142	3,239
Glasgow City	3,410	13,745	17,155
Inverclyde	176	0	176
North Lanarkshire	921	4,170	5,091
Renfrewshire	309	3,601	3,909
South Lanarkshire	844	5,379	6,223
West Dunbartonshire	330	7	337
Glasgow City Region	6,332	32,360	38,692
Argyll and Bute	143	0	143
Clackmannanshire	145	195	340
Dumfries and Galloway	265	63	328
East Ayrshire	196	57	252
Eilean Siar	69	0	69
Falkirk	371	3,833	4,205
Highland	695	2,632	3,327
Moray	179	1,213	1,392
North Ayrshire	368	7	375
Orkney	49	286	335
Shetland	98	136	234
South Ayrshire	314	94	408
Stirling	277	2,407	2,684
All Fife	740	3,455	4,195
Cairngorms National Park	52	625	677
Loch Lomond and the Trossachs National Park	48	160	208

Annex M: Step 13 – Addition of Flexibility Allowance

Local Authorities, City Regions and National Parks	10 Year Total ¹					
	Existing Housing Need ² (a)	Newly-Forming Households ³ (b)	10 year Default Figure (a+b) = (c)	Flexibility Allowance (d)	Flexibility Allowance (c) x (d) = (e)	10 year Default Figure with Flexibility Allowance Added (c) + (e)
Aberdeen City	479	3,323	3,802	0.25	951	4,753
Aberdeenshire	395	4,579	4,974	0.30	1,492	6,466
Aberdeen City Region	874	7,902	8,776	n.a.	2,443	11,219
Angus	157	512	669	0.30	201	869
Fife (North) ⁴	148	691	839	0.25	210	1,049
Dundee City	395	1,187	1,582	0.25	395	1,977
Perth and Kinross	117	1,941	2,058	0.30	617	2,676
Dundee City Region	817	4,331	5,148	n.a.	1,423	6,571
City of Edinburgh	2,140	19,905	22,044	0.25	5,511	27,555
East Lothian	478	4,367	4,845	0.25	1,211	6,056
Fife (Central and South) ⁴	592	2,764	3,356	0.25	839	4,195
Midlothian	480	5,937	6,417	0.25	1,604	8,021
West Lothian	582	6,477	7,059	0.25	1,765	8,823
Scottish Borders	103	1,267	1,370	0.30	411	1,781
Edinburgh City Region	4,374	40,716	45,091	n.a.	11,341	56,432
East Dunbartonshire	245	2,317	2,563	0.25	641	3,203
East Renfrewshire	97	3,142	3,239	0.25	810	4,049
Glasgow City	3,410	13,745	17,155	0.25	4,289	21,444
Inverclyde	176	0	176	0.25	44	220
North Lanarkshire	921	4,170	5,091	0.25	1,273	6,364
Renfrewshire	309	3,601	3,909	0.25	977	4,887
South Lanarkshire	844	5,379	6,223	0.25	1,556	7,778
West Dunbartonshire	330	7	337	0.25	84	421
Glasgow City Region	6,332	32,360	38,692	n.a.	9,673	48,366
Argyll and Bute	143	0	143	0.30	43	186
Clackmannanshire	145	195	340	0.25	85	425
Dumfries and Galloway	265	63	328	0.30	98	426
East Ayrshire	196	57	252	0.30	76	328
Eilean Siar	69	0	69	0.30	21	90
Falkirk	371	3,833	4,205	0.25	1,051	5,256
Highland	695	2,632	3,327	0.30	998	4,325
Moray	179	1,213	1,392	0.30	418	1,810
North Ayrshire	368	7	375	0.25	94	469
Orkney	49	286	335	0.30	100	435
Shetland	98	136	234	0.30	70	304
South Ayrshire	314	94	408	0.30	122	530
Stirling	277	2,407	2,684	0.25	671	3,355
All Fife⁴	740	3,455	4,195	0.25	1,049	5,243
Cairngorms National Park^{5,6}	52	625	677	0.30	203	880
Loch Lomond and the Trossachs National Park^{5,7}	48	160	208	0.30	62	271

Annex M: Step 13 – Addition of Flexibility Allowance

Sources:

Newly-forming households:

- > 2018-based household projections (National Records of Scotland).
- > Occupied dwellings 2018 (National Records of Scotland).

Existing Housing Need:

- > 2011 Census (National Records of Scotland)
- > Scottish Household Survey 2016-2018 (Scottish Government).
- > Homelessness Statistics as at 31 March 2020 (Scottish Government).

Newly-forming households and Existing Housing Need for the National Parks:

- > Housing Need and Demand Assessment Tool v4.0 as at November 2020 (Scottish Government).

Completions

- > NB1 and NB2 returns by local authorities to the Scottish Government.

Housing Association new build information from the Scottish Government Housing Investment Division: Affordable Housing Investment Programme.

Notes:

1. The figures are based on the 15 years of the household projection period from 2022 (when NPF4 will be adopted) to 2036, they are then annualised and multiplied by 10 years to give a 10 year total. This 15 year window of time has been used in order to accommodate any development plans that are updated after 2022. For example the 10 years minimum housing land supply can still be used in a development plan updated in 2026. Equally the 10 year minimum housing supply figures can also be used in a development plan that is updated in 2022.
2. Existing housing need comprised homeless households in temporary accommodation and households who are both overcrowded and concealed. The total count of existing housing need has been included in the above figures.
3. Over the period 2022 to 2035 several Local Authorities have negative household projections. In these cases the negative figures have been zeroed. This applies to the following authorities: Argyll and Bute, Dumfries and Galloway, East Ayrshire, , Inverclyde, Na h-Eileanan Siar, North Ayrshire, Shetland Islands, South Ayrshire , West Dunbartonshire and Loch Lomond and the Trossachs National Park.
4. Fife council is split across two City Regions for the purposes of strategic housing and planning. Around 20% of Fife (North) households are located in the Dundee City Region and 80% of Fife (Central and South) households are located in the Edinburgh City Region. This 20-80 split has been used to apportion the 'All Fife' figure above. Fife may choose to work as part of each City Region or as a Unitary Authority and therefore both figures are provided above.
5. Local Authorities are not responsible for planning in National Parks. This is the responsibility of the parks themselves. The following authorities each contain a part of Cairngorms National Park (CNP); Aberdeenshire, Highland and Moray, (Angus and Perth and Kinross). The following authorities each contain a part of the Loch Lomond and Trossachs National Park (LLTNP); Argyll and Bute, Stirling, West Dunbartonshire, (and Perth and Kinross). In these cases the national parks have been subtracted from the minimum housing land supply for the relevant Local Authorities and City Regions.
6. In order to do this it is necessary to produce figures a sub-park level for the constituent councils. However neither newly-forming household or existing housing need figures are produced at this level of disaggregation. Instead this is estimated as part of the HNDA Tool. Firstly the number of occupied dwellings is calculated for each park sub-area and each council (this is available from National Records of Scotland). The proportion of sub-area to council is then taken. The sub-area proportion is then applied to both the household projections and existing housing needs counts for each council. This then gives an sub-park estimate of newly-forming households and existing housing need.
7. It should be noted that whilst Angus Council and Perth and Kinross Council are part of the CNP, the relevant datazones are mainly on the Council side of the border with the park (in terms of number of households). In the HNDA Tool these datazones are assigned to the respective council and not the Park. This is because datazones cannot be split when they are being used for certain statistical purposes.
8. Similarly two datazones in Perth & Kinross Council cut across into the LLTNP boundary and in the HNDA Tool these are assigned to the council and not the park for the same reasons as above. For the HNDA this approach to split datazones for both parks was mutually agreed mutually by the respective councils and parks.

Annex N: Step 14 – Rounding Figures to Nearest 50, Calculate Minimum All-Tenure Housing Land Requirement and Provide Housing Completions

Local Authorities, City Regions and National Parks	s10 Years Total				Housing Completions 2010 - 2019
	Existing Housing Need	Newly-Forming Households	Flexibility Allowance (25% urban, 30% rural)	Minimum All Tenure Housing Land Requirement	
Aberdeen City	500	3,300	950	4,750	7,734
Aberdeenshire	400	4,600	1,500	6,500	12,132
Aberdeen City Region	900	7,900	2,450	11,250	19,866
Angus	150	500	200	850	2,464
Fife (North)	150	700	200	1,050	2,403
Dundee City	400	1,200	400	2,000	2,377
Perth and Kinross	100	1,950	600	2,650	5,560
Dundee City Region	800	4,350	1,400	6,550	12,804
City of Edinburgh	2,150	19,900	5,500	27,550	16,654
East Lothian	500	4,350	1,200	6,050	5,124
Fife (Central and South)	600	2,750	850	4,200	9,613
Midlothian	500	5,950	1,600	8,050	6,271
West Lothian	600	6,500	1,750	8,850	6,568
Scottish Borders	100	1,250	400	1,750	3,512
Edinburgh City Region	4,450	40,700	11,300	56,450	47,742
East Dunbartonshire	250	2,300	650	3,200	3,678
East Renfrewshire	100	3,150	800	4,050	2,999
Glasgow City	3,400	13,750	4,300	21,450	15,338
Inverclyde	200	0	50	250	2,397
North Lanarkshire	900	4,150	1,250	6,300	7,567
Renfrewshire	300	3,600	1,000	4,900	5,846
South Lanarkshire	850	5,400	1,550	7,800	11,341
West Dunbartonshire	350	0	100	450	2,601
Glasgow City Region	6,350	32,350	9,700	48,400	51,767
Argyll and Bute	150	0	50	200	2,025
Clackmannanshire	150	200	100	450	1,145
Dumfries and Galloway	250	50	100	400	2,966
East Ayrshire	200	50	100	350	3,669
Eilean Siar	50	0	0	50	1,270
Falkirk	350	3,850	1,050	5,250	4,579
Highland	700	2,650	1,000	4,350	10,300
Moray	200	1,200	400	1,800	4,514
North Ayrshire	350	0	100	450	3,123
Orkney	50	300	100	450	1,450
Shetland	100	150	50	300	993
South Ayrshire	300	100	100	500	2,400
Stirling	300	2,400	650	3,350	2,878
All Fife	750	3,450	1,050	5,250	12,016
Cairngorms National Park	50	600	200	850	n/a
Loch Lomond and the Trossachs National Park	50	150	50	250	n/a

Scottish Government Consultation on NPF4 Housing Figures Midlothian Council's Response May 2021

As NPF4 will form part of the statutory development plan for Midlothian, the Council welcomes the opportunity to engage in this important consultation and have the chance to consider any locally evidenced adjustments to the proposed housing figures. The Council's response addresses the four consultation questions set out in the Chief Planner's letter of 23 February 2021.

a. Initial Estimates and Assumptions

NPF4 will be a national spatial document (as well as a policy document) and as such the Council supports the identification of an all tenure approach to reflect the scale of the future housing need. The Council also supports the identification of a housing land requirement set by local authority area to meet local needs.

The consultation paper is clear that the proposed housing figures (6,450 new households and 8,050 unit equivalent land requirement with the 25% flexibility allowance) reflect the first two stages of the Housing Needs and Demand Assessment (HNDA) process and that further work is required to complete that process and identify what proportion of the proposed land requirement should be identified for affordable and market housing. The Council agrees with the statement in the consultation paper that issues regarding tenure will continue to be considered at the local level.

The Council is currently working with the SESplan Housing Market Partnership (HMP) to prepare a new HNDA (following the rejection of the second proposed Edinburgh and South East of Scotland Strategic Development Plan – SDP2) to inform the market and affordable housing requirements for the next Midlothian Local Development Plan (MLDP). The proposed figure for existing need is dated at March 2020. It includes an estimate of homeless households in temporary accommodation, overcrowded and concealed households (HoTOC). In preparing the new HNDA the SESplan HMP agrees, given the scale and importance of homelessness in calculating existing need across Edinburgh and the South East of Scotland, that the updated 2021 return should be used and the proposed housing figures recalculated.

The identification of “existing need” and “newly forming households” as part of the methodology is a better way of presenting the housing figures than referring to housing supply targets. In terms of the estimated number of new households, the proposed figures are broadly similar to those identified in the proposed SDP2 and the more recent interim Regional Spatial Strategy for Edinburgh and the South East of Scotland. The key difference is the increase in the flexibility allowance applied which has risen from 10% in SDP2 to 25% in NPF4. The reason given for the change is that it will reduce the risk to future delivery rates given the longer review periods for new style local development plans which will increase from five to ten years. The Council acknowledges this reasoning but considers the percentage to be somewhat arbitrary.

The proposed figures are based on the latest National Records of Scotland (NRS) Household Projections 2018 (and the Government's count of existing need) and uses the Principle projection, not the lower or higher projection figure. The Council considers that using this mid-range projection is reasonable and appropriate, particularly given the ongoing uncertainty of the long term impact and recovery from the current pandemic and Brexit. The 2018 data was published in 2020 and represents the most up to date official data available and the Centre for Housing Market Analysis (CHMA) advises the use of official statistics wherever possible as they are robust and help to ensure consistency of approach.

b. Flexibility Allowance

The proposed flexibility allowance for urban areas of 25% is more than double the proposed level of flexibility in SDP2 (10%). The Council acknowledges that the proposed review period for the new style local development plans is double what it is currently (10 years as opposed to 5 years) and that this longer period may introduce more risk in terms of sustained delivery of the housing supply targets. However, other than this there is little explanation as to why the figure is set at 25%. The Council understands and accepts the principle of including a flexibility allowance in the overall land requirement but considers the figure somewhat arbitrary. A flexibility allowance of 20%, double that of SDP2, would be more consistent with the Government's explanation for the increase.

c. Proposed Land Requirement and Past Completions

The Council welcomes the acknowledgement in the consultation document of the need to focus on the delivery of housing land. The current SESplan targets are proving to be very challenging to the house building sector to achieve. The Council acknowledges that the proposed figures are generally consistent with recent completion rates but are realistic enough to be achievable given prevailing circumstances. The proposed land requirement is also higher than that identified in SDP2 but not of such a scale which would be unrealistic or unmanageable. The Council is not anti-development and would welcome additional house building where the corresponding infrastructure and facilities to support it were in place and where the proposed scale of development did not undermine place making principles or would result in a significant adverse environmental impact on an area.

d. Case for Locally Adjusted Estimates

Until the current HNDA process is concluded and we understand what the tenure split will be between market and affordable housing, the Council is generally supportive of the Government's approach and of the proposed land requirement figure. However, the Council notes that the option to submit a locally adjusted element is restricted to upward adjustments only in apparent contradiction of the HNDA process and guidance.

The latest NRS population projections identify Midlothian as the fastest growing local authority area in Scotland, partly as a result of the current, extremely ambitious SESplan housing requirements. The scale of growth has proved challenging to

manage but delivery has not kept pace with the targets. The Council supports the proposed housing figures for Midlothian, although still challenging they are more in line with recent completion rates and similar to the housing targets identified in SESplan 2.

The Council would not want to submit any adjustments at this stage.



TREE PRESERVATION ORDER (1 of 2021) FOR TREE ON LAND BETWEEN BONNYRIGG HEALTH CENTRE AND GOLF COURSE ROAD, BONNYRIGG.

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 This report seeks the Committee's approval to confirm a Tree Preservation Order (TPO) 1 of 2021 issued on 12 January 2021 on a single mature sycamore tree (*Acer pseudoplatanus*) on land between Bonnyrigg Health Centre and Golf Course Road, Bonnyrigg.

2 BACKGROUND

- 2.1 At its meeting of 12 January 2021 the Committee agreed:
- a) to the issuing of a TPO to protect a tree on land between Bonnyrigg Health Centre and Golf Course Road, Bonnyrigg; and
 - b) to receive a further report to consider confirming the TPO once the owner of the land and other interested parties have had the opportunity to make comment.
- 2.2 The TPO came into effect on 12 January 2021 and continues in force for six months (until 12 July 2021) or until the Order is 'confirmed', which is the process of making the TPO permanent (until it is removed).
- 2.3 Following the service of the TPO the landowners were given the opportunity to make representation. Furthermore, in accordance with the Regulations, a notice was published in the Midlothian Advertiser and on the Council's website, a site notice was also attached to a lamp post near the said tree and the Bonnyrigg Community Council were also notified of the decision to issue the Tree Preservation Order and invited to make a representation. Interested parties were given until 17 March 2021 to make representations. Legislation requires that a period of at least 28 days is made available for representation to be submitted to the Council following a decision to make a Tree Preservation Order.
- 2.4 The Council has received no written representations in connection with the TPO and therefore it is reasonable to conclude that the tree is a valuable amenity asset worthy of preservation for the future and should

be protected by a Tree Preservation Order under Section 160(3) of the Town and Country Planning (Scotland) Act 1997 and The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010.

3 PROCEDURE

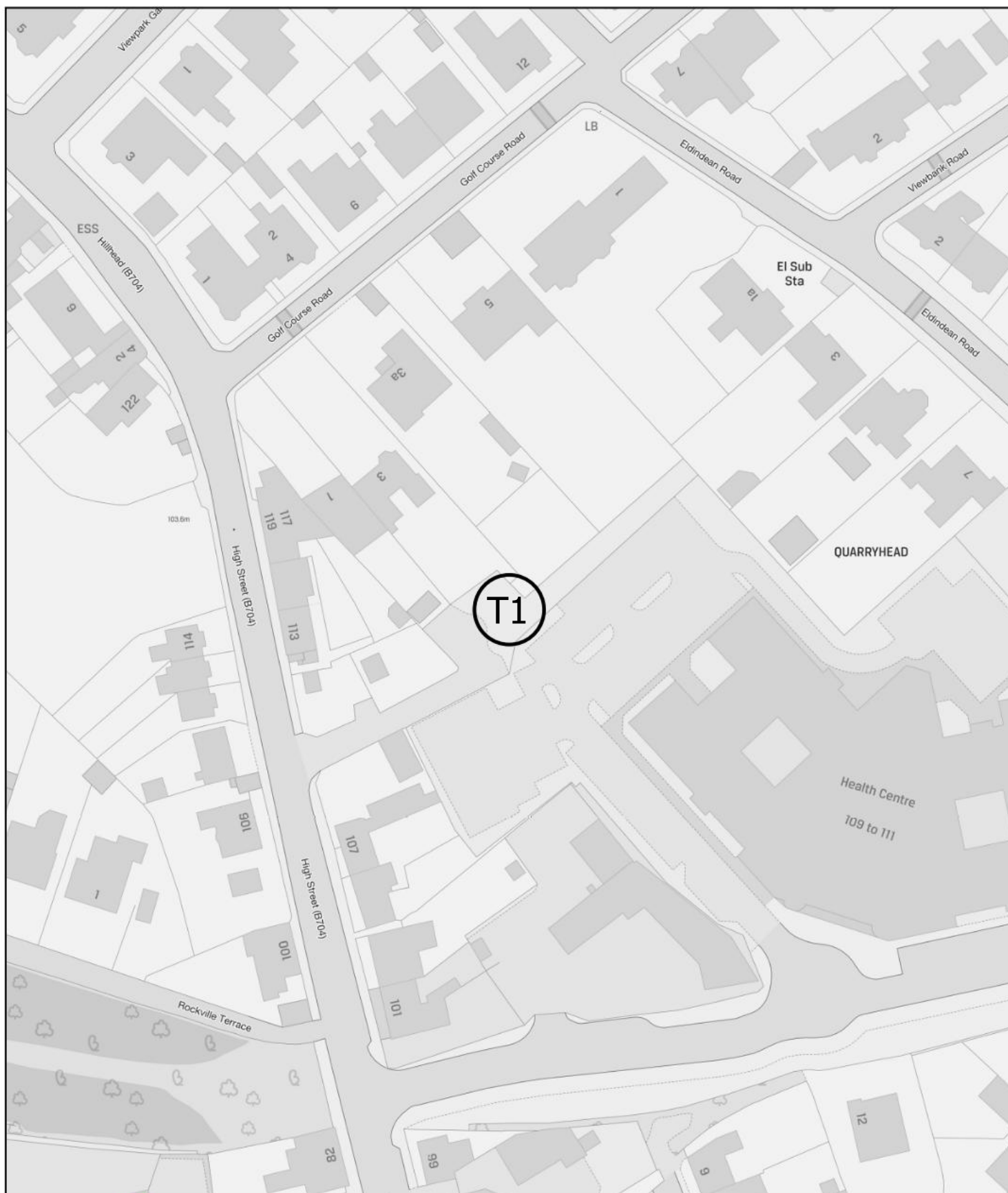
- 3.1 The TPO will continue to remain in effect to the end of the six month period (ending 12 July 2021). If the local planning authority wishes the TPO to stay in effect beyond the six months it must 'confirm' the order.
- 3.2 To 'confirm' the Order the LPA must register the TPO in the Land Registry of Scotland, place a copy on its own TPO register and notify Scottish Forestry (previously the Forestry Commission Scotland), interested persons and any person who has made a representation (in this case no representations were received).
- 3.3 The report to Committee (copy attached as Appendix A) at its meeting of 12 January 2021 set out the planning reasons for issuing the TPO - there has been not material change in circumstances and no change in the planning position and as such it is appropriate to 'confirm' the TPO.

4 RECOMMENDATION

- 4.1 It is recommended that the Committee:
 - a) agrees to confirm the Tree Preservation Order; and
 - b) instruct the Planning Manager to carry out the necessary procedures, following confirmation and endorsement of a Tree Preservation Order, that are required by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010.

Peter Arnsdorf
Planning Manager

Date:	8 May 2021
Contact Person:	Grant Ballantine grant.ballantine@midlothian.gov.uk
Background Papers:	Committee Report dated 12 January 2021, attached as Appendix A



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

This is the plan relative to the Midlothian Council Tree
Preservation Order No. 1 of 2021

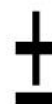
Land between Bonnyrigg Health Centre and Golf Course
Road, Bonnyrigg - Eastings/Northings: 330818, 655635

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TREE PRESERVATION ORDER REGARDING TREE AT LAND BETWEEN BONNYRIGG HEALTH CENTRE AND GOLF COURSE ROAD, BONNYRIGG

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 This report seeks the Committee's approval to issue a Tree Preservation Order (TPO) on a tree located on land between Bonnyrigg Health Centre and Golf Course Road, Bonnyrigg.

2 LOCATION AND SITE DESCRIPTION

- 2.1 The tree is a single mature sycamore tree (*Acer pseudoplatanus*). It is located on an area of land to the rear of 1, 3 and 5 Golf Course Road, Bonnyrigg. The area of land provides rear access and a parking area for 1, 3 and 5 Golf Course Road, Bonnyrigg and is accessed off Bonnyrigg High Street.
- 2.2 The tree is located on the eastern side of the parking area, adjacent to the boundary fence of the rear garden of no. 5 Golf Course Road and close to the boundary with the Bonnyrigg Health Centre.

3 BACKGROUND

- 3.1 On 30 October 1997 a TPO (TPO Number 2 of 1997) was made protecting eight individual trees at Quarryhead (land to the rear of Golf Course Road, Eldindean Road and the High Street, Bonnyrigg). It protected trees that were of a similar age and character to the sycamore tree which is the subject of this proposed new TPO. All trees protected by this TPO were subsequently felled with consent for the development of the Bonnyrigg Health Centre.
- 3.2 Planning application 20/00317/DPP for the erection of a dwellinghouse at land to the rear of 5 Golf Course Road, Bonnyrigg was refused on 29 September 2020. The reasons for refusal included "the proposed development would threaten the long-term viability of trees that by virtue of their location have a landscape value that enhances the amenity of the surrounding area." For this reason the proposal was judged to be contrary to policy ENV11 of the Midlothian Local Development Plan 2017 which seeks to protect trees of amenity value. The applicant of this planning application has requested a review of the refusal and the

notice of review is scheduled to be considered by the Council's Local Review Body at its meeting of 11 January 2021. Whilst the tree to which this TPO relates was not located on the application site, its proximity does have the potential to place pressure on it. It is therefore appropriate to protect the identified tree because of its importance in the local landscape.

4 PROCEDURES

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

5 PLANNING ISSUES

- 5.1 The proposed preservation of the mature sycamore is based on amenity grounds. The tree is a significant feature in the local landscape and adds to the character of the local area and the setting of the properties on Golf Course Road. Furthermore, the tree is visible from Bonnyrigg High Street and the Bonnyrigg Health Centre adding to the setting and amenity of the area.
- 3.3 As an individual specimen, the tree, whilst not a rare species, is locally appropriate and representative of the local landscape character. Mature broadleaf trees of similar age to this tree are a defining feature of this part of Bonnyrigg and the nearby Broomieknowe Conservation Area, to which the properties at 1, 3 and 5 Golf Course Road are contemporary. Whilst these properties and tree do not lie within the conservation area, the properties and their landscape setting share many of the conservation area's key features, including large gardens, stone boundary walls and mature garden trees. Should the tree be felled it would have a detrimental impact on the amenity of the area.

5 RECOMMENDATION

5.1 It is recommended that the Committee:

- a) agree to the issuing of a TPO to protect the identified tree located on land between Bonnyrigg Health Centre and Golf Course Road, Bonnyrigg; and
- b) agree to receive a further report to consider confirming the TPO once the owner(s) of the land and other interested parties have had the opportunity to make comment.

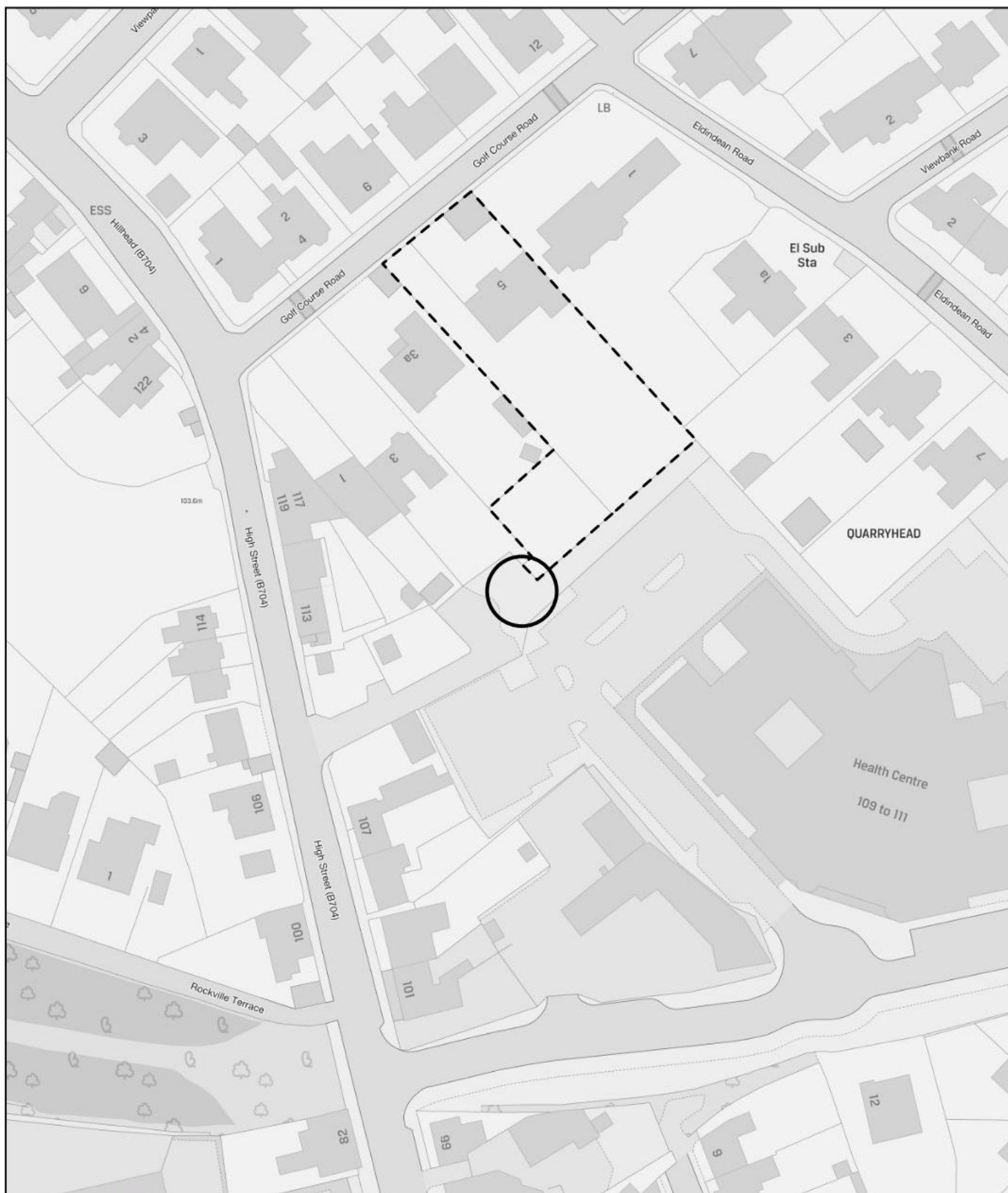
Peter Arnsdorf
Planning Manager

Date: 21 December 2020

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

Background Papers: N/a

Attached Plans: Photographs of the tree proposed to be protected by the TPO.



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

Land Between Bonnyrigg Health Centre and Properties on
Golf Course Road, Bonnyrigg

 20/00317/DPP Planning Application Site

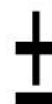
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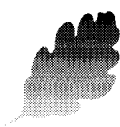
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TREE PRESERVATION ORDER (1 of 2020) AT 8 ANCRUM ROAD, DALKEITH

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 This report seeks the Committee's approval to confirm a Tree Preservation Order (TPO) 1 of 2020 issued on 17 December 2020 on a single mature common oak tree (*Quercus robur*) within the grounds of 8 Ancrum Road, Dalkeith.

2 BACKGROUND

- 2.1 A TPO was issued by the Executive Director of Place as an 'emergency' using delegated authority powers granted by Midlothian Council's Standing Orders. The TPO was issued on the basis that a report regarding the confirmation of the TPO, once the owner of the land and other interested parties have had the opportunity to make comment, be reported to Committee for consideration. The background and justification for issuing the TPO is set out in the delegated authority report attached as Appendix A.
- 2.2 The TPO came into effect on 17 December 2020 and continues in force for six months (until 17 June 2021) or until the Order is 'confirmed', which is the process of making the TPO permanent (until it is removed).
- 2.3 Following the service of the TPO the landowners were given the opportunity to make representation. Furthermore, in accordance with the Regulations, a notice was published in the Midlothian Advertiser and on the Council's website, a site notice was also attached to a lamp post near the said tree and the Eskbank and Newbattle Community Council were also notified of the decision to issue the Tree Preservation Order and invited to make a representation. Interested parties were given until 11 February 2021 to make representations. Legislation requires that a period of at least 28 days is made available for representation to be submitted to the Council following a decision to make a Tree Preservation Order.
- 2.4 The owners of the tree were granted an extension of time to make comments as they advised the Council that due to Covid-19 it had been difficult to appoint specialists to give an opinion with regard the condition

of the tree. Subsequently, the owner of the tree at 8 Ancrum Road objected to the confirmation of the TPO and submitted formal representation to the Council expressing concern over the health and safety risks from the tree and implications from the tree damaging the property's boundary wall at 8 Ancrum Road and the consequent risk to their family, visitors to the property, passers by using Ancrum Road, as well as damage to their house and property.

- 2.5 The owners civil and structural engineer's report sets out their view that movement in the boundary wall has been caused by the tree and that the wall's long term stability would be a concern if continued tree growth causes further movement. The owners' arboricultural consultant's report states the tree is poorly located, is out growing its location and that its expected useful life expectancy is 10 to 20 years, but that is uncertain and depends on the condition of the adjacent boundary wall. The report suggests the wall be closely monitored and that consideration is given to the tree being removed and that an appropriate replacement tree is planted. The arboriculturalist has also questioned the wider visibility of the tree and the contribution it makes to the local landscape setting of the area. Further details of these reports are set out below.

- 2.6 Summary Findings and Conclusions of the Consulting Civil and Structural Engineer's report:

"The localised nature of the movement to the wall in proximity of the tree strongly suggests that the tree is the source of the movement. It is anticipated that the tree roots have travelled below the wall and causing an upwards lift and resulting rotation of the wall.

An analysis of the theoretical stability of the wall to BS 5628-1 has been undertaken based on the dimensions taken during the visit. Based on this analysis, the wall would accept the calculated wind loads whilst maintaining a factor of safety of over 1.2.

However, further movement of the wall can be expected to create instability which could potentially lead to partial collapse of the wall. We would not be able to provide a timescale on when instability is likely to occur as any further movement is expected to correlate with tree growth, however, specialist advice from an arborist expert may be able to assist.

To ensure term stability, the removal of the tree and rebuilding of the disturbed masonry sections would be recommended. As no foundations are anticipated below the existing wall, it would be prudent to take this opportunity to provide new foundations, which comply with modern standards, during the rebuilding works. Any roots below the new foundations should also be grubbed up before rebuilding to minimise the risk of future settlement.

In conclusion, based on the above assessment, it is strongly suggested that the growth of the tree has caused rotation of the wall directly adjacent. Long term stability would be a concern if the continued tree growth causes further movement therefore it is recommended that remedial measures are undertaken as soon as practical.”

2.7 Summary Findings and Conclusions of the Arboricultural Consultant's report:

“In my opinion, on-growing radial growth of structural roots and of the main stem itself will inevitably continue to exert significant and increasing pressure on the wall. This is a result of the trees position both in relation to the wall and property boundary....

....My own assessment, based on the size of tree, its vigour, and location beside the wall is that instability is likely to arise due to continued root and stem growth, within the short term rather than long term.

It is clear that the tree is growing in a very much restricted environment, both above ground in relation to the crown, which has led to management by crown reduction pruning, and below the ground, where root and stem growth has caused movement of the boundary wall and future growth will inevitably lead to instability.”

I understand from one of the property owners that there has been a history of damage to drainage and more minor landscape features due (copied from report) to tree roots. All in all, the tree is unfortunately, poorly located and outgrowing its location.

To conclude, the tree is in my opinion, not a suitable candidate for Tree Preservation Order. It is in my opinion, of relatively short term life expectancy, due to its location, available space, and effect on the boundary wall.”

2.8 No other representation were received.

3 PLANNING ISSUES

- 3.1 The TPO was issued because the mature oak tree is an integral feature in the local landscape and adds to the character of the Eskbank and Ironmills Conservation Area, which is defined by the historical character of the buildings and streets, but also by the mature trees throughout the conservation area. In the absence of evidence supporting the tree's removal there is a planning policy presumption by way of policy ENV11: Woodland, Trees and Hedges, of the Midlothian Local Development Plan 2017 to support the retention of the tree. The retention of mature trees not only adds to the amenity of an area, but they are of significant importance in terms of biodiversity (a mature oak tree can support over

2000 species) and climate change (an oak tree can absorb over a tonne of CO₂ in a 100 year life).

- 3.2 The property owner and their specialist consultants do not disagree with the amenity, biodiversity and climate change value of the mature oak tree, but instead present a case that this value is outweighed by the trees potential impact on physical structures, in particular the adjacent boundary wall, and an associated risk to structures and individuals being in close proximity to structures if they collapse.
- 3.3 The risks identified are material considerations and are understandable ones which are reasonably raised by the property owner - however these are not immediate risks and the owner's arboriculturalist suggests there is another 10 – 20 years of growth before the tree becomes too big for its location. On this basis it could be considered reasonable that the oak tree has another 10 – 20 years of amenity, biodiversity and climate change benefit before being removed.
- 3.4 It is accepted that at some point in the future the tree will have to be removed or the boundary wall reconstructed around the tree – a judgement to be made with regard which feature, the tree or the boundary wall, contributes most to the conservation area is one to be taken at the appropriate time. However, this process can take place by way of an application in the future, in the meantime it is considered appropriate to confirm the TPO for at least 10 years, in the knowledge that the tree may have to be removed at some point in the future.

4 PROCEDURE

- 4.1 The TPO will continue to remain in effect to the end of the six month period (ending 17 June 2021). If the local planning authority wishes the TPO to stay in effect beyond the six months it must 'confirm' the order.
- 4.2 To 'confirm' the Order the LPA must register the TPO in the Land Registry of Scotland, place a copy on its own TPO register and notify Scottish Forestry (previously the Forestry Commission Scotland), interested persons and any person who has made a representation (in this case no representations were received).

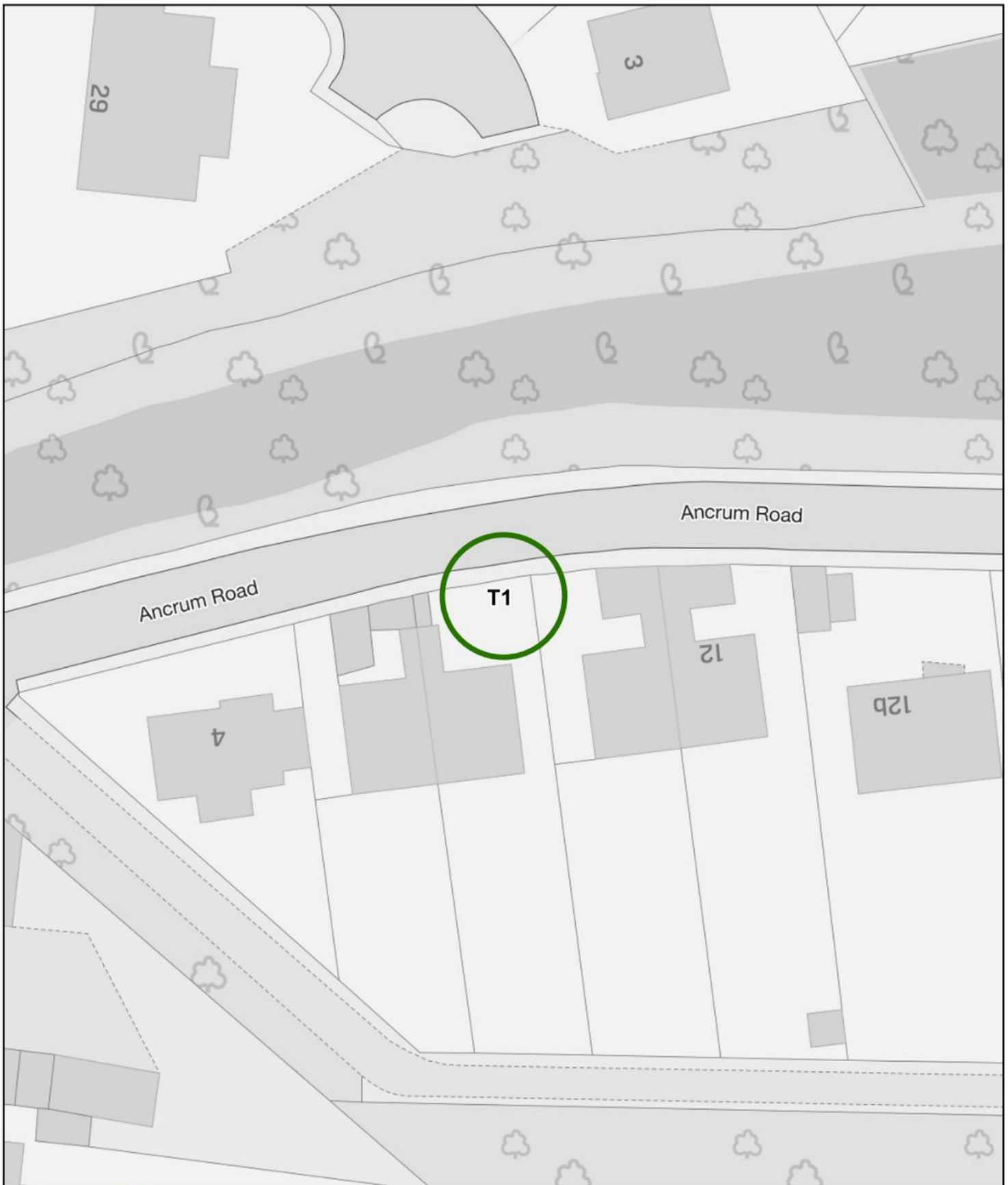
5 RECOMMENDATION

- 5.1 It is recommended that the Committee:
 - a) agrees to confirm the Tree Preservation Order;
 - b) instruct the Planning Manager to carry out the necessary procedures, following confirmation and endorsement of a Tree Preservation Order, that are required by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010; and

c) review the Tree Preservation Order in 2031.

Peter Arnsdorf
Planning Manager

Date: 8 May 2021
Contact Person: Grant Ballantine
grant.ballantine@midlothian.gov.uk
Background Papers: Delegated Report dated 16 December 2020,
attached as Appendix A



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

Woodridge, 8 Ancrum Road, Dalkeith, EH22 3AJ.

This is the plan relative to the Midlothian Council Tree
Preservation Order No.1 of 2020

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File No. 1 of 2020

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TREE PRESERVATION ORDER REGARDING AN OAK TREE AT 8 ANCRUM ROAD, DALKEITH

SEEKING DELEGATED AUTHORITY FROM EXECUTIVE DIRECTOR PLACE

Report by Planning Manager – Peter Arnsdorf

1 PURPOSE OF REPORT

- 1.1 This report seeks the Delegated Authority from Executive Director Place in accordance with the Council's Standing Orders to issue a Tree Preservation Order (TPO) on a tree located at 8 Ancrum Road, Dalkeith.

2 LOCATION

- 2.1 The tree is a single mature oak tree (*Quercus robur*) located in the rear garden of 8 Ancrum Road, Dalkeith, EH22 3AJ and shown on the plan accompanying this report.

3 BACKGROUND

- 3.1 On 13 August 1976 a Tree Preservation Order (TPO Number 15 of 1976) was made protecting an area of woodland on the north side of Ancrum Road, Dalkeith immediately opposite the location of the proposed TPO. The stated TPO protects trees that are contemporaries of the oak tree which is the subject of this proposed TPO.
- 3.2 Planning application 19/00081/DPP for the formation of a new vehicle access and erection of extension at 8 Ancrum Road, Dalkeith was approved subject to conditions on 26 April 2019. This proposal included works within the root protection area of the oak tree subject of this proposed TPO. The planning application proposed the retention of the tree and included a comprehensive Tree Survey and Arboricultural Impact Assessment statement recommending root protection during construction of the vehicular access and extension.
- 3.3 A tree survey undertaken on 12 March 2019 recorded the tree as being in moderate condition. The survey recorded the tree's stem diameter at 1.5 metres as being 640 millimetres, the tree having a crown spread of 14-16 metres and a height of 20 metres. It further noted that the tree had in the past been pruned vigorous. The grant of planning permission

(19/00081/DPP) protects the tree by condition, however this protection only applies if the property owner implements the grant of planning permission – the tree is therefore at risk of removal prior to the implementation of the planning permission.

3.4 On 6 November 2020 a Work to Tree application (20/00768/WTT) was submitted notifying the Council of the intention to fell the said oak tree and replace it with a cherry tree. The reasons given for the felling of the tree are as follows:

- concern tree roots have caused damage to footpaths and boundary walls creating a danger to the health and safety of the property own and persons using the adjoining public footpath;
- the tree's location being too close to the house;
- the fact that the trees root protection area conflicts with the approved house extension;
- damage caused to pipework by tree roots and damage to pedestrian path;
- potential for falling branches;
- local flooding on the path leading to the main house entrance; and
- damage to the neighbour's boundary wall caused by tree roots.

3.5 No specialist reports or supporting evidence other than photographs have been submitted.

4 PROCEDURES

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

4.2 Following the service of a TPO the owner of the land and other interested parties have the opportunity to make representation and are given a minimum period of 28 days to do so. However there is no right of appeal against a Tree Preservation Order.

4.3 The TPO shall be in effect for six months, during which time representations from the owner of the land and other interested parties will be considered. If the local planning authority wishes the TPO to stay in effect beyond the six months it must ‘confirm’ the order. A decision to ‘confirm’ a TPO will be one for the Planning Committee.

- 4.4 The decision to issue a TPO is usually taken by the Planning Committee, however an emergency TPO can be declared by the Executive Director Place using delegated authority. In this case a report will be prepared in response to the Work to Tree application (20/00768/WTT) notifying the applicant that the decision will be “To make a Tree Preservation Order”. This will mean that the current proposed works through Work to Tree application (20/00768/WTT) will be refused. A decision on the Work to Tree application has to be made by 17 December 2020 and cannot wait until the next available Planning Committee scheduled for 12 January 2021.

5 PLANNING ISSUES

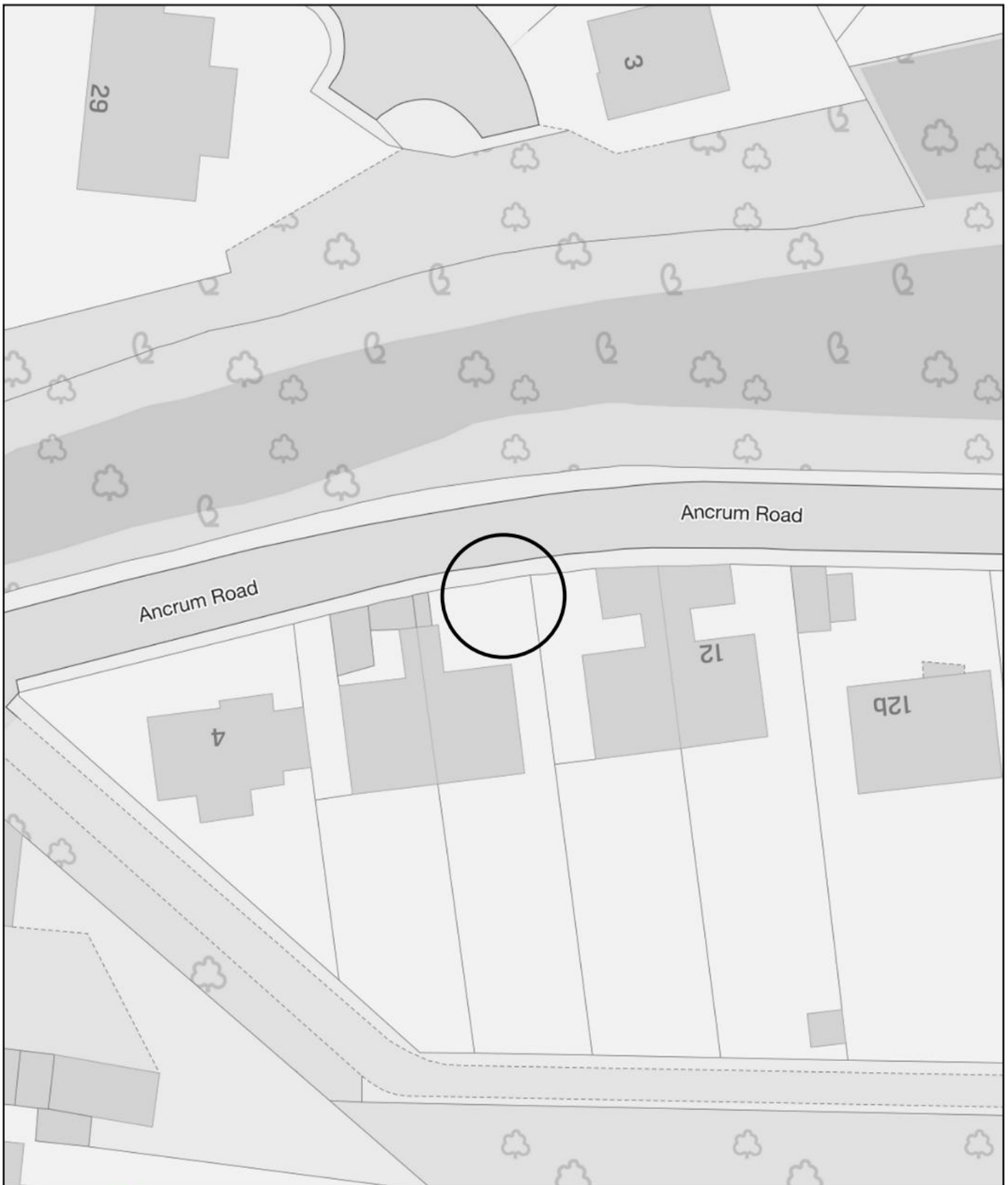
- 5.1 The proposed preservation of the mature oak tree is based on amenity grounds. The tree is an integral feature in the local landscape and adds to the character of the Eskbank and Ironmills Conservation Area. In the absence of evidence supporting the tree’s removal there is a planning policy presumption by way of policy ENV11 of the Midlothian Local Development Plan 2017 to support the retention of the tree.

6 RECOMMENDATION

- 6.1 It is recommended that the Executive Director Place use Standing Order (item 3.22(e) of the Scheme of Delegations to Chief Officials) implemented by the Council on 27th September 2016:
- a) to declare an emergency Tree Preservation Order to cover a single mature oak tree at 8 Ancrum Road, Dalkeith;
 - b) to inform the Planning Manager of the decision on this request to declare an emergency Tree Preservation Order;
 - c) note that if an emergency Tree Preservation Order is declared, a report will be prepared in response to Work to Tree application 20/00768/WTT notifying the applicant that the decision will be “To make a Tree Preservation Order”; and
 - d) to note that the emergency Tree Preservation Order will be subject to a period of at least 28 days during which the making of the Order will be advertised and representations can be made on whether the Tree Preservation Order should be confirmed. Following the period for representations, a report will be presented to the Planning Committee to consider any representations made and whether to confirm the Tree Preservation Order.

Peter Arnsdorf
Planning Manager

Date: 16 December 2020
Contact Person: Grant Ballantine
grant.ballantine@midlothian.gov.uk
Background Papers:



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

Proposed Tree Preservation Order
8 Ancrum Road, Dalkeith

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8 Ancrum Road Photographs









T1 Showing
proximity to walling





**PRE-APPLICATION CONSULTATION REPORT REGARDING
RESIDENTIAL DEVELOPMENT AT LAND TO SOUTH OF MAYFIELD
AND EAST OF NEWTONGRANGE, CRAWLEES ROAD, GOWKSHILL,
GOREBRIDGE (21/00179/PAC).**

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for residential development, open space and associated infrastructure at land to south of Mayfield and east of Newtongrange, Crawlees Road, Gowkshill, Gorebridge (21/00179/PAC).
- 1.2 The pre-application consultation is reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

2 BACKGROUND

- 2.1 Guidance on the role of Councillors in the pre-application process, published by the Commissioner for Ethical Standards in Public Life in Scotland, was reported to the Committee at its meeting of 6 June 2017. The guidance clarifies the position with regard to Councillors stating a provisional view on proposals at pre-application stage.
- 2.2 The pre-application consultation for a residential development, open space and associated infrastructure at land to south of Mayfield and east of Newtongrange, Crawlees Road, Gowkshill, Gorebridge was submitted on 5 March 2021.
- 2.3 As part of the pre-application consultation process, a public event would have been arranged in 'normal' times, however, this is no longer an option as a consequence of the ongoing Covid-19 public health emergency. Legislative requirements for pre-application consultations have been amended for a temporary period under the Town and Country Planning (Miscellaneous Temporary Modifications)

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

- 2.4 In terms of submission timescales, the applicant could submit a planning application for the proposal from 29 May 2021 if they have undertaken appropriate pre application consultation.
- 2.5 Copies of the Proposal of Application Notice have been sent by the prospective applicant to the local elected members, Mayfield & Easthouses Community Council, Newtongrange Community Council and Gorebridge Community Council.
- 2.6 On the conclusion of two virtual public events (the first nominated for 28 April 2021 and the second for 26 May 2021) the applicant could submit a planning application for the proposal. It is reasonable for an Elected Member to attend such a virtual public event without a Council planning officer present, but the Member should (in accordance with the Commissioner's guidance reported to the Committee at its meeting in June 2017) not offer views, as the forum for doing so will be at meetings of the Planning Committee.

3 PLANNING CONSIDERATIONS

- 3.1 In assessing any subsequent planning application, the main planning issue to be considered in determining the application is whether the currently proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.2 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP).
- 3.3 The site comprises four parcels of land measuring approximately 75.5 hectares located to the south-east of Newtongrange, south of Mayfield and north of Gorebridge. It currently contains a number of agricultural fields with various access points to the local road network. It is bisected by Crawlees Road, Mayfield Industrial Estate Road and Lingerwood Road. Part of the site contains existing residential properties at Dykneuk/Lingerwood Farm Cottages.
- 3.4 The site is bounded by existing residential properties to the west - including the eastern fringes of Newtongrange and properties off Monkswood Road. Parts of the southern and north-eastern boundaries also bounded by existing residential properties at Gowkshill and Cushat Gardens respectively. To the north of the site lies an

existing waste and recycling facility and other industrial, employment, medical and leisure-related uses within or close to the Mayfield Industrial Estate. The remainder of the site is bounded by agricultural fields and woodland.

- 3.5 The vast majority of the site is allocated for housing within the Midlothian Local Development Plan 2017 (MLDP). A small part of the site's south-eastern edge is also allocated within the 'countryside' and identified as land outwith the 'built up area'.
- 3.6 The housing allocations include: part of site h34 (East Newtongrange - 109 units), site h35 (Lingerwood - 137 units), part of site h38 (South Mayfield - 439 units) and site h49 (Dykeneuk - 50 units). A total of 735 dwellings (which may be subject to adjustment reflecting that only parts of site h34 and h38 are included – 206 units have already been approved and built on these sites). Additionally, land to the east of housing sites h49 and h38 is included within the site which comprises 'Countryside' land outwith the built up area (covered by Policy RD1 and Policy DEV 2) where major housing proposals are resisted.
- 3.7 An overarching requirement for each of the housing allocations above requires the provision of a comprehensive masterplan to revise/update the extant Development Brief (Dated April 2005). All the above housing sites include a requirement to address 'difficult' ground conditions to facilitate the expedient delivery of housing. In addition to this, there are various site-specific requirements as follows:

Site h34 - Site-specific requirements to respect the distinctive character of the nearby miner's rows (in terms of layout and building materials) in Newtongrange. Suitable screening/landscaping is also required to mitigate noise and amenity issues from the adjacent waste and industrial uses within the Mayfield Industrial Estate.

Site h35 - Site specific requirements to incorporate improvements to local distributor roads to allow enhanced circulation/bus access between Newtongrange and Mayfield.

Site h38 - Site specific requirements require that any future design and layout relates to site h49 – Dykneuk. New and improved distributor roads will also be required through the site to enhance connectivity and bus access between Mayfield and Newtongrange. The indicative alignment for both are shown within the MLDP Mayfield/Easthouses Settlement Statement Map. Land will also be required to be provided for a primary school (although this position has been subject to review since the adoption of the MLDP). Additionally, substantial landscaping is required around the site's periphery to minimise the landscape and visual impact of the proposed development linked to green network connections. Finally, improvements to community facilities will be required, potentially connected to the new school and developer contributions.

Site h49 – Housing development is required to be restricted to the northern part of the site, with a community woodland and public open space (linked to the wider core path network where possible). Contributions to the upgraded local road network and new distributor road will also be required.

- 3.8 In addition to the principle of development, consideration will be afforded to design matters, particularly for any future application seeking detailed planning permission. This would include a review of the layout, siting, design, appearance, materials, landscaping, open space, parking and any amenity requirements relating to noise/vibration, air quality and setbacks etc in order to ensure compliance with sustainable place-making policies within the MLDP (policies DEV2, DEV3, DEV5, DEV6, DEV7 and DEV9).
- 3.9 The Learning Estate Strategy sets out the Council's long term plans to accommodate the expected education needs. This has been informed by the location and level of development outlined in the MLDP and the Housing Land Audits. With respect to the site, a suitable education solution will be required to accommodate associated need from the proposed development.
- 3.10 If an application is submitted for the proposed development, generally, there is a presumption in favour of supporting residential development within the site. This position is subject to submission and approval of an updated, comprehensive masterplan for the site's future development; confirmation that the corresponding site-specific policy requirements can be met; and securing appropriate developer contributions towards infrastructure. This includes contributions related to strategic transport, Borders Rail, upgrading of B6482 (Blackcot to Gowkshill), a new distributor Road (Bogwood to B6482), access improvements (including footpaths and cycleways), education (additional primary and secondary school capacity), structure landscaping and open space, new green network links, water and drainage infrastructure.
- 3.11 Clarity will also be sought on the nature and scope of any development components located within the 'Countyside' to the south-east of housing sites h38 and h49. Housing development would not be supported within this part of the site but it may be that associated landscaping and/or green network opportunities could potentially be considered within part of the site.

4 PROCEDURES

- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice' view and to raise any material considerations which they wish the applicant and/or

officers to consider. Views and comments expressed by the Committee will be entered into the minutes of the meeting and relayed to the applicant for consideration.

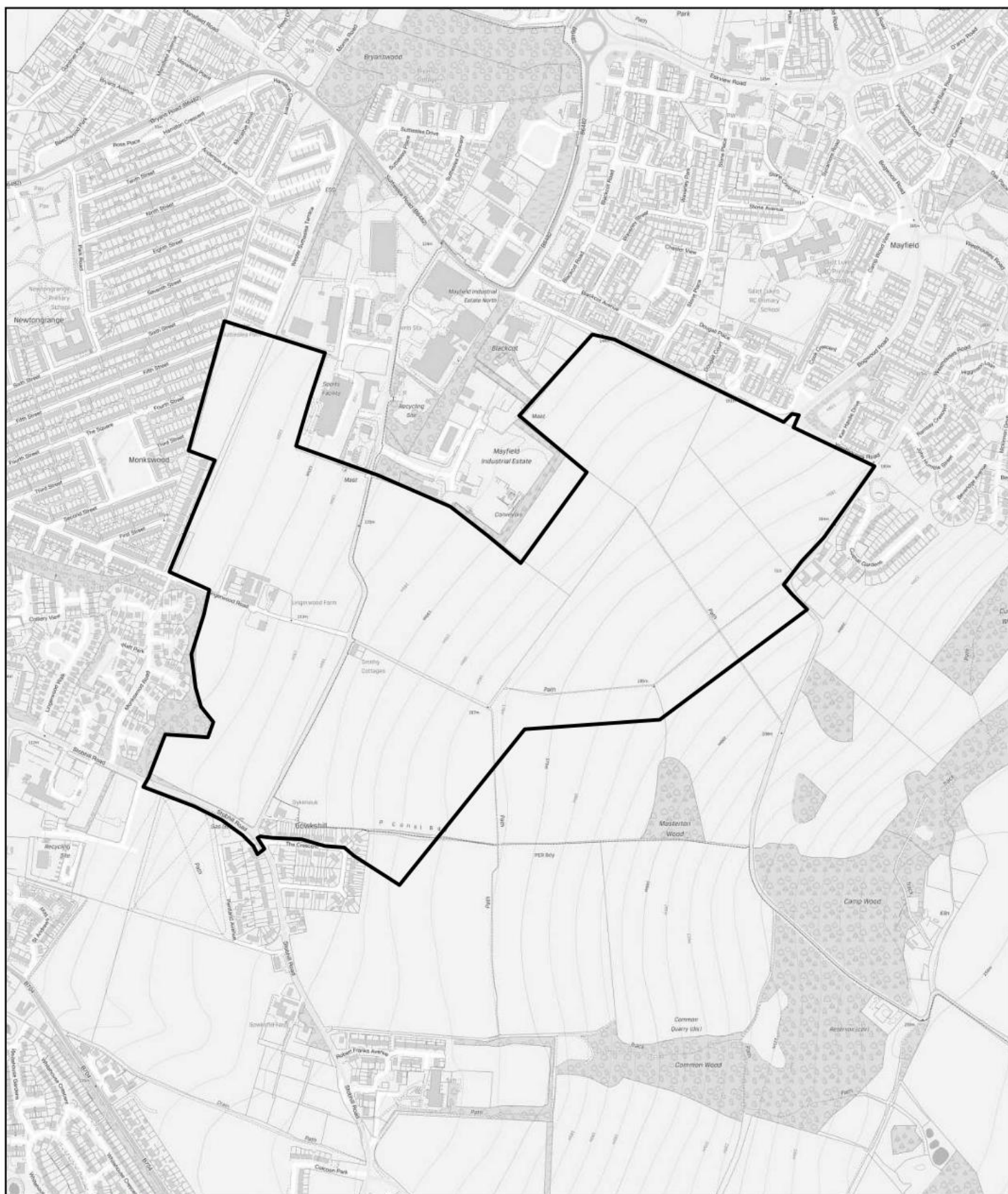
- 4.3 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures advises that Councillors are expected to approach their decision-making with an open mind in that they must have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.

5 RECOMMENDATION

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

Peter Arnsdorf
Planning Manager

Date:	8 May 2021
Application No.	21/00179/PAC
Applicant:	Springfield Properties Ltd
Validation Date:	5 March 2021
Contact Person:	Steve Iannarelli
Email:	steve.iannarelli@midlothian.gov.uk



**Planning Service
Place Directorate**
Midlothian Council
Fairfield House
8 Lothian Road
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PRE - APPLICATION CONSULTATION REPORT REGARDING MIXED USE DEVELOPMENT COMPRISING: CLASS 4 (BUSINESS), CLASS 5 (GENERAL INDUSTRY) AND CLASS 6 (STORAGE AND DISTRIBUTION) AT LAND EAST OF SALTERS ROAD, DALKEITH (21/00238/PAC).

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for a mixed use development comprising Class 4 (business), Class 5 (general industry) and Class 6 (storage and distribution) at land east of Salters Road, Dalkeith (21/00238/PAC).
- 1.2 The pre-application consultation is reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlines the proposal, identifies the key development plan policies and material considerations and states a provisional without prejudice planning view regarding the principle of development.

2 BACKGROUND

- 2.1 Guidance on the role of Councillors in the pre-application process, published by the Commissioner for Ethical Standards in Public Life in Scotland, was reported to the Committee at its meeting of 6 June 2017. The guidance clarifies the position with regard to Councillors stating a provisional view on proposals at pre-application stage.
- 2.2 The pre-application consultation for a mixed use development comprising Class 4 (business), Class 5 (general industry) and Class 6 (Storage and Distribution) at land east of Salters Road, Dalkeith was submitted on 29 March 2021.
- 2.3 As part of the pre-application consultation process, a public event would have been arranged in 'normal' times, however, this is no longer an option as a consequence of the ongoing Covid-19 public health emergency. Legislative requirements for pre-application consultations have been amended for a temporary period under the Town and Country Planning (Miscellaneous Temporary Modifications)

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

- 2.4 In terms of submission timescales, the applicant could submit a planning application for the proposal from 22 June 2021 if they have undertaken appropriate pre application consultation.
- 2.5 Copies of the Proposal of Application Notice have been sent by the prospective applicant to the local elected members for Dalkeith, the Leader of the Council, Dalkeith and District Community Council, the local Member of Parliament (MP), the local Member of Scottish Parliament (MSP), One Dalkeith Development Trust, The Rotary Club of Dalkeith, Midlothian & East Lothian Chamber of Commerce, Dalkeith Country Park and selected local residents located directly adjacent to the site.
- 2.6 On the conclusion of two virtual public events (the first nominated for 27 May 2021 - with the date for the second virtual public event still to be confirmed) the applicant could submit a planning application for the proposal. It is reasonable for an Elected Member to attend such a virtual public event without a Council planning officer present, but the Member should (in accordance with the Commissioner's guidance reported to the Committee at its meeting in June 2017) not offer views, as the forum for doing so will be at meetings of the Planning Committee.

3 PLANNING CONSIDERATIONS

- 3.1 In assessing any subsequent planning application, the main planning issue to be considered in determining the application is whether the currently proposed development complies with development plan policies unless material planning considerations indicate otherwise.
- 3.2 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP).
- 3.3 The site comprises a parcel of land measuring approximately 30 hectares located on the north-eastern corner of Dalkeith. It currently contains a number of agricultural fields with field access to Salter's Road. The site is bounded by the A68 to the north, Dalkeith Community Schools Campus to the south, Dalkeith Country Park to the west and agricultural fields to the east. A number of existing residential properties, not associated with the proposed development also lie directly to the centre of the site.

- 3.4 The site is subject to multiple allocations within the Midlothian Local Development Plan 2017 (MLDP) focused around its allocation as an employment site. The western part of the site is identified as committed development (forming part of the established economic land supply) with the eastern part of the site is allocated for strategic employment land. An extremely small part of the site (measuring approximately 20m x 20m) is located within the Green Belt and subject to policies relating to prime agricultural land, river valleys and nationally important gardens and designated landscapes.
- 3.5 The key development plan policies are as follows:
1. Site e14: Committed Development (Policy STRAT 1) - Forming part of the established economic land supply.
 2. Site Ec2: Strategic Employment Land Allocation (Policy STRAT 5).
- 3.6 Both parcels of land are located within the built up area and subject to protecting amenity within the built up area (Policy DEV 2).
- 3.7 Additionally, an extremely small parcel of land (measuring approximately 20m x 20m) is subject to the following development plan policies:
3. West of Salter's Road: - Green Belt (Policy RD1), Prime Agricultural Land (Policy ENV 4), Country Parks (Policy RD4), Protection of River Valleys (Policy ENV 8), Nationally important gardens and designated landscapes (Policy ENV20).
- 3.8 There are various site-specific policy requirements associated with the future development of the site. This includes a requirement to prepare a comprehensive masterplan covering the future development of both allocated employment sites to ensure that the layout, development sequencing/timing and landscape measures are complementary. Cognisance of a gas pipeline consultation zone crossing both employment sites should also be undertaken with any future access required to respect the proximity of existing residential properties, Dalkeith Country Park and the Dalkeith Schools Community Campus. Site-specific policies for Site e14 support Class 6 (Storage and Distribution) uses given improved access to the A68 Dalkeith Northern Bypass.
- 3.9 Site-specific requirement for Site Ec2 include a requirement to provide 30m wide woodland planting along the north-western, north-eastern and eastern edges to contain the site. In addition, existing vegetation along the railway walkway is required to be protected and enhanced to ensure a continuous green network, including a link across the site that should include a tree avenue with swales, path and road. A flood risk assessment will also be required to accompany any future application to mitigate any potential flood risk within the site and the immediate area.

- 3.10 If an application is submitted for the proposed development, there is a presumption in favour of supporting a mixed use industrial development for Class 4 (business) and Class 5 (general industrial) uses within the site. Additional ancillary support activities would also be accepted. This position is subject to confirming that the site-specific policy requirements can be met, providing a comprehensive masterplan for both site allocations, providing an appropriate access solution and securing appropriate developer contributions towards infrastructure including strategic transport infrastructure, structure landscaping and open space, new green network links, water and drainage infrastructure.
- 3.11 If Class 6 (Storage and Distribution) uses are proposed, these would only comply with strategic policy aspirations within the western part of the site (Site e14) and are not supported by the corresponding MLDP policy objectives (Policy STRAT 5) for Site Ec2 within the eastern part of the site.
- 3.12 Clarity would also be sought on the nature of any future development proposals within the small parcel of land to the west of Salters Road given that this is subject to far more restrictive policy objectives than other parts of the site.
- 3.13 In addition to the above principle of development, consideration will also have to be given to design matters, particularly for any future application seeking detailed planning permission. This would include layout, siting, design, appearance, materials, landscaping, open space, parking for any future uses and any amenity requirements relating to noise/vibration, air quality and setbacks requirements etc. in order to ensure compliance with sustainable place-making policies within the MLDP. Consideration will also be given to any material considerations raised by consultees and representors and to the employment and economic benefits of any proposal.

4 PROCEDURES

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

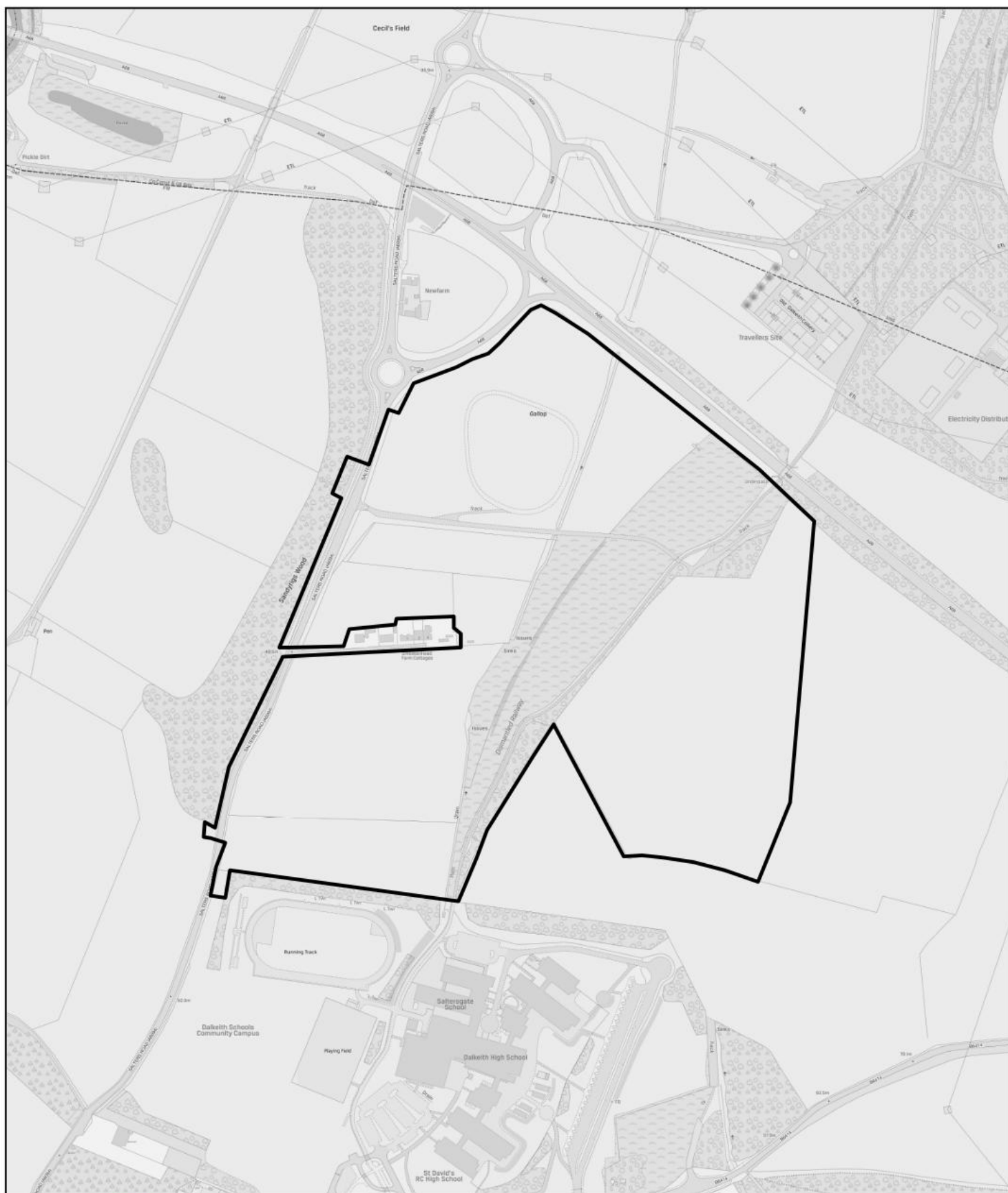
their views which they are minded towards if persuaded that they should.

5 RECOMMENDATION

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

Peter Arnsdorf
Planning Manager

Date:	8 May 2021
Application No.	21/00238/PAC
Applicant:	Buccleuch Property Ltd
Validation Date:	29 March 2021
Contact Person:	Steve Iannarelli
Email:	steve.iannarelli@midlothian.gov.uk



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

Mixed use development of Class 4 (light industrial/office),
Class 5 (general industry) and class 6 (storage and
distribution) at Land East of Salters Road, Dalkeith,

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File No: 21/00238/PAC

Scale: 1:6,000
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**APPLICATION FOR PLANNING PERMISSION 20/00538/DPP, FOR THE
ERECTION OF 42 DWELLINGHOUSES AND FOUR FLATTED
DWELLINGS; FORMATION OF ACCESS ROAD AND CAR PARKING AND
ASSOCIATED WORKS AT LAND SOUTH EAST OF TYNEWATER
PRIMARY SCHOOL, CRICHTON ROAD, PATHHEAD**

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1** The application is for the erection of 42 dwellinghouses and four flatted dwellings; formation of access road and car parking and associated works at land to the south east of Tynewater Primary School, Crichton Road, Pathhead. There have been 41 representations of objection; one representation of support; one neutral representation; and consultation responses from Historic Environment Scotland, the Scottish Environment Protection Agency (SEPA), Scottish Water, Transport Scotland, Tynewater Community Council, the Council's Archaeology Advisor, the Council's Biodiversity Advisor, the Council's Education Resource Manager, the Council's Environmental Health Manager, the Council's Land Resources Manager, Midlothian Health and Social Care Partnership (MHSCP) and the Council's Policy and Road Safety Manager.
- 1.2** The relevant development plan policies are policies 5 and 7 of the Edinburgh and South East of Scotland Strategic Development Plan 2013 (SESPlan1) and policies STRAT1, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN5, IT1, RD1, ENV4, ENV6, ENV9, ENV10, ENV11, ENV15, ENV23, ENV25, 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 developer contributions towards necessary infrastructure and the provision of affordable housing.

2 LOCATION AND SITE DESCRIPTION

- 2.1** The site is situated at the south western edge of Pathhead. The site is bounded to the northwest by Tynewater Primary School. To the north east the site is bounded by a cycle path and by structure planting at

Callendar Park. At the northern corner of the site the cycle path is adjacent to a construction site. To the east, south and southwest the site is bounded by an arable field. A Scheduled Monument (Pathhead, Roman camps, enclosures and pit alignment) is adjacent to the north east boundary of the site; there are no above ground features of the monument visible in the field.

- 2.2 The vehicular access to the site is from Crichton Road via a bellmouth junction and 24 metres long section of roadway. An unsurfaced core path crosses the site from north to south.
- 2.3 The site area measures 2.8 hectares in area. The site slopes down from east to west; there is a level change of 20 metres across the site. The site has for many years been used as an arable field, however it is currently fallow.

3 PROPOSAL

- 3.1 The proposal is for a residential development on allocated housing site VH1. The development area includes the whole of the allocated site plus land outwith the allocation site that will be used to provide access to the site and structural landscaping.
- 3.1 The proposed development comprises 46 dwellings of which 34 are private market dwellings and 12 are affordable units. The majority of the buildings are two storey with the exception of 4 semi-detached bungalows. The housing mix comprises:

<u>Number of Units</u>	
Flatted units	4
Terraced units	8
Semi-detached units	16
<u>Detached units</u>	<u>18</u>
Total	46

<u>Number of Bedrooms</u>	
One bed units	4
Two bed units	4
Three bed units	29
<u>Four bed units</u>	<u>9</u>
Total	46

- 3.2 The proposed development also comprises:
 - A vehicular access from the B6367 (Crichton Road);
 - A pedestrian path through the site along the approximate route of Core Path 7-18;
 - A landscaped buffer around the southern edge of the site; and
 - Three areas of informal open space forming a linear feature along a north east to south west axis.

- 3.3 The vehicular access utilises the existing bellmouth junction and roadway that was the subject of planning permission 05/00816/FUL.
- 3.4 Car parking provision is proposed on the site to align with the Council's parking standards (the provision of 108 parking spaces).
- 3.5 The application is accompanied by:
- A design and access statement;
 - A tree survey and arboricultural report;
 - An archaeological evaluation;
 - A construction environmental management plan (CEMP);
 - A drainage report;
 - An ecology assessment;
 - A landscape maintenance specification;
 - A landscape softworks specification;
 - A pre-application consultation (PAC) report;
 - A report on site investigations; and
 - A transport statement.

4 BACKGROUND

- 4.1 Planning permission 05/00816/FUL granted consent for a new bellmouth junction and roadway to replace an access that was lost when the neighbouring Tynewater primary school was constructed. The consent was issued on 22 December 2005.
- 4.2 In March 2018 the planning authority issued a screening opinion (18/00144/SCR) for the application site advising that an Environmental Impact Assessment (EIA) was not required.
- 4.3 The applicant carried out a pre-application consultation (19/00076/PAC) process, for residential development at the application site, in February to April 2019. The pre-application consultation accorded with the required regulations and was reported to the Planning Committee at its meeting of April 2019. A second voluntary virtual consultation was undertaken by the applicant in March 2020 (because of proposed changes to the scheme).
- 4.4 Application 19/00579/DPP for the erection of 56 dwellinghouses and eight flatted dwellings; formation of access road and car parking and associated works was registered on 17 July 2019. The applicant's agent was advised that the application would not be supported, due to its layout and the number of units; the application was withdrawn on 1 October 2019. The current application is a revised version of this proposal.

- 4.5 Application 19/00754/DPP for the formation of drainage attenuation and outfall was registered on 6 September 2019. The application related to the surface water drainage attenuation and drainage outfall that will serve the proposed development at the application site. The site is situated immediately to the south west boundary of the application site. The site boundary for the PAC application (19/00076/PAC) did not include the attenuation area within the red line boundary and consequently the attenuation area could not be included within application 19/00579/DPP without a revised pre-application consultation process being conducted. The application was withdrawn.
- 4.6 The open space at the northern corner of the site was the subject of planning application 18/00977/DPP for the erection of 10 flatted dwellings, the formation of an access road; and the formation of car parking. Planning permission was granted on 5 July 2019 – this permission is being implemented.

5 CONSULTATIONS

- 5.1 **Historic Environment Scotland** advises that “the proposals do not raise historic environment issues of national significance and therefore we do not object”. The response recommends that the marking out and fencing off of the area of the scheduled monument be secured via condition; and offers advice on the planting specification for the areas of structural landscaping within 20m of the boundary of the scheduled monument site.
- 5.2 The **Scottish Environment Protection Agency (SEPA)** does not object to the application and make no site specific comments.
- 5.3 **Scottish Water** does not object to the application, but state that this does not confirm that the site can be serviced and that they will not accept any surface water connections into the combined sewer system. At the time of the consultation there was sufficient capacity in the Rosebery Water Treatment Works to service the development. There was also sufficient capacity for a foul only connection in the Pathhead Waste Water Treatment works to service the development.
- 5.4 **Transport Scotland** does not object to the application.
- 5.5 **Tynewater Community Council** objects to the application of the following grounds:
1. Impact on traffic volumes on the existing narrow access road;
 2. Impact on the five way crossing just south of the Lothian Bridge;
 3. Increase in pollution levels during and after construction;
 4. Increased pressure on already overstretched infrastructure, sewage, health centre and school;
 5. Impact on ability of school to expand at a later date;
 6. Inappropriate style and size of houses in this conservation village;

7. Concern over drainage provision and potential flooding in Ford;
8. Detrimental impact on the 'green' surrounds of the village as it provides a rich environment for children and wildlife; and
9. Concern at the inappropriate level of consultation with the community that took place.

The Community Council cannot identify any benefit to the village of Patthead and would prefer to see affordable homes built to ensure that long established local families can continue to live in the village.

- 5.6 The Council's **Archaeology Advisor** does not object to the application subject to any consent including a condition to secure a programme of archaeological (Evaluation) work.
- 5.7 The Council's **Biodiversity Advisor** has considered the Ecology assessment submitted with the application and confirmed that the survey followed recognised professional guidelines for assessing the ecological value of an area. The response notes that no protected habitats or species were found during the survey and therefore no mitigation was recommended.
- 5.8 The Council's **Education Resource Manager** advises that a development of 46 dwellings would give rise to 14 primary school pupils and 11 secondary school pupils. The site is in the catchment areas of Tynewater Primary School, St David's RC Primary School, Dalkeith High School and St David's RC High School. Developer contributions will be required towards the cost of additional denominational primary school capacity; and additional non-denominational secondary school capacity.
- 5.9 The response notes that Tynewater Primary School is currently at capacity however this is due to an unusually high cohort in 2019. The school has a number of children attending who reside in the catchment areas of other neighbouring schools. Plans to provide additional primary school capacity in the Dalkeith area are progressing and it is anticipated that after 2022 it will no longer be necessary to use Tynewater to accommodate pupils from outwith the catchment area.
- 5.10 The Council's **Environmental Health Manager** does not object to the application. Conditions should be attached to secure site investigations and mitigation measures to address any contaminated land issues that may be identified.
- 5.11 The Council's **Land Resources Manager** notes that there is a core path that passes through the application site; advice has been provided on the procedure for temporary diversion of a core path. The response also notes that the cycle path adjoining the north east boundary is a proposed core path and that members of the Midlothian Access Forum have identified an additional path that passes through the field to the

east of the application site and provides access to Callander Park; both the proposed and additional path are outwith the application site.

- 5.12 **Midlothian Health and Social Care Partnership (MHSCP)** offered no comments on the current application. MHSCP was also consulted on application 19/00579/DPP and offered no comments on that proposal.
- 5.13 The Council's **Policy and Road Safety Manager** does not object to the application. The response includes a number of comments in relation to the details of layout and finish materials of roads and footpaths; these points have been addressed via correspondence between the consultee and the applicant's roads engineer. A revised site plan has been submitted to address the points raised. The consultee has no comments to make on the surface water drainage scheme.

6 REPRESENTATIONS

- 6.1 The application has received 43 representations; of which 41 are objections; one is a neutral representation and one is in support, which can be viewed in full on the online planning application case file. One of the objections is on behalf of Tynewater Parent Council who conducted a survey of parents of children who attend the primary school; 57 parents responded to the survey. The grounds for objection are as follows:

- The pre-application online consultation was insufficiently advertised resulting in a low response. A further event should be carried out;
- Pathhead does not currently have any access to public transport;
- The site is used by protected species including brown hares;
- The local primary school is at capacity and cannot accommodate further pupils;
- The local medical centre is at capacity and cannot accommodate further patients;
- The access to the site will cause congestion on Crichton Road and threaten the safety of school children;
- The proposed number of dwellings is too large an increase for a village of Pathhead's size;
- The development will have a detrimental impact on the biodiversity of the area;
- Building works will have a detrimental impact on the amenity of school children and local residents;
- The density of the development is out of keeping with the character of the village;
- The development will result in an unacceptable loss of green space;
- The developer should contribute towards facilities in the village;

- The proposed development does not address the local need for housing which centres on Council housing and affordable family properties.
- The development will have a detrimental impact on the junction of Crichton Road, Pathhead Main Street (A68) and the road to Ford;
- The occupants will need to rely on cars for transport and this will have a detrimental impact on air quality;
- The loss of the willows adjacent to the school will have a detrimental impact on local wildlife and local amenity;
- Trees at Crichton Road and the Dreepy Burn should not be felled as part of this application;
- Care should be taken to ensure that the water environment of the Dreepy Burn is safeguarded;
- The development is close to local walking routes and will affect access to the countryside;
- If the proposal is approved speed limits should be reduced in Ford, Edgehead and Whitehill and traffic calming measures put in place;
- A segregated cycle lane should be created on the unclassified road passing through Ford, Edgehead and Whitehill;
- Surface water run-off from the development into the Dreepy Burn will increase flood risk in Ford;
- The dominant house type in Pathhead is single storey and therefore the development will be out of character with the village;
- There is no clear strategy for high energy efficiency, zero carbon emission or short and long-term sustainability;
- A flawed methodology is used to generate the trip generation figures in the Transport Statement;
- Archaeology trial trenches should be dug;
- The development targets Green Belt land when brownfield sites are available;
- The site should be used as allotments or an educational meadow;
- The development does not respect the character of Pathhead and Ford Conservation Area;
- The development will increase traffic volumes on Lothian Bridge and this will increase the hazards for pedestrians using the bridge; and
- The proposal will create additional pressure on sewerage facilities and water supplies.

6.2 The neutral representation makes the following points:

- The applicant should pay the costs of upgrading the B6367 to accommodate the increased traffic;
- The applicant should manage construction traffic to ensure safety for the school;

- The five way junction where Crichton Road joins the A68 should be upgraded and the applicant should meet the costs;
- The applicant should contribute towards upgrading local facilities such as the school and GP surgery; and
- The Council should ensure that the affordable housing is genuinely affordable.

6.3 The representation in support of the application did not offer any reasons for support.

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:

Edinburgh and 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 **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. The majority of the application site was allocated as a housing site (VH1) in the Midlothian Local Plan 2008; the site has an indicative capacity of 35.

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** states that good design and a high quality of architecture will be required in the overall layout of development proposals. This also provides guidance on design principles for development, materials, access, and passive energy gain, positioning of buildings, open and private amenity space provision and parking.
- 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** sets out the necessary open space for new developments. This policy requires that the Council assess applications for new development against the open space standards as set out in Appendix 4 of that plan and seeks an appropriate solution where there is an identified deficiency in any of the listed categories (quality, quantity and accessibility). Supplementary Guidance on open space standards is to be brought forward during the lifetime of the plan.
- 7.11 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.
- 7.12 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes.
- 7.13 Policy **RD1: Development in the Countryside** states that development in the countryside will only be permitted if it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation or tourism; it accords with policies RD2, MIN1, NRG1 or NRG2; or it accords with the Council's Supplementary Guidance on *Development in the Countryside and Green Belt*.

- 7.14 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.
- 7.15 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.
- 7.16 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.
- 7.17 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 environment.
- 7.18 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.
- 7.19 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.20 Policy **ENV23: Scheduled Monuments** states that development which could have an adverse effect on a scheduled monument, or the integrity of its setting, will not be permitted.
- 7.21 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.
- 7.22 Policy **IMP1: New Development** seeks to ensure 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.

- 7.23 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.
- 7.24 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

National Policy

- 7.25 The **SPP (Scottish Planning Policy)** sets out Government guidance for housing. All proposals should respect the scale, form and density of their surroundings and enhance the character and amenity of the locality. The individual and cumulative effects of infill must be sustainable in relation to the social and economic infrastructure of a place, and must not lead to over-development.
- 7.26 The SPP encourages a design-led approach in order to create high quality places. It states that a development should demonstrate six qualities to be considered high quality, as such a development should be; distinctive; safe and pleasant; welcoming; adaptable; resource efficient; and, easy to move around and beyond. The aims of the SPP are developed within the local plan and local development plan policies.
- 7.27 The SPP states that design is a material consideration in determining planning applications and that planning permission may be refused and the refusal defended at appeal or local review solely on design grounds.
- 7.28 The SPP supports the Scottish Government's aspiration to create a low carbon economy by increasing the supply of energy and heat from renewable technologies and to reduce emissions and energy use. Part of this includes a requirement to guide development to appropriate locations.

- 7.29 The SPP notes that “high quality electronic communications infrastructure is an essential component of economic growth across Scotland”. It goes on to state that “Planning Authorities should support the expansion of the electronic communications network, including telecommunications, broadband and digital infrastructure, through the development plan and development management decisions, taking into account the economic and social implications of not having full coverage or capacity in an area”.
- 7.30 **Designing Streets** is the Scottish Government’s policy statement on street design. It 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.

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 majority of the application site is an allocated housing site (referred to as site VH1 in the Midlothian Local Plan 2008 and site h59 in the MLDP) which is located within the built-up area of Pathhead where there is a presumption in favour of appropriate development. Policies STRAT1 and DEV2 support the principle of development within the built-up area subject to the details of the proposal being acceptable. The principle of residential development at this location is acceptable.
- 8.3 Whilst there is a presumption in favour of appropriate residential development on the site; there is also a presumption that as the site borders the countryside it will be used to accommodate the majority of the necessary elements of the development e.g. landscaping, surface water drainage provision, open space provision and access. The earlier proposal for the site (reference 19/00579/DPP) made use of land outwith the allocation for access, surface water drainage attenuation and structural landscaping. This would have resulted in a 29% increase in landtake over and above the allocated site and was one of the reasons that the earlier proposal could not be supported and was withdrawn.
- 8.4 The revised layout that forms the current application accommodates all of the housing, recreational open space, surface water drainage attenuation and structural landscaping within the allocated site. The access to the site is outwith the allocated site and is within land identified as countryside in the MLDP; the land does not form part of

the green belt. The location of the access has been accepted by the planning authority since the site was first allocated as there is not an alternative appropriate access to the site. The scale and layout of the bellmouth junction field access, which was granted consent in 2005, was designed with the intention to facilitate development of the land adjoining the primary school.

- 8.5 The proposed layout includes 42 houses and 4 cottage flats giving a total capacity of 46 units. The site was allocated with an indicative capacity of 35 units and the proposed development represents an increase of 31% above the indicative capacity. The current proposal represents a reduction of 18 units from the 2019 scheme which was 83% above the indicative capacity. An increase in unit numbers is acceptable if the scheme is of good design and layout and the impact of the development can be mitigated.

Layout and form of the development

- 8.6 The proposed layout includes a mix of house types all of which utilise conventional mass house builder styles and finish materials. The mix of house types includes cottage flats and detached, semi-detached and terraced houses. The development includes 11 different house types (including the cottage flat blocks) with no house type having more than 4 units; this will ensure that the development will create a diverse visual appearance and create visual interest.
- 8.7 The proposed layout has 2 points where it creates links with the existing village. At the northern corner of the site there will be a sloping landscaped area with a link to the existing cyclepath. This area will provide separation from the new Council housing, thereby respecting the amenity of residents, and will create a landscaped approach to the development that will wrap round the western boundary and provide a buffer between the school and the new development. At the eastern end of the cyclepath, where it makes a 90 degree turn to follow the western edge of Callander Park, the development will have a landscaped open space. The open space and cyclepath will have similar levels and this will create an attractive pedestrian access that will allow the open space to flow into the village's existing path network.
- 8.8 The proposed layout's main area of open space is a linear space which crosses the site from north to south in three sections. The linear open space aligns itself with the route of the core path and this will ensure that the core path is maintained and enhanced. The houses adjoining the central open space will have their principal elevations facing onto the open space and this will create an attractive and usable central space for the development.
- 8.9 The proposed layout provides acceptable separation distances between properties within the development and this will ensure that new residents will have acceptable levels of privacy. The mix of

gardens sizes will ensure that all of the proposed properties will be provided with adequate levels of usable private garden space.

Affordable Housing

- 8.10 The proposed layout provides 12 affordable housing units, this represents 26% of the total number of units. The affordable housing comprises 4 x 1 bed cottage flats; 4 x 2 bed mid terrace houses; and 4 x 3 bed end terrace house. The affordable housing is situated in an area at the northern corner of the site, close to the Council housing development that is currently under construction.

Access and Transportation

- 8.11 The application is supported by a Transport Statement which provides estimates for trip generation created using TRICS which is a system that compiles the results of over 8000 directional transport surveys relating to more than 110 types of development. The system uses data from across the UK and Ireland and allows users to set various constraints in order to generate estimated figures based on surveys from similar sites. TRICS is a widely used by transport consultants and roads authorities.
- 8.12 As part of the process of compiling the Transport Statement a traffic count was undertaken by the applicant's consultants in February 2019. The count was carried out during the AM (07:15-08:15) and PM (15:00-16:00) peaks and counted the traffic passing through the Crichton Road and Edgehead Road junction, and the Edgehead Road, A68 Main Street and Hill Road junction.
- 8.13 TRICS data was used to estimate the trips generated by the development during AM and PM peaks. The Transport Statement estimates that the development will generate 12 arrivals and 19 departures during a typical AM peak and 22 arrivals and 12 departures during a typical PM peak. As is noted above, TRICS is widely used by both transport consultants and roads authorities and its methodology is considered sound by transport engineering professions.
- 8.14 Using junction modelling software the results of the traffic count and the trip generation estimates have been used to calculate the existing and proposed capacities of the two junctions. The statement concludes that the junctions are currently working within capacity and that they will continue to do so after the addition of the traffic estimated to be generated by the development. The statement and its conclusions have been assessed by Transport Scotland (the Roads Authority with responsibility for the A68 Main Street trunk road) and the Council's Policy and Road Safety Manager. Neither have objected to the application and neither have recommended improvements to Crichton Road or the survey junctions. On the basis of the consultation responses from the expert transportation consultees it is concluded that

the surrounding road network can accommodate the additional traffic likely to be generated by the proposal.

Surface Water Drainage

- 8.15 The Scottish Water consultation response confirmed that it has no objection to the proposal. The response also confirms that there is currently sufficient capacity at Rosebery Water Treatment Works (this part of the response relates to the provision of water to the site); it is recommended that the applicant submit a Pre-Development Enquiry Form to Scottish Water to allow for an assessment of capacity. It is also confirmed the Pathhead Waste Water Treatment Works (i.e. foul water waste) has sufficient capacity for a foul only connection. The response also confirms that Scottish Water will not accept connections of surface water drainage into their combined sewer system, except for limited exceptional circumstances on brownfield sites.
- 8.16 These are all common consultation responses from Scottish Water and do not indicate any fundamental issues with the application site. It is Scottish Water's standard approach to provide a no objection response for planning consultations and advise that the applicant should submit a Pre-Development Enquiry (PDE) to Scottish Water – this is their separate assessment and regulatory framework.
- 8.17 The applicant has prepared a Surface Water Management Plan. Surface water will be treated via a bio retention swale for the roads; filter trenches for run-off from roofs; and porous paving for run-off from driveways. Surface water drains will feed to an underground attenuation unit from where discharge will outfall to the Dreepy Burn; discharge rates will be restricted to greenfield run-off rates to ensure that run-off into the burn does not exceed current levels.

Ground Conditions

- 8.18 The application submission includes a report on site investigations including details of a desk study and intrusive site investigations. The report has been considered by the Council's external peer reviewer who notes no issues with the assessments and recommendations. No mitigation measures are recommended.

Archaeology

- 8.19 The eastern edge of the site is 3.5m from the boundary of a scheduled ancient monument site (Pathhead, Roman camps, enclosures and pit alignment). The Council's archaeology consultee notes that the site lies adjacent to the scheduled monument and is within an area of archaeological potential. The Council's Archaeological Advisor recommends that if permission was to be granted any consent should include a condition to secure a programme of archaeological

(Evaluation) work in accordance with a written scheme of investigation which has been approved by the planning authority.

Biodiversity

- 8.20 An ecological assessment has been submitted in support of the application. The assessment concludes that the site currently supports a poor variety of habitats and that it has very limited potential to support any protected species and species of conservation concern. The Council's Biodiversity Advisor agrees with the findings of the assessment and has not recommended any further assessments or mitigation measures.

Trees and Landscaping

- 8.21 The site is not situated within the Pathhead and Ford Conservation Area and there are no tree preservation orders that apply to the site. The site currently contains six trees (willow) along the boundary with the school. The willows are in poor condition due to their proximity to the weldmesh fencing that surrounds the school. It is proposed that the trees be felled. The landscaping plan submitted with the application proposes a 17m wide landscape buffer along the boundary with the school that will consist of 1257sqm of structure woodland planting, 501sqm of native shrub mix planting and 490sqm of wildflower grass planting. In total the proposed landscaping plan provides 142 new trees, 3092sqm of structure woodland planting and 1483sqm of native shrub planting.

Education and Health capacity

- 8.22 The Council's Education Resource Manager has confirmed that Tynewater Primary School is currently at capacity, however analysis of intakes indicate that this is due to an unusually high cohort in 2019. The school has a number of children attending who reside in the catchment areas of other neighbouring schools. Plans to provide additional primary school capacity in the Dalkeith area are progressing and it is anticipated that after 2022 it will no longer be necessary to use Tynewater to accommodate pupils from outwith the catchment area. The Education Resource Manager is satisfied that the school can accommodate the anticipated pupil numbers generated by the development without the need for additional capacity at the school.
- 8.23 A number of objections have referred to the development creating extra demand at Pathhead Medical Centre. Midlothian Health and Social Care Partnership is a partnership between Midlothian Council and NHS Lothian; it is responsible for all community health and social care services for adults within Midlothian and provides the link between the Council and NHS Lothian. The Partnership was consulted on the application with specific reference to the proposal's impact on the

Medical Centre. The Partnership had no comments to make on the proposal.

Developer Contributions

- 8.24 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 the following matters:
- A financial contribution towards additional primary education capacity;
 - A financial contribution towards additional secondary education capacity;
 - A financial contribution towards community facilities;
 - Affordable housing provision (a minimum of 25%);
 - A financial contribution towards public transport (Borders Rail and/or local bus services); and
 - A financial contribution towards children's play areas/open space.
- 8.25 Scottish Government 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)
 - Be reasonable in all other respects
- 8.26 The requirements as set out above for any proposed Planning Obligation would meet the above tests.

9 RECOMMENDATION

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

The site is an allocated housing site and the proposed development will be in keeping with the scale and character of the surrounding area; will provide adequate open space and parking provision; and will not have a significant detrimental impact on the residential amenity of the area. The proposal therefore complies with policies STRAT1, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN5, IT1, RD1, ENV4, ENV6, ENV9,

ENV10, ENV11, ENV15, ENV23, ENV25, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017.

Subject to:

- i) the completion of a planning obligation to secure:
 - A financial contribution towards additional primary education capacity;
 - A financial contribution towards additional secondary education capacity;
 - A financial contribution towards community facilities;
 - Affordable housing provision (a minimum of 25%);
 - A financial contribution towards public transport (Borders Rail and/or local bus services); and
 - A financial contribution towards children's play areas/open space.

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

- ii) the following conditions:

1. Development shall not begin until the applicant has undertaken and reported upon a programme of archaeological (Evaluation) work in accordance with a written scheme of investigation which has been submitted by the applicant (or their agent) and approved by the planning authority.

Reason: *To ensure the development does not result in the unnecessary loss of archaeological material.*

2. Development shall not begin until a scheme of hard and soft landscaping has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i existing and finished ground levels and floor levels for all buildings, roads, parking areas and paths in relation to a fixed datum;
 - ii existing trees, landscaping features and vegetation to be retained, removed, protected during development (to BS 5837:2012) and in the case of damage, restored;
 - iii proposed new planting including trees, shrubs, hedging and grassed areas;
 - iv location and design of any proposed walls, fences and gates, including those surrounding bin stores or any other ancillary structures;
 - v schedule of plants to comprise species, plant sizes and proposed numbers/density;

- vi programme for completion and subsequent maintenance of all soft and hard landscaping. The landscaping shall be completed prior to the development being occupied. Any tree felling or vegetation removal proposed as part of the landscaping scheme shall take place out with the bird breeding season (March-August); unless a suitably qualified ecologist has carried out a walkover survey of the felling/removal area in the 48 hours prior to the commencement of felling/removal, and confirmed in writing that no breeding birds will be affected;
- vii proposed car park configuration and surfacing;
- viii details of the location, design, height and specification of proposed street lighting within the development;
- ix proposed footpaths; and
- x proposed cycle parking facilities

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

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

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

Reason: *In the interest of protecting the character and appearance of the area so as to comply with policies DEV2 of the Midlothian Local Development Plan 2017.*

4. Development shall not begin until details of the provision and use of electric vehicle charging stations 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.*

5. 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 the building. The delivery of high speed fibre broadband shall be implemented as per the approved details or such alternative as may be approved in writing by the Planning Authority.

Reason: *To ensure the quality of the development is enhanced by the provision of appropriate digital infrastructure; and to comply with policy IT1 of the Midlothian Local Development Plan 2017*

6. Development shall not begin until details of a scheme to deal with surface water drainage has been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing with the planning authority.

Reason: *To ensure that the development is provided with adequate surface water drainage; and to ensure that development complies with policies ENV9 and ENV10 of the Midlothian Local Development Plan 2017.*

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

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

8. 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. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing by the Planning Authority.

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

9. No development shall begin in any part of the site until the following additional procedures have been completed:

- a) The developer has submitted to the Planning Authority details of the measures it proposes to ensure that all the flats/dwellinghouses built on plots 6 to 17 (inclusive) are occupied in perpetuity only as affordable housing as defined in the Midlothian Local Development Plan 2017;
- b) The Planning Authority has approved the measures, submitted to discharge requirement 9 a) above, in writing; and
- c) The developer has provided documentary evidence to the Planning Authority that the measures that the Planning Authority has approved are in place and the Planning Authority has confirmed in writing that the provision that has been made is satisfactory.

Reason: *The application has been assessed on the basis that the development provides affordable housing and this condition is essential in order to ensure that the flats/dwellinghouses remain available for occupation by people on modest incomes to meet locally the identified needs of people who cannot afford to buy or rent housing generally available on the open market.*

10. Development shall not begin until an application for approval of matters specified in conditions for a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include:

- i. Details of construction access routes;
- 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.

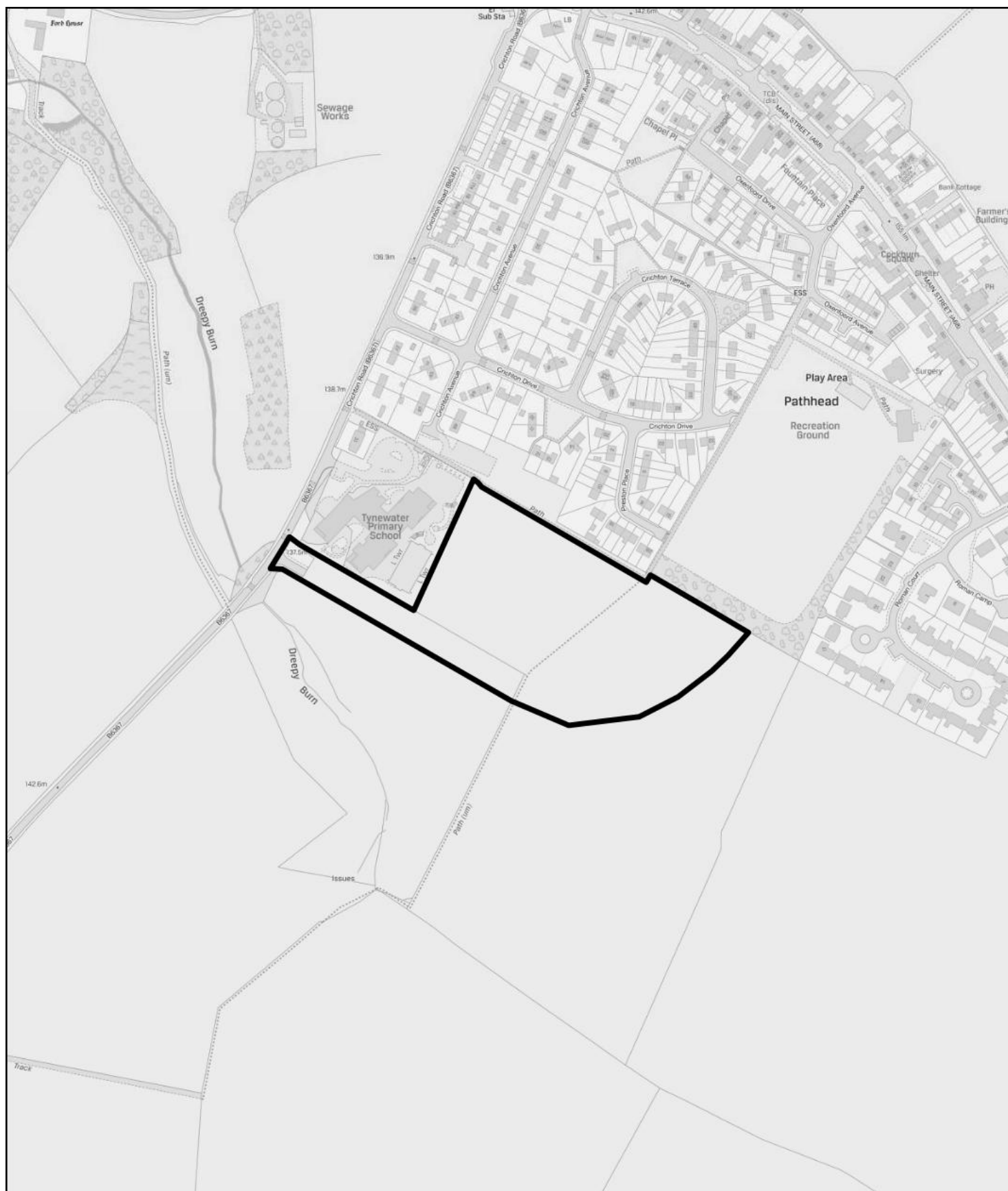
Reason: *In order to control the construction activity on the site, ensure environmental impact during the construction period is acceptable and to ensure appropriate mitigation is in place.*

11. Development shall not begin until a scheme of protection for the Scheduled Monument (Pathhead, Roman camps, enclosures and pit alignment – reference SM5819) has been submitted to and approved in writing by the Planning Authority. Development thereafter shall comply with the approved details, or such alternative as may be approved in writing by the Planning Authority.

Reason: *To safeguard the scheduled monument.*

Peter Arnsdorf
Planning Manager

Date:	8 May 2021
Application No:	20/00538/DPP
Applicant:	Muir Homes
Agent:	Jacqueline Forbes Consulting
Validation Date:	28 August 2020
Contact Person:	Graeme King
Email:	graeme.king@midlothian.gov.uk
Background Papers:	18/00144/SCR, 19/00076/PAC, 19/00579/DPP
Attached Plans:	Site Layout Plan, Landscape Plan and Cross Section Elevations Plan



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

Erection of 42 dwellinghouses and 4 flatted dwellings;
formation of access road and car parking and associated
works at Land South East of Tynewater Primary School,
Crichton Road, Pathhead

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File No: 20/00538/DPP

Scale: 1:4,000
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Accommodation Schedule				
Private				
House Type	No.	sq.ft	%	Total sq.ft
Lewis Semi	2	878	5.88	1756
Kinkell Semi	14	953	41.2	13342
Kinkell Det	4	953	11.8	3812
Cheviot	5	1053	14.7	5265
Gigha	3	1161	8.8	3483
Wemyss	3	1255	8.8	3765
Lismore	1	1322	2.9	1322
Balgarvie	2	1482	5.9	2964
Total	34		100.0	35709
Affordable				
1 Bed Flat GF - G	2	609		1218
1 Bed Flat UF - G	2	749		1498
2 Bed Mid Terrace - B	4	841		3364
3 Bed End Terrace - D	4	983		3932
Total	46			45721
Net developable area			3.5 acres	
Net coverage			13063 sq.ft/acre	

BOUNDARY TREATMENT KEY	
	1800 Screen Fence
	900 3 Rail Boundary Fence
	900 Post and Wire Fence
	1800 Screen Wall

N	Plots 37-39 amended. Plots 43,45,46 Boundary amended	JF	Dec 20
M	Boundary Treatments and Roads Finishes added	JF	Nov 20
L	Plots 11 & 12 handed	JF	Oct 20
K	Scheduled Monument boundary note added	JF	Sep 20
J	Minor footpath and parking amendments	JF	Apr 20
H	Boundary/Layout amended for Ancient Monument	JF	Apr 20
G	Agricultural Access added, plot 30 amended	JF	Apr 20
F	Landscape strip at plots 26/27 increased	JF	Mar 20
E	Layout revised increase stand-off from School	JF	Jan 20
D	Layout reworked to new boundaries and mix	JF	Oct 19
C	Footprints updated	JF	Aug 19
B	Boundary Amended	JF	July 19
A	Amended following Planners comments	JF	Feb 19
Rev	Note	by	date

JACQUELINE FORBES
CONSULTING
36 BRACKENBRAE
AVENUE
BISHOPBRIGGS
G64 2BW
07769 743628

JFC

Project
RESIDENTIAL DEVELOPMENT
AT
CRICHTON ROAD, PATHHEAD

Client
MUIR HOMES LTD

Stage
PLANNING

Drawing
SITE LAYOUT PLAN
With Boundary and Roads Finishes

Number	17.044.P.002	Revision	N
Scale	1:500	Sheet Size	A1
Date	JUNE 19	By	JF

Adoptable Road
Asphalt Finish

Adoptable Square
Brindle Pavior Finish

Access Strip at Square
Brindle Block Pavior Finish

Shared Surface Court/Drive
Brindle Block Pavior Finish



PLANTING SCHEDULE									
Standard Trees, Single short stake									
Nr	Species	Code	Supply Height	Pot Size / Type	Density	Nr	Species	Common name	Code
26	Berberis l. f. a 'Red Chief'	Brc	20-30cm	3L	C	20	Prunus spinosa	Blackthorn	Sp
39	Ceanothus 'Skyline'	Cs	30-40cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
103	Ceanothus Blue Mound	Cbm	30-40cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
54	Chiosya ternata White Dazzler	Ct	30-40cm	2L	C	30	Prunus spinosa	Blackthorn	Sp
22	Eucyrtus 'Eternal Gold'	Eg	20-30cm	2L	C	30	Prunus spinosa	Blackthorn	Sp
24	Eucyrtus fortunei	EF	20-30cm	2L	C	30	Prunus spinosa	Blackthorn	Sp
32	Hebe 'Ernstia'	He	20-30cm	2L	C	30	Prunus spinosa	Blackthorn	Sp
38	Hebe Red Edge	He	20-30cm	2L	C	30	Prunus spinosa	Blackthorn	Sp
32	Hebe Rupestris	He	20-30cm	2L	C	30	Prunus spinosa	Blackthorn	Sp
68	Hebe Veronica	Hv	20-30cm	2L	C	30	Prunus spinosa	Blackthorn	Sp
147	Hydrangea a. Annabelle	HAA	20-30cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
56	Lavandula a. Munsstead	Lm	20-30cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
42	Lonicera nitida Baggesen's Gold	LNBG	20-30cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
29	Lonicera nitida Lemon Beauty	LNLB	20-30cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
203	Lonicera nitida Maigreen	LNM	20-30cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
471	Rosa canina	Rc	20-30cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
18	Spiraea Goldmound	Sg	20-30cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
154	Skimmia japonica	Sj	20-30cm	2L	C	30	Prunus spinosa	Blackthorn	Sp
245	Skimmia japonica 'Snowmound'	Sns	25-35cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
63	Viburnum tinus Eve Price	VEP	30-40cm	3L	C	30	Prunus spinosa	Blackthorn	Sp
Ground Cover									
Nr	Code	Species	Supply Height	Pot Size / Type	Density	Nr	Code	Species	Supply Height
30	EIDB	Eucyrtus fortunei 'Darts Blanket'	20-30cm	2L	C	30	EIDB	Eucyrtus fortunei 'Darts Blanket'	20-30cm
48	Gm	Geranium macrorrhizum	20-30cm	2L	C	48	Gm	Geranium macrorrhizum	20-30cm
44	JcR	Juniperus communis Repanda	30-40cm	3L	C	44	JcR	Juniperus communis Repanda	30-40cm
102	Vm	Vinca Minor	20-30cm	2L	C	102	Vm	Vinca Minor	20-30cm
Feathered Trees									
Nr	Species	Common name	Code	Form	Supply Height	Age	Root	Nr	Species
8	Acer pseudoplatanus	Sycamore	Ap	F	2.0 - 2.5m	2x	BR	8	Acer pseudoplatanus
6	Alnus glutinosa	Alder	Ag	F	1.75 - 2.00	2x	BR	6	Alnus glutinosa
6	Betula pendula	Silver Birch	Bp	F	2.0 - 2.5m	2x	BR	6	Betula pendula
10	Pinus sylvestris	Scots Pine	Sp	F	1.75 - 2.0m	4x	BR	10	Pinus sylvestris
9	Sorbus aucuparia	Rowan	Sa	F	2.0 - 2.5m	2x	BR	9	Sorbus aucuparia
NSM 1-4 Native Shrub Mix to 10m Wide Buffer 1.0m Centres (Area 1483m²)									
Mix	Nr	Species	Common Name	Supply Height	Form	Age	Root	Mix	Nr
15%	222	Corylus avellana	Hazel	60-80cm	Transplant	1+2	-	15%	222
20%	296	Prunus spinosa	Blackthorn	40-60cm	Transplant	1+2	-	20%	296
10%	148	Rosa rugosa	Rose	40-60cm	Transplant	1+1	-	10%	148
10%	148	Rosa canina	Dog Rose	40-60cm	Transplant	1+1	-	10%	148
10%	148	Crataegus monogyna	Blackthorn	40-60cm	Transplant	1+1	-	10%	148
5%	74	Salix caprea	Pussy Willow	80-100cm	Transplant	1+1r	-	5%	74
10%	148	Sorbus aucuparia	Rowan	80-100cm	Transplant	1+1	-	10%	148
NSM 1HES Native Shrub Mix (HES) to 10m Wide Buffer 1.0m Centres (Area 372m²)									
Mix	Nr	Species	Common Name	Supply Height	Form	Age	Root	Mix	Nr
10%	38	Corylus avellana	Hazel	60-80cm	Transplant	1+2	-	10%	38
25%	95	Prunus spinosa	Blackthorn	40-60cm	Transplant	1+2	-	25%	95
25%	95	Rosa rugosa	Rose	40-60cm	Transplant	1+1	-	25%	95
15%	57	Rosa canina	Dog Rose	40-60cm	Transplant	1+1	-	15%	57
25%	95	Crataegus monogyna	Hawthorn	40-60cm	Transplant	1+1	-	25%	95
NSM 1-4 Native Shrub Mix to Internal Areas 1.5m Centres (Area 698m²)									
Mix	Nr	Species	Common Name	Supply Height	Form	Age	Root	Mix	Nr
15%	105	Corylus avellana	Hazel	60-80cm	Transplant	1+2	-	15%	105
10%	70	Prunus spinosa	Blackthorn	40-60cm	Transplant	1+2	-	10%	70
25%	175	Rosa rugosa	Rose	40-60cm	Transplant	1+1	-	25%	175
25%	175	Rosa canina	Dog Rose	40-60cm	Transplant	1+1	-	25%	175
25%	175	Crataegus monogyna	Hawthorn	40-60cm	Transplant	1+1	-	25%	175
Hedges									
single row 330mm between plants (41m) to Residential Boundaries									
Length	Nr	Species	Common name	Age	Supply Height	Form	Root	Length	Nr
126	504	Prunus 'Obo Luyken	Laurel	1+1	40-60cm	T	Br	126	504
Double row 450mm between rows & 400mm between plants (61m) To Access Roads and POS Areas									
Length	Nr	Species	Common Name	Age	Supply Height	Form	Root	Length	Nr
331	1986	Fagus sylvatica	Beech	1+2	40-60cm	T	Br	331	1986
Climbing Shrubs									
500mm between plants (21m) to be planted 300mm out from fence. Attach horizontal and vertical support wires in layers 450 x 450 mm apart to fence. Gently tie the plants main stock to the wires and cut back two thirds of existing shoots to encourage new growth.									
Length	Nr	Species	Common Name	Code	Supply Height	Form	Root	Length	Nr
96	196	Lonicera periclymenum	Honeysuckle	Lp	30-40cm	2L	C	96	196

Planting Specification:

All work shall be carried out in accordance with sound horticultural practice and to a standard which conforms with the requirements set out in the appropriate British Standards Codes of Practice. Machinery will be suitable for use and comply with Health and Safety Regulations.

General:

Site Clearance:

Allow for clearing of site for all rubbish, litter and other debris as directed. Leave the site in a clean and in a tidy condition at completion of the works. Allow for all necessary grading and cultivation works for areas to be planted and seeded. The contractor shall allow for all weed killing and cultivation as when plant growth requires.

Climatic conditions

Carry out the works whilst soil and weather conditions are suitable for the relevant operations. Carry out tree and shrub planting between October and late March if bare root specified.

Soil:

Top soil. The standard for the quality, handling and spreading of imported and existing topsoil shall be in accordance with BS3882 and to be brought in from an approved source. Soil Subgrade to be regulated and cross ripped to break up any compaction and any contaminated material removed etc.

Proposed topsoil Recommended depth 150mm for grass/ turf: 450mm depth for groundcover / shrubs and 750mm wide x 450mm deep for hedges.

Setting out:

All planting shall be pegged out by the contractor for approval prior to any works commencing and shall allow for any alterations on site.

Services:

The contractor shall pay due attention to any services and advise of any conflicts when it arises.

Tree Planting:

Trees shall be planted into suitably prepared pits as specified:

Trees (refer to planting schedule for species)

Pits excavated 1.5m x 1.5 x 0.75m deep. 150mm gravel drainage layer: trench backfilled with a mixture of 70% and 30% tree planting compost and 500gm slow release fertiliser / trees single staked with 70mm diameter x 1.8m long smooth turned, lanalised slanted stake, overall 750mm above ground and fixed with one large rubber Tom to and L1 rubber pads secured with cord nails at 600mm above FGL stake to be positioned at prevailing wind side; 75mm depth bark mulch.

Open Spaces: Native Shrub / Woodland planting: Transplants

Pit Plant cell grown or bare root transplants into graded topsoil, in areas shown on the landscape layout drawing, incorporating 38g of Enmag / plant, the plants shall be planted at a density as specified in random disposal of the species in individual groups of between 5 and 15pc, per single species. Native shrub areas to the internal development to be protected with rabbit proof spiral guards.

Tree Notes

-Ensure all trees are planted at their original level and water thoroughly after planting.

-Trees adjacent to roads and parking areas shall be planted in tree pits as above with the perimeter of the tree pit lined with a suitable ribbed 'Re' Root barrier as available from Greenleaf Urban Tree Products Ltd (0800 0187797)

Rabbit Proof Fencing: All proposed woodland and woodland edge planting areas to be protected with Rabbit Proof Fencing. Fencing shall be hexagonal wire netting 1000mm high complying with BS 1722 Part 2, including 1.7m x 63mm stakes, 2.1m x 120mm straining posts, 4 m 4mm mild steel line wires. All timber to be pressure treated to BS 5669: 1989. A 150mm wide spat of hexagonal mesh will be turned out and laid flat against the ground in the direction of rabbit attack. The spat will be covered over with soil/turf.

Shrubs

450mm depth approved imported or site won topsoil ameliorated with 100litres of spent mushroom compost, 50 litres Leuca and 70g slow release fertiliser/m²; 50mm depth well composted bark mulch.

Shrubs will be planted into topsoil provided, as indicated on the landscape layout drawing and detailed in the planting methods.

Planting material shall be planted in pits 75mm wider than the root spread. The pits shall be backfilled gently and the plants filled in ensuring that they are planted to their original depth. All plants shall be well watered immediately after planting.

Hedges:

750mm wide x 450mm deep trenches 75mm deep stone drainage layer in base; 375mm imported or site won approved topsoil ameliorated with 25 litres Leuca granules and 50 litres spent mushroom compost/linear metre; planted with 1+2 transplants in two offset rows 6 plants/m; cut back and fertiliser after planting; 50mm composted bark on completion.

Lawns & Roadside Verges

Turf

Cultivated turf shall be good quality lawn turf mixture and shall comply with BS3603:1965. Turf shall be laid in accordance with BS4248:1969 on 100mm topsoil, laid on a 15mm layer of washed sand shall be spread and worked into the top 50mm of soil. Finished levels shall be 25mm above kerb levels.

Prior to turfing a pre-turfing fertiliser shall be incorporated into the top 50mm of soil. The turf shall be well watered immediately after planting and as required thereafter. The turf shall not be laid during periods of drought or strong sunshine.

Product: turfed with rye-free grass (Rolawn RB Medalion or equal)

Grass Seeded Areas To Open Spaces:

Grass areas shall be sown with a low maintenance growing mixture such as BSH A22 lawn seed after ground preparation, cultivation and grading. All finished levels shall be 25mm above kerb and cover levels. Prior to sowing, a pre-seeding fertiliser shall be incorporated into the top 50mm of soil.

Wildflower Grass Areas:

Wild flower grass seeding to POS areas: Flowering Lawn Mix supplied by Scotia Seeds or equal and approved

Wildflower grass seeding to edges of woodland mix buffer: Mavis Bank, supplied by Scotia Seeds or equal and approved : <http://www.scotiaseeds.co.uk>

Preparation: Kill off existing vegetation with approved herbicide or by ploughing. The soil should be rotavated or harrowed and where possible left for 3-4 weeks to allow unwanted weed seeds to germinate. Any residual weed seedlings to be destroyed by spraying with herbicide or rotavating. If soil is heavy clay rotavate with 50mm depth 10m of topsoil to provide a good seed bedding. **Do not add fertilizer.**

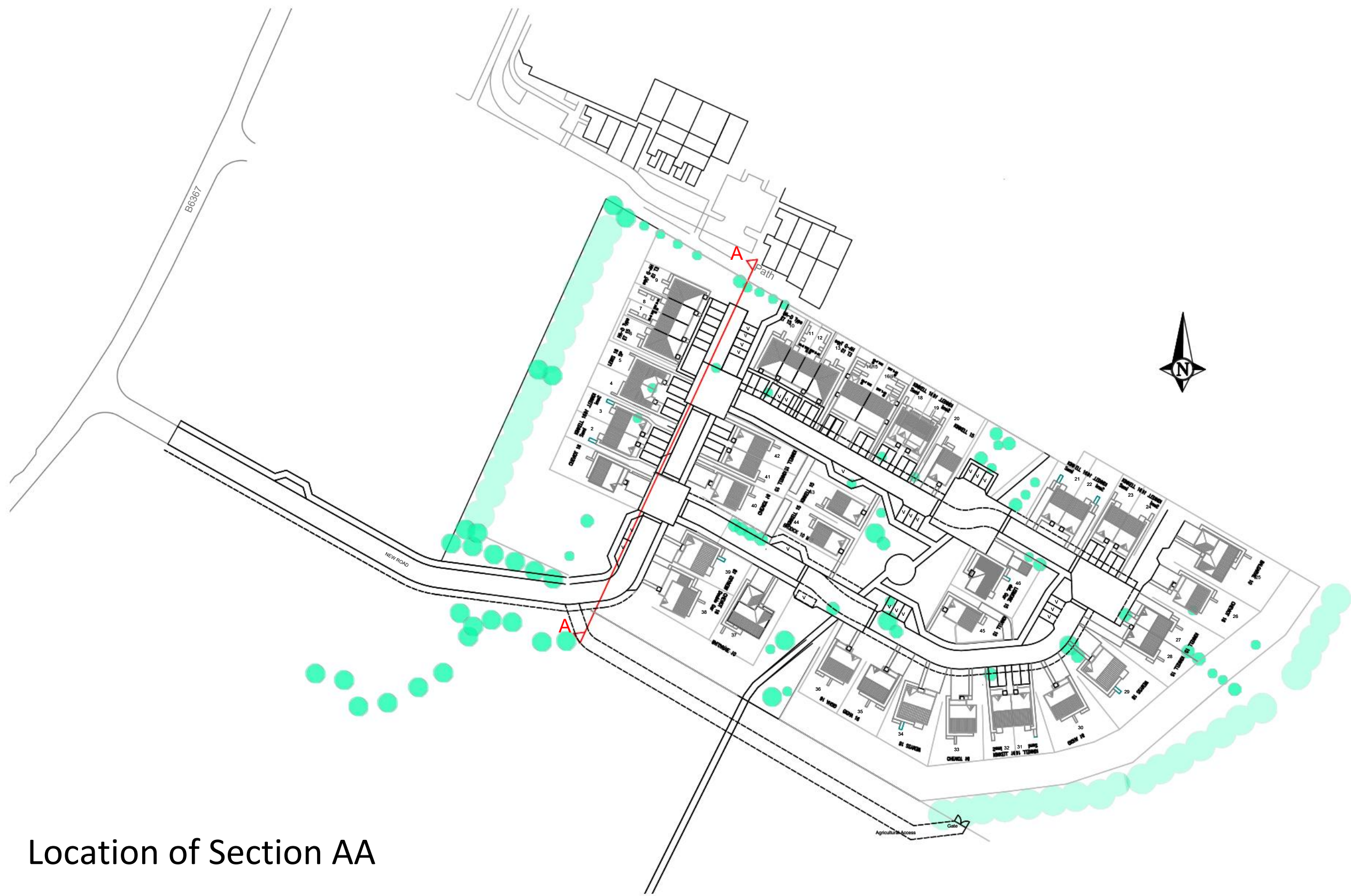
Sowing: Seeding to be carried out via a suitable seeder. After sowing, the site should be rolled or given a light harrowing to improve seed contact with the soil.

Maintenance: Refer to supplier for maintenance for each mix.

CSC Landscape Design Ltd.			
3b Parkhead Holdings Linthgow EH49 7RF			
Email: csc@csclandscape.co.uk			
Date:	JUN 19	Scale:	1:500 @A1
Client:	MUIR HOMES		
Project:	RESIDENTIAL DEVELOPMENT AT CRICHTON ROAD, PATHHEAD		
Title:	LANDSCAPE PLANTING PLAN FOR PLANNING		
Drawing Number:	CSC/06-19/LLP/20-001	Revision:	B



Section AA



Location of Section AA

B A		Amended to reflect revised layout Finishes amended		jf jf	Aug 20 June 19
Rev	Note			by	date
<div>JFC</div> <div>JACQUELINE FORBES CONSULTING 36 BRACKENBRAE AVENUE BISHOPBRIGGS G64 2BW 07769 743628</div>					
Project RESIDENTIAL DEVELOPMENT AT CRICHTON ROAD, PATHHEAD					
Client MUIR HOMES LTD					
Stage PLANNING					
Drawing STREET ELEVATION AA					
Number	17.044.P.006		Revision B		
Scale	1:200 / 1:500		Sheet Size A1		
Date	JUN 19		By JF		