

## Appendix Bi

### Summary of Public Consultation Responses Received on Midlothian Local Development Plan 2017 Draft Delivery Programme 2025-2027

(Public consultation undertaken between 20 December 2024 and 14 February 2025)

No.	Respondent	Document Section	Requested Changes or Comments	Midlothian Council Proposed Response
1	Roslin and Bilston Community Council	Table 6, Water and Drainage, Roslin WwTW  <i>(Table 6 is now Table 8 in the updated Delivery Programme document in Appendix B of the Council report)</i>	1.1: Considers a firm date for delivery of the Roslin Waste Water Treatment Works growth project is required.	Modify Document:  Final document to reflect latest information from Scottish Water on timing of Roslin WWTW project.
		Table 6, Education and Table 7, Education  <i>(now Tables 8 and 9 respectively in the updated Delivery Programme document in</i>	1.2: Seeks deletion of references to the replacement Beeslack High School and replacement with text indicating that a search for a suitable site will be undertaken in consultation with all interested parties.	No Change to Document:  The Council has selected a site for the replacement Beeslack High School.

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		<i>Appendix B of the Council report)</i>		
		No specific location in the document	<u>1.3:</u> States that the A701 relief road is essential in relation to residential development allocated in the Midlothian Local Development Plan 2017. Considers it unacceptable there is no date for its completion.	Modify Document:  Final document to reflect latest information on delivery of the A701 Relief Road.
		No specific location in the document	<u>1.4:</u> States junction improvements on the A701 at Straiton are essential to make the junction more usable for all modes of active travel. Considers it is unacceptable that that there is no date for completion of junction improvements.	Modify Document:  Final document to reflect latest information on A701 junction improvements/ liaison with Transport Scotland.
		Various	<u>1.5:</u> States a timescale for delivery of the Bush Loan/-A702 junction upgrade must be provided in the document.	Modify Document:  Final document to reflect latest information on the timescale for delivery of the Bush Loan/ A702 junction.
		Various	<u>1.6:</u> States it is unacceptable that delivery of the Bush Loan/-A702 junction upgrade is occurring before and taking priority over delivery of the A701 Relief Road. Sets out that development along the A701 corridor was allocated on the basis of the A701 Relief Road project providing mitigation.	No Change to Document:  Comments noted. The Council is working on progression of delivery of the A701 Relief Road project.

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			States further development must not be given permission until this is resolved.	
2	<b>Homes for Scotland</b>	Generic comment	<p><u>2.1:</u> Refers to the need to respond to the Housing Emergency, the Local Housing Land Requirement (LHLR) that Midlothian Council has adopted, and states that sites identified in the Draft Delivery Programme for Midlothian Local Development 2017 with factors inhibiting their delivery should be deallocated (from the next local development plan) if they are not considered to be deliverable. Also advocates deallocation where landowner/promoter have not marketed the site.</p>	<p>No Change to Document:</p> <p>The points raised are noted, but consider the matters are for preparation of Midlothian Local Development Plan 2 and its spatial strategy. Deallocated site would need to be replaced with other replacement sites.</p>
		Generic comment on the document	<p><u>2.2:</u> Considers that draft Delivery Programme will not comply with the Scottish Government Local development planning guidance (2023) Guidance. Suggests that for the Delivery Programme to meet the requirements of the guidance requirements, the Council should detail specific actions that are required to deliver development sites, timescales for this and state who is responsible for addressing the action.</p> <p>Considers the draft Delivery Programme does not adequately specify how the interventions that may be required will be</p>	<p>No Change to Document:</p> <p>The Council considers it has identified as reasonably as it can the actions required and timescales to deliver the development strategy of Midlothian Local Development Plan 2017.</p>

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			funded or identify a suitable pathway to deliver longer term allocations.	
3	<b>Barratt-David Wilson Homes (Agent: Lanpro)</b>	Generic comment on the document	<p><u>3.1:</u> Notes that delivery of houses, as set out in Housing Land Audit 2024, except for one year, is projected to be less than the annualised Local Housing Land Requirement (LHLR) value of 885 homes (this is the LHLR of 8,851 homes for the 10 year MLDP2 divided by 10), Considers that it is clear there is a need to allocate additional sites in Midlothian Local Development Plan 2.</p> <p>Considers that Delivery Programme should appreciate that due to the requirements of National Planning Framework 4 (NPF4) windfall sites will be less likely to contribute to the housing land supply pipeline in the medium to longer term.</p>	<p>No Change to Document:</p> <p>The matters raised are for the production of Midlothian Local Development Plan 2.</p>
		Table 6, Education <i>(Table 6 is now Table 8 in the updated Delivery Programme document in Appendix B of the Council report)</i>	<u>3.2:</u> In relation to Gorebridge High School, notes reference in the draft Delivery Programme to a land identification study for a new High School. Refers to the Gorebridge Local Place Plan favouring a High School at Barleyknowe Road, and requests that the land at Barleyknowe Road is considered in any future study of potential locations for a new High School. This is a	<p>No Change to Document:</p> <p>The matters raised are for the production of Midlothian Local Development Plan 2.</p> <p>Submission will be considered in the production of the spatial</p>

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			reference to information and a site submitted by Barratt-David Wilson Homes to the Midlothian Local Development Plan 2 Call for Ideas exercise promoting housing and provision of land for a High School at Barleyknowe Road, Gorebridge.	strategy for Midlothian Local Development Plan 2.
4	<b>Cala Management Ltd. and Allanvale Land (Pentland) Ltd (Agent: Stantec)</b>	Generic comment on the document	<p><u>4.1:</u> Notes that the draft Delivery Programme indicates a shortfall in the number of houses built compared to annualised Local Housing Land Requirement (LHLR) value of 885 and considers that Council should support new housing in the right locations.</p> <p>Refers to Homes for Scotland/ Diffley study and considers there is a wider shortfall in housing provision. Considers that the Council should be supporting increased windfall sites or additional allocation of housing sites in Midlothian Local Development Plan 2 to ensure this shortfall is addressed and there is a flexibility built into the future plan (Midlothian Local Development Plan 2).</p>	<p>No Change to Document:</p> <p>The matters raised are for the production of Midlothian Local Development Plan 2.</p>
		Comment not directly on the document, but on a site submitted to	<u>4.2:</u> Refers to a site of approximately 10ha at West Straiton they have promoted through the Midlothian Local Development Plan 2 Call for Ideas exercise and consider	No Change to Document:

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		the Council through the Call for Ideas exercise undertaken for Midlothian Local Development Plan 2.	that the Delivery Programme (for Midlothian Local Development Plan 2017) could allow for this proposal to come forward in part before the A701 Relief Road (to also allow for faster delivery of the Relief Road). State the site would contribute enhanced green network links and landscaping, as well as the ability to integrate with the proposed A701 Relief Road, and generate affordable housing.	The matters raised are for the production of Midlothian Local Development Plan 2.
5	<b>Lochay Homes (Agent: TMS Planning and Development Services)</b>	Table 2, Villages and rural remainder (Midlothian West HMA), Wellington School (AHs5)	<u>5.1</u> : Updated phasing provided for housing site at Wellington School (AHs5)	No Change to Document:  Noted. Phasing details will be updated in production of Housing Land Audit 2025.
6	<b>Pentland Plants (Agent: John Handley Associates)</b>	Table 3 and Table 7, Hs17 Pentland Plants  <i>(Table 7 is now Table 9 in the updated Delivery Programme document in Appendix B of the Council report)</i>	<u>6.1</u> : Confirms this allocated housing site (in Midlothian Local Development Plan 2017) is still being promoted by the owner and states there is significant housebuilder interest in the site. States part of the business has already relocated to the Scottish Borders, but full relocation has been delayed due to issues finding another site for the current business operation. As a result, currently precise delivery timescales are unknown.	Modify Document:  Update document to reflect submitted comments on continued promotion and developer interest.  Submission will be considered in the production of the spatial strategy for Midlothian Local Development Plan 2.

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7	<b>Midlothian Science Zone Group</b>	Various	<u>7.1:</u> Satisfied with the draft Delivery Programme as written, but seeks clarification on the timing of Bush Loan/ A702 junction improvements.	Modify Document:  Final document to reflect latest information on the timescale for delivery of the Bush Loan/-A702 junction.
8	<b>University of Edinburgh (Agent: Montagu Evans)</b>	Table 6, Transport, A702/ Bush Loan and A702/ A703 Damhead  <i>(Table 6 is now Table 8 in the updated Delivery Programme document in Appendix B of the Council report)</i>	<u>8.1:</u> State the proposed upgrades of the A702/ Bush Loan junction and the A702/ A703 junction are vital to allowing growth at the Easter Bush Campus. State it is essential that the Delivery Programme gives appropriate weight and focus to the importance of these improvements.	Modify Document:  Final document to reflect latest information on delivery of road infrastructure upgrades relating to A701 Relief Road, the A702/ Bush Loan junction and the A702/ A703 Damhead junction.  The junction of the A702/ A703 is Transport Scotland led and not part of the A701 Relief Road project. Transport Scotland has undertaken recent work on the junction.  Consider no change to the text of the document on the importance of the improvement of these is required.
		Various	<u>8.2:</u> The University would encourage Midlothian Council to ensure that the impacts of existing and proposed nearby housing allocations do not prejudice or	No Change to Document:  Comments noted.

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			restrict capacity of the surrounding road network to the detriment of the Midlothian Science Zone. Consideration of wider developments on the surrounding infrastructure should be highlighted in the context of recent and planned future improvements to the road network in the surrounding area.	
		Table 4, Economic sites e3 and Ec5 Oatslie, Roslin  <i>(Table 4 is now Table 5 in the updated Delivery Programme document in Appendix B of the Council report)</i>	<u>8.3:</u> Allocated economic sites e34 and Ec5 at Oatslie, Roslin: The University requests these allocations remain in Midlothian Local Development Plan 2 and would welcome further dialogue with Midlothian Council to ensure that these sites are appropriately reflected Midlothian Local Development Plan 2.	No Change to Document:  Comments noted. The Council has met with the University regarding existing economic development allocations at Oatslie.  These are matters for consideration in developing the spatial strategy for Midlothian Local Development Plan 2.
		Generic wider comment	<u>8.4:</u> Langhill Farm: The University also manage 250ha of livestock and agricultural farms at Langhill and Dryden. This landholding is critical to the operation of the University facilities at the Bush Estate, through the provision of land to accommodate teaching and husbandry of livestock, as well as deliver feedstock and products for the operation of the Easter	Modify Document:  Comments noted.  Insert a reference on this matter under the newly numbered Table 5.



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			<p>Bush facility. Supports the continued protection of prime agricultural land from development under policy ENV4 Prime Agricultural Land. The University notes there is no explicit reference to the importance of this wider landholding in the Delivery Programme. The linkage between the wider landholding and University operations should be acknowledged in the context of the Delivery Programme.</p> <p>The University would emphasise the importance of continuing engagement with Midlothian Council with regards to ECON 7 'Further Education Facilities'.</p>	
9	Transport Scotland	<p>Tables 3, 4, 7: Site Ec3 West Straiton</p> <p>Table 6: Transport, A702/ Bush Loan</p> <p><i>(Table 4 is now 5, 6 is now 8 and 7 is now 9 respectively in the updated Delivery Programme document in</i></p>	<p><u>9.1:</u> Transport Scotland wishes to continue to be consulted on progress with the A701 Relief Road and the Bush Loan/ A702 link road schemes as they has implications for the A702 trunk road. Aware the A701 relief road / A702 link road scheme is yet to be approved.</p> <p>Notes the planning application for the Bush Loan/ A702 junction is yet to be determined and states Transport Scotland issued comments on that application to Midlothian Council.</p>	<p>No Change to Document:</p> <p>Comments noted.</p>

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		<i>Appendix B of the Council report)</i>		
		<p>Table 6: Potential Improvements at Straiton/A720 and A702</p> <p><i>(Table 6 is now Table 8 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>	<p><u>9.2:</u> Requests the Delivery Programme should reflect initial discussions between Transport Scotland and the Council on the Straiton junction of the A701 and A720 City Bypass.</p>	<p>Modify Document:</p> <p>Amend document to reflect initial discussions between Transport Scotland and the Council on the Straiton junction of the A701 and A720 City Bypass.</p> <p>Final document to reflect latest information on delivery of road infrastructure upgrades relating to A701 Relief Road and the A702/ Bush Loan junction.</p>
		<p>Table 6: Transport, A702/ A703 Damhead</p> <p><i>(Table 6 is now Table 8 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>	<p><u>9.3:</u> A702/ A703 Damhead junction: These junction works are being led by Transport Scotland Road Safety and are ongoing.</p>	<p>Modify Document:</p> <p>Final document to reflect latest information on delivery of road infrastructure upgrades relating to A701 Relief Road, the A702/ Bush Loan junction and the A702/ A703 Damhead junction.</p>

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		<p>Table 6: Transport, Potential rail station at Redheugh</p> <p><i>(Table 6 is now Table 8 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>	<p><u>9.4:</u> Redheugh rail station: States this was not included within the Midlothian Local Development Plan 2017 Transport Appraisal and has subsequently not been included within any other multi-modal appraisal to determine whether this was the best transport solution. A business case has not been produced or initiated to show a new rail halt is financially viable or deliverable at this location.</p>	<p>Modify Document:</p> <p>Amend document to reflect comments submitted, but retaining existing comments in the draft Delivery Programme consulted upon.</p>
		<p>Table 7, Transport, Housing sites Hs0 Cauldcoats and Hs1 Newton Farm</p> <p><i>(Table 7 is now Table 9 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>	<p><u>9.5:</u> Transport Scotland states it is not seeking any developer contributions from developments for improvements to Sheriffhall roundabout and states this text should be removed.</p>	<p>No Change to Document:</p> <p>Comments noted. No reference is currently made in the draft Delivery programme on seeking developer contributions from these sites towards grade separation of the Sheriffhall junction. The adopted Midlothian Local Development Plan 2017 requires developer contributions from these sites towards grade separation of the Sheriffhall junction. No change is proposed to the Midlothian Local Development Plan 2017 in respect of this submission from Transport Scotland. These requirements for</p>

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				developer contributions towards this grade separation were established in the Midlothian Local Development Plan 2017 when it was adopted in 2017.
		<p>Table 7, Transport, Housing sites Hs16- Hs20</p> <p>(Table 7 is now Table 9 in the updated Delivery Programme document in Appendix B of the Council report)</p>	<p><u>9.6:</u> Transport Scotland note the A701 Relief Road and Bush Loan/ A702 link road scheme is yet to be approved. Transport Scotland request to be consulted if it is to be progressed.</p>	<p>No Change to Document:</p> <p>Comments noted.</p>
		<p>Table 4: Sites Bt1-Bt3 – Easter Bush</p> <p>Table 7, Transport, Economic sites Ec4-Ec5 &amp; Bt1-Bt3 &amp; Mx1 (and elsewhere as appropriate)</p> <p><i>(Table 4 is now 5 and 7 is now 9</i></p>	<p><u>9.7:</u> Economic Sites Ec4-Ec5 &amp; Bt1-Bt3 &amp; Mx1: Table 7 (and elsewhere as appropriate) should note the planning application for a new roundabout to replace the A702 / Bush Loan junction is yet to be determined.</p> <p>States Table 4 indicates development within the Easter Bush Estate is significantly constrained by connection of Bush Loan with the A702 trunk road. It should be noted that the planning application for a new roundabout to replace the A702(T) / Bush</p>	<p>Modify Document:</p> <p>Amend the document, as appropriate, at the time of publication of the Delivery Programme to reflect the status of the panning application of the A702 / Bush Loan junction upgrade.</p> <p>Comments noted.</p>

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		<i>respectively in the updated Delivery Programme document in Appendix B of the Council report)</i>	Loan priority junction, is to be determined. Transport Scotland's comments to that planning application have been issued to MLC.	
		Table 8: STRAT 2 Windfall Housing sites  <i>(Table 8 is now Table 10 in the updated Delivery Programme document in Appendix B of the Council report)</i>	<u>9.8:</u> States it would be appropriate to require unplanned sites to be considered against the most up to date local development plan Transport Appraisal in order to demonstrate that the planned infrastructure remains appropriate or if further infrastructure is required.	No Change to Document:  Comment noted. Will consider appropriate means of achieving this.
		Table 8: STRAT 3 Strategic Housing Land Allocations, STRAT 4 Additional Housing Development Opportunities and STRAT 5 Strategic Employment Land Allocations	<u>9.9:</u> Recommends that a regular review of local development plan Transport Appraisal is undertaken to identify whether planned infrastructure requirements remain appropriate or require amendment.	No Change to Document:  Comment noted. Will consider appropriate means of achieving this.

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		<p><i>(Table 8 is now Table 10 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>		
		<p>Table 8: DEV 2 Protecting Amenity within the Built-Up Area</p> <p><i>(Table 8 is now Table 10 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>	<p><u>9.10:</u> Where the table in this location sets out in the “Observations” section that Road Safety is a gap that should be considered, Transport Scotland requests that they be included in any discussions relating to Road Safety affecting trunk roads within Midlothian.</p>	<p>Modify Document:</p> <p>Amend the document so that Transport Scotland is included in any discussions relating to Road Safety affecting trunk roads within Midlothian.</p>
		<p>Table 8: TRAN 1 Sustainable Travel</p> <p><i>(Table 8 is now Table 10 in the updated Delivery Programme)</i></p>	<p><u>9.11:</u> Request that Transport Scotland is included in any discussions relating to active travel affecting trunk roads within the Council area.</p>	<p>Modify Document:</p> <p>Amend the document so that Transport Scotland is included in any discussions relating to active travel affecting trunk roads within Midlothian.</p>

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		<i>document in Appendix B of the Council report)</i>		
		<p>Table 8: RD 1 Development in the Countryside</p> <p><i>(Table 8 is now Table 10 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>	<p><u>9.12:</u> States the document should note there is a specific requirement to consult with Transport Scotland where rural development requires new/ improved access from the trunk road network.</p>	<p>Modify Document:</p> <p>This occurs already through the planning application process, but amend the document so that Transport Scotland is consulted where rural development requires new / improved access from the trunk road network.</p> <p>Final document to reflect latest information on the timescale for delivery of the Bush Loan/-A702 junction.</p>
		<p>Table 8: IMP 1 New Development</p> <p><i>(Table 8 is now Table 10 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>	<p><u>9.13:</u> States the ongoing monitoring of this policy should clearly demonstrate where contributions towards strategic infrastructure (including any infrastructure associated with the trunk road network) are being collected, and update the intended delivery mechanism for any such infrastructure.</p>	<p>No Change to Document:</p> <p>Comment noted.</p>

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		<p>Table 8: IMP 2 Essential Infrastructure Required to Enable New Development to Take Place</p> <p><i>(Table 8 is now Table 10 in the updated Delivery Programme document in Appendix B of the Council report)</i></p>	<p><u>9.14:</u> Linked comment on policy IMP 1, ongoing monitoring of this policy should explicitly identify the delivery mechanism (who and when) for strategic infrastructure. A specific example being A701 relief road and A702 Link and Bush Loan junction.</p>	<p>No Change to Document:  Comment noted.</p>
10	SEPA	All	<p><u>10.1:</u> Stated they had no comment on the document.</p>	<p>No Change to Document:  Comment noted.</p>