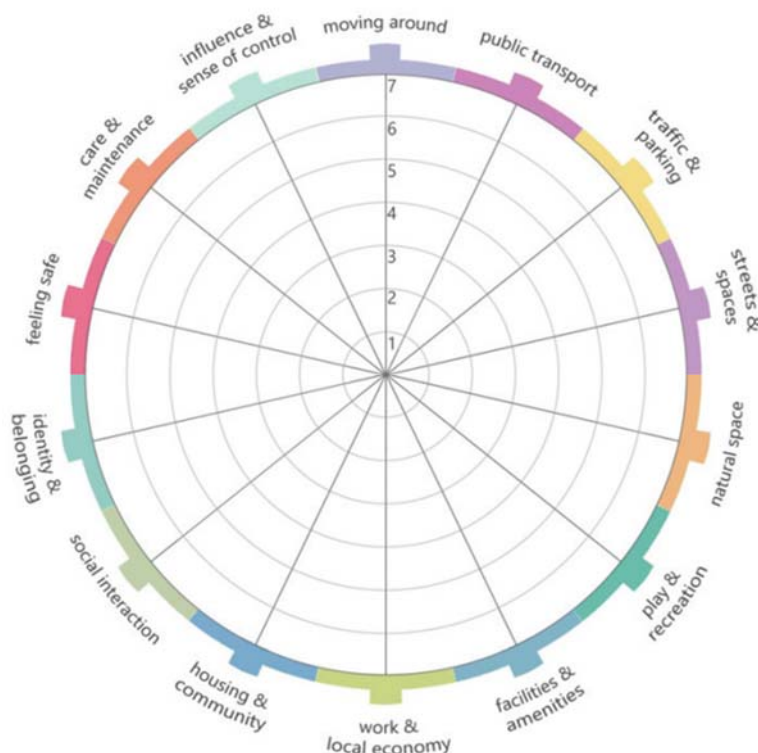


# Mayfield & Easthouses Local Place Plan

Led by Mayfield and Easthouses Community Council

Version 28<sup>th</sup> March 2024



## Summary

The Scottish Government has introduced Local Place Plans (LPP) as a way for communities to help achieve change in their local area. Local Place Plans were introduced by The Planning (Scotland) Act 2019 (Section 14) which allows community bodies to set out their own proposals for the development or use of land in their area. The Act contains a new right for communities to produce these plans as part of the new Scottish planning system and influence the content of the next Midlothian Local Development Plan.

Following consultation with the community in September 2023, the main theme of the Local Place Plan is restoring community pride. The town centre redevelopment remains a priority, as does safe routes to school and constantly improving infrastructure. We also address the level of housing development in the area.

# Contents

## **1: INTRODUCTION AND ACKNOWLEDGMENTS**

- 1.1 Land-Use Planning
- 1.2 The UK Government's Planning Premise
- 1.3 Sources used in Secondary Analysis
- 1.4 The Population of Mayfield & Easthouses
- 1.5 Primary Research
- 1.6 Acknowledgements
- 1.7 This Local Place Plan and Next Steps

## **2: PLACES AND PEOPLE**

- 2.1 Places
  - 2.1.1 Mayfield and Easthouses Community: Two Areas
  - 2.1.2 Employment Landscape
  - 2.1.3 Defining a 'Town Centre'
  - 2.1.4 The Interplay Between a Place and its People
- 2.2 People
  - 2.2.1 Population Projections
  - 2.2.2 Deprivation and Health Issues
  - 2.2.3 Analysis of Source Materials
  - 2.2.4 The Reality of the Community

## **3: THE NEW DATA**

- 3.1 Community Survey Overview
- 3.2 The Scottish Government's 14 Themes
  - 3.2.1 Survey Insights Overview
  - 3.2.2 Using the Scottish Government Themes
  - 3.2.3 Analysis of Theme Scores
  - 3.2.4 Restoring Community Pride
- 3.3 Open Questions

## **4: RECOMMENDED ACTIONS**

- 4.1 Empowering Young People
- 4.2 Tackling Deprivation
- 4.3 Community Engagement
- 4.4 Healthcare and Well-being
- 4.5 Place-Making and Infrastructure

- 4.6 Economic Development
- 4.7 Sustainability and the Environment
- 4.8 Equity and Inclusivity
- 4.9 Housing Development
- 4.10 Mayfield Town Centre Regeneration
- 4.11 School Provision
- 4.12 Road Improvements
- 4.13 Safe Routes to School
- 4.14 Retail in Easthouses

## **5: CONCLUSIONS**

## **6: APPENDICES**

- 6.1 MECC paper on Community Councils and Local Place Planning from CC meeting, 1 June 2022
- 6.2 MECC Local Place Plan Public Survey Questionnaire (paper 6.2a & online 6.2b)
- 6.3 National Planning Framework 4 (NPF4): Six Qualities of Successful Places (Annex D)
- 6.4 MLDP1: Settlement Statements
- 6.5 Map of Mayfield and Easthouses Community Council Ward
- 6.6 New Housing Development Map
- 6.7 Employment Land Audit 2023 - Easthouses Industrial Estate
- 6.8 Employment Land Audit 2023 - Mayfield Industrial Estate
- 6.9 Letter/email to Head of Planning at Midlothian Council from Midlothian Federation of Community Councils
- 6.10 MECC Minutes June 2023 including report about pre-submission information and communication
- 6.11 Pre-submission Information Notice in Midlothian Advertiser (published 8<sup>th</sup> June 2023)
- 6.12 Correspondence between Policy & Road Safety Consultant and Planning department of Midlothian Council relating to the Crawlees Road (July 2022)
- 6.13 Springfield Transport Assessment (P17-18) relating to Crawlees Road
- 6.14 Proposed path for Safe Route to Easthouses Primary School

# 1: INTRODUCTION AND ACKNOWLEDGMENTS

## 1.1 Land-Use Planning

Land-use planning is meaningful when it focuses on people, their needs, and their aspirations. In this Draft Local Place Plan for Mayfield & Easthouses, the aim is to consider the views of the people represented by the Mayfield & Easthouses Community Council (MECC or CC) within its boundary.

Community Councils are the most local tier of government in Scotland, and MECC has the duty to represent community views. It is for this reason the Community Council is responsible for the preparation of this Local Place Plan.

## 1.2 The UK Government's Planning Premise

The UK Government's premise for land-use planning is to ensure the right development in the right place at the right time, benefiting communities and the economy. Local authorities have played a crucial role in land-use planning for the past seventy-five years.

In recent decades, economic interests have often been prioritised over community well-being. However, there's a point where this prioritisation negatively impacts people's lives, and this community believes that it has reached that point.

Although Local Place Plans offer promising opportunities, there are still gaps and uncertainties, such as the relationship between Neighbourhood Plans and Local Place Plans.

Since the 1960s, planning has broadened to give communities a more significant voice in shaping their future, addressing social inequalities and environmental concerns. The Scottish Government's introduction of Local Place Plans is a step in the right direction, allowing communities to have a say in their future. This marks a significant change in approach to planning which was previously very much top-down. In the future an emergence of a bottom-up approach will be seen, starting with Local Place Plans.

## 1.3 Sources used in Secondary Analysis

MECC has analysed various sources of information and data, including:

1. Midlothian Council Performance Team: Mayfield & Easthouses Neighbourhood Profile 2016 ([https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/2016-Mayfield\\_Easthouses-Neighbourhood-Profile.pdf](https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/2016-Mayfield_Easthouses-Neighbourhood-Profile.pdf))
2. Midlothian Council Single Midlothian Plans ([https://www.midlothian.gov.uk/downloads/download/89/single\\_midlothian\\_plan\\_documents](https://www.midlothian.gov.uk/downloads/download/89/single_midlothian_plan_documents))
3. Mayfield & Easthouses Community Futures Neighbourhood Plan 2012-2017 ([https://www.midlothian.gov.uk/downloads/file/206/mayfield\\_and\\_easthouses\\_neighbourhood\\_plan](https://www.midlothian.gov.uk/downloads/file/206/mayfield_and_easthouses_neighbourhood_plan))
4. Mayfield & Easthouses Neighbourhood Plan 2019-2024 (<https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/Plan-document-2019-April.pdf>)
5. Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017 (<https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/MERoadmap-2017.pdf>)
6. Mayfield Town Centre Regeneration Masterplan 2021 (<https://mayfieldandeasthouses.cc/wp-content/uploads/2023/11/Mayfield-Town-Centre-Masterplan.pdf>)
7. Midlothian Council: A Great Place to Grow: Profile of Midlothian 2019 ([https://www.midlothian.gov.uk/downloads/file/3839/midlothian\\_profile\\_2019](https://www.midlothian.gov.uk/downloads/file/3839/midlothian_profile_2019))

8. Midlothian Council Performance Unit Midlothian: A Great Place to Grow: Profile of Midlothian 2022  
([https://www.midlothian.gov.uk/downloads/download/861/midlothian\\_profile\\_2022\\_pdf](https://www.midlothian.gov.uk/downloads/download/861/midlothian_profile_2022_pdf))
9. Midlothian Council: A Great Place to Grow: Profile of Midlothian 2021  
([https://www.midlothian.gov.uk/downloads/file/4509/midlothian\\_community\\_planning\\_partnership\\_profile\\_2021\\_pdf](https://www.midlothian.gov.uk/downloads/file/4509/midlothian_community_planning_partnership_profile_2021_pdf))

## 1.4 The Population of Mayfield & Easthouses

The population of the Mayfield & Easthouses Community Council area is approximately 7,464 according to the 2021 Census (4491 for Mayfield and 2973 for Easthouses). Midlothian Council have estimated the 2023 population of the whole Mayfield & Easthouses Community Council Ward Area at 8,315 people based on the number of residential properties in the Ordnance Survey AddressBase multiplied by an average household occupancy in Midlothian of 2.28 people per dwelling. This represents 8.65% of the total estimated Midlothian population of 96,038. A map of the Ward area is included in *Appendix 6.5* and highlights the geographical area covered by this Local Place Plan.

## 1.5 Primary Research

MECC conducted a public survey to gather the views of the community. The survey included questions provided by the Scottish Government and additional questions created by the CC to collect qualitative data. *Appendix 6.10* shows a report to the June 2003 Community Council meeting detailing position on engagement.

## 1.6 Acknowledgements

Several individuals and organisations have contributed to this Draft Local Place Plan, including Community Councillors, Mayfield and Easthouses Development Trust, Mayfield and Easthouses Youth 2000, Mayfield Scotmid (The Co-op), The Mayfield Dental Practice, Newbattle High School, Newbattle Library, and Newbattle Leisure Centre.

Gratitude is also given to Alison Challis of Midlothian Council and the Council itself for sharing valuable information gathered during related consultations.

## 1.7 This Local Place Plan and Next Steps

This is the final version of the Local Place Plan for Mayfield and Easthouses, following consultation with the community. It will now be submitted to Midlothian Council by 31 March 2024. Scottish Ministers will review the first Local Place Plans in 2026.

# 2: PLACES AND PEOPLE

## 2.1 Places

### 2.1.1 Mayfield and Easthouses Community: Two Areas

The Mayfield and Easthouses community comprises two distinct areas:

- **Easthouses** was established in the 1920s to house coal miners, many of whom came from the west of Scotland. It experienced growth in the 1950s and currently has a population of 2,973 (2021 Census).
- **Mayfield** was built in the 1950s and 60s to accommodate colliery and essential workers, in conjunction with the expansion of Easthouses. Its current population stands at 4,492 (2021 Census).

The combined population of these areas totals 7,464 (2021 Census).

### 2.1.2 Employment Landscape

Historically, the local employment landscape was heavily influenced by coal mining, directly and indirectly, over many decades. However, like the rest of the UK, the coal mining industry was discontinued for various reasons. The last coalfield in Scotland was flooded in 2002, marking the end of an era and a significant cultural shift.

Since then, residents of the Mayfield and Easthouses community have primarily found employment as sole traders, within micro-enterprises, or through commuting to work in Scotland's Central Belt, specifically in places like Edinburgh, other Lothians, and Glasgow.

Refer to *Employment Land Audit 2023* (Appendices 6.7 and 6.8) for current Employment land use.

### 2.1.3 Defining a 'Town Centre'

A misperception arose regarding the term 'town centre' in *Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017* (Source 5). It's crucial to clarify that neither Mayfield nor Easthouses is, in fact, a town, despite claims made by Understanding Scottish Places (<https://www.usp.scot/>). Furthermore, the document's focus on an entity called 'Mayfield Easthouses', which does not exist, adds to the confusion. However, the communities of Mayfield and Easthouses consistently regard the main shopping precinct as their 'Town Centre'.

Despite these issues, many aspects within *Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017* (Source 5) remain valid, utilising existing resources, strengths, and the potential of the Mayfield and Easthouses community. Diagram 8 and the Place Planning Tool are valuable references. Moreover, the core objective of this Local Place Plan is to realise the broader intention of enhancing the community's circumstances and life prospects. The rationale behind this objective will be explained in the following sections.

### 2.1.4 The Interplay Between a Place and its People

Distinguishing a place from its inhabitants is exceedingly difficult, as they share a tight and symbiotic connection. Research demonstrates the significance of this relationship. Some studies reveal how place influences people's emotional connections and self-perception. Others emphasise the enduring importance of a place where people spent their childhood, underscoring the need to foster a sense of place and agency in young individuals, which can positively impact their involvement in the community.

Effective partnerships and the empowerment of young people in their formative years are critical for cultivating a sense of place and agency. The Mayfield and Easthouses Development Trust (MAEDT) and Y2K continue to guide actions for the Mayfield and Easthouses community in respect of young people.

Despite changes since *Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017* (Source 5) was published in 2017, including organisational structures and terminologies, the overall situation in Diagram 8 remains similar. Unfortunately, conditions have worsened for the majority of community members since 2017.

## 2.2 People

### 2.2.1 Population Projections

Population projections for Midlothian consistently indicate growth, particularly among age groups 0-15 and 30-59. There's also an increase in the over 65 age group, reflecting a global trend in developed economies. The impact of new housing development on population growth is discussed in Section 4.9.

### 2.2.2 Deprivation and Health Issues

The Mayfield and Easthouses community is among the 20% most deprived areas in Scotland, according to the Scottish Index of Multiple Deprivation (SIMD). Its residents face higher risks of long-term illnesses, harmful alcohol consumption, smoking, coronary heart disease, respiratory disease, diabetes, cancer, and require multiple hospital admissions or community/residential care. Homelessness rates are expected to rise, and the local Citizens Advice Bureau has concerns about Midlothian Council's performance in addressing homelessness.



Midlothian Council ranks 21st out of 32 Scottish local authorities in the 'top' 20% on the Scottish Index of Multiple Deprivation (SIMD). The CC area includes some of the most disadvantaged areas in Scotland, plagued by systemic and long-standing disadvantages.

### 2.2.3 Analysis of Source Materials

- a) *Mayfield & Easthouses Community Futures Neighbourhood Plan 2012-2017 (Source 3)* is crucial for developing this Local Place Plan as it relies on primary data, including community surveys, focus groups, and a Community Futures Open Day. It outlines a comprehensive description of the Mayfield and Easthouses community, an Action Plan for 2012-2017 but sets no clear monitoring or evaluation mechanisms.
- b) *Mayfield & Easthouses Neighbourhood Plan 2019-2024 and Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017 (Sources 4 & 5)* draw from existing public data sources. The *Midlothian Profile 2022 (Source 8)* is based on estimated population data, not aligning with National Records of Scotland figures from the 2021 Census. *Mayfield & Easthouses Neighbourhood Plan 2019-2024 (Source 4)* focuses on closing the gap between life outcomes in the community and those across Midlothian. This poses significant challenges due to the differing goals of efficiency, reducing inequality, and improving life opportunities.
- c) Both the *Midlothian Profile 2019 (Source 7)* and *Midlothian Profile 2022 (Source 8)* use aggregate data for Midlothian, limiting the applicability to the specific CC area. Population estimates vary, with *Mayfield & Easthouses Neighbourhood Profile 2016 (Source 1)* using 2011 Census data, estimating a 4% population decline by 2021.
- d) *Midlothian Profile 2019 (Source 7)* shows a trend of rising child poverty and out-of-work benefits in the CC area, likely to continue. The population of over-65s is growing in Midlothian, in line with developed economies.
- e) The CC area has a small minority ethnic population, though slightly higher than county-wide percentages. Adult learners in ESOL (English for Speakers of Other Languages) and ALN (Additional Learning Needs) represent 18.5% of the total across Midlothian.
- f) *Mayfield & Easthouses Neighbourhood Profile 2016 (Source 1)* indicates that nearly 70% of households in the CC area experienced some level of deprivation/disadvantage according to the 2011 Census, a figure expected to have grown over the decade. Similar trends apply to economic inactivity, reliance on food banks, and homelessness.



- g) *Midlothian Council Single Midlothian Plans (Source 2)* shows that the CC area residents face poorer employment opportunities, lower wages, lower life expectancy, higher elderly and disabled populations, reduced access to amenities, lower qualifications, and higher crime rates. Midlothian Council aimed to close the life outcomes gap by 2020, but no evidence suggests that this target has been met, partly due to austerity policies.

#### 2.2.4 The Reality of the Community

The challenges faced by the Mayfield and Easthouses community have remained largely unchanged since the year 2000, with some even worsening. This Local Place Plan focuses on what can be done to reverse this decline and empower the community.

### 3: THE NEW DATA

#### 3.1 Community Survey Overview

MECC conducted a public survey questionnaire to gauge the community's current views in 2023 and the results indicate dissatisfaction or discontent across most of the Scottish Government Indicators (14 Themes). People desire improvements in various aspects, with the *Moving Around* theme being the only exception.

#### 3.2 The Scottish Government's 14 Themes

The Place Standard contains 14 themes that support the Six Qualities of Successful Places. The six qualities are listed in *Appendix 6.3*. It is reasonable for the community to want to live in a 'successful place'.

##### 3.2.1 Survey Insights Overview

The survey results show that most people aren't very happy with many aspects of life in Mayfield & Easthouses. Out of 14 themes measured, 10 show people feeling dissatisfied or not happy. Three are just okay, and only one area *Moving Around* is rated quite positively. However, it's worth noting that this score doesn't dismiss significant concerns about *Public Transport*, highlighting a desire for marked improvement.

##### 3.2.2 Using the Scottish Government Themes

Although reservations were had about how the Scottish Government measured these things (Likert scale), it was thought their categories were still a good way to talk about what was found in the research. This choice helps explain the findings in a way that's clear and makes sense.



**The Themes (and scores, out of 7) are:**

1	Care & Maintenance	2.95
2	Play & Recreation	3.08
3	Streets & Spaces	3.08
4	Natural Space	3.12
5	Influence & Control	3.23
6	Feeling Safe	3.23
7	Work & Local Economy	3.29

8	Facilities & Services	3.29
9	Housing & Community	3.33
10	Social Interaction	3.48
11	Identity & Belonging	3.51
12	Traffic & Parking	3.72
13	Public Transport	3.91
14	Moving around	4.98



### 3.2.3 Analysis of Theme Scores

Looking at how people rated each theme, a clear pattern emerges. The first 10 scores are low, meaning people aren't happy about those things. The score for *Identity & Belonging* narrowly surpasses the breakpoint (3.5/7), while the subsequent scores for Themes 12 and 13 hover around a middling sentiment. Only Theme 14, *Moving Around* achieves a notably higher score. However, collectively, these findings align with previous data, reinforcing the existing understanding:

- Significant challenges constrain Mayfield & Easthouses' potential, a reality spanning back to at least 2000.
- This community faces systemic deprivation and disadvantage, compounded by social, economic, and demographic factors.
- Some pervasive attitudes and behaviours suggest a decline in confidence, identity, and culture following the local mining industry's demise and its broader implications across the UK.

### 3.2.4 Restoring Community Pride

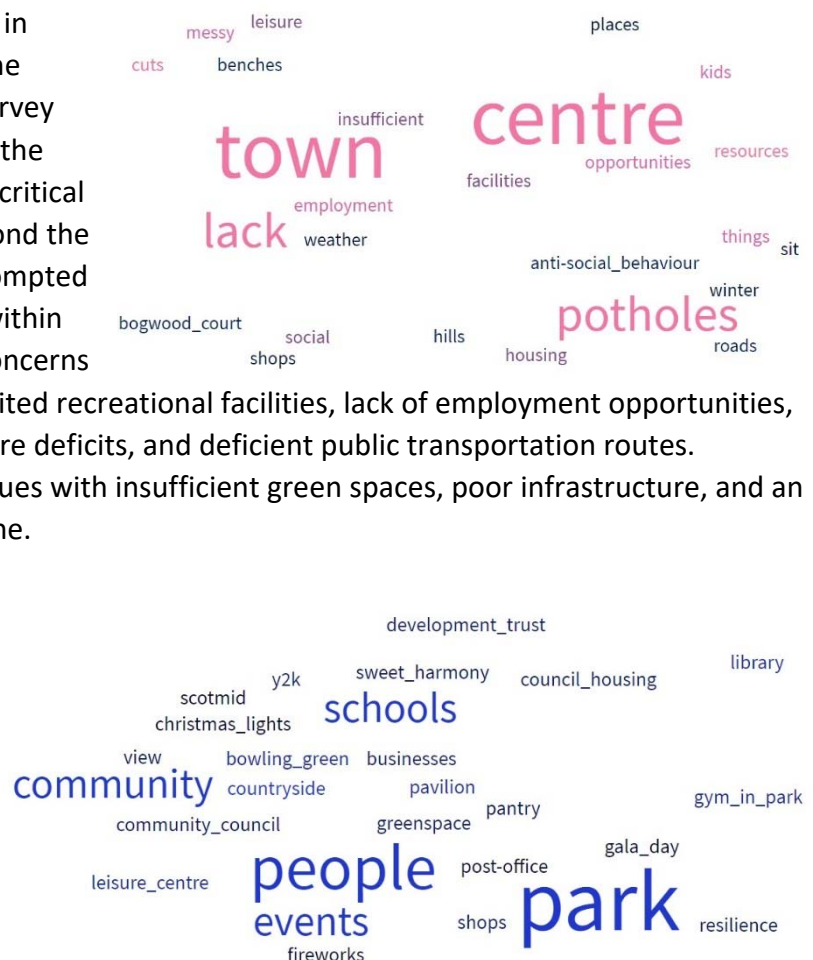
The Bennett Institute for Public Policy at the University of Cambridge

(<https://www.bennettinstitute.cam.ac.uk/publications/pride-in-place/>) emphasises the significance of local pride in fostering community well-being. However, the absence of such pride reflects a community malaise, signalling an urgent need to revive a sense of belonging and communal pride within Mayfield & Easthouses. Addressing this challenge is paramount.

## 3.3 Open Questions

To substantiate the conclusions drawn in Section 5.1, it's essential to highlight the responses gathered from the Public Survey Questionnaire. A significant portion of the open-ended comments received were critical or expressed negative sentiments beyond the scope of the inquiries made. When prompted about 'assets, resources, or benefits' within the community, respondents voiced concerns such as inadequate transportation, limited recreational facilities, lack of employment opportunities, insufficient shopping options, healthcare deficits, and deficient public transportation routes. Additionally, comments highlighted issues with insufficient green spaces, poor infrastructure, and an overall perception of community decline.

Yet, among these critiques, respondents also acknowledged certain entities within the community as valuable assets. Institutions such as MAEDT, the Pavilion and Pantry, the Library, Leisure Centre, and the High School (collectively referred to as 'Newbattle'), along with the presence of the Community Council,



Y2K, McSence, the Community Access Team, the local Foodbank, and the Church, were identified as essential resources. These establishments not only serve as physical assets but also contribute to the community by fostering volunteerism. However, some respondents expressed dissatisfaction with staffing levels in critical areas like social work services, indicating constraints imposed by Midlothian Council's budget as a significant hindrance to community enhancement.

The survey encompassed five open-ended questions, as outlined in *MECC Local Place Plan Public Survey Questionnaire (Appendix 6.2)* (paper and online version). Analysis of the responses underscores a recurring theme: the community itself is regarded as a highly valuable asset by the residents of Mayfield and Easthouses, surpassing the perceived value of housing. In contrast, housing received numerous negative mentions, indicating widespread discontent among locals. Low ratings for *Care & Maintenance*, *Streets & Spaces*, *Natural Space*, and *Influence & Control* echo concerns raised about housing quality, issues often deliberated within Community Council meetings.

Two predominant concerns emerge: Firstly, a prevailing perception of inadequate housing, particularly in the public and voluntary sectors, including older housing stock. Secondly, widespread dissatisfaction not only with insufficient street cleaning and maintenance but also the continuous loss of green spaces and the looming issue of community coalescence.

This erosion of green spaces, coupled with the perceived community coalescence due to the number of proposed largescale housing developments connecting previously separate communities was a major contention highlighted by the 1360 letters opposing the housing development at Kippielaw Farm. Concerns extended beyond immediate development to encompass the broader issue of housing development itself, as observed in the survey responses.

In one example, a respondent under the age of 25 was representative of the views expressed by many respondents, emphasising the community's disinterest in new housing developments primarily benefiting outsiders. The focus instead gravitated towards existing housing conditions, declining facilities, and the consequential loss of green spaces affecting children's play areas. Additionally, the escalating traffic congestion raised concerns about future developments aligning with community needs, particularly considering the ageing demographic. The respondent advocated for more accessible housing options, emphasising the necessity of affordable rental accommodations over homeownership, given prevailing economic uncertainties. Furthermore, they emphasised the need for new developments to mirror existing communities in terms of housing style and considerate infrastructure planning, especially catering to elderly residents navigating adverse weather conditions.

## 4: RECOMMENDED ACTIONS

In creating the Local Place Plan for the Mayfield and Easthouses community, the following approaches and strategies will be adopted:

### 4.1 Empowering Young People

Evidence from the survey indicates the importance of creating opportunities for young people in Mayfield and Easthouses. This includes educational and employment opportunities that keep the younger population engaged, thus improving life prospects.

## 4.2 Tackling Deprivation

Addressing the issues of poverty, economic inactivity, and deprivation is of paramount importance. Actions will aim to raise income levels, improve access to education and jobs, and provide support to those facing the greatest challenges.

## 4.3 Community Engagement

Involving residents in the decision-making process and promoting community cohesion is crucial. Ensuring that the community's voice is heard will be integral to the success of this Local Place Plan.

## 4.4 Healthcare and Well-being

Providing access to quality healthcare and promoting well-being in the community will help tackle the health disparities highlighted in the Single Midlothian Plans.

## 4.5 Place-Making and Infrastructure

Improving the built environment, infrastructure, and public spaces will contribute to a more appealing and vibrant community.

## 4.6 Economic Development

Encouraging economic growth, job creation, and support for local businesses will be vital for improving the community's economic prospects.

## 4.7 Sustainability and the Environment

Efforts to promote sustainability and protect the environment will contribute to the overall well-being of the community.

## 4.8 Equity and Inclusivity

Ensuring equity and inclusivity across all actions taken will be a guiding principle in the development of this Local Place Plan.

## 4.9 Housing Development

With the completion of new housing developments at Old Newbattle High School (Cruden 79 units), Lawfield Farm (8 units – 2018VR2), Former Mayfield Inn (20 units), committed developments of the old Bryans School (72 units – H48), North Mayfield (156 units – H41), South Mayfield (439 units – H38), Dykeneuk (50 units – H49), Old Newbattle High School (Phase1 90 units), (Phase2 36 units) and forecast further developments at Scott's Caravan Park (78 units) and Kippielaw Hatchery (5 units) the overall impact will be an estimated increase in housing of around 1033 units. This equates to an increase in population for the MECC Ward Area from around 8315 currently to 10670 by the end of the MLDP2 Plan period at 2036 (Housing Land Audit (HLA), 2023).



Midlothian Housing Land Audit				
	2020	2021	2022	2023
Total Existing Housing Land Supply	11605	11449	11966	11052
Programmed Construction 2020-2026	-6609	-4500	-4303	-2528
Remaining Supply Post 2026	4996	6949	7663	8524
Proposed NPF4 Housing Target 2026-2036	8050	8050	8850	8850
Anticipated Remaining Supply Post 2026	-4996	-6949	-7663	-8524
Safeguarded Sites in MLDP	-1395	-1395	-1250	-600
Windfall Housing 2026-2036	-1250	-1250	-680	-710
Shortfall for Midlothian	Shortfall 409	Surplus -1544	Surplus -743	Surplus -984

\* Scottish Gov Estimated need for the period 2026-2036 in Midlothian is 7080 units plus 25% Flexibility Allowance = 8850 units.

\* Source of this information is NPF4/MLDP2 Committee Report Feb 2023 by Director of Place.

\* Remaining supply excludes densification of sites by developers.

\* Planners still considering adding more new sites for 2037-2046 possible MLDP3 requirements.

\* The 2023 Existing Housing Land Supply figure is 11799, reduced by 747 Constrained Units leaving an Effective Housing Land Supply of 11052 Units.

A 28% increase in the size of Mayfield and Easthouses will potentially take decades to absorb. None of these housing developments will bring any significant new amenities or new infrastructure such as roads, healthcare, retail or employment. This creates even more pressure for the redevelopment of this crumbling Town centre and for additional school capacity. Once these sites are completed there will be very little green space remaining in the community other than the two public parks. For these reasons there is considerable opposition locally across Mayfield & Easthouses (and across other CC areas) to further large-scale housing developments in MLDP2. Concerns about this have been submitted to Midlothian Council by the Midlothian Federation of Community Councils (*Appendix 6.9*). The HLA information above demonstrates that Midlothian Council is currently forecasting a surplus of 984 new houses being built in Midlothian over the MLDP2 Plan period compared to the Scottish Government's NPF4 Housing Target. Local concerns about housing development have also been recorded within responses to the Public Survey Questionnaire and discussion at Community Council meetings.

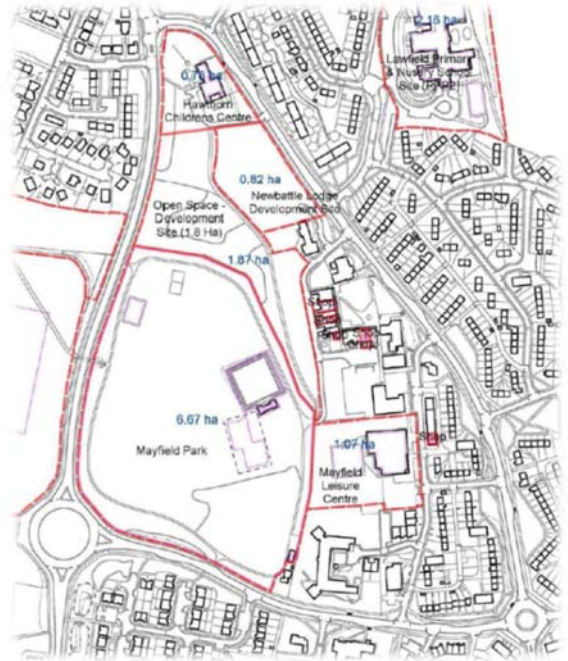




#### 4.10 Mayfield Town Centre Regeneration

The Town Centre Masterplan prepared by the In It Together Partnership (a collective of Voluntary and 3<sup>rd</sup> Sector Organisations in Mayfield & Easthouses) was formally noted, and supported, by Midlothian Council in October 2022. The importance of the Masterplan is that it addresses much more than just redevelopment of the existing townscape and built environment. Once completed, it will benefit the whole community by providing improvements in the following areas:

- Social housing improvements and additional social housing stock
- Providing a safer Mayfield & Easthouses
- Improving amenities for families and children
- Providing community services including a community hub
- Additional community spaces
- Better shopping facilities
- Job opportunities
- Improved transport Links
- Improved sense of well-being
- Pride in place



The evidence for this is documented in detail in both the *Argentix & Lemon Tree Consulting Mayfield & Easthouses Roadmap 2017 (Source 5)* and the *Mayfield Town Centre Regeneration Masterplan 2021 (Source 6)*. Improvements to the Mayfield town centre have been in the action places of the Neighbourhood plans in both recent versions (*Sources 3 and 4*).

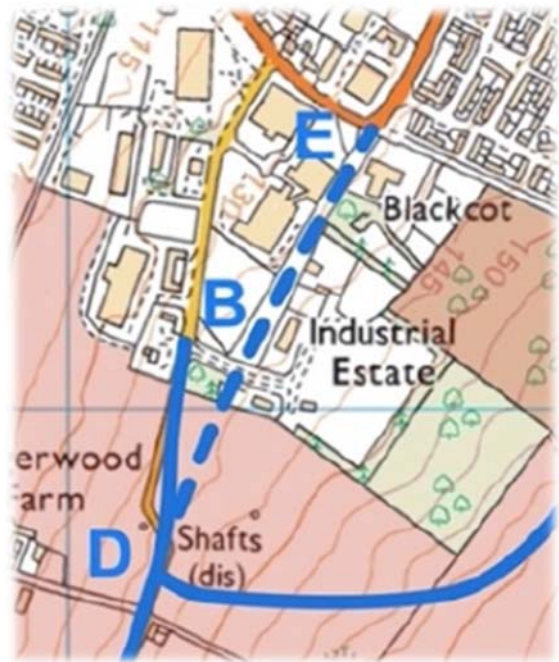
#### 4.11 School Provision

With the recent completion of Newbattle Community Campus (1), the forthcoming provision of Easthouses Primary School (2), the replacement of Mayfield/St. Lukes Primary School Campus (3) and the existing modern Lawfield Primary School (4), Mayfield & Easthouses is extremely well placed to tackle the improvements required in educational attainment.



#### 4.12 Road Improvements

Crawlees Road is currently heavily used by HGVs and School Buses and MECC believe that this should be discouraged using traffic calming and other road safety measures as this road will be a main artery within the new Lingerwood residential development. The noise survey also recognises that traffic on Crawlees Road will form a nuisance to new residents and require noise mitigation measures to be put in place. MECC do not believe that the road access through Mayfield Industrial Estate is an appropriate route for entry to a major prestigious residential development. With the recent four-fold expansion of NWH, due consideration should be given by Midlothian Council to finding a solution using the safeguarded road so that the industrial estate becomes a cul-de-sac for the benefit of the businesses located there and the safeguarded road becomes predominantly used by residential traffic. Map of the safeguarded road is in section 3.2 of *Appendix 6.13*.



This view is supported by the Council's Policy & Road Safety Consultee Response to the Lingerwood Planning Application in Principle (*Appendix 6.12*, Section 1). This report states that *"The Developer's Transport Assessment (TA) indicates that the realignment of Crawlees Road at its northern end cannot be achieved as the developer does not have control of the land required. The road corridor required to achieve this realignment has been safeguarded with the land being owned by Midlothian Council. This realignment SHOULD be formed as part of the overall development and would remove the need for the junction alterations identified for junction 2 (Suttieslea Rd/Mayfield Industrial Estate) in the TA."* In response the developer has stated that *"We would welcome clarification and/or further discussion on these matters."*

#### 4.13 Safe Routes to School

A safe route has been identified for the new Easthouses Primary school from Lothian Drive. The Council have been supportive of this route but have admitted "...that this existing footpath is through an existing historic woodland and it would be difficult to upgrade this path to a fully DDA compliant, fully lit footpath so in the Winter months the alternative route would likely need to be used" (Ross Irvine, November 2022). The Disability Discrimination Act (DDA) is no longer in place and has been absorbed into The Equality Act 2010. This is a key piece of antidiscrimination legislation and asks for reasonable action to provide reasonable access. If all stakeholders are involved, it is believed a consensus could be reached on an appropriate course of action. Maps of the proposed path are shown in *Appendix 6.14*.

#### 4.14 Retail in Easthouses

The shops in Easthouses were mentioned and should not be forgotten as these are important to the local residents. Little improvement has been carried out on the shopping area in over 50 years and does need investment.

## 5: CONCLUSIONS

The Mayfield and Easthouses community faces significant challenges, and many residents express dissatisfaction across various aspects of life. This Local Place Plan seeks to address these issues through a multifaceted approach, taking into consideration the unique needs and priorities of the community. By empowering young people, tackling deprivation, promoting community engagement, and addressing health and well-being disparities, the aim is to create a more vibrant and prosperous community for the future. Ultimately, the success of this plan will depend on the collaboration of various stakeholders, including residents, local organisations, and government bodies, working together to build a better future for Mayfield and Easthouses.



**Mayfield & Easthouses Community Council, 1 June 2022**

**Proposal for the involvement of the Community Council in Local Place Planning**

**1. Community Councils**

1.1 Since their inception in 1975<sup>i</sup> and the decision to continue with them in 1994<sup>ii</sup>, **Community Councils** (CCs) have been the most local tier of *statutory representation* in Scotland. They bridge the gap between local authorities and communities and help to make public bodies aware of the opinions and needs of the communities they represent<sup>iii</sup>.

1.2 The Scottish Government's "Model Constitution" for Community Councils<sup>iv</sup> sets out core objectives for CCs:

1.2.1 to ascertain, co-ordinate and reflect the views of the community which it represents, to liaise with other community groups within the area, and to fairly express the diversity of opinions and outlooks of the people;

1.2.2 to express the views of the community to the local authority for the area to public authorities and other organisations;

1.2.3 to take such action in the interests of the community as appears to it to be desirable and practicable;

1.2.4 to promote the well-being of the community and to foster community spirit;

1.2.5 to be a means whereby the people of the area shall be able to voice their opinions on any matter affecting their lives, their welfare, their environment, its development and amenity.

1.3 However, more broadly, the Acts of Parliament governing community councils allow for them to "take any action" they deem appropriate to improve their community. There have been a number of reviews of the role of community councils in Scotland, generally emphasising their importance to democratic renewal<sup>v</sup>.

1.4 Scottish CCs do not have the right to raise funds through local taxation and are instead dependent upon local authority funding, usually for running costs only.

1.5 Since 2019, reform of the planning system in Scotland has included the setting of a Participation Statement and the development of a more consultative approach, one element of which is "introducing potential for local communities to prepare Local Place Plans, a new element of the overall National Planning Framework".

1.6 Against that background, Midlothian Council is required to

1.6.1 Publish an invitation to local communities to prepare Local Place Plans

1.6.2 Provide information on the assistance that the authority may offer to communities wishing to produce a Local Place Plan

### 1.6.3 Maintain a register of Local Place Plans.

That said, Midlothian Council “<sup>vi</sup>does not consider that this is the right time to issue an invitation to local communities to prepare [Local Place Plans]” pending further work.

## 2. Local Place Plans

The idea of Local Place Plans is a key element of the Planning Scotland Act of 2018, which amends the Town & Country Planning (Scotland) Act of 1997.

As planning authorities, Scotland’s local councils are required to publish

2.1 an invitation to local communities to prepare local place plans

2.2 a timetable and indications of assistance available to local communities to support the preparation of local place plans.

An assumption is made in setting out a framework for review of local place plans after a seven year period (Schedule 19 of the Act) that local place plans will be prepared by “a community body”. This reflects the core objectives for CCs as set out in the “Model Constitution” and underlines the significance of objective 1.2.2.

## 3. Conclusion & Recommendation/s

*Inter alia*, and given the history and nature of Community Councils, it is asserted that in Midlothian,

3.1 only the Community Councils are in a position to develop local place plans, as bona-fide “community bodies”

3.2 such a role would be consistent with the core objectives as set out in 1.2 above

3.2 the Midlothian Federation of Community Councils should represent the collective interests of the Community Councils in relation to local place plans and be at the centre of the process of review at the end of the seven-year period.

Accordingly, these points should be communicated to Midlothian Council by Chairman’s letter as soon as possible, and referred to the Federation of Community Councils for follow-up.

---

<sup>i</sup> Local Government [Scotland] Act, 1973

<sup>ii</sup> Local Government etc. (Scotland) Act, 1994

<sup>iii</sup> <https://www.gov.scot/policies/community-empowerment/community-councils/>

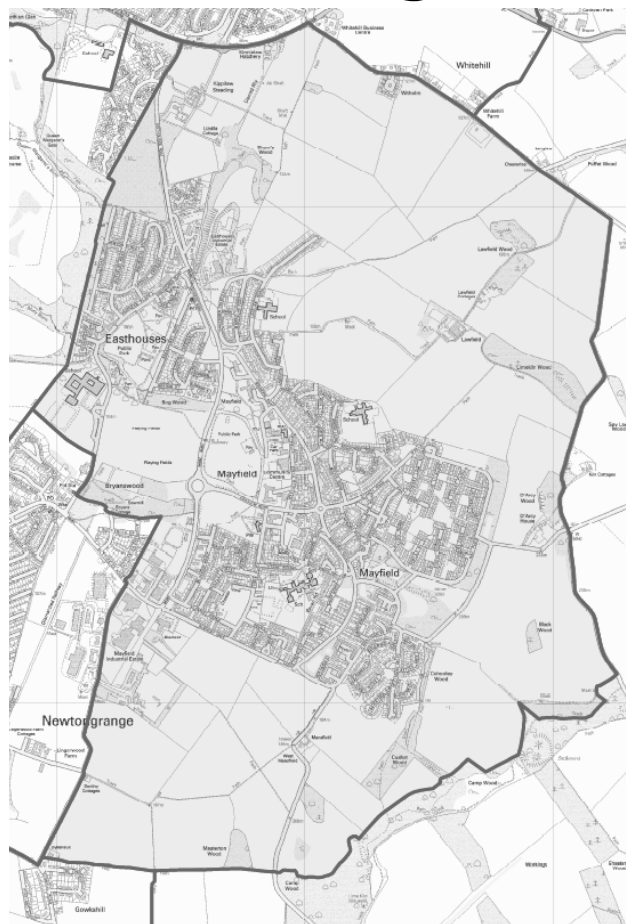
<sup>iv</sup> <https://www.gov.scot/publications/community-councils-model-constitution/>

<sup>v</sup> <http://whatworksscotland.ac.uk/publications/strengthening-community-councils-and-democratic-renewal-in-scotland/>

<sup>v</sup> Development Plan Scheme for Midlothian, No 12: March 2020

**FOR  
MAYFIELD & EASTHOUSES**

- 



where 1 = Lots of room for improvement and 7 = Very little room for improvement

- [illegible]

1. What do you think are the most valuable assets, resources, or benefits that Mayfield and Easthouses have, whether they are being currently utilised or not? *Examples might include housing, transport, education, jobs, recreation and amenities, shops, social support, etc.*

2. What do you see as Mayfield and Easthouses's most significant disadvantages or absence of assets or resources that limit the area's potential?

3. What do you believe should be our area's most important goals or aspirations for the future?

4. What ideas do you have for improving existing facilities? Would you be interested in joining or helping to organize any of these improvements, particularly in relation to facilities and activities that you're not currently involved in?

5. Do you have any other comments or ideas that you think we should reflect on with a view to including these in our LPP?

6. Please help us by entering your postcode

Please RETURN to a collection box

Contact us: [enquiries@mayfieldandeasthouses.cc](mailto:enquiries@mayfieldandeasthouses.cc)











## Feeling Safe

This part of the survey uses a table of questions, [view as separate questions instead?](#)

## 12. How safe does my place make me feel?

Less info

How safe a place feels can support community activity, affect people's wellbeing and influence how and where we spend our time. Good design and maintenance can make places feel safe by reducing crime and antisocial behaviour.

Think about the following when considering your rating:

- Does everyone feel safe in our place? (daytime, evening and night-time, children and teenagers, adults and older people, women)
- Are there physical barriers or areas that feel unsafe? (lighting, derelict buildings, empty homes, vacant land, flooding, clean/ clear paths, flooding)
- Are there social issues? (freedom of speech, anti-social behaviour, hate crime, inequality, lack of diversity)
- How do we share our concerns? (neighbourhood watch, reporting crime, social media)
- Are there other issues? (litter and graffiti, hidden or unreported crimes, unsafe at specific times/ certain places, traffic speed and volume)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Care and Maintenance

This part of the survey uses a table of questions, [view as separate questions instead?](#)

## 13. How well is my place looked after and cared for?

Less info

Places that are cared for can make us feel positive and secure, while those that are not looked after properly can affect people's wellbeing.

Think about the following when considering your rating:

- Are buildings, streets and spaces maintained? (clean and safe, quick repairs, loved and cared for, accessible to everyone)
- Who helps to maintain our place? (council, community, businesses, others)
- Are there any challenges? (litter and fly-tipping, vandalism, pavement surfaces, changes to services, flooding, extreme weather)
- Do we report issues? (who to, online or to a person, is it easy, how responsive, does this lead to action)
- What are local services like? (cleaning, recycling, property maintenance)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Influence and Sense of Control

This part of the survey uses a table of questions, [view as separate questions instead?](#)

## 14. When things happen in my place how well am I listened to and included in decision-making?

Less info

Having a voice in decision-making can help to build stronger communities and better places. Having a sense of control can make people feel positive about their lives.

Think about the following when considering your rating:

- Does the community have a voice? (confidence to take part, getting involved, influencing decisions, doing things ourselves, do we know and successfully exercise our rights)
- Is the community listened to? (are our needs understood, who do we talk to, how are we consulted, more or less consultation)
- Are there effective local groups? (community council, residents' association, business groups, charities or lobby groups, building/ user forums, social media)
- Do I feel able to take action on my own or with neighbours? (litter picking, local improvements, working together to take action)
- Are there barriers for some people? (clear language, online/ digital tools, hearing/ vision needs, disabled people, can everyone take part)

	1	2	3	4	5	6	7
Please rate the place on a scale of 1 to 7, where 1 = Lots of room for improvement and 7 = Very little room for improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[< Previous](#)

[Next >](#)

## Mayfield &amp; Easthouses Survey for Local Place Plan

66% complete

## Page 3

15. What do you think are the most valuable assets, resources, or benefits that Mayfield and Easthouses have, whether they are being currently utilised or not? Examples might include housing, transport, education, jobs, recreation and amenities, shops, social support, etc.

16. What do you see as Mayfield and Easthouses's most significant disadvantages or absence of assets or resources that limit the area's potential?

17. What do you believe should be our area's most important goals or aspirations for the future?

19. What ideas do you have for improving existing facilities? Would you be interested in joining or helping to organize any of these improvements, particularly in relation to facilities and activities that you're not currently involved in?

19. Do you have any other comments or ideas that you think we should reflect on with a view to including these in our LPP?

20. Please help us by entering your postcode \* *Required*

Your answer should be no more than 10 characters long.

< Previous

Finish ✓

[Finish later](#)

## Mayfield & Easthouses Survey for Local Place Plan

100% complete

### Final page

Many Thanks for Your Help with This. You have helped to influence the local planning policy.

## Annex D – Six Qualities of Successful Places

### 1. Healthy: Supporting the prioritisation of women's safety and improving physical and mental health

Designing for:

- **lifelong wellbeing** through ensuring spaces, routes and buildings feel safe and welcoming e.g. through passive surveillance and use of physical safety measures.
- **healthy and active lifestyles**, through the creation of walkable neighbourhoods, food growing opportunities and access to nature and greenspace
- **accessibility and inclusion** for everyone regardless of gender, sexual orientation, age, ability and culture
- **social connectivity** and creating a sense of belonging and identity within the community
- **environmentally positive places** with improved air quality, reactivating derelict and brownfield land, removing known hazards and good use of green and blue infrastructure

### 2. Pleasant: Supporting attractive natural and built spaces

Designing for:

- **positive social interactions** including quality of public realm, civic spaces, streets and ensuring a lively and inclusive experience
- **protection** from the elements to create attractive and welcoming surroundings, including provision for shade and shelter, mitigating against noise, air, light pollution and undesirable features, as well as ensuring climate resilience, including flood prevention and mitigation against rising sea levels
- **connecting with nature** including natural landscape, existing landforms and features, biodiversity and eco-systems, integrating blue and green infrastructure and visual connection
- **variety and quality** of play and recreation spaces for people of all ages and abilities
- **enjoyment**, enabling people to feel at ease, spend more time outdoors and take inspiration from their surroundings

### 3. Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Designing for:

- **active travel** by encouraging more walking, wheeling and cycling together with reliable, accessible, public transport and shared transport hubs that allow for simple modal shifts
- **connectivity** including strategic cycle routes, local cycle routes, footpaths, pavements, active travel networks, desire lines, destinations, permeability, accessibility and catering for different needs and abilities
- **convenient connections** including local and regional interconnection, infrastructure, sustainable travel, interchange between public transport and active travel and supporting easy modal shifts in transport
- **pedestrian experience** including safe crossing, pedestrian priority, reduced vehicular speed and noise, inclusive design and surfaces, assistive technology, reduced street clutter, catering for suitable vehicular parking and management of loading/unloading and deliveries and refuse collections

#### 4. Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity

Designing for:

- **scale** including density, building heights, massing, orientation, building lines and legibility
- **built form** including mix of typologies, types, uses, sizes and tenures
- **sense of place** including design influences, architectural styles, choice of materials and finishes, detailing, landscape design, active frontages and cultural context

#### 5. Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions

Designing for:

- **transition to net-zero** including energy/carbon efficient solutions, retrofitting, reuse and repurposing and sharing of existing infrastructure and resources
- **climate resilience and nature recovery** including incorporating blue and green infrastructure, integrating nature positive biodiversity solutions
- **active local economy** including opportunities for local jobs and training, work spaces, enabling working from home, supporting community enterprise and third sector
- **community and local living** including access to local services and facilities, education, community growing and healthy food options, play and recreation and digital connectivity

#### 6. Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

Designing for:

- **quality and function**, ensuring fitness for purpose, design for high quality and durability
- **longevity and resilience** including recognising the role of user centred design to cater for changing needs over time and to respond to social, economic and environmental priorities
- **long-term maintenance** including effective engagement, clarity of rights and responsibilities, community ownership/stewardship, continuous upkeep and improvements

### Place Standard Tool and the delivery of successful places

The Place Standard contains 14 themes that support the Six Qualities of Successful Places, providing a consistent framework to consider and to assess the quality of new and existing places. The Place Standard tool Design Version is specifically created to support the consideration of development planning and design within the framework of the 14 Place Standard themes and to deliver on the Six Qualities of Successful Places.

## 8 Settlement Statements

### Mayfield/ Easthouses

#### Background

**8.2.26** The settlements of Mayfield and Easthouses were both developed to serve the mining industry. Easthouses is one of the oldest mining villages in Scotland, built in the early 1900s, whilst Mayfield was constructed in the 1950s to serve the expanding coal industry, including the Lady Victoria coalmine. This has influenced the style of building, settlement form and provision of community facilities, and has resulted in two distinct communities with a shared mining heritage. The settlements are located on the north-west facing slope of the Lawfield/ D'Arcy ridge. Some of the built-up area is on relatively high ground, and likely to be the extent of development in such areas. The settlements have a high proportion of housing originally built for social rent, and a significant amount of Midlothian's medium-rise flatted properties.

**8.2.27** There has been long-standing support for the expansion of Mayfield, south and south west, for predominately private housing, alongside a new distributor road, and this will provide the opportunity to create better links for the community and access to improved transport, including the Borders Railway. This housing development has stalled, but remains a priority for Mayfield, and this committed development continues to be supported by the MLDP. The Council will work with the landowner/ developer to support delivery of this development, including a requirement for investment in improved transport and community facilities. This may result in changes to the final layout/ development programme from the approved development brief. However, there will be a number of principles which must be adhered to, to ensure the wider Mayfield community benefits from this investment.

**8.2.28** Due to the scale of undeveloped but committed development land, the MLDP identifies no additional sites for housing.

#### Infrastructure and Community Facilities

**8.2.29** Mayfield and Easthouses have three primary schools: the combined Mayfield non-denominational and St Luke's RC primary schools on a campus located alongside Mayfield library; and the recently constructed Lawfield PS. To meet the needs of the Mayfield and Newtongrange committed development sites, a requirement, and provisional site, for a new primary school had been identified. This school will be needed once there is a sufficient scale of development on the committed development sites, and will be provided through developer contributions. Secondary

education is provided at Newbattle Community High School, which is to be replaced on land adjacent to the current school site. Developer contributions will be sought for additional capacity required from all new housing developments. There is a leisure centre and library serving these communities. Newbattle Health Centre, which was recently rebuilt, has sufficient capacity to meet the needs of the expanding communities.

**8.2.30** Mayfield town centre provides for local shopping needs, but supermarkets outside Mayfield and Easthouses are widely used. It is unlikely that there will be significant demand for additional retail floorspace to locate in these settlements, however the MLDP safeguards Mayfield town centre and supports environmental improvements where needed. In addition, the MLDP support for the committed Mayfield housing sites, with associated distributor road, will improve access to the A7 at Stobhill, and there is MLDP support for a new superstore in this wider location. The expectation is that the distributor road will provide for a public transport link, and consequently Mayfield will have improved access to a wider range of retail facilities, and consequently job opportunities.

#### Environment

**8.2.31** Parts of Mayfield are of relatively high density, and development is located on sloping ground at elevated levels, resulting in Mayfield being prominent from distant views. It is important that there is compensation in terms of public open space and landscaping to improve the environment for residents, and for the setting of the settlement, including from longer views. There may be limited opportunities to implement such improvements within existing built-up areas; however, committed development sites can provide the scope to introduce such improvements. In some locations this will also reduce the impression of coalescence between built-up areas. Masterplans, development briefs and planning applications should give consideration to achieving environmental improvements which will have wider benefits, including delivering green networks.

#### Key Issues

**8.2.32** The following are identified as the key issues facing the Mayfield and Easthouses area, considering commitments from previous Local Plans; the impact of development on the area; and the aspirations of the local community:

- Providing for a range of housing, in terms of tenure, density and size
- Need to improve access to services and employment

## Settlement Statements 8

- Impact on the environment of relatively dense development on a sloping setting
- Potential coalescence of built-up areas
- Importance of retaining and enhancing the core path network into the countryside ('neighbourhood planning' issue)
- Need to improve Mayfield town centre and foster community cohesion between existing and new housing areas ('neighbourhood planning' issue)

**Key Planning Objectives**

- Support the development of committed sites, along with the associated transport and community infrastructure
- Support environmental improvements, including Mayfield town centre and provision of green networks

**Contribution to Settlement Strategy**

**8.2.33** To meet the requirements of the SESplan spatial strategy, the MLDP expects the delivery of the existing committed development land as set out below. The MLDP allocates no additional development sites in Mayfield/ Easthouses.

**Committed Development**

Site Ref	Site Name	Outstanding Capacity	Expected Contribution up to 2024
h38	South Mayfield	439	200
<b>Development Considerations</b>  Site allocated in MLP 2003 (site U); part of site under construction but majority of site still to be brought forward. There is a development brief for the site (and sites h34 and h35 in Newtongrange) which requires to be revised or replaced. The design and layout of development should also relate to adjacent site h49 at Dykeneuk. The developer has experienced difficulty in bringing forward a			

Site Ref	Site Name	Outstanding Capacity	Expected Contribution up to 2024
development which satisfies the development brief, due to the difficult ground conditions and there is a need for a committed effort to resolve these difficulties to ensure housing is delivered on this site (and neighbouring committed land) to contribute to housing land requirements. However, it is recognised that the difficulties may take time to resolve and, for this reason, it is unlikely that the site will be fully developed within the plan period. The development site includes a site for a primary school. There will be a need for additional capacity for both primary and secondary education. Some capacity is available at Mayfield PS, but the new primary school will be required to serve much of this site, along with h49 (and the Newtongrange sites of h34 and h35). Secondary education will be provided at Newbattle Community High School, which will be rebuilt during the plan period. Developer contributions will be sought for education provision. There is a requirement for two new/ improved roads serving this site (along with h34, h35 and h49), which will ensure connectivity for Mayfield and Newtongrange (upgrading of B6482 (Blackcot to Gowkshill); and new distributor road (Bogwood Road to B6482)). It is important that development includes substantial landscaping, including on the periphery, to minimise the impact of development on this prominent site. This landscaping can be incorporated into the green network in this location. There will be a requirement for improvements to community facilities, to address the impact of this scale of development. This may be provided in association with new school provision, and developer contributions will be sought.			
h41	North Mayfield	63	63
<b>Development Considerations</b>  Site allocated in MLP 2003 (site X). The site is in an elevated location, and its development will need to avoid the highest parts of the site and to provide substantial perimeter planting to create a long-term settlement edge. Access will be taken through a neighbouring consented social housing site (Oak Place); however, the layout and access options should consider the relationship with the committed housing site at Bryans (h48) to deliver a better design/ layout solution. Additional capacity will be required at Lawfield PS and Newbattle Community HS for which developer contributions will be sought.			



## 8 Settlement Statements

Site Ref	Site Name	Outstanding Capacity	Expected Contribution up to 2024
h48	Bryans, Easthouses	65	65
<b>Development Considerations</b>  Site allocated in MLP 2008 (site H4). The site is a brownfield opportunity (resulting from re-provisioning of Bryans PS on a new site as Lawfield PS). Local access issues will require consideration, however there is potential to address access in association with the neighbouring North Mayfield (h41) site. Additional capacity will be required at Lawfield PS and Newbattle Community HS for which developer contributions will be sought.			
h49	Dykeneuk, Mayfield	50	50
<b>Development Considerations</b>  Site allocated in MLP 2008 (site H7). The housing development should be restricted to the northern part of the site with the remainder being utilised for community woodland with public open space and footpaths linked where possible to the local access and wider core paths network in order to promote public access between the urban areas and the surrounding countryside. The design and layout of the site and delivery of the development should be brought forward within the context of the development brief for the adjoining committed development sites (h34, h35 and h38) or any revised or replacement development brief for the area. The site will benefit from the planned improvements to the local roads (upgrading of B6482 (Blackcot to Gowkshill) and the new distributor road (Bogwood Road to B6482)) and appropriate developer contributions will be sought towards these. Additional capacity will be required for primary and secondary schools for which developer contributions will be sought.			

Table 8.12 Mayfield/Easthouses Committed Development

### Implementation

**8.2.34** The following infrastructure or other developer contributions will be required. Further details are provided in the section 75 agreements for those development sites with planning approval (where relevant) and in the Implementation section of this Plan (policies IMP1 and IMP2). Also refer to the *Developer Contributions* Supplementary Guidance.

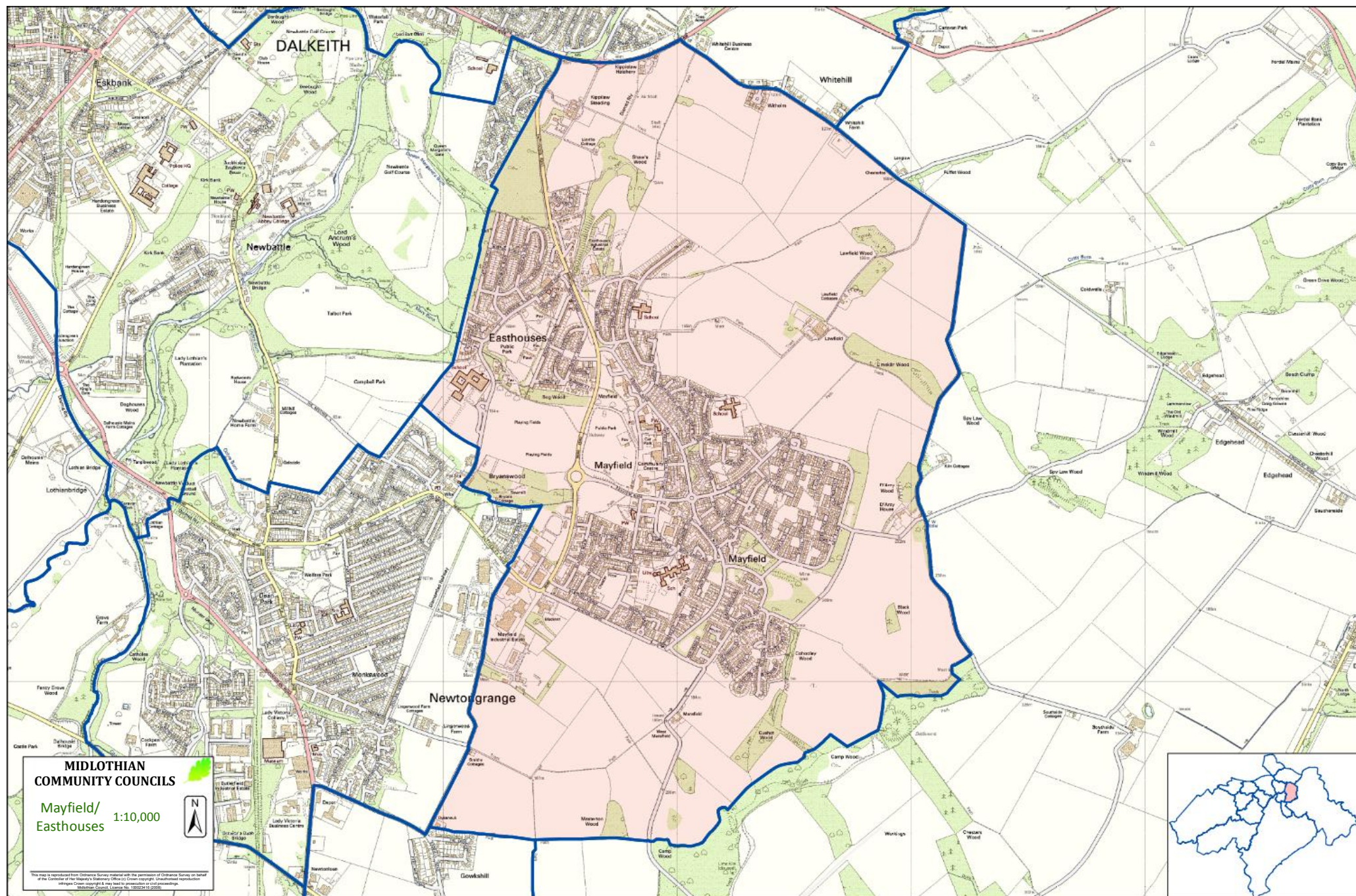
Requirement	Relevant Site
<b>Transportation</b>	
Borders Rail	h48; h49
Upgrading of B6482 (Blackcot to Gowkshill)	h38; h49
Distributor road (Bogwood Road to B6482)	h38; h49
Access improvements, including footpaths and cycleways	h38; h41; h48; h49
Reference should be made to paragraph 4.5.8 of this Plan with respect to cross-boundary strategic transport infrastructure (subject to outcome of Transport Scotland study)	h38; h49
<b>Education</b>	
New primary school at South Mayfield	h38; h49
Additional capacity at Lawfield PS	h41; h48
Additional capacity at Newbattle Community High School	h38; h41; h48; h49
Additional capacity at denominational secondary school	h38; h41; h48; h49
<b>Green Network/ Landscaping</b>	
Structure landscaping and open space (as per planning consent/ masterplans/ section 75 agreement)	ALL
New green network links	h38; h49



## Settlement Statements 8

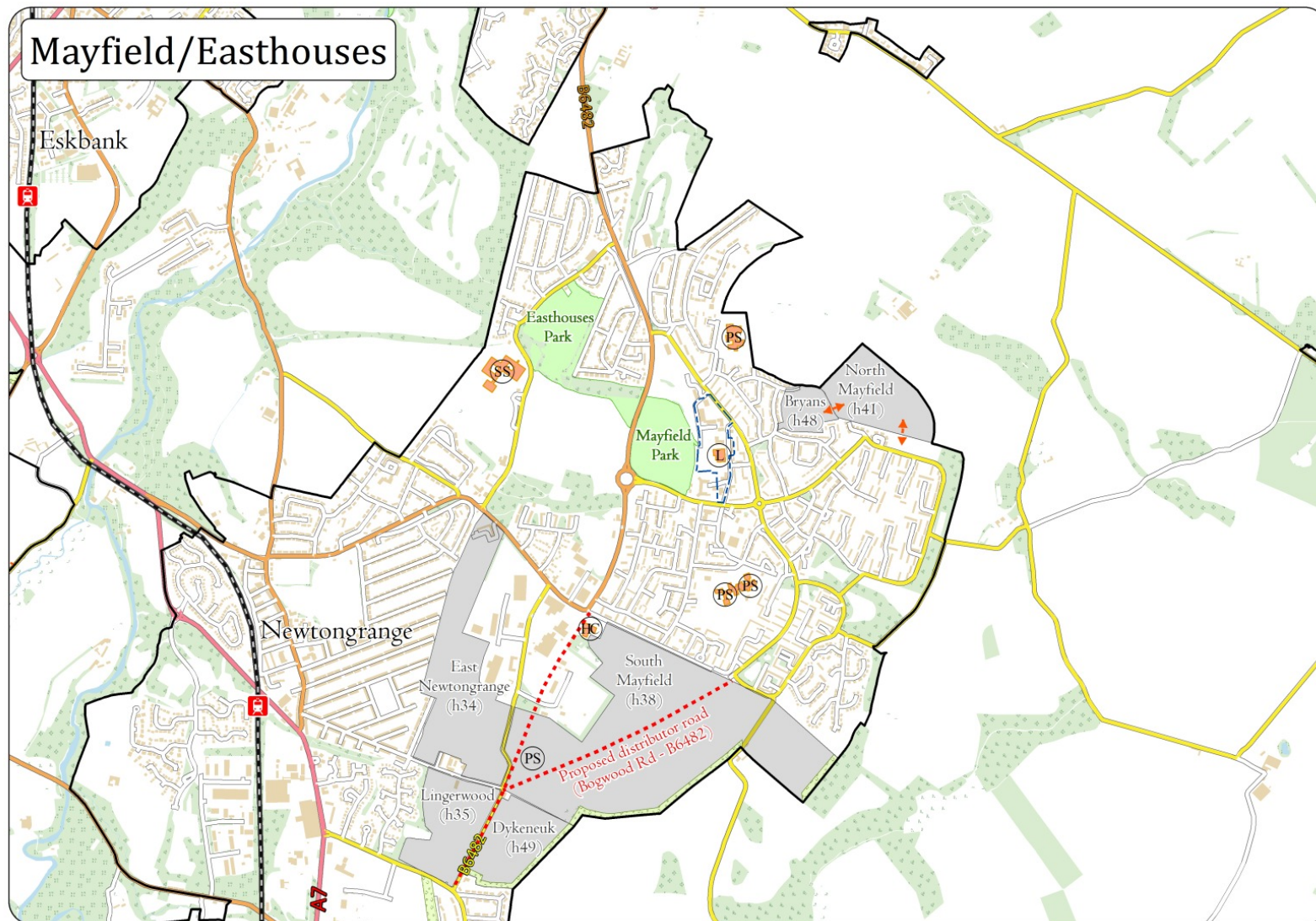
Requirement	Relevant Site
<b>Other Requirements</b>	
Affordable housing (as per policy/ section 75 agreement)	h38; h41; h48; h49
Improved library provision	h38
Contribution to community/ leisure facility	h38
Improvements to Mayfield town centre	h38; h41; h48; h49
Water and drainage infrastructure (as required)	ALL

Table 8.13 Mayfield/Easthouses Implementation Requirements





## 8 Settlement Statements



Mayfield/Easthouses Settlement Statement map

## 6.9 - Easthouses Industrial Estate



Site reference: e18

Settlement: Easthouses

Grid reference: NT 34656 65829

Gross site area: 1.83ha

Gross vacant land: 0.03ha

Suitable use class(es): class 5

Neighbouring land use class(es): class 9

Availability: fully occupied

Comments on constraints: none

Site notes:

- The majority of this site is used as a car breakers yard and for vehicle scrappage and maintenance;
- This site has become fully occupied since the last ELA was published in March 2022 and construction has started on a building at the south of the site.



## 6.19 - Mayfield Industrial Estate



Site reference: e17

Settlement: Mayfield

Grid reference: NT 34244 64268

Gross site area: 23.83ha

Gross vacant land: 2.41ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 2 and 9

Availability: minor constraints

Comments on constraints:

- Potential uses at this site must be mindful of neighbouring residential areas;
- The site is some distance from the A road network and access is via a busy junction with the B6482 Suttieslea Road;
- There are multiple water and wastewater assets within this site.

Site notes:

- The land to the south and east of this site is allocated for housing and an application was minded to be consented at the Council's February 2023 Planning Committee (22/00027/PPP). The MLDP supports road realignment and the formation of a new distributor road through part of that housing allocation (see LDP page 108) and the application's layout follows this;
- Housing application 22/00597/PPP is pending at the time of writing and includes the vacant land at the north east of this site;
- Applications 22/00719/DPP and 22/00898/DPP are for retrospective consent for waste activities at the south west of this site and were both submitted since the publication of the last ELA.

**From:** Midlothian Federation of Community Councils <[federation@midlothiancommunitycouncils.org.uk](mailto:federation@midlothiancommunitycouncils.org.uk)>

**Sent:** Monday, November 13, 2023 9:26 PM

**To:** 'Peter Arnsdorf ([peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk))' <[peter.arnsdorf@midlothian.gov.uk](mailto:peter.arnsdorf@midlothian.gov.uk)>

**Cc:** [bryan.pottinger@midlothian.gov.uk](mailto:bryan.pottinger@midlothian.gov.uk); [Colin.Cassidy@midlothian.gov.uk](mailto:Colin.Cassidy@midlothian.gov.uk); [connor.mcmanus@midlothian.gov.uk](mailto:connor.mcmanus@midlothian.gov.uk); [david.virgo@midlothian.gov.uk](mailto:david.virgo@midlothian.gov.uk); [Debbi.McCall@midlothian.gov.uk](mailto:Debbi.McCall@midlothian.gov.uk); [derek.milligan@midlothian.gov.uk](mailto:derek.milligan@midlothian.gov.uk); [Dianne.Alexander@midlothian.gov.uk](mailto:Dianne.Alexander@midlothian.gov.uk); [douglas.bowen@midlothian.gov.uk](mailto:douglas.bowen@midlothian.gov.uk); [ellen.scott@midlothian.gov.uk](mailto:ellen.scott@midlothian.gov.uk); [kelly.drummond@midlothian.gov.uk](mailto:kelly.drummond@midlothian.gov.uk); [kelly.parry@midlothian.gov.uk](mailto:kelly.parry@midlothian.gov.uk); [margot.russell@midlothian.gov.uk](mailto:margot.russell@midlothian.gov.uk); [Pauline.Winchester@midlothian.gov.uk](mailto:Pauline.Winchester@midlothian.gov.uk); Peter Smail <[Peter.Smail@midlothian.gov.uk](mailto:Peter.Smail@midlothian.gov.uk)>; [russell.imrie@midlothian.gov.uk](mailto:russell.imrie@midlothian.gov.uk); Stephen Curran <[stephen.curran@midlothian.gov.uk](mailto:stephen.curran@midlothian.gov.uk)>; Stuart McKenzie ([Stuart.McKenzie@midlothian.gov.uk](mailto:Stuart.McKenzie@midlothian.gov.uk)) <[Stuart.McKenzie@midlothian.gov.uk](mailto:Stuart.McKenzie@midlothian.gov.uk)>; [willie.mcewan@midlothian.gov.uk](mailto:willie.mcewan@midlothian.gov.uk)

**Subject:** MLDP2 New Housing Allocations

**To:** Head of Planning, CC: All Members of Midlothian Council

**From:** Robert Hogg, Chair, Midlothian Federation of Community Councils  
(on behalf of all Midlothian Community Councils)

## MLDP2 New Housing Allocations

The Midlothian Federation of Community Councils has given serious consideration to the issue of further new housing sites being allocated in MLDP2. All but one Community Council are of the view that they don't want any more major new sites allocated, or safeguarded, for further housing development beyond those already included in the current adopted Local Plan.

Our reasons for not wanting any major new allocations are:

1. The additional Capital and Revenue costs to the Council for Schools, Roads, other infrastructure, public services, etc will create serious financial problems for Midlothian Council.
2. More houses are not required because we have a **surplus** from MLDP1 (currently 743 units across Midlothian).
3. We need to build out the existing committed sites in MLDP1 before considering further growth, which may not actually turn out to be required.
4. Developers will use the inclusion of new sites in MLDP2 to bring applications forward ahead of committed sites where they see a commercial advantage. Applications will be difficult to refuse when the land is zoned/safeguarded for housing and therefore Councillors will be under pressure to approve these or risk losing at appeal.
5. The surplus of new housing included in MLDP1 does not take account of the impact of densification on committed sites or delays in the existing build programme when forecasting the need for additional provision. In some cases densification can be as much as 200% of the site capacities used in the Local Plan/Housing Land Audit thus further reducing the need for new sites.
6. The allocation of new sites in MLDP2 to satisfy possible MLDP3 needs would be absurd. Attempting to plan for the period 2036-2046 at this stage simply has too many variables and uncertainties to be able to predict the situation in the run up to 2046.

7. Local Place Plans should take priority in the preparation of MLDP2. Unless an LPP specifically seeks more new housing, then the presumption should be against any new allocations being included.
8. There may be a desire for smaller new sites of less than 20 units in specific Community Council Wards in order to satisfy a local need for specific types of housing on gap sites or brownfield sites. If this is the case, then these needs will be identified in the relevant Local Place Plan.
9. The view of the single dissenting Community Council was that, while they share concerns over the impact of additional housing on local infrastructure, they believe there is still a need for properly affordable housing, particularly for young people starting out on the housing ladder. They would also like to see a dialogue with Planning Officers on the types of housing that are approved and whether they are appropriate for their community.

Robert Hogg



## Mayfield and Easthouses Community (MAECC) Minutes of meeting 7 June 2023 7pm - Meeting held in Mayfield Church

### ATTENDEES

Robert Hogg (Chair, CC), Judy Thomson (Treasurer), Stuart McKenzie, Theresa Morrison, George Jackson, Craig Gallier, Stephen Liddell, Peter Smaill, Sharon Hill, Bryan Pottinger, Michael Hogg, Susan Ryan, Jennifer Allison, Laura D'Arcy, Eileen Kerr, Arthur Blackhurst, Cal Haston

### Apologies

Brian Martin, Tracylee Armit

### 1. Welcome and apologies

RH welcomed everyone to the meeting and noted apologies (documented above). He suspended normal business for a presentation about the new Easthouses Primary School, by Council Officers, emphasising its inclusivity and open nature.

- Questions were raised and answered regarding security, subsidence, footpaths, catchment areas, maintenance strategy, solar panels, and pupil capacity.
- It was mentioned that local people, including apprentices, would be employed for the project.
- Jennifer Allison introduced herself as the Head Teacher of the new school and expressed excitement about the upcoming developments.

Review of previous meeting minutes:

- RH read out the minutes from the last meeting.
- MH enquired about any updates on a new Community Police Officer, the traffic report, and issues related to NWH.
- RH shared the changes made to Midlothian Community Officers, reducing the number from 9 to 6.
- MH suggested requesting a meeting with the police to discuss their attendance at community meetings.
- Ongoing discussions with NWH were mentioned, and SL presented a report from environmental health stating that NWH is in breach of regulations regarding noise and dust.
- It was recommended that surveys be carried out by NWH before submitting them to the council.
- A survey measuring speed between Kippielaw and the Steading was conducted by the council for a week. The report provided raw data, making it challenging to analyse. However, it was noted that the majority of drivers maintained speeds between 30 mph and 40 mph, with some reaching 65 mph. This route is a major commuter road.
- The opinion was expressed that implementing a 20 mph limit would likely be more challenging than the existing 30 mph limit, considering the safe routes for school policy.
- It was mentioned that Lloyds Chemists now have new owners, but assurances were given that there would be no staff layoffs and minimal changes.
- The minutes from the last meeting were approved by CG and seconded by SL.

## 2. Police Report

Robert Hogg presented the May police report. Updates on CCTV installation were requested, with hopes that the installation would be completed within the current year.

- Local Resident, Eileen Kerr, raised concerns about the increasing number of bikes being driven in the area. RH advised calling the police immediately when such incidents occur and stated that he would highlight the issue again.
- The problem of dumped cars in lock-up garages was raised; this has been reported to the council multiple times without any action taken.
- Eileen expressed uncertainty about where to send the complaints, and RH offered to have them sent to him for forwarding to Melville Housing. Stuart suggested contacting trading standards as well to address the issue, as it was suggested a business might be running from the garage(s).

## 3. Planning

BM had prepared a report to be distributed in his absence (*Appendix i*). All points were raised and agreed by those present.

## 4. Councillor's Report

- Questions were asked about housing allocations and the eligibility of Melville house tenants. Cllr McKenzie told the meeting there were 4653
- Modular housing as a cost-effective solution was discussed, along with the long list of housing requirements.
- Clean-up efforts, discussions with local stores about litter issues, and updates on local budgets were also mentioned.

## 5. Treasurer's Report

CC have been reimbursed the expenditure from the Christmas Lights events (just under £1000), this money will be ring fenced for this use only. We were successful in our grant application and that came through this month; admin costs (£300), venue hire (£300) and funds to put towards a projector (£500) - £1100 in total. We paid out for hiring the church for our meeting, costs for our website and then we paid out nearly £1200 for our new projector, screen and accessories. The balance is £7842.58.

## 6. AOB

- Local resident, Eileen Kerr, suggested the Mayfield and Easthouses Community Club for use of meeting facilities free of charge.
- The success of the gala day was celebrated, but concerns were raised about the limited number of toilets available.
- Recognition was given to Lawfield Nursery for winning the GLiN (Grown and Learn in Nature) award for the second year in a row.
- Cal has put forward his candidacy for the Scottish Youth Parliament.

RH thanked everyone for attending and the meeting was closed.

**M&ECC, From BM re LPP, 5.6.2023 (ref 2.5.2023 & Agenda 7.6.2023)****LOCAL PLACE PLANNING: Report to M&ECC**

Many thanks to all who made time to do the pilot survey questionnaire. While it would have been better to have a 'full house' of returns, the number we received is sufficient for the proposals that follow.

- 1.** Confirm the publication of the public notice in the Midlothian Advertiser.

*DONE*

- 2.** Write to MC formally intimating our intentions. Copy to elected members.

*DONE*

- 3.** After the closing date for the wider public survey, formally write to all community interest bodies in our area, intimating our role and asking them *either* to a meeting *or* to respond in writing in relation to the same points as contained in the pilot survey & about their intended input to the development of the draft LPP.

*TO DO*

- 4.** For discussion, with a view to receiving approval from CC for the proposed wider public survey, in line with

4.1 The questions proposed, the basis of which is the feedback received from CC members, and their suggestions for improvement, along with the principle that *less is more* and the established practice of asking respondents who supply 'information-rich' responses either to be interviewed or to attend a public meeting of the CC (6 September 2023).

If anyone feels that any of their suggestions were not addressed or any member who did not manage to complete the pilot survey wishes to comment, that can be addressed in the discussion, prior to a decision.

Please note that the issue of housing developments will be fully addressed in the draft LPP, which will come to the CC for discussion, and hopefully approval, at its meeting on 4 October 2023, prior to submission to MC. We will also ensure that existing data and other relevant information (including that by the Development Trust and that gathered by MC in relation to LPP) is referred to in the draft LPP.

- 4.2 It should be noted that, in addition to online circulation of the (short) questionnaire, hard copies will be made available locally and 'snowballing' will be used to encourage as high a response rate as possible.

- 4.3 The questions now proposed are as follows:

Question 1: What do you think are the most valuable assets, resources, or benefits that Mayfield and Easthouses have, whether they are being currently utilised or not? [housing, transport, education, jobs, recreation and amenities, shops, social support?]

Question 2: What do you see as Mayfield and Easthouses's most significant disadvantages or absence of assets or resources that limit the area's potential?

Question 3: What do you believe should be our area's most important goals or aspirations for the future?

Question 4: What ideas do you have for improving existing facilities? Would you be interested in joining or helping to organize any of these improvements, particularly in relation to facilities and activities that you're not currently involved in?

Question 5: Do you have any other comments or ideas that you think we should reflect on with a view to including these in our LPP?

**Brian Martin**

**LPP Lead for M&ECC**

## **Mayfield & Easthouses Community Council**

Gives notice that it will take the lead in the preparation of a **LOCAL PLACE PLAN** for our community. Interested individuals & organisations active in our area are invited to contact us at **enquiries@mayfieldand easthouses.cc** to discuss their possible involvement in this process.

Applicant response to roads comments. We have marked up our comments in red text on the original consultee response. 22 July 2022.

---

## MEMORANDUM

**To:** Mr Hugh Shepherd, Planning Officer, Planning & Development

**From:** Mr Jim Gilfillan, Consultant - Policy & Road Safety, Corporate Resources

**Your Ref:** Planning Application Number : 22/0027/PPP

**Date:** 06 July 2022

**Subject:** **APPLICATION FOR PPP FOR RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS (EIA DEVELOPMENT)  
LAND TO SOUTH OF MAYFIELD AND EAST OF  
NEWTONGRANGE, CRAWLEES ROAD, GOWKSHILL**

---

I have no objection in principle to this proposal but would note that the following issues would require to be addressed at any detailed design stage :

1. The Transport Assessment (TA) indicates that the realignment of Crawlees Road at its northern end cannot be achieved as the developer does not have control of the land required. The road corridor required to achieve this realignment has been safeguarded with the land being owned by Midlothian Council. This realignment should be formed as part of the overall development and would remove the need for the junction alterations identified for junction 2 (Sutterslea Rd / Mayfield Industrial Estate) in the TA.

We note the safeguarding of the land. We have previously sought meetings with the Council's estates team on this matter and would require clarity on the terms of any sale of the land. In addition, clarity would be required on whether the proposed safeguarded area is sufficient for a new road, footway and cycle ways taking into account changes in levels and whether any associated remodelling of the Suttieslea Road junction could be undertaken on land within the Council's ownership. We would welcome clarification and/or further discussion on these matters.

2. Crawlees Road currently does not have a footway along it and a suitable pedestrian route should be provided. This could be formed as a standard 2m wide public footway adjacent to the road or as remote footpaths built into the landscaping. Improvements to Crawlees Road should also include realigning the section of road at the cottages to improve the present road alignment and form a wider buffer strip between the road and the cottages.

The Masterplan provides for a segregated footpath parallel to Crawlees Road to the west.

Which cottages are being referred to here? Smithy Cottages at the north of Crawlees Road or to the South at Gowkshill?

3. The proposed road linking Bogwood Road with Crawlees Road should be designed to function as a potential public transport link which will require a more direct road alignment at its western end.

The layout of the link road in this location has been carefully designed to work with the contours of the land, reduce traffic speeds and reflect the priorities of Designing Streets.



A key feature of the masterplan is An Clachan and the surrounding open space. This has been designed to provide a positive elevation to the street scene on each approach. Furthermore, a very important element in the overall strategy is to minimise any sense of coalescence by introducing a new independent distinct village community at the centre of the development form set within a broad landscape framework.

Priority junctions on the link road, to the east and west of An Clachan, will be designed to reduce traffic speeds, accommodate appropriate gradients. It will be important that the link road is seen as a Tier 1 road in the street hierarchy serving the needs of the new community and in turn, providing the link between Newtongrange and Mayfield as per the LDP requirements. The layout of it will reduce the need for cut and fill by working with the contours of the land.

4. The Transport Assessment has investigated eight, existing road junctions which would be directly affected by development traffic and concluded that improvements would be required at 3 of the junctions.

Junction 1 - Stobhill Road / Crawlees Road (minor realignment / widening)  
 Junction 2 - B6482 Suttieslea Road / Mayfield Industrial Estate (minor widening)  
 Junction 6 - A7 / Stobhill Road (introduction of traffic signals)

Technical details of the proposed improvements would require to be submitted for approval with steps being taken to reduce the anticipated DoS of 93.0% at junction 6 to below the accepted level of 85%.

We would assume that the submission of these technical details can be covered by an appropriate condition and we would request to review the wording of this in due course. Please confirm.

5. The Transport Assessment has concluded that no improvements would be required to Junction 5 - A7 / B6482 Dalhousie Road Existing Traffic Signals, however the traffic generated by the proposed development would increase the maximum DoS to 93.2% which is well above the maximum 85% level we would be looking for. Steps should be taken to reduce the anticipated DoS of 93.2% at this junction to below the accepted level of 85%.

The “acceptable” threshold of 85% mentioned, is conventionally applied to priority junctions and roundabouts. At traffic signals, the normal acceptable threshold is 90%, since the operation of traffic signals can be modelled and predicted with more certainty than at other forms of junctions. Our junctions are only marginally over that threshold, not for the whole peak hour, but only for an assumed 15 or 30 minutes “peak within that peak”.

Paragraphs 7.62 onwards of the TA point out that these “predict and provide” assessment techniques, although expected as part of a TA, are now outdated as the sole means of assessing the impact and suitability of any particular development.

The TA explains the uncertainty of predicting future traffic flows due to changed travel patterns arising from Covid, and from ongoing implementation of transport policy to reduce reliance on the private car. These result in changes to base traffic flows, future traffic growth predictions, and even trip rate predictions for developments.

Continued reliance on “predict and provide”, and consequently the provision of new road capacity to accommodate development, is not consistent with the aims of policy, to reduce the demand to travel and to encourage mode shift to more sustainable transport modes.

The proposals put forward in the TA are therefore a reasonable compromise between “predict and provide” and the aims of national and local transport policy, combined with changed travel patterns such as increases in home working and home shopping etc.

6. The road improvements identified in the Transport Assessment and outlined in this memo should be provided as part of this development with a programme being brought forward indicating at which phase of development each improvement would be delivered.

We would anticipate this could be dealt with using an appropriate condition on phasing. Please confirm.

7. Active travel routes (both walking and cycling) should be provided within the development providing access to local facilities, schools and bus stops.

There are active travel routes shown throughout the masterplan. We would anticipate that the specific details of these would be dealt with at AMSC stage. Please confirm.

8. Parking for both residents and visitors should be provided to meet current council standards.

We would anticipate that the specific details of these would appropriately conditioned to be dealt with at AMSC stage. Please confirm.

9. Public charging points for electric vehicles should be provided at suitable points within the development.

This is a matter for the detail stage of design. If an associated condition is proposed we would request to review the wording in due course. Please confirm.

10. The Drainage Assessment indicates the use of a number of SUDs basins rather than SUDs ponds. If SUDs ponds are to be required within the development then this should be specified at an early stage to allow the developer to factor in the slightly larger footprint of the ponds.

The proposed development does not include any ponds, only basins, this is confirmed in section 7 of the Drainage Assessment.



**From:** Joe Larnar <[REDACTED]>

**Sent:** 22 July 2022 15:32

**To:** Hugh Shepherd [REDACTED]

**Cc:** [REDACTED] Robin Holder [REDACTED]

**Subject:** RE: 22/00027/PPP

**CAUTION:** This email originated from outside Midlothian Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Afternoon Hugh

Please see attached our response on Transport. Comments marked up on the original response in red text.

We would be happy to meet to discuss these further.

It may be worthwhile to have a quick general catch up next week on consultee comments if you could advise on a time which suits?

Kind regards

Joe

**HolderPlanning**

Mobile: [REDACTED]

[www.holderplanning.com](http://www.holderplanning.com)

139 Comiston Road  
Edinburgh  
EH10 5QN

**From:** Hugh Shepherd [REDACTED]

**Sent:** 07 July 2022 11:35

**To:** Joe Larnar [REDACTED]

**Subject:** 22/00027/PPP

Hi Joe

A brief update on this and the consultee responses. I attach the TRANSPORT comments for your information. I provide these for you now, but I am considering the information provided and the timeframes for when such matters need to be addressed. In particular the requirements for the Safeguarded Route. On that matter, since I provided the ownership information, has any further work been carried out to look at this route?

In regards to Environmental Health, we have been in discussions with them and they have indicated some significant concerns over the proximity of development to NWH and the industrial estate. I have arranged a meeting with them for next week to discuss the position further and update from our Enforcement Officer on their latest steps.

I hope to have some formal comments back to you by the end of next week.

In regards to Landscape. Due to summer holidays the earliest that both Ellie and Bee would be available for a meeting would be w/c 8<sup>th</sup> August. Ellie is free next week before being on leave for 3 weeks.

In regard to view points for the LVIA, I note those specifically referenced in the Scoping Letter. We do note however that one view point was not accessible. It would be preferable to have the additional view as requested in the early correspondence added to the LVIA. In respect of photomontages, these can be really useful to gauge not only the possible visual impact of development but further the effectiveness of landscaping. I will liaise with Ellie and Bee further on this matter and see if there are some specific views where this would be most helpful.

Thanks

Hugh Shepherd  
Planning Officer  
Planning, Sustainable Growth and Investment Service

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith  
EH22 3ZN

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

Email: [REDACTED]

Please note I am currently working from home and only contactable by e-mail.

---

The information contained in this message may be confidential or legally privileged and is intended for the addressee only.

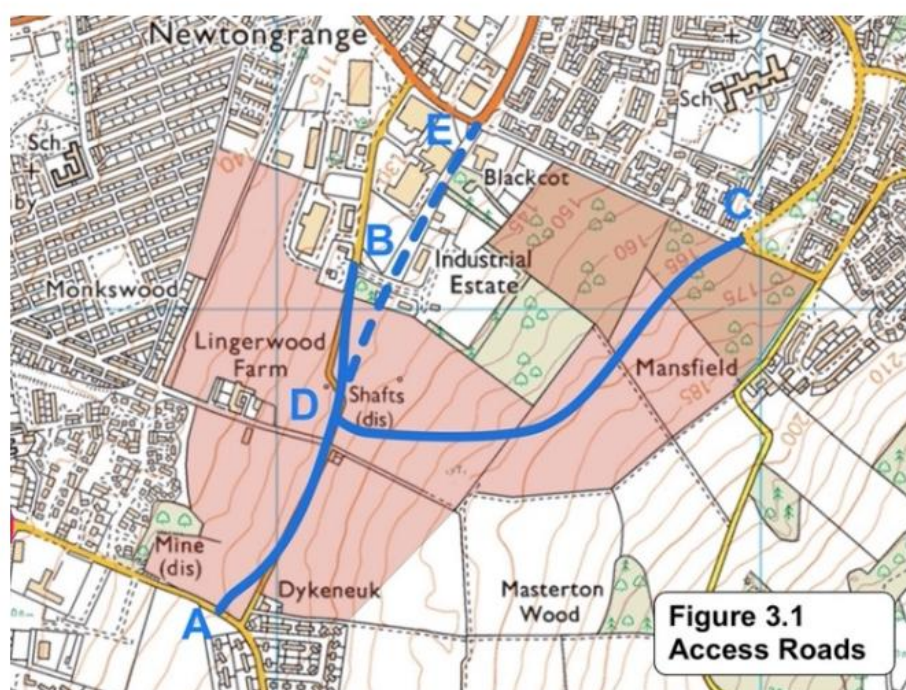
If you have received this message in error or there are any problems please notify the originator immediately.

If you are not the intended recipient you should not use, disclose, distribute, copy, print, or rely on this e-mail.

All communication sent to or from Midlothian Council may be subject to recording and/or monitoring in accordance with relevant legislation.

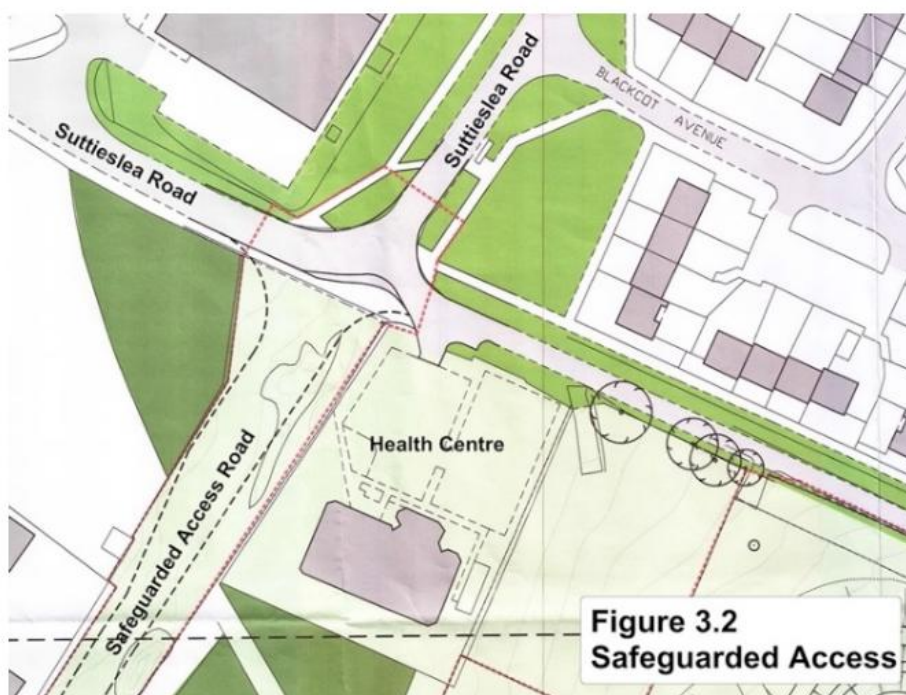
### 3. Site Description and the Surrounding Road Network

- 3.1 The development area lies to the east of Newtongrange and to the south of Mayfield, and has potential road and footway connections to both communities. The area is currently undeveloped greenfield land and it is proposed that it would be developed for approximately 1,000 dwellings in total, which would include 25% affordable housing.
- 3.2 The development comprises 4 separate sites allocated in the Midlothian LDP. As set out in Section 2 of this report, the site allocation includes a new distributor road running north to south between the B6482 Suttieslea Road and Stobhill Road, with a further connection to the end of Bogwood Road, as shown in Figure 2.1 earlier in this report. These options are explained further in Figure 3.1 below.



- 3.3 This figure shows the north-south link (A to E) between Suttieslea Road and Stobhill Road as per the LDP. The length shown by a dashed line (D to E) is safeguarded in the LDP, but is in separate ownership as it passes through the Mayfield Industrial Estate, and so is not available to the current developers.
- 3.4 In addition, the recent access to the adjacent Health Centre effectively precludes an additional junction at this location. Figure 3.2 shows the existing road layout, with the safeguarded link road superimposed. It can be seen that a new junction cannot now fit at this location.





**Figure 3.2**  
**Safeguarded Access**

- 3.5 This photograph shows the existing junction, looking south from Suttieslea Road. The extended kerblines of the access road (i.e. not including the junction radius on each corner) are shown by the yellow dotted lines.



- 3.6 While there is a significant difficulty in providing a junction design to suitable standards, the fact remains that the current applicant cannot provide this link on land within their control.
- 3.7 To the west, the Mayfield Industrial Estate access road continues south to become Crawlees Road. With all of the foregoing discussion in mind, consideration has been given to widening and realigning Crawlees Road to serve as the new distributor road (B to D in Figure 3.1).
- 3.8 This photograph shows the existing Mayfield Industrial Estate Road, which is constructed to modern distributor road standards at approximately 7.3 metres wide with footways along both sides. Most of the industrial buildings are set well back from the road, and some are now in non-industrial use, most noticeably the Ryze trampoline park.





