

Notice of Meeting and Agenda



Planning Committee

Venue: Virtual Meeting,

Date: Tuesday, 23 November 2021

Time: 13:00

Executive Director : Place

Contact:

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

Further Information:

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

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1 Welcome, Introductions and Apologies

2 Order of Business

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

3 Declaration of Interest

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

4 Minute of Previous Meeting

- 4.1** Minute of Meeting held on 12 October 2021 - For Approval 3 - 6

5 Public Reports

- 5.1** Eskbank and Ironmills Conservation Area Character Appraisal and Management Plan and Newtongrange Conservation Area Character Appraisal and Management Plan – Report by Chief Officer Place. 7 - 66
- 5.2** Supplementary Guidance: Low Density Rural Housing – Report by Chief Officer Place. 67 - 102
- 5.3** Application for Planning Permission 20/00144/DPP for 46 Dwellinghouses, Formation of Access Roads and Car Parking and Associated Works at Land at the former Wellington School, Penicuik - Report by Chief Officer Place. 103 - 138

6 Private Reports

No private reports to be discussed at this meeting.

7 Date of Next Meeting

The next meeting will be held on Tuesday 11 January 2022 at 1.00 pm.

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

Minute of Meeting

Planning Committee
Tuesday 23 November 2021
Item 4.1 Item No:



Planning Committee

Date	Time	Venue
Tuesday 12 October 2021	1.00 pm	Via MS Teams

Present:

Councillor Imrie (Chair)	Councillor Alexander
Councillor Cassidy	Councillor Curran
Councillor Hackett	Councillor Hardie
Councillor Johnstone	Councillor Lay-Douglas
Councillor McCall	Councillor McKenzie
Councillor Muirhead	Councillor Munro
Councillor Parry	Councillor Wallace

In Attendance:

Peter Arnsdorf	Planning, Sustainable Growth and Investment Manager
Jane McLeish	Legal Services
James Gilfillan	Consultant Policy and Planning
Mike Broadway	Democratic Services Officer

1. Apologies

Apologies for absence were intimated on behalf of Councillors Milligan, Russell and Smaill.

2. Order of Business

The order of business was as set out in the Agenda.

3. Declarations of interest

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

4. Minutes of Previous Meetings

The Minute of Meeting of 31 August 2021 was submitted and approved as a correct record.

5. Reports

Agenda No	Report Title	Presented by:
5.1	Pre- Application Consultation Regarding Residential Development (Flats and Dwellinghouses), Landscaping, Access Roads and SUDs/Drainage Infrastructure on Land at the Former Newbattle High School, Easthouses Road, Easthouses (21/00632/PAC)	Peter Arnsdorf
Outline of report and summary of discussion		
<p>The purpose of this report was to advise the Committee of the submission of a Proposal of Application Notice (PAN) and corresponding pre-application consultation for residential development on land at the former Newbattle High School site, Easthouses Road, Easthouses (21/00632/PAC).</p> <p>The pre-application consultation was reported to Committee to enable Councillors to express a provisional view on the proposed major development. The report outlined the proposal, identified the key development plan policies and material considerations and stated a provisional, without prejudice, planning view regarding the principle of development.</p> <p>The Committee in considering the report discussed concerns regarding road safety and the need for better traffic management in and around the vicinity of the potential application site, with the opportunity to provide potential improvements such as a pedestrian crossing. It was also suggested that the possibility of investing in the nearby play park be explored. The Planning Manager confirmed that these comments would be taken into account and raised in discussions with the proposed Developers.</p>		
Decision		
<p>The Planning Committee noted:</p> <p>a) The provisional planning position set out in this report;</p>		

- b) That any comments made by Members would form part of the minute of the Committee meeting.
- c) That the expression of a provisional view does not fetter the Committee in its consideration of any subsequent formal planning application.

Action

Planning, Sustainable Growth and Investment Manager

Agenda No	Report Title	Presented by:
5.3	Application for Planning Permission for Erection of Intermediate Care Facility; Erection of Extra Care Facility with 46 Flats; Extension to Existing Annexe Building to form Day Care Facility and Office Space; Formation of Access, Parking and Landscaping; and Associated Works at Land at the Former St Mary's Primary School and 62A Polton Street, Bonnyrigg (21/00553/DPP)	Peter Arnsdorf

Outline of report and summary of discussion

This application was for planning permission for the erection of a two storey intermediate care facility (30 bedrooms and 10 one bedroom rehabilitation flats); a three storey extra care housing building (39 one bedroom flats and 7 two bedroom flats); and the conversion of a single storey listed building to create 326sqm of day care space on land to the south west of Bonnyrigg town centre at Polton Street.

There had been one letter of representation and consultation responses from the Coal Authority, Scottish Water, Bonnyrigg and Lasswade Community Council, the Council's Archaeological Advisor, the Council's Biodiversity Advisor, the Council's Environmental Health Manager and the Council's Policy and Road Safety Manager.

The Committee whilst fully supportive of the proposed development as it would bring a much needed facility to Midlothian, discussed concerns regarding the proposed design, which included a flat roof, it being suggested that a pitched roof would be more appropriate in order to ensure better water run-off. Issues regarding road safety were also raised, with the need for appropriate traffic management in and around the immediate vicinity of the application site, with the opportunity to provide potential improvements such as pedestrian crossing(s). The Planning Manager confirmed that he would raise these comments particularly those regarding the need for a pitched roof with the Developers, with a view to either secure assurances that the design was fit for purpose or it being redesigned without an increase in the overall height.

Decision

After further discussion, the Committee agreed on this basis to grant planning permission for the following reason:

The site is within the built-up area of Bonnyrigg and the proposed development will be in keeping with the scale and character of the surrounding area and will not have a significant detrimental impact on the residential amenity of the area. The proposal therefore complies with policies STRAT2, DEV2, DEV5, DEV6, TRAN5, IT1, ENV9, ENV10, ENV18, ENV22 and ENV25 of the Midlothian Local Development Plan 2017.

subject to the conditions as detailed in the Chief Officer Place's report.

The Committee also agreed that officers should take appropriate steps to discourage the inclusion of flat roofs in the design of future applications.

Action

Planning, Sustainable Growth and Investment Manager

6. Private Reports

No items for discussion

7. Date of Next Meeting

The next meeting will be held on Tuesday 23 November 2021

The meeting terminated at 13.33 pm



ESKBANK AND IRONMILLS CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

NEWTONGRANGE CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

Report by Chief Officer Place

1 PURPOSE OF REPORT

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

2 BACKGROUND

- 2.1 Conservation Areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and enhance. Conservation area appraisals are a non-statutory form of planning guidance recommended as part of the ongoing management of conservation areas.
- 2.2 The Eskbank and Ironmills Conservation Area was designated in 1981 and covers the Eskbank area of Dalkeith including Kings Park, and the Ironmills area between High Wood, Old Edinburgh Road and Eskbank Road.
- 2.3 The Newtongrange Conservation Area was also designated in 1981. It covers the site of the Lady Victoria Colliery and the pit houses on Lingerwood Road and First to Fourth Streets.

3 PURPOSE OF CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS

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

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

- Highlight the significance of the area in terms of townscape, architecture and history;
- Provide a framework for conservation area management and for managing change within the Conservation Area; and
- Confirm the importance of the designation of the area and to consider the ongoing relevance of the current Conservation Area boundaries.

3.2 The purpose of conservation area designation and the CACAMP is not to prevent change. The aim is to identify the key characteristics of the historic environment and establish a context within which change can continue in a way which enhances historic character.

3.3 Midlothian Local Development Plan 2017 policy ENV19 Conservation Areas states that in assessing proposals for development (by way of a planning application) in or adjacent to a conservation area, consideration will be given to any relevant CACAMP.

4 CONSULTATION

4.1 The draft guidance will be made publically available on the Council's website for a period of at least eight weeks, and the consultation will be advertised via press release and social media. The Community Councils of Dalkeith & District, Eskbank & Newbattle and Newtongrange, other relevant local community groups and the National Mining Museum will be notified of the consultations on the draft CACAMPs and be invited to make comment. The comments received through the consultations will be reported back to Planning Committee.

5 RECOMMENDATION

5.1 Planning Committee is recommended to:

1. approve the draft Eskbank and Ironmills Conservation Area Character Appraisal and Management Plan and the draft Newtongrange Conservation Area Character Appraisal and Management Plan for consultation; and
2. authorise the Planning, Sustainable Growth and Investment Manager to make any necessary minor editing and design changes to the draft Conservation Area Character Appraisal and Management Plans prior to publication.

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 12 November 2021
Contact Person: Grant Ballantine, Lead Officer: Conservation and Environment
grant.ballantine@midlothian.gov.uk
Background Papers: The Midlothian Local Development Plan 2017 and the attached Conservation Area Character Appraisal and Management Plans for Eskbank and Ironmills and Newtongrange.



Eskbank & Ironmills

Conservation Area Character
Appraisal & Management Plan

DRAFT FOR CONSULTATION

MIDLOTHIAN COUNCIL
NOVEMBER 2021

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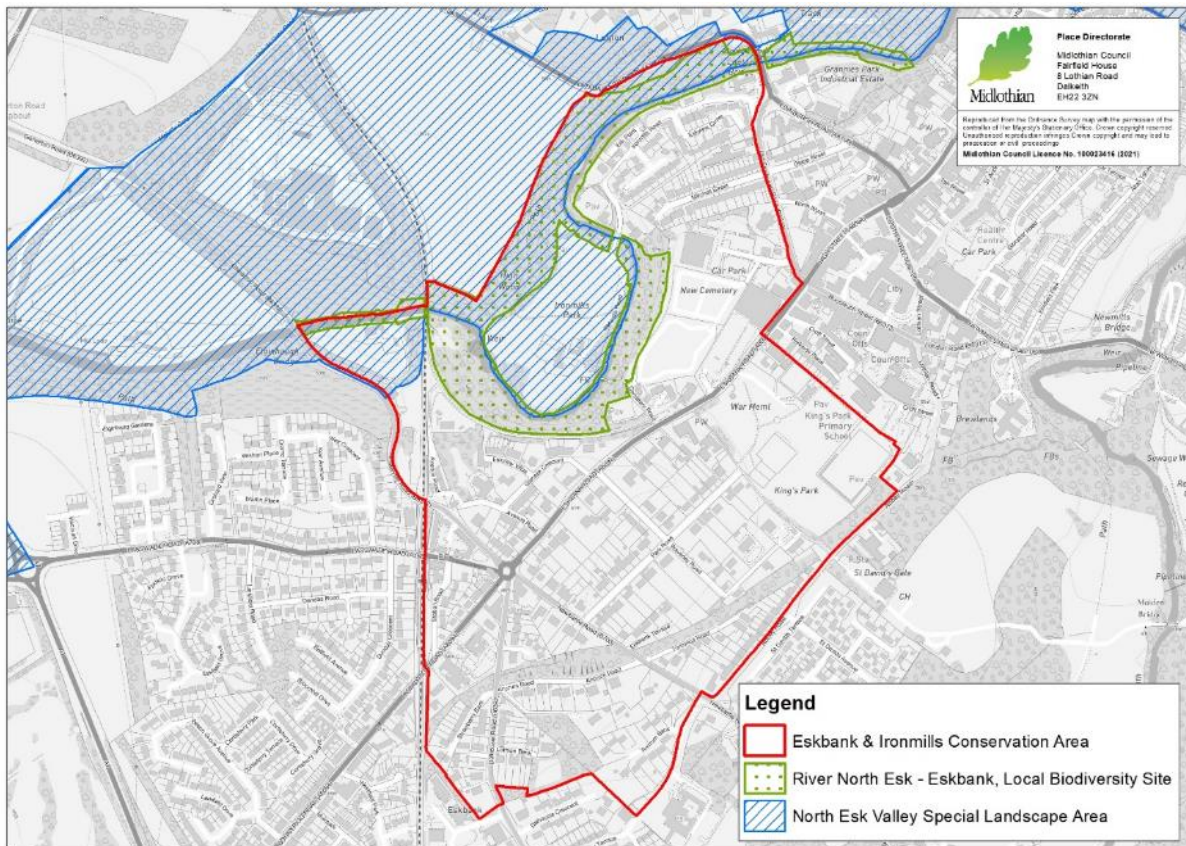
Introduction

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

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

4. The Eskbank & Ironmills Conservation Area is located in Dalkeith, to the west of the town centre. Eskbank is a Victorian suburb of Dalkeith and Ironmills straddles the River North Esk valley to the north of Eskbank. The population within the conservation area is approximately 1,200. The Conservation Area is bounded by Ironmills Park and High Wood to the north, Old Edinburgh Road and King's Park to the east, Abbey Road and Ancrum Bank to the south and the Borders Railway and Melville Road to the west.
5. Eskbank & Ironmills Conservation Area was designated in 1981. The boundary was reviewed in 2014. The Conservation Area boundary overlaps in parts with the following designations:
 - North Esk Valley Special Landscape Area; and

Figure 2 – Conservation Area, Local Biodiversity Site and Special Landscape Area boundaries



Historical Development and Significance

Origins of the Area

6. The Ironmills area was the location of mills as early as the 1540s because the sweeping bend in the River North Esk provided the opportunity to draw water to power the mills and return it to its original source. By 1587 there were four grain and cloth mills in the Ironmills area, and Dalkeith was an important market town. The area gets its name from the iron foundry which was established there in 1648. The iron mill was rebuilt in 1728, then towards the end of the 18th Century it was converted into a flour and barley mill. The mill buildings later served as a pumping station for the town's water supply, linked to the Water Tower via a pipe which was later incorporated into the Memorial Bridge. Other mills developed along this stretch of river, including textile mills, all powered from the single mill lade.



Ordnance Survey Map showing Mill Lade 1892



Ironmills 1735

7. Eskbank Toll formed around the Newbattle to Edinburgh road, where it was met by the Dalkeith to Bonnyrigg and Lasswade roads. The oldest remaining buildings are the Justinlees Inn, dating from the early 19th century, and Eskbank House (now on Glenesk Crescent) which was built in 1794 for the Minister of Newbattle. The development of Eskbank as a suburb is largely the result of the construction of the Edinburgh and Dalkeith Railway in the 1830s. Originally constructed to carry coal from Dalhousie to St Leonard's in Edinburgh, by 1834 the line was also carrying passengers. Eskbank was located on the main line, with a branch running into Dalkeith from Glenesk Junction. The railway brought Dalkeith within commuting distance of Edinburgh, and Eskbank quickly developed as an area of substantial villas with large gardens for merchants and professionals.



Justinlees Inn



Eskbank House



Eskbank Toll 1766



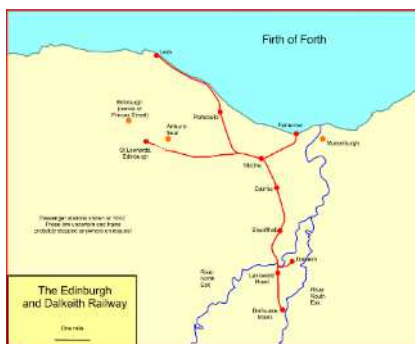
Eskbank Toll 1852



Eskbank Toll 1892

Archaeological & Historical Significance

8. The Edinburgh and Dalkeith Railway (also called the Innocent Railway) was the first railway to serve Edinburgh City Centre (an earlier line which ran from Newton to Little France is considered to be Edinburgh's first railway). Originally built as a horse-drawn tramway, it was purchased and upgraded by North British Railway in 1845. By 1847, Eskbank Station was reopened on the extended line (The Waverley Route) which would reach Hawick by 1849 and connect to Carlisle by 1862. The Dalkeith branch was also upgraded and reopened in 1847. Dalkeith Station closed to passengers in 1942 and to goods traffic in 1954. The Waverley Route closed in 1969, reopening in 2015 between Edinburgh and Tweedbank as the Borders Railway.



Edinburgh & Dalkeith Railway 1842



Eskbank 1836



Eskbank 1948

9. Eskbank is a high quality example of a Scottish Victorian suburb, which has survived largely intact. A key element of Victorian suburbs is “countryside in the city” with house styles influenced by a combination of manor houses and country cottages. In Eskbank, this translated into villas with large gardens and a significant amount of tree cover. One of the oldest surviving buildings in Eskbank is Westfield House on Bonnyrigg Road. This Category B Listed building was constructed in 1849 as the Dalkeith Union Poor House. It was the first Combination Poor House in Scotland, and initially served the parishes of Dalkeith, Newbattle, Newton and Cockpen. By 1871 it was serving 11 parishes. It later became a nursing home, which closed in the late 1950s, and is now offices.



Westfield Park



Sandstone Villa



38 Eskbank Road

10. The Ironmills area has a more varied history, linked directly to the river. Originally an industrial area, with mills being converted from one process to another as the economy dictated, the area is now mainly public greenspace (park, woodland, cemetery and bowling green) and residential, with the exception of the section which lies within the town centre. Some small remnants of this industrial heritage are visible, for example the mill buildings in Ironmills Park, the Water Tower, and the sluice and operational wheel from the mill lade. The weir which was linked to the mill lade remains in the river, and to the west of Ironmills Park the Category A listed Glenesk Railway Viaduct (constructed 1829-31) carries the Borders Railway over the River North Esk.



Weir on River North Esk



Glenesk Viaduct



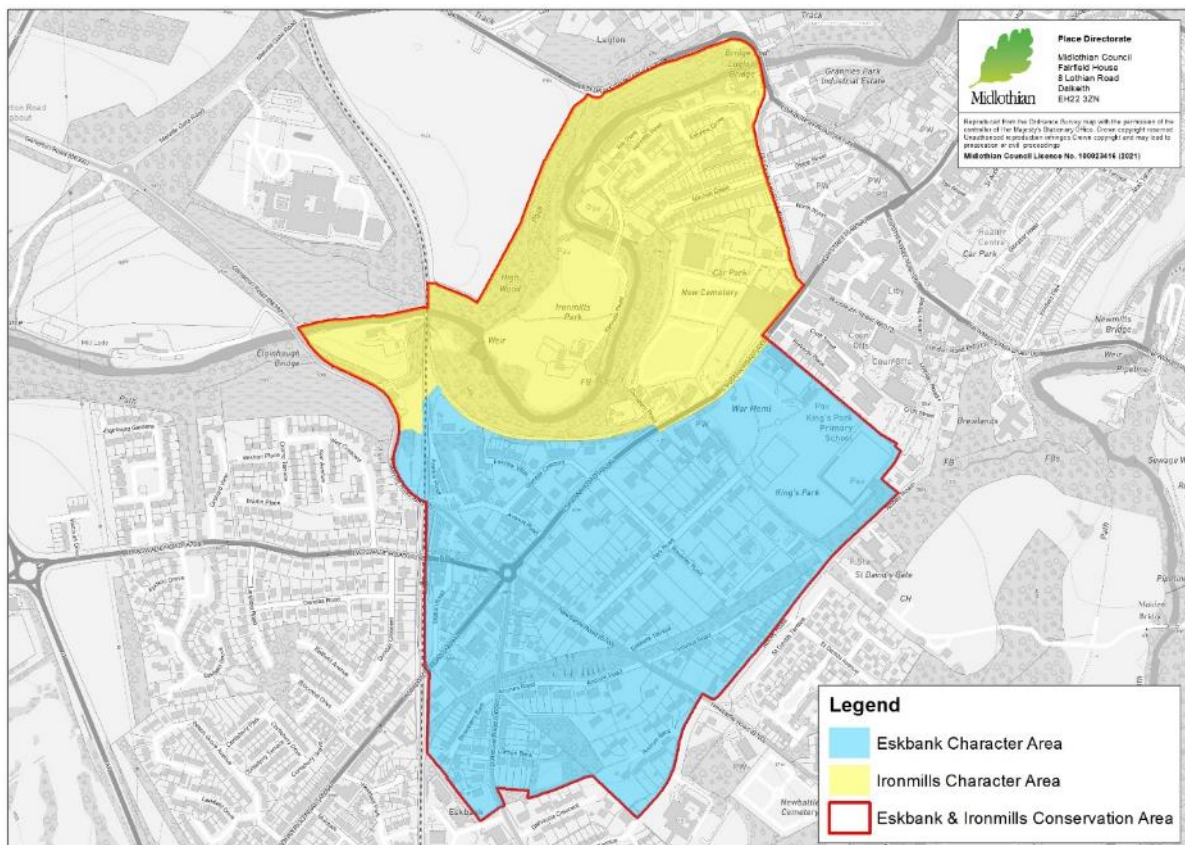
Former Ironmills mill buildings

11. A small corner of the Elginhaugh Roman Camp Scheduled Monument lies within the Conservation Area, in High Wood. It is the site of a Roman temporary camp, associated with the nearby 1st Century AD Roman Fort. The Elginhaugh Roman Fort Scheduled Monument lies across the River North Esk to the north west of the Conservation Area.

Townscape and Landscape Setting Analysis

12. The Eskbank and Ironmills areas have different architectural, historical and layout characteristics influenced by the origins of their development. These character areas are simply a means of describing areas of common characteristics within this appraisal. They have no administrative, legal or other significance.

Figure 3: Map of Conservation Area showing Character Areas



Architectural Quality & Built Form

13. **Ironmills Character Area** – this character area covers the banks north and south of the River North Esk as it flows through the Conservation Area. It also includes a small part of the town centre, which is located on a plateau south of the river. Although it has been more heavily developed in the past, when the valley was a focus for industry in Dalkeith, it is now characterised largely by greenspace and woodland. In the east of the Conservation Area, along the south bank of the River North Esk, there is an area of modern residential development which was formerly mills and associated development, and the cattle market. St David's RC Secondary School was also located here from 1948 until 1966. Remnants of industrial heritage remain, for example Lade Cottage on Ironmills Road, but it is mainly characterised by a mix in styles of late 20th and early 21st century housing.



Ironmills Park



Ironmills Road



Lade Cottage

14. Further up the valley side, heading towards the town centre and running parallel to the river is Mitchell Street, with its terraces of small sandstone late Victorian houses. The original Burgh School, opened in 1872, was located at the end of Mitchell Street, where there is now a small modern housing development. The 19th century houses on Mitchell Street are mainly cottage style with dormer windows and compact gardens, arranged mostly in terraces.



Mitchell Street



15. The former Buccleuch Church (also known as West Church) sits in a prominent position on Old Edinburgh Road overlooking the river valley. This Category B listed building was built in 1840 on a site gifted by the 5th Duke of Buccleuch to accommodate the expanding congregation at the old parish church (St Nicholas). The church was in use from 1851 until 1989, and the building now accommodates a woodwork business. The neighbouring Category B listed Manse was built in the late 1860s on land also gifted by the 5th Duke of Buccleuch. The Church Hall was located on the site between the Manse and Old Edinburgh Road. The hall was replaced by a traditional style cottage in the early 2000s.



West Church Manse



West Church



12 Old Edinburgh Road

16. The area between Old Edinburgh Road and Cemetery Road has seen a lot of change in its built form, and is characterised by the resulting variety of age, uses and architecture. The area was largely horticultural land until the Dalkeith branch of the Edinburgh and Dalkeith Railway was built in the 1830s and Dalkeith Station was built. The area now contains a blend of uses and

buildings, from the Morrisons supermarket, which opened on the site of the former railway station and bus depot in 2014, the late 20th century buildings accommodating the Royal Mail Delivery Office and Midlothian Indoor Bowling Club, surface car parks, Dalkeith Cemetery, Dalkeith Lawn Tennis Club, Dalkeith Rugby Club, residential properties (traditional and modern) and the Category C listed Harrow Hotel, which was remodelled in the early 20th century from an earlier building.



Morrisons Supermarket



Harrow Hotel



Dalkeith Cemetery

17. **Eskbank Character Area** – Eskbank is best described as a spacious, leafy, low density, 19th century suburb. However, within this there are small areas and group of buildings which differ in some ways from the predominant character. The main land use is residential, except around Eskbank Toll where there are a number of business premises including the Justinlees Inn. Kings Park is the main open greenspace in the area, but the area overall is characterised by its significant tree cover.



Abbey Road



Ancrum Road



Newbattle Road

18. The properties along Eskbank Road, Waverley Road, Park Road, Ancrum Road and Lothian Bank are predominately large 19th century sandstone villas with generous gardens and high stone boundary walls. The streets are spacious and uncluttered and there are a substantial number of mature trees. In places, original large housing plots had additional houses built on their back lands during the 19th century. Eskbank Terrace is a good example of this. The homes on Torsance Road, Abbey Road and along Dalhousie Road are from the same period, but are more mixed in size and character. A notable number of the houses in this area are listed.



Eskbank Terrace



Abbey Road



Waverley Road

19. The Avenue Road, Glenesk Crescent and Eskview Villas area (with the exception of Glenesk House and Eskbank House) is more densely developed than other parts of Eskbank and is characterised by the development of small parcels of land carried out around 1900. While the buildings have similar scale, form and materials, the individual terraces all have their own distinct architecture reflecting the style preference of the individual developers. Modern extensions have been accommodated successfully in this part of the Conservation Area where they have respected the scale and form of existing buildings while introducing contemporary details and finish materials. The 1980s building at 3 Eskview Villas (currently a children's nursery) is, however, an example of an unsuccessful modern intervention in the Conservation Area.



Glenesk Crescent



Avenue Road



Glenesk Crescent

20. The character of Station Road is also mixed. It runs between Lasswade Road and Bonnyrigg Road, parallel to the railway line, and is the location of the former Eskbank Station. The former station is a Category B listed building which opened in 1847 and closed in 1969. The building was converted into flats in the 1980s. The station building was the sole building on Station Road until the early 1900s. Two Edwardian villas (5 & 7 Station Road) were built by 1913, with 9 & 11 Station Road, the cottage on the corner with Bonnyrigg Road and the front part of the building which is now Eskbank Trading built by the late 1930s. Two additional residential properties were added in the 1990s. This street, and the area between it and Eskbank Toll, provides an interesting illustration of the evolution of local domestic architecture during the 20th century.



Former Eskbank Station Building



Station Road



Station Road/Bonnyrigg Road

21. There are pockets of more recent residential development, for example Ancrum Bank, Strawberry Bank, Dalhousie Bank, Bonnyrigg Road, Eskbank Court and around Glenesk House. These developments do not have any particular architectural merit or character, but do not detract from the overall quality of the Conservation Area.



Strawberry Bank



Bonnyrigg Road



Dalhousie Bank

Materials

22. The majority of buildings in the Conservation Area, particularly in the Eskbank character area, are sandstone - squared, coursed and dressed, with a variety of finishes including stugging and droving, often enhanced with fine ashlar dressings. The former industrial buildings in the Ironmills area are generally random rubble walls. Stone chimneys are a dominant feature, as are slate roofs. Roofs across the area take a variety of forms – corbie-stepped, skewed or barge boarded gables, and hipped. There are some pantile roofs around Ironmills and Eskbank but most are slate. Boundary walls are usually sandstone.



Sandstone Walls



Pantile Roof



Stone wall

23. Many original doors have survived, which are timber with four or six panels and sometimes with bolection moulding. Fanlights frequently have astragals of varying pattern, sometimes with stained glass. Windows are usually timber sash and case with a varying number of panes (e.g. 12, 8 or 4), and relate to the architecture of the house. Most have stone mullions and

hood moulding. Cast iron rainwater goods predominate, and there are some good examples of decorative ironwork such as railings which survive.



Front Door



Door, windows and ironwork



Ironwork

Setting and Views

24. The landscape setting and topography of the area have had a significant influence on the built form and urban character of the Conservation Area. The Ironmills character area occupies the north and south banks of the River North Esk, with views limited by this gorge setting, the natural curves of the river, and by the extensive tree cover on both banks. The steep slope to the north largely contained the growth of Dalkeith in that direction. The retention and ongoing management of the woodland on both banks contributes significantly to the character of the Conservation Area.
25. Eskbank occupies the flat land above the south side of the valley of the River North Esk, and the north slope of the River South Esk valley. There are limited views beyond the Conservation Area due to the street pattern and tree cover. The major characteristic of the setting of the Eskbank character area is the mature tree cover, both in greenspaces and private gardens.



Newbattle Road



Waverley Road



Eskbank Road



River North Esk

Public Realm, Open Space and Trees

26. The public realm in the Conservation Area consists of standard public roads and roadside footways, plus some footpaths, mostly of modern materials. The only significant public realm issues within the Conservation Area relate to reinstating access from Eskbank Road to Ironmills Park, which was lost due to slope instability, and improving pedestrian and cyclist crossing of the Eskbank Toll roundabout.



Eskbank Toll



Eskbank Road



Entrance to Kings Park

27. The Eskbank and Ironmills Conservation Area benefits from two large areas of public open space – Kings Park and Ironmills Park. Both are Council owned and managed, and are major greenspace resources for the local community and for the wider Dalkeith and Midlothian communities. Kings Park was laid out as a public park by 1893, and was designated as a “Centenary Field” by Fields in Trust in 2019. The playing fields in Kings Park are used by Dalkeith Thistle FC and Dalkeith RFC, and by the neighbouring Kings Park Primary School.



Kings Park



Kings Park



Ironmills Park

28. Additional notable areas of greenspace in the Conservation Area include the Cemetery, the woodlands surrounding Ironmills Park, the grounds of Glenesk House and the former Smeaton Branch of the North British Railway, which runs from Kings Park along the north side of Torsance Road and Ancrum Road to Strawberry Bank. This part of the rail line was built along the Benbught Burn, and is now largely covered with mature trees. The route is not accessible to the public, but it makes a significant contribution to the character of this part of the Conservation Area.



Trees on Ancrum Road



High Wood



Dalkeith Cemetery

29. The woods on the north and south slopes of the River North Esk gorge are ancient woodlands of semi natural origin. This means they are of significant cultural, historic and biodiversity value nationally as well as locally. Significant mature tree cover is an important and defining characteristic of the whole Conservation Area. Due to the built form of the Conservation

Area, particularly the Eskbank character area, many mature trees sit within private gardens. Mature trees of this age and scale require careful management to maintain their health and size, and long term planning in terms of potential replacement as they come to the end of their natural life.



Abbey Road



Ancrum Road



Eskbank Road

Assessment

Significance

30. Dalkeith became a Burgh in 1401, following the barony of Dalkeith being obtained by the Douglas family in 1341. As the location of some the earliest industrial development in Dalkeith, the Ironmills area contributed to the growth of the burgh into a market town. The land belonged to the Lords of Dalkeith until the estate was sold to the Earl of Buccleuch (later Duke of Buccleuch) in 1642, and remained part of the Buccleuch land holdings for centuries. The wealth generated in the Ironmills area had a significant influence on the fortunes of Dalkeith. The remnants of this industrial past are clear in the built form of the Ironmills character area, with the shift to predominately residential and greenspace land uses only occurring the latter half of the 20th century.
31. Eskbank is a classic, and relatively intact, example of a low density, Scottish Victorian suburb that developed as a result of the railway. The only other Victorian suburb of this nature and quality in Midlothian is Broomieknowe. Both are important examples of this era of urban development in the Lothians.

Condition

32. Overall, the Conservation Area is in good condition. The Eskbank character area in particular retains a strong sense of its original character, with only limited pockets of modern development (for example Ancrum Bank, Strawberry Bank and Eskbank Court). Furthermore, individual modern buildings and alterations/additions to traditional buildings have largely been controlled so they are sympathetic to the context, respect the scale and form of existing buildings and do not detract from the character of the Conservation Area.
33. The Ironmills character area has experienced more change, particularly the transition of Ironmills Road from predominately industrial to residential uses in the latter years of the 20th century, and the area between Old Edinburgh Road and Cemetery Road. Care will be required in the future to ensure that the condition of the Conservation Area is maintained and, if possible, improved.

Opportunities

34. For a conservation area in overall good condition such as Eskbank and Ironmills, the main opportunities relate to the ongoing preservation of its character and original building features. Modern development can be accommodated in appropriate locations within the Conservation Area if carefully design to respect the scale and form of existing buildings and enhances the historic character of the area.

Challenges

35. A major challenge for most conservation areas is the potential for small incremental changes to buildings and the public realm to have a cumulative negative impact on the area. This has been avoided in many parts of the Eskbank & Ironmills Conservation area, particularly the Eskbank character area, but care is needed to ensure negative incremental changes are avoided.
36. Much of Eskbank and Ironmills Conservation Area has, so far, also avoided intrusive modern development which has had a negative impact on the character. However, there are examples of where this has not been achieved. Care is needed to ensure any future

development is sensitively designed, respects the scale and form of existing buildings and enhances the character of the Conservation Area. The almost undeveloped character of Ironmills Park and the surrounding woodland requires careful protection.

Management Plan

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

Issues Facing the Conservation Area

38. The main issues for the Conservation Area are avoiding the negative impact of small incremental changes or loss of historic features, and ensuring that new development is carefully designed to respect the scale and form of existing buildings and enhance the historic character of the area. Maintaining the mature tree cover in the Conservation Area through careful management and planned succession planting is an essential part of maintaining the character of the area. Maintaining and improving pedestrian and cycle access within and through the Conservation Area is also an important issue.

Opportunities for Enhancement

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

Roofs and Chimneys

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

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

Masonry Walls

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

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

Windows and Doors

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

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

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

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

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

External Details

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

Satellite dishes will not be permitted on principal or public elevations or above the ridge line of the roof. Equipment should be placed in unobtrusive locations to minimise their impact.

Streetscape and Street Furniture

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

Trees

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

Midlothian Local Development Plan 2017

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

Policy ENV 19 Conservation Areas

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

New buildings, extensions and alterations

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

Demolition

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

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

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

Detailed plans for an acceptable replacement building must be in receipt of planning permission before conservation area consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that

demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed.

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

For information on permitted development rights in Conservation Areas and other restrictions on development, go to www.gov.scot or www.midlothian.gov.uk.

Appendix 1: Listed Buildings & Scheduled Monuments

Listed Buildings

Address	Description	Category	Ref No.
Lade Cottage, 22 Ironmills Road	Early 19th century with possible earlier fabric, asymmetrical 2-storey, 3-bay rectangular-plan traditional house with single storey wing to SW and late 1980s single storey and attic extension to rear (NW). Coursed rubble, brick to rear NW of single storey wing, dressed margins to openings. Pitched roof, raised ashlar skews and gable apex stacks to house, piended roof to single storey wing, mansard to rear extension, all with red pantiles. Door to principal (SE) elevation offset to right, small window above, regular fenestration to ground and 1st floor in outer bays, irregular fenestration to other elevations, modern conservatory to entire ground floor at rear (NW). Small flight hole with landing ledge set within SW gable. Modern door with 12-pane timber sash and case replacement windows to principal elevation, modern windows and doors elsewhere.	C	LB49659
Ironmills Park Pavilion	Earlier-mid 20th century. Single-storey sports pavilion. Painted render; deep brick base course to S, W and E elevations. Raised cills. Small-pane glazing pattern in metal casements, top-hopper and fixed windows. Shutter grilles to S elevation. Doors blocked with metal sheeting. Long piended roof; outer bays piended to S. Red tiles.	B	LB24430
Cartshed Range, Ironmills Park	Early 19th century. 2-storey Gothic detailed cart shed with dwelling on 1st floor to N of single storey and loft range abutting to S, further transverse single storey cottage range adjoining this to W. Rubble, stable and cottages squared and snecked. Chamfered margins. Droved quoins and rybats.	B	LB24426
Miller's House, Ironmills Park	Early-earlier 19th century. 2-storey, 3-bay house, with later 2-storey addition to N. Squared and snecked rubble; ashlar dressings. Eaves course. Chamfered margins. Droved rybats.	B	LB24428
Iron Mill, Ironmills Park	Early 19th century. Former iron mill, now converted to residential use, in Ironmills complex (other buildings listed separately). 3-storey and attic block, and block to S; single storey and attic wing to E; single storey wing to N, linked to Miller's House. Some modern additions to S. Rubble; ashlar dressings. Raised margins to 4-centred arched openings, many replaced. Moulded angle margins with corniced detail.	B	LB24427
Memorial Bridge, Ironmills Park	Charles Henry Greig, 1913. Footbridge, on E-W axis. Single span with segmental arch. Swept steps up from W; steps down to E. Harled concrete; ashlar coping. Hooped iron balustrade with ball and	B	LB24429

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	nailhead detailed newels to bridge and steps. Blocked plinths with raised concave coping. Lined and painted voussoirs. Keystones off-centre to left to N and to right to S.		
West Church, Old Edinburgh Road	William Burn, 1840. Early English gothic church. Cruciform plan; chancel to E, transepts to N and S and steeple to W. Polished ashlar. Moulded, coped base and cill course. String course, over-stepping openings hoodmoulds. String course below parapet. Coped gabletted set-off buttresses; angle buttresses and pinnacles to all corners, many of the latter now missing. Lancet windows. Moulded and hoodmoulded surrounds; chamfered cills. Nook-shafts to some surrounds. Panelled 2-leaf doors. Moulded gablet-coped skews. Grey slates. Original rainwater heads.	B	LB24457
West Church Manse, 12 Old Edinburgh Road	Later 19th century. 2-storey, asymmetric and gabled house. Squared and snecked rubble; ashlar dressings. Base course. Chamfered reveals, stopped before chamfered cill. Kingpost detail to gables; deep overhanging eaves.	B	LB24458
Harrow Hotel, 2 & 4 Old Edinburgh Road	Early 20th century; remodeled from earlier 2-storey and attic building, and with earlier 19th century wing to rear. 3-storey, with 2nd floor breaking eaves, 3-bay hotel. Harled; ashlar dressings. Base course. Painted margins. Moulded courses between floors. Overhanging eaves.	C	LB24365
St John's and King's Park Church, Eskbank Road	R Thornton Shiells, dated 1870. Early English gothic church. Rectangular plan; steeple to NW corner, octagonal stair tower to NE corner and former church hall to S. Stugged rubble; N and W elevations squared and coursed, E and S elevations squared and snecked. Ashlar dressings. Coped base course to N and W elevations. Eaves course to W and E elevations. Coped set-off buttresses. Chamfered margins. Droved margin drafts and angle margins. Lancet windows. Corinthian capitals to nook-shafts. Hoodmoulds to principal openings. Grey slates with contrasting bands to deeply pitched roof; red ridge tiles to nave. Coped skews; some gabletted skewputts. Original rainwater goods, rainwater heads dated "18 AD 70". Some moulded eaves gutter. Decorative iron door furniture to boarded doors.	B	LB24356
King's Park War Memorial	James P Alison, 1920. Square, substantial, symmetrical buttressed memorial surmounted by open crown; set on 3-tier plinth. Cream sandstone ashlar. Base course. Bold thistle-head crockets. Slightly set-off diagonal buttress, surmounted by squat crocketed pinnacles. Recessed and cusped depressed-arched panel with chamfered reveals on each elevation. Coped parapet, raised over each panel; dies, with squat crocketed pinnacles, on carved brackets at centre. Open crown, with solid octagonal crown at apex and hemispherical cap with thistle carvings, ribs and cross finial, rising from buttresses with pinnaced kneelers. Crests of the Royal Scots, Gordon Highlanders, Highland Light Infantry and a Maltese cross on buttresses.	C	LB24431

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Water Tower, Cemetery Road	James Leslie, dated 1879. Octagonal polychrome brick water tower, converted to a dwelling. 5-stage with jettied timber upper stage. Red brick; cream brick detailing and ashlar dressings. Ashlar margins and raised bracketed cills. Band cornice between 5th stage and bracketed balcony. Base of tower (1st stage), with clasping buttresses, corbelled at deep band course. Segmental-arched doorway to SW (Cemetery Road) elevation, with 2-leaf door; ashlar panel inscribed "1879" above. Full-height recessed panels to 2nd, 3rd, 4th and 5th stages, edged with cream bricks, to each elevation. Square, irregularly disposed plate glass windows; some elevations blank and some with evidence of blocked larger openings. Modern balcony with timber platform and decorative wrought-iron balustrade encircling replacement weather-boarded upper stage (former tank-house); square and vertical slit modern windows to some elevations. Deep eaves with timber eaves band. Octagonal roof with blind octagonal lantern and weathervane. Open-pedimented aediculed lucarnes to NW, NE, SE and SW. Grey slates.	B	LB24338
Cemetery Road Bridge	Mid-19th century. Narrow bridge, on N-S axis. Saddleback coped stugged ashlar piers; wrought-iron plate girder. Massive cast-iron parapets; 11-bay, with inverted nailhead panels divided by paneled pilasters and raised semicircular blocks.	B	LB24336
Glenesk Railway Viaduct	James Jardine, 1829-31. Railway bridge, on N-S axis. Single span with semicircular arch. Channelled bull-faced ashlar. Smooth ashlar channelled voussoirs.	A	LB1445
Glenarch Summerhouse, Gilmerton Road	Circa 1890. Picturesque, rustic single storey summerhouse, in Arts and Crafts style, built into garden wall to the river to E of Glenarch House. Four tree trunk columns support loggia with timber-framed central gable. Central open area below with window to river, flanked by 2 rooms each with canted fronts, leaded pane windows incorporating stained glass roundels. Complex roof structure, red tiles, leaded flats over loggia at either side, ashlar coped rear wall, large ball finials to end gables adjoining garden wall, with doorway to river at right.	C	LB1443
Glenarch Lodge, Gilmerton Road	Mid-late 19th century. Gateway to Glenarch House from Gilmerton Road, with lodge to SE. LODGE: single storey, 3-bay lodge. Rendered and lined. Consolated canopies to door and windows. Decorative cast-iron window boxes to windows.	C	LB1444
Linsandel House, 12 Melville Road	Knox and Hutton, dated 1884. 2-storey asymmetrical Italianate villa with Greek details, L-plan with 3-stage entrance tower in SW re-entrant angle. W and S elevations stugged squared and coursed	A	LB24443

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	masonry, N and E elevations stugged squared and snecked; polished ashlar dressings. Base course. Moulded timber eaves course. Cill courses to ground and 1st floors. Band course between floors, continuous around tower. Broad course below lintel level at eaves. Red column-mullions to bipartite windows at 1st floor to S and W. Moulded lintels. Tall narrow windows at ground. Elaborate segmental-arched barge boarding to gables and dormer heads.		
Langlands Lodge, 48 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay villa. Rubble, squared and coursed on W elevation; ashlar dressings. Base course. Cill course at 1st floor. Eaves cornice and blocking course. Raised angle margins. B Group with Nos 40, 42, 44 and 46 Eskbank Road and Nos 1, and 2 Avenue Road. This villa was built sometime between 1835 and 1853.	B	LB24371
Beechmohr, 46 Eskbank Road & Dunmohr, 1 Avenue Road	Late 19th-early 20th century. 2-storey, mirrored pair of 2-bay houses. Cream squared and snecked bull-faced ashlar: W elevation rubble. Polished red sandstone dressings. Stop-chamfered reveals. Band course between floors to E. Moulded eaves course and eaves guttering in centre bays and on half-piend roofs on E elevation	C	LB24370
Strathesk, 2 Avenue Road	Earlier-mid 19th century. 2-storey, 3-bay villa. Ashlar E elevation, remaining elevations squared and snecked rubble. Base course. Cill course at 1st floor on E elevation; raised margins. Group with Nos 40, 42, 44, 46 and 48 Eskbank Road, and No 1 Avenue Road. The principal elevation of this building faces onto Eskbank Road. This villa was built sometime between 1835 and 1852. A much-altered former stable block is adjoined to the S of the later wing at rear	B	LB24325
Woodville, 44 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay villa. E elevation stugged, squared and snecked rubble, remaining elevations random; ashlar dressings. Base course. Eaves cornice and blocking course. Raised margins and angle margins. Group with Nos 40, 42, 46 and 48 Eskbank Road, and Nos 1, and 2 Avenue Road. This villa was built sometime between 1835 and 1853. It was used as a commercial premises by the Bank of Scotland from circa 1897-1927.	B	LB24369
Mayfield Lodge, 42 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay villa. E elevation stugged squared and coursed ashlar, remaining elevations squared and snecked rubble; ashlar dressings. Base course. Eaves cornice and blocking course, tablet over centre bay. Raised margins.	C	LB24368
Elm Lodge, 40 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay L-plan villa. E elevation with unusual finely chiselled/textured ashlar, remaining elevations rubble; ashlar dressings. Base course. Band course	B	LB24367

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	between floors. Eaves course. Droved margin drafts and angle margins. Raised cills. Rusticated quoins to W elevation.		
38 Eskbank Road	Earlier-mid 19th century. 2-storey, 3-bay villa, made 4-bay and rectangular-plan by later, barely perceptible addition. E and N elevations stugged ashlar, S and W elevations squared and snecked rubble. Base course. Eaves course. Raised margins. Nook-shaft detail to angles of canted windows.	C	LB24336
Eskbank House, 14 Glenesk Crescent	1794. 2-storey and basement, 5-bay rectangular-plan Georgian villa. N elevation broadly droved ashlar, rusticated at ground; remaining elevations squared and coursed rubble, random at basement. Ashlar dressings. Band courses between basement and ground floors on N, W and E elevations, and between ground and 1st floors on N elevation. Eaves cornice. Rusticated quoins to ground and 1st floors. Raised cills on E elevation and at 1st floors of N elevation. Flush margins and droved tails on S, W and E elevations. Windows tallest at ground, smallest at basement. Eskbank House was built in 1794 by the Rev James Brown, Minister of Newbattle.	A	LB24375
St David's Church, Eskbank Road	Joseph Aloysious Hansom, 1853-54. Early English Gothic church with side aisles, chancel and chapels linked to later additions and modern presbytery. Cream sandstone, squared and snecked rubble; ashlar dressings. Base course. Coped set-off buttresses. Chamfered reveals. Hoodmoulds with block label stops to principal openings. Predominantly pointed-arched windows with plate tracery in 2-light cradling oculus form. Diamond-pane leaded windows. Steeply pitched grey slate roof with fish-scale bands. Decorative ridge tiles to nave. Bracketed copied skews with gablets. Variety of stone cross finials. Gabled bellcote at crossing with cross finial, cusped opening and bell (Gabrial, 1855). Some original rainwater goods.	A	LB24355
27 Park Road	Mid-later 19th century. 2-storey asymmetrical gabled villa. Squared and snecked rubble; ashlar dressings. Base course. Chamfered margins, stopped at cill, to ground floor windows. Raised cills. Painted margins to N and E elevations.	C	LB24462
Belmont, 47 Eskbank Road	Dated 1856. 2-storey, asymmetrical gabled villa. Stugged squared and snecked masonry; ashlar dressings. Eaves cornice. Moulded reveals and chamfered cills. Transoms to principal windows.	B	LB24361
The Birks, 49 Eskbank Road	Later 19th century. 2-storey, 3-bay villa. W and N elevations finely stugged ashlar, remaining elevations rubble; ashlar dressings. Base course. Eaves course, cornice and felted blocking course to W. Raised long and short quoins. Stop-chamfered reveals.	B	LB24362

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51 Eskbank Road	Mid-later 19th century. 2-storey, 3-bay gabled villa. Squared and snecked rubble; ashlar dressings. Base course. Stop-chamfered margins. Coped half-piend roofs to projecting window.	C	LB24363
Gilston Lodge, 53 Eskbank Road	Dated 1861. 2-storey, asymmetrical gabled villa. Squared and snecked rubble; ashlar dressings. Base course. Chamfered margins and cills.	C	LB24364
Former Eskbank and Dalkeith Station, footbridge, road bridge and platforms	Former Eskbank and Dalkeith Station, with platforms, foot bridge and road bridge in cutting to W. STATION: Thomas Grainger and John Miller, 1847. 2-storey, 3-bay symmetrical double-pile Tudor former station building with recessed single storey gabled wings, now converted into flats. Stugged cream sandstone masonry. Cill course at ground on E, N and S elevations. String course above 1st floor on E and W elevations. Coped parapet to E and W elevations. Finely droved margin drafts and rybats. Chamfered reveals including cills	B	LB24473
Bernafeay, 9 Lasswade Road	1923. Two storey, with 1st floor as attic, rectangular-plan English vernacular style house. Harled. Engineering brick base course, carried up to cill at windows. Painted stone cills. Low pitched gambrel roof with large gableheads, and broad gabled dormers to long elevations, all mock timber-framed. Overhanging eaves and timber eaves band. Canopy fixtures to some windows.	B	LB24432
5 & 7 Station Road	Circa 1909. 2-storey, with 1st floor breaking eaves, mirrored pair of 2-bay houses (No 5 to left, No 7, Relugas to right). W elevation bull-faced squared and coursed masonry; remaining elevations pebble-dashed. Polished ashlar dressings. Chamfered reveals, stopped before cill, at ground to W. Raised ashlar cills to pebble-dashed elevations.	C	LB24474
Parkend, 10 Dalhousie Road	Earlier 19th century. 2-storey, 3-bay house with M-gabled block adjoined transversely at rear and further later additions (including former smiddy). E elevation ashlar, remaining elevation squared and snecked rubble. Base, eaves and dividing band courses. Raised margins and angle margins.	C	LB24346
Westfield Park, Bonnyrigg Road	1849. 2-storey, 7-bay (1-5-1) symmetrical former Poorhouse. Stugged squared and coursed masonry; ashlar dressings. Base and eaves courses. Band course between ground and 1st floors on all elevations. Raised cills. Square windows at 1st floor. Originally known as Dalkeith Union Poor House, this building was the first Combination Poor House in Scotland.	B	LB24326
Appin Lodge, 6 Newbattle Road	Dated 1871. 2-storey, 3-bay villa. N elevation stugged squared and coursed masonry, remaining elevations squared and snecked rubble; contrasting ashlar dressings. Base course. Stop-chamfered angle margins to N elevation. Chamfered margins. Curly barge boarding to porch and N elevation. Deep overhanging eaves.	B	LB24448

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Hazelbank, 8 Newbattle Road	Circa 1870. 2-storey, 3-bay villa. Stugged squared and coursed masonry; ashlar dressings. Base course. Chamfered reveals. Overhanging eaves.	B	LB24449
Greenend, 14 Newbattle Road	Dated 1869. 2-storey, with 1st floor breaking eaves, 3-bay villa. N and E elevations stugged squared and snecked rubble; ashlar dressings. Base course. Stop-chamfered margins. Chamfered cills. Overhanging eaves, exposed rafters.	C	LB24450
Roseneuk, 9 Park Road	Later 19th century. Semi-detached single-storey and attic, 3-bay house. E elevation stugged ashlar, remaining elevations rubble; ashlar dressings. Base course. Stop-chamfered margins. Stone mullions.	C	LB24459
Hollybush, 11 Park Road	Later 19th century. Semi-detached single-storey and attic, 3-bay house. E elevation stugged ashlar, remaining elevations rubble; ashlar dressings. Base and eaves courses. Stop-chamfered margins to windows. Stone mullions.	C	LB24460
The Lilacs, 13 Park Road & Ellon Cottage, 15 Park Road	Later 19th century. Single storey mirrored pair of 3-bay houses (No 13 to left, No 15 to right). E elevation ashlar, remaining elevations rubble; ashlar dressings. Base course. Moulded eaves course. Raised Margins. Chamfered margins, stopped before cill, to windows. Raised angle margins.	C	LB24461
Ardchattan, 12 Park Road	Symmetrical 2-storey, 3-bay villa built between circa 1840 and 1854. Centre-doored 3-bay front (SE elevation) with pilastered ashlar door piece; slightly advanced bipartite window to left; canted box window to right; all with cornice and connecting string course. Square and snecked rubble with ashlar dressings including raised eaves course. Piended slate roof; corniced wallhead ashlar stacks with circular clay cans. Timber sash and case windows; plate glass to lower sash, multi-pane above to front; 8-pane to rear including large stair window. Panelled timber door with decorative fanlight. Plain NE gable wall; 20th century single storey, flat-roofed addition to rear. Low, 2-storey, L-plan former servants' wing attached to SW, pitched and piended slate roofs, enlarged openings to front; doors and windows to rear; gable end stack.	C	LB49619

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Waverley Cottage, 14 Park Road	Single storey, symmetrical, villa-like cottage built between circa 1840 and 1854; centre-doored 3-bay front with projecting and barge-boarded outer bays, further flanking single bays set back. Centre porch and detailing all dressed ashlar; remainder tooled snecked sandstone. Piended slate roofs with overhanging eaves and corniced ashlar stacks. Plate glass timber framed sash and case windows. Advanced gabled entrance porch to principal (SE/garden) elevation; flanking gabled bays with hoodmoulded bipartite windows and scroll detail to bargeboards with drop pendants and finials. Central gabled 2-bay section slightly advanced at rear with 2 further flanking single bays set back.	C	LB49690
Tor Lodge, 1 Eskbank Terrace	Later 19th century. 2-storey and attic, 3-bay villa with L-plan frontage. S elevation stugged squared and snecked masonry, remaining elevations squared and snecked rubble. Base course. Chamfered margins to S. Droved angle margins and margin drafts.	C	LB24372
Glencairn, 13 Waverley Road	Later 19th century. 2-storey, attic and basement, 3-bay villa. Stugged, squared and snecked masonry, basement ashlar to S, ashlar dressings. Band course between ground and 1st floor to S; string course between ground floor and basement. Eaves course, overhanging eaves. Raised long and short quoins. Raised margins and chamfered reveals.	B	LB24475
Hobart House, 19 Abbey Road	Later 19th century. 2-storey, asymmetrical gabled villa. E elevation squared and snecked stugged ashlar, remaining elevations squared and snecked rubble; ashlar dressings. Chamfered reveals, stopped before cill; chamfered cills. Deep overhanging eaves; cusped kingpost barge boarding to dormer heads and gable heads to E, W and S.	B	LB24321
23 Newbattle Road	Dated 1877. 2-storey, 2-bay villa. Bull-faced squared and coursed masonry; ashlar dressings. Deep overhanging eaves. Base course. Band course between floors, returned on E elevation. Stop-chamfered raised margins.	C	LB24447
Orwell Bank, 21 Newbattle Road	Dated 1871. Single storey and attic, 3-bay House. S elevation stugged ashlar, remaining elevations squared and snecked rubble; ashlar dressings. Base course. Chamfered margins. Raised long and short quoins to S. Slate-hung wall head dormer windows.	C	LB24446
Dunallan, 24 Newbattle Road & 20 Ancrum Road	Circa 1884. Asymmetrical 2-storey and attic villa, with Renaissance details and gablet-crow stepped gables. Bull-faced snecked ashlar; polished dressings. Eaves cornice, with nailhead details. Base course. Chamfered reveals, stopped before cill. Windows corniced to S, transomed at 1st floor to S and E. Decoratively carved aprons to windows with pedimented dormer heads to S.	B	LB24322

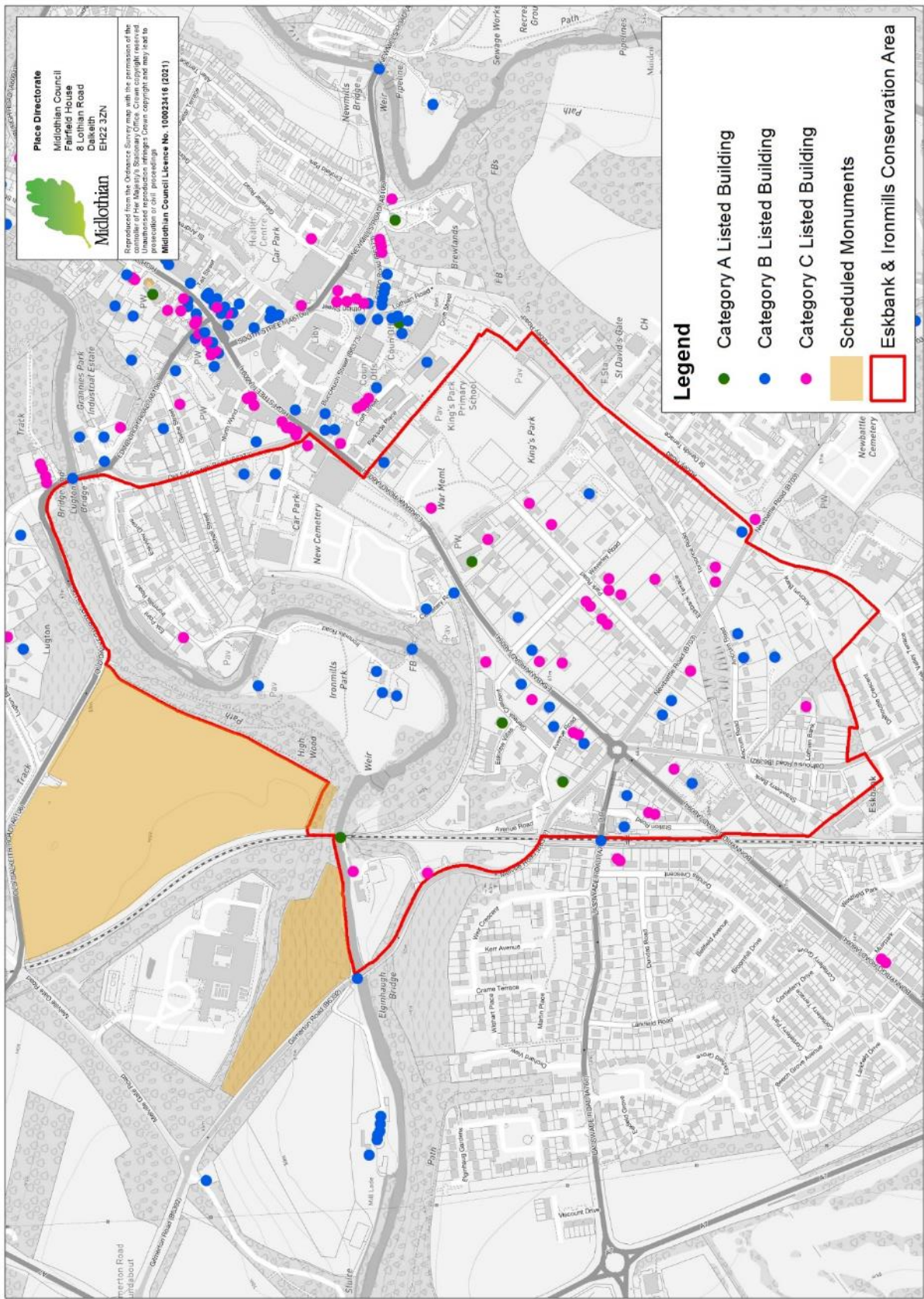
Eskbank & Ironmills Conservation Area Character Appraisal & Management Plan

Dalriada House, 18 Ancrum Road	Dated 1884. 2-storey asymmetrical villa. Stugged squared and snecked masonry; ashlar dressings. Base course. Chamfered reveals, stop- chamfered before chamfered cills.	B	LB24324
Greenore, 2 Ancrum Road	Dated 1913. 2-storey, with 1st floor in attic, asymmetrical house. Harled; red sandstone ashlar dressings. Red brick base course. Red sandstone cills. Steeply pitched roof and overhanging eaves.	B	LB24323
Mount Lothian, 9 Lothian Bank	Mid-later 19th century. 2-storey, 5-bay villa, with later (probably 1881) addition to principal elevation. S elevation stugged squared and snecked masonry, remaining elevations rubble; ashlar dressings. Eaves cornice and corniced blocking course.	C	LB24437

Scheduled Monuments

Title	Description	Ref No
Elginhaugh - Roman camp, native fort and palisaded enclosure	<p>The monument comprises the remains of a Roman temporary camp, a prehistoric fort and palisaded enclosure and associated features, all represented by cropmarks visible on oblique aerial photographs.</p> <p>The site lies above the N bank of the River North Esk immediately E of the excavated 1st Century AD Roman fort at Elginhaugh. The Roman temporary camp is represented by a rectangular cropmark with rounded corners measuring approximately 110m NNW-SSE by 70m. It occupies an area otherwise characterised by numerous ill-defined cropmarks. To the NW of the camp are a series of linear cropmarks which may represent other, larger camps or enclosures associated with the adjacent Roman fort.</p> <p>Some 40m N of the camp are the remains of an oval palisaded enclosure measuring some 40m E-W by 30m. In the extreme S of the site lies the remains of a multi-vallate promontory fort defined by a broad curving ditch with two concentric outer palisades and a slight, poorly-defined, external ditch. The fort and enclosure appear to represent native settlement of the later prehistoric period.</p> <p>The area to be scheduled encompasses the visible features and an area around them in which traces of associated activity may be expected to survive.</p>	SM6202

Figure 4: Listed Buildings and Scheduled Monuments within the Conservation Area





Newtongrange

Conservation Area Character
Appraisal and Management
Plan

**DRAFT FOR
CONSULTATION**

MIDLOTHIAN COUNCIL
NOVEMBER 2021

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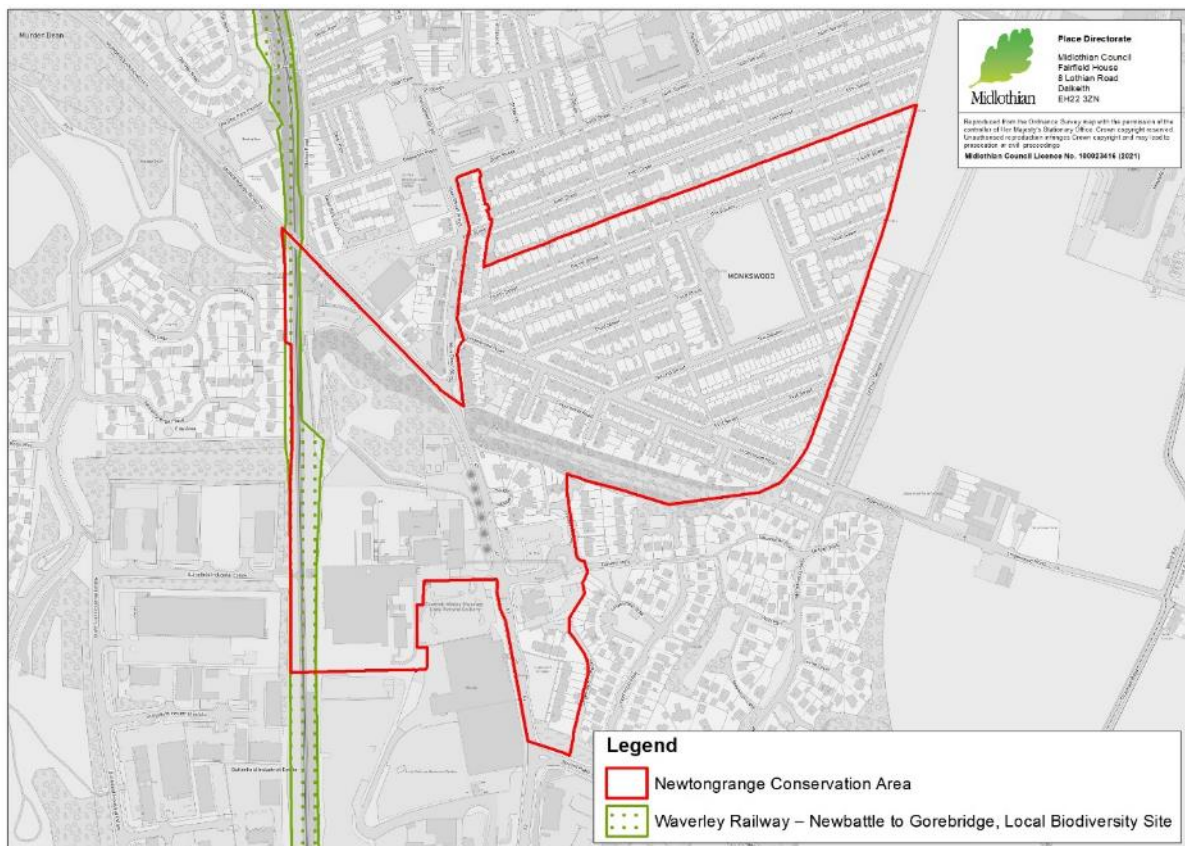
Introduction

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

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

4. The Newtongrange Conservation Area is located in the village of Newtongrange, adjacent to the village centre. The village was once the largest mining village in Scotland and was purpose built to accommodate workers from the Lady Victoria Colliery. The population within the conservation area is approximately 1,200. The Conservation Area includes the Lady Victoria Colliery site (now the National Mining Museum) and some of the housing built for the colliery workers in the early 20th century.
5. Newtongrange Conservation Area was designated in 1981. The Conservation Area boundary overlaps in parts with the Waverley Railway – Newbattle to Gorebridge proposed Local Biodiversity Site (pLBS).

Figure 1: Conservation Area Boundary & Proposed Local Biodiversity Site Boundary



Historical Development and Significance

Origins of the Area

6. Newtongrange (originally Newton Grange) developed as a settlement in the 19th century, seemingly taking its name from a building labelled “Newton” on the Roy Lowland Map of 1752 which was located on land to the north of what is now the Newtongrange Star FC ground. Nothing remains of the original settlement, which was located at what is now the junction of Main Street, Newbattle Road and Bryans Road. The village was part of the Marquess of Lothian’s estate, and by the 1880s included workers housing, a post office, school and gas works which supplied the Newbattle Estate. The nearby Lingerwood Colliery formed part of a local network of collieries called the Newbattle Collieries, which were owned by the Marquess of Lothian.



Roy's Lowland Map 1752



Ordnance Survey 1893

7. In 1890 the Lothian Coal Company was formed by the amalgamation of the Marquess of Lothian’s coal company and Archibald Hood’s company. Archibald Hood became the Managing Director of the Lothian Coal Company. A site at Newtongrange, adjacent to the Edinburgh to Carlisle Railway, was chosen for a new colliery (the Lady Victoria Colliery) which was to become the deepest mine in Scotland when it began producing coal in 1894. The connected existing pit at Lingerwood provided the statutorily required second shaft for the Lady Victoria Colliery.
8. Following the opening of the Lady Victoria Colliery, Newtongrange village was expanded to provide housing for the workers. The first phase of new pit cottages were built between 1890 and 1905 by the Newbattle and Whitehill Building Company, a subsidiary of the Lothian Coal Company. A second phase was built between 1906 and 1930 by the Newtongrange and Easthouses Building Company, also a subsidiary of the Lothian Coal Company. The new housing was laid out in a formal pattern of long parallel rows of brick built cottages in blocks of two, four or six houses, with front and rear gardens and back service lanes linked to the streets by narrow accesses at right angles to the main street pattern. The housing remained in the ownership of the Lothian Coal Company until nationalisation in 1947 when it passed to the National Coal Board. Following the closure of the Lady Victoria Colliery in 1981, over 1,000 former Coal Board houses in Newtongrange were saved by a partnership of

Midlothian District Council and Castle Rock Housing Association, some of which lie within the Conservation Area.



Ordnance Survey 1906



Ordnance Survey 1913



Ordnance Survey 1932

Archaeological & Historical Significance

9. The area of the village within the Conservation Area was planned development linked to the Lady Victoria Colliery. The Hood family, which co-owned the Lothian Coal Company, had similar ideological beliefs to philanthropic 19th century industrialists such as the Cadbury family. They believed that providing decent housing and certain social amenities produced a healthier and therefore more productive workforce. The plan for Newtongrange developed from this ideology and from the experience of Archibald Hood in improving the living conditions of workers at the Whitehill Colliery in Rosewell between 1860 and 1895.



Lingerwood Road



Rear Outshots on cottages

10. Alongside the rows of brick built cottages for workers, the village also had a post office, public gardens, and institute with a library and reading rooms, a Gothenburg public house, shops, schools and a Free Church. The housing was segregated by rank within the pit, with simpler, smaller dwellings for miners centrally located, better homes for overseers and larger residences for managers on the edge of the village. Cottages for miners were one storey, while houses for officials were two storey. The Royal Commission on Housing (Scotland) in 1912 reported that the Secretary of the Mid & East Lothian Miners' Association stated in his evidence that the houses at Newtongrange were "probably the best houses built for miners in Scotland". The

houses had two rooms and a scullery as a minimum, with new modern kitchens and bathrooms added in the 1930s.

11. The first phase of pit housing associated with the Lady Victoria Colliery included cottages along Lingerwood Road, and the creation of Second to Sixth Street. By 1913, these streets have been extended, and First Street created. As part of the extension of Second, Third and Fourth Street, a public park was formed within the grid, named The Square. This was the main public open space in the village until the Welfare Park opened in 1926. The housing in Newtongrange Conservation Area is one of the most intact surviving examples of miners' rows in Scotland. Seventh to Tenth Street were developed by 1932 in a similar style but, along with Fifth and Sixth Street, are not in the Conservation Area.



The Square (aerial photograph)



The Square

12. Lady Victoria Colliery was an outstanding example of a model colliery built at a time when the Scottish coal industry was at its peak. It utilised the most modern mining technology when it was constructed, and had the widest and deepest shaft in Scotland at the time. The winding engine which powered the lift carrying men and coal up and down the shaft was one of the most powerful in Scotland. Later additions to the colliery included the bathhouse and the still surviving gantry over the A7. At its peak in 1953, the labour force at the Lady Victoria Colliery was 1,765, including 1,360 people working underground. Most of the surface elements of the colliery survived after the pit closed in 1981, providing a clear illustration of the evolution of large colliery sites during the 20th century. It is for this reason that the colliery became the National Mining Museum in 1984.



Townscape and Landscape Setting Analysis

Architectural Quality & Built Form

13. The built form of Newtongrange Conservation Area is one of its key defining characteristics. The terraces of single storey brick cottages laid out along rectangular grids on First to Sixth Street are excellent examples of purpose built miners housing from the late 19th and early 20th centuries. As the new parallel set of streets were formed, cottages were also built along the existing streets – Main Street and Lingerwood Road. Key facilities provided by the Lothian Coal Company for workers, such as the institute and Dean Tavern (a Gothenburg tavern), and later phases of miners cottages lie outside the Conservation Area, but form an important part of the story of Newtongrange and the Lady Victoria Colliery.



Street pattern



Lingerwood Road



Second Street

14. The Conservation Area covers First to Fourth Street and parts of Main Street and Lingerwood Road. The integrity of the rows is intact, with the majority of cottages retaining original features such as sash and case timber frame windows, timber panel doors, front gardens bounded by low parapet walls topped with metal railings, timber bargeboards with exposed rafter ends, and slate roofs. The Conservation Area is on a slope, with the cottages arranged in short terraces which step down the hill. Many of the cottages retain the original rear extensions, added when kitchens and bathroom upgrades took place between WW1 and WW2. Around The Square, there are single storey cottages with bay windows, and rows of two storey cottages with bay windows and paired gable dormers. The doorways on these cottages include semi-circular brick arched doorway heads. There are also similar two storey cottages on Main Street. There are a small number of replacement modern cottages on Fourth Street and Lingerwood Road which were designed to replicate the form and style of the miners' rows, therefore blending successfully into the streetscape.



Single Storey Pit Cottage



Modern cottages on Lingerwood Road



Rear of Main Street Cottages

15. The site of the Lady Victoria Colliery, now the National Mining Museum, is also part of the Conservation Area. The complex has immense value as a model example of a late Victorian colliery which continued to develop over nearly nine decades. Most collieries in Scotland were demolished or radically altered following closure of the mines, but at Lady Victoria Colliery only small parts were lost including the canteen, baths and some of the Central Workshops. The Headgear, designed by Sir William Arrol & Co, is an important landmark in the local landscape. Due to its height of 26 metres and its location on the slope of the Mayfield Tranent ridge makes it visible from large parts of Midlothian and beyond. Another distinctive surviving feature of the colliery is the reinforced concrete gantry over the A7, which provided a walkway from the pithead to the baths and canteen. Designed by National Coal Board architect Egon Riss, it was built in 1954.



Colliery Headgear



Colliery Gantry



Colliery Pithead

16. There are four listed buildings in the Conservation Area. The Colliery, including the Engine House, Headgear, Pithead, Tipplers, Picking Tables, old Washer, Dross Hopper, New Washer, Workshops, Underground Haulage Motor House, Settling Tanks, Pulveriser Plant, Chimney Stalk, Boiler House, Power Station, Gantry, Time Office and Lamp Station, is a Category A listed building. The Lady Victoria Colliery Manager's Office is a Category B listed building. Originally built by the Marquess of Lothian as a school for children of the Lingerwood Pit miners in 1873, it was later extended and converted into the Manager's Office. It is now the office for the National Mining Museum. Adjacent to the Office are the Category C listed Lingerwood Cottages (1-12 inclusive). The cottages are built of sandstone, and are laid out around a communal

green to the front with private gardens to the rear. They were built for workers at the Lingerwood pit. Two brick cottages at 21 & 23 Murderdean Road are also Category C listed. These cottages were built to house the managers of the nearby Dean Oil Works, which was adjacent to the Lady Victoria Colliery.



Lingerwood Cottages



Lady Victoria Colliery



Colliery Manager's Office

Materials

17. Brick was the dominant material in pit housing of this era due to ease of supply from the brickworks commonly associated with collieries in central Scotland. The original cottages were built of bricks from the Lothian Coal Company's brickworks and are a fairly consistent texture and colour, mostly terracotta mellowed with a trace of black colouring on the facing bricks. Rear walls and some end walls of terraces are harled. Many front gardens have retained the original low brick walls topped with iron railings, which are a defining characteristic of the street scene. The majority of the surviving surface structures at the Colliery are composed of brick, steel and iron.



Brick colliery building



21-23 Murderdean Road



Cottage on Main Street

18. Roofs are consistently of grey Welsh slate, with a 40 degree pitch and lead finished ridges. A distinctive feature of the cottages is the use of exposed rafter ends, which give definition to the eaves line. Chimneys are plain brick with chamfered stone covings, and the cans are commonly terracotta or cream coloured clay. The paired gable dormers in the two storey cottages have slate roofs, wood panelling and cruciform decorative detailing.



Chimney on cottage



Exposed rafter ends



Roof pitch

19. Windows are timber sash and case with glazing bars and sash horns, and a relatively uniform across the Conservation Area. In the single storey cottages, the composition of the front façade is a narrow pair of windows with 8 panes of glazing, a central door and one wider window also with 8 panes of glazing on the other side. The narrow pair style is also seen on some of the two storey cottages, while others have bay windows with glazing bars in the upper sashes and in the central lower pane, and similar coupled windows above.



Cottage Window Styles in Conservation Area

20. A substantial number of original doors have survived. These doors are timber with bolection moulding 6 panel doors. The single storey cottages have transom windows above the doors, and the two-storey cottages have fanlights. Most original doors are painted in a distinctive red colour, which contributes to the character and distinctiveness of the Conservation Area.

Setting and Views

21. Main Street and Lingerwood Road pre-date the construction of the colliery and pit houses, however the straight parallel roads of First to Fourth Street were imposed onto the natural slope of the landform. From within the Conservation Area distant views are of the Pentland Hills to the west and to a limited extent the upper slope of the Mayfield-Tranent ridge that the village lies on. The street pattern limits views within the Conservation Area to the immediate environment of parallel rows and a regular pattern of buildings. One result of the strict formation of buildings on

Lingerwood Road and First to Fourth Streets is that from most points within this area attention is drawn through the narrow corridors formed by the buildings.



Back Lane with view



Stepped roofscape



View of Pentland Hills

22. This street and building pattern is a defining characteristic of the Conservation Area which should be protected. The modern additions to the rows on Lingerwood Road and Fourth Street demonstrate how new development can be sensitively accommodated whilst respecting the character of the Conservation Area. The short terraces produce a stepped roofscape, interrupted only around The Square by the two-storey cottages. This is another defining characteristic of this Conservation Area.

Public Realm, Open Space and Trees

23. The public realm in the Conservation Area consists of standard public roads and roadside footways, mostly surfaced with tarmac and concrete kerbs. Brick paviors have also been used during environmental improvement schemes in the 1980s and are now a notable feature of the public realm in the Conservation Area. The back lanes are a combination of tarmac and brick paviors. Along Main Street and Murderdean Road there are areas of concrete paving slabs. Street lighting is mostly standard modern poles, however there are some more decorative historic poles on Main Street.



Decorative street light



Brick paviors in back lanes



Public art on Main Street

24. A key feature of the public realm in the Conservation Area and an important local landmark is the Pithead Winding Wheel that has been incorporated as public art in an

area of landscaping at the junction of Main Street and Murderdean Road. There are two further Pithead Winding Wheels on display as public art in the village – one at the Leisure Centre (outwith the Conservation Area) and one at the National Mining Museum Office. These two smaller winding wheels were from the Lingerwood Colliery.



Pithead Winding Wheel



Pithead Winding Wheel Public Art



Wooded embankment

25. Open space in the Conservation Area includes The Square, which was the original public park for the pit workers and other villagers, the green in front of the Lingerwood Cottages and the wooded former railway embankment which runs parallel to Lingerwood Road. The Square is of significant importance due to the role it has in the streetscape, its historic importance within the village and the open space it provides in a relatively densely developed area of the village. The green in front of the Lingerwood Cottages are an integral part of the setting of these Category C listed buildings. The former railway embankment is an important resource for biodiversity and informal recreation in this part of the village.
26. There are numerous mature and semi-mature street trees throughout the Conservation Area. Many of these date from the environmental improvements carried out following the pit closure. Careful management of these trees will be required to maintain their health and size as they continue to mature. Two trees in the Lady Victoria Car Park (north of the gantry) are protected by a Tree Preservation Order (TPO). The northernmost part of the Museum site is now woodland with a pedestrian access path to the station.



Trees protected by TPO



Path to Station



Woodland on Museum site

Assessment

Significance

27. Newtongrange developed as a village as a result of the need to house workers from nearby coal mines and other related industries. The opening of the Lady Victoria Colliery resulted in the rapid expansion of the village, with rows of miners' cottages built to house the colliery works. The Lady Victoria Colliery was a model colliery incorporating the most up to date technology when it was developed in the 1890s. The pit housing was also considered to be of good quality, and a model for others. At one time the village became the largest mining village in Scotland.
28. The miners' rows within the Conservation Area are one of the largest and most intact examples of this style of housing in Scotland. The expansion of coal mining and associated industries in the 19th and early 20th centuries provided a lasting legacy for Scotland socially, economically and environmentally. In terms of urban development and the story of communities which can be told through the physical fabric of the towns and villages which grew up around these industries, Newtongrange Conservation Area is one of the most valuable surviving examples in the Lothians.
29. The importance of the Lady Victoria Colliery as the most intact surviving example of a late Victorian model colliery is demonstrated in its designation as the National Mining Museum. The four-acre site shows the developments in mining over generations. Highlights include the most powerful steam winding engine in Scotland, the most extensive preserved suite of Lancashire Boilers in the UK, and the only extant timber dredger in Europe. Many of the buildings and structures are Category A listed.

Condition

30. Overall, the Conservation Area is in good condition. The improvements to the pit housing and surrounding environment carried out in the 1980s made a significant impact on the condition of the Conservation Area, protecting the buildings while retained key characteristics of the buildings and streetscape. The small pockets of modern development and alterations/additions to traditional buildings have largely been controlled so they are sympathetic to the context, respect the scale and form of existing buildings and do not detract from the character of the Conservation Area.

Opportunities

31. For a conservation area in good overall condition such as Newtongrange, the main opportunities relate to the ongoing preservation of its character and original building features. Modern development can be accommodated in appropriate locations within the Conservation Area if carefully designed to respect the scale and form of existing buildings and the streetscape/layout.
32. There may be some value in reviewing the boundary of the Conservation Area at some point in the future to include more of the historic core of the village, for example Lothian Terrace, Fifth to Tenth Streets and further along Main Street. These areas are worth consideration for

their historic/architectural interest and for their contribution to the development of the village linked to the colliery.

Challenges

33. A major challenge for most conservation areas is the potential for small incremental changes to buildings and the public realm to have a cumulative negative impact on the area. This has been avoided so far in the Newtongrange Conservations Area, but care is needed to ensure negative incremental changes are avoided and that new development is sensitively designed, respects the scale and form of existing buildings and enhances the character of the Conservation Area.

Management Plan

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

Issues Facing the Conservation Area

35. The main issues for the Conservation Area are avoiding the negative impact of small incremental changes or loss of historic features, and ensuring that new development is carefully designed to respect the scale and form of existing buildings and enhance the historic character of the area.

Opportunities for Enhancement

36. Most of the traditional buildings in the Conservation Area are built of brick pointed in lime mortar. This traditional method of building enables the structure to 'breathe' as it is able to accommodate varying moisture levels by taking in and then evaporating moisture. These buildings usually have good ventilation under the floor and air movement is encouraged by open flues and through roof spaces. Breathing buildings are comfortable and healthy to live in. Repairing traditional buildings with modern materials such as cement mortar, gypsum plaster, modern formula paints and replacement windows will lead to problems with damp, brick decay and rot in timbers. Blocking air bricks and applying water repellent coatings will also cause problems with damp.
37. The following sections provide information on construction methods and materials used locally, and expectations for the repair and restoration of traditional buildings in the Conservation Area.

Roofs and Chimneys

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

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

Masonry Walls

Traditional brick walls are usually solid brickwork with two leaves with header bricks bonding the inner and outer leaves, but later examples can be a cavity wall construction. Original

masonry surface coverings such as harling should be kept. Pointing should use a lime mortar and should be correctly carried out. Using impermeable materials internally or externally will cause problems with damp. Examples of such materials include closed cell and extruded plastic insulation, plastic vapour barriers, cement or acrylic based renders, cement pointing, plastic based external wall paints and vinyl wallpaper.

Moisture in the base of walls can be reduced by lowering ground levels, improving drainage around the buildings, replacement of cement mortar with lime mortar and ensuring underfloor ventilation is functioning effectively. Brick repairs should be carried out using matching bricks and lime mortar. Replacement bricks should match existing bricks as closely as possible. Using a mortar analysis service, such as that offered by the Scottish Lime Centre, can help identify suitable mortar for repairs and maintenance.

Windows and Doors

Original door and window openings possess the correct proportions for a building and should be retained to preserve the architectural integrity of the buildings. Additional window openings are unlikely to be appropriate, but if necessary should be of an appropriate size and proportion, and should not spoil symmetry.

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

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

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

External Details

A wide range of details contribute to the character of a conservation area, and it is important that these are not lost. Important details include exposed rafter ends, and door and window format and surrounds. Brick walls and metal railings should be retained.

Satellite dishes will not be permitted on principal or public elevations or above the ridge line of the roof. Equipment should be placed in unobtrusive locations to minimise their impact.

Streetscape and Street Furniture

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

Trees

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

Midlothian Local Development Plan 2017

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

Policy ENV 19 Conservation Areas

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

New buildings, extensions and alterations

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

Demolition

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

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

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

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

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

For information on permitted development rights in Conservation Areas and other restrictions on development, go to www.gov.scot or www.midlothian.gov.uk.

Appendix 1: Listed Buildings

Listed Buildings

Address	Description	Category	Ref No.
1-12 (inclusive numbers) Lingerwood Cottages	Mid-late 19 th century. Two terraces of cottages in L-plan. Single storey, 3-bay cottages built in symmetrical mirrored pairs with 2 central canted windows. Contemporary outshots to rear. Sandstone rubble, some squared dressing, harling to rear. Sandstone rubble wall to front of cottages with rubble ridged coping stones	C	LB14602
Manager's Office, Lady Victoria Colliery	1873 2-storey, 4 bay U-plan former school with rear wings. Central crenelated porch. Coursed, tooled sandstone, stugged dressings. Interior includes geometric pattern floor tiles to porch, corniced arch and central staircase in hall, timber panelling, panelled shutters, panelled doors and cornices	B	LB14603
Lady Victoria Colliery	<p>Complete model colliery with chimney, engine house, power station, and pithead (tub circuit, tipplers and picking tables) built 1890-94. Washer and hopper added circa 1906-14, boiler house and power station extended circa 1924, picking tables extended in 1930s, gantry to baths added circa 1954. Most of plant, with various modernisations, in situ. Structures brick-built and steel-framed with sheet-metal-clad roofs.</p> <p>ENGINE HOUSE: 1890-91 tall single storey and basement red and yellow brick with cornice and angle pilasters. Cross windows with ashlar mullions and transoms, original glazing pattern. 3-bay front with centre door approached by modern concrete steps. Segmental-arched basement door flanked by oculi. Louvred ventilator in tympanum. 4-bay sides. Sheet metal roof (renewed) with curved ridge ventilator.</p> <p>HEADGEAR by Sir William Arrol & Co, 1893-4. Steel box girders 85' high with back stays and latticed braces. T-shaped supports to platform and 19' diam wheels. Light super-structure for maintenance.</p> <p>TUB CIRCUIT originally 3-storey, 9-bay gabled N elevation, each gable over 2 tall ground floor railway arches, 1st floor blocked oculi and 2nd floor twin blocked arched windows. Buttresses and finialled NW angle. Interior: ground floor brick arcades, some arches remarkably wide. Upper floors</p>	A	LB14604

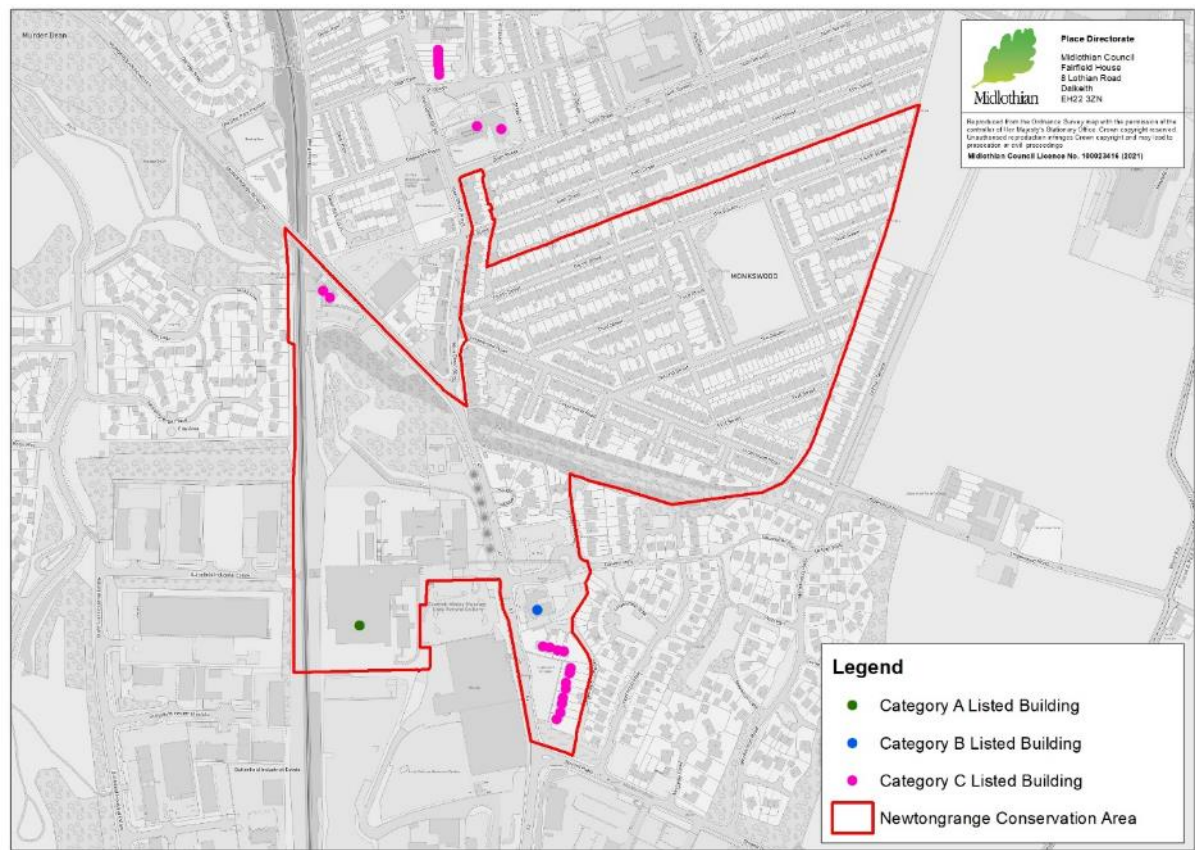
	<p>originally double decked (as was the lift cage), altered to 1, but with original floor surviving beneath it. Steel Polonceau trussed roofs on segmentally arched steel links between I-section stanchions, extended by about 8' due to lowering of steel plate floor. Post-war tub circuit restored to working order, 1986.</p> <p>TIPPLERS tall 2-storey 7 by 7-bay range with ground floor brick arcades. Buttressed W elevation with ground floor arcade and blind 1st floor windows. Interior: steel Polonceau trussed roofs on segmentally arched steel links between I-section stanchions. Steel plate floor. Contains tipplers and "plough".</p> <p>PICKING TABLES: lower 2-storey 7-bay block, originally 4-bays deep with arcaded brick ground floor, 1891-4, extended by 4-bays to S circa 1933-46 and entirely re-equipped and re-roofed with standard steel trusses at this period.</p> <p>E ELEVATION of pithead extended circa 1906-14 to house 1st floor smithy and switch house. Narrow 3-storey gabled bay with arched opening for steps to pithead, projects from wider gabled bay on tall arcade. Smith's hearth at 1st floor. Post-1932 steel-framed infill to S. Small 2-storey 4-bay buttressed motor house, circa 1906-14 with later flat concrete roof. Elevator chute to washer (probably originally to transfer coal by conveyor belt to washer).</p> <p>OLD WASHER circa 1906-14 tall 6-bay brick building, blind except 2 tiers of small arched windows in recessed panels. Lower 4-storey 2-by 3-bay re-washer added to S circa 1914-32. Gabled ends, the taller block having oculi. 2-bay motor house projects to E with round headed window and sheet metal clad belt drive powered by Peebles (Edinburgh) electric motor. Interior: important survival - 2 felspar Baum washers (cast-iron, with jiggers) driven by belt pulleys on line shafts. Probably disused since 1960s. Re-washer now empty.</p> <p>DROSS HOPPER: remarkable brick-built gabled and vaulted hopper with each elevation of arched concave recessed panels between battered buttresses. 4-bay S gable with contemporary 2-storey flat-roofed projection. Twin barrel vaulted railway tracks run beneath, fed by hydraulically-opened</p>		
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	<p>flaps. Tall steel-framed metal clad elevator. 1960s hoppers to either side, fed from W by conveyor belts.</p> <p>NEW WASHER ("Drew Boy") added circa 1963-4 to picking table block, steel-framed with brick infill. Asbestos M-roof.</p> <p>WORKSHOPS, UNDERGROUND HAULAGE MOTOR HOUSE AND SETTLING TANKS. Single storey, arched windows within 6 recessed arched bays. Cornice, angle finials (cut down circa 1987) and decorative swept-roofed ventilators. Part of roof rebuilt flat. Demolished link to pithead may have held sinking engine. Prop department to N replaced circa 1960 by tall brick building and circular concrete settling tank on pilotis. Dredger tank parallel.</p> <p>PULVERISER PLANT tall timber-framed elevator, with struts similar to headgear located over end of original boiler range. Supplied coal dust to drier and thence by gravity to boilers. Adjoining platform carried on re-used old 19th century cast iron pipes, adapted to meet reinforced concrete gantry of circa 1954.</p> <p>CHIMNEY STALK: circular section brick with steel tie bands. Originally circa 150' tall with oversailer. Twice reduced, last in 1986, to circa 100'. Adjacent cast-iron cylinder, purpose uncertain.</p> <p>BOILER HOUSE: built circa 1915-17 Steel-framed, M-roofed and brick clad with arched openings to E elevation, remaining elevations open. Contains 7 Lancashire boilers, by Tinker Shenton Ltd, Hyde, economisers by Green & Co Ltd, Wakefield and superheaters by Cooper & Greig, Dundee.</p> <p>POWER STATION: circa 1891-94, enlarged 1924. Rectangular single storey and basement gabled turbine hall brought forward by about 6' by 1914-34, masking part of engine house. Triple round-headed openings to S and oculi in each gable. Curved ridge ventilator. Slightly later infill, heightened circa 1954, links to larger 3-by 5-bay power station: tall single storey and basement, altered to 3-storey circa 1954. Altered arched windows within arched recessed panels between pilaster piers. Cornice and gable oculi. Interior, turbine hall travelling crane on brick pilaster piers. Blocked windows to E within wide alliptical arches. Steel trussed roof. E block altered 1954 with reinforced</p>		
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Newtongrange Conservation Area Character Appraisal & Management Plan

	<p>concrete floors inserted. Top floor tiled area (for distribution of lamps and tokens, and searches for contraband).</p> <p>GANTRY, circa 1954, reinforced concrete overhead passage from pithead to baths (latter demolished 1985) on T-shaped stanchions, H-shaped beyond power station. Small unglazed rectangular windows.</p> <p>TIME OFFICE AND LAMP STATION, circa 1914-32, bypassed by overhead gantry circa 1954. Single storey panelled brick-built with piended M-roof. Post-war engineering workshop (now British Coal archives) windows blocked, to N. Tubular steel gates forming the letters 'NCB' to S.</p>		
21 & 23 Murderdean Road	<p>Late 19th century. Single storey and basement, mirrored pair of 3-bay, rectangular-plan cottages. Red brick with long and short yellow brick dressings. Projecting cills; segmental-arched bipartite windows; corbelled eaves course. 10-pane timber sash and case windows. Piended grey slate roof with terracotta ridge with terracotta finials to apex. Cast-iron rainwater goods.</p>	C	LB46137

Figure 2: Listed Buildings within the Conservation Area



SUPPLEMENTARY GUIDANCE: LOW DENSITY RURAL HOUSING

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 This report seeks the Committee's agreement to undertake a formal consultation on its proposed 'Low Density Rural Housing' Supplementary Guidance.

2 BACKGROUND

- 2.1 At its meeting of 7 November 2017 the Council adopted the Midlothian Local Development Plan 2017 (MLDP). The MLDP contains a commitment to prepare Supplementary Guidance and Planning Guidance on a number of topic areas (Section 7.2, pages 81 and 82 of the MLDP). Additional guidance is required to provide further detail and interpretation of the policies and strategy set out in its development plan. One of the topic areas which needs further detail is with regard to Low Density Rural Housing.
- 2.2 Draft Supplementary Guidance has to be published to enable interested parties to make comment and for any representations received to be considered prior to finalisation of the guidance. Supplementary Guidance is subject to Strategic Environmental Assessment (SEA) and a Habitats Regulations Appraisal. Furthermore, the local planning authority must also notify Scottish Ministers of its intention to adopt Supplementary Guidance, who have the opportunity to intervene in its drafting and adoption. Once adopted, Supplementary Guidance forms part of the development plan and is given statutory weight. It is expected on core topics which are integral to the Council's spatial strategy and will be a significant policy consideration in the assessment of planning applications.
- 2.3 Non-statutory Planning Guidance does not require prior publication, consultation or notification to Scottish Ministers. Planning Guidance will be a material consideration in the assessment of planning applications but does not form part of the development plan.

3 LOW DENSITY RURAL HOUSING SUPPLEMENTARY GUIDANCE

- 3.1 The draft Supplementary Guidance is appended to this report and sets out additional guidance to support developers in preparing planning applications

for housing development on the designated sites allocated under MLDP policy RD2: Low Density Rural Housing. The overarching aim of Policy RD2 is to allow some housing in the area while ensuring that environmental improvements are realised in the process.

- 3.2 The MLDP sets out four areas where proposals for Low Density Rural Housing will be permissible. These are located within the vicinity of Wellington School and Springfield off the A701 with two sites located to the west of the A701 (Netherton and Wellington) and two to the east (Springfield and Leadburn).
- 3.3 MLDP policy RD2 sets broad requirements for developments of this type, with no more than two units to be permitted at each site and that a high proportion of each site be given over to retention and creation of areas of nature conservation interest and landscape enhancement, such as through the planting of native woodlands or the formation of ponds. This is a continuation of provisions made under policy HOUS5 of the superseded Midlothian Local Plan 2008.
- 3.4 It has been long standing established planning practice that there is a presumption against development in the countryside that does not relate to an established countryside use, particularly with regard to housing. Changes made to Scottish Government policy sought to provide for growing communities and new employment opportunities in rural areas by allowing for more flexibility in the types of permissible development in the countryside. The inclusion of the policy on Low Density Rural Housing in the MLDP was one of the measures taken to reflect this policy change at the time.
- 3.5 The sites identified in the MLDP were identified on the basis that they avoided areas of landscape and nature protection in the countryside and that they had access to a regular bus service of one per hour. Since their identification, many of the sites have been slow to progress with only the Netherton site on the east side of the A701 having an approved scheme for the entirety of the site. Of the two sites to the west of the A701, the Springfield site has had consent granted for one unit and has been constrained by having two land owners. No planning applications have been lodged on the Leadburn site, further south, thus far. The remaining site is located to the east of the A701 and north of the former Wellington School, where the MLDP allows for the possibility for a higher density of housing.
- 3.6 The draft Supplementary Guidance is appended to this report and includes:
 - Detail on the layout and design sought for the development of the sites;
 - Details on the landscape and biodiversity requirements, including a list of acceptable plant species to be utilised and features of biodiversity interest to be retained or enhanced;
 - Details on public access arrangements;
 - The nature of associated business uses and longer-term management matters in relation to Low Density Rural Housing; and
 - Information on the provision of water and drainage at the sites and any potential flooding matters.

- 3.7 With regard to the Wellington site, the draft guidance makes clear that the reference in the MLDP to a higher density of housing is only applicable where the site is required to secure appropriate and safe access for the redevelopment of the Wellington School site. In the event that this is not required (for example through an alternative access solution becoming available), the provisions of policy RD2 will be applicable, including the restriction for the site to accommodate no more than two units.
- 3.8 The draft guidance will be made publically available on the Council's website for a period of no less than 28 days. Active consultees on the MLDP Consultee Database including, Community Councils, the Scottish Environment Protection Agency (SEPA), NatureScot, Historic Environment Scotland, the Forestry Commission, Scottish Water will be notified and invited to make comment.
- 3.9 The draft Supplementary Guidance has been screened for SEA in consultation with the environmental agencies. They have concluded that significant environmental effects are not likely as a consequence of the guidance. However it is for the Council to formally determine if SEA is required and that decision will be taken following consideration of consultation responses and any subsequent, significant changes to the guidance.

4 RECOMMENDATION

- 4.1 The Committee is recommended to:
- a) approve the draft Low Density Rural Housing Supplementary Guidance for consultation; and
 - b) consider a further report on the Low Density Rural Housing Supplementary Guidance following the proposed consultation.

Peter Arnsdorf
Planning, Sustainable Growth and Investment Services Manager

Date: 12 November 2021
Contact Person: Alison Challis, Planning Officer
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Background Papers: MLDP 2017 adopted 7 November 2017 and
Appendix 1: Low Density Rural Housing
Supplementary Guidance

Low Density Rural Housing Supplementary Guidance

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Low Density Rural Housing Supplementary Guidance

1. Introduction

1.1 Low Density Rural Housing was an initiative introduced to Midlothian by the 2008 Midlothian Local Plan, which applies to the Leadburn and Wellington areas in the vicinity of the A701 and close to the Scottish Borders. The Midlothian Local Development Plan (MLDP), which was adopted in 2017, continues this initiative through Policy RD2.

1.2 There are four sites in total; Leadburn, Netherton, Springfield and Wellington, as shown on Map 1, below.



Map 1: Low Density Rural Housing Sites as allocated by Policy RD2 of Midlothian Local Plan (2017)

1.3 The aim of Policy RD2 is to ensure that there are benefits to the area through environmental improvements while allowing some housing provision where it would not otherwise be permissible. The Council considers that this policy, in addition to other provisions in the plan, will assist in promoting rural diversification, promote a pattern of rural

Low Density Rural Housing Supplementary Guidance

development appropriate to the area and encourage rural development while protecting and enhancing the environment. This is in line with the principles set out in the Scottish Planning Policy (SPP).

Low Density Rural Housing Supplementary Guidance

Policy RD2: Low Density Rural Housing

New low density housing linked to landscape enhancement is supported at four sites (Springfield, Wellington, Netherton and Leadburn). Under this policy no more than two units will be permitted at each site, including any units developed under the previous Local Plan policy HOUS5 before the adoption of this Plan.

A high proportion of each site is required to be given over to the retention and creation of areas of nature conservation interest and landscape enhancement, through the planting of native woodlands or the formation of other features such as ponds. The Council encourages the provision of public access, particularly in situations where a connection with core paths or the green network can be made.

The suitability of low density rural housing proposals in the identified areas will be assessed against the following criteria:

- A. proposals should demonstrate that the landscape and biodiversity value of the site is enhanced by the development;
- B. the design and layout of the development should be appropriate to the rural setting; and
- C. proposals should demonstrate that they can be served by safe access arrangements, and a public sewerage and water supply (or acceptable private arrangements if public provision is not available).

The establishment of small-scale rural business in association with the low density housing is supported in principle, subject to the proposals satisfying policy RD1 Development in the Countryside.

Supplementary Guidance on *Low Density Rural Housing* provides advice on site layout and design, the formation of features of landscape and biodiversity interest, public access, the nature of associated business uses, and other implementation and longer-term management matters. Conditions for the use of private water and sewerage arrangements are specified in the Guidance. The Guidance also provides further advice on alternative options at the Wellington site (see below).

In the event that proposals are submitted to Midlothian Council for the redevelopment of Wellington School, consideration will be given to the inclusion of adjacent land at the Wellington low density rural housing site (site indicated on the Proposals Map). An acceptable alternative housing development will be permitted to facilitate the creation of a new access to serve the Wellington School site (also shown on the Proposals Map). This should be low rise, of lower density than in urban housing

Low Density Rural Housing Supplementary Guidance

allocations to reflect its rural location, avoid built development on the higher eastern part of the site, have a safe entrance on to the A701 and provide an adoptable standard road connection with the Wellington School housing site. If this option proceeds, further enhancements to road safety along the A701 in the locality will be required. Reference should be made to the Penicuik/ Auchendinny Settlement Statement (site AHs5).

2. Context and Aims

2.1 Similar initiatives, often under the 'Lowland Crofting' banner, have been tried with some success elsewhere though it has divided opinion. In previous years, disputes have been raised with regard to whether landscape, biodiversity and access improvements can be realised and whether these improvements justify development in remote rural areas.

2.2 Given the controversial history of similar initiatives, the policy came under close scrutiny at Public Local Inquiry. Clarification was sought over the number of units permitted on each site as well as the requirements that are to be applied when approving such proposals. The MLDP retained the principles of these findings while simplifying the original policy.

2.3 The areas to which the policy applies were selected on the basis of the quality of the agricultural land, the avoidance of biodiversity and landscape designations and access to a regular bus service. To date, there has been limited delivery on these sites, with two units completed (as of July 2021) of the potential eight units the policy allows for. The Council will continue to monitor progress and consider the scope of the policy in the next Local Development Plan (LDP2).

2.4 In the first instance, reference should be made to Policy RD2 of the MLDP when considering proposals in these areas. The policy establishes that no more than two units will be permitted on each site and that a high proportion of each site should be given over to nature conservation interest and landscape improvement. While the policy provides the context and general principles for development and delivery, the role of this Supplementary Guidance is to provide advice on the layout and design, the formation of features of landscape and biodiversity interest, public access, the nature of associated business uses as well as other implementation and longer-term management matters.

3. General Provisions

3.1 Although the implementation of each site will be different with varying requirements and challenges, there will be matters which are applicable to all sites. These are outlined in the following sections.

Low Density Rural Housing Supplementary Guidance

Layout and Design

3.2 This Supplementary Guidance specifies which sites are preferred for development further on in the 'Site Specific' section. The sites were selected on the basis of the following principles:

- A preference for locating units in close proximity to the A701 for the purposes of reducing the walking distance to public transport and minimising the visual impact of ancillary driveways or access roads; and
- To avoid existing areas of biodiversity or landscape importance or areas in proximity to these which may compromise their essential characteristics.

3.3 The identification of preferred plots does not preclude alternative sites being considered. Should applicants seek to develop an alternative plot, they should be mindful of the above principles and provide justification.

3.4 Policy RD2 specifies that no more than two units will be permitted on each site including those developed under the previous Local Plan Policy HOUS5⁽¹⁾. The design of the scheme approved under the policy will be considered to be final and not a starting point for further rural development. Applications for any additional dwellings within the areas covered by the policy will not be permitted.

3.5 The approach of interpreting traditional shapes and sizes into a modern context is recommended. The use of natural materials is welcomed but not required. New houses should not have a floorplan larger than 150 square metres. Nor should they be higher than one storey with a further storey of inhabited roofspace unless it can be demonstrated that larger dwellings can be developed which reflect the scale of surrounding development within the locality.

3.6 Given the remote location of the preferred sites, the design of any units will be expected to be of the highest sustainability standard. Proposals for low density rural housing will have to demonstrate at least a 'Very Good' BREEAM (Building Research Establishment's Environmental Assessment Method) rating or equivalent standard. This is the same standard as set out in MLDP Policy RD1 which provides for flexibility by using a points-based system looking at the building at its totality and allows developers to exercise choice in how to create a sustainable building. Certification that this standard has been achieved will need to be demonstrated through the planning application process.

1 Midlothian Local Plan, (2008)

Low Density Rural Housing Supplementary Guidance

3.7 The layout, orientation and overall design of the buildings will reflect the requirements of meeting the BREEAM rating and zero carbon space heating requirements. Aside from these practical design provisions, the Council also requires that the approach to design set out in the Scottish Government's advice *PAN72: Housing in the Countryside* is considered.

3.8 The design of the buildings and quality of the finish should mean that they contribute to their landscape setting; whilst associated landscape designs should respond to green network features in the locality, and not merely comprise of screen planting. Existing trees and hedges should be retained where possible. New planting should create a structure to the sites, by defining boundaries, flanking access routes, and providing new points of interest. The planting should have regard to the maintenance of important vistas; the retention of sunlight and daylight in new and existing housing around the sites; the creation of sheltered microclimates, and the location and potential impacts of shading or shelter on any proposed renewables.

3.9 The location of new planting should consider mature size of species, allowing sufficient space for full canopy size without conflict and allowing sufficient rooting volume for species to reach their full potential without conflicting with built form, foundations or underground utilities or drainage. The appropriateness of species on the sites is considered further in the section on 'Landscape and Nature Conservation'.

3.10 Proposals must be supported by a Tree Survey and Arboricultural Impact Assessment where existing vegetation is present on or adjacent to the site and likely to be affected by the proposed development.

3.11 Access roads and driveways will not be adopted by the Council. An appropriate specification of access should be used, taking account of the nature and types of vehicles that will use them, particularly where rural business or diversification is proposed. Where possible, it is preferred that a shared driveway is used for both units on the site in order to minimise the visual impact. Choices relating to the use of materials and design should take cognisance of the rural setting as many of the details which may be common in an urban area can appear overbearing and out of place in the countryside. For example, it is not necessary or desirable for access roads to have kerbs or street-lighting. Alternative materials for surfacing access roads to tarmac should also be considered. In addition, should a temporary access be required during the construction phase which differs to permanent access arrangements, the applicant will be required to provide a management plan detailing how any environmental impacts will be managed and remediated post-construction.

3.12 Proposals should also consider potential impacts for any adjacent trees or vegetation where root protection areas may be located within the vicinity of any driveway, access road or surfaced area. The presumption should be that access roads, driveways and surfaces are aligned to minimise adverse impacts on trees on site or adjacent, by avoiding their root protection areas (see BS5837:2012) and canopy spread. Where this is not possible, a

Low Density Rural Housing Supplementary Guidance

construction detail will require to be approved, demonstrating that the road/driveway can be achieved without damage to root protection areas by complying with BS5837:2012. This will usually require a load bearing cellular system designed for use within tree root protection areas, permeable to water and air and achievable without excavation, fill or compaction within the Root Protection Areas.

3.13 As waste collection vehicles will not enter private driveways, there may be a need for unobtrusive bin stores near the main access in order to avoid the appearance of clutter that can be caused by multiple recycling bins.

3.14 The principle of development on these sites is predicated on there being a high quality of design and landscape treatment. It is unlikely that the Council could determine applications without a significant level of detail on the design with a positive outcome. Applications for Planning Permission in Principle (PPP) are therefore not advised.

Landscape and Nature Conservation

3.15 Policy RD2 states that a high proportion of each site should be given over to the retention and creation of areas of nature conservation interest and landscape enhancement. Proposals will be considered in compliance with the policy requirements where at least 50% of the site is established for either landscape enhancement or nature conservation, which can include the retention and management of existing habitats.

3.16 This Supplementary Guidance is not prescriptive about the manner in which landscape and biodiversity enhancements should be carried out. However, proposals are required to demonstrate that they enhance the landscape value and biodiversity of the sites. The Council particularly encourages proposals that link to surrounding Green Networks and Integrated Habitat Networks. Midlothian Green Network Supplementary Guidance (2017) outlines the minimum expectations for the enhancement of biodiversity through new development in Midlothian and should be referred to for further guidance.

3.17 In general, the plants to be used for landscaping should consist of native broadleaved species, although native conifers will also be considered. Larger species of plants take longer to grow, but are generally longer lived and more robust. Examples of these include beech, European larch, lime, oak and Scots Pine. The use of smaller native plants such as alder, rowan, birch, gean, hawthorn and willow should be considered as they provide potential to enhance the landscape and provide new habitats. The introduction of species-rich lawn and meadow mixes and undercover species will also be key to adopt a move away from ornamental shrub planting towards vegetation which will better integrate with the local landscape and enhance Green Networks and biodiversity. A full list of appropriate species can be found in Appendix A.

Low Density Rural Housing Supplementary Guidance

3.18 Planting mixes should contain a range of species to suit individual site conditions (see Appendix A for suggested species). The Council recommends that each species should comprise not less than 5% of the mix and not more than 25% of the mix. Although not native, sycamore has advantages as a quick grower with good resilience in poor and exposed growing conditions, and, along with faster growing species like alder and willow, might be planted to create early benefits at the sites. Planting consisting wholly or predominantly of sycamore would however be contrary to Policy RD2. Hedgerows can be enhanced, restored and created, and have great biodiversity potential; hawthorn is a robust species which will grow quickly in demanding conditions, and could be supplemented with blackthorn and dog rose.

3.19 Although this guidance advises on appropriate planting species, it does not specify a planting scheme or layout for the sites. Developers should prepare planting proposals which should include setting out the arrangement of woodlands and shelterbelts. The following principles should be considered when designing this layout:

- Planting should not be used to screen proposed buildings, which should be of a design quality to ensure that screening is undesirable. Furthermore, screening can reduce daylight and sunlight for the properties concerned;
- Consideration should be given to planting small groups of trees to create a setting or shelter for new houses. This is a traditional arrangement that is commonly found in the Midlothian countryside, though care should be taken in avoiding screening as mentioned above;
- The existing field pattern and field boundaries should be respected in designing a planting scheme, with consideration being given to thicken up or link existing woodlands and hedgerows;
- Account should be taken of important or sensitive views;
- Large scale forestry will be unacceptable though bio-mass crops may be acceptable provided that it forms part of the mix on the site (see Rural Businesses below);
- Use of garden features (such a leylandii hedges) are not acceptable; and
- Consideration should be given to protecting the amenity of existing and future residents.

3.20 Biodiversity assessments were undertaken in 2006; the results of which are outlined in the 'Site Specific Considerations' section below. These assessments showed that some of the sites have extensive poorly drained areas of grass and rush/sedge and other wetland species. As these are valuable habitats they should not be drained and extensive planting in their vicinity should be avoided. Where existing areas of biodiversity, such as these, are

Low Density Rural Housing Supplementary Guidance

retained and management regimes established for them, such areas will contribute towards the 50% requirement mentioned above. All applications should be accompanied by an ecological survey.

3.21 Where there are existing trees on the site it is recommended that a Tree Survey and Arboricultural Assessment be undertaken in line with British Standard (BS5837: 2012), which identifies (i) the exact location of trees, shrubs and hedges; (ii) the species, trunk girth, height and canopy spread; (iii) condition of the trees, noting defects, remedial action and safe life expectancy; (iv) the amenity value of the tree in respect of the development site and the wider environment; (vi) location of existing buildings and infrastructure; and (vii) existing and proposed ground levels.

3.22 It should be noted that where full planning permission authorises the felling of trees on a development site, no further consent is required under the Forestry Act 1967 (as amended). However, developers should note that any tree felling not expressly authorised by full planning permission, and not exempted, requires a felling licence granted under the Forestry Act 1967 (as amended). Developers should note that any pruning or felling of trees covered by a Tree Preservation Order requires permission by way of a [Works to Trees Application](#) .

3.23 The Local Biodiversity Action Plan and Nature Conservation Planning Guidance are recommended as sources of good practice. Guidance on farming in a sustainable manner is available from Scotland's Rural College (SRUC).

3.24 New planting should be used to create new habitats. The formation of new ponds within the sites is encouraged and supported. Clean water ponds have the best potential to support wildlife. Groups of individual ponds are better at doing this than one big pond. Low angled banks are useful as this maintains shallows, even as the depth of the pond varies over the seasons. Shallow banks are also preferable from a safety perspective. Water features created to attenuate the run-off of surface water might also have nature conservation benefits, although caution should be exercised when planting trees, bushes or shrubs in the vicinity of sustainable drainage systems (SuDS) and sewers due to the risk of root incursion.

3.25 The formation of bird and bat boxes on new houses and buildings are encouraged.

3.26 A Landscape Layout and Planting Plan for the site should be prepared, preferably, by a qualified landscape architect and should show elements of hard and soft landscaping. A legal agreement will require to be drawn up to ensure adherence to a scheme of planting and biodiversity enhancement and to ensure that such features are maintained by future owners of the property.

Low Density Rural Housing Supplementary Guidance

Mandatory Landscape and Biodiversity Details Required to Support a Planning Application

Ecological surveys (at least a Phase 1 Ecology Survey)

Full Tree Survey and Arboricultural Impact Assessment (AIA)

Landscape Layout Plan (This should show all elements of hard and soft landscape within the site; including existing vegetation to be retained and/ or removed. Landscape proposals should reflect the recommendations of any ecological surveys in terms of species, habitat and biodiversity enhancements.)

Planting Plan (as above)

Planting Schedule (including number, size and planting density)

Landscape Specification (including details of proposed landscape materials; methods of soil preparation, seeding/ planting etc.; tree protection measures)

Construction Details (including temporary site access arrangements and remediation plan)

Landscape establishment maintenance and long term maintenance specification document and programme/ schedule

Woodland management plan for existing and proposed woodland

Public Access

3.27 The Land Reform (Scotland) Act 2003 grants a general right of responsible public access over the countryside in Scotland. Proposals under MLDP Policy ENV2 provide the opportunity to expand opportunity for public access in the countryside through good design and the provision of paths.

3.28 Development should be designed so that it is welcoming and avoids the perception that the wider landscaped areas are in any way 'private' or that accessing or crossing them will result in conflict. Paths providing barrier free access can assist in this and will be encouraged by the Council. Advice on the design of paths can be provided by the Council's Landscape and Country Service and additional sources of advice have been produced by Sustrans Scotland, Transport Scotland, Paths for All and the British Horse Society Scotland.

Low Density Rural Housing Supplementary Guidance

3.29 The Council's Core Path Plan (adopted in 2009 and currently under review) identifies the principal paths and active travel routes, which includes an aspirational route linking Roslin to Peebles. Proposals at the Netherton and Wellington sites will be encouraged to assist in making this link. Developers should not solely rely on the Core Path Plan to identify paths on or near each site and are encouraged to survey each site for any informal paths at the design stage of proposals.

Flooding, Drainage and Water Services

3.30 The Council recognises that field drainage in the locality is poor and that burns run along or through a number of the sites. Flood risk assessments will need to be commissioned to provide assurance that the sites can be developed without undue flood risk. Residential properties should not be exposed to a greater than 1 in 200 risk of flooding in any one year.

3.31 MLDP Policy ENV 10 Water Environment requires that all new development should pass surface water through a SuDS which ameliorates the water to an acceptable quality prior to release to the wider water environment. SuDS should be designed as an integral part of the Green Network, incorporating recreational access and biodiversity enhancement, both within the scheme and through wider connectivity. Midlothian Council expects the design of systems to meet best current practice and to maximise the potential of SuDS components as amenity and/or biodiversity features.

3.32 Scottish Water (SW) operates a reasonable cost of connection service, where they will contribute a sum to the provision of new water supply and waste water systems. In July 2019, this was set at £1,630 for a water supply connection and £1,892 for waste water.

3.33 SW's publication 'Sewers for Scotland' (4th Edition) provides guidance to developers for all standards and specifications required when designing new drainage infrastructure, and it (or any replacement guidance) should therefore be referred to. The SEPA document 'Planning advice on waste water drainage' is also recommended for guidance on surface and foul water drainage.

Rural Business and Diversification

3.34 MLDP Policy RD2 provides the opportunity for rural businesses to be developed and operated in association with the rural housing, although proposed schemes are not required to make provision for this for them to be deemed acceptable. Any business proposals will be required to meet the provisions of MLDP Policy RD1, which states that developments are of the scale and character appropriate to the rural area, be well integrated into the rural landscape, be capable of being serviced by an adequate and appropriate access, be capable of being serviced by drainage and public water supply at reasonable cost and be accessed by public transport. Furthermore, business proposals cannot be primarily of retail nature.

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3.35 Where equestrian related uses are proposed, there may be a conflict between providing sufficient stabling for any horses to move without difficulty, providing land for exercise and grazing of horses while meeting the 50% landscape and biodiversity improvement requirement of the policy. The British Horse Society provides guidance of 1-1.15 acres as a minimum area for grazing, though this is subject to numerous variables such as management practices and the size of animals. Proposals which include equestrian uses should take cognisance of these guidelines.

Implementation and Phasing of Development

3.36 The order in which the site is developed will need to be considered in developing a scheme. Applications should include a proposed phasing programme outlining the order that different aspects of the proposal will be undertaken. Applicants should expect that consents will include a planning condition which ensures that the development is phased in a manner which prevents the houses from being developed in the absence of measures that make the proposal acceptable under the policy, such as landscape and habitat improvements. Such conditions are likely to prohibit work on developing any dwellings until such measures are substantially started.

3.37 When considering the design of proposals for low density rural housing, prospective applicants should consider that their proposed phasing programme could be affected by planning conditions attached to an approval. The Council's expectation of how sites are to be developed is as follows:

- Prior to work on any dwellings or other buildings, details of any paths work, planting or tree/woodland maintenance should be submitted to and approved by the Council;
- Prior to work on any dwellings or other buildings, trees and areas of woodland should be fenced off with stockproof fencing and be planted in accordance with the consented scheme;
- Prior to occupation of any dwelling, the Council should have written confirmation that arrangements for adequate sewerage disposal/treatment is operational.

4. Site Specific Matters

Leadburn

4.1 This site is located to the west of the A701 and the land slopes gently upwards from east to west. The eastern part is more boggy and unsuitable for development while the western part consists of a raised terrace which is on firmer ground. Therefore, it is considered that this western part is more suitable for built development. While a flood risk assessment

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was prepared at the time of the 2006 Public Local Inquiry, which demonstrated that the site could be developed without unacceptable risk of flooding, an update to this work will be required.



Map 2: Low Density Rural Housing RD2 Site at Leadburn

4.2 A possible access point to the site is to the north east, which avoids areas of biodiversity value. It will need to be demonstrated at the time of the planning application that sightlines in accordance with the Council's roads standards can be provided. A shared access driveway should suffice to serve two houses. Alternative access options will be considered should this option prove impossible.

4.3 The biodiversity assessment (2006) identified the tree corridor and burn running through the site as features of value which should not be damaged or interfered with. The boggy areas is dominated by grasses, sedges and rushes, which should be left undeveloped for their biodiversity value. The tree corridor at the north and western edges of the site should be retained (the avenue of Beech Trees is covered by Tree Preservation 1 of 2014 (079)). Drainage of these areas will not be supported and details of any large scale planting

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in the vicinity of them should be submitted to ensure that they will not become dried out. The provision of ponds within the site will be supported as a means of supporting biodiversity, as will the provision of bat boxes on any buildings.

4.4 Scottish Water's (SW) distribution network stops at Wellington, 500m to the north. Should the cost of extending SW's infrastructure be in excess of reasonable cost contribution, and would likely impose a large and impracticable burden on developers of the site, a private water supply may be acceptable. Surface water drainage should utilise sustainable principles to ensure that run-off flows are attenuated and water is cleaned of contaminants. The density of these sites is such that drainage by septic tank should be acceptable, although the design chosen may have to reflect the poor drainage conditions in the area. The SW foul drainage system does not enter this area.

4.5 No planning applications or other interest in development of the site have been forthcoming since 2006. If this remains the case during the production of the next Local Development Plan, the Council will have to review whether to retain this site under the auspices of Policy RD2.

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Netherton

4.6 The site covers an area to the east of the A701.



Map 3 : Low Density Rural Housing RD2 Site at Netherton

4.7 Planning permission was granted for a dwelling in 2015 and has since been implemented, via the formation of an access track; no further development has occurred. Planning permission was then approved for a café with an attached dwelling and a small cluster of yurts in 2018. Associated schemes of landscape and biodiversity management have also been agreed. Initial biodiversity enhancement works have been carried out involving the planting of 16,535 trees. It is hoped that this site provides a positive example of what can be achieved with the necessary commitment and forethought.

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Wellington

4.8 The site covers an area to the east of the A701, immediately north of the Wellington-Howgate link road and to the south of the Netherton site.



Map 4 : Low Density Rural Housing RD2 Site at Wellington

4.9 It is proposed to split the site in two, with access off the Wellington-Howgate link road. An additional passing place is to be provided in connection with another consented application in the locality, and a further passing place may be required depending on the intensity of use of the site. The higher ground to the north and north-east should be avoided for any built development.

4.10 The site covers three fields, and it is considered that these should form the basis of two plots (the most easterly of the fields should not form a plot in its own right as it is steeply graded and, being further along the unsuitable Wellington-Howgate link road, is more difficult to access). The site should be accessed from the western part of the Wellington-Howgate link road, from a point as close to the A701 as reasonably practicable.

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4.11 The earlier biodiversity assessment identified the trees and water course running through the site as features of value which should not be damaged or interfered with. The areas dominated by grasses and sedges/rushes should be left undeveloped. Planting on the grass and sedge/rush should be avoided in case they dry out. The formation of a pond designed purposefully for the stimulation of biodiversity is supported, as are the inclusion of bat boxes within the new houses.

4.12 SW's distribution network serves the area, and a public water supply should be installed. The sites should be able to take advantage of mains sewerage but, if not, a private drainage solution, adapted to the local conditions, should be adopted. The SEPA document 'Planning advice on waste water drainage' should be consulted for further guidance on surface and foul water drainage.

4.13 The Council is of the opinion that redeveloping Wellington School is desirable for improving the local landscape, given the prominence of this site. Providing adequate access to this site is the main impediment to such a redevelopment and a number of options have been examined to overcome this, including the possibility of providing an access route across the Low Density Rural Housing site at Wellington. Policy RD2 states that development of a higher density than normally permitted under this policy would be acceptable to facilitate such an access, provided that development is of a lower density than for the urban housing allocations identified in the plan, be low rise and avoid development on the higher ground in the east of the site. A safe entrance onto the A701 will need to be provided that can service both of the sites.

4.14 A planning application was lodged in March 2020 on the Wellington School site under the provisions of LDP Policy AHs5. Access is proposed by way of a new junction onto the A701 to the south of the site. Access would serve the school site only, and not the RD2 site to the north-east.

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Springfield

4.15 The site covers an area to the east of the A701 and north of Springfield Road.



Map 5 : Low Density Rural Housing RD2 Site at Springfield

4.16 The site was originally allocated under the 2008 Local Plan Policy HOUS5. It was suggested in the HOUS5 Supplementary Planning Guidance that the site could be divided into two sections in order to accommodate two dwellings.

4.17 The site is in two separate ownerships. One dwelling was consented on the southern portion of the site in 2012 and has since been implemented via the erection of fencing to demarcate the housing plot. The land associated with the southern portion of the site has been brought back into agricultural use; this has involved drainage improvements and biodiversity enhancements at the field edges.

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Appendix A: Suitable Shrub and Tree Species

The following provides an indicative list of plant species and mixes that are considered locally appropriate to the area of Midlothian described in this Supplementary Guidance. Plant specifications should comprise mostly native species of local provenance. Sourcing of Scottish grown plant material is preferred to ensure hardiness to local conditions.

Landscape Standards

To ensure appropriate standards of workmanship, landscape operations should comply with the recommendations set out in the following codes and recommendations:

- General landscape operations - to BS 4428:1989;
- Trees in relation to design, demolition and construction - to BS 5837:2012; and
- BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

Mixed Species Hedgerows

- *Double staggered row; 9 plants per linear metre (min. 40-60cm bare root stock*
- *Plant in groups of no less than 5 of each species*
- *Percentage of each species to reflect local conditions/ prevalence*

Latin Species Name	Common Species Name
Acer campestre	Field Maple
Crataegus monnogyna	Hawthorn
Prunus spinosa	Blackthorn
Rosa canina	Dog Rose
Ilex aquifolium	Holly

Single Species Hedgerows

Latin Species Name	Common Species Name	Planting Specification
Crataegus monogyna	Hawthorn	40-60; bare root; 9 per linear metre

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Latin Species Name	Common Species Name	Planting Specification
Fagus sylvatica	Beech	40-60; bare root; 9 per linear metre
Ilex aquifolium	Holly	30-40; 1L pot; 9 per linear metre

Structure Planting Trees

- All trees to be planted in groups of no less than 5 of each species (whips/ feather size)
- Plant on a matrix; 1 plant every 3m/ 1.5m staggered centres

Latin Species Name	Common Species Name
Acer campestre	Field Maple
Alnus glutinosa	Common Alder
Betula pendula	Common Silver Birch
Fagus sylvatica	Scots Pine
Prunus Avium	Gean or Wild Cherry
Quercus petraea	Sessile Oak
Sorbus aucuparia	Rowan

Shrubs

- Plant on a matrix at 1m staggered centres
- All shrubs to be planted in groups of no less than 9 of each species (1+1 transplant)

Latin Species Name	Common Species Name
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Prunus spinosa	Blackthorn

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Latin Species Name	Common Species Name
Sambucus nigra	Elderberry
Viburnum opulus	Guelder Rose

Species rich flowering lawn

To be specified suitable for relaxed mowing (to 10cm in the growing season) but allowed to flower between July and August. Suitable for low foot traffic grassed areas in place of amenity grass mix (e.g.: for service strips or non-intensive amenity grass areas rather than private gardens. Species composition and proportions to seed supplier's specification and recommendations based on individual sites but may include:

Latin Species Name	Common Species Name
Wild Flowers	
Galium verum	Lady's Bedstraw
Leontodon hispidus	Rough hawkbit
Scorzoneroide autumnalis	Autumn Hawkbit
Silene vulgaris	Bladder Campion
Leucanthemum vulgare	Oxeye Daisy
Lotus corniculatus	Birdsfoot Trefoil
Primula veris	Cowslip
Prunella vulgaris	Selfheal
Ranunculus acris	Meadow Buttercup
Trifolium pratense	Wild Red Clover
Achillea millefolium	Yarrow
Anthyllis vulneraria	Kidney Vetch
Dianthus deltoids	Maiden pink
Fragaria vesca	Wild Strawberry

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Latin Species Name	Common Species Name
<i>Helianthemum nummularium</i>	Rock Rose
<i>Hypochaeris radicata</i>	Cat's Ear
<i>Lotus corniculatus</i>	Birdsfoot Trefoil
<i>Origanum vulgare</i>	Wild marjoram
<i>Pimpinella saxifrage</i>	Burnet Saxifrage
<i>Rumex acetosella</i>	Sheep's Sorrel
<i>Succisa pratensis</i>	Devil's Bit Scabious
<i>Thymus polytrichus</i>	Wild Thyme
<i>Trifolium repens</i>	White Clover
<i>Veronica chamaedrys</i>	Germander Speedwell
<i>Veronica officinalis</i>	Common Speedwell
<i>Viola riviniana</i>	Common Dog Violet
Grasses	
<i>Agrostis capillaris</i>	Common Bent
<i>Cynosurus cristatus</i>	Crested Dogtail
<i>Festuca rubra</i>	Red Fescue
<i>Phleum bertolonii</i>	Smaller Cat's Tail
<i>Agrostis capillaris</i>	Common Bent
<i>Festuca brevipolia</i>	Hard Fescue
<i>Festuca rubra ssp commutata</i>	Chewings Fescue
<i>Poa pratense</i>	Smooth-stalked Meadow Grass

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Example Meadow Seed Mixes: For transition from more managed areas to more naturalised areas. NB: final species lists, percentages and sowing rates to seed suppliers recommendations and to be suited to specific site conditions.

Urban Pollinator Mix: including annuals, biennials and perennials:

Latin Species Name	Common Species Name
Wildflowers	
Achillea millefolium	Yarrow
Centaurea cyanus	Cornflower
Centaurea nigra	Common Knapweed
Daucus carota	Wild Carrot
Echium vulgare	Vipers Bugloss
Glebionis segetum	Corn Marigold
Hypochaeris radicata	Cats-ear
Knautia arvensis	Field Scabious
Leontodon hispidus	Rough Hawkbit
Leucanthemum vulgare	Ox-eye Daisy
Papaver rhoeas	Corn Poppy
Primula veris	Cowslip
Primula vulgaris	Primrose
Prunella vulgaris	Selfheal
Ranunculus acris	Meadow Buttercup
Rhinanthus minor	Yellow Rattle
Stachys sylvatica	Hedge Woundwort
Succisa pratensis	Devils-bit Scabious

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Latin Species Name	Common Species Name
Taraxacum officinalis	Dandelion
Tripleurospermum inodorum	Mayweed
Vicia cracca	Tufted vetch
Grasses	
Alopecurius pratensis	Meadow Foxtail
Anthoxanthum odoratum	Sweet Vernal Grass
Agrostis capillaris	Common Bent
Cynosurus cristatus	Crested-dogs Tail
Poa pratensis	Smooth Stalked Meadow Grass
Festuca rubra commutata	Chewings Fescue

Hedgerow Meadow Mix

Latin Species Name	Common Species Name
Alliaria petiolata	Garlic Mustard
Campanula latifolia	Giant Bellflower
Centaurea nigra	Common Knapweed
Cruciata laevipes	Crosswort
Digitalis purpurea	Foxglove
Geum urbanum	Herb Bennet
Geranium sylvaticum	Wood Cranesbill
<u>Hypericum perforatum</u>	St John's Wort
<u>Knautia arvensis</u>	Field Scabious

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Latin Species Name	Common Species Name
<u>Leucanthemum vulgare</u>	Ox eye Daisy
<u>Primula vulgaris</u>	Primrose
<u>Rhinanthus minor</u>	Yellow Rattle
<u>Silene dioica</u>	Red Campion
<u>Silene flos-cuculi</u>	Ragged Robin
Stachys sylvatica	Hedge Woundwort
Stellaria holostea	Greater Stitchwort
Teucrium scorodonia	Wood Sage
Torilis japonica	Upright Hedge Parsley
Vicia sepium	Bush Vetch
Grasses	
Agrostis capillaris	Common Bent
Cynosurus cristatus	Crested Dog's Tail
Festuca rubra ssp commutata	Chewings Fescue
Poa nemoralis	Wood Meadow Grass
Poa pratensis	Smooth-stalked Meadow Grass

General Purpose Meadow Mix(species to be adjusted to suit local conditions):

Latin Species Name	Common Species Name
<u>Achillea millefolium</u>	Yarrow
Centaurea nigra	Common Knapweed
<u>Galium verum</u>	Ladys Bedstraw

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Latin Species Name	Common Species Name
Hypochaeris radicata	Cat's Ear
Lathyrus pratensis	Meadow Vetchling
<u>Leucanthemum vulgare</u>	Ox-eye Daisy
Pimpinella saxifraga	Burnet Saxifrage
Plantago lanceolata	Ribwort Plantain
<u>Primula veris</u>	Cowslip
<u>Prunella vulgaris</u>	Selfheal
Ranunculus acris	Meadow Buttercup
<u>Rhinanthus minor</u>	Yellow Rattle
Rumex acetosa	Common Sorrel
Scorzonoides autumnalis	Autumn Hawkbit
<u>Succisa pratensis</u>	Devils-bit Scabious
Vicia cracca	Tufted Vetch
Grasses	
Agrostis capillaris	Common Bent
Alopecurus pratensis	Meadow Foxtail
Anthoxanthum odoratum	Sweet Vernal Grass
Cynosurus cristatus	Crested Dogs Tail
Festuca rubra commutata	Chewings Fescue
Poa pratensis	Smooth Stalked Meadow Grass

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Appendix B: Useful Information

BREEAM Guidance for Developers

Scottish Government Planning Advice Note (PAN) 72 - [Planning Advice Note 72: Housing in the countryside - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/planning-advice/pan72/pages/12.aspx)

Nature Conservation Planning Guidance (Midlothian Council) - [Nature conservation and sustainable development | Nature conservation planning guidance, 2021 \(midlothian.gov.uk\)](https://www.midlothian.gov.uk/nature-conservation-planning-guidance)

Midlothian Council Local Biodiversity Action Plan Midlothian Council site landscape assessments (held by Midlothian Council)

Midlothian Council site biodiversity assessments (held by Midlothian Council)

Midlothian Council Core Paths Plan (2009) - [Midlothian Core Paths | Midlothian Council](https://www.midlothian.gov.uk/core-paths-plan)

Midlothian Council Green Network Supplementary Guidance [MLDP Approved Supplementary Guidance | Green Network Supplementary Guidance \(adopted 02/08/18\) 6.45MB \(midlothian.gov.uk\)](https://www.midlothian.gov.uk/mldp-approved-supplementary-guidance)

Scottish Water Customer Guide Scottish Water 'Sewers for Scotland 4'

Planning Guidance on Waste Water Drainage (SEPA)

British Standard 5837 (2012)

British Standard 3998 Tree Work Recommendations

Susdrain for good practice SUDS examples - www.susdrain.org

Scottish Forest Strategy, 2019-2029 - [Scottish Forestry - Forestry Strategy](https://www.scot.nhs.uk/forestry)

COMMUNICATING CLEARLY

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

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

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

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

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



APPLICATION FOR PLANNING PERMISSION 20/00144/DPP FOR 46 DWELLINGHOUSES, FORMATION OF ACCESS ROADS AND CAR PARKING AND ASSOCIATED WORKS AT LAND AT THE FORMER WELLINGTON SCHOOL, PENICUIK

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the erection of 46 dwellinghouses, formation of access roads and car parking and associated works at land at the former Wellington School, Penicuik.
- 1.2 There have been 35 representations and consultation responses from the Coal Authority, Scottish Water, the Scottish Environment Protection Agency (SEPA), Nature Scotland, Howgate Community Council, the Council's Archaeology Advisor, the Council's Flooding Officer, the Council's Policy and Road Safety Manager, the Council's Environmental Health Manager, the Council's Housing Planning and Performance Manager, the Council's Education Resource Manager and the Council's Land Resources Manager.
- 1.3 The relevant development plan policies are policies 5 and 7 of the South East of Scotland Strategic Development Plan 2013 (SESPlan 1) and policies STRAT4, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN2, TRAN5, IT1, RD1, ENV2, ENV5, ENV7, ENV9, ENV10, ENV11, ENV15, ENV16, ENV17, ENV18, ENV24, ENV25, NRG6, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017 (MLDP).
- 1.4 The recommendation is to grant planning permission subject to conditions and the applicant entering into a Planning Obligation to secure contributions towards necessary infrastructure and the provision of affordable housing.

2 LOCATION AND SITE DESCRIPTION

- 2.1 The site is identified as land at Wellington School, Penicuik and forms 4.75ha of land. The site is located to the east of the A701 (Peebles Road) and to the south of Milkhall Road. To the east of the site the

Lead Burn runs approximately south to north. The site is located approximately 1 kilometre (km) to the north of Leadburn, 1.6km to the south west of Howgate and 3km to the south of Penicuik (as the crow flies).

- 2.2 At the sites western boundary is located the property Ard Craig. To the north of Milkhall Road is located a farmhouse (circa 100m). On the west side of the A701 and Milkhall Road junction is a linear formation of properties.
- 2.3 The sites west/south western boundary is defined by mature landscaping (circa 30m wide). The sites south and eastern boundary is also defined by the presence of mature landscaping. This landscaping separates the site from Lead Burn to the east. The sites northern boundary along Milkhall Road does have some landscaping, but this is much sparser than other boundaries.
- 2.4 The landscaping at the sites boundaries are covered by a Tree Preservation Order (TPO) that was designated in 2018.
- 2.5 The site is identified as an additional housing site under policy MLDP policy STRAT4, but its otherwise located within a rural context beyond the limits of any defined urban/built up area.
- 2.6 The former Wellington School structures are/were located at the east of the site, demolition of these structures is well advanced. The existing access into the Wellington School site is from the north off Milkhall Road.
- 2.7 The remainder of the land is located centrally and to the west of the site and is characterised by former playing fields and associated grassland. The site is generally flat with a slight ascent to the east before descending into the Lead Burn valley.

3 PROPOSAL

- 3.1 Detailed planning permission is sought for 46 residential dwellings with associated roads, landscaping, open space, footpath/cycle ways, a sustainable urban drainage system (SUDS) and other associated works.
- 3.2 The Detailed Site Layout (Reference RMDL/412/SL/001 Rev M) includes the provision of the following:
 - 46 dwellings, including affordable housing;
 - Formation of one new primary vehicular access road within the south-western corner of the site, via a separate parcel of land within the adjacent field allowing connection from the site to the A701;

- Provision of a circular internal primary access road within the site. A network of secondary access roads linking residential properties to the primary access road;
- Provision of a 3m wide multi-user cycle path within the north-eastern corner of the site providing pedestrian and cycling connections from the site to Milkhall Road. No vehicular access to/from Milkhall Road is provided from the site;
- Provision of a series of 2m wide pedestrian footpaths throughout the site linking residential properties to primary routes. This includes a 2m wide footpath running along the new vehicular access to the A701 and the nearby bus stops;
- Provision of various public open spaces including an area of open space within the site and linear open spaces along the south-eastern and eastern parts of the site;
- Removal of 15 trees within the existing Tree Preservation Order – Group 1 in the southern part of the site (to accommodate the new vehicular access). Removal of other selected trees within the northern/eastern parts of the site;
- Retention of remaining trees within the TPO; and
- Provision of additional woodland structure planting and/or landscape buffers along key interfaces including the southern boundary between the northern boundary of the TPO and the proposed plots along the southern part of the site (i.e. Plots 1-5).

3.3 With respect to the proposed housing, the average housing density comprises approximately 9.68 dwellings per hectare and would consist of the follow housing mix:

House Type:	Number:
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Affordable:

2-bed Semi-detached bungalow (Type A)	6
3-bed Semi-detached bungalow (Type C)	6

Total Private

3-bed detached bungalow (Type D)	8
3-bed detached bungalow (Type E)	14
4-bed detached bungalow (Type F)	12

<u>Total Dwellings</u>	46
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3.4 The application is accompanied by the following documentation:

- Pre-Application Consultation Report (PAC);
- Design and Access Statement (DAS);
- Transport Statement (TS);
- Flood Risk Assessment;
- Surface Water Management Plan;
- Landscape and Visual Impact Assessment;
- Ecology Assessment (2020);

- Ecology Assessment Update (2021) including Protected Species Surveys and Winter Hibernation Surveys;
- Planning Statement;
- Ground Investigation Report;
- Tree Survey (Updated);
- Arboricultural Implications Assessment & Tree Protection Proposals; and
- Noise Report Memo.

4 BACKGROUND

- 4.1 The applicant carried out a pre-application consultation (19/00252/PAC) process for residential development at the application site in 2019. The pre-application consultation accorded with the required regulations and was reported to the Planning Committee at its meeting of 18 June 2019.
- 4.2 In 2019 the Council issued an Environmental Impact Assessment (EIA) opinion (19/00786/SCR) advising an Environmental Impact Assessment Report (EIAR) was not deemed to be required for the proposed residential development.

5 CONSULTATIONS

- 5.1 **The Coal Authority** does not object to the application following a review of the accompanying Ground Conditions Report (October 2019) prepared by JPB. They do however advise that ground conditions and/or foundation design details may be required as part of any forthcoming building warrant application.
- 5.2 **Scottish Water** does not object to the application. They advise that there is currently sufficient capacity within the Rosebery Water Treatment Works for future water supply. However, it was noted that capacity of the Wellington School STW Waste Water Treatment Works could not be confirmed and that a detailed Pre-Development Enquiry is required to be provided to consider future connection. They also note that future capacity cannot be reserved and that capacity will be reviewed upon any formal connection application being submitted to Scottish Water.
- 5.3 **The Scottish Environment Protection Agency (SEPA)** does not object to the application subject to the inclusion of a condition on any grant of planning permission requiring the provision of details of any bridges or culverts prior to approval – and that these are designed to mitigate the 1 in 200 year flood risk. They also outline that surface water management approaches should be agreed with Midlothian Council, as the Flood Prevention Authority.
- 5.4 **Nature Scot** does not object to the application. The ecological recommendations within the applicant's Protected Species Surveys are

required to be followed. They also outline that ecological licensing from Nature Scot to undertake work impacting/mitigating protected species will also be required.

- 5.5 **Howgate Community Council (HCC)** advise the proposal is not consistent with the local development plan for the following reasons:
- Additional housing sites should come forward if allocated housing sites are considered to fail to meet required housing need;
 - The proposals represent an overdevelopment and do not reflect the existing scale of Wellington Village;
 - The proposed development would lead to harm to the local highway network including the unclassified Milkhall Road and
 - The development would impact water pressure/availability for existing residents.
- 5.6 The Council's **Archaeology Advisor** does not object to the application but advises that a condition requiring a programme of archaeological works, including trial trench evaluation, to mitigate the impacts of the proposed development upon the historic environment should be included on any grant of planning permission.
- 5.7 The Council's **Flooding Officer** does not object to the application.
- 5.8 The Council's **Policy & Road Safety Manager** does not object to the application subject to the following conditions:
- Details of the proposed design of the junctions of the two pedestrian links to Milkhall Road should be submitted for approval. These details may require a short length (in the order of 3m) of pedestrian footway to be formed on Milkhall Road with sections of pedestrian guard rail to ensure that adequate visibility and pedestrian safety are designed in;
 - The proposed landscaped buildout shown on the layout on the frontage of plots 37/38 should be removed from the layout to allow a 5.5m wide road alignment to be achieved;
 - Technical details of the proposed culvert under the access road will be required and as part of the adopted road this structure will need to meet the design requirements for a highway structure;
 - Technical details of the proposed publicly available EV charging points should be submitted for approval. These charging points are best located on end-on parking bays but if the charging units are to be located on the standard 2m wide public footway then a localised widening of the footway will be required;
 - As the development requires the construction of a new junction onto the A701, additional sections of street lighting will be required on the A701 approaches to the junction. Details of the new street lighting should be submitted for approval;
 - The existing public footway along the A701 site frontage leading to the existing bus stop at the junction with Milkhall Road is to be upgraded to provide a suitable pedestrian route from the

development to the bus stop. Details of the upgrading should be submitted for approval; and

- Details of the design and location of the proposed new bus shelter on the A701 should be submitted for approval.

- 5.9 The Council's **Environmental Health Manager** does not object to the application subject to the inclusion of conditions on any grant of planning permission requiring the submission and approval of a scheme to deal with previous contamination and/or mining, remediation and validation of any remedial measures undertaken. They also require conditions to be included controlling construction activities within the site.
- 5.10 The Council's **Housing Planning and Performance Manager** does not object to the application.
- 5.11 The Council's **Education Resource Manager** advises that a development of 54 dwellings would give rise to 17 primary school pupils and 13 secondary school pupils. The site is in the catchment areas Cuiken Primary School, Sacred Heart RC Primary School, Penicuik High School and St David's RC High School. Developer contributions will be required towards the cost of additional primary and secondary school capacity.
- 5.12 The Council's **Land and Resource Manager** does not object to the application. The development would not affect any historic routes and provides little opportunity for new pedestrian and cycle routes.

6 REPRESENTATIONS

- 6.1 The application has received 35 representations (all objections) which can be viewed in full on the online planning application case file. The primary reasons for objection are as follows:

Principle

- The proposals are contrary to the local development plan as it will have a negative impact on the area;
- Wellington School is predominantly a green field, rather than a brown field site;
- The site is not allocated and not required to meet housing targets - the development should be considered as a windfall site;
- The proposed development is at odds with policy HOUS5 Low Density Rural Housing;
- The site was not adequately consulted upon when added to the MLDP; and
- The proposed access is not within the allocation.

Highways/Transport

- Milkhall Road is a single track road with passing places. Narrowness of road has led to damage to private property. The

proposed cycle link on Milkhall Road will lead to inappropriate intensification of this route. Milkhall Road has no pavement;

- Milkhall Road will be used as a cut through to the A6094 and is not capable of supporting increased traffic volumes;
- The proposed development will have detrimental impacts through increased traffic on the local highway network;
- The development will lead to accidents at Leadburn Junction (A701/A703/A6094);
- Proposals do not take into account possible safety measures on the A701. There is insufficient visibility from the proposed access onto the A701;
- The rural location would proliferate private car journeys; and
- Milkhall Road is not gritted regularly in the winter.

Environmental

- The proposals do not take into account the Climate Emergency;
- Concern over light impact on biodiversity, protected species and habitat destruction contrary to Midlothian's Biodiversity Action Plan 2019-2024;
- Development would harm sensitive Peat Bog contrary to the Council's Biodiversity Plan and contradicts policy ENV5;
- Potential for asbestos dust from demolition;
- The development is at odds with the Scottish Government's aim to be carbon zero by 2045;
- Development conflicts with policies ENV1 – 25.
- Concerns that the Lead Burn will suffer further pollution as a result of development;
- Additional traffic will have detrimental impact on air quality; and
- The proposal is silent on any contribution to reduce and/or offset emissions.

Landscape/Landscaping

- The proposals would have a detrimental impact on the landscape and would detrimentally harm the Pentland Hills Special Landscape Area;
- The proposal would harm the Tree Preservation Order to the south, east and west of the site that provides wind shelter; and
- Proposals do not complement the existing landscape.

Amenity

- Houses adjacent to the site will now be overlooked;
- The development will lead to light pollution to neighbours;
- The development would erode the rural village character of Wellington;
- Views of the Pentland Hills would be lost;
- Concern that development will result in anti-social behaviour/crime; and
- The proposed development would have adverse noise impact on existing dwellings.

Flooding/Drainage

- The natural drainage of the site will be harmed, particularly in the light of Climate Change impacts on flooding;
- Existing properties depend on foul water drainage infrastructure to the rear of the school, concern that development would cut off this provision;
- The proposed drainage solutions would be ineffective due to the site levels; and
- The Lead Burn will be at greater risk of flooding and will become further polluted.

Infrastructure/Facilities/Services

- There isn't capacity in local NHS facilities;
- Water pressure/provision is insufficient in the area to cope with development;
- Electricity provision is not sufficient to meet the development's needs;
- The area has poor internet connectivity;
- There is no gas main;
- The proposal would result in the loss of open/play space available to the community contrary to policy DEV8; and
- There are limited amenities/facilities and public transport in the area.

Design

- Development does not comply with policy ENV25;
- The proposed house types do not fit into existing development and is not of an appropriate scale;
- Development should be limited to the footprint of the previous school building only; and
- The proposed density is inappropriate for the rural setting.

Other

- The refusal of application 16/00460/PPP prohibits the approval of the proposals;
- The proposed development would harm property values; and
- The proposed development would have an adverse impact on the outlook from existing dwellings.

7 PLANNING POLICY

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

Edinburgh South East Scotland Strategic Development Plan 2013 (SESPlan1)

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

Midlothian Local Development Plan 2017 (MLDP)

- 7.4 **Policy STRAT 4: Additional Housing Development Opportunities** states that housing development will be supported on the sites identified as additional housing development opportunities in the MLDP settlement statements, provided it accords with other relevant policies. Reference should be made to policy DEV3 with respect to the proportion of affordable housing to be provided on these sites, and to policies IMP1 and IMP2 and the MLDP settlement statements for place-making and infrastructure requirements pertaining to each site.
- 7.5 **Policy DEV2: Protecting Amenity within the Built-Up Area** states that development will not be permitted where it would have an adverse impact on the character or amenity of a built-up area.
- 7.6 **Policy DEV3: Affordable and Specialist Housing** seeks an affordable housing contribution of 25% from sites allocated in the MLDP. Providing lower levels of affordable housing requirement may be acceptable where this has been fully justified to the Council. This policy supersedes previous local plan provisions for affordable housing; for sites allocated in the Midlothian Local Plan (2003) that do not benefit from planning permission, the Council will require reasoned justification in relation to current housing needs as to why a 25% affordable housing requirement should not apply to the site.
- 7.7 **Policy DEV5: Sustainability in New Development** sets out the requirements for development with regards to sustainability principles.
- 7.8 **Policy DEV6: Layout and Design of New Development** states that good design and a high quality of architecture will be required in the overall layout of development proposals. This also provides guidance on design principles for development, materials, access, and passive

energy gain, positioning of buildings, open and private amenity space provision and parking.

- 7.9 Policy **DEV7: Landscaping in New Development** requires development proposals to be accompanied by a comprehensive scheme of landscaping. The design of the scheme is to be informed by the results of an appropriately detailed landscape assessment.
- 7.10 Policy **DEV9: Open Space Standards** requires that the Council assess applications for new development against set open space standards and seeks an appropriate solution where there is an identified deficiency in quality, quantity and/or accessibility.
- 7.11 Policy **TRAN1: Sustainable Travel** aims to encourage sustainable modes of travel.
- 7.12 Policy **TRAN2: Transport Network Interventions** highlights the various transport interventions required across the Council area.
- 7.13 Policy **TRAN5: Electric Vehicle Charging** seeks to support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals.
- 7.14 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes, business properties and redevelopment proposals.
- 7.15 Policy **RD1: Development in the Countryside** states that development in the countryside will only be permitted if it is required for the furtherance of agriculture, including farm related diversification, horticulture, forestry, countryside recreation or tourism; it accords with policies RD2, MIN1, NRG1 or NRG2; or it accords with the Council's Supplementary Guidance on *Development in the Countryside and Green Belt*. For housing, this is limited to homes required to support an established countryside activity.
- 7.16 Policy **ENV2: Midlothian Green Networks** supports development proposals brought forward in line with the provisions of the Plan that help to deliver the green network opportunities identified in the Supplementary Guidance on the Midlothian Green Network.
- 7.17 Policy **ENV5: Peat and Carbon Rich Soils** seeks to protect peat and carbon rich soils, only support their extraction in limited circumstances and mitigate the emission of the resultant CO₂.
- 7.18 Policy **ENV7: Landscape Character** states that development will not be permitted where it significantly and adversely affects local landscape character. Where development is acceptable, it should respect such character and be compatible in terms of scale, siting and

design. New development will normally be required to incorporate proposals to maintain the diversity and distinctiveness of the local landscapes and to enhance landscape characteristics where they have been weakened.

- 7.19 Policy **ENV9: Flooding** presumes against development which would be at unacceptable risk of flooding or would increase the risk of flooding elsewhere. It states that Flood Risk Assessments will be required for most forms of development in areas of medium to high risk, but may also be required at other locations depending on the circumstances of the proposed development. Furthermore it states that Sustainable urban drainage systems will be required for most forms of development, so that surface water run-off rates are not greater than in the site's pre-developed condition, and to avoid any deterioration of water quality.
- 7.20 Policy **ENV10: Water Environment** requires that new development pass surface water through a SUDS to mitigate against local flooding and to enhance biodiversity and the environment.
- 7.21 Policy **ENV11: Woodland, Trees and Hedges** states that development will not be permitted where it could lead directly or indirectly to the loss of, or damage to, woodland, groups of trees (including trees covered by a Tree Preservation Order, areas defined as ancient or semi-natural woodland, veteran trees or areas forming part of any designated landscape) and hedges which have a particular amenity, nature conservation, biodiversity, recreation, landscape, shelter, cultural, or historical value or are of other importance.
- 7.22 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.23 Policy **ENV16: Vacant, Derelict and Contaminated Land** supports the redevelopment of vacant and derelict land for uses compatible with their location. Developments will be required to demonstrate that the site is suitable for the proposed new use in terms of the risk posed by contamination and instability from historic uses.
- 7.24 Policy **ENV17: Air Quality** states that the Council may require further assessments to identify air quality impacts where considered requisite. It will refuse planning permission, or seek effective mitigation, where development proposals cause unacceptable air quality or dust impacts.
- 7.25 Policy **ENV18: Noise** requires that where new noise sensitive uses are proposed in the locality of existing noisy uses, the Council will seek to ensure that the function of established operations is not adversely affected.

- 7.26 Policy **ENV24: Other Important Archaeological or Historic Sites** seeks to prevent development that would adversely affect regionally or locally important archaeological or historic sites, or their setting.
- 7.27 Policy **ENV25: Site Assessment, Evaluation and Recording** requires that where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.
- 7.28 Policy **NRG6: Community Heating** requires that, wherever reasonable, community heating should be supported in connection with buildings and operations requiring heat.
- 7.29 Policy **IMP1: New Development** ensures that appropriate provision is made for a need which arises from new development. Of relevance in this case are education provision, transport infrastructure; contributions towards making good facility deficiencies; affordable housing; landscaping; public transport connections, including bus stops and shelters; parking in accordance with approved standards; cycling access and facilities; pedestrian access; acceptable alternative access routes, access for people with mobility issues; traffic and environmental management issues; protection/management/compensation for natural and conservation interests affected; archaeological provision and 'percent for art' provision.
- 7.30 Policy **IMP2: Essential Infrastructure Required to Enable New Development to Take Place** states that new development will not take place until provision has been made for essential infrastructure and environmental and community facility related to the scale and impact of the proposal. Planning conditions will be applied and where appropriate, developer contributions and other legal agreements will be used to secure the appropriate developer funding and ensure the proper phasing of development.
- 7.31 Policy **IMP3: Water and Drainage** require SUDS to be incorporated into new development.

National Policy

- 7.32 **SPP (Scottish Planning Policy)** sets out Government guidance for housing. All proposals should respect the scale, form and density of their surroundings and enhance the character and amenity of the locality. The individual and cumulative effects of infill must be sustainable in relation to the social and economic infrastructure of a place, and must not lead to over-development.
- 7.33 SPP encourages a design-led approach in order to create high quality places. It states that a development should demonstrate six qualities to be considered high quality, as such a development should be;

distinctive; safe and pleasant; welcoming; adaptable; resource efficient; and, easy to move around and beyond. The aims of the SPP are developed within the local plan and local development plan policies.

7.34 SPP states that *“design is a material consideration in determining planning applications and that planning permission may be refused and the refusal defended at appeal or local review solely on design grounds”*.

7.35 SPP supports the Scottish Government’s aspiration to create a low carbon economy by increasing the supply of energy and heat from renewable technologies and to reduce emissions and energy use. Part of this includes a requirement to guide development to appropriate locations.

7.36 SPP introduces a *‘presumption in favour of development that contributes to sustainable development’* but goes on to state that:

“The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost”.

7.37 Paragraph 29 of SPP then goes on to state that decisions on sustainable development should be guided by the following principles:

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

- reducing waste, facilitating its management and promoting resource recovery; and
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

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

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

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

8 PLANNING ISSUES

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

The Principle of Development

- 8.2 The vision set out in the MLDP states “*Wherever possible, new housing will be located close to good community facilities, shops and employment opportunities, with efficient and high quality public transport connections.*” Furthermore, the MLDP sets out a Social Objective to, “*Create new and/ or extended communities that are more*

self-contained with local access to jobs, services and facilities and a strong neighbourhood focus.” The site cannot be said to be within close proximity to facilities, shops and employment opportunities. As such, the development of this site for housing would run contrary to these aims and objectives if taken in isolation. It is recognised that the site is in a less sustainable location to its urban counterparts. Despite this, the MLDP sets out that there would be benefits in supporting development at this site as an ‘Additional Housing Development Opportunity’. These benefits are partly realised by the site being brownfield land (in part). MLDP policy STRAT4 sets out that there is benefit in supporting the reuse of previously developed land. The school buildings represent previously development land, and the school playing field was filled/flattened. In addition, the sustainability of the site was addressed in the MLDP’s Report of Examination where the Reporter acknowledges that private cars would be depended on for this site, but concludes that the resulting use would not be sufficient justification to delete the site from the MLDP.

- 8.3 As such, the site is supported under MLDP policy STRAT4 and the site’s Ash5 allocation. The purpose of STRAT4 is set out within paragraph 2.3.11. Sites allocated under STRAT4 are not currently factored into the Council housing land supply due to identified ‘uncertainties’/constraints that would need to be overcome prior to development being considered acceptable at these locations.
- 8.4 These constraints are outlined at Appendix table 3C “Additional Housing Development Opportunities”. The outstanding constraints relating to this site are “access restrictions”. The sites allocation effectively means that should this restriction be overcome, development at this site will be supportable in principle, provided other relevant planning policies are complied with.
- 8.5 The proposed access is therefore a key consideration. Whilst Table 3C of the MLDP sets out a possible connection to the north of the site through the low density rural housing allocation, proposals seek to introduce a new access to the A701 to the west of the site. The proposed access is deemed to be safe and achievable and therefore the restriction identified with the site has been resolved. In light of this, the principle of residential development at the site is supported in accordance with MLDP policy STRAT4.
- 8.6 It is acknowledged that the proposed access does project beyond the spatial allocation to the west. There are a series of tests required to be met within MLDP policy RD1 to justify future uses within the countryside. Generally, this requires uses to be compatible with the essential characteristics of the countryside (i.e. agriculture, farm diversification horticulture, forestry or countryside tourism etc.). None of which can be met in this instance. Moreover, there are various requirements for housing proposals in the countryside, almost exclusively related to small-scale housing development. The crux of

these requirements set out extremely restrictive approaches that prevent housing unless a series of requirements are met - including relationships to the furtherance of a countryside activity and where any housing need cannot be met within an existing settlement. Despite the above, the provision of roads, access and drainage infrastructure within or over the safeguarded land to facilitate development plots within the allocated site and to allow for suitable means of access etc. from the A701 is considered to be acceptable.

- 8.7 Consideration is further given to the “development considerations” for site AHs5 in the MLDP Settlement Statements that suggests the possibility of a connection being made between the site and the A701. The MLDP further sets out that any such connection needs to be well screened and landscaped to minimise impact on the countryside. The proposals seek to implement significant landscaping along the proposed access route which would screen that aspect of the development. Whilst outside the allocation, the references within the MLDP to the access connection to the A701 are a material consideration. In this instance, when viewing both MLDP policy STRAT4 (and site specific development requirements) and MLDP policy RD1 it is considered that the principle of a connection to the A701, beyond the spatial limitations of the site allocation is acceptable.

Layout, Form and Density

- 8.8 The development requirements set out in the MLDP are the key starting place for developing the site layout as well as the information within Table 3C. In addition, the layout of the development is considered against MLDP policy DEV6 which sets out a number of criteria to ensure that development is of good design and high quality of architecture, in both the overall layout of development proposals and their constituent parts.
- 8.9 Proposed dwellings largely front onto the proposed access road forming the single vehicular junction with the A701. In addition, two shared surface routes form secondary access routes within the development. The use of shared surfacing aids in differentiating the street hierarchy within the site. Whilst this can be a more effective tool in larger scale development, it aids in providing a variation in surfaces. Dwellings front the proposed roads within the site with the exception of plots 22, 24 – 27 which front a shared drive/turning area to the north of the main access, and plots 43 – 46 which front a tertiary drive/access at the north east of the site. The commonality throughout much of the site, with these two instances of variation provide a consistent character to the development without being overly uniform.
- 8.10 An open space/play area is proposed at the heart of the development, as well as a woodland walk at the south of the site and green corridor at the east of the site. The provision of such spaces is considered to benefit the development and reflect its location and is considered

sufficient to meet the requirements of MLDP policy DEV9. Proposed pedestrian and cycle connections are proposed to Milkhall Road between plots 21 and 22 and 15 and 16, which promote permeability of the site and despite its rural context promote opportunities for travel by foot and cycling. An internal landscaped/woodland walk has been provided around the rear of plots 6, 9, 35 and 36. This will provide a more rural walking route for residents of the site. These connections are considered to promote permeability and enjoyment of the site.

- 8.11 The proposed development delivers off street parking for every dwelling. Where dwellings provide garages, whether integral or detached, these are set back from the road frontage well behind the principle elevations of the proposed dwellings. Whilst visitor parking is provided within the highway, the approach serves to make road frontages less car dominated and creates a more attractive street scene. Revisions to the layout sought the removal of a number of units to achieve:
- More breaks between properties;
 - Additional landscaped areas on corner plots; and
 - Additional landscaping between dwellings.
- 8.12 The layout proposes landscaping along the roads within the site. Prominent plots within the site benefit from street landscaping and landscaping has been provided between plot driveways (e.g. plots 21 and 20, 27 and 26, 29 and 30). This change is considered to effectively separate hard surfaces and parking areas to create a softer street scene.
- 8.13 Boundary treatments are yet to be specified, aside from proposed hedging that is set out within the submitted Woodland Mitigation and Management Plan (27.07.2021). Boundary treatment details will be secured by a condition on any grant of planning permission.
- 8.14 In terms of landscaping, the proposed development seeks to retain much of the existing landscaping on the site, and further proposes to reinforce the existing key landscape structures, perceived to be the TPO enclosing the sites east, south, and west boundaries (more specific landscaping matters are addressed later in this report). Further planting is provided along Milkhall Road to deliver additional screening. Significant landscaping is proposed along the new access connection the A701. The proposed development is considered to meet landscape screening requirements set in the allocation specific recruitments of the Ahs5 allocation.
- 8.15 MLDP Table 3C sets out an indicative capacity of 50-60 dwellings. Whilst it is clear that this does not mean that this quantum of dwellings would be approved verbatim, it does provide an indication of the scale of development that would be deemed appropriate in this location. The proposed development initially sought to deliver 54 dwellings on the site. However, over the course of the application, the layout has been

revised to provide 46 (including 12 affordable dwellings). The Ahs5 allocation sets out that the development should be of a lower density than in an urban context to reflect its rural location. The proposed development seeks to deliver circa 10.3 dwellings per hectare which is a reduction from 11.3 as originally submitted. This is considered to be a low density of dwellings as compared to an urban area and is considered appropriate for the site.

- 8.16 In regards the housing being low rise, as per the requirements of the allocation, all the proposed housing are bungalows, with a maximum height of 4.9m. The proposed heights are considered to be of a scale that would be screened by effective landscaping. The proposed development is therefore in compliance with that aspect of the allocations design requirements.
- 8.17 The Ahs5 allocation sets out that development should avoid the higher parts of the site to the east. The proposed development covers the majority of the site allocation, apart from the most eastern part of the site which slopes steeply downhill towards the Lead Burn. The site itself is flat with a minimal rise of circa 2.5m across the site towards the east. The highest parts of the site correlate with those areas of the former school building, at circa 255.85m. Finished floor levels at the east of the site are proposed to be between circa 255.5m and 254.9m. It is therefore not proposed that any land raising will take place. The proposed heights of the bungalows are considered to be below any height that would cause any concern with the development of the eastern areas of the site. The development of the eastern areas of the site would further make use of the school footprint and are therefore considered to be appropriate.
- 8.18 The development will consist of five housetypes. The bungalows are of a traditional form with pitched hipped/hip and valley roof forms. Housetypes E and F have integral single garages. The proposed materials will be from a limited palette and are suggested to be:
- Grey concrete roof tiles;
 - White rendered walls above a dado course of facing material; and
 - White UPVC windows.
- 8.19 MLDP policy DEV6 requires materials to be of a high quality. The proposed materials are not considered to be a very high quality. Whilst the suggested materials will likely be acceptable for a number of the units, it is considered that higher quality materials should further be provided within the site. As such, the applicant will be required by condition to submit a new palette of materials – further samples will be required. Furthermore, the development should deliver an area of higher quality within the new site. No such area has been defined within this application, but a condition is proposed in order to secure an area of higher quality covering 20% (9 units) of the site. It is considered that an area of improved quality would function well around

the proposed central open space within the development, but this detail will be subject to details submitted to discharge the relevant condition.

- 8.20 The MLDP requires good levels of amenity for residential development in terms of garden sizes, open space and the separation distances between dwellings to mitigate against overlooking, loss of privacy and creating a sense of overbearing on neighbours. The required spatial standards were set out in the superseded Midlothian Local Plan 2008 and are likely to be incorporated into the forthcoming supplementary guidance on 'Quality of Place'. These dimensional standards help those in the planning process quantify what good levels of amenity are and therefore it is reasonable to expect housing developments to meet these requirements unless there is justification not to do so. The requirements with regard usable private garden sizes should be: (i) 100 square metres for terraced houses of 3 or more apartments; (ii) 110 square metres for other houses of 3 apartments; and (iii) 130 square metres for houses of 4 apartments or more. It is noted that provided measurements (138sqm) for gardens attached to plots 40 and 44 appear to include areas of garden to the side of the dwelling. It is considered that these areas, though not occupied by parking/garages etc., are less useable as garden space. Without these areas included garden sizes for these plots are considered to be closer to 120sqm. Across the development there is a range of garden sizes ranging from the very generous (more than 450sqm) to smaller gardens (closer to 120sqm) – the provision is considered sufficient. The provision of larger gardens for many plots aids in reducing site density and the urbanisation of the rural setting.
- 8.21 Internally the development delivers good rear to rear separation distances between dwellings and the orientation of plots has been considered to avoid any potential overlooking or overshadowing of amenity space. Whilst some of the front to front distances are below that sought, the proposed house types being bungalows limits any further potential harm to dwelling and garden privacy. In considering the Ard Craig dwelling to the west of the site, a distance of circa 26m from the rear elevation of plot 26 is achieved (this is in excess of the 25m expectation). A dense belt of screening further separates the dwellings. The proposals are therefore not considered to have a detrimental impact on the amenity or privacy of this dwelling.
- 8.22 In summary, the proposed development does reflect a density of development higher than in the neighbouring area. Despite this, the proposals have sought to mitigate the impact of development by reducing the quantum of development below the MLDP suggested capacity and introducing; low level development, internal landscaping, additional boundary landscaping and large garden sizes for many of the dwellings. On balance the proposals are considered to be compliant with the MLDP allocation requirements and MLDP policies DEV6 and DEV7.

Affordable housing.

- 8.23 MLDP policy STRAT4 sets out that additional housing sites will be subject to the provisions of MLDP policy DEV3 (Affordable and Specialist Housing). The policy requires 25% of the proposed development to be affordable housing. Subsequent to amendments to the proposed layout, namely the reduction of units from 54 to 46 units, proposals will be required to deliver 12 affordable homes within the development. These will be house types A and B, plots 35 – 46. The provision of the affordable housing contingent of the development will be secured through a planning obligation. The development is compliant with policy DEV3.

Access and Transportation Issues

- 8.24 The proposal and its various access considerations have been reviewed by the Council's Policy & Road Safety Manager. In support of the proposals details of the access visibility splays and a Transport Statement were submitted with the application. The Transport Statement was compiled to assess the original 54 dwelling scheme. Throughout the course of the application the Policy and Road Safety Manager presented no in principle objection to the proposals. The visibility splays onto the A701 are sufficient (4.5m x 215m) to provide a safe access into the site. More detailed comments have resulted in a number of changes to the scheme.
- 8.25 In order to assess the likely trip generation the Transport Statement took a comparative assessment of traffic generation from the new housing development at Tipperwell Way in Howgate. The results were used to calculate the AM and PM peak time trip generations in and out of the proposed development. AM trips were 38 trips out of the development and 7 into the development. PM trips were 11 out of the site and 32 into the site. This number is likely reduced now that the quantum of dwellings has been reduced to 46. Junction traffic counts at the Tipperwell Way development were used to assess the likely direction of travel of future site users.
- 8.26 The Transport Statement sets out that the A6094 is considered to be the favoured north/south connection for new vehicles. As has been raised within public objections, future occupiers therefore may seek to utilise Milkhall Road to cut across to the A6094 before travelling north, or on returning to the site from the north. Milkhall Road is a single lane road with passing places. The Transport Assessment undertook automated traffic count surveys to assess existing traffic levels on Milkhall Road. It was assessed that the traffic flows were low (with the highest average over a 5-day flow being 78 vehicles). The Transport Statement admits that it is not possible to predict with certainty how many new road users of the new development would seek to utilise Milkhall Road. It was assessed that whilst there might be some desire from new users to utilise Milkhall Road to gain access to and from the

A6094, other route options did exist, namely the A701 north, or connecting with the A6094 at Leadburn. A regular bus service into Edinburgh would be within 400m of the site.

- 8.27 Conditions requiring improvements to the A701, including new lighting, street lighting and new bus shelter will be applied to any approval.
- 8.28 No objection to the conclusions of the Transport Statement were raised by expert consultees. On this basis it is concluded that the surrounding road network can accommodate the additional traffic likely to be generated by the proposal.

Landscape and Visual Impact

- 8.29 Whilst in the open countryside, the site is not within the Pentland Hills Special Landscape Area but is located immediately adjacent to its limits (A701). Despite this, development can still have a negative impact on the landscape value of an area and would need to comply with policy ENV7.
- 8.30 To support the proposed development a Landscape and Visual Impact Assessment (LVIA) has been submitted with the application alongside a visual montage of the proposed development with proposed screening. In addition a Woodland Impact and Analysis Plan along with a Woodland Mitigation and Management Plan was submitted.
- 8.31 The LVIA presents 10 photo montages of the site from the wider area as well as four from the site boundaries. The photos have had the proposed development superimposed onto them to visually assess the impact of development. It assesses the development to only have a likely impact on the wider landscape from the south west corner where the proposed new access is situated. The existing landscaping at the boundaries of the site is important in minimising the visual impact of development. The LVIA sets out that additional planting would be required to reinforce existing tree belts to the east, south and west, whilst a new tree belt should be delivered across the northern boundary of the site on the south side of Milkhall Road which is more sparsely planted. The proposals respond to the LVIA's recommendations to enhance existing site boundary planting. The submitted Woodland Mitigation and Management Plan sets out that extensive new planting will be delivered. In particular the sites new access road and northern boundary will be heavily planted by new woodland, whilst existing woodland at the south west of the site reinforced.
- 8.32 There may be some short term harm to the landscape as a result of views from the south west, but this will diminish as new planting establishes. In light of the proposed planting it is considered that the proposed development does not result in detrimental harm to the landscape and so complies with MLDP policy ENV 7.

Contamination and Remediation

- 8.33 A Ground Investigation Report (GIR) was submitted in support of the proposed development. It assessed the site in respect of its historic background and potential harmful activities, presence of invasive plants, its geology, mining and mine entries and chemical and gas emissions, and need for peat removal. It confirms the presence of three invasive species that would have to be removed from the site with care. The report indicates that the site is underlain with made ground between 0.2m and 0.5m in thickness. The report further confirms the presence of peat on the site. No mining activities were identified through records or other investigations, but the report states, “as with any coalfield/former mining area, there is the potential for unrecorded mine entries to be present.” In regards to chemicals, no major concerns were identified but an appropriate concrete specification is proposed due to pH values and sulphate concentrations of the site.
- 8.34 The Council’s Environmental Health Manager has provided comments on the proposals in view of the above findings and recommends that conditions are proposed to require a remediation strategy and validation report.
- 8.35 In regards to Peat, policy ENV5 spatially designates areas of Peat and Carbon Rich Soil. Whilst the site is not within this spatial designation it is apparent from the GIR that peat is likely to be found on the site and requires removal in order to implement the access road in particular. The environmental value that peat plays in biodiversity and carbon sequestration is recognised. As such, the applicant will be required to prepare a Peat Management Plan to quantify how much peat requires to be removed and how it can be re-instated within the site. This can be secured by condition.

Noise

- 8.36 MLDP policy ENV18 sets out that noisy development would be resisted where it would cause harm to neighbouring uses or sensitive receptors. The Council’s Environmental Health Manager commented on the application to request a condition to require a Noise Impact Assessment to be provided to ensure that development did not breach the following noise thresholds;
- a) 50 dB LAeq(16hr) for daytime external garden amenity
 - b) 35 dB LAeq(16hr) for daytime internal living apartment
 - c) 30 dB LAeq(8 hr) for night time internal living apartment
- 8.37 In response, additional noise information was provided confirming the aforementioned thresholds were unlikely to be threatened. Subsequently, the Environmental Health Manager confirmed that in light of the new information, no condition was required. As such, the development is considered to comply with MLDP policy ENV18.

Landscape and Arboriculture

- 8.38 The proposed access would result in the direct loss of 15 mature trees covered by a Tree Preservation Order (TPO) to the west of the site. It is proposed to remove a total of 57 trees within the main body of the site, but these are not covered by the TPO and are considered to have limited landscape value.
- 8.39 MLDP policy ENV11 (Woodland, Trees and Hedges) restricts the loss of TPO trees, but it does allow for exceptions where any lost trees would be replaced with an equivalent. The proposed development now seeks to provide a significant amount of replacement planting at the sites peripheries and within it, in order to mitigate the loss of trees, as well as to provide screening and shelter. The proposals represent a significant increase in canopy cover for the site.
- 8.40 The TPO was in part designated in order to preserve the shelter that the trees provided the site and local area. As such, there is a risk that the removal of some trees within the tree belt may expose other trees to wind damage - additional trees may be lost as a result of this. Furthermore, the construction process has the potential to impact/damage existing trees and root protection areas. It will need to be clearly shown that there is space to provide the road, footpath, services, grass/planting verge, swale verge, tree protection areas and tree planting root ball volumes along the proposed access road. Conditions are proposed to minimise any risks of tree loss through the construction of the site, and will require the replacement of established trees lost to wind damage within 10m of the proposed access.
- 8.41 Whilst the proposed development would result in the loss of trees within the TPO it is considered that the scale of the proposed new planting will adequately mitigate the loss of the TPO and other trees and provide screening for the proposed development. The proposed development will therefore adhere to policy ENV11 as an exception to the resistance to the loss of such trees also set out in the policy.
- 8.42 In addition to the screening value that the trees provide, trees further provide wider environmental and biodiversity benefits, particularly when it comes to climate change by storing carbon that is absorbed from the atmosphere. In 2019 Midlothian declared a Climate Emergency and in 2020 Midlothian's Climate Change Strategy was published. Within the strategy, goals were set out to increase canopy cover. The proposed development would secure the increase in canopy cover at the site over time. However, the role that mature trees play in carbon sequestration is unlikely to be compensated for, by the provision of new planting until the longer term. As such, in the short term there will be some impact from the development.
- 8.43 On balance it is considered that the quantum of planting will adequately mitigate the harms set out above and that the development is

acceptable. Such mitigation will only be effective through adequate provision for new planting and long term protection of woodland as secured in the conditions.

Ecological Matters

- 8.44 The site is not subject to any spatial biodiversity designations, but is within 480m of the Milkhall Pond Biodiversity Site to the north east.
- 8.45 The former school structures were investigated for potential bat roosts and three of the six structures were identified to have roosts within them as well as having numerous external roost opportunities. Further reporting was carried out to assess habitat potential across the site and an Ecology Assessment was submitted to the application. In terms of habitat the site has mixed conditions but is not exceptional.
- 8.46 The reports sets out that:
- Lighting design for both the construction and operational phases needs to be taken into account for bats and other wildlife using the woodland corridor (which will remain);
 - Badgers are present and protection and mitigation will be required;
 - A Site Biodiversity Action Plan or similar, to include landscape and habitat design and management, species protection plans, and monitoring protocols is recommended.
- 8.47 Following the findings of the Ecological Assessment, protected species surveys were carried out and an Ecology Update submitted. This includes surveys for, Great Crested Newts, Breeding Birds, European Otter, European Water Vole and European Badger.
- 8.48 Pre-start checks required for otter, badger, nesting birds (if in the nesting season), and bats would be required. This does not exclude the need for licences. For those protected species that are present on the site, Species Protection Plans will be required prior to the commencement of development.
- 8.49 Nature Scot were consulted - they responded to set out that the recommendation of the Ecology Assessment Update should be adhered to and had no objections to the development.
- 8.50 It was determined that, subject to appropriate management, habitat mitigation/enhancement and all necessary licences, the proposed development would have limited impact on the biodiversity of the site and would thus comply with MLDP policy ENV15 and Midlothian's Nature Conservation Planning Guidance (2021).

Flood Risk and Surface Water Drainage

- 8.51 Foul water will be drained via gravity into the existing Wellington School Waste Water Treatment Work, subject to further agreement from Scottish Water.
- 8.52 The site is outwith any flood risk area as denoted by SEPA's flood maps. Neither SEPA nor the Council's flooding consultee raised any objecting in regards to flood risk. SEPA note that the proposed access crosses a minor watercourse and propose a condition to secure adequate culverts are delivered to avoid an inhibition of flow that might result in flooding.
- 8.53 As the proposed development will introduce hardstanding and other impermeable surfaces, the development will increase the possibility of surface water runoff, unless adequately mitigated. The proposed development will manage surface water through SUDS that will discharge into the Lead Burn. The rate of discharge will be controlled through an attenuation tank that will limit discharge to 2L/s. Attenuation tanks are proposed at a scale that would cope with a 1 in 200 year storm event plus the provision of an additional 40% climate change mitigation capacity.
- 8.54 Whilst the proposed drainage is considered to be sufficient to meet the required surface water needs of the site, the proposed subterranean attenuation tanks provide no biodiversity benefit that could be delivered by a SUDS detention basin/pond and associated landscaping. Whilst officers sought this to be included into the proposals, the applicant advised that because of the depth of the drainage infrastructure (6m), the SUDS basin/pond would require very steep banks and may be a health and safety concern on the site.
- 8.55 Whilst the added biodiversity benefits would not be realised, the proposed habitat enhancements being sought and conditioned as part of the development are considered to be sufficient in this instance. As such, the proposed drainage solution is considered acceptable.

Feasibility of Communal Heating System

- 8.56 In order for the Government's renewable energy and heat demand targets to be met, it is important that all types of new development consider the role they play in using heat from renewable sources. Paragraph 154 of SPP states that the planning system should support the transitional change to a low carbon economy including deriving "11% of heat demand from renewable sources by 2020" and supporting "the development of a diverse range of electricity generation from renewable energy technologies - including the expansion of renewable energy generation capacity - and the development of heat networks".

- 8.57 MLDP policy NRG6 states that community heating within new developments should be supported where technically and financially feasible. It remains to be demonstrated by the applicant that the proposed development does not offer the potential for a new district heating network to be created within the site. Accordingly, a condition will be required on a grant of planning permission requiring that a feasibility study for the provision of a community heating system for any new development is undertaken by a suitably qualified engineer, commissioned by the applicant, and submitted for the approval of the planning authority. Should this study show a community heating system can be introduced, this should be undertaken within an agreed timescale. If it shows it is not feasible to install a community heating network, this requirement would not be relevant.

Developer Contributions

- 8.58 If the Council is minded to grant planning permission for the development it will be necessary for the applicant to enter into a planning obligation to secure:
- A financial contribution towards additional primary education capacity;
 - A financial contribution towards additional secondary education capacity;
 - A financial contribution towards primary education school transport;
 - A financial contribution towards the A701 relief road/A702 link road;
 - Maintenance of open space/play areas; and
 - The provision of onsite affordable housing
- 8.59 Scottish Government advice on the use of Section 75 Planning Agreements is set out in Circular 03/2012: Planning Obligations and Good Neighbour Agreements. The circular advises that planning obligations should only be sought where they meet all of the following tests:
- necessary to make the proposed development acceptable in planning terms (paragraph 15);
 - serve a planning purpose (paragraph 16) and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
 - relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area (paragraphs 17-19);
 - fairly and reasonably relate in scale and kind to the proposed development (paragraphs 20-23); and
 - be reasonable in all other respects.
- 8.60 The requirements as set out above for any proposed planning obligation would meet the above tests.

Other Matters

- 8.61 Regarding matters raised in representations and by consultees not already addressed in this report:
- A number of commentators ascribed concern to the loss of open space as a result of development - the site is not formerly designated open space and so the restrictions of MLDP policy DEV8 do not come into effect;
 - Part of the development is outwith the sites allocation - the MLDP Report of Examination confirmed that it would be necessary to purchase additional land to facilitate access to the site and this was acceptable in allowing the sites allocation for housing;
 - It has been raised that application 16/00460/PPP (erection of one dwelling on land south west of the Wellington School site) was refused for reasons that might prohibit the proposed development being acceptable – the current application is for a different site and is allocated for housing. In addition, the MLDP has been adopted since the earlier refusal, the current plan sets out the policy position for consideration. Application 16/00460/PPP is not a material consideration which outweighs support for the application;
 - Lack of water pressure - Scottish Water advise that there is sufficient capacity within the system;
 - Poor internet connectivity – the development will be required to provide high speed broadband connections to meet the requirements of policy IT1;
 - Accuracy of the submitted reports - technical matters have been reviewed by the appropriate consultees; and
 - Appropriate examination of the MLDP - representations were made on the proposed allocation of the site within the emerging MLDP. These were considered by the Reporter who addresses the site at pages 607-608 of their report where they conclude that the site was appropriate for inclusion in the MLDP under policy STRAT4.
- 8.62 The following matters have been raised in representations which are not material considerations in the determination of the application:
- The impact of development on property values;
 - The impact on views enjoyed from existing properties; and
 - Whilst securing a development through good design is a material consideration, the principle of development leading to anti-social behaviour is not a material consideration.

9 RECOMMENDATION

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

The site is an allocated housing site subject to an appropriate solution to the site's access constraints. The proposals demonstrate a safe and deliverable access arrangement and the proposed development will be of an acceptable scale and character that responds both to the detailed

requirements of the development plan and the surrounding area. It will provide adequate open space, and parking provision; and will not have a significant detrimental impact on the residential amenity or the environment of the area. The proposal therefore complies with policies STRAT4, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN2, TRAN5, IT1, RD1, ENV2, ENV7, ENV9, ENV10, ENV11, ENV15, ENV16, ENV17, ENV18, ENV24, ENV25, NRG6, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017.

Subject to:

- i) the completion of a planning obligation to secure:
 - A financial contribution towards additional primary education capacity;
 - A financial contribution towards additional secondary education capacity;
 - A financial contribution towards primary education school transport;
 - A financial contribution towards the A701 relief road/A702 link road;
 - Maintenance of open space/play areas; and
 - The provision of onsite affordable housing

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

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

shall take place out with the bird breeding season (March-August); unless a suitably qualified ecologist has carried out a walkover survey of the felling/removal area in the 48 hours prior to the commencement of felling/removal, and confirmed in writing that no breeding birds will be affected;

- vii. proposed car park configuration and surfacing;
- viii. details of the location, design, height and specification of proposed street lighting within the development;
- ix. proposed footpaths; and
- x. proposed cycle parking facilities

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

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

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

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

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

3. Development shall not begin until details of the site access, roads, footpaths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include
 - i. existing and finished ground levels for all roads and cycle ways in relation to a fixed datum;
 - ii. proposed vehicular, cycle and pedestrian access;
 - iii. proposed roads (including turning facilities), footpaths and cycle ways. The footpath/cycle link shall be a minimum of 3m in width;
 - iv. proposed visibility splays, traffic calming measures, lighting and signage;
 - v. proposed construction traffic access and haulage routes;

- vi. a green transport plan designed to minimise the use of private transport and to promote walking, cycling, safe routes to school and the use of public transport;
- vii. proposed car parking arrangements;
- viii. proposed bus stops/lay-bys and other public transport infrastructure;
- ix. a programme for completion for the construction of access, roads, footpaths and cycle paths;

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

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

4. Prior to the commencement of development a layout indicating where an Area of improved Quality (AiQ) will be set out within the site shall be submitted for approval in writing to the planning authority. The AiQ will cover at least 20% of the proposed units and their associated boundary treatments. The layout will identify the high quality materials to be used within the AiQ, samples of which will be required in accordance with condition 5.

Reason: *In the interest of protecting the character and appearance of the area so as to comply with policies DEV2 and DEV6 of the Midlothian Local Development Plan 2017.*

5. Development shall not begin until details, including a timetable of implementation, of high speed fibre broadband have been submitted to and approved in writing by the Planning Authority. The details shall include delivery of high speed fibre broadband prior to the occupation of the building. The delivery of high speed fibre broadband shall be implemented as per the approved details or such alternative as may be approved in writing by the Planning Authority.

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

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

Reason: *To ensure that the development is provided with adequate surface water drainage; and to ensure that development complies with*

policies ENV9, ENV10 and ENV15 of the Midlothian Local Development Plan 2017.

7. Development shall not begin until an application for approval of matters specified in conditions for a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the planning authority. The CEMP shall include:
 - i. Details of construction access routes;
 - ii. signage for construction traffic, pedestrians and other users of the site;
 - iii. controls on the arrival and departure times for construction vehicles, delivery vehicles and for site workers (to avoid school arrival/departure times);
 - iv. details of piling methods (if employed);
 - v. details of any earthworks;
 - vi. control of emissions strategy;
 - vii. a dust management plan strategy;
 - viii. waste management and disposal of material strategy;
 - ix. a community liaison representative will be identified to deal with the provision of information on the development to the local community and to deal with any complaints regarding construction on the site;
 - x. prevention of mud/debris being deposited on the public highway;
 - xi. material and hazardous material storage and removal; and controls on construction, engineering or any other operations or the delivery of plant, machinery and materials (to take place between 0700 to 1900hrs Monday to Friday and 0800 to 1300hrs on Saturdays).

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

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

8. Prior to the commencement of development a Peat Management Plan will be prepared and submitted to the planning authority for approval in writing. The management plan will address any necessity to removal peat and carbon rich soils from the site and where possible show how it can be integrated back into the site.

Reason: *To ensure compliance with policy ENV5 the MLDP 2017.*

9. The development shall not begin until a scheme to deal with any contamination of the site and/or previous mineral workings has been submitted to and approved by the planning authority. The scheme shall contain details of the proposals to deal with any contamination and/or previous mineral workings and include:

- i. the nature, extent and types of contamination and/or previous mineral workings on the site;
- ii. measures to treat or remove contamination and/or previous mineral workings to ensure that the site is fit for the uses hereby approved, and that there is no risk to the wider environment from contamination and/or previous mineral workings originating within the site;
- iii. measures to deal with contamination and/or previous mineral workings encountered during construction work; and
- iv. the condition of the site on completion of the specified decontamination measures.

Reason: To ensure compliance with policy ENV16 of the MLDP 2017.

10. On completion of the decontamination / remediation works referred to in Condition 10 above and prior to any dwelling house being occupied, a validation report or reports shall be submitted to the Planning Authority confirming that the works have been carried out in accordance with the approved scheme. No dwelling house shall not be occupied unless or until the Planning Authority have approved the required validation.

11. Prior to the commencement of development technical details of any bridges and culverts under the access road shall be submitted for approval in writing by the planning authority. Proposed bridges or culverts must be designed to convey the 1 in 200 year design flow. The design of the culvert will take into account the conveyance of added climate change flows. As part of the adopted road this structure with require to meet the design requirements for a highway structure.

Reason: To ensure that development does not increase the risk of flooding on the site and to comply highway standards

12. A feasibility study for the provision of a community heating system for any will be undertaken by a suitably qualified engineer, commissioned by the applicant, and submitted for the approval of the planning authority. Should this study show a community heating system can be introduced, this should be undertaken within timescales to be agreed.

Reason: in order to comply with condition NRG6 of the MLDP 2017.

13. Prior to the commencement of development cross sections of the new access road will be submitted for approval in writing by the planning authority. The cross sections will show proposed footpath, services verge, grass/planting verge, swale verge, tree protection areas and tree planting root ball volumes along the proposed access road.

Reason: To ensure that there is appropriate space to deliver the proposed features.

14. Prior to the commencement of development a Site Biodiversity Action Plan (SBAP) will be prepared and submitted to the planning authority for approval in writing. It shall include:
- Reference to the recommendations set out in chapter 5.0 of the submitted Badger Survey (February 2020) and Ecological Assessment – Update (July 2021);
 - Landscape and habitat design and management;
 - Species protection plans for bats and badgers; and
 - Monitoring protocols.

Thereafter, development shall be carried out in accordance with the approved SBAP.

Reason: *To protect and enhance protected species and other biodiversity on the site in accordance with policy ENV15.*

15. Development shall not begin until details, including a timetable of implementation, of “Percent for Art” have been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out in accordance with the approved details or such alternatives as may be approved in writing by the Planning Authority.

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

16. Details of the proposed design of the junctions of the two pedestrian/cycle links to Milkhall Road should be submitted to and approved in writing by the planning authority prior to the commencement of development. Unless otherwise agreed in writing, the detailed design will include 3m of pedestrian footway to be formed on Milkhall Road with pedestrian guard rail.

Reason: *To ensure highway safety is achieved for road users and pedestrians.*

17. The proposed landscaped buildout shown on the layout on the frontage of plots 37/38 should be removed from the layout to allow a 5.5m wide road alignment to be achieved.

Reason: *To ensure appropriate highway design and continuity design.*

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

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

19. Details of new street lighting on the A701 at the approaches to the proposed site access will be submitted to the planning authority for approval in writing prior to the commencement of development.

Reason: To ensure compliance with policy IMP2 of the MLPD 2017

20. Details of the design and location of the proposed new bus shelter (southbound) on the A701 should be submitted to the planning authority for approval prior to commencement of development.

Reason: To ensure compliance with policy IMP2 of the MLPD 2017

21. Technical details of the proposed upgrading to the existing public footway along the A701 leading to the existing Wellington School Bus Stop shall be submitted to the planning authority for approval prior to the commencement of development.

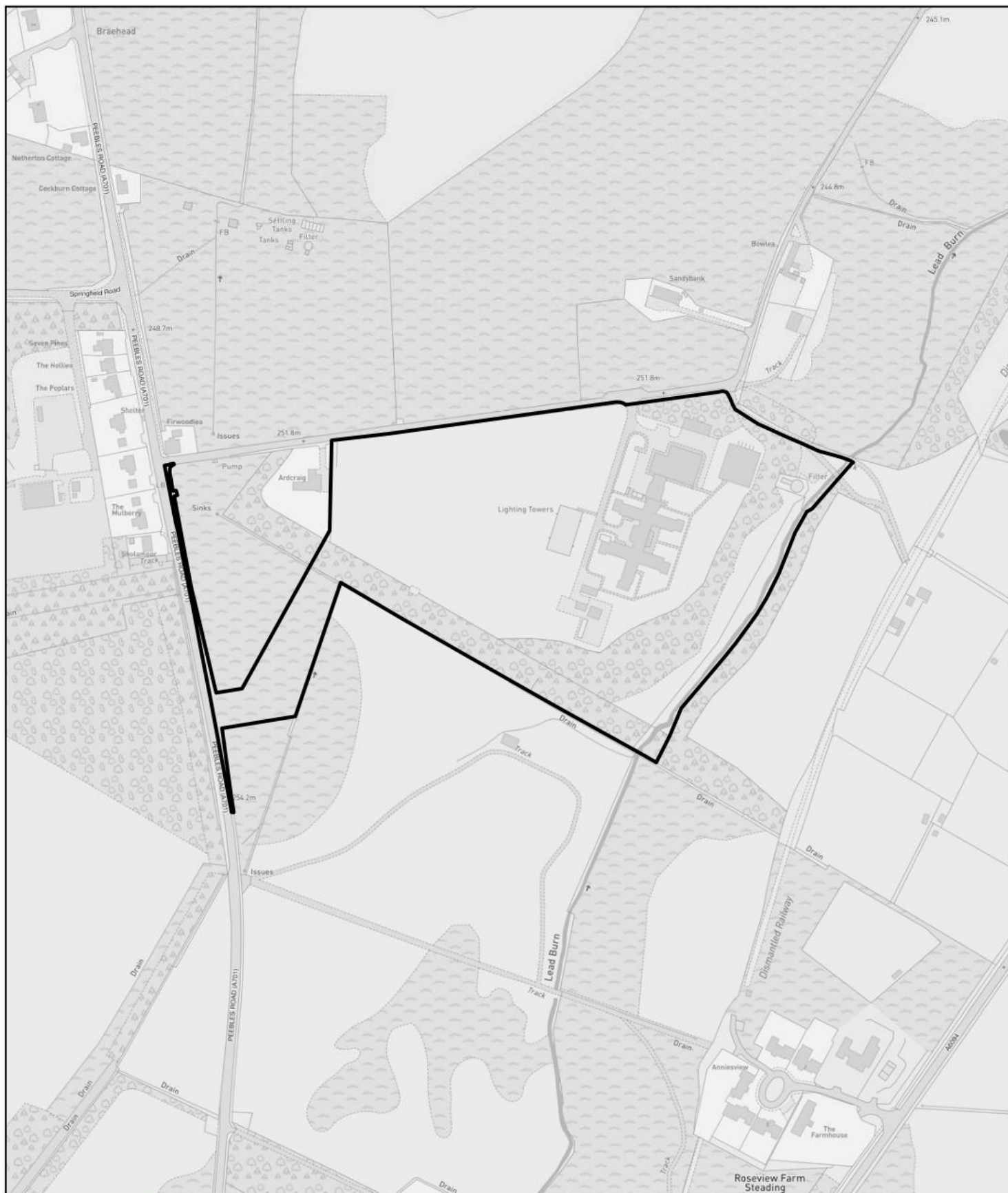
Reason: To ensure safe pedestrian access to the pedestrian transport connections.

22. Development shall not begin until a programme of archaeological works (field evaluation by trial trenching) in accordance with a written scheme of investigation which has been submitted by and approved by the planning authority. This will be carried out at the site by a professional archaeologist in accordance with details submitted to and approved in writing by the planning authority. The area to be investigated should be no less than 5% of the total greenfield site area with an additional 2% contingency should significant archaeological remains be encountered.

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

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date:	12 November 2021
Application No:	20/00144/DPP
Applicant:	Lochay Homes Ltd
Agent:	Strutt and Parker
Validation Date:	9 March 2020
Contact Person:	Hugh Shepherd
Email:	hugh.shepherd@midlothian.gov.uk
Background Papers:	Online planning application file
Attached Plans:	Proposed Site Layout RevM, Woodland Mitigation and Woodland Plan, House-type Plans



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

Residential development formation of access roads and car parking and associated works at Land At Wellington School, Penicuik,

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File No: 20/00144/DPP

Scale: 1:4,000
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