



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

Report by Chief Officer Place

1 PURPOSE OF REPORT

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

2 BACKGROUND

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

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

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

3 PLANNING CONSIDERATIONS

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

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

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

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

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

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

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

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

4 PROCEDURES

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

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

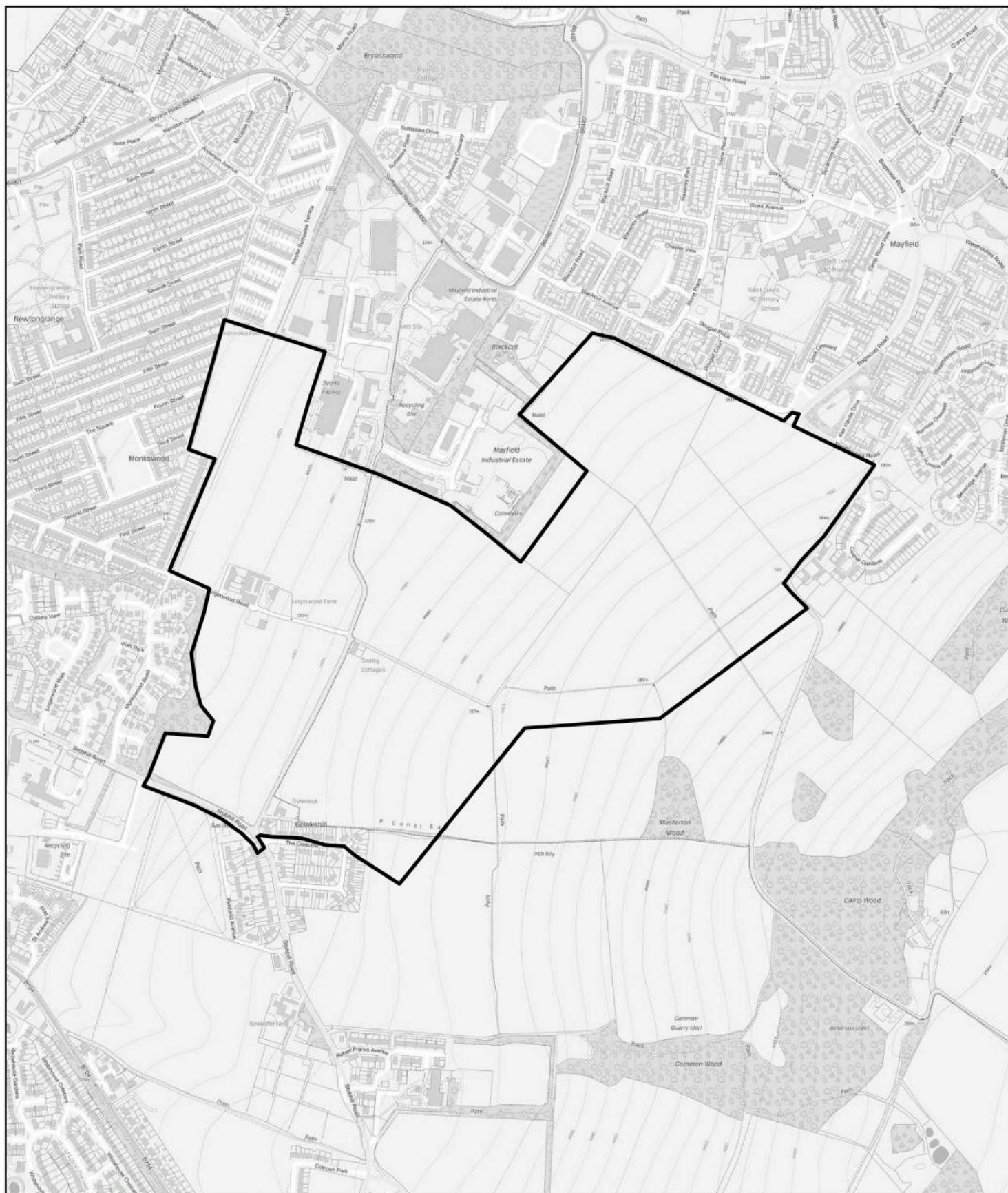
- 4.3 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures advises that Councillors are expected to approach their decision-making with an open mind in that they must have regard to all material considerations and be prepared to change their views which they are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

5 RECOMMENDATION

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

Peter Arnsdorf
Planning Manager

Date:	8 May 2021
Application No.	21/00179/PAC
Applicant:	Springfield Properties Ltd
Validation Date:	5 March 2021
Contact Person:	Steve Iannarelli
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**Proposal of Application Notice for residential development. at
Land to South of Mayfield and East of Newtongrange,
Crawlees Road, Gowkshill, Gorebridge,**

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