



PRE - APPLICATION REPORT REGARDING RESIDENTIAL DEVELOPMENT, COMMUNITY FACILITIES, PRIMARY SCHOOL, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE AT SITE Hs12 HOPEFIELD FARM 2, BONNYRIGG (17/00367/PAC)

Report by Head of Communities and Economy

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to advise the Committee of a pre application consultation submitted regarding a proposed residential development; community facilities, primary school, open space and associated infrastructure on land to the west of the current Hopefield development site, Hopefield Farm, Bonnyrigg. The land comprises site Hs12 in the Midlothian Local Development Plan (MLDP) and land safeguarded for further residential development to the south west of Hs12.
- 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 A pre application consultation for residential development; community facilities, primary school, open space and associated infrastructure on land to the west of the current Hopefield development site, Hopefield Farm, Bonnyrigg was submitted on 9 May 2017.
- 2.3 As part of the pre application consultation process the applicants have set up a Community Liaison Forum to include representatives of local Community Councils and a residents association. The applicant held a community workshop in June 2017 and they propose to host a public exhibition in late summer 2017. A date, time and venue is expected to

be arranged shortly by the applicant and the necessary notices and adverts published in advance. On the conclusion of the public event the applicant could submit a planning application for the proposal. It is reasonable for an Elected Member to attend such a 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.

- 2.4 Copies of the pre application notices have been sent by the applicant to Poltonhall and District Community Council, Hopefield Residents Association and the three local ward Members.

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 proposed development is situated on land immediately to the south west of the existing Hopefield development area, in Bonnyrigg. The site is bounded by the B6392 to the south and south west, by the A6094 (Rosewell Road) to the north west and by existing and under construction housing to the north and east.
- 3.3 The applicant has indicated that they intend to submit a masterplan for the whole of the site with a phased approach to the submission of two planning applications for the site, the first being for the area to the west of the existing Hopefield development (site Hs12) and second for the area further to the west (the safeguarded land).
- 3.4 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Plan (MLP), adopted in December 2008. The adopted 2008 Midlothian Local Plan (MLP) identifies the site as being in the countryside and as prime agricultural land. Any subsequent planning application will currently be subject to assessment against policies RP1: Protection of the Countryside and RP4: Prime Agricultural Land. A provisional assessment against these policies does not support the scheme on the basis that the proposed development is not necessary for agriculture or for any other rural business. However this policy position with regard the proposed development site is being superseded by the Proposed MLDP.
- 3.5 At its meeting of 16 December 2014 the Council approved the Proposed MLDP as its settled spatial strategy. Site Hs12 is identified in the MLDP, Policy STRAT3, as a strategic housing site with an indicative capacity of 375 residential units with the potential of a further 375 residential units in the safeguarded site. The plan was subject to Local Plan Examination and subject to consideration by a Reporter appointed by the Scottish Ministers. The Reporters findings were

published on 10 July 2017. It is anticipated that the examination findings will be reported to Council in September 2017. With regard to this site the Reporter recommends that the site remains as an allocated housing site. This is a material consideration of significant weight in the assessment of any application, if submitted prior to the adoption of the MLDP.

- 3.5 If an application is submitted after the adoption of the MLDP there will be a presumption in favour of residential development subject to securing developer contributions towards infrastructure including education provision and affordable housing. A primary school is planned to be provided on the site with the indicative location to the north of the site, situated off Rosewell Road.

4. □ PROCEDURES

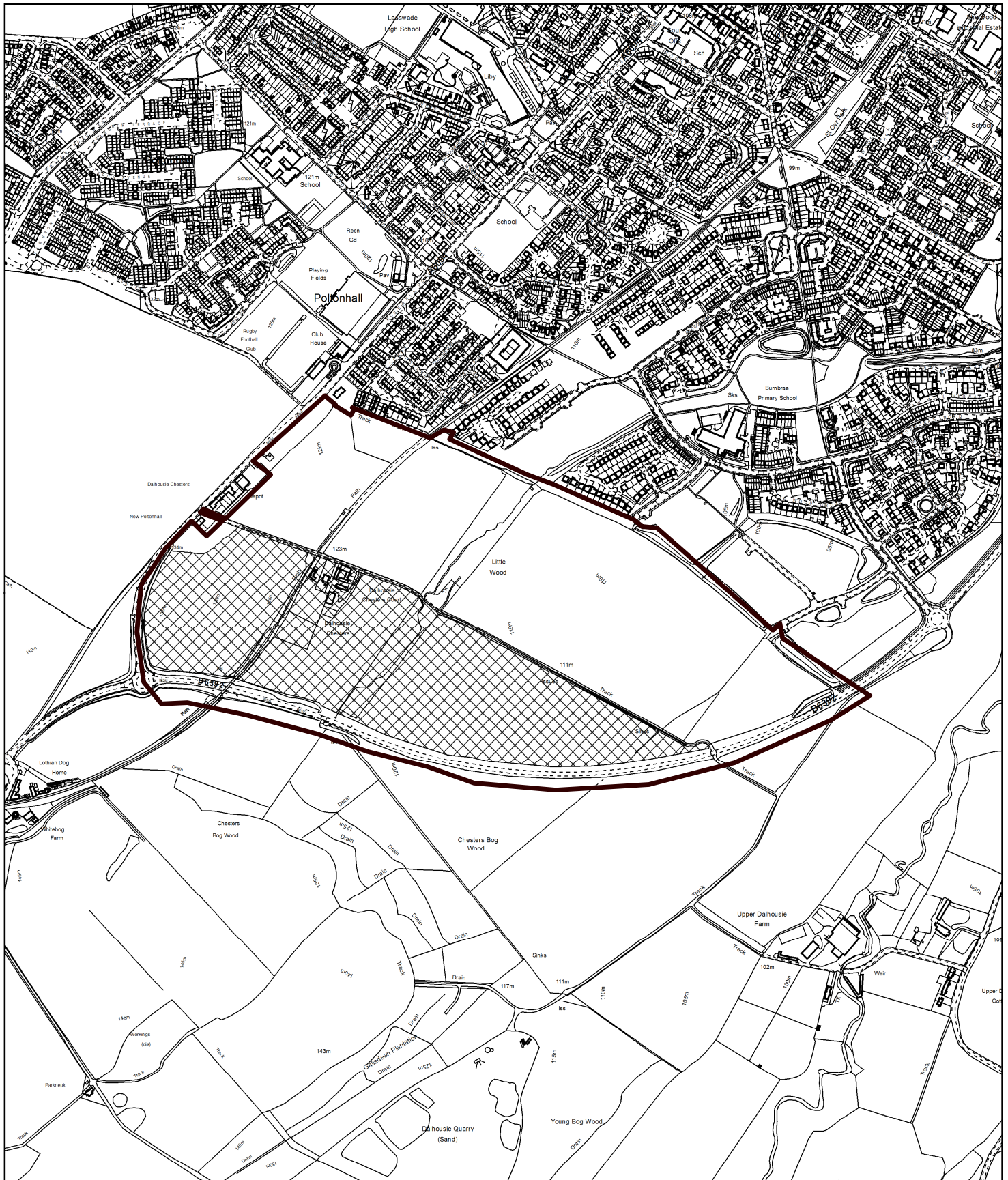
- 4.1 The Scottish Government's Guidance on the Role of Councillors in Pre-Application Procedures provides for Councillors to express a 'without prejudice' view and to identify material considerations with regard to a major application.
- 4.2 The Committee is invited to express a 'without prejudice'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

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Site Hs12 Hopefield Farm 2, Bonnyrigg (MLDP allocation)



Safeguarded for Future Development in MLDP

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