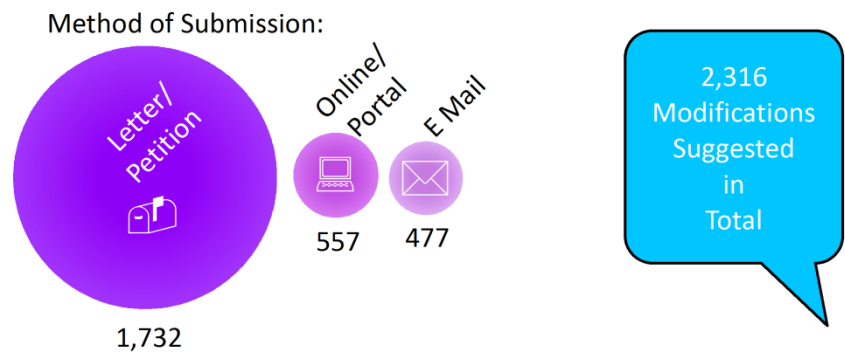
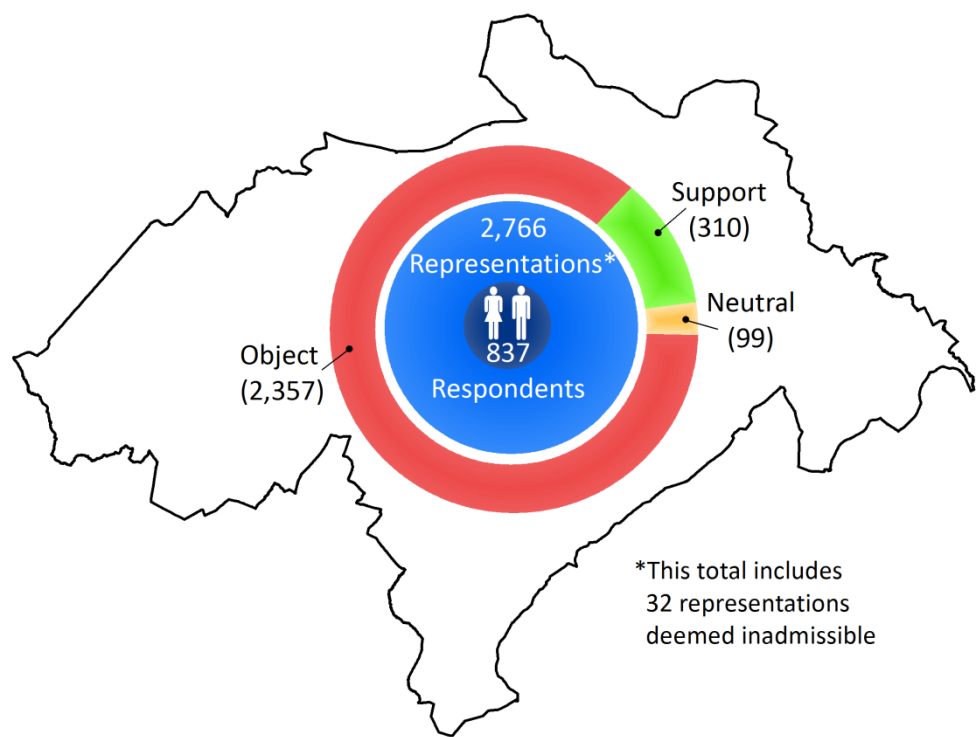
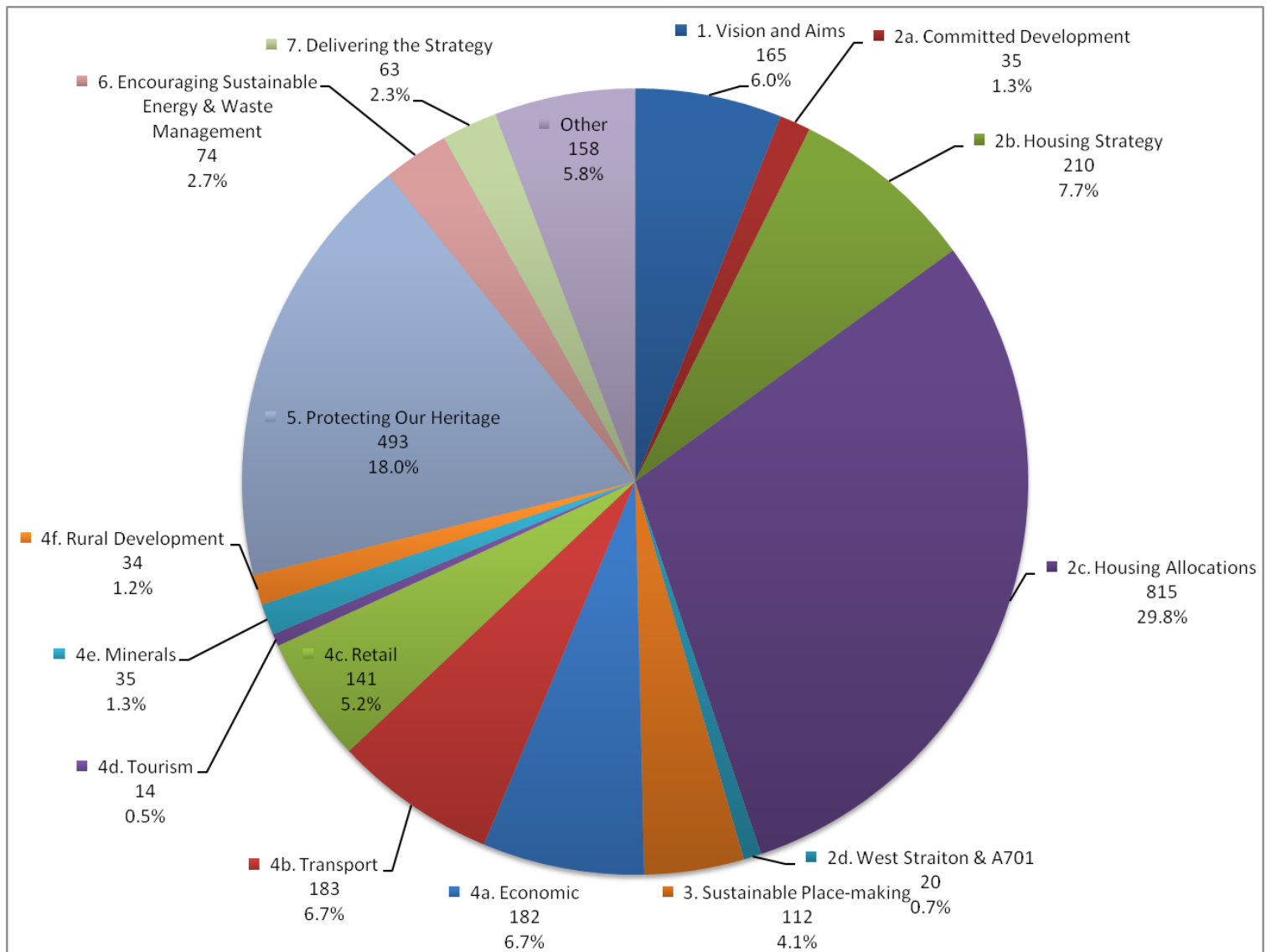


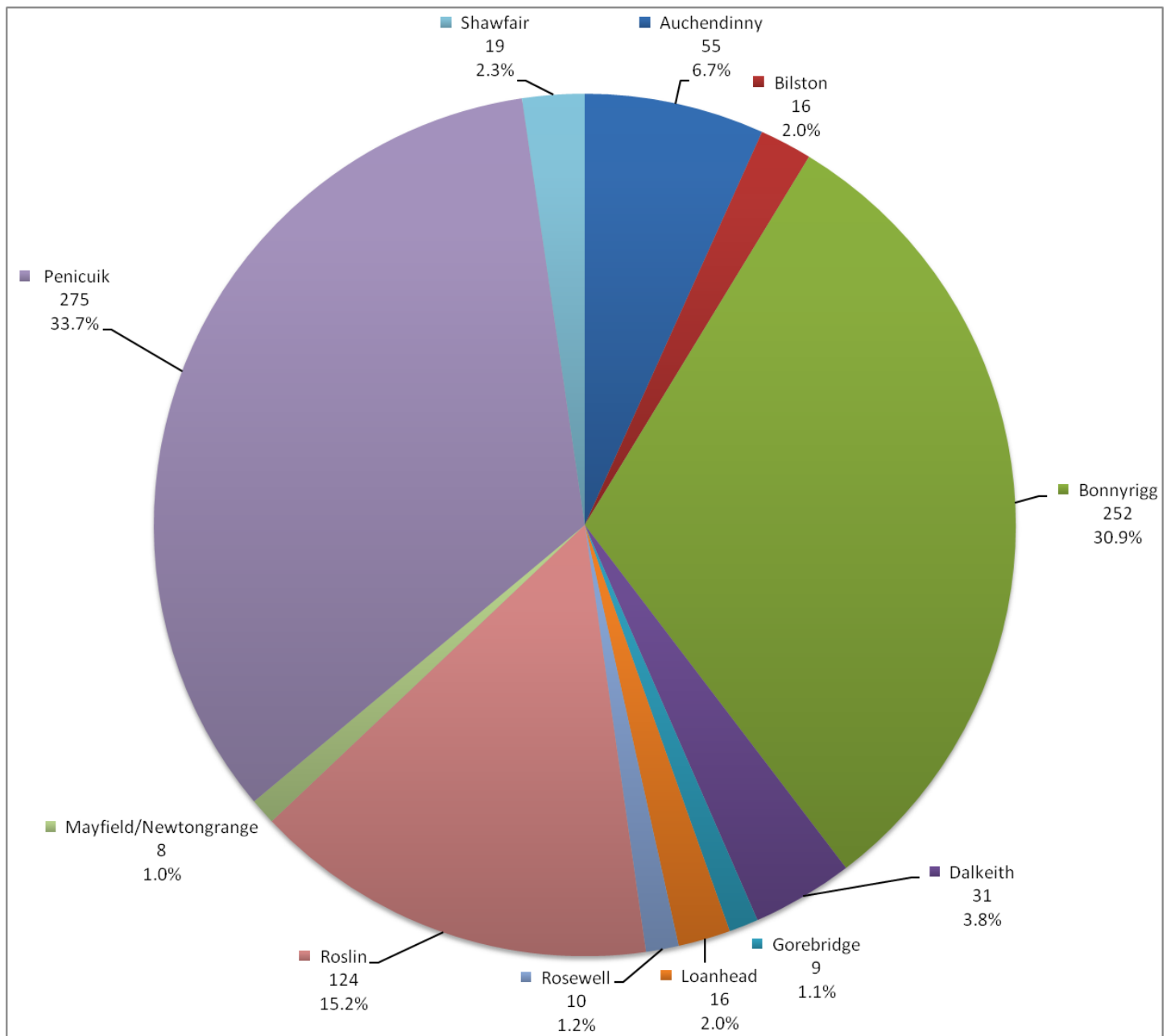
Appendix 1 – Key Facts & Figures



## Appendix 2 – Comments by Topic



### Appendix 3 – Comments by Housing Allocations



## **Appendix 4 – Key Agency Responses**

### **Transport Scotland**

#### Objects

- Proposed access to A68/A720 junction from Newton Farm housing site and proposed Park & Ride site (SESplan Action Programme) not in alignment with SPP
- Potential rail halt at Redheugh not included in transport appraisal of Proposed Plan (TRAN2)
- Does not support Council's position on grade separating Sheriffhall roundabout - No appraisal of impact of MLDP on junction/no information of scale of impact/no funding mechanism identified (TRAN3)
- Outcome of MLDP transport appraisal not included in Action Programme
- Insufficient deliverability information in Action Programme relating to sites Hs0 and Hs1 contributions to grade separating Sheriffhall roundabout.
- Incorrect reference to SESplan Cross boundary transport study

#### Suggested Modification(s)

- Remove reference to the link road from TRAN2, IMP2 and Shawfair settlement statements & Action Programme until Transport Scotland is satisfied of case to support.
- Remove Redheugh Station from TRAN2, IMP2 & Gorebridge settlement statement infrastructure requirements
- Provide greater clarity on statement in TRAN3 regarding MLDP impact on junction, constraints, funding mechanisms & outcomes of cross boundary study.
- Include reference to MLDP transport appraisal in Action Programme (TRAN2, page 9)
- Amend paragraph 4.5.8 to reflect correct context of SESplan cross boundary transport study.

#### Proposed Council Response

Propose no change to the plan at this stage. Acknowledge the matters raised but do not agree with most of the suggested modifications. However, consider merit in suggested change in respect of - amending reference to SESplan cross boundary work in the MLDP - and content to allow Reporter to determine through Examination.

## **SESTRAN**

### Supports

The Proposed Local Development Plan for Midlothian provides a clear vision of how the area will grow and develop and goes some way in addressing the range of issues facing the area and is focused on promoting and managing achievable sustainable growth -

- Considers the plan is a positive step and supports the Proposed Plan and Action Programme.
- Provides clear vision of how Midlothian will grow and develop, identifies transport issues arising from development and interventions to mitigate problems i.e. the proposed A701 relief road.
- Is focused on promoting and managing sustainable growth.

### Suggested Modification(s)

- Would like to see Council incorporate a set of standards for design of walking and cycling facilities
- Would like to see reference to monitoring travel plans
- Considers that the orbital bus route be shown on the proposals map – map 1 Shawfair Park & Ride north of A68/A720 junction and map 6 dedicated link between Straiton and Lothianburn Park & Ride

### Proposed Council Response

Propose no change to the plan at this stage – acknowledge the matters raised but consider issues have been satisfactorily addressed in preparing the plan and submission does not raise any new issues that are of a material nature to consider modifying the plan.

## **Scottish Enterprise**

Scottish Enterprise is broadly supportive of the plan and the Council's approach towards economic development. However, they do feel more could be done to protect and promote the life science sector development at The Bush.

### Objects

- Regionally and Local Nature Conservation site (ENV14) covers part of The Bush at the south side. Considers that this may be a potential constraint to future development opportunity.
- Greater emphasis needed in vision for completion of life science development at The Bush
- Expressed concern that the need for developer contributions may restrict economic investment, particularly in the life science sector at The Bush.

### Suggested Modification(s)

- Remove designation from part of Bush allocated for development.

- If this is not acceptable consider amending wording of ENV14 to give priority to economic development in respect of sites b1, b2 and b9.
- Add specific reference to completing life science development at Bush and reference the enterprise area status of the Biocampus as part of vision.
- Suggest the Council reviews the requirement for developer contributions for developments at The Bush.

#### Proposed Council Response

Propose no change to the plan at this stage – acknowledge the matters raised but consider issues have been satisfactorily addressed in preparing the plan and submission does not raise any new issues that are of a material nature to consider modifying the plan.

### **Scottish Water**

#### Supports

Broadly supportive of Proposed Plan and suggested amendments to sections of plan listed are generally of a minor nature.

#### Proposed Council Response

Propose no change to the plan at this stage – acknowledge the matters raised but do not consider they affect the underlying aims or strategy of the Proposed Plan. Consider merit in suggested change and content to allow Reporter to determine through Examination.

### **Scottish Environmental Protection Agency (SEPA)**

SEPA is supportive of many parts of the plan but raises objection to aspects relating to flooding and the stated need for flood risk assessment for committed and proposed development sites.

#### Objects

- Objects to committed development sites identified in the plan not having been reassessed in production of the Proposed Plan. States it is essential the plan provides sufficient protection for the environment.
- Requires policy DEV5 to include reference to new development being designed to reduce flood risk.
- Supports the objective of policy ENV8 Protection of River Valleys but objects until evidence is provided of River Basin Management Planning data having been considered in support of the Proposed Plan in policy ENV10. Objects to policy ENV9 Flooding requesting it is removed and replaced with text provided by SEPA.

- Objects to section 6.5 of the plan on Encouraging Sustainable Waste Management and to policy WAST1.
- Objects to particular sites in the plan not having a stated requirement for a flood risk assessment.

#### Suggested Modification(s)

- Amend policy DEV5 to include reference to new development being designed to reduce flood risk.
- New bullet point is added to policy MIN2 – text provided.
- Align RD1 Development in the Countryside with The Water Framework Directive.
- Supports policy ENV2 Midlothian Green Network but recommends change.
- Supports the objective of policy ENV8 Protection of River Valleys but objects until evidence is provided of River Basin Management Planning data having been considered in support of the Proposed Plan in policy ENV10 Water Environment.
- Policy ENV9 Flooding replaced with text provided by SEPA.
- Amend policy EN17 Air Quality to address cumulative effects of development and address increased greenhouse gas emissions generated from car journeys from the Proposed Plan.
- Objects to section 6.5 of the plan on Encouraging Sustainable Waste Management unless the need for waste facilities is based on Scottish-wide waste capacity.
- Objects to policy WAST1 unless reference is made in the policy to provision of waste facilities in all designated employment sites.
- Add requirement for flood risk assessments for sites identified in the Settlement Statements where no such reference currently exists. Provides recommended changes on the Water Environment and Co-location (where current or previous uses on or near to a proposed site might impact upon its development).

#### Proposed Council Response

Propose no change to the plan at this stage – acknowledge the matters raised but consider issues have been satisfactorily addressed in preparing the plan and submission does not raise any new issues that are of a material nature to consider modifying the plan.

#### **Historic Environment Scotland**

Historic Environment Scotland (HES) is not making formal representations to the plan. Instead HES offers informal commentary and advice. Overall plan is clearly presented and structured, accessible and clearly written. Broadly content that policy framework is robust and provides an adequate level of clarity.

### Supports

Generally welcomes policy approach to design matters in new developments and Conservation Areas, to protect designed landscape and the new battlefield designations. Advises on very minor word changes to add clarity and promote enhancements in the policy areas listed.

- Support the Action Programme but advise that the Council's archaeological advisers also be listed as a responsible body for policies ENV19, ENV20, ENV21, ENV22 and ENV23
- Welcome acknowledgement that sites Hs1 and Hs7 are in boundary of a nationally important garden & designed landscape but considers need for specific reference to potential impact of development on these designations.
- Welcomes reference in plan to potential impact of sites Hs18, Hs19 and AHs 2 on battlefield designations

### Proposed Council Response

Propose no change to the plan at this stage – no modifications/changes specified.

### **Scottish Natural Heritage**

Broadly supportive of the plan and considers it to be clearly written and generally easy to navigate. Agrees with the plan's vision (but considers it will be challenging to deliver) and the Council's approach to sustainable place making, active travel, Green Network and designated sites.

### Objects

- Suggests a revised Bush masterplan be adopted as supplementary guidance
- ENV1 requires minor revision to comply with SPP relating to protection of and access to open space
- ENV11 inconsistent with SPP
- Wording of policies NRG1 and NRG2
- Hs0, Hs1, Ec1, Ec3 – Unclear as to relationship with Edinburgh developments. At Shawfair and Straiton there is need for an area development framework to plan and deliver proposals.
- Considers there are some inconsistencies relating to SNH involvement in the Action Programme and suggests minor revisions.

### Suggested Modification(s)

- Amend wording to parts A and B of policy NRG1
- Amend wording regarding the direction of development to the west of A701
- Seek a revised Bush masterplan be adopted as supplementary guidance
- Amend TRAN2 regarding wording of cycling & walking provision
- Alternative wording to ENV11



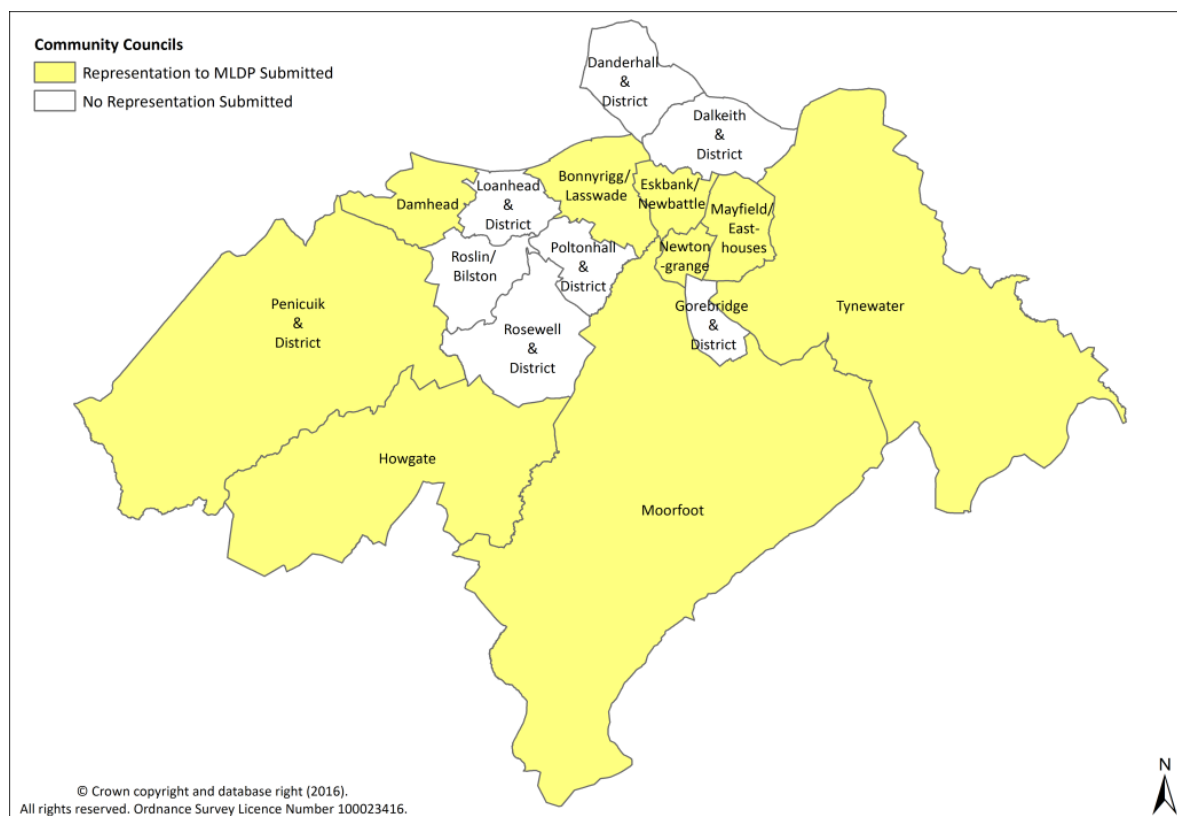
- Word changes to NRG1 and NRG2
- Include reference to need for area development framework in development considerations section of settlement statements.
- Amend Action Programme to consistently include reference to SNH involvement including the preparation of supplementary guidance on quality of place

#### Proposed Council Response

Propose no change to the plan at this stage – acknowledge the matters raised but consider issues have been satisfactorily addressed in preparing the plan and submission does not raise any new issues that are of a material nature to consider modifying the plan.

## Appendix 5 – Community Council Responses

Of 16 community councils, representations were lodged by Bonnyrigg and Lasswade (BLCC), Damhead and District (DDCC), Eskbank and Newbattle (ENCC), Howgate (HCC), Mayfield and Easthouses (MECC), Moorfoot (MCC), Newtongrange (NCC), Penicuik and District (PDCC), and Tynewater (TCC) Community Councils.



## Highlights of some of the key points raised

### Objections

- Objections to the Strategy for sustainable growth, principally to the scale of development
- Concerns at impact on infrastructure and services
- Site specific objections to housing allocations at site Hs16 (Bilston), Hs22 (Penicuik Kirkhill Road), AHs4 (Pomathorn Mill), and AHs5 (Wellington School)
- A sense in some representations that while policies may seem helpful, will the Council implement them and ensure that developers abide by them?
- In respect of affordable housing, concern expressed that this housing sector is not adequately defined or provided for
- Concern that existing Halkerston Area of Search for coal; which had been proposed for deletion in the MIR, was proposed for retention in the Proposed Plan.

- A701 re-alignment project, the approach to transport more generally, and the impact of growth emerged as concerns
- Concern that approach to wind energy is too negative
- Concern that town centres are not supported enough over out of town facilities, and that small local opportunities are not encouraged more
- Concern about process by which plan was approved and consulted upon, and non-availability of Supplementary Guidance until it has finished.

### Support

- Support for removal of Main Issue Report site at Easthouses and for there being no further allocations in Mayfield and Easthouses area
- Support for the Newbattle Greenspace Safeguard, although concern that Council may not enforce its protection
- Support for non-inclusion of Airfield Farm as an area of search for coal extraction.

### Suggested modifications

- Reduce scale of growth, including deletion of particular sites in some cases
- Desire to have more fully worked out infrastructure plan
- Stronger approach to implementation, to ensure policies are carried out
- Deletion of Halkerston Area of Search, A701 re-alignment
- More supportive approach for town centres, local shops and wind energy.

### Proposed Council Response

Generally propose no change to the plan at this stage – acknowledge the matters raised but consider issues have been satisfactorily addressed in preparing the plan and submission does not raise any new issues that are of a material consideration.

May adjust emphasis on local shops to make this more of a requirement in certain cases where new development is poorly served by existing centres and provided it is of a scale that it does not harm an existing town centre.