
APPLICATION FOR PLANNING PERMISSION 20/00089/DPP FOR THE ERECTION OF 395 DWELLINGS, FORMATION OF ACCESS ROADS AND PARKING, SUSTAINABLE URBAN DRAINAGE SYSTEM AND ASSOCIATED WORKS AND THE SAFEGUARDING OF LAND FOR AN EDUCATION USE AT LAND EAST OF AUCHENDINNY PENICUIK

Report by Chief Officer Place

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the erection of 395 dwellings, formation of access roads and parking, sustainable urban drainage system (SUDS) and associated works and the safeguarding of land for an education use on land to the east of Auchendinny. There have been 35 representations and consultation responses from the Coal Authority, Historic Environment Scotland, Nature Scot, Scottish Environment Protection Agency (SEPA), Scottish Water, the Council's Archaeology Advisor, the Council's Environmental Health Manager, the Council's Education Resources Manager, the Council's Policy and Road Safety Manager, the Council's Land Resources Manager, the Council's Housing Planning and Performance Manager and the Roslin and Bilston Community Council.
- 1.2 The relevant development plan policies are policies 5 and 7 of the South East of Scotland Strategic Development Plan 2013 (SESPlan 1) and policies STRAT3, DEV2, DEV3, DEV5, DEV6, DEV7, DEV9, TRAN1, TRAN2, TRAN5, IT1, RD1, ENV2, ENV4, ENV7, ENV8, ENV9, ENV10, ENV11, ENV14, ENV15, ENV17, ENV23, ENV24, ENV25, NRG6, IMP1, IMP2 and IMP3 of the Midlothian Local Development Plan 2017.
- 1.3 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 located on the north-eastern fringes of Auchendinny near Penicuik. It is bound to the west by The Brae (B7026) and residential properties located on Firth Crescent, Firth Road and The Brae.

Directly to the north and northeast of the site lies an unclassified road, with the former Oatslie Landfill and agricultural fields beyond. A single residential property (Lee Lodge) is also located along the site's north-eastern boundary. The River North Esk Valley and associated woodland bounds part of the site to the south and southeast. In addition, a number of residential properties are located along parts of the southern boundary (including Small Steps Cottage, Sandia, Firth View Firth lodge and others within the same hamlet).

- 2.2 The site comprises an irregular shaped parcel of land measuring 27.8 hectares. The site slopes from the north to the southwest and southeast towards the nearby River North Esk Valley. It contains a series of former agricultural fields and a former golf driving range (now demolished). It also contains a series of overhead (and underground) high voltage electricity cables with associated pylons.
- 2.3 Firth Road bisects the south western part of the site, splitting the site into two parcels of land. This road also contains associated footpath links, linking the site to the existing hamlet to the south. A footpath is located along The Brae to the west of the site. An unclassified road runs along the north and northeast of the site.
- 2.4 The site is allocated as a strategic housing land allocation within the Midlothian Local Development Plan (Site Hs20 - Auchendinny).
- 2.5 The existing built form within Auchendinny is varied, ranging from single storey bungalows along the Brae, two-storey Victorian properties and two-storey 1950s/1960s post-war houses and flats.

3 PROPOSAL

- 3.1 Detailed planning permission is sought for 395 residential dwellings with associated roads, landscaping, open space, footpath/cycle ways, a sustainable urban drainage system (SUDS) and other associated works.
- 3.2 The Overall Masterplan includes the provision of the following:
 - 395 residential units over three phases (including affordable housing within each phase).
 - Formation of one new primary vehicular access within the north western corner of the site to The Brae and improvements to Firth Road and the corresponding footpath to allow for a creation of a second vehicular access to the site.
 - Provision of a primary spine road running from the primary vehicular access in a north-south circular direction through the site to Firth Road. A network of secondary access roads are also proposed to link residential properties to the primary spine road.

- Provision of a network of 3m multi-user cycle paths running the full extent of the site as follows:
 - A primary 3m wide multi-user cyclepath route from The Brae at the north-western corner of the site and extending southeast along a new spine road (to the north of the Glencourse Centre); then extending southwest along a new route to the northwest of the safeguarded school site; then travelling south along Firth Road to the eastern part of the linear park; then extending west along the linear park and into the areas of open space within the south-western corner of the site; finally extending south along the western boundary to the south-western corner of the site at the edge of the application boundary (and applicant's control) - to facilitate future connection to the NCN196 (a National Cycle Network route) on land outwith the applicant/Council's control via a separate approval process (led by the Council) and not part of this planning application.
 - Provision of an 'extension loop' to the 3m wide multi-user cyclepath from the south-western corner of the site to the south-eastern corner of the site, to the edge of the applicant's ownership/control, to allow for a potential future connection to the NCN196 via a separate private access track – again via the aforementioned separate approval process and not forming part of this planning application.
 - Provision of additional 3m wide multi-user cyclepath links within the site connecting the north-western corner of the safeguarded school site to the unclassified road to the northeast of the site (close to the existing landfill vehicular access); then extending northwest around the northern site boundary to the junction with The Brae.
 - A 3m wide multi-user cycle path (including natural grading of the land) connecting the north-eastern corner of the site to the unclassified road to the north of Gunpowder Cottage.
- 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 length of a linear greenway.
- Provision of various public open spaces including a linear park running adjacent to the primary spine road through the centre of the site, an 'entrance green' within the northwest corner of the site, a 'civic square' within the central part of the site and other local open spaces within the south eastern corner of the site. An extensive area of informal open space is provided within the southern part of the site.

- Partial removal of the existing woodland tree belt around the western and southern extent of the former golf driving range, complemented by its partial retention along the northern and north-eastern boundaries.
- Provision of structure planting or landscape buffers along key interfaces including the western, southern and north-eastern site boundaries and adjacent to existing residential properties in addition to hedgerow planting and shrubs.
- Provision of a large area of woodland structure planting along the southern boundary (between the existing and proposed properties) that will include Birch, Seesile Oak, Alder, Rowan, Hawthorn, Scots Pine and European Larch.
- Finally, whilst not part of this planning application, the masterplan identifies an area of land measuring approximately 1.5 hectares within the north-western part of the site 'safeguarded' for the provision of a new two-stream primary school.

3.3 With respect to the proposed housing, the average housing density comprises approximately 19 dwellings per hectare and would consist of the follow housing mix:

House Type:	Number:		
Private:	Phase 1	Phase 2	Phase 3
3-bed	42	22	8
4-bed	63	61	19
5-bed	30	46	6
Total - Per Phase	<u>135</u>	<u>129</u>	<u>33</u>
<u>Total Private</u>	<u>297</u>		
Affordable:	Phase 1	Phase 2	Phase 3
2-bed house	10	10	6
1-bed cottage flat	26	8	2
2-bed cottage flat	22	10	4
Total - Per Phase:	<u>58</u>	<u>28</u>	<u>12</u>
<u>Total Affordable</u>	<u>98</u>		
<u>TOTAL: 395 HOUSING UNITS</u>			

3.4 The application is accompanied by the following documentation:

- Pre-Application Consultation Report (PAC);
- Design and Access Statement (DAS);
- Transportation assessment (TA);
- Geotechnical Design and Environmental Risk Report;
- Preliminary Environmental Assessment Report;

- Ground Investigations Report;
- Surface Water Management Plan and Drainage Strategy;
- Drainage Impact Assessment (DIA);
- Water Impact Assessment;
- Flood Risk Assessment;
- Air Quality Assessment;
- Tree Survey;
- Historic Environment Desk-based Assessment;
- Updated Extended Phase 1 Habitat Survey
- Habitat Suitability Assessment for Great Crested Newts
- Great Crested Newt Species Protection Plan; and
- Invasive Species Report & Management Plan.

4 BACKGROUND

- 4.1 The applicant carried out a pre-application consultation (17/00606/PAC) for residential development, primary school and associated roads, landscaping, open space, footpath/cycle ways, sustainable urban drainage system and infrastructure on the site, which was reported to Committee at its meeting of November 2017.
- 4.2 An Environmental Impact Assessment (EIA) Screening Opinion (17/00767/SCR) for residential development and a primary school was determined in September 2017 and it was confirmed that an EIA was not required
- 4.3 The application for planning permission constitutes a 'Major Development' as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and thereby it requires to be determined by the Planning Committee.

5 CONSULTATIONS

- 5.1 **The Coal Authority** does not object to the application, outlining that as the site is located within a Low Risk Area where a Coal Mining Risk Assessment is not required, the Coal Authority's Standing Advice should be an informative on any grant of planning permission.
- 5.2 **Historic Environment Scotland** does not object to the application.
- 5.3 **Nature Scot (Formerly Scottish Natural Heritage)** does not object to the application. It is unlikely that there would be any protected species licencing requirements subject to the implementation of the mitigation measures outlined in the applicant's Great Crested Newton (GCN) Species Protection Plan, with minor modifications to extend the length of the GCN attenuation fence and updated 'trap review' timescales that could be secured via a condition on any grant of planning permission.
- 5.4 The **Scottish Environment Protection Agency (SEPA)** does not object to the application, but advises the Council that it should be

mindful of their own responsibilities as the Flood Risk Management Authority. SEPA also outline that it was unlikely that any air quality objectives would be exceeded at new/existing receptor locations as a result of the proposed development.

- 5.5 **Scottish Water** does not object to the application and notes that there is sufficient capacity, at present, within the corresponding water and waste water treatment works to accommodate any likely demand, but cannot confirm that the site can be serviced.
- 5.6 The **Council's Archaeology Advisor** does not object to the application but advises that there is the potential for the remains of two known sites dating from the mid-18th century and prehistoric period to be within the proposed development area. Accordingly, 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 on any grant of planning permission.
- 5.7 The Council's **Environmental Health Manager** does not object to the application subject to conditions being attached to any grant of planning permission ensuring that ground contamination remediation works are undertaken.
- 5.8 The Council's **Education Resource Manager** does not object to the application and advises that an indicative 395 dwellings would give rise to 122 primary school pupils and 96 secondary school pupils and advises that the applicant will be required to make a developer contribution to meet the provisional requirements. The site is in the catchment area of Glencourse Primary School, Sacred Heart RC Primary School, Beeslack Community High School and St David's RC High School.
- 5.9 The Council's **Policy and Road Safety Manager** does not object to the application subject to the following conditions being included on a grant of planning permission:
- a. Details of the proposed new road junction into the site should be submitted for approval. The drawings should include the extending of the existing 30mph speed limit over the site frontage and the erection/relocation of appropriate speed limit/gateway signs and physical gateway features at a suitable location.
 - b. A traffic signal controlled pedestrian crossing points should be provided at a suitable location on the B7026 (Auchendinny Brae) to provide a safe crossing point for pedestrians accessing Edinburgh bound public transport. A location between the new access into the development and the existing junction to Roslin would appear to offer a suitable location. Depending on the location chosen, this

may require the introduction of a short length of footway within the existing road verge.

- c. The two existing small bus shelters (northbound and southbound) on the A701, close to the existing traffic signals, should be replaced with new 5 bay shelters to accommodate the additional bus passengers the development will generate. Details of the proposed new shelters should be submitted for approval.
 - d. An additional 3m wide cycleway/footpath link should be formed along a section of the existing back road to Roslin. This cycleway/footpath would link from the end of the proposed cycleway route between plots 531 and 301, along the existing road to the junction with the B7026. The construction would require the existing road to be narrowed by 2m and the removal of the existing 1m wide grass verge. All construction could be within the existing highway boundary and the section of road with the cycleway/footpath would require street lighting and appropriate signage. Details of the link should be submitted for approval.
 - e. Details of the two proposed cycle/pedestrian links from the development at Plots 48/49 and Plots 531/301 should be submitted for approval. Details should include signage and any pedestrian guardrail required.
 - f. A 2m wide remote footpath link is shown running from Plot 616 to a landscaped area adjacent to an existing footpath link off Firth Crescent. As part of the overall pedestrian linkage from the development, this new footpath should be formed to an adoptable standard and extended to provide a continuous pedestrian route to the existing footpath link.
 - g. Details of the number and locations of the electric vehicle charging units required within the development should be submitted for approval. The charging units should be rapid changing units and located in publicly accessible areas within the development.
- 5.10 The addition of the multi-user cyclepath within the south-western corner of the site is supported subject to receipt of the above design details/alignment. This will allow for a potential future connection to the NCN196 to the southwest of the site (the Council's preferred approach) once separate ownership and engineering constraints can be overcome. This approach would allow for the Council to work with Sustrans to prepare feasibility options that test the suitability of future connections from the proposed route (at the site edges) to the NCN196. The circular loop from the southwest to the south-eastern corner of the site which will allow for a potential connection to the existing private track to the east, if required, is also supported.
- 5.11 The Council's **Land Resources Manager** does not object to the application and supports the provision of off-road links and footways.

- 5.12 The Council's **Housing Planning and Performance Manager** does not object to the application and has confirmed that the affordable housing quantum and mix is acceptable.
- 5.13 The **Penicuik and District Community Council** did not comment on the application.
- 5.14 The **Roslin and Bilston Community Council** (as a nearby Community Council) does not object to the application but outlines various recommendations relating to site construction/management, street design/site design considerations, ecological requirements, trees/hedges, wildflowers, housing mix/design and utility provision.

6 REPRESENTATIONS

- 6.1 There have been 35 representations received, which can be viewed in full on the online planning application case file. A summary of the points raised are as follows:
- Lack of a direct active travel route through the site and the failure of the proposed route to connect to the existing NCN196 national cycle network contravenes strategic objectives within the Council's Active Travel Strategy 2018 (Roslin to Auchendinny route and the existing Penicuik-Musselburgh active travel path - Route RR4) and Strategic Connection 16 in the Green Network and the MLDP.
 - Lack of an active travel path connecting to the NCN196 also fails to connect this strategic route to the Roslin-Shawfair Path.
 - The proposed development would sever the aspirational core path route 2-31 between Auchendinny and Rosewell as a vital link joining the Gilmerton-Rosewell path to the Auchendinny-Penicuik path.
 - Failure to provide a convenient (direct, well graded), contiguous (full connection), inclusive (suitable for all), safe (physically separated from road users) and encouraging multi-user cycle path that promotes active/sustainable travel options and discourages car use.
 - The proposed active travel route does not: integrate with existing active travel routes; create new active travel links between key destinations; facilitate accessibility opportunities nor is sufficient cycle parking provided in line with the MLDP requirements.
 - Active travel cycle route fails to connect to the dismantled railway line to facilitate a future connection to the Roslin Path.
 - Insufficient infrastructure including community facilities, services, education and public transport opportunities to accommodate increased housing provision.
 - Developer contributions should be sought to allow for connectivity to the NCN196 on land beyond the site boundary.
 - Multi-user paths should have priority when crossing adopted side roads.
 - The proposed development is contrary to SPP and active travel aspirations to avoid car use.

- Discrepancies between Site Layout and Greenways drawing and engineering drawings required to be resolved.
- Discrepancies in Phase 3 Site Layout which shows external materials drawing.
- Loss of prime agricultural land and recommendations to maintain all/part of existing fields in agricultural use or to provide community growing etc.
- Unacceptable amenity outcomes for existing residents including privacy and daylight and sunlight impacts to existing residents.
- Poor relationship between Phase 3 and adjacent residential properties with substantial changes in level.
- Concerns to loss of ecological habitats and preserving protected species within the site and need for ecological enhancement(s).
- Unacceptable traffic generation to the A701 and the local road network.
- Lack of sustainable bus and public transport services within Auchendinny.
- Disproportionate scale of development that would result in trebling the housing number within the existing village.
- Poor integration with the existing village resulting in car based travel.
- Unacceptable impacts on the existing character and amenity of the village.
- Insufficient replanting provision to replace trees removed within the northern part of the site.
- Insufficient drainage and attenuation to accommodate overland flows, particularly Phase 3, adjacent to existing residential properties.

6.2 Comments were also received from Sustrans, outlining that the proposed development provides an excellent opportunity to create links to the National Cycle Network. However, they state that the proposed development does not provide a high quality continuous active travel link through the site and failure to connect to the NCN196 will result in a fragmented active travel route and results in a potential barrier to access of the wider Network for many people. *Note* - this comment was received prior to receipt of updated plans showing the provision of a 3m wide multi-user cyclepath extending into the south-western and south-eastern site boundaries. They also note that implementation of best practice guidance on the design of traffic-free routes and access should be provided.

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 **STRAT3: Strategic Housing Land Allocations** states that strategic land allocations identified in the plan will be supported provided they accord with all other policies. The development strategy supports the provision of 350 units on allocated housing site (Hs20).
- 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** requires good design and a high quality of architecture, in both the overall layout of developments and their constituent parts. The layout and design of developments are to meet set criteria.
- 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, including the A701 realignment.
- 7.13 Policy **TRAN5: Electric Vehicle Charging** seeks to promote a network of electric vehicle charging stations by requiring provision to be an integral part of any new development.
- 7.14 Policy **IT1: Digital Infrastructure** supports the incorporation of high speed broadband connections and other digital technologies into new homes.
- 7.15 Policy **RD1: Development in the Countryside** sets out where appropriate development would be acceptable in the countryside subject to defined criteria. The policy states that proposals for development will be of an appropriate scale and character appropriate to the rural area and well integrated to the rural landscape.
- 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 Green Networks.
- 7.17 Policy **ENV4: Prime Agricultural Land** does not permit development that would lead to the permanent loss of prime agricultural land unless there is appropriate justification to do so.
- 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 **ENV8: Protection of River Valleys** outlines that development within the river valley protection areas of the Rivers North and South

Esk and River Tyne will not be permitted unless there is a specific locational need for the development.

- 7.20 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.
- 7.21 Policy **ENV10: Water Environment** requires that new development pass surface water through a sustainable urban drainage system (SUDS) to mitigate against local flooding and to enhance biodiversity and the environmental.
- 7.22 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.
- 7.23 Policy **ENV14: Regionally and Locally Important Nature Conservation Sites** states that development will not be permitted where it could adversely affect the nature conservation interest of such sites, unless it can be demonstrated that appropriate mitigation measures are in place.
- 7.24 Policy **ENV15: Species and Habitat Protection and Enhancement** presumes against development that would affect a species protected by European or UK law.
- 7.25 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 impact.
- 7.26 Policy **ENV 23 Scheduled Monuments** outlines that Development which could have an adverse effect on a scheduled monument, or the integrity of its setting, will not be permitted.
- 7.27 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.

- 7.28 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.
- 7.29 Policy **NRG6: Community Heating** requires that, wherever reasonable, community heating should be supported in connection with buildings and operations requiring heat.
- 7.30 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.
- 7.31 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.
- 7.32 Policy **IMP3: Water and Drainage** require sustainable urban drainage systems (SUDS) to be incorporated into new development.

Supplementary Guidance

- 7.33 The adopted **Green Networks Supplementary Guidance 2018 (SG)** seeks to create *'an improved network of woodland, wildlife habitats, greenspace and watercourses has increased the attractiveness of Midlothian as a place to live, work, invest and visit'*.
- 7.34 A series of Strategic Green Network Connections identified in the MLDP are relevant to the Penicuik-Auchendinny area including: Strategic Connection 2: Shawfair - Penicuik Link. 'Connection Points' are also identified that require to be linked to each other by multi user paths. With respect to Auchendinny, the primary requirement relates to a requirement to provide a link from Connection Point 23 (NCN 196 at Dalmore Mill) through the site to Connection Point 25 (Auchendinny – at the north eastern corner of the site at the dismantled former railway

line). It does not specify a particular alignment but identifies suggested connection points where connection is identified.

- 7.35 In addition to the connection above, various site-specific requirements for Site Hs20 are identified within the Green Networks SG including the provision of established boundary planting averaging 20m to minimise the impact on the North Esk Valley and the protection of ancient and semi-natural ancient woodland. It also requires the inclusion of biodiversity enhancements on landscape proposals. Finally, connections are encouraged from Firth Crescent to the Brae and from the north of the site to the A701.

National Policy

- 7.36 **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.
- 7.37 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.
- 7.38 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”*.
- 7.39 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.
- 7.40 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”*.
- 7.41 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.

- 7.42 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.
- 7.43 **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.
- 7.44 **The Scottish Government's Policy on Architecture for Scotland** sets out a commitment to raising the quality of architecture and design.
- 7.45 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 site is allocated as a strategic housing land allocation within the MLDP (Site Hs20). Accordingly, housing proposals within such sites are expressly supported in the MLDP as they are required to deliver Midlothian Council’s contribution in addressing strategic housing land requirements within SESPlan1. The site is also located within the built up area of Auchendinny where there is a presumption in favour of appropriate residential development.
- 8.3 The Hs20 site allocation identifies an indicative housing capacity of 350 dwellings within the site. The proposed increase in unit numbers to 395 dwellings is considered to be reasonable given that the layout, design and form of the proposed development is acceptable and that there should be no unreasonable impact on existing residential amenity nor infrastructure subject to the provision of suitable mitigation and/or infrastructure contributions relating to roads/accessibility, education, open space/children’s play and affordable housing requirements.
- 8.4 The southern part of the site (containing open space and a proposed multi-user cycle path) is located outwith the built up area of Auchendinny and is allocated as land within the countryside in the MLDP. Policy RD1 requires that development in the countryside is related to agriculture, horticulture, recreation or tourism. Also, it needs to be of a scale and character appropriate to the rural area. As the proposed development within this part of the site includes informal open space, landscaping/woodland planting and the provision of a multi-user cycle path this meets the above tests given that these features specifically enhance recreation opportunities within this part of the site. The detailed design of the multi-user cycle path can be secured by a condition on a grant of planning permission to ensure that the rural character of the area is maintained. This outcome complies with MLDP Policy RD1.

- 8.5 Moreover, the site is also allocated as prime agricultural land. However, an exception within MLDP Policy ENV4 provides a specific exemption for all sites allocated for development within the development strategy in the MLDP. In this instance, given the site's allocation for housing within in the MLDP, it's future development and the 'loss' of prime agricultural land is compliant with the requirements of this policy. As such, the wider spatial strategy objectives within the MLDP considered that future development for housing would outweigh any potential benefit brought by its allocation as prime agricultural land. As such, the loss of this prime agricultural land is acceptable.

Design, Place-making, Layout and Form of Development

- 8.6 The proposed development seeks approval for 395 dwellings including 323 dwellinghouses and 72 cottage flats. The average density is approximately 19 dwellings per hectare (if the 5.7 hectare informal open space and 1.5 hectare safeguarded school site are both excluded from the calculation). This reflects a medium density development within a suburban area and is not inherently out of character with the surrounding context.
- 8.7 There proposed development incorporates a typical suburban layout that includes a well-coordinated and comprehensive design approach that takes cognisance and responds to features/constraints within the site and the adjacent site interfaces. This includes the provision of a traditional street layout with generous provision for roads, footpaths, open space, landscaping and woodland/structure planting. Moreover, development plots have been created in three separate phases that include sufficient setbacks that preserve future residential amenity. This is combined with a spine road that incorporates a tree lined avenue and linear park along its route which improves visual amenity and creates an enhanced landscape offer within the site. A network of secondary streets, private drives and shared parking courts include shared surfaces which seeks to facilitate pedestrian priority over vehicles in such locations in accordance with Designing Streets. Additionally, various open space areas are proposed including an entrance green, civic square, secondary open spaces and a substantial informal open space area within the south of the site. Cumulatively, this proposal does not result in an overdevelopment of the site.
- 8.8 A greenway linear park is provided along the primary spine road running north-south then extending east-west towards the south-western corner of the site. It provides a wide landscape strip incorporating trees, linear open space and footpaths. The properties facing this linear park are provided with an attractive outlook to this open space. Additionally, buildings generally orientate onto the prime spine road and other primary streets which creates a strong, consistent streetscape frontage and character along this route. Moreover, the proposed SUDS basins are positioned to facilitate a high quality layout

and are bounded by properties that facilitates natural surveillance to these features.

- 8.9 The proposed dwellings in terms of their scale, massing, height and positioning within the site do not appear incongruous nor visually dominant within the immediate area. Whilst retention structures are proposed within a small number of properties, these are modest (in the main less than 1m in height) and primarily run perpendicular to the respective dwellings at the side and rear of the site. Additionally, a bund is proposed within the south-western corner of houses within Phase 3. However, this is suitably graded to avoid a substantial level change and it is complemented by landscaping which minimises potential unreasonable visual impacts. This feature minimises engineering works within the site and ensures that finished floor levels for the proposed dwellings are acceptable in planning terms.

Housing mix:

- 8.10 The proposed housing mix includes a range of dwelling types, styles and sizes including a mix of one and two-bedroom cottage flats and 2, 3, 4 and 5 bedroom houses. This results in a good variety of housing types and sizes and is considered to be appropriate for a site of this nature – providing a series of houses to accommodate varied housing demand.

Affordable Housing:

- 8.11 The provision of 25% affordable housing is in accordance with policy and is acceptable. Given the size of the proposed development, affordable housing has been positioned within each of the three proposed phases. Concentrating them in three discreet areas within the site is also appropriate in planning terms as they are sufficiently integrated into the development whilst also providing opportunities for their efficient future management. The Council's Housing Planning and Performance Manager supports the location, distribution and quantum of affordable housing provision within the site.

Architectural styles:

- 8.12 The proposed houses and flatted blocks are relatively traditional in form and would complement the neighbourhood character and visual amenity of Auchendinny. This includes a continuity of style and built form that will establish distinct neighbourhood character areas in terms of form and scale throughout the site.

Areas of improved Quality

- 8.13 The planning authority require an enhanced design quality within at least 20% of the proposed dwellings within Areas of Improved Quality (AIQ). The corresponding enhancements relate to the design and layout of individual buildings, the use of materials (including building finishes, boundary treatments and ground surfaces). Within such areas, the external finish materials are required to create prominent landmark grouping or key individual buildings that define these

enhanced character areas. An AIQ seeks to add interest and character to developments, particularly in developments of the scale proposed.

- 8.14 The location of the AIQ, within the site entrance, adjacent to the proposed civic square, overlooking the proposed entrance green and along parts of the principal spine road and linear park are considered to be appropriate in principle given their prominent location. However, the dislocated nature of the proposed AIQ to the south would fail to provide a comprehensive character area of improved quality and it should be added to/modified, to form a more continuous grouping. Additionally, only 59 units are identified within the AIQ as opposed to the minimum requirement of 79 dwellings (i.e. 20% of the total number of dwellings). As such, additional dwellings will be required to be incorporated into the AIQ within the above locations. It is considered that the AIQ could be extended to the following areas to meet both the minimum requirement and provide continuity of character areas: Plots 97-101, 106-108, 129-132, 599-600, 622-629 (or Plots 508-511 in the north of the site).
- 8.15 Additionally, the majority of the proposed external finish materials used within the AIQ is appropriate, however, a modest variation to selected materials and the proposed finishes is sought. A complex and extensive range of external materials is sought, where a more consistent palette of materials is desirable to create more coherent and well-defined character areas.
- 8.16 Outwith the AIQ, the external finishes of the buildings are of not such a high a quality, but in the main acceptable. Some minor modifications and refinement/simplification of the proposed external material palette and finishes is also required, to ensure that distinct, uniform and consistent character areas are created. All these matters can be secured by condition on a grant of planning permission, which would also require streetscape elevations for the AIQ to show how such updates have been achieved.

Boundary treatments:

- 8.17 The proposed boundary treatments are generally in keeping with the character and amenity of the area and are therefore acceptable in planning terms. However, updates to the AIQ will require corresponding boundary treatments to be updated to reflect the improved quality of such treatments within any extended/additional AIQ. This will include stone walls along key boundaries, for example.

Garden Ground and Open Space:

- 8.18 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.

8.19 With respect to the proposed development, the majority of the proposed dwellings either meet or substantially exceed the above garden ground requirements. Despite this, selected detached and semi-detached houses and all of the terraced houses fall below the minimum sizes above. Of the detached and semi-detached houses that fall below, they only fall marginally below and they have access to various areas of communal open space including the substantial open space areas to the south of the site. Such variety in garden sizes allows for variation in the built form to the benefit of the overall design. As such, they are acceptable in this instance. Moreover, given that the majority of the proposed terraced houses are located within AIQs, a relaxation to garden ground is supported in this instance as it allows for an improved urban design outcome that creates strong frontages and enhanced open spaces (i.e. civic square and entrance greens). They are also within close proximity to communal open spaces as outlined above where smaller rear gardens could be adequately compensated for. Moreover, the typical layout of terraced houses (i.e. narrow and deep) dictates that it would be extremely difficult to achieve the minimum rear garden size as the rear gardens would need to be unduly long. In these circumstances, the smaller rear garden for selected houses is acceptable.

8.20 The location and layout associated with the proposed SUDS and drainage infrastructure is also considered to be appropriate and enhances the overall built form. This arrangement provides for the efficient control of overland flows whilst minimising impact on residential amenity and landscape character in accordance with the design requirements for this site. Overall, the proposed development accords with the design, sustainability and landscape character objectives within the MLDP including Policies Dev5 and Dev6.

Amenity

8.21 The site abuts existing residential properties. The proposed design approach includes sufficient setbacks along these interfaces to avoid unacceptable amenity impacts to existing residents, particularly in terms of overlooking, overshadowing and daylight to existing habitable windows.

8.22 To this extent, dwellings along the southern boundary are positioned over 25-30m from the nearest residential dwellings (Small Steps

Cottage, Firthview and Sandia). Larger setbacks were introduced along this interface at the planning authority's request to reduce potential visual impacts and allow for the creation of generous woodland structure planting along the southern boundary. Setbacks of approximately 40m-55m have also been provided to the west of the site to existing properties facing The Brae and over 30m from existing properties to the northwest on Firth Crescent. Sufficient setbacks are also proposed around the existing property at Lea Lodge.

- 8.23 Generally, acceptable setbacks have also been provided between the proposed dwellings to ensure adequate residential amenity for future residents and to prevent unreasonable overlooking. This includes generous rear garden depths which, cumulatively, allow for sufficient sunlight to the primary open spaces and acceptable daylight to habitable room windows for the benefit of future residents.
- 8.24 In this regard, it is considered that there would be potential overlooking between the rear facing windows of Plots 87/88 and 90/91 and selected windows within the two cottage flat blocks to the west (i.e. Plots 379-384 and Plots 373-378), albeit at an angle. To address this, the south east-facing first floor living room windows of the two corresponding flats closest to the boundary should be removed. This outcome will not impact the amenity of future residents as the respective living rooms are dual aspect in nature and would receive sufficient daylight from alternative windows. To increase this rear setback, and where this is possible, Plots 87, 88, 90 and 91 should be repositioned to the south-east (towards the street) until the minimum allowable driveway length is achieved (i.e. approx. 5.5m). These amendments can be secured by a condition on a grant of planning permission.

Access, Transportation & Sustainability

- 8.25 The site is allocated within the MLDP for housing and it is considered to be a sustainable and accessible location for the provision of future housing in accordance with strategic accessibility objectives within the MLDP.
- 8.26 Primary access to the site is proposed at the north-western corner of the site to The Brae. A secondary access is provided within the western part of the site allowing for future connectivity (and subsequent widening) of Firth Road. These arrangements create an acceptable engineering design solution that would facilitate safe, efficient vehicular manoeuvrability to/from the site. They also allow for traffic generation associated with the proposed development to be accommodated sufficiently within the local road network.
- 8.27 A primary spine road runs through the site and provides an efficient connection to a network of internal secondary roads allowing safe efficient safe manoeuvrability to corresponding dwellings.

- 8.28 The proposed development includes a series of informal paths, 2m wide footpaths and 3m wide multi-user cycle paths which facilitate integrated opportunities for active travel, cycling and sustainable travel opportunities.
- 8.29 Sufficient access is afforded to public transport opportunities, with improvements sought by the Council's Policy and Roads Safety Manager to encourage more sustainable travel options away from car-based travel. This includes the provision of a pedestrian crossing to facilitate improved connectivity to bus stops, provision of new bus shelters and new multi-user cycle path routes. These can be secured via a condition on a grant of planning permission.
- 8.30 The Council's Policy and Roads Safety Manager raises no concern with the Transportation Assessment report submitted with the application subject to a number of conditions outlined above relating to: design detail for various cyclepath/footpath routes, specifications/gradients/materials/alignments for proposed multi-user cycle paths, extension of footpath to Firth Crescent, road junction details, signalised controlled pedestrian crossing points on the B7026 (Auchendinny Brae) and corresponding footpaths, as required, bus shelter replacements (two 5-bay shelters) and electric vehicle charging point specifications.
- 8.31 The proposed private and visitor parking exceeds the Council's car parking standards. The proposed communal visitor car parking for affordable housing falls short by eight parking spaces for Phase 1, albeit, exceedances in visitor spaces in other phases mean that there is only an overall shortfall of three car parking spaces within the proposed development. The planning authority have considered potential amendments to increase parking provision within this location. This includes whether extensions to existing car parking courts can be undertaken, whether additional on-street parking spaces could be provided or whether landscaping can be removed to increase provision. However, in each instance, there are limited opportunities to provide additional car parking without either compromising the high quality urban design outcome within this location, resulting in car-dominant street frontages or resulting in unreasonable landscape removal.
- 8.32 Specifically, provision of additional on-street visitor spaces would result in the partial loss of the proposed tree-lined avenue in this location which is not acceptable. Additionally, extensions to parking courts would require the layout to be amended which would likely reduce or lose the linear park to the south which, again, is not acceptable in planning terms as this is a primary design feature required to fulfil a coordinated design approach for the site. Consequently, it is considered that an overall shortfall of three car parking spaces would not result in an unreasonable car parking provision in this instance. Moreover, no objection has been received from the Council's Policy and Roads Safety Manager on this matter. Consequently, on balance,

a minor relaxation to the car parking standards is considered to be acceptable in this instance.

- 8.33 Cycle parking is anticipated within the rear gardens of all proposed dwellings. Details of such arrangements for the cottage flats will be required (where only communal rear gardens are proposed) via a condition on a grant of planning permission.
- 8.34 Overall, the above approach would accord with MLDP Policy TRAN 1.

Multi-User Cycle Path & Green Networks

- 8.35 In terms of requirements for a multi-user cycle path, the Green Networks SG requires a multi-user path that connects from the NCN196 (around Dalmore Mill) to the north of the site (around the former railway line). The masterplan including Greenways and Links Drawing (Reference: PL 015 Rev E) outlines a series of 3m wide multi-user cycle paths running from the northwest and north-eastern corners of the site, through its centre, to the south-western and south-eastern corners of the site. The cycle path within the south-western corner of the site was not included within the original application documentation (and therefore not subject to neighbour notification and object). However, it has since been included following specific instruction from the planning authority to deliver strategic accessibility objectives for this area. This allows for the provision of a cycle path to the edge of the site on land within the applicant's control.
- 8.36 This above approach is supported in principle by the Council's Policy and Roads Safety Manager who specifically required this outcome to allow the Council to progress with planned feasibility options for the final part of the multi-user cycle path over the River North Esk on land not owned/controlled by the application. This option specifically allows for consideration of a future connection facilitated by the Council, in consultation with Sustrans, from the south-western corner of the site (in the applicant's control) to the NCN196 and the realisation of accessibility connections through the site to the NCN196. Importantly, the indicative alignment for the multi-user cycle path within the south-western corner of the site bisects an area of existing woodland/trees with amenity and landscape value. This indicative route would unlikely be supported given any tree loss would result in unacceptable amenity and landscape impacts. As such, the alignment of the multi-user footpath in this location will be required to be confirmed.
- 8.37 The applicant has also confirmed that the proposed multi user cycle paths could be provided in line with the Council's specifications and gradients (i.e. 1 in 20). The Council's Policy and Roads Safety Manager confirmed that the proposed materials for the multi-user cycle paths is acceptable in principle subject detailed design specifications and material details being provided. Accordingly, a condition is proposed to secure detailed design specifications, surface material

details, precise alignment and gradients for the corresponding multi-user cycle paths.

- 8.38 Finally, the Council's Policy and Roads Safety Manager also requires further details on the proposed cycle path crossing points where they cross internal/secondary roads within the site (north of Plot 27 and south of Plot 539). This can be secured by a condition on a grant of planning permission.
- 8.39 This outcome is considered to accord with the MLDP Policy TRAN1 and the intent of the Green Networks SG as it provides a multi-user cycle path from the northern connection point, through the entire site, to the south-western and south-eastern corners of the site. This will allow for direct connectivity to the NCN196 to be provided by the Council once feasibility options are prepared by the Council (working with Sustrans) to confirm the most suitable and practical option to achieve this once engineering and ownership constraints have been be addressed.

Open Space

- 8.40 The table within Appendix 4 of the MLDP outlines open space standards that future development proposals will be required to meet with respect to open space quality, quantity and accessibility.
- 8.41 The applicant's Design and Access Statement outlines a provision of over 5.7 hectares of amenity open space and meadow grassland within the site and extensive new areas of structure planting. Provision for upgrading the existing equipped children's play area within the Glencourse Centre is also proposed.
- 8.42 The quality of existing open space provision scores reasonably low within Auchendinny and upgrades to existing open space infrastructure should be sought. There is also an under provision of equipped play areas within Auchendinny that would need to be addressed via suitable infrastructure upgrades or via infrastructure contributions (as proposed). There is sufficient provision of informal open space. However, the ratio of playing fields per 1,000 head of population is less than half the requirement. This underprovision is echoed in the Midlothian Sports Pitch needs Assessment 2018 – which outlines a shortfall of two adult size playing fields. An underprovision in the supply of indoor tennis facilities is also noted within Midlothian generally and SportScotland are seeking to improve suitable indoor facilities across Midlothian. Support for existing tennis facilities, including the artificial grass court at Auchendinny is also encouraged.
- 8.43 Ultimately, the proposed development provides an extensive range of formal public spaces including a civic square, 'entrance green', secondary open spaces and a linear park/greenway within the centre of the site. This is combined with substantial areas of informal open space within the south western corner of the site that significantly

exceeds the open space requirements for a development of this nature. In addition, land has been safeguarded within the site to accommodate a future school (if required) that includes land for a playing field and a Multi-Use Games Area (MUGA).

- 8.44 As such, the above provision addresses the requirements within Appendix 4 of the MLDP, notwithstanding that infrastructure contributions will be required to allow for upgrades to the equipped children's play area adjacent to the site at the Glencourse Centre. These would be secured via a planning obligation that would accompany any grant of planning permission.

Landscape and Visual Impact

- 8.45 The MLDP settlement strategy for site Hs20 includes objectives to include transitional edges to the river valley including SUDS, open space and boundary enhancement of existing vegetation, retention of the existing vegetation along the boundaries of the former driving range and an avenue with trees/paths/swales. The applicant's landscape plans demonstrate that these outcomes are achieved. Specifically, the landscape strategy includes extensive tree and woodland planting which includes:
- Partial retention of the existing woodland tree belt along the north and north-eastern part of the site;
 - An enhanced woodland planting buffer along the southern boundary adjacent to existing residential properties;
 - The provision of woodland planting along the edges of the site adjacent to the River North Esk Valley to enhance landscape connectivity to this feature;
 - The provision of a tree-lined avenue along the spine road to create a landscape entrance feature along this route;
 - Avenues of street trees combined with standard fastigated species with flowering shrub planting; and
 - Formal and informal open space areas and walkways planted with large tree planting, maintained and meadow grass areas, and standard trees combined with recreational facilities.
- 8.46 Partial removal of existing trees is proposed within the site. This includes removal of the western and southern portion of existing plantation tree belt that previously enclosed the former golf driving range within the north of the site and other selected trees within the southern part of the site. Although these trees hold some amenity value, their removal is considered to be acceptable in urban design terms to facilitate the realisation of a comprehensive and coordinated design approach for the proposed development.
- 8.47 This landscape strategy, including tree removal and substantial replanting, results in an acceptable outcome that enhances landscaping opportunities within the site and successfully integrates the proposed development into the surrounding landscape.

- 8.48 The landscape strategy accords with MLDP Policy ENV11, including some removal and replanting, subject to implementation of the following enhancements that are sought by condition:
- Woodland Management Plan: to consider the management and maintenance of the retained existing woodland – including restocking if trees are thinned or removed due to ill-health or damage.
 - Ecological enhancements: in line with the ecological surveys (including swift boxes, bat boxes, mammal passages etc.) shown on updated landscape drawings.
 - Roadside tree planting: alternative specifications/construction detail sought for roadside tree lined avenue including updated cross sections for tree planting adjacent to roads, footpaths and swales etc. (as shown in the Street Section Drawing ENG/013/01). This is required to confirm that adequate rooting volume and appropriate soil quality is available to allow the trees to grow to maturity. The location of proposed underground services should be identified on the cross section to ensure sufficient rooting space in swales/road corridors.
- 8.49 In terms of visual impact, the proposed development is not considered to result in unacceptable impacts to any sensitive nearby receptors, including heritage assets.
- 8.50 The provision of woodland planting around the site, particularly substantial planting along the southern edges of the site provides suitable landscape screening to prevent any unreasonable visual intrusion into the existing river valley. This outcome minimises the visual impact of the proposed development from the North Esk Valley and heritage assets within the wider context. This outcome complies with MLDP Policy DEV6 with respect to boundary impacts on existing landscape character and MLDP Policy ENV8 relating to the protection of river valleys in that it will not have an impact on the landscape and conservation value of the existing river valley.

Flood Risk and Surface Water Drainage

- 8.51 The applicant's flood risk assessment (FRA) outlines that as the site is raised above the three watercourses, and given the topography of the site, it is not at significant risk from fluvial nor groundwater flooding. The FRA suggests that there is little catchment outside the site boundary to generate large overland flows and therefore the site is not at high risk of surface water flooding. Despite this, an assessment of potential overland flows from the western edge of the site was undertaken to minimise potential egress in this location. In this regard, SEPA have reviewed the FRA and the accompanying documentation and have not objected to the proposed development, agreeing that the site is not at significant risk of flooding.

- 8.52 In terms of drainage arrangements, it is proposed to facilitate the staged discharge of surface water flows at pre-development greenfield run-off rates (i.e. 5 litres per second per hectare) to accommodate a 1:200 year flood event plus a 30% allowance for climate change. To facilitate such attenuation, a SUDS basin is proposed adjacent to Lea Lodge and a SUDS pond is proposed within the south-eastern corner of the site. Overland flows would be discharged to these features using roadside swales. This outcome complies with current technical CIRIA guidance C753 (CIRIA - Construction Industry Research and Information Association) and there has been no objection from the Council's Flooding Officer and, overall, the above approach would comply with MLDP Policies ENV9 and ENV10.

Ecological Matters

- 8.53 Multiple ecology reports accompany the application. This includes two initial Extended Phase 1 Habitat Surveys that have now been updated by an Ecology Report (dated July 2020). The following ecological recommendations are proposed:
- Inclusion of measures to prevent entrapment of small mammals on the site during construction, by providing a means of escape from deep holes and sealing of open pipes at the end of the day;
 - If tree clearance is proposed during the bird nesting season, the site should be inspected and declared free of nesting birds prior to start of work;
 - An invasive species review and eradication by specialist;
 - The incorporation of nest boxes in line with Local Biodiversity Action Plan bird species; and
 - Use of bat boxes/bat bricks providing roosting habitat for bat species.
- 8.54 Based on the above reports, it was outlined that a GCN survey would be required to consider their presence within the nearby ponds located to the northeast of the site within the Oatslie Landfill and to the northwest of the site within existing woodland. However, the surveys were not commissioned within the required survey season (i.e. May to July). Accordingly, any results from the respective surveys could not be relied upon to accurately predict GCN presence.
- 8.55 The Scottish Government's guidance on this matter (whilst historic) is clear and requires applicants to demonstrate compliance with the Conservation Natural Habitats Regulations 1994, as amended, (Habitat Regulations 1994) and requires that the planning authority fulfils its duty to avoid detriment to European Protected Species.
- 8.56 Therefore, in consultation with Nature Scot, the applicant prepared a GCN Species Protection Plan (Dated Aug 2020) which assumed a 'worst-case' scenario that GCN were present within all suitable habitats (i.e. nearby ponds) and included a series of mitigation measures to avoid any harm to this European Protected Species.

- 8.57 It was recommended that the GCN fencing and traps were installed along the north-eastern edge of the site (where there was scope for GCNs to enter the site) to allow for their exclusion during site construction and, if appropriate, their translocation back to their suitable habitat if found within the corresponding traps.
- 8.58 Nature Scot did not object to this approach and suggested that it was unlikely that a separate European Protected Species licence would be required if such mitigation was put in place as the purpose of such licences is: to avoid committing an offence under Regulation 39 of the Habitat Regulations which make it an offence to capture, kill, disturb or destroy eggs, damage a breeding site or resting place of such animals.
- 8.59 Consequently, the primary determining factor in this assessment is predicated on whether sufficient consideration of European Protected Species has been provided by the applicant to allow the planning authority to confirm whether the proposed approach (including the proposed mitigation) risks contravention of the legislative requirements of the Habitat Regulations 1994.
- 8.60 In this instance, the GCN Species Protection Plan creates a robust and effective approach that would protect GCNs either within their existing habitat or facilitates a mechanism for their protection (via their translocation to appropriate habitats from the GCN traps). Consequently, the proposed mitigation approach is considered to accord with the Habitat Regulations 1994 and MLDP Policy ENV15 and should therefore be supported, subject to some minor modifications to the report. This includes identification of mitigation measures to facilitate the translocation of GCN from the site prior to development commencing and recommendations sought by Nature Scot to extend the location of the GCN fencing and to increase the frequency to check the traps (i.e. daily). These modifications (and recommendations within the ecology report) can be secured via a condition on a grant of planning permission.

Archaeology/Heritage

- 8.61 A desk-based heritage report accompanies the application in order to examine the possible historic environment implications of the proposed development. No objection to the proposed development was received from either the Council's Archaeological Advisor or Historic Environment Scotland. The Council's Archaeological Advisor recommended that a programme of archaeological trial trench evaluation and a written scheme of investigation is necessary to consider heritage matters associated with the proposed development within the site. This can be secured by a condition on a grant of planning permission.

Air Quality

- 8.62 The accompanying Air Quality Assessment outlines that the primary consideration with respect to air quality relates to potential emissions generated by traffic associated with the proposed development and its impact on the local ambient air quality at residential and public areas located within close proximity to the site. This includes concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}). Detailed modelling was undertaken to assess the potential impacts at such locations in line with a scope confirmed by the Council. It was predicted that there would be no significant change in nitrogen dioxide or particle matter (PM₁₀ or PM_{2.5} concentrations) at all sensitive receptors - which outlined that the magnitude at receptors would be negligible. The Council's Environmental Health Manager has not objected to the proposed development and SEPA have confirmed that it would be unlikely that air quality objectives would be exceeded at new and existing receptor locations. Accordingly, the proposed development is considered to comply with MLDP Policy ENV17.

Safeguarding Land for Education

- 8.63 The Council's Education Resource Manager has outlined that land will potentially be required to provide a two-steam school within accompanying playing fields and MUGA within part of the site. Accordingly, a parcel of land measuring approximately 1.5 hectares has been safeguarded adjacent to the Glencourse Centre to facilitate future provision of such facilities if required.
- 8.64 This safeguarding accords with the MLDP to ensure that sufficient education infrastructure can be provided to accommodate educational demand within this area. However, for the proper place-making of the site and the local area, and to provide clarity to existing residents and future residents it is appropriate that the Council confirm its intentions for the site timeously.
- 8.65 The Council's Learning Estate Strategy anticipates that primary school provision for this site and existing housing in Auchendinny will be met by a primary school in the area, but this is still to be determined. The reservation of the school land for an identified period (one year from commencement of construction) will allow time for a formal decision to be made in respect of this by the Council.

Percent for Art

- 8.66 No details of proposed artwork to meet the Council's 'percent for art' requirements have been provided. Artwork will be required within the site to provide visual and artistic interest, taking reference from the heritage of the local area. This can be secured by a condition on a grant of planning permission.

Feasibility of District Heating System

- 8.67 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".
- 8.68 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 any grant of planning permission requiring that a feasibility study for the provision of a community heating system for the new development is undertaken by a suitably qualified engineer, commissioned by the applicant, and submitted for the approval of the planning authority.

Contamination and Remediation

- 8.69 A Geotechnical Design & Environmental Risk Assessment Report and a Preliminary Environmental Assessment Report provide an initial review of potential contamination within the site. However, more detailed analysis is required including a comprehensive site investigation assessing all potential contamination matters, a remediation strategy outlining how such measures will be implemented and a validation report confirming how the corresponding remediation approaches have been undertaken. This can be secured by a condition on a grant of planning permission.

Affordable Housing

- 8.70 The proposed mix of affordable housing units as identified within the masterplan meets the corresponding 25% requirement. This resulted in the provision of a mix of properties that meets the corresponding local demand model for affordable housing within this area. This includes a concentration of one and two bed properties, within cottage flats and 2-bedroom houses.

Developer Contributions

- 8.71 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 in respect of securing the following:
- 25% affordable housing on site;

- The reservation (for a period of up to one year from the commencement development) of land within the site capable of providing a two stream primary school and its associated requirements;
- A financial contribution towards additional primary education capacity;
- A financial contribution towards additional secondary education capacity;
- A financial contribution towards the A701 Relief Road and A702 Link Road;
- A financial contribution towards off site play and open space improvements; and
- Long term future maintenance arrangements for communal open within the site.

8.72 The Scottish Government's 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.

8.73 The requirements as set out above for any proposed Planning Obligation would meet the above tests.

Other Matters

8.74 Concerns were raised by objectors regarding the existing capacity of general practice medical facilities within the immediate area and the potential impacts of new housing on the capacity of health and care services. This matter is required to be addressed by the Midlothian Health and Social Care Partnership through the provision of sufficient health service capacity. That can involve liaison with the Council as planning authority but it is not, on its own, a sufficient basis in itself on which to resist or delay the application.

8.75 Regarding matters raised by representors and consultees and not already addressed in this report:

- Provision of a bund along the site's southern boundary between the proposed dwellings and the existing houses (at Small Steps Cottage etc.) has been requested to create a noise and visual barrier along this alignment. Following receipt of the corresponding objection, the proposed layout was amended to remove various dwellings along the southern boundary – including those directly adjacent to Small Steps Cottage and the nearby housing - to increase visual setbacks within this location. Additionally, an increased woodland structure planting buffer was also included to include larger (higher) woodland planting in lieu of smaller hedgerow planting previously proposed. This outcome is considered to negate any requirement for a bund, particularly as the corresponding amenity, noise and landscape requirements within the MLDP would be met or exceeded.
- Concerns were noted about unreasonable noise and light pollution would be generated. It is not considered that the proposed dwellings would result in any unreasonable adverse impacts to existing residents in terms of noise or light pollution. It is noted that during construction there would be a higher level of noise generation associated with construction activities but that there would be limited and controlled by construction management operating hours via a condition on any issued planning permission.
- Additional pedestrian/cycle path links sought to the northeast of the site (including to the north of Lee Lodge) to reflect previous right of way. It is considered that the proposed network or multi-user cycle paths – and the corresponding connections to the existing footpath and road network - is acceptable and no additional connections are required to the north of Lee Lodge.

9 RECOMMENDATION

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

The vast majority of the site is allocated for housing and forms part of the Council's committed housing land supply within the Midlothian Local Development Plan 2017 where there is a presumption in favour of residential development. The remainder of the site is located within the Countryside where the complementary recreational development proposed (multi user cycle path) is of a scale and nature appropriate to the character of this area. This presumption in favour of development is not outweighed by any other material considerations.

- 9.2 Subject to:

- a. the completion of a planning obligation to secure the provision of;
 - 25% affordable housing on site;
 - The reservation (for a period of up to one year from the commencement of development of the site) of land within

the site capable of providing a two stream primary school and its ancillary requirements;

- A financial contribution towards additional primary education capacity;
- A financial contribution towards additional secondary education capacity;
- A financial contribution towards the A701 Relief Road and A702 Link Road;
- A financial contribution towards off site play open space improvements; and
- Long term future maintenance arrangements for communal open spaces within the site.

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

9.3 Subject to the following conditions:

1. Development shall not begin on an individual phase of development until an updated scheme for vehicular access, footpaths, multi-user paths, cycle ways and transportation movements has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i. the proposed new road junctions into the site including appropriate speed limit/gateway signs and physical gateway features;
 - ii. traffic signal controlled pedestrian crossing points on the B7026 (Auchendinny Brae) and any applicable footpath extension;
 - iii. bus shelter improvements on the A701 to create two 5-bay shelters on either side of the road.
 - iv. Details of the 3m wide cycleway/footpath link along the existing road to the north east of the site, starting between Plots 531/301 and ending at the junction with the B7026.
 - v. Details of the two proposed cycle/pedestrian connections/ links exiting the development at Plots 48/49 and Plots 531/301.
 - vi. Details of the 2m wide footpath link from Plot 616 to an adoptable standard and the footpath extended to the existing footpath off Firth Crescent;
 - vii. Details of cycle path crossing points where they cross internal/secondary roads (north of Plot 27 and south of Plot 539).
 - viii. Precise alignment, surface material specifications and gradients for the 3m wide cycleways within the south-western corner of the site (west of Plot 622);
 - ix. cycle parking/storage for cottage flats; and

- x. Specifications for publicly accessible rapid electric vehicle charging points with outputs of 7kW 32A or higher.

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; to ensure that all footpaths and multi-user paths meets the Councils design requirements; to avoid the potential loss of trees/woodland with amenity and landscape value within the south west of the site and to ensure that the development accords with the requirements of Policy TRAN5 of the Midlothian Local Development Plan.

- 2. Development shall not begin on an individual phase of development until an updated scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
 - i. Ecological enhancements identified within the approved Ecology Report (including swift boxes, bat boxes, mammal passages, as applicable) on the corresponding Landscape Plan(s);
 - ii. A Woodland Management Plan outlining sustainable management, motoring, maintenance and replanting requirements for existing woodland within the site.
 - iii. Updated specifications for roadside tree lined avenues showing cross sections of roads, footpaths, drainage swales and utilities with adequate rooting volume for street trees; and
 - iv. Updated surface materials and boundary treatments within the updated Areas of Improved Quality (minimum of 20% of the total proposed dwellings).

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.

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 policies DEV2, DEV5, DEV6, DEV7 and DEV9 of the Midlothian Local*

Development Plan 2017 and national planning guidance and advice.

3. Development shall not begin on an individual phase of development until updated Areas of Improved Quality (20% of the total proposed dwellings) 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 agreed in writing with the planning authority.
4. Development shall not begin on an individual phase of development until an updated scheme showing external materials and finishes for all residential units and other structures has been submitted to and approved in writing by the planning authority. The application shall include samples of materials to be used on external surfaces of the buildings; hard ground cover surfaces; means of enclosure and ancillary structures. External materials and finishes of improved quality shall be provided for properties within the Areas of Improved Quality. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the planning authority.

Reason Condition 3 and 4: *To ensure the quality of the development is enhanced by the use of quality materials to reflect its setting in accordance with policies DEV2, DEV5 and DEV6 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

5. Development shall not begin on an individual phase of development until updated details showing the removal of the south east-facing first floor living room window of corresponding flats within Plots 379-384 and 373-378 are submitted to and approved in writing by the planning authority. This shall be combined with repositioning Plots 87, 88, 90 and 91 to the south-east (towards the street) subject to achieving the Council's minimum driveway dimensions. 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 prevent unreasonable amenity impacts with respect to potential overlooking in line with Policy DEV5 of the Midlothian Local Development Plan 2017.*

6. Development shall not begin until an updated Great Crested Newt Species Protection Plan prepared by Nigel Rudd (Dated August 2020) is submitted to and approved in writing by the planning authority. Updated details shall include:

- i. Mitigation measures for potential translocation of Great Crested Newts from within the site prior development commencing;
- ii. Extension of the proposed mitigation fencing to the south to form a continuous fence that terminates at grid reference NT25966228;
- iii. Daily checking of Great Crested Newt traps in all weather conditions; and
- iv. Implementation of all mitigation measures by the end of February where development takes place that year.

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 development accords with the requirements of policy DEV5 and Policy ENV 15 of the Midlothian Local Development Plan 2017.*

- 7. Development shall not begin until a scheme setting out the scope and feasibility of a community heating scheme for the development hereby approved and; if practicable, other neighbouring developments/sites, in accordance with policy NRG6 of the Midlothian Local Development Plan, shall be submitted for the prior written approval of the planning authority.
- 8. No dwelling on the site shall be occupied until a community heating scheme for the site and; if practicable, other neighbouring developments/sites, is approved in writing by the planning authority. The approved scheme shall be implemented in accordance with a phasing scheme also to be agreed in writing in advance by the planning authority. There shall be no variation therefrom unless with the prior written approval of the planning authority.

Reason for conditions 7 and 8: *To ensure the provision of a community heating system for the site to accord with the requirements of policy NRG6 of Midlothian Local Development Plan 2017 and in order to promote sustainable development.*

- 9. Development shall not begin until a scheme, including a timetable of implementation, of 'Percent for Art' have been submitted to and approved in writing by the planning authority. The 'Percent for Art' shall be implemented as per the approved details.

Reason: *To ensure the quality of the development is enhanced by the use of art to reflect its setting in accordance with policies DEV6 and IMP1 of the Midlothian Local Development Plan 2017 and national planning guidance and advice.*

10. Development shall not begin on an individual phase of development until a programme of archaeological (trial trench evaluation) work and a written scheme of investigation has been submitted and approved in writing by the planning authority. The approved programme of works shall be carried out by a professional archaeologist prior to any construction works, demolition or pre-commencement ground works take place unless otherwise agreed in writing by the planning authority.

Reason: To ensure this development does not result in the unnecessary loss of buried archaeological material in accordance with Policy ENV24 and ENV25 of the Adopted Midlothian Local Plan.

11. 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.
12. On completion of the decontamination/remediation works referred to in Condition 11 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 be occupied unless or until the Planning Authority have approved the required validation.
13. Development shall not begin until 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 a construction access;
 - 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
- xii. 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.*

Peter Arnsdorf
Planning Manager

Date: 13 November 2020

Application No: 20/00089/DPP

Applicant: Stewart Milne Homes, Avant Homes and Miller Developments

Agent: Yeoman McAllister Architects

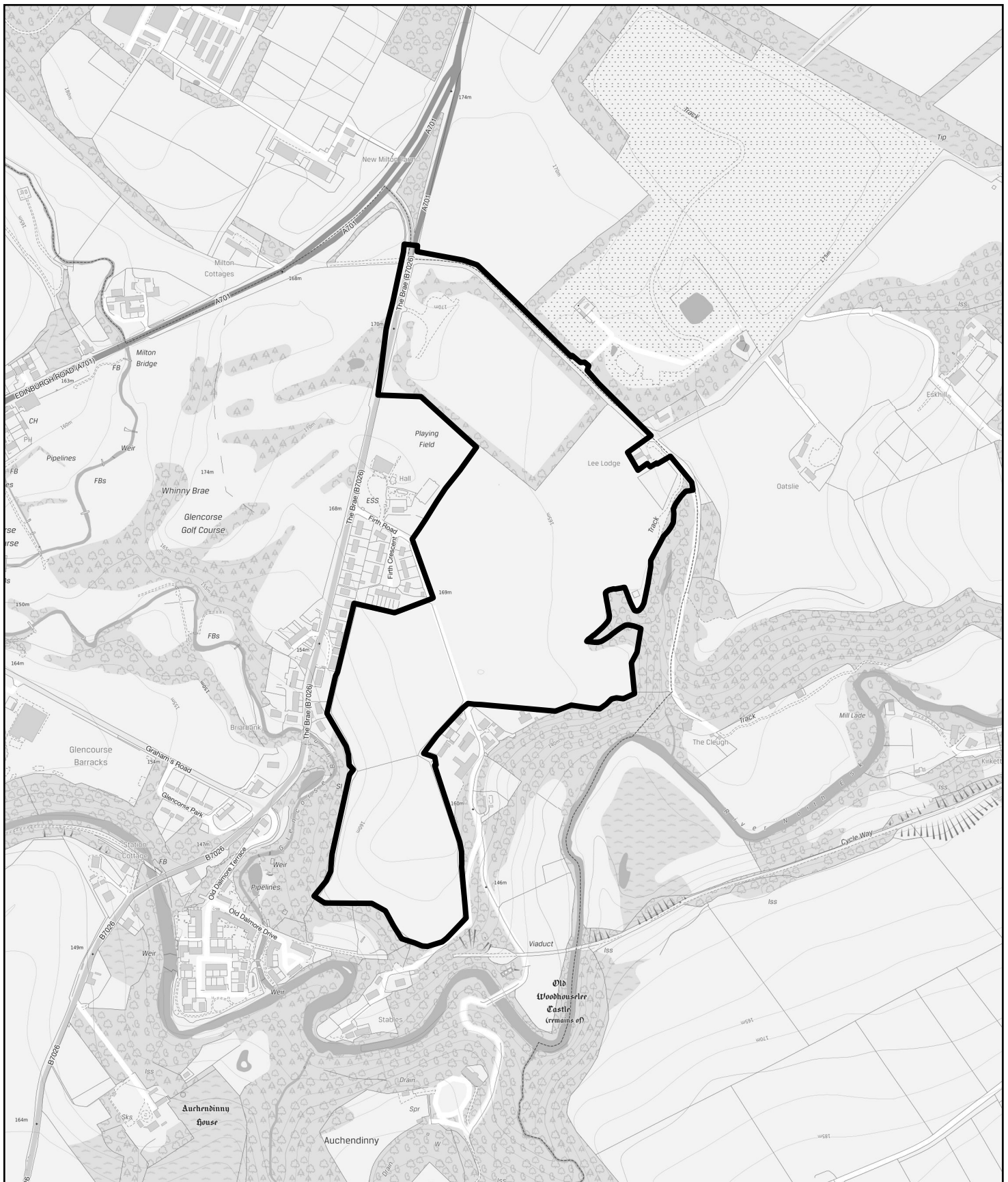
Validation Date: 11 February 2020

Contact Person: Steve Iannarelli

Tel No: 0131 271 3313

Background Papers: 17/00767/SCR, 17/00606/PAC

Attached Plans: Overall Site Masterplan; Overall Masterplan with Greenways & Links, Overall Masterplan with AIQs, Landscape Masterplan and Streetscape Elevations 1 and 2.



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

Residential development including formation of access roads, parking, SUDS features and associated works and land safeguarded for possible education use at Land East of Auchendinny, Penicuik

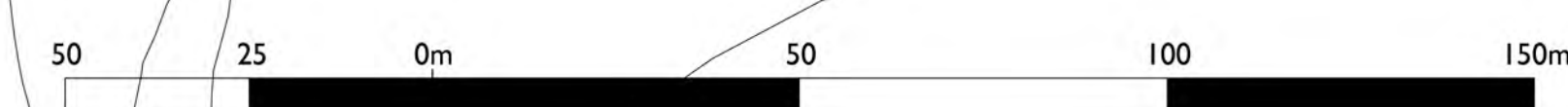
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File No: 20/00089/DPP

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Scale: 1:8,000



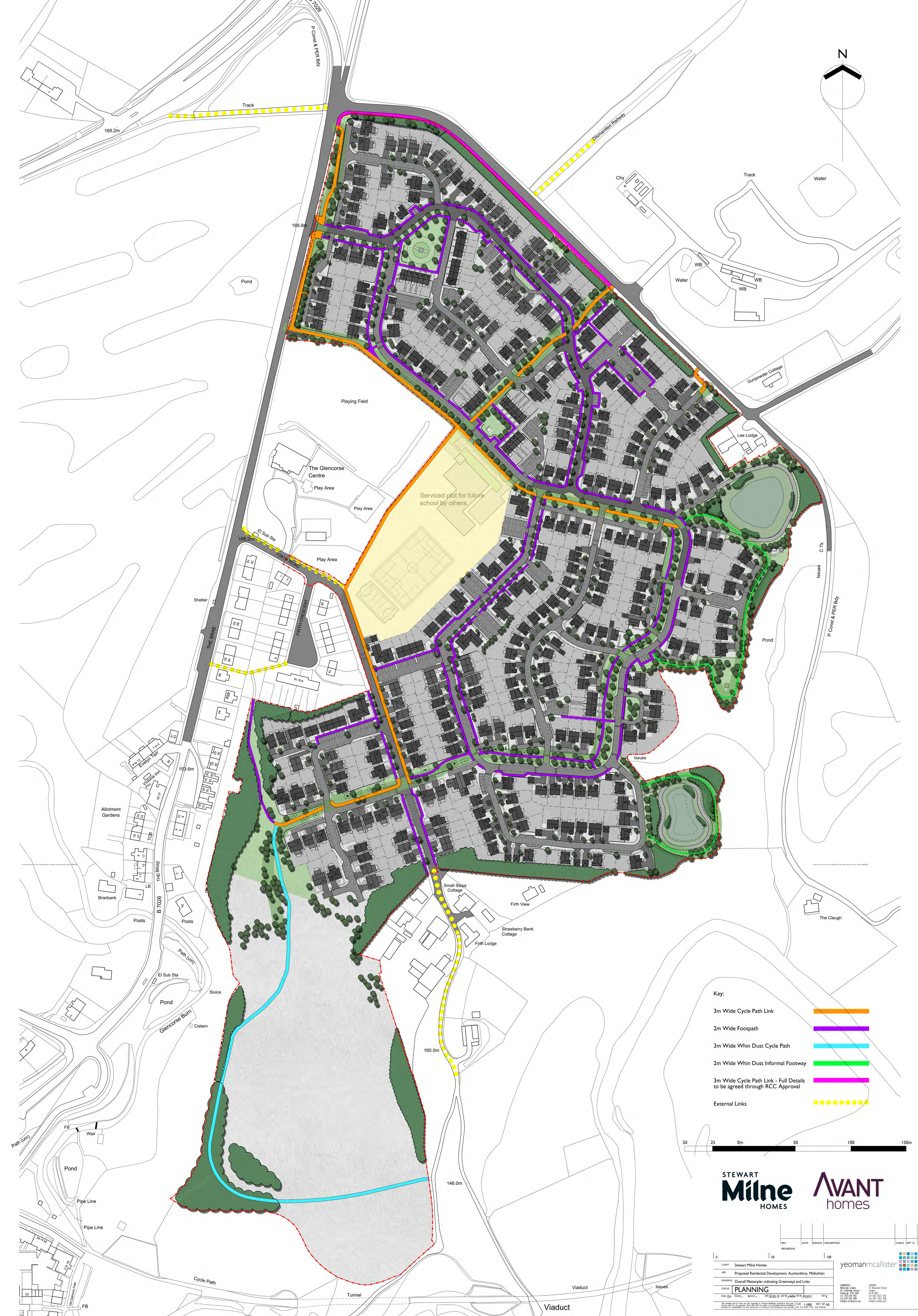


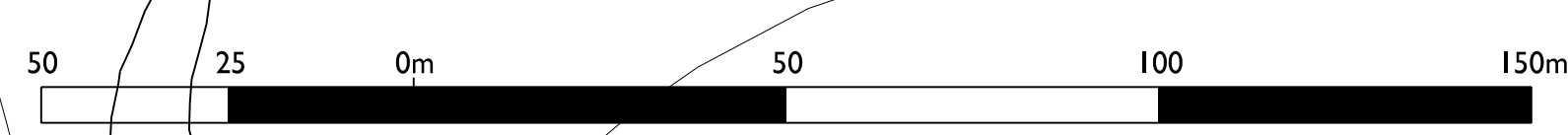
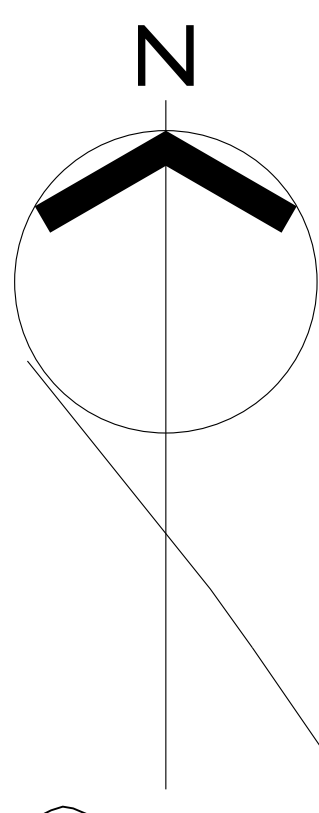
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DRAWING	Overall Site Masterplan	
STATUS	PLANNING	
Drawn By	Checked By	Approved By
DATE	26.04.19	JOB NO. 4494
PR NO.	PL001	REV D
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yeomanmcallister





STEWART
Milne
HOMES

AVANT
homes

REV	DATE	DRAWN	DESCRIPTION	CHECK	APP'D

CLIENT	Stewart Milne Homes
JOB	Proposed Residential Development, Auchtermuchty, Midlothian
DRAWING	Overall Masterplan indicating Areas of Improved Quality
STATUS	PLANNING
Drawn By	08/08/2017
Checked By	14/08/2017
Approved By	14/08/2017
Scale	1:1000
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Drawn By	08/08/2017
Checked By	14/08/2017
Approved By	14/08/2017

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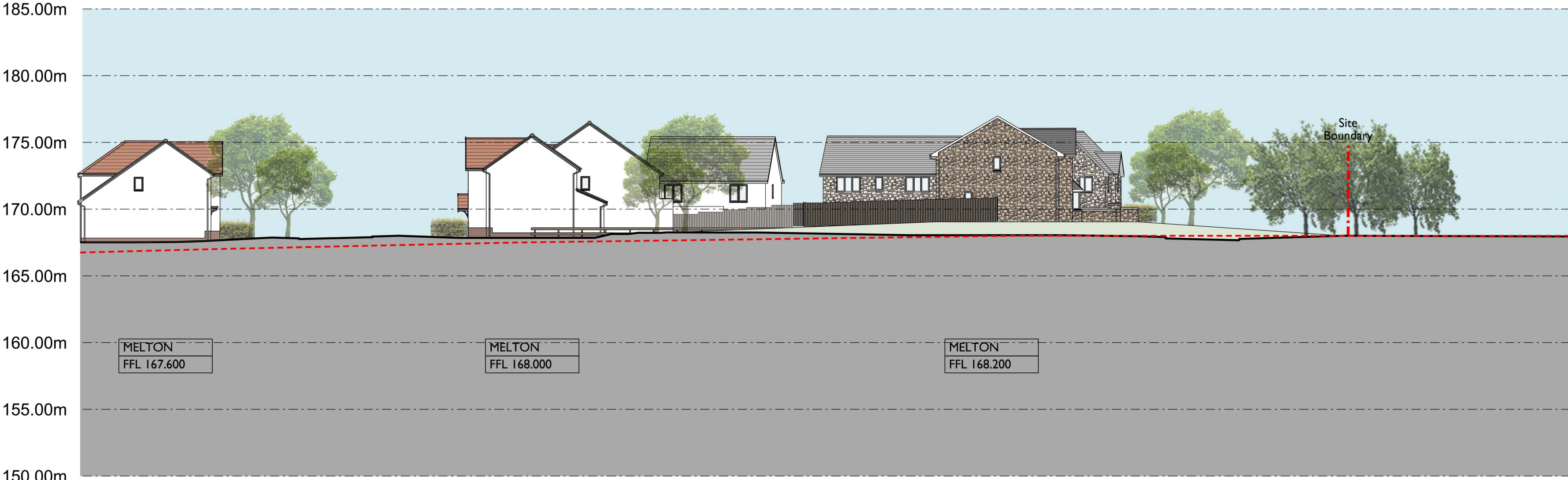
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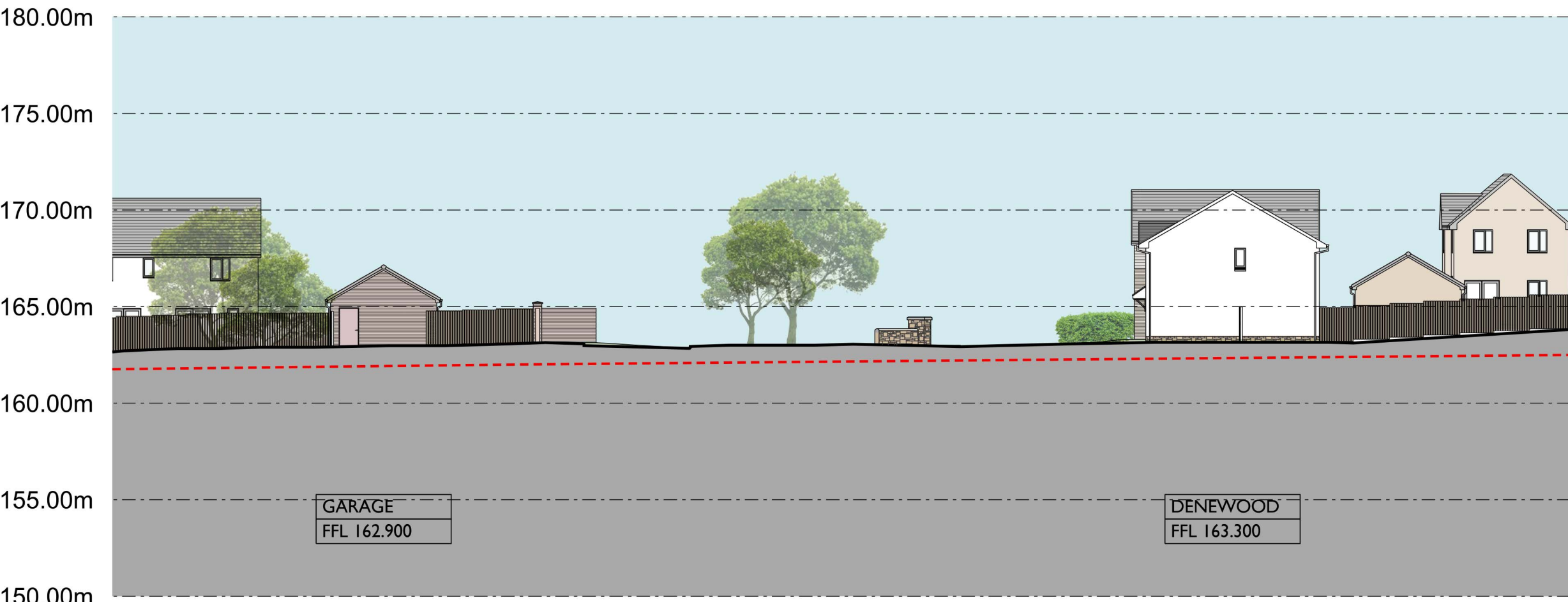
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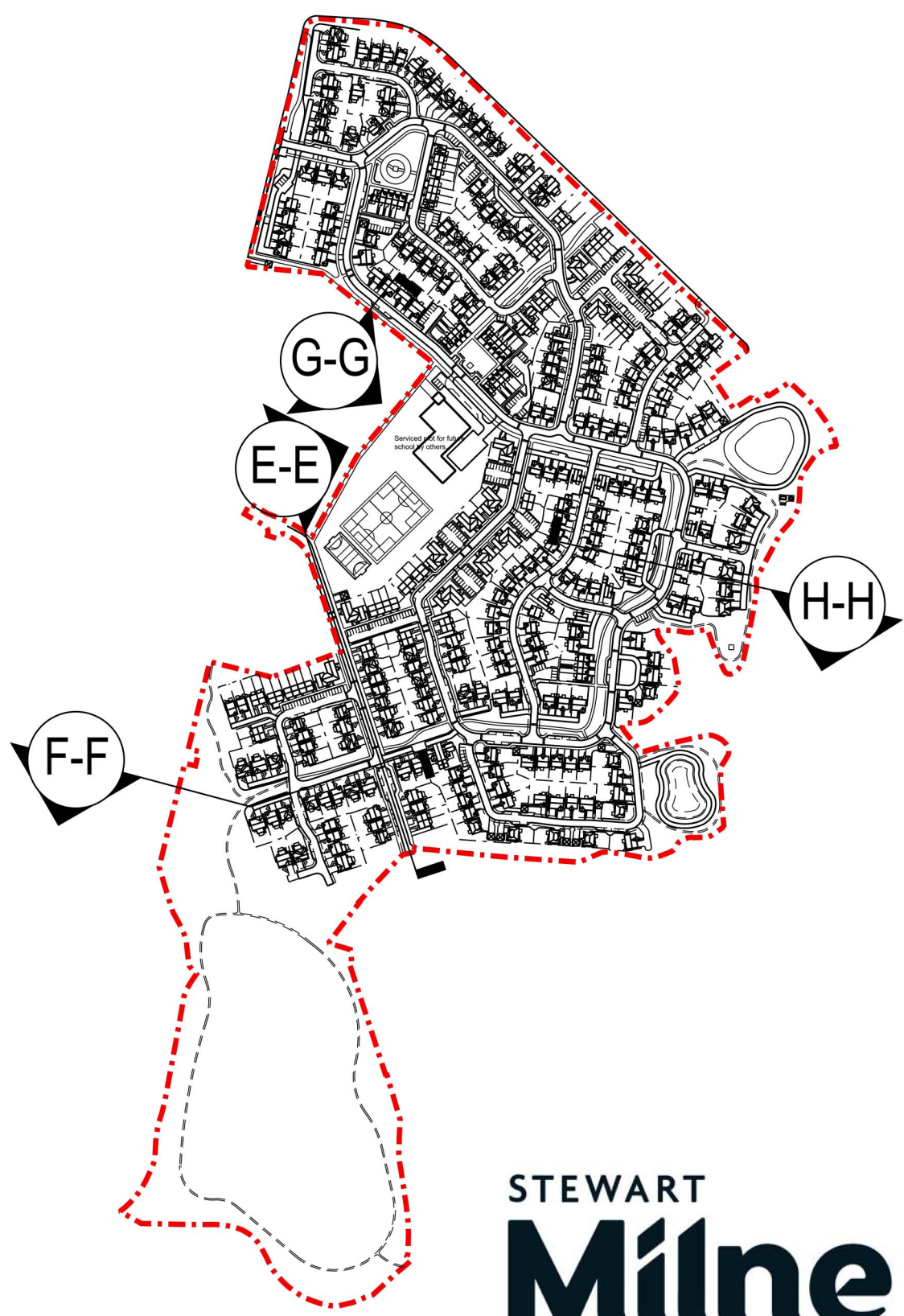
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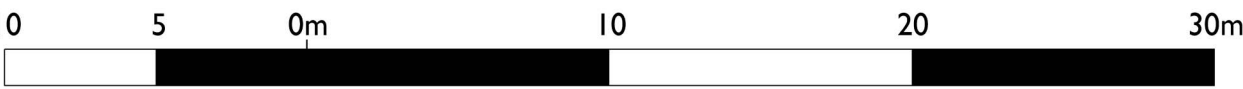
Site Section G-G



Site Section H-H



Keyplan



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REV	DATE	DRAWN	DESCRIPTION					
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50								
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PROJECT: Proposed Residential Development, Auchendinny, Midlothian								
DRAWING: Site Sections - Sheet 2 of 3								
STATUS: PLANNING								
Draw: GH: CHM: J... Approval: J... Date: 20/04/19 By: MJ/4494 (R) (PL/26) RY C								
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