



MIDLOTHIAN LOCAL DEVELOPMENT PLAN 2 - UPDATE ON LOCAL PLACE PLANS

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to update elected Members on the production of Local Place Plans (LPPs) by Midlothian community groups. The Committee is requested to note the list of Midlothian community bodies who have submitted draft LPPs to the Council, and the summaries of the plans provided in Appendix A of this report. Committee is also asked to note the intention to bring finalised local place plans to the 30 April 2024 Committee for consideration for validation and registration by the Council.

2 BACKGROUND

- 2.1 At its meeting of 28 February 2023 the Committee authorised invitations to be issued to Midlothian's local community groups to prepare LPPs which would help inform production of the Midlothian Local Development Plan 2 (MLDP2). Invitations were then subsequently sent on 9 March 2023 (and followed up with correspondence on 26 May, 8 August, and 23 November 2023) to Midlothian Community Councils, Midlothian Community Development Trusts and Midlothian Faith Groups. This invitation was issued in accordance section 15 A(a) of the Town and Country Planning (Scotland) Act 1997, as modified by the Planning (Scotland) Act 2019.
- 2.2 Community bodies can develop LPPs. This means either:
- A Community Council, established in accordance with Part 4 of the Local Government (Scotland) Act 1973; or
 - A community-controlled body, as defined by Section 19 of the Community Empowerment (Scotland) Act 2015.
- 2.3 The MLDP2 report to the Committee at its meeting of 31 October 2023 set out a timetable for reporting back to Committee on LPPs. This included reporting on draft LPPs to the 23 January 2024 Committee and on consideration of finalised LPPs at the April 2024 Committee.

Role and Purpose of Local Place Plans (LPPs)

- 2.4 The 28 February 2023 Committee report provided more details of the role and purpose of LPPs, however in summary:
- LPPs are documents to be produced by a community body setting out their ambitions for the development and use of land in their communities;
 - While LPPs must take account of National Planning Framework 4 (NPF4) and the Midlothian Local Development Plan 2017 (as the existing adopted local development plan) during preparation, they are also an opportunity for community groups to formally express their aspirations for their local areas;
 - LPPs can therefore include aspirations on land, buildings, the environment (built, physical and natural), facilities, footpath, cycle and road connections and public transport; and
 - LPPs can also include information on what is valued in a community.
- 2.5 Annex B of the May 2023 Scottish Government local development planning guidance sets out “a local place plan (LPP) is a proposal by a community body about the development and use of land. LPPs aim to improve people’s engagement and involvement in the planning system. They are a way for communities to achieve change in their local area by proactively feeding into development planning. They are a way for local communities to think about how to make their place better, agree priorities, and take action (often working with others) to make change happen.”
- 2.6 The Council will need to consider if it verifies and registers LPPs. The ambition is that this process will be undertaken at the 30 April 2024 meeting of the Committee. This purpose of this report is to highlight the content of received draft LPPs and set out the next steps. Section 4 of this report provides an overview of the verification and registration process of LPPs. This will be set out in more detail in the report to the Committee meeting of 30 April 2024. Where LPPs are verified and registered by the Council, the Council must demonstrably consider and take the LPP into account when preparing MLDP2.

Summary of Support Provided by the Council to Community Groups

- 2.7 Council officers have supported groups in the production of LPPs in the following ways:
- Providing an information pack to assist preparing a LPP;
 - Having a designated LPP page on the Council’s website with information and a detailed FAQ section – including on legislative matters, map production and matters to consider in producing a LPP;
 - Having a designated LPP email address for the Council;
 - Emails issued to those invited to prepare a LPP on matters related to LPP preparation (including LPP templates, map production guides, information on events and surveys, MLDP2 engagement events and examples of LPPs in other parts of Scotland and information on validation of LPPs);

- Having a designated planning officer to deal with queries and to provide support on questions;
- Providing guidance and assistance on map preparation for LPPs;
- Officers attending an in person LPP information session for the Midlothian Federation of Community Councils on Saturday 25 March 2023, shortly after invitations to prepare LPPs had been issued on 9 March 2023;
- Officers attended meetings of the Midlothian Federation of Community Councils on 21 June 2023 and 20 December 2023; and
- Officers have met with individual Community Councils preparing LPPs.

2.8 Throughout this process Council officers have reaffirmed to community groups that lengthy or “hi-tech” LPPs are not necessary. Officers have stated that “low-tech” short documents, prepared in accordance with legislative requirements, are equally valid and useful.

Timescales for preparing Local Place Plans (LPPs)

- 2.9 A date of 31 October 2023 for submitting LPPs to the Council was set out in the 9 March 2023 invitation to community bodies. From engagement with those community bodies expressing an interest in preparing a LPP, it became apparent this timescale for completion was unachievable for the community groups. Council officers informed community bodies of a revised programme of submitting a *draft* to the Council by 31 October 2023 and a final LPP to the Council by 31 March 2024 – a number of communities are still working on their draft LPP.
- 2.10 The Council revised the dates to allow for receipt of draft LPPs to inform the production of the MLDP2 Evidence Reports, but also to have final LPPs available for validation and registration checks prior to the completion of Scottish Government Division of Planning and Environmental Appeals (DPEA) “Gate Check” of MLDP2 Evidence Reports in spring 2024. This approach has been discussed with the DPEA and was considered acceptable. This timetable means that LPPs can go through a validation and registration process check prior to commencement of work on the MLDP2 Proposed Plan.

3 RECEIVED AND DRAFT LOCAL PLACE PLANS IN PREPARATION

- 3.1 The Council has received draft LPPs from the seven community bodies listed in Table 1 of this report. Table 1 also sets out the three bodies from whom the Council has received indication of an intent to produce a LPP. Only Midlothian Community Councils are preparing or have expressed interest in preparing a LPP. Table 1 shows that 10 of Midlothian’s 15 Community Councils have a desire to produce a LPP.

Table 1: Community Bodies Preparing Local Place Plans (LPPs)

Draft LPP received from the following Community Bodies
1. Damhead and District Community Council
2. Eskbank and Newbattle Community Council
3. Gorebridge Community Council
4. Mayfield and Easthouses Community Council
5. Newtongrange Community Council
6. Rosewell and District Community Council
7. Roslin and Bilston Community Council
Community Bodies Indicating Intention to prepare a LPP – but have not submitted a Draft LPP
8. Bonnyrigg and District Community Council
9. Moorfoot Community Council
10. Tynewater Community Council

3.2 Appendix A of this report (Summary of Received Draft Local Place Plans (LPPs)) provides a summary of each of the seven draft LPPs received by the Council. The summaries provide details of the approach to preparing the draft LPPs and summaries of the emerging issues in the draft LPPs.

4 NEXT STEPS FOR LOCAL PLACE PLANS

4.1 Where appropriate Council officers are giving guidance to community bodies on preparing draft LPPs, and also on the legislative requirements that need to be met for LPPs to be successfully validated and registered by the Council. The Council is clear these are community plans and have not been guiding or influencing their content.

4.2 Community bodies preparing LPPs will need to make them available for public comment for a minimum period of 28 days (Local Place Plan Regulations regulation 4(3)). It is expected that this will be done on finalised LPPs between December and March 2024. This will allow for them to be reported to the 30 April 2024 Committee for consideration for verification and registration.

Verification and Registration of Finalised Local Place Plans (LPPs)

4.3 Finalised LPPs are expected to be put before the 30 April 2024 Committee for consideration for verification and registration by the

Council. The officer report to that Committee will set out the checks that have been made on finalised LPPs to ensure they meet the necessary regulations. The report will contain a recommendation to elected members on whether an individual LPP should be verified and registered by the Council. Annex B of the May 2023 Scottish Government local development planning guidance sets out that valid LPPs are those which comply with sections 1(4) and 2(1) of schedule 19, and regulation 5 of the Local Place Plan Regulations regulation 5, schedule 19.

- 4.4 As set out in Section 2 of this report LPPs registered by the Council must demonstrably be considered and taken into account when preparing MLDP2. This will mean taking registered LPPs into account in preparation of MLDP2 Proposed Plan.
- 4.5 The Council will be required to keep a register of validated and registered LPPs, and to produce a plan showing which parts of Midlothian relate to specific LPPs.

5 RECOMMENDATIONS

- 5.1 It is recommended that the Committee notes the contents of the report, in particular:
- i) the list of Midlothian community bodies who have submitted draft local place plans to the Council, and the summaries of the plans provided in Appendix A of this report; and
 - ii) the intention to bring finalised local place plans to the 30 April 2024 Committee for consideration for validation and registration by the Council.

Peter Arnsdorf
Planning, Sustainable Growth and Investment Manager

Date: 12 January 2022
Contact Person: Grant Ballantine, Lead Officer Conservation and Environment
grant.ballantine@midlothian.gov.uk
Appendix A: Summary of Received Draft Local Place Plans
Background Papers: Reports on MLDP2 to Planning Committee of 28 February 2023, 16 May 2023, 31 October 2023 and 28 November 2023.

Report to 23 January 2024 Planning Committee:

Midlothian Local Development Plan 2 – Update on Local Place Plans

Summary of Received Draft Local Place Plans (LPPs)

Received Draft Local Place Plans	Page Number of Appendix A
Damhead and District Community Council	Pages 2-3
Eskbank and Newbattle Community Council	Pages 4-5
Gorebridge Community Council	Page 6
Mayfield and Easthouses Community Council	Pages 7-8
Newtongrange Community Council	Pages 9-10
Rosewell and District Community Council	Page 11
Roslin and Bilston Community Council	Page 12

Damhead and District Local Place Plan (Draft) (2023)

Location: Damhead and District Community Council area

Engagement: Surveys, community events, drop-in sessions and meetings undertaken relating to National Planning Framework 4, Climate Action Plan, Neighbourhood Plan, and LPP proposals.

Priorities: The Draft LPP provides a prioritised list of proposals. The highest rated priorities are:

- Reject the A701 relief road.
- Safeguard the Green Belt.
- Develop an integrated network of paths for walkers, cyclists, and horse riders.
- Improve the safety of the triple junction and the junction of Bush Loan and A702.
- Protect existing wildlife and promote biodiversity.

Further priorities and proposals are:

- Maintain the rural aspect of the area, its open spaces and good agricultural land.
- Encourage local food production.
- Ensure adequate sustainable drainage.
- Address 20mph and 40mph speed limits.
- Improve infrastructure and services, especially doctors and dental practices.
- Create better paths around SRUC fields.
- Improve pavements.
- Increase green wildlife-friendly areas and link them to create corridors.

Additional proposals, which are considered by the Draft LPP are:

- Promote a safe environment through a safe efficient public transport system.
- Separate paths from vehicular traffic.
- Build new houses only where justified.
- Develop a more extensive green network.
- Promote the area as a green gateway to Midlothian and the Pentland Hills.
- Improve the drainage of roads.
- Include community facilities at the new secondary school.
- Improve the integration of social housing.

Proposals Map: The Draft LPP includes a proposals map, which shows location specific suggestions. These include:

- Woodland – restoration and expansion of native woodland.
- Rural land use – agriculture, livestock, or native tree cover restoration.
- Protect local businesses.
- Road safety – improve safety and traffic flows at key junctions.
- Speed limit (40mph) – extend to 40mph on specific roads and reduce to 30mph or 40mph on other specific roads.

- Cycle routes and path network – proposed new active travel routes. Ensure adequate path maintenance and continued access on existing path network. Complete links in the path network.

Eskbank and Newbattle Local Place Plan (Draft) (2023)

Location: Eskbank and Newbattle Community Council area

Engagement: Questionnaire based on 14 themes in the Place Standard tool (online) with provision for comments. The Place Standard tool identified the following ratings per topic:

Order	Place Standard Topic	Rating
1	Natural space	5.9
2	Play and recreation	5.6
3	Public transport	5.1
4	Feeling safe	5.1
5	Facilities and services	4.8
6	Moving around	4.7
7	Work and local economy	4.6
8	Streets and spaces	4.4
9	Social interaction	4.4
10	Housing and community	4.3
11	Identity and belonging	4.1
12	Care and maintenance	4.1
13	Traffic and parking	4.0
14	Influence and sense of control	3.1

Proposals: Using analysis of the local area and the Place Standard results, opportunities are noted in the Draft LPP. A summary of these is noted below.

Natural Space –

- Green spaces must continue to be protected against encroachment by development.
- North Esk River valley – the scenic impact either side of the B6392, Melville Road / Gilmerton Road at Elginhaugh is important to residents, and no development should be allowed here.
- Protect trees on the north side of Melville Gate Road to screen planned development at Sheriffhall, southeast of Gilmerton Road.
- Consider future protection of green space around Hardengreen and off Dalhousie Road (B6392) as it approaches the A7 road.
- Preservation of Smeaton Line railway cutting within Eskbank.
- Consideration of routes over and under the Borders railway line and impact on biodiversity.

Public transport / Moving around / Traffic and parking –

- Need for safe pedestrian crossings and provision of pavements to improve access to bus stops (at A7 and B703 roads) and Eskbank railway station.

- Improve active travel route between Eskbank railway station and Eskbank.
- Restore bus services (Lothian Buses service 49).
- Improve local bus routes and connections to Eskbank railway station.
- Physical measures may be required to address traffic speed around Eskbank Toll roundabout.
- Improve the safety of pedestrian route from supermarket car park and Hardengreen Lane to Eskbank railway bridge and station.

Sense of place –

- Create social space and focal point for Eskbank and Newbattle.
- Newbattle Abbey Business Park area could be redeveloped through a community and sports hub.

Gorebridge Local Place Plan (Draft) (2023)

Location: Gorebridge Community Council area (and parts of Moorfoot Community Council area).

Engagement: Comments and voting preference received on range of themes and priorities.

Proposals: The Draft LPP provides a prioritised list of proposals under the themes of movement, spaces, resources, civic and stewardship. The highest rated priorities are:

- A new high school for Gorebridge.
- A local affordable supermarket.
- A sports complex including swimming pool and all-weather pitches, gym, etc.
- Affordable events/ activities for all age groups, abilities, and cultures.
- Access to full range of health services for all.

Proposals Map: The Draft LPP lists a full range of community initiatives under the NPF4 themes of sustainable places, liveable places, and productive places. A Proposals Map in the Final LPP will highlight the location of key initiatives.

Mayfield and Easthouses Local Place Plan (Draft) (2023)

Location: Mayfield and Easthouses Community Council area

Engagement: Public survey questionnaire undertaken, utilising the Place Standard tool to gauge the views of the local community through. The engagement gathered a range of comments and identified the following ratings per Place Standard topic:

Order	Place Standard Topic	Rating
1	Moving around	4.98
2	Public transport	3.91
3	Traffic and parking	3.72
4	Identity and belonging	3.51
5	Social interaction	3.48
6	Housing and community	3.33
7	Facilities and services	3.29
8	Work and local economy	3.29
9	Feeling safe	3.23
10	Influence and sense of control	3.23
11	Natural space	3.12
12	Streets and spaces	3.08
13	Play and recreation	3.08
14	Care and maintenance	2.95

Two predominant concerns emerged from the engagement process:

1. a prevailing perception of inadequate housing, particularly in the public and voluntary sectors, including older housing stock.
2. widespread dissatisfaction not only with insufficient street cleaning and maintenance but also the continuous loss of green spaces and the looming issue of community coalescence.

Proposals: Analysis of the Place Standard results and comments have been used to inform and develop Draft LPP actions, approaches, and strategies. These are detailed in the Draft LPP and summarised below:

1. Empowering young people – including education and employment opportunities.
2. Tackling deprivation – aim to raise income levels and improve access to education and jobs.
3. Community engagement – involving residents in the decision-making process.
4. Healthcare and wellbeing – providing access to quality healthcare.
5. Placemaking and infrastructure – improving the built environment, infrastructure, and public spaces.
6. Economic development – encouraging economic growth, job creation and support for local businesses.

7. Sustainability and the environment – promote sustainability and protect the environment.
8. Equality and inclusivity – ensuring equity and inclusivity across all actions will be a guiding principle in the development of the LPP.
9. Housing development – opposition to large scale housing developments in MLDP2.
10. Mayfield Town Centre Regeneration Masterplan – addresses redevelopment of existing townscape and built environment as well as improvements in a range of areas, including social housing, safety, amenities, services, facilities, employment, and transport.
11. School provision – address the improvements required in educational attainment.
12. Road improvements – discourage HGV and school bus traffic on Crawlees Road through traffic calming and other road safety measures. Address industrial and residential traffic in the Crawlees Road area.
13. Safer routes to school – a safe route from Lothian Drive to the new Easthouses Primary School.
14. Retail in Easthouses – investment required in the Easthouses shopping area.

Newtongrange Local Place Plan (Draft) (2023)

Location: Newtongrange Community Council area

Engagement: The Draft LPP process included a review of previous engagement undertaken. Place Standard tool used to gain views and opinions from the local community. Community engagement sessions at local library, supermarket, and other venues to gain further comments and understanding of issues. The Place Standard tool identified the following ratings per topic:

Order	Place Standard Topic	Rating
1	Natural space	5.2
2	Identity and belonging	5.0
3	Social interaction	4.5
4	Play and recreation	4.5
5	Moving around	4.5
6	Feeling safe	4.5
7	Housing and community	4.4
8	Streets and spaces	4.2
9	Public transport	4.2
10	Work and local economy	4.0
11	Traffic and parking	4.0
12	Care and maintenance	4.0
13	Facilities and services	3.9
14	Influence and sense of control	3.4

Proposals: Analysis of the Place Standard results and comments and other engagement comments have been used to inform and develop Draft LPP proposals. The Draft LPP outlines next steps, which addresses the Place Standard topics and proposes a range of actions. The full detail is contained in the Draft LPP. A selection of issues and proposed actions is provided below.

Play and recreation –

- Wider range of facilities at play park.
- All-weather sports pitches.
- Village hub

Moving around –

- Faster bus routes.
- Improve cycle routes to Eskbank, Gorebridge, Bonnyrigg, East Lothian, and Edinburgh.
- 20mph speed limit and restrict heavy goods vehicles.

- Safe road crossings, improved lighting, improved footpaths and pavements pedestrian bridges.
- Heritage trail.
- Develop old mineral railway line from Newbattle Community High School to Newtongrange railway station.
- Improve connections between Newtongrange village and railway station.

Feeling safe –

- Derelict buildings need to be addressed.
- Reduce traffic speed.
- Increase street lighting.

Housing and community –

- More focus on infrastructure and solar energy.
- Connect new build community to the original village.
- Preserve the original village.

Streets and spaces –

- Add wildflower areas.
- Repair seating and playpark.
- Widen footpaths and pavements.

Public transport –

- More bus services and routes.
- Toilet facilities at Newtongrange railway station.

Work and local economy –

- Development of mining museum brownfield site at rear
- A local point to access information and support

Traffic and parking –

- Electric vehicle charging points, especially for people without driveways.
- Traffic calming measures.

Facilities and services –

- Develop a community hub with library facility.

Care and maintenance –

- Better community use of the mining museum

Influence and sense of control –

- More weight given to outcomes identified as part of community consultation.

Rosewell and District Local Place Plan (Draft) (2023)

Location: Rosewell and District Community Council area

Engagement: The Draft LPP process utilised a survey, which was based on guidance provided by the Scottish Government 'Our Place' website and Local Place Plan 'How to' Guide. The paper survey was distributed within the community and was accompanied by an online version. Businesses in Rosewell were invited to meet the community council should they have specific matters to discuss regarding the overlap of their interests and the community-led Local Place Plan for Rosewell. Two community in-person sessions were also held to allow the community to express views on the aims and actions for the Local Place Plan.

Proposals: The engagement exercises allowed the community to rate the local area. The highest rating issues are summarised below. The full details are provided in the Draft LPP. The ratings and issues raised will be used to develop LPP proposals and actions.

What do you like about living (or working) in the Rosewell area?

- Scenery and nature
- Sense of community
- Peaceful and safe

What are Rosewell's strengths as a community and place?

- Sense of community
- Steading
- Active community groups

Is there anything you don't like about Rosewell?

- Public transport
- Lack of amenities
- Housing

What challenges are faced by the Rosewell community right now?

- Public transport
- Lack of amenities / infrastructure upgrades
- Housing

What opportunities do you see for Rosewell in the future?

- Improved community facilities, activities, and opportunities
- Better local transport
- Improved health service

Roslin and Bilston Local Place Plan (Draft) (2023)

Location: Roslin and Bilston Community Council area

Engagement: Input sought from the local community.

Proposals: Proposals as to the development of used of land are included in the Draft LPP. The full details are provided in the Draft LPP. A summary is noted below.

Active travel, movement, and safety

1. Active travel B7006 between Bilston and Roslin
2. Active travel to the proposed new high school (Beeslack)
3. Active travel between Auchendinny and Roslin
4. 20 mph speed limits (A701 / B7003) to promote active travel, safety, health and amenity
5. Responsible use of routes dedicated to active travel
6. Active travel and access to Roslin Glen Country Park
7. Safe conditions for mobility-impaired persons

Historic and natural environment

8. Protecting the historic environment (Battle of Roslin site)
9. Fostering the natural environment (trees / hedgerows)
10. Alternatives to regularly mown grass (trees / wildflowers)
11. Allotments and community growing spaces
12. The existing Roslin Conservation Area
13. Extension of Roslin Conservation Area
14. New Conservation Area – Bilston
15. New Conservation Area – Battle of Roslin and Dryden Estate
16. New Conservation Area – Roslin Curling Pond and The Moat

Infrastructure and facilities

17. Infrastructure deficits (roads, active travel, healthcare)
18. Leisure facilities (youth facilities)