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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive (Partnership and Services for Communities)

SUBJECT: Consultation Response on Midlothian Local Development Plan Main Issues Report

1 PURPOSE

- 1.1 To inform Members of the planning service's consultation response on the Main Issues Report (MIR) for the Midlothian Local Development Plan (LDP).

2 RECOMMENDATIONS

- 2.1 That Members note the contents of the planning service's consultation response on Midlothian's MIR.

3 BACKGROUND

- 3.1 Midlothian Council has published its LDP Main Issues Report for public consultation. While the Main Issues Report is a discussion document rather than a draft LDP, it does contain Midlothian Council's preferred strategy on a range of planning issues, as well as reasonable alternatives where these exist.
- 3.2 There are a number of issues raised that could affect East Lothian, including a proposed housing allocation on the East Lothian boundary near Old Craighall, the potential for opencast coal extraction at Airfield Farm close to Ormiston, and infrastructure issues that may have cross-boundary implications, including transport and education.

4 POLICY IMPLICATIONS

- 4.1 There are no direct policy implications although there are a number of cross-boundary planning issues where East Lothian's consideration may be influenced by Midlothian's preferred strategy (and vice versa).

5 EQUALITIES IMPACT ASSESSMENT

- 5.1 This report is not applicable to the well being of equalities groups and an Equalities Impact Assessment is not required.

6 RESOURCE IMPLICATIONS

- 6.1 Financial – None
6.2 Personnel – None
6.3 Other – None

7 BACKGROUND PAPERS

- 7.1 Midlothian LDP Main Issues Report
7.2 Consultation response on Midlothian LDP Main Issues Report.

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DESIGNATION	Planner
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DATE	22/08/2013

Our Ref: CONS/ADJ
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Date: 22nd August 2013

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Dear Ms Long,

MIDLOTHIAN LOCAL DEVELOPMENT PLAN – MAIN ISSUES REPORT

Thank you for the opportunity to comment on the Midlothian LDP Main Issues Report. We have read the report with interest and look forward to further involvement as you progress towards a Proposed Plan.

We note that the MIR was published prior to SESplan's approval (with modifications) by Scottish Ministers. We are mindful that the amount of housing development to be delivered through the Midlothian LDP will only be confirmed through Supplementary Guidance being prepared under SESplan policy 5. This may have implications for your preferred development strategy and we trust the Proposed Plan will take this into account.

A number of detailed comments are given below under the relevant MIR section heading.

Development Strategy – South East Edinburgh (Shawfair)

The preferred development strategy includes a proposed housing allocation at Newton Farm (Site S2) that would be immediately adjacent to Midlothian's boundary with East Lothian. The site would be removed from the green belt within Midlothian; the land around Old Craighall on the East Lothian side of the boundary is also currently designated as green belt. We note that the removal of this site from the green belt may not result in a particularly defensible long-term green belt boundary and consequently that it will influence East Lothian Council's consideration of the future of green belt land around Old Craighall in the East Lothian LDP. We would welcome further discussions on cross-boundary issues in this area, including the provision of infrastructure and services, as our respective LDPs progress towards adoption.

Mineral Working – Areas of Search for Aggregates and Coal

The 'preferred approach' to opencast coal is to incorporate the current Ancrielaw area of search into a larger Cauldhall Moor area of search. The 'reasonable alternative' to this is, in addition to the Cauldhall Moor area of search, to identify a new area of search at Airfield Farm, Cousland. The Main Issues Report notes that a planning application for opencast working at Airfield was refused (in 2010) based on a number of environmental factors that "remain of potential concern". We support the comment that these issues remain of concern

and we have doubts that this location is a realistic option for opencast extraction, given the likely impact on local communities (including communities in East Lothian) of any opencast coal extraction at this site.

Transport, Infrastructure and Delivery

We note that transport modelling of the cumulative impact of committed development and the preferred strategy is in progress. It is likely that development within Midlothian will have impacts on Old Craighall Junction, which is located within East Lothian. Our position on this matter is that it will be for Transport Scotland to gather and spend any developer contributions that may be required towards upgrading strategic transport infrastructure where this is necessary to facilitate strategic development needs in the national interest. We would be happy to discuss this issue further, perhaps once the outcome of transport modelling is known.

The Main Issues Report states at paragraph 10.8 that “To meet the preferred development strategy, it is likely that there will be a requirement for ... a new high school in Shawfair (possibly in conjunction with East Lothian Council)”. We would also be pleased to discuss this possibility further with you as it may have implications for the East Lothian LDP. High school capacity at Musselburgh Grammar is currently a key constraint to accommodating significant strategic development in the Musselburgh area.

'Greening Midlothian' – Midlothian's Green Network

We note and support 'strategic green network opportunity 2', the proposed Cousland route that would link up with the Pencaitland Railway Walk in East Lothian.

I trust the above comments are of assistance and look forward to discussing the issues in more detail as the Midlothian LDP progresses.

Yours sincerely,

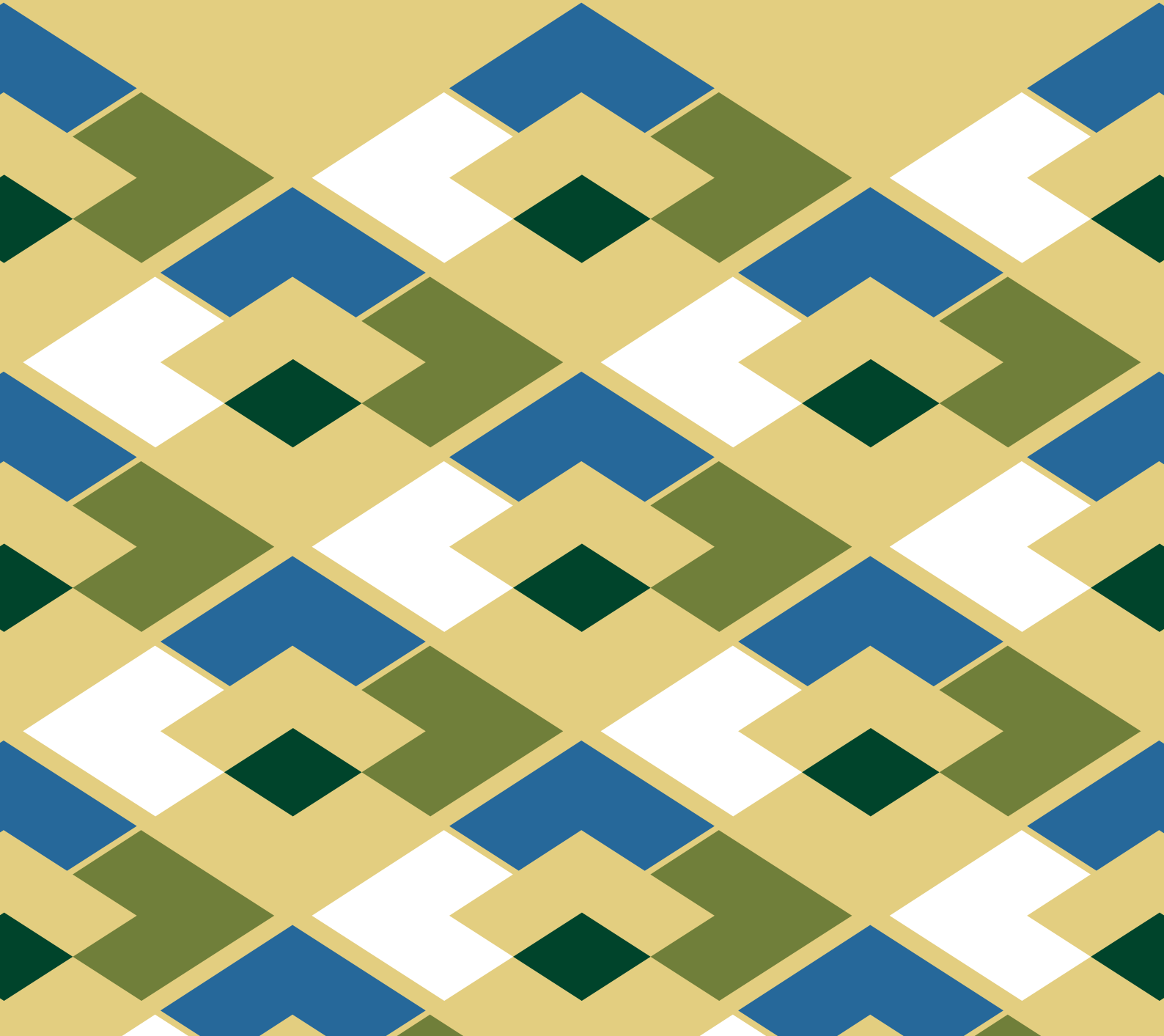
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Midlothian Local Development Plan
Main Issues Report
2013



Midlothian



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Foreword



Midlothian has much to offer those who live and work here as well as to those who visit our towns and countryside. Located close to the capital city, yet with its own distinct character, the area has seen steady increases in population, jobs and new housing in recent years. There is a clear need to maintain a well-planned approach to encourage and guide further development, thereby ensuring sustainable economic growth in Midlothian in the short and medium terms. Specifically, this means new employment opportunities to provide local jobs and training, promoting key growth sectors such as life sciences, meeting housing need and identifying

infrastructure, such as roads and schools, which is required. However, sustainable economic growth is not just about new development. A planned approach also ensures that the natural and historic built heritage of the area is protected, with ready public access to open space and countryside for leisure and recreation.

A new **Midlothian Local Development Plan** is being prepared to provide an updated development strategy and planning policy framework to guide growth and investment across Midlothian to 2024. The development plan is reviewed every five years, the current Midlothian Local Plan having been adopted in December 2008 following extensive consultation. This **Main Issues Report** is seeking your views on a refreshed development strategy to direct where new housing, economic and retail development should be located with new transport links, schools and other infrastructure whilst protecting and enhancing our environmental resources, and on key planning policy changes on a wide range of topics since 2008.

We want to hear your views on the questions raised in this Main Issues Report as this is your opportunity to shape the way in which Midlothian will develop over the next 10 to 12 years. The consultation will start on 1st May and run till the end of August, so there's plenty of time to have your say.

Councillor Owen Thompson

Cabinet Spokesperson for Planning & Development

1 Introduction

1 Introduction

What is the Midlothian Local Development Plan?

1.1 Development plans provide a clear vision of how places should develop and guide decisions on planning applications. They contain policies, proposals and strategies for the future development and use of land and address a range of issues including housing, employment, shopping, transportation, recreation, countryside and the environment.

1.2 Midlothian's development plan currently comprises the Edinburgh and Lothians Structure Plan (2004) and the Midlothian Local Plan (adopted in December 2008 to meet the requirements of the Structure Plan).

1.3 The Planning etc. (Scotland) Act 2006 introduced a new statutory basis for development planning in Scotland. It replaced structure and local plans with strategic and local development plans.



1.4 The first Strategic Development Plan for Edinburgh and South East Scotland (referred to here as SESplan), which covers the period to 2032, has reached the 'Proposed Plan' stage. It was submitted to Scottish Ministers for approval in August 2012 by the SESplan Joint Committee which includes representatives from Midlothian Council. The Proposed Plan is currently the subject of a formal Examination, an important stage in the plan-making process. Once approved (with or without modifications), it will replace the 2004 Structure Plan and will set new housing and economic land requirements to be met in Midlothian and elsewhere across the SESplan area.

1.5 Midlothian Council now has to review and replace the Midlothian Local Plan with the first Midlothian Local Development Plan (MLDP). This will include a development strategy for the period to 2024 to meet the SESplan requirements, and a detailed policy framework to guide future land use in a way which best reflects SESplan's vision, strategic aims and objectives.

1.6 It should be noted that one outcome of the SESplan Examination mentioned above could be a requirement for more sites for new housing to be allocated through the new MLDP than would be needed to meet the requirements set out in SESplan's Proposed Plan. The Development Strategy section below includes 'reasonable alternatives' to the sites included in the preferred strategy; there is scope for some or all of these to be brought forward in addition to the preferred sites, should this prove necessary. This possibility is considered further in section 3 of this Main Issues Report. However, it should be noted that, in terms of assessed housing need and demand (see Housing Technical Note), Midlothian is already catering for significantly more than its own housing requirements, and delivering more new homes than the SESplan level of growth may be unachievable in the Plan period.

Introduction 1

How is the Plan to be prepared?

1.7 Local development plans are required by legislation to be prepared as soon as practicable. They must be consistent with the strategic development plan for the wider area and are expected to be adopted by the relevant council, following Examination by an independent Reporter, within two years of approval of the strategic development plan. This means that the MLDP should be adopted by around mid-2015.

1.8 The preparation of a development plan involves a number of key stages, the first being the publication of a 'main issues report' for consultation. Midlothian Council considered it appropriate to await the submission of the SESplan Proposed Plan to Scottish Ministers before publishing the MLDP Main Issues Report. Publishing in advance of this would have run the risk of potentially being out-of-step with the SESplan strategy. There remains the possibility that Scottish Ministers will modify the SESplan Proposed Plan prior to approval which could alter the strategy or policies as they affect Midlothian. However, delaying publication of the Main Issues Report would create difficulties for MLDP adoption within two years of SESplan approval, expected in mid-2013. The aim at all times is to keep the development plan up-to-date so that it is fit for purpose in terms of providing for new development in appropriate locations and ensuring that infrastructure such as roads and schools are able to accommodate it.

1.9 The timetable for the preparation of the MLDP is set out in the Development Plan Scheme for Midlothian, updated annually or more often, if required. There are a number of factors that can influence this programme, principally the progress towards approval of SESplan. The Development Plan Scheme (No. 5) provides the programme to adoption of the MLDP as shown in Figure 1.1; this will be kept under review and any changes presented in updates to the Development Plan Scheme.

Publication of Main Issues Report, Monitoring Statement & Environmental Report	April 2013
Consultation	May - August 2013
Publication of Proposed Plan, Updated Environmental Report & Action Programme	Spring 2014
Formal Representation Period	Spring 2014
Submission of Proposed Plan (with unresolved representations) to Scottish Ministers	Summer 2014
Examination of Issues by Independent Reporter	To be confirmed
Adoption of MLDP	Early 2015

Figure 1.1 Proposed MLDP preparation programme

1.10 This Main Issues Report is not a draft plan. It sets out the key issues to be addressed by the MLDP Proposed Plan. It concentrates on the key planning policy changes since the current Local Plan was adopted and on significant new proposals for future development; most importantly, it includes **a preferred strategy** for the future use and development of land in Midlothian, identifying where housing, economic and retail development should be located. Where practicable, it also includes **one or more reasonable alternatives** to the preferred strategy. It clearly sets out what would change from the currently adopted Local Plan and identifies aspects of the existing Plan that would roll forward to the MLDP.

1.11 The Main Issues Report is the main opportunity for those with an interest in the future for Midlothian to help shape its communities and its environment. The views and comments received will inform the development of the MLDP Proposed Plan.

1.12 Preparation of the MLDP, including this Main Issues Report stage, must be accompanied by 'Strategic Environmental Assessment', as required by the Environmental Assessment (Scotland) Act 2005. This assessment of any significant environmental effects likely to arise from the preferred or alternative development strategies, or changes in policy, is presented in an Environmental

1 Introduction

Report. This is published for comment to accompany the Main Issues Report which highlights these potential effects alongside each of the topics covered. The Environmental Report will be updated and made available for further comment at subsequent stages in the plan-making process.

1.13 As explained, the Main Issues Report forms the basis for the key consultation stage in the plan-making process. Supporting documents are also available, as follows:

a **MONITORING STATEMENT**

- measures significant changes in the principal physical, economic, social and environmental characteristics of the area since adoption of the current Midlothian Local Plan
- assesses the impact of the current policies and proposals on these changes
- includes baseline environmental data in connection with Strategic Environmental Assessment

a series of **TECHNICAL NOTES**

- includes the findings of studies to inform the preparation of the Main Issues Report (and the Proposed Plan), for example, the Midlothian Retail Study, the Review of the Area of Great Landscape Value, etc.

an **ENVIRONMENTAL REPORT**

- sets out the results of Strategic Environmental Assessment of the Main Issues Report stage of plan preparation in terms of likely significant environmental effects of preferred and alternative development strategies and suggested policy changes
- includes Habitats Regulations Appraisal with Appropriate Assessment

an **EQUALITIES AND HUMAN RIGHTS IMPACT ASSESSMENT**

- considers the likely impact of the Main Issues Report on equality of opportunity, as required by the Equality Act 2010

1.14 Your comments are invited on this consultation document. It focuses primarily on a number of key issues, and questions are posed on which your views are invited. There are further matters which, although not seen as key issues, may nevertheless be of interest and your views are invited on these matters too. Comments on aspects of the Environmental Report can also be submitted. You may find it helpful to view the current Local Plan, the Monitoring Statement and/or the Technical Notes to assist you in preparing your comments on the Main Issues Report. Details of how to access all the documents, and comment on the Main Issues Report or Environmental Report, are given in paragraphs 1.24 to 1.30 below.

What has informed the Main Issues Report?

1.15 As mentioned, current local planning policy is contained in the Midlothian Local Plan, adopted in December 2008. This Local Plan incorporates development commitments carried forward from the previous Midlothian and Shawfair Local Plans, both adopted in 2003. Much of the current Plan is still relevant, and some provisions will need no, or only minor, change. Some development allocations have not yet been delivered, although good progress is being made in many areas, despite the current economic conditions.

Introduction 1

1.16 Since the adoption of the current Plan, there have been changes introduced through legislation and/or national policy and advice, including the National Planning Framework 2; and these, along with the requirements and framework provided by SESplan, need to be taken into account in preparing the MLDP.

National	Regional/ Local
<ul style="list-style-type: none"> • National Planning Framework 2 • Scottish Planning Policy • Planning Advice Notes • Scottish Historic Environment Policy • National Land Use Strategy for Scotland • Scottish Government Economic Strategy • National Performance Framework • Strategic Transport Projects Review • Zero Waste Plan • Scotland River Basin Management Plan • Scottish Biodiversity Strategy • Climate Change Adaptation Framework • Flood Risk Management Planning • Policy on Control of Woodland Removal 	<ul style="list-style-type: none"> • Strategic Development Plan for Edinburgh and South East Scotland (SESplan) • Regional Transport Strategy (SEStran) • Midlothian Moving Forward (Community Plan) and its replacement, Single Midlothian Plan • Midlothian Local Transport Strategy • Midlothian Local Housing Strategy • Midlothian Economic Development Framework • Midlothian Economic Recovery Plan • Midlothian Local Biodiversity Action Plan • Midlothian Open Space Audit & Strategy • Edinburgh & Lothians Forestry & Woodlands Strategy • Neighbouring Local Development Plans

Figure 1.2 Key inputs to Main Issues Report

1.17 The Monitoring Statement has raised issues that require to be addressed in the MLDP, as has the monitoring of the significant environmental effects of the current Plan.

1.18 Research has been undertaken to help inform the preparation of the MLDP. Some matters have been identified as a result of the Council's monitoring, and others in response to new policy requirements. This research work includes:

- the Midlothian Retail Study 2012;
- the assessment of sites promoted by developers and landowners including accessibility modelling;
- transport modelling - current performance of the transport network plus committed development;
- a technical feasibility study and options testing for the A701 realignment;
- the assessment of education and infrastructure requirements arising from potential new development;
- a review of the Areas of Great Landscape Value and the identification of Special Landscape Areas;
- definition of the Midlothian Green Network;
- the assessment of potential areas of search for opencast coal as sought by the operators; and
- Spatial Planning Assessment of Climate Emissions (SPACE) modelling of potential climate change impacts.

1.19 Most of this work is completed but some is ongoing, for example, transport modelling to test the preferred and alternative development strategies. Where complete, the findings are presented in the Technical Notes. Consideration is currently being given to a review of the *Landscape Capacity for Wind Turbine Development in Midlothian (2007)* in the context of current national energy policy, with any findings being used to inform the policy content of the Proposed Plan. Some additional research may be required if the Main Issues Report consultation identifies policy topics where background information is in need of review or updating.

1 Introduction

1.20 The preparation of this Main Issues Report has also been informed by input from the statutory key agencies along with advice and views from other stakeholders (see Figure 1.3). The ‘consultation authorities’, specified under the Environmental Assessment (Scotland) Act 2005, have provided advice principally to support the preparation of the Environmental Report, but with wider benefits for the development of the Main Issues Report. Landowners and developers have promoted their development preferences, and an early engagement exercise has enabled some preliminary views of community councils and the public to feed into the Main Issues Report. This consultation allows this engagement to continue.

What is included in this Main Issues Report?

1.21 The Main Issues Report does not include a full range of policies or a firm set of development proposals. Instead, it asks for your views on:

- a Vision for Midlothian - your ambitions for the future of your area;
- the MLDP aims and objectives;
- a preferred strategy for new housing, economic land and retailing, in line with the requirements set out in the SESplan Proposed Plan;
- one or more alternatives to the preferred strategy (where these are reasonable) and any suggestions for additional options, if relevant;
- potential changes of a more significant nature to a number of policies;
- the infrastructure (roads, schools, community and leisure facilities, water and drainage) which might be needed to provide for future development (an Action Programme will accompany the Proposed Plan).

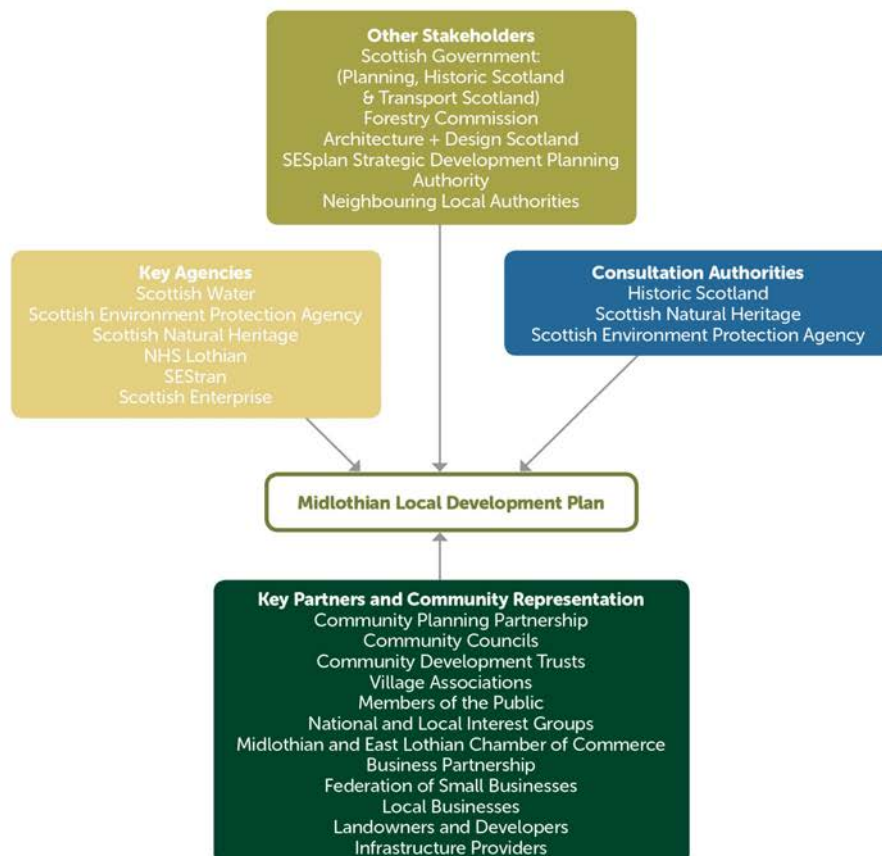


Figure 1.3 Contributors to MLDP preparation

Introduction 1

1.22 The Main Issues Report also:

- confirms which policies will remain unchanged or with minor modifications to update them;
- identifies any policies to be removed as now being considered redundant; and
- proposes new or substantially modified policies to address emerging issues or requirements.

The above information provides a basis for the Strategic Environmental Assessment of the MLDP, as many of the policies are designed to provide protection against the likelihood of 'significant environmental effects' arising from proposed new development.

1.23 This Main Issues Report includes maps and diagrams to help explain the issues under consideration. It does not contain a Policies and Proposals Map as included in the current Plan, although extracts of the policy boundaries which are currently in force are shown in order to illustrate the changes that are proposed. You may find it helpful to look at the adopted Policies and Proposals Map in this context. This can be viewed online at www.midlothian.gov.uk

How can you contribute to the plan-making process?

1.24 The Main Issues Report is the key consultation document for the whole plan-making process. You are invited to submit comments in response to the questions raised, and to make any other comments. These will be taken into account in preparing the Proposed Plan. You have until **31 August 2013** to provide your views.

1.25 To help you do this, a new online development planning portal has been introduced which will enable easy access to the Main Issues Report and background papers, online submission of your comments and quicker feedback. You are therefore strongly encouraged to register and submit views via the dedicated online Development Plan Consultation Portal accessible from www.midlothian.gov.uk/MLDP

1.26 The Council will still accept comments in writing which will be made viewable online. Comments in writing should be addressed to: Planning Policy & Environment, Corporate Resources, Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith EH22 3ZN.

1.27 If you have any enquiries about the MLDP consultation, please submit these to ldplan@midlothian.gov.uk



1 Introduction

1.28 The Environmental Report is also available for public consultation and comments can be submitted online or in writing as above. In order to help you identify where the Environmental Report links to the relevant issues in this Main Issues Report, green boxes are inserted into the text with the appropriate summary of the assessment's conclusions. Reference should be made to the Environmental Report for details of the assessed criteria that relate to the Strategic Environmental Assessment (SEA) topics. The following SEA topic icons appear in the boxes. Where shaded dark green, the assessment has identified a positive, negative or uncertain environmental effect for this topic. Where shaded light green, no environmental effect has been identified.

SEA topic	Air	Biodiversity	Climatic factors	Cultural heritage	Landscape and townscape	Material assets	Population and human health	Soil	Water
Icon (positive, negative or uncertain environmental effect)									
Icon (no environmental effect)									

1.29 There are also public events that you can attend to find out more about the preparation of the MLDP. These are as follows:

Location	Date and time
Bonnyrigg Public Hall, 12 Lothian Street	21 May, 4.00 p.m. until 8.00 p.m.
Bilston Miners' Welfare, 10–12 Seafield Road	22 May, 4.00 p.m. until 8.00 p.m.
Danderhall Community Centre, Newton Church Road	28 May, 4.30 p.m. until 8.00 p.m.
Roslin Masonic Hall, 21 Main Street	29 May, 4.00 p.m. until 8.00 p.m.
Loanhead Miners' Welfare, 70–74 The Loan	30 May, 4.00 p.m. until 8.00 p.m.
Newtongrange Parish Church Hall, Sixth Street	4 June, 4.00 p.m. until 8.00 p.m.
Dalkeith Arts Centre, 2 White Hart Street	5 June, 4.00 p.m. until 8.00 p.m.
Penicuik Town Hall, High Street	6 June, 4.00 p.m. until 8.00 p.m.
Pathhead Pavilion, Callander Park	11 June, 4.00 p.m. until 8.00 p.m.
Mayfield and Easthouses Church Hall, Bogwood Court	18 June, 4.00 p.m. until 8.00 p.m.
Gorebridge Primary School, 2c Barleyknowe Lane	20 June, 4.00 p.m. until 8.00 p.m.
Rosewell Miners' Welfare Bowling Club, 24 Gorton Road	25 June, 4.00 p.m. until 8.00 p.m.

1.30 The Council will be using the online Development Plan Consultation Portal to provide updates about progress on the MLDP. You are strongly encouraged to log on to the portal and register to receive automatic updates and reminders relating to what's happening in the key stages in the MLDP process and to avoid missing important steps in the progress towards Plan adoption.

A Vision and Aims for the Midlothian Local Development Plan 2

2 A Vision and Aims for the Midlothian Local Development Plan

2.1 The SESplan Proposed Plan sets out a vision for the Edinburgh and South East Scotland area. This states that:

By 2032, the Edinburgh City Region is a healthier, more prosperous and sustainable place which continues to be internationally recognised as an outstanding area in which to live, work and do business.

2.2 Although legislation does not require the MLDP to include a Vision separate from that expressed in the Strategic Development Plan for the whole SESplan area, it is considered important that the MLDP includes a 'Midlothian-specific' statement. This would provide the context for the MLDP aims, objectives and development strategy, and would make the MLDP more meaningful for this Council, its community planning partners and its communities. It would also clarify the role of Midlothian in the context of its neighbours, especially its close proximity to the capital city and the influence this has on its identity. The current Midlothian Local Plan (2008) seeks to deliver a vision, much of which is still relevant today. Taking account of the joint priorities of the Midlothian Community Planning Partnership as expressed in the Single Midlothian Plan, the MLDP 'Vision for Midlothian' could be expressed as follows:

The Vision

The South East of Scotland is an area of economic and population growth.

Midlothian will play its part in the growth of the region. It will be a place attractive to new residents and one where existing communities will benefit from new jobs and facilities. It will continue to have a close relationship with the capital city for employment and services, supported by continued improvements to transport provision.

Midlothian will be a place of vibrant self-contained communities. Midlothian's natural and built environment will provide inspiration to its communities and visitors alike. Midlothian's communities will retain their sense of place. New development will be of high quality urban design which recognises the importance of Midlothian's heritage, but does not preclude innovation in the right place.

The challenges faced in delivering the scale of growth required in Midlothian are acknowledged. Wherever possible, locations for new housing will be close to good community facilities, shops and employment opportunities, with efficient and high quality public transport connections. If facilities and transport are limited, these will need to be addressed. People already living or working here will benefit as much as possible from this growth, through new affordable homes, enhanced job prospects, improved facilities and the development of green networks with opportunities for leisure and recreation.

Midlothian Council aims to provide positively for development, whilst recognising its responsibility to both its existing and new residents, and striving to secure long-term social, economic and environmental benefits across the Council area. It will work with its community planning partners and other stakeholders to ensure prosperity, quality of life and sustainability are at the forefront of planning decisions.

2 A Vision and Aims for the Midlothian Local Development Plan

2.3 The MLDP will aim to deliver this Vision by providing the statutory planning policy framework to guide development; supporting the growth of a competitive and sustainable local economy; safeguarding and enhancing the natural and built heritage of Midlothian which sustains the quality of life of its communities; and ensuring that Midlothian is a welcoming and enriching place to live, work and visit.

Environmental Report



For key, see paragraph 1.28.

The impact of the Vision on the environmental criteria is uncertain, as the changes that will have an environmental effect will arise from the development allocations and the policy provisions. However, the MLDP Vision tries to encapsulate the higher level ambitions, but only articulates this in respect of a selection of the environmental criteria.



Vision

Do you agree with the Vision as set out above?

If not, how should it be amended?

2.4 The aims and objectives of the current Midlothian Local Plan generally remain valid, and in line with the SESplan aims. However, there are changes in Government priorities and these should be reflected in the MLDP. Similarly, the aims and objectives need to support those of the Single Midlothian Plan, insofar as these are relevant to the development plan. Accordingly, the following changes are proposed to the aims and objectives of the Midlothian Local Plan 2008:

Strategic Aims	Implementing the requirements of the Edinburgh and Lothians Structure Plan 2015, to be replaced with meeting the requirements of the Strategic Development Plan for Edinburgh and SE Scotland (SESplan)
	Insert an aim relating to climate change mitigation and building Midlothian's resilience to climate change impacts
	Insert an aim relating to assisting in implementing the national project for a Central Scotland Green Network
Environmental Objectives	Amend to recognise the benefits of sustainable place-making
	Insert an objective to seek to reduce the environmental impact of waste
Social and Economic Objectives	No changes proposed

A Vision and Aims for the Midlothian Local Development Plan 2

Environmental Report



For key, see paragraph 1.28.

The impact of the proposed changes to the Aims and Objectives on the environmental criteria is uncertain, as the changes that will have an environmental effect will arise from the development allocations and the policy provisions.



Aims and Objectives

Do you agree with the proposed changes to the Aims and Objectives as set out above?

If not, what changes would you like to see?



3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

3.1 The current Local Plan allocates land for new housing and economic opportunities. It confirms support for sites identified in the previous Midlothian and Shawfair Local Plans (both 2003), which have not yet been developed. This allocated and ‘committed’ development land has been identified in the past as Midlothian’s contribution to the wider housing and employment land requirement for the Edinburgh City Region. Of course, some of the sites have been developed (for instance, Wester Cowden, Dalkeith and parts of Hopefield Farm, Bonnyrigg), despite the current economic conditions. Those sites still undeveloped continue to be supported and will make an important contribution in due course to satisfying future development needs as identified through SESplan. Measures to address difficulties with delivering new housing on these sites will be considered in the Action Programme to accompany the Proposed Plan. In some cases, slow delivery is simply due to saturation in the market and much will depend on an improvement in economic circumstances, better mortgage availability, etc.

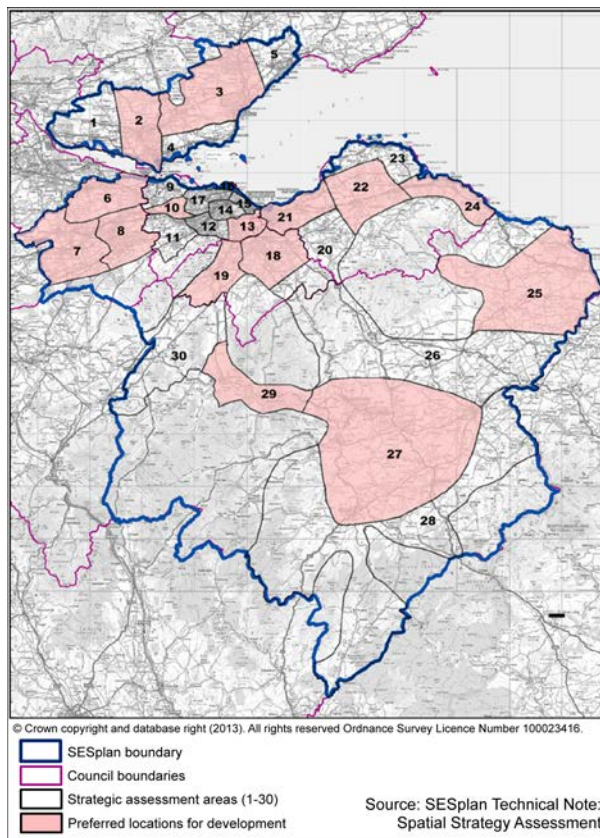


Figure 3.1 SESplan: Preferred locations for development

3.2 Despite the continuing availability of allocated housing and economic land across the wider city region, a need has been identified in the SESplan area for a further 10,150 houses by 2024. A SESplan-wide spatial strategy assessment was undertaken, resulting in 13 ‘Strategic Development Areas’ in which this requirement for new development to 2024 would be met.

3.3 This assessment identified three Strategic Development Areas either wholly or partially in Midlothian with the following housing land requirements and economic opportunities:

Strategic Development Area	Map Ref. (Figure 3.1)	Housing Units (2009 - 2019)	Housing Units (2019 - 2024)	Economic Land (hectares)
SE Edinburgh (Shawfair part)	13	100	350	20
A7/ A68/ Borders Rail Corridor	18	350	900	10
A701 Corridor	19	250	500	15
TOTAL		700	1,750	45

SESplan housing and economic land requirements for Midlothian

3.4 Beyond this timeframe, SESplan is required to identify the scale of growth for the period 2024-2032, and to provide an indication of where this growth may take place. It identifies an additional housing land requirement for the whole SESplan area of 24,050 homes between 2024 and 2032, and confirms that this will be located broadly in accordance with the spatial strategy

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

used for the SESplan Proposed Plan 2012. A longer-term requirement for further housing land in Midlothian is anticipated, although the scale has not been confirmed. Any decision on the location of new housing land will need to take account of the scale of committed housing sites in Midlothian plus land identified in the new MLDP which this Main Issues Report will inform. The success or otherwise of the housebuilding industry and the wider economy in delivering new housing on these sites will be a factor for consideration.

3.5 In addition to the housing land requirement that the MLDP must provide for, there is an expectation that Midlothian will make a contribution to new housing through its approval of 'windfall' sites, that is, sites which come forward as a result of planning applications but are not identified in the development plan because they cannot be relied upon to deliver new homes in the period to 2024. SESplan expects the following level of new windfall housing in Midlothian:

	2010 to 2019	2019 to 2024
Total number of houses	670	320

Midlothian's 'windfall' housing requirement

3.6 Scottish Government is placing increasing emphasis on the importance of sustainable place-making through the development plan process. It identifies one of the key challenges as creating 'successful, thriving and sustainable places and communities'. This is especially important in areas where there has been or will be significant growth of settlements. Identifying additional sites for new housing and economic development will be a challenge but the aim should be to avoid a burden on communities, and to identify new sites which can provide scope for wider benefit to those areas.

3.7 The aim should be to identify new housing locations which offer scope for improvements to those communities:

- by ensuring retention of community infrastructure (schools and community buildings);
- through improvements to the public realm (town centre improvements and local shops);
- by providing new open spaces or improving the condition and facilities within existing open spaces; and
- by enabling the establishment of better links to community buildings and to the countryside.

However, these benefits do not happen by accident but require careful planning and support from the relevant communities.

3.8 Architecture+Design Scotland, as the Scottish Government's advisers in this field and a key stakeholder in the MLDP preparation process, has provided advice to the Council on the factors that could be considered as a means to achieve sustainable places through the development strategy for Midlothian. These include:

- increasing housing density on development sites and a mix of housing tenures;
- creating a more compact form of settlement but, where there is need to expand, providing a strong neighbourhood focus;
- considering the scope to link with existing housing areas, including walking, cycling and public transport links;



3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

- aiming for better integration with existing communities, through links to shared open spaces/ civic spaces/ community facilities (including schools);
- focusing on key public transport routes including the Borders Rail Line and stations, and considering the need for new 'active travel' routes to access public transport;
- utilising and reinforcing, or establishing new, landscape features to create settlement structure; and
- recognising the potential for phased development, and ensuring that the landscape structure of new development blends the existing and new communities.

These factors have been considered in identifying the potential development strategy for the MLDP. Their application will not be limited to this stage of the plan-making process, as they will be pertinent when preparing development briefs and considering planning applications to ensure that the principles of sustainable place-making are carried through to delivery of development on the ground.



Sustainable Place-Making

Do you consider the sustainable place-making factors listed above to be the right ones for the development strategy for Midlothian?

If not, what factors do you consider should influence the strategy and why?

3.9 In advance of preparing this Main Issues Report, around 90 potential development sites were assessed against a range of criteria. This 'Development Sites Assessment', in conjunction with above place-making considerations and spare infrastructure capacity (education, water, drainage), has influenced the preferred and alternative development strategies presented here. It has also provided the basis for undertaking environmental assessment of the MLDP to Main Issues Report stage, the conclusions of which are presented in the Development Sites Assessment Technical Note.

3.10 For each of the three Strategic Development Areas relevant to Midlothian, this Main Issues Report presents:

- a **preferred strategy** for new housing, economic land and retailing to meet the SESplan requirements; and
- one or more '**reasonable**' **alternatives** to the preferred strategy, for consideration.

Note: In the following section, where housing sites are identified with a 'capacity' in terms of the number of houses to be provided, these figures are indicative; if allocated, the number of housing units may alter when the site is developed. This will be as a result of more detailed assessment of layout, access, open space and landscaping requirements through masterplanning or detailed planning applications.

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Environmental Report



For key, see paragraph 1.28.

The impact of the sustainable place-making principles on the environmental criteria is uncertain. However, they could lead to positive environmental effects but these will arise from the implementation of the development allocations and partially from the provisions included in masterplans and as planning conditions/ developer agreements. Provision should be made in the implementation policies of the MLDP to ensure that these are included as a requirement on new development.



3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

South East Edinburgh (Shawfair part)

3.11 The Shawfair area was identified in 1994 as a location for substantial housing and economic growth. The Shawfair Local Plan 2003 allocated land for housing expansion at Danderhall, economic development land at Todhills and a new settlement at Shawfair to include a town centre located beside a new station on the Borders Rail line. Development on such a scale (including almost 4,000 houses) requires significant infrastructure provision and delivering this, especially at a time of economic constraint, has proved a challenge. However, there is now good progress, with economic development at Shawfair Park well established, the Sheriffhall park and ride in use, work on the Borders Rail route underway and a start on the housing sites expected shortly. These committed development proposals roll forward to the new MLDP Proposed Plan.

3.12 The Shawfair masterplan and design guide identifies those areas which are to remain undeveloped to form the landscape/ open space structure for the new development. Key components of this framework are the green corridor between Danderhall and the proposed new community and proposed woodland on the ridge to the north of Shawfair.



3.13 SESplan identifies South East Edinburgh, including the Shawfair area of Midlothian, as a Strategic Development Area and identifies housing and economic development requirements specific to the Midlothian part. In the period to 2024, land must be allocated for an additional 450 houses and 20 hectares for economic development use.

3.14 It is considered important for the creation of successful, well-landscaped development at Shawfair that the masterplanning and design principles established in 2003 are safeguarded, especially the retention of the open space and woodland framework. As a result, there are relatively limited opportunities for accommodating the additional development identified in SESplan.

3.15 The preferred strategy for additional development in this area is the allocation of housing land to the south of Millerhill village, that is, at Newton Farm, along with an extension of Shawfair Park for economic use. The Newton Farm site could accommodate more than the 450 houses required by SESplan, thus providing for longer-term growth (250 houses) beyond the 2024 timeframe. Development on this site should incorporate a park and ride facility linked to the orbital bus route/ services. As an alternative to this site, there could be scope for the housing requirement to be met at Cauldcoats on the northern edge of the Shawfair area with a total capacity marginally less than the 450-house requirement (around 435 houses if landscape impact can be mitigated). Any numerical shortfall would need to be compensated through increased housing densities elsewhere in the wider Shawfair development area.

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

3.16 The Shawfair Park extension for business uses is identified in SESplan (20 hectares) which should allow the area to achieve a size capable of attracting further business growth following the recent successful relocation of the Scottish Qualifications Authority to this location.

Preferred strategy

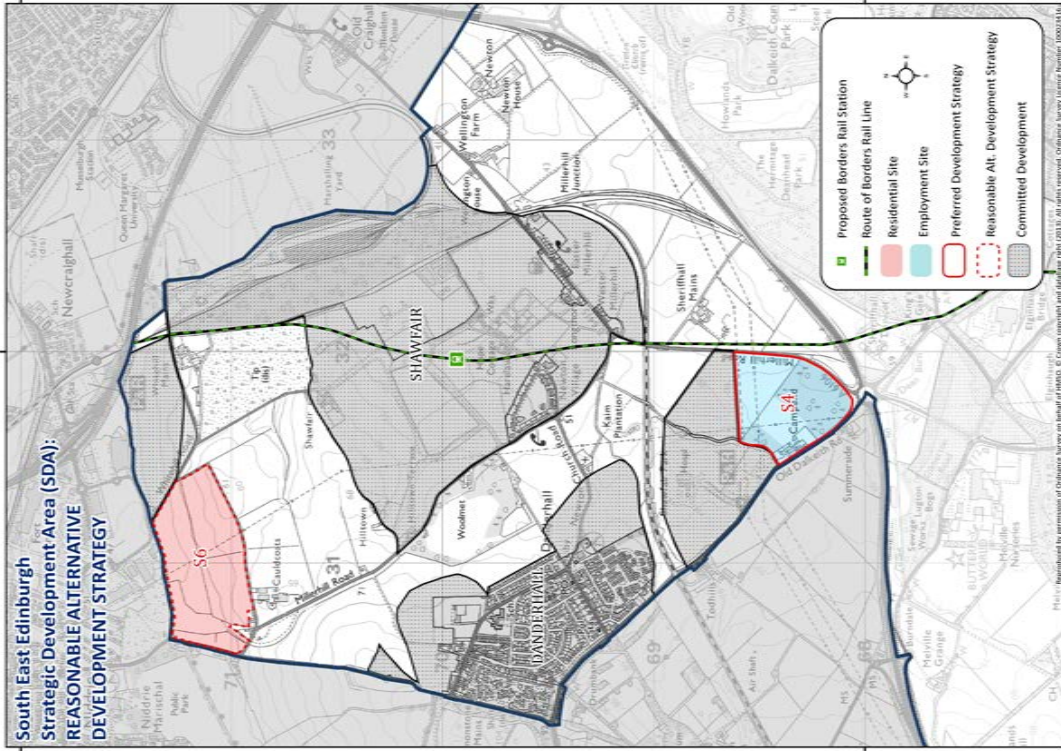
Site Ref. No.	Site Name	Indicative Capacity	Longer Term Potential
S2	Newton Farm	450 houses	Further capacity for 250 houses
S4	Shawfair Park Extension	20 hectares	Extension to allocated employment site
Potential for 450 houses and 20 hectares of economic development land			

Alternative site for housing

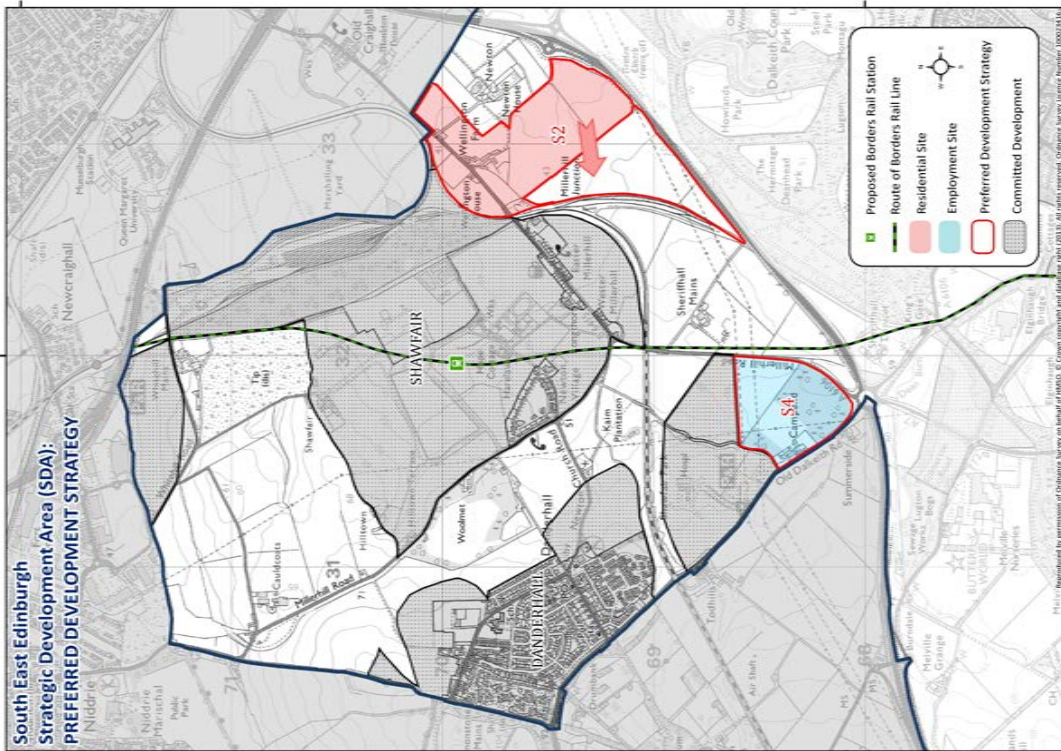
Site Ref. No.	Site Name	Indicative Capacity	Longer Term Potential
S6	Cauldcoats	Up to 435 houses	If landscape impact can be mitigated
Potential to replace the preferred housing site S2 <i>Newton Farm</i> with site S6 <i>Cauldcoats</i> for up to 435 houses.			



3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy



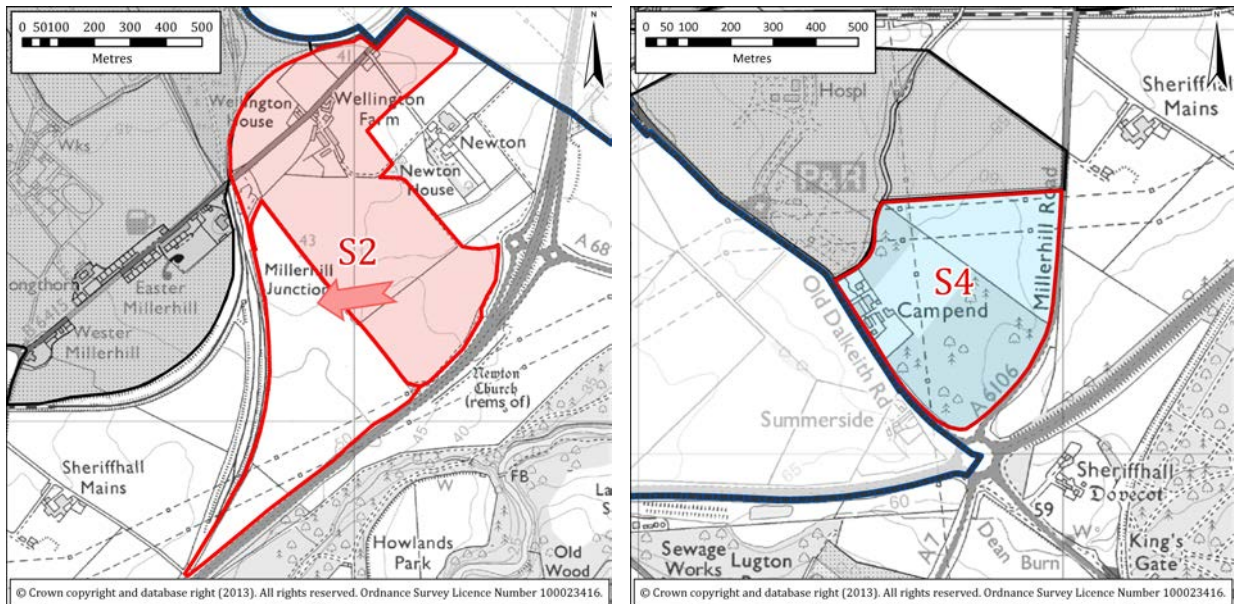
Reasonable Alternative Development Strategy: South East Edinburgh Strategic Development Area



Preferred Development Strategy: South East Edinburgh Strategic Development Area

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Figure 3.2 South East Edinburgh (Shawfair) - preferred development strategy



Newton Farm (Site S2)

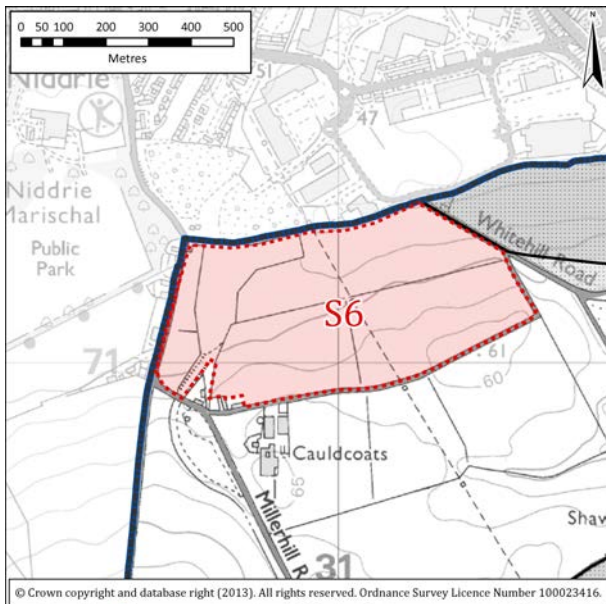
- Residential development
- 450 houses (capacity for additional 250 houses)
- Loss of Green Belt and impact on landscape setting of A720 City Bypass
- Impact on Newton House Designed Landscape, Monkton House A-listed building and scheduled ancient monuments needs to be taken into account in any development
- Would need additional capacity to be provided at primary and secondary school levels (e.g. additional provision at new Shawfair primary schools and potentially a new secondary school to serve Danderhall/ Shawfair area) and in other community facilities.
- Transport Scotland agreement needed if access required from A68/ A720 junction
- New park and ride site to north of A68/A720 junction to be included
- Flood risk assessment required
- Could benefit from waste heat from Zero Waste Project?

Shawfair Park Extension (Site S4)

- Economic development site
- 20 hectares
- Loss of Green Belt and impact on landscape setting of A720 City Bypass
- Good accessibility, including to strategic road network, but also to Sheriffhall Park and Ride, the proposed Shawfair new community and the Borders Rail Shawfair station
- Impact on trunk road network to be considered

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

Figure 3.3 South East Edinburgh (Shawfair) - reasonable alternative development strategy



Cauldcoats (Site S6)

- Residential development
- Up to 435 houses
- Loss of Green Belt
- Site adjacent to City of Edinburgh boundary, so development may relate more readily to Edinburgh and its services rather than the Shawfair community
- Would need additional capacity to be provided at primary and secondary school levels e.g. additional provision at new Shawfair primary schools (but would not relate well to Shawfair or Danderhall school provision) and potentially a new secondary school to serve Danderhall/ Shawfair area,
- Could provide opportunity to resolve contaminated land issues at Niddrie Bing
- Impact on The Wisp would be an issue, requiring resolution in association with City of Edinburgh Council
- Niddrie Bing requires treatment (reshaping/ landscaping) as part of any proposal; landscape impact of any development on ridgeline would be exacerbated without this
- Scottish Environment Protection Agency objects on flood risk grounds, but may be possible to address this issue

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

Environmental Report



For key, see paragraph 1.28.

The preferred residential allocation in this Strategic Development Area is expected to benefit from improved public transport services associated with the committed Shawfair new settlement. The Shawfair Park Extension would have good accessibility. The impact of allocations on archaeology and Newton House Historic Garden & Designed Landscape needs to be minimised through masterplanning/ landscape buffers, but this can provide opportunities for green network provision which can also provide for sustainable travel (cycle/ walking).

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

A7/ A68/ Borders Rail Corridor

3.17 SESplan confirms that the North Midlothian towns located in the A7/ A68/ Borders Rail Corridor have “become established as attractive and accessible locations for development.” It identifies the towns of Dalkeith, Bonnyrigg, Mayfield/ Easthouses, Newtongrange, Gorebridge and Rosewell as those that comprise this Strategic Development Area. In the current Local Plan, Bonnyrigg is treated as an Area of Restraint, largely in recognition of the scale of housing growth provided for in previous development plans. This period of restraint for new allocations was imposed to enable the committed housing sites to get underway and become integrated into the Bonnyrigg community. Although the allocations are not yet built out, this is a popular location for family housing and, given the amount of additional housing to be accommodated in Midlothian, SESplan considers that Bonnyrigg should form part of this Strategic Development Area. As with other Midlothian communities, Bonnyrigg has a significant need for affordable homes.



3.18 The A7/ A68/ Borders Rail Corridor already has land available for 5,900 houses, spread across all of the towns identified above. These committed developments will roll forward to the new MLDP Proposed Plan. In addition to this, the SESplan requirement is for a further 1,250 houses to be provided in the period to 2024, along with 10 hectares of employment land to promote new job opportunities as well as new homes.

3.19 The preferred strategy for this Strategic Development Area is to focus growth in the new settlement of Redheugh, and also in extensions to the east of Bonnyrigg in the Broomieknowe and Dalhousie areas. The remainder would be spread across most of the towns in the corridor (refer to subsequent tables below).

3.20 The new Redheugh settlement was identified in the current Local Plan with a capacity for 700 houses, along with a 7-hectare employment site. Development is expected to commence here in the next few years, in tandem with the Borders Rail development programme. The current Local Plan recognises that there is potential for the new settlement to be expanded in the longer term, and SESplan confirms that there is scope for such expansion which would assist in achieving a critical mass to help fund new infrastructure. It is considered appropriate to promote this expansion to meet the SESplan housing requirements. This would facilitate proper masterplanning from the outset, for example, to ensure that services and facilities are provided in the best location to meet the entire community’s needs. It would also provide the necessary certainty for infrastructure investment.

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

3.21 Several of the potential development sites in this corridor are currently Green Belt, and are located in the relatively narrow gap between Bonnyrigg and Eskbank. In the past, development has been resisted in this location as a means to maintain settlement identity and avoid coalescence; the policy of restraint for Bonnyrigg also meant that sites on the fringe of the settlement could not be considered at that time. This location is however a highly accessible one, and this will be enhanced with the opening of the Borders Rail line with a station at Eskbank. Additional reasons for reconsidering the potential for change here are:

- the presence of the Midlothian Community Hospital in its well-landscaped setting and the need to review its status in the Green Belt as a result of changes in national planning policy (see section 5); and
- the opportunity for a new green network to be created involving community woodland planting and new footpaths which would enable new development to be complemented by strengthening the landscape, biodiversity and connectivity in the area (see section 6).

These considerations provide the opportunity to review what the strategy should be for this area and if new development can be accommodated.



3.22 The preferred strategy for this corridor as it affects the Bonnyrigg-Eskbank area was the focus for a workshop in 2012, facilitated by Architecture+Design Scotland and Scottish Natural Heritage, to consider sustainable place-making. The outcome has helped inform the selection of sites. Sites BG1 Broomieknowe and BG2 Dalhousie Mains (refer to maps on subsequent pages) gained wide support across a number of criteria, principally related to the sustainability of this location with good future links to the rail network. As regards site BG3 Dalhousie South, this benefits from avoiding the loss of Green Belt land, it has access to local bus

services and it could utilise inherent landscape structures. Any development would require to establish good cycle and walking links through site BG2 to connect it to the existing centre and rail station via the Penicuik to Musselburgh Cycle-Walkway. It would also have to be designed to overcome separation of the site from the existing community.

3.23 Recent housing developments at Dalhousie and Hopefield have been, and continue to be, integrated into the Bonnyrigg community. They have assisted delivery of the new primary school at Burnbrae, to the benefit of the wider community. Committed and further development alike will be able to benefit from the new Lasswade High School and its associated leisure facilities. A distributor road has been provided to ease pressure on the town centre. A new health centre and the Midlothian Community Hospital provide health care for Bonnyrigg, and there is relatively close access to the Borders Rail line.

3.24 The alternative strategy for this corridor includes the further significant extension of the Bonnyrigg community in a second phase of development at the Hopefield site. However, this direction of growth is not well located in relation to the site of the new Eskbank rail station. Furthermore, there are very significant issues still as regards traffic congestion at Bonnyrigg Toll and at Lasswade. Traffic measures need to be put in place to encourage full use of the distributor road and, more widely, to spread the peak demands on key pressure points in the network, with

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

much better bus services required along Polton Road to help reduce traffic levels in the town centre and at Lasswade. These issues would need to be addressed before considering further expansion at Hopefield. The alternative strategy also includes a site to the south of Gorebridge at Stobs Farm.



3.25 SESplan specifies that the 10-hectare requirement for new employment land in this corridor will be met through expansion of committed economic locations, including Salter's Park, Dalkeith, in part to compensate for losses from the existing land supply. The committed Salter's Park site will roll forward to the MLDP and its proposed extension forms a key component of the preferred development strategy due to its excellent location on the A68 close to the A720 City Bypass, and proximity to an area of recent and ongoing housing expansion on the north-eastern edge of Dalkeith. For further discussion on the range of economic uses suitable for this location, reference should be made to the Employment Land section.

3.26 The A7/A68/ Borders Rail Corridor map identifies the sites which comprise the preferred development strategy; the second map shows sites which could be included in an alternative strategy. Should Scottish Ministers decide, in approving SESplan, that there is a requirement for more housing sites in Midlothian to meet the SESplan-wide housing need and demand, one or more of the alternative sites may have to be considered as a supplement to the preferred strategy. The following tables demonstrate how the current SESplan requirement can be met:

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Preferred strategy

Site Ref. No.	Site Name	Indicative Capacity	Longer Term Potential
G1	Redheugh West	400 houses	Further capacity for 200 houses
G9	Greenhall Centre	30 - 50 houses	
BG1	Broomieknowe, Bonnyrigg	50 - 60 houses	
BG2	Dalhousie Mains, Bonnyrigg	240 houses	
BG3	Dalhousie South, Bonnyrigg	290 houses	
D8	Larkfield West, Eskbank	60 houses	
E1	Kippielaw, Easthouses	60 - 70 houses	
R1	Rosewell North	60 - 100 houses	
R3+R5	Thornton Road North & South, Rosewell	150 houses	
D1a	Salter's Park Extension, Dalkeith	12 hectares	Extension to allocated employment site
Potential for 1340-1420 houses (with further capacity for 200 houses) and 12 hectares of economic development land			

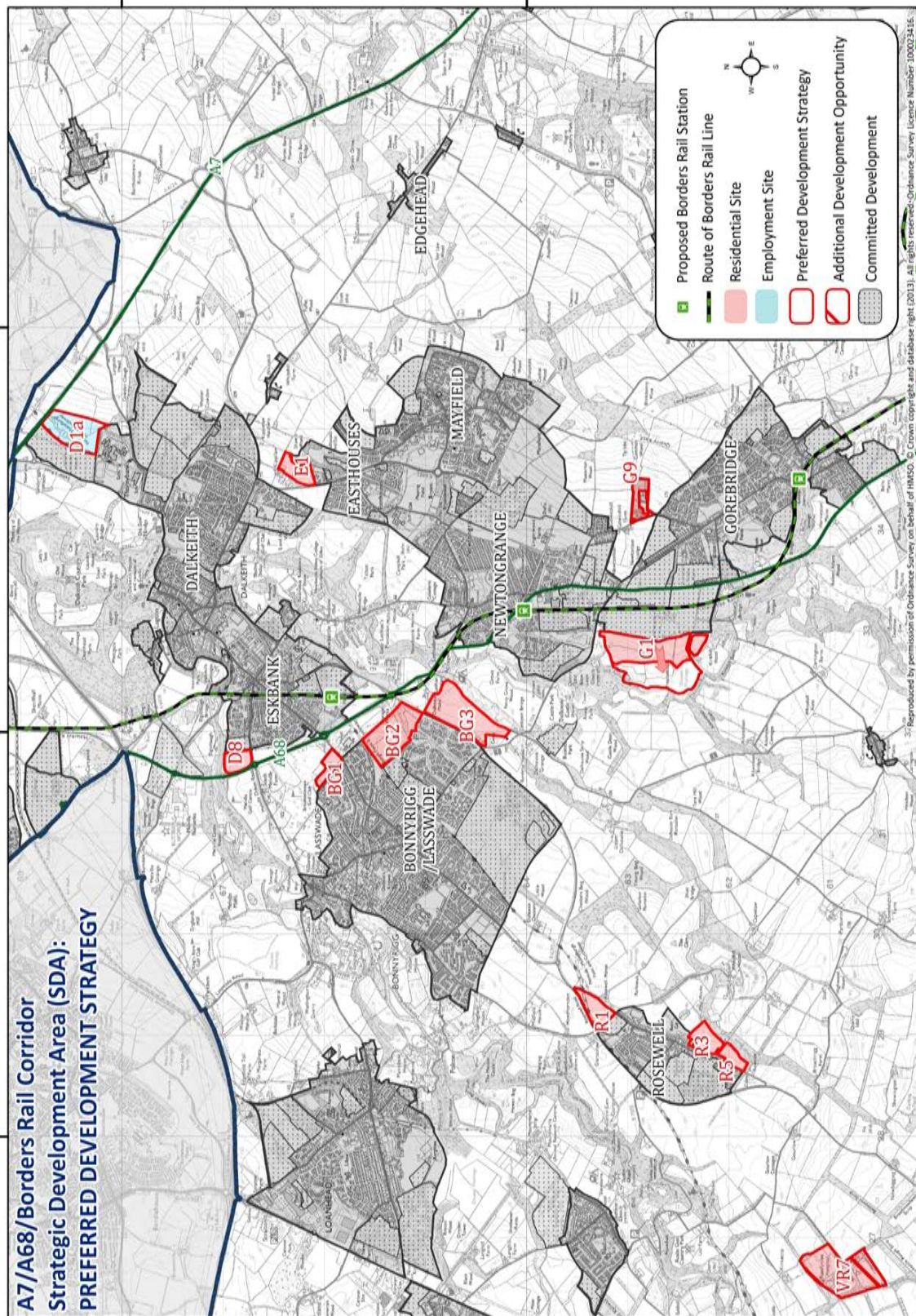
Alternative sites for housing

Site Ref. No.	Site Name	Indicative Capacity	Longer Term Potential
G5	Stobs Farm 2, Gorebridge	180 houses	
BG5	Hopefield Farm 2, Bonnyrigg	450 houses	Further capacity for 300 houses
Potential to replace sites in the preferred strategy for 630 houses (with further capacity for 300 houses)			
Note: The 'reasonable alternative' strategy illustrated below shows sites G5 <i>Stobs Farm 2</i> and BG5 <i>Hopefield Farm 2</i> replacing sites BG3 <i>Dalhousie South</i> , E1 <i>Kippielaw</i> and R3+R5 <i>Thornton Road North & South</i> in the preferred strategy. Other combinations of sites may be possible (depending on infrastructure and environmental implications).			

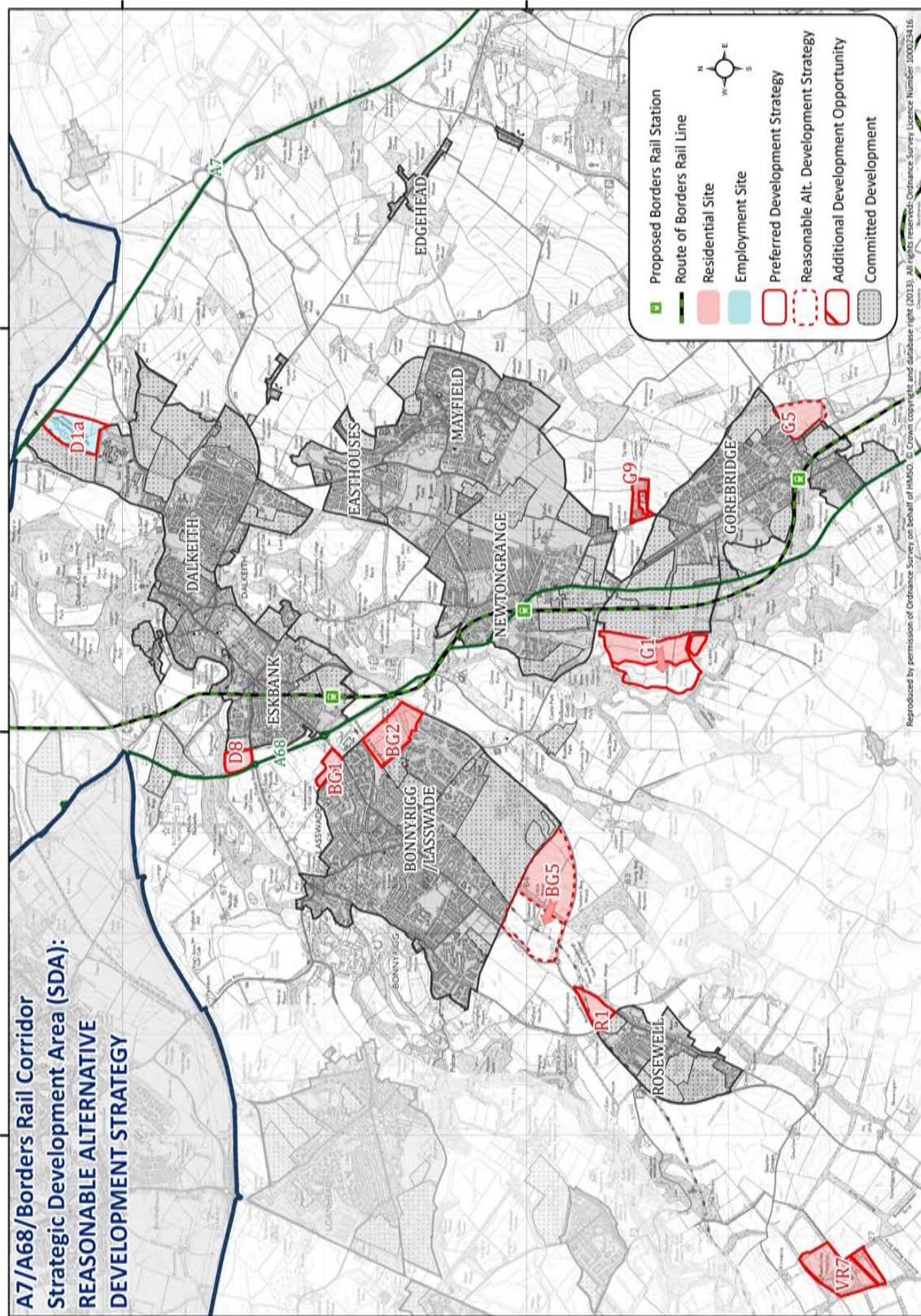
Additional development opportunity

Site Ref. No.	Site Name	Indicative Capacity	Longer Term Potential
VR7	Rosslynlee Hospital	120 houses/ flats	To support redevelopment of listed building

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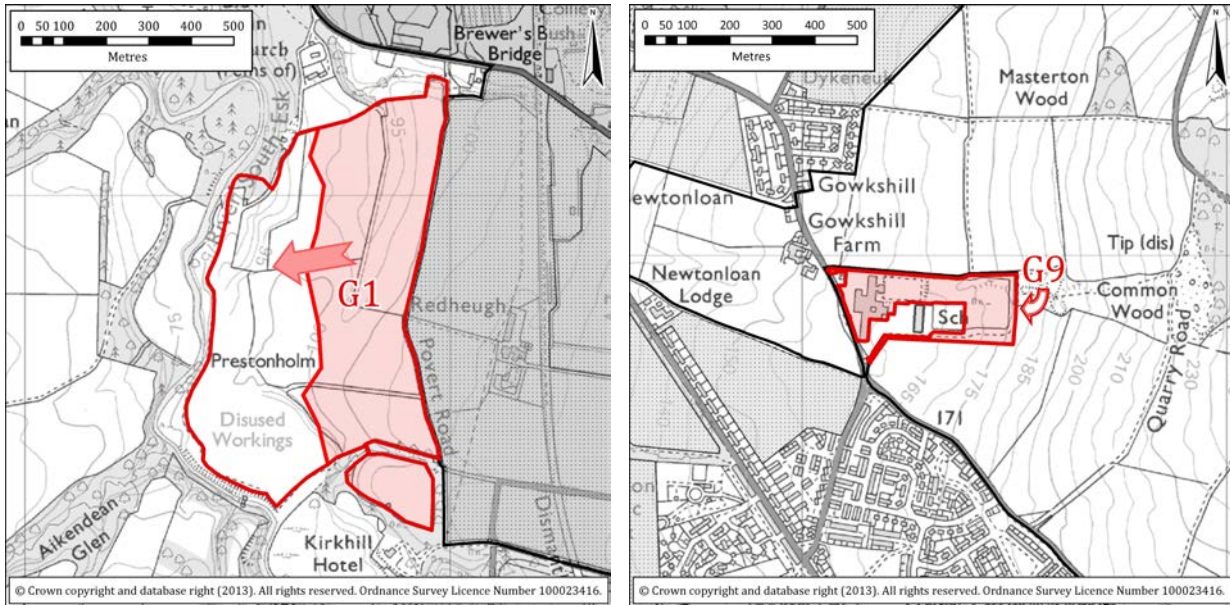
The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3



Reasonable Alternative Development Strategy: A7/ A68/ Borders Rail Corridor Strategic Development Area

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

Figure 3.4 A7/ A68/ Borders Rail Corridor - preferred development strategy



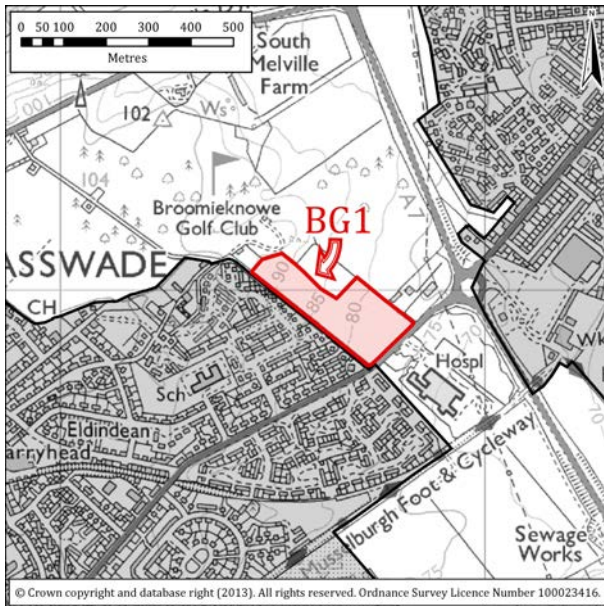
Redheugh West (Phase 2) (Site G1)

- Residential development
- 400 houses (capacity for additional 200 houses)
- Avoids Green Belt
- Development would need to take account of Dalhousie and Arniston Designed Landscapes, which would also provide landscape setting
- Impact on A-listed Dalhousie Castle needs to be considered
- Proximity to Borders Rail/ enhanced public transport important
- Further primary and secondary school capacity would be needed to augment that required for Phase 1
- Would provide support for community facilities, enabling new community to become 'stand-alone'
- Flood risk assessment required

Greenhall Centre, Gorebridge (Site G9)

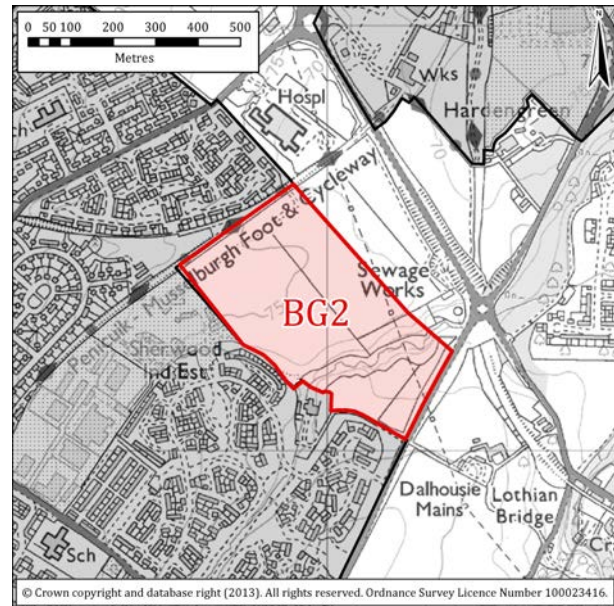
- Residential development
- 30 - 50 houses
- Brownfield site
- Potential coalescence between Gowkshill and Gorebridge, but could be landscaped to minimise impact and visibility within landscape setting
- Good accessibility to public transport and local services
- Further primary and secondary school capacity would be needed
- Scheduled ancient monuments in vicinity

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3



Broomieknowe, Bonnyrigg (Site BG1)

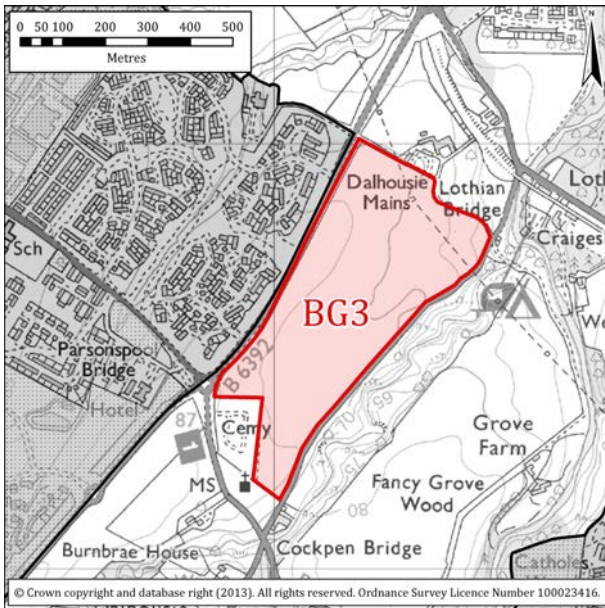
- Residential development
- 50 - 60 houses
- Green Belt
- Disused practice area for golf course
- Coalescence risk with Eskbank could probably be mitigated through landscaping
- High level of accessibility
- Further primary school capacity would be needed, most likely at Lasswade Primary School
- Further secondary school capacity would be needed
- Part of site affected by gas pipeline



Dalhousie Mains, Bonnyrigg (Site BG2)

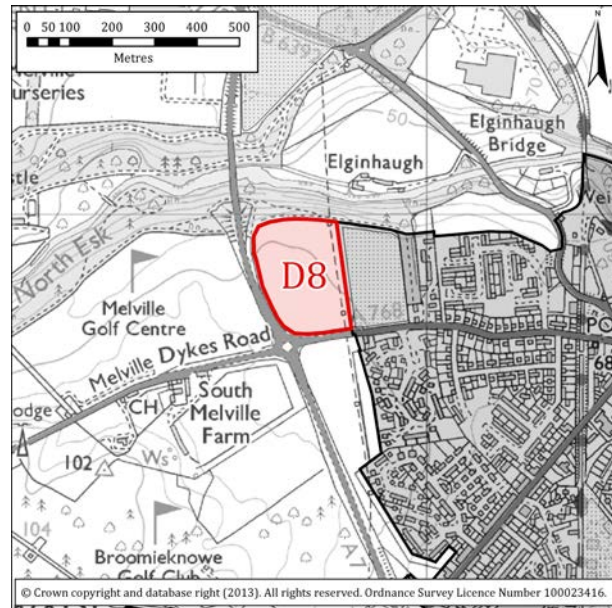
- Residential development
- 240 houses
- Green Belt
- Coalescence risk with Eskbank could probably be mitigated through restricting site size and landscaping
- Opportunity to protect against coalescence by green network community woodland and cycle/walkways along west side of A7
- High level of accessibility
- Scope for improved access through proximity to proposed Eskbank rail station
- Further primary and secondary school capacity would be needed
- Scottish Environment Protection Agency objects to site on flood risk grounds but may reconsider if further assessment undertaken
- Impact on scheduled ancient monument needs to be avoided

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy



Dalhousie South, Bonnyrigg (Site BG3)

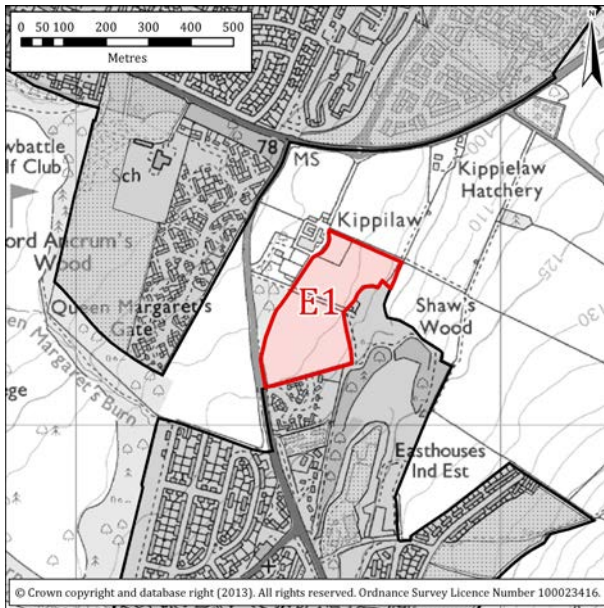
- Residential development
- 290 houses
- Avoids Green Belt
- High level of accessibility
- Scope for improved access through proximity to proposed Eskbank rail station
- Provision of good walking/cycling route to connect through site BG2 to Penicuik to Musselburgh Cycle-Walkway
- Mitigation for landscape impact required
- Could mitigate coalescence risk with Newtongrange by strengthening planting along boundary of proposed Dalhousie Conservation Area
- Layout/design would have to take account of adjacent listed buildings and proximity to Dalhousie Burn Local Biodiversity Site and Dalhousie Designed Landscape
- Further primary and secondary school capacity would be needed
- Layout/ design should consider measures to improve road access to Dalhousie Business Park (enabling restricted access to part of the B704 at Cockpen Church)



Larkfield West, Eskbank (Site D8)

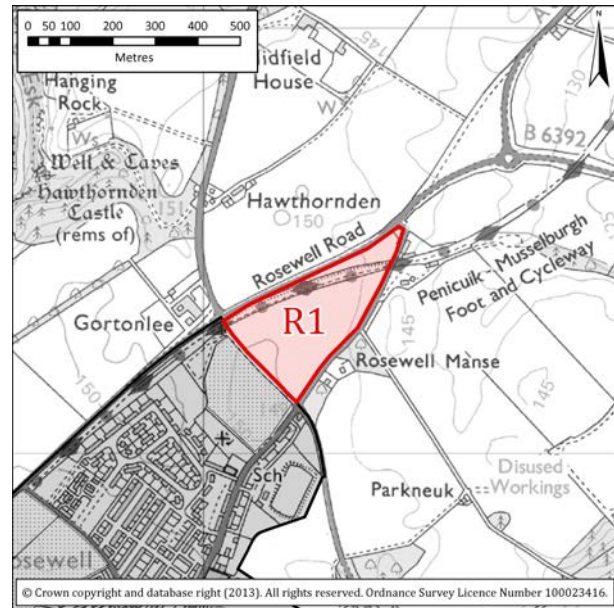
- Residential development
- 60 houses
- Green Belt
- Wide belt of planting would be required along A7 to provide landscape setting and define urban edge
- Scope for improved access through proximity to proposed Eskbank rail station
- Further primary and secondary school capacity would be needed
- Falls within Area of Great Landscape Value (subject to review) and Melville Castle Designed Landscape
- Impact on setting of scheduled ancient monuments needs to be considered

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Kippilaw, Easthouses (Site E1)

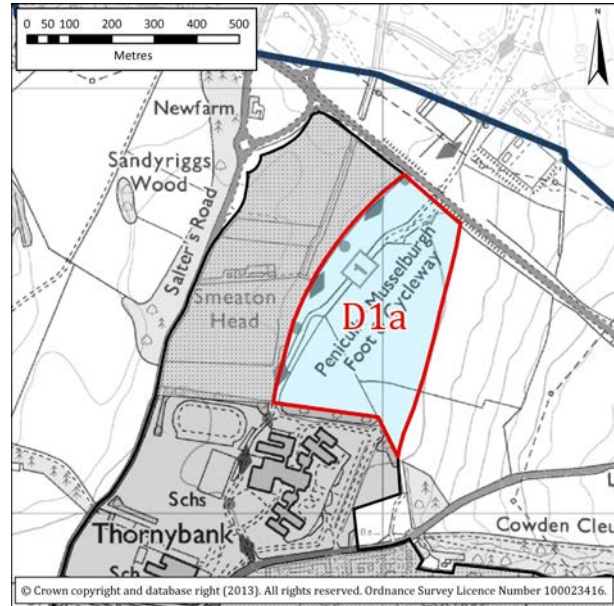
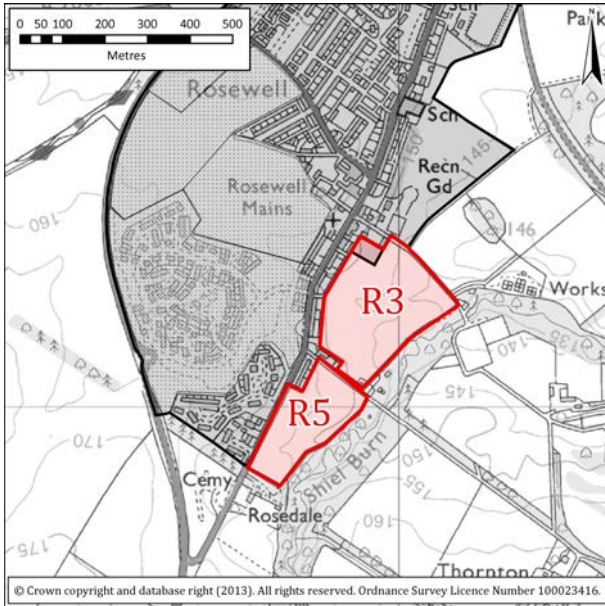
- Residential development
- 60 - 70 houses
- Avoids Green Belt
- Risk of coalescence between Dalkeith and Easthouses/ Mayfield
- Well served by public transport
- Development restricted by route of gas pipeline
- Green network opportunity to provide cycleway link between Mayfield and Wester Cowden
- Further primary and secondary school capacity would be needed



Rosewell North, Rosewell (Site R1)

- Residential development
- 60 - 100 houses
- Avoids Green Belt
- Contained within Rosewell Bypass
- Would assist in achieving a high quality layout in association with adjacent allocated site (site H11 Gortonlee)
- Would benefit from relative proximity to Bonnyrigg, including access to Eskbank station via Bonnyrigg distributor road
- Would provide support for Rosewell Primary School
- Further primary and secondary school capacity would be needed
- Potential ground stability issues
- Potential issue of neighbouring noisy use (kennels)

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy



Thornton Road North & South, Rosewell (Sites R3 & R5)

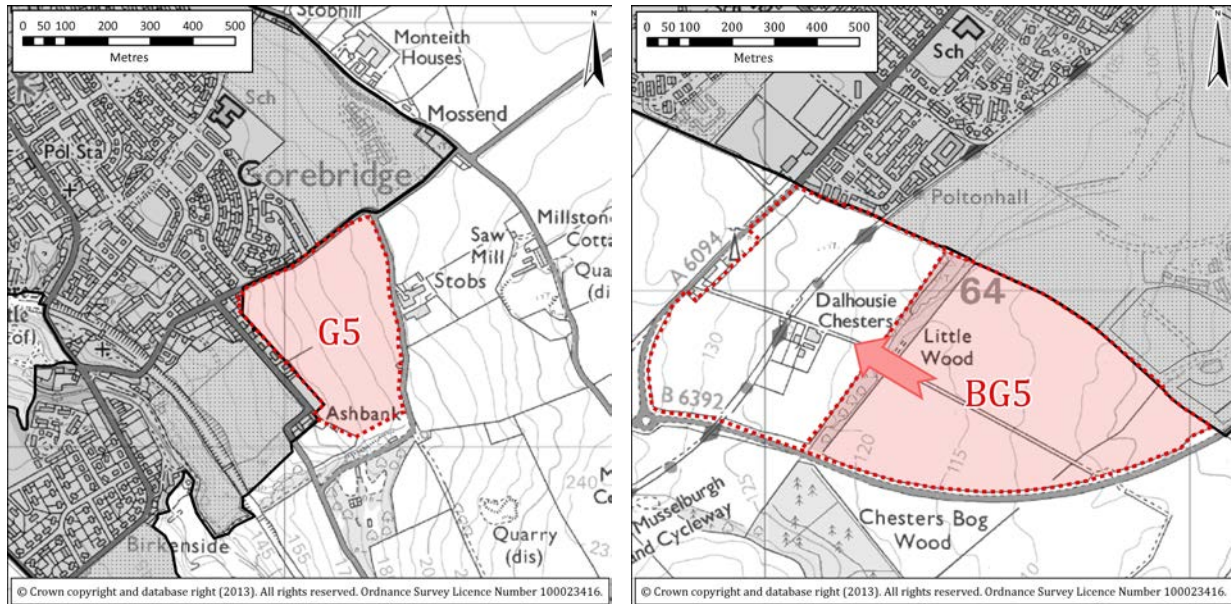
- Residential development
- 150 houses
- Avoids Green Belt
- Close to Rosewell Primary School and park
- Proximity to Shiel Burn Wood Local Biodiversity Site
- Further primary and secondary school capacity would be needed
- Flood risk assessment required

Salter's Park Extension, Dalkeith (Site D1a)

- Employment site
- 12 hectares
- Adjacent to current Local Plan employment land allocation
- Avoids Green Belt
- Would benefit from good accessibility to trunk road network (A68/ A720/ A1); site is located adjacent to junction of A6094/ A68
- Impact on trunk road network to be considered
- Would benefit from proximity to local workforce
- Adjacent to Dalkeith Community Campus which may promote education/ business links
- Flood risk assessment required

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

Figure 3.5 A7/ A68/ Borders Rail Corridor – reasonable alternative sites to be considered as alternatives to one or more sites in the preferred development strategy



Stobs Farm 2, Gorebridge (Site G5)

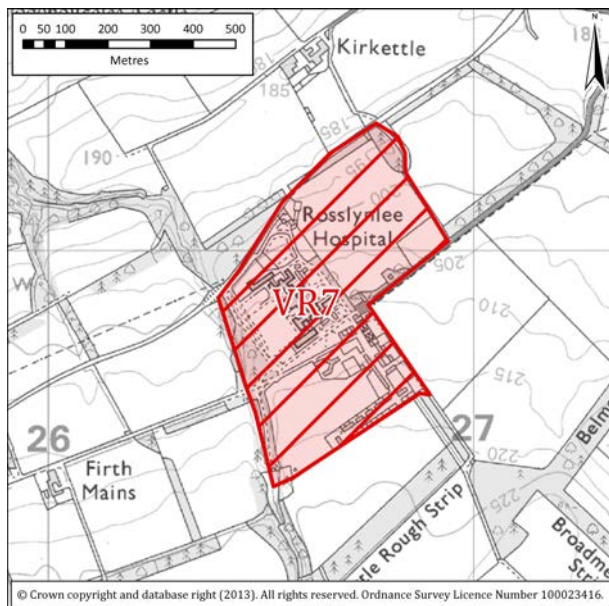
- Residential development
- 180 houses
- Avoids Green Belt
- Scope for improved access through proximity to proposed Gorebridge rail station
- Potential issue of neighbouring noisy use (dog kennels)
- Local road network issues to be addressed
- Structure planting required to help integrate site into landscape, particularly for long-distance views
- Further primary and secondary school capacity would be needed

Hopefield Farm 2, Bonnyrigg (Site BG5)

- Residential development
- 450 houses (capacity for additional 300 houses)
- Avoids Green Belt
- Opportunity to extend current development area, including boundary landscaping, open space, and green networks linking Bonnyrigg to Rosewell
- Development becoming more remote from town centre and health provision, but close to local schools and community facilities
- Possible risk of coalescence with Rosewell – would need to be managed through design and landscaping
- Further primary and secondary school capacity would be needed
- Careful treatment of Pittendriech Burn would be required to ensure water quality and flooding issues are resolved
- Scottish Environment Protection Agency objects to site on flood risk grounds but may reconsider with further assessment
- Impact on scheduled ancient monuments in vicinity needs to be considered

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

Figure 3.6 A7/ A68/ Borders Rail Corridor – additional development opportunity



Rosslynlee Hospital, south of Rosewell (Site VR7)

- Residential development
- 120 houses/ flats
- Redundant hospital and associated buildings requiring alternative use
- C-listed buildings/ structures included
- Part conversion/ redevelopment/ new build opportunity
- Current Local Plan supports limited redevelopment and new build, but not an allocated site due to uncertainty
- Improvement required to access due to remoteness of site from services and facilities (no public transport provision)
- Landscape issues to be addressed
- Further primary and secondary school capacity would be needed
- Flood risk assessment required

Environmental Report



For key, see paragraph 1.28.

Development in this Strategic Development Area, and sites selected, will benefit from improved public transport in association with Borders Rail. Bus-based improvements will be needed in association with Redheugh new settlement expansion. Some sites pose a risk of coalescence and some will have a possible impact on wider views. Opportunities should be taken to implement green network and landscape proposals as mitigation. Site layouts should mitigate impact on cultural heritage features.

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

A701 Corridor

3.27 SESplan promotes the A701 Corridor as a Strategic Development Area comprising the towns of Loanhead, Bilston, Roslin and Penicuik/ Auchendinny. The A701 Corridor already has land available for 1,600 houses, spread across all of the settlements identified above, excluding Auchendinny, with the majority of land allocations in Penicuik. The SESplan requirement is for an additional 750 houses in the period to 2024, along with 15 hectares of employment land. SESplan acknowledges the potential for further growth at the Midlothian Campus of the Edinburgh Science Triangle at The Bush. This is supported by the Scottish Government's Economic Strategy which identifies the Life Sciences sector at the BioCampus (Gowkley Moss) as part of an Enterprise Area.

3.28 The preferred strategy is to spread the new housing requirements across most of the A701 communities; however, it is recommended that only very limited additional development is promoted in Penicuik, given the large areas of committed development land on the edge of the town still lying undeveloped. The preferred strategy includes the redevelopment of that part of the Green Belt 'non-conforming use' at Roslin which has become redundant (due to Roslin Institute's relocation to Easter Bush). The potential housing site, and the remaining employment land, would be removed from the Green Belt. The current Local Plan identifies this redevelopment potential which is discussed further in the Green Belt section of this report. The preferred strategy identifies more growth at Roslin (the Roslin Expansion site to the north of the disused rail line) which would bring growth in new housing to a village that has remained fairly static in terms of population size for a considerable period. The preferred strategy also seeks further significant housing expansion at Bilston in addition to the sites included in the current Local Plan.



3.29 As regards employment land, SESplan indicates that the 15-hectare requirement for additional land will be met through expansion of committed economic locations, including Ashgrove, Loanhead. As its preferred option with no alternative suggested, this Main Issues Report brings forward the Ashgrove expansion for Class 4 (business use) or Class 6 (storage and distribution use), and also proposes an extension to the existing Oatslie economic allocation, near Roslin (Class 4 business use). Both locations are within the Green Belt; this status would be retained until such time as proposals to develop the sites for economic use are brought to fruition. This approach is consistent with the current Local Plan. These allocations partly compensate for losses from the existing economic land supply (refer to the Employment Land section of this report).

3.30 In addition to the above, there may be a need to support the expansion of a current employer through the allocation of an area of Green Belt land at Hunter Avenue/ Foundry Lane. This area would be retained in the Green Belt until developed to ensure its loss from the Green Belt would only be to meet this specific purpose.

3.31 The MLDP will provide continuing support for the development of The Bush. This 'non-conforming Green Belt use' area will be removed from the Green Belt to comply with Scottish Planning Policy (refer to Green Belt section of this report) and will be subject to a location-specific

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

policy relating to biotechnology/knowledge-based industries. The recently revised *Bush Framework Masterplan* (December 2012) has identified three possible areas within the proposed policy boundary where new development could be acceptable in operational terms. These areas, amounting to 14.4 hectares in total, would be identified as new allocations (shown on both the preferred and alternative development strategy maps below).

3.32 The main transport artery in this corridor is the A701 which will become increasingly congested as the committed developments and new allocations are built out. This is also the main connector for The Bush and there is a pressing need to seek solutions to the growing problem of congestion on this radial route, in order to maintain the prestige and support the growth potential of this priority employment sector. The strategy for growth in the A701 Corridor will require the resolution of transport matters.

3.33 A new road is required to cater for the scale of proposed housing and economic growth in this corridor, not least to promote the prospects for continuing development of The Bush as a centre of excellence for biotechnology of national and international renown. There is a consented road proposal for a realigned A701 which, if constructed, would provide good strategic access to the corridor, with the existing road providing improved local access, public transport priority and enhanced provision for cycling. However, economic factors, ground conditions and difficult engineering solutions have made it increasingly unlikely that the consented road scheme will ever be delivered and work has therefore been carried out to try to identify an alternative road alignment which may offer better prospects for delivery.

3.34 Two variations on this potential new roadline are shown in Figure 3.7; both provide for a single carriageway road at present (although there would be space to increase this to dual-carriageway well into the future, if growth in this corridor continued apace). The design speed of the alternative routes is 50mph. The routes have been designed to avoid residential and other buildings, Cameron Wood, Old Pentland Cemetery, areas of extremely poor ground conditions and excessive amounts of cut and fill to achieve acceptable gradients. Although these considerations help to mitigate the most significant environmental impacts, there would clearly be a range of potential economic, social and environmental effects which require to be carefully weighed in the balance before a new safeguarded route could be included in the MLDP. For this reason, two alternatives are presented in this consultation to allow the relative merits of each to be considered and to compare these alternatives against the 'do-nothing' option. In both cases, a link road to the A702 is shown which is regarded as key to improving accessibility for The Bush.

3.35 The A701 realignment would likely be delivered through developer funding, arising from new development within the realigned route and elsewhere in the corridor. Any scope to support this through the use of innovative funding models will be explored. However, the potential uses that could help fund the road need to be evaluated in the context of what would best support the long-term development strategy for the A701 Corridor. It may be that further retail development along with other commercial uses, such as office, commercial leisure (cinema, restaurants) and hotels, located at West Straiton, could help fund the road at the northern end, whilst also providing services and jobs for the growing population in the corridor. The potential for additional retailing development is discussed in section 4 of this report, which also provides further discussion of the possible mix of uses in this area. The realignment of the roadline could offer opportunities for residential development elsewhere in the A701 Corridor, and these are explored below.

3.36 A further significant expansion of Bilston at Seafield Road is presented here as part of the preferred development strategy to meet SESplan housing land requirements. The boundary of this area would be defined by the route of the realigned A701 but this would include substantial areas of new recreational open space and woodland planting. Development of this site could help deliver the southern part of the realigned road; if development comes forward on sites at both the

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

northern and southern ends of a realigned A701, national policy guidance requires that these areas be removed from the Green Belt. If agreed, the sites would be included within the settlement boundaries of Straiton/ Loanhead and Bilston respectively. However, the wider implications of such changes to the Green Belt boundary in this location need to be given careful consideration, and these are addressed further in the Green Belt section of this report.

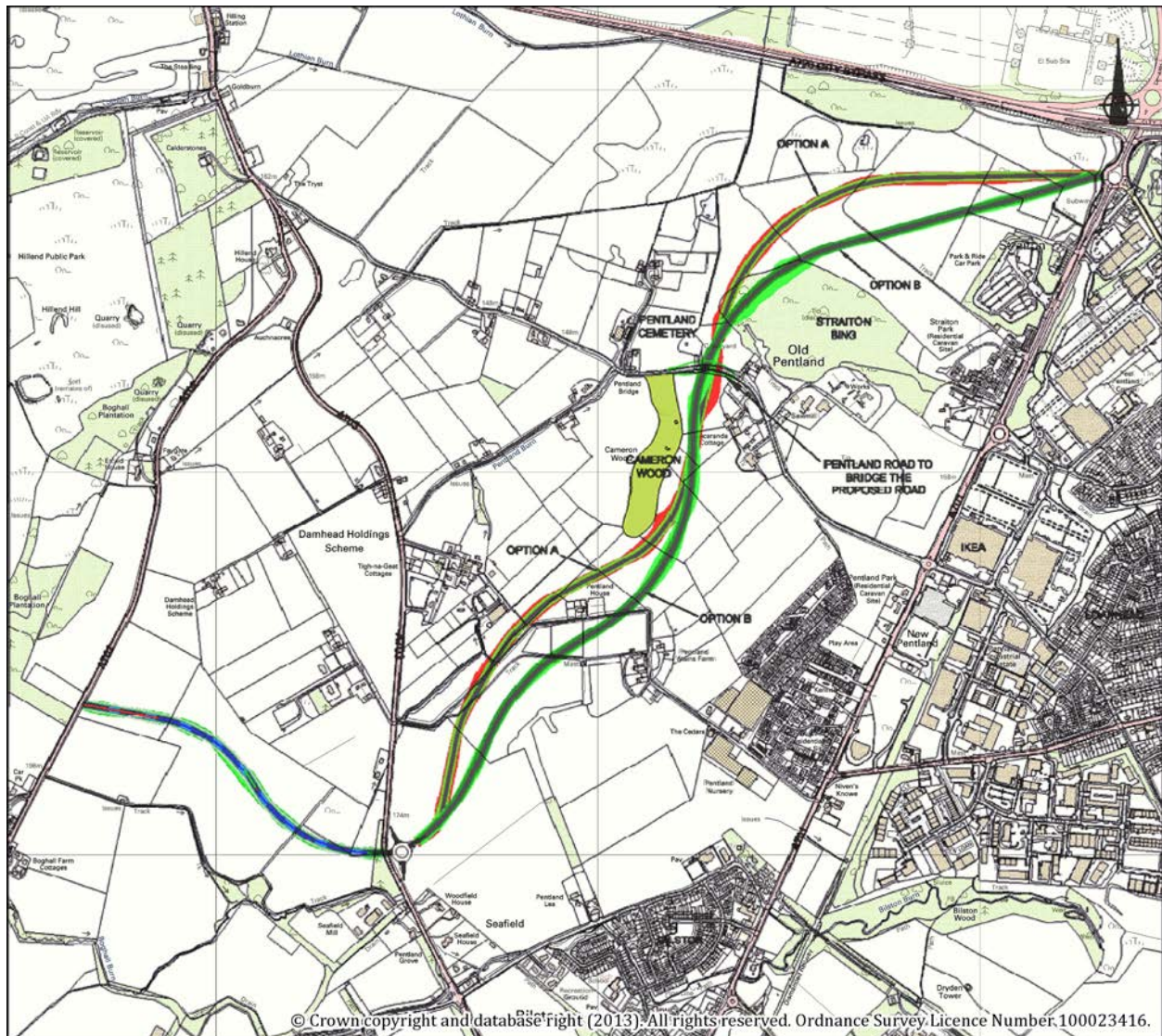


Figure 3.7 Alternative routes for the realignment of the A701

3.37 If the preferred strategy is supported, it is proposed that the realigned A701 forms the new Green Belt boundary with the proposed development locations at Straiton and Bilston included in the relevant settlement boundaries. An area of land between the two, which currently accommodates two residential park homes sites and includes some agricultural land and land previously used for waste disposal, requires a proper long-term planning strategy to provide a clear vision for the future of this area. The options could be to retain it in countryside use, or to identify it as having longer-term potential for development. Removal from the Green Belt is advocated through Scottish Planning Policy, but should not be interpreted as implicit support for the development along this important stretch of the A701 Corridor.

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

3.38 Views of the wider public, the development sector, and particularly the park homes residents, will be important in respect of any decision on this part of the strategy for the A701 Corridor. Taking a proactive approach, including masterplanning of the potential future land uses within the potential roadline with full consideration given to current land uses and owners and occupiers, may provide more clarity and certainty.

3.39 The current Midlothian Local Plan considered that in the longer term there may be potential to consider the reopening of the Penicuik rail line or a South Edinburgh Tram extension. With no funding in place the Local Plan did not bring forward proposals, but safeguarded possible rail routes in the vicinity of Loanhead. Heavy rail development has specific engineering specification and restrictions, and light rail (trams) development would be dependent on project development of Tramline 3 within Edinburgh. However with the future household growth in the A701 Corridor there may be merit in further exploring the route options for either heavy or light rail routes to Penicuik, to enable the safeguarding of possible routes, and avoid their loss to alternative development.

3.40 The tables below summarise the sites included in the preferred and alternative strategies for this corridor and they are identified on the following maps which also show the area which is subject of the A701 realignment assessment. There are few site choices to meet the SESplan housing land requirement for this corridor. Therefore the preferred and reasonable alternative strategies are very similar, the only difference being a choice between an expansion of Roslin (preferred) and new development at Auchendinny (alternative). Should Scottish Ministers decide that there is a requirement for additional housing sites in Midlothian to meet the SESplan housing requirement, there may be a requirement to consider bringing forward both locations. The following tables demonstrate how the SESplan requirement can be met.

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

Preferred strategy

Site Ref. No.	Site Name	Indicative Capacity	Longer Term Potential
BN1	Seafield Road, Bilston	320 houses	Further capacity for up to 230 houses, depending on ground conditions and roadline
RN5	Roslin Institute, Roslin	180 - 200 houses	
RN3 & RN6	Roslin Expansion	260 houses	
LD1	West Straiton	Approx. 60 hectares	Depending on roadline
LD4	Ashgrove North, Loanhead	11.5 hectares	Retain in Green Belt until developed
RN4	Oatslie Expansion, Roslin	4.5 hectares	Retain in Green Belt until developed
BT1	Easter Bush North	6.4 hectares	
BT2	Easter Bush South	5.8 hectares	
BT3	Technopole North West	2.2 hectares	
Potential for 760 - 780 houses (with further capacity for up to 230 houses), 16 hectares of economic development land and 14.4 hectares of land for biotechnology uses			

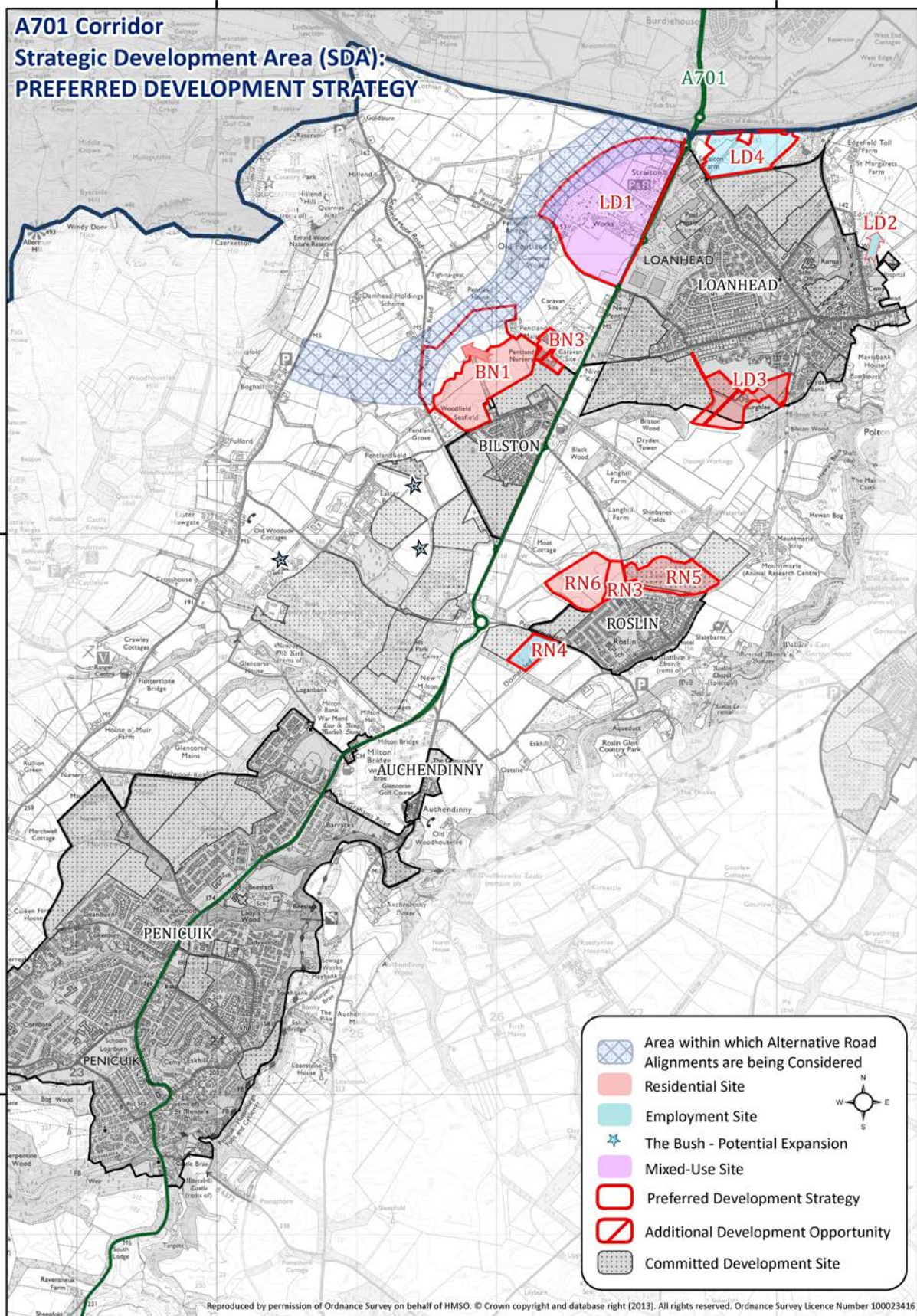
Alternative sites

Site Ref. No.	Site Name	Indicative Capacity	Longer Term Potential
A1a	Auchendinny	250 houses	
Potential to replace site(s) in the preferred strategy for 250 houses			
Note: The 'reasonable alternative' strategy illustrated below shows site A1a <i>Auchendinny</i> replacing sites RN3 & RN6 Roslin Expansion in the preferred strategy. Other combinations of sites may be possible (depending on infrastructure and environmental implications).			

Additional development opportunities

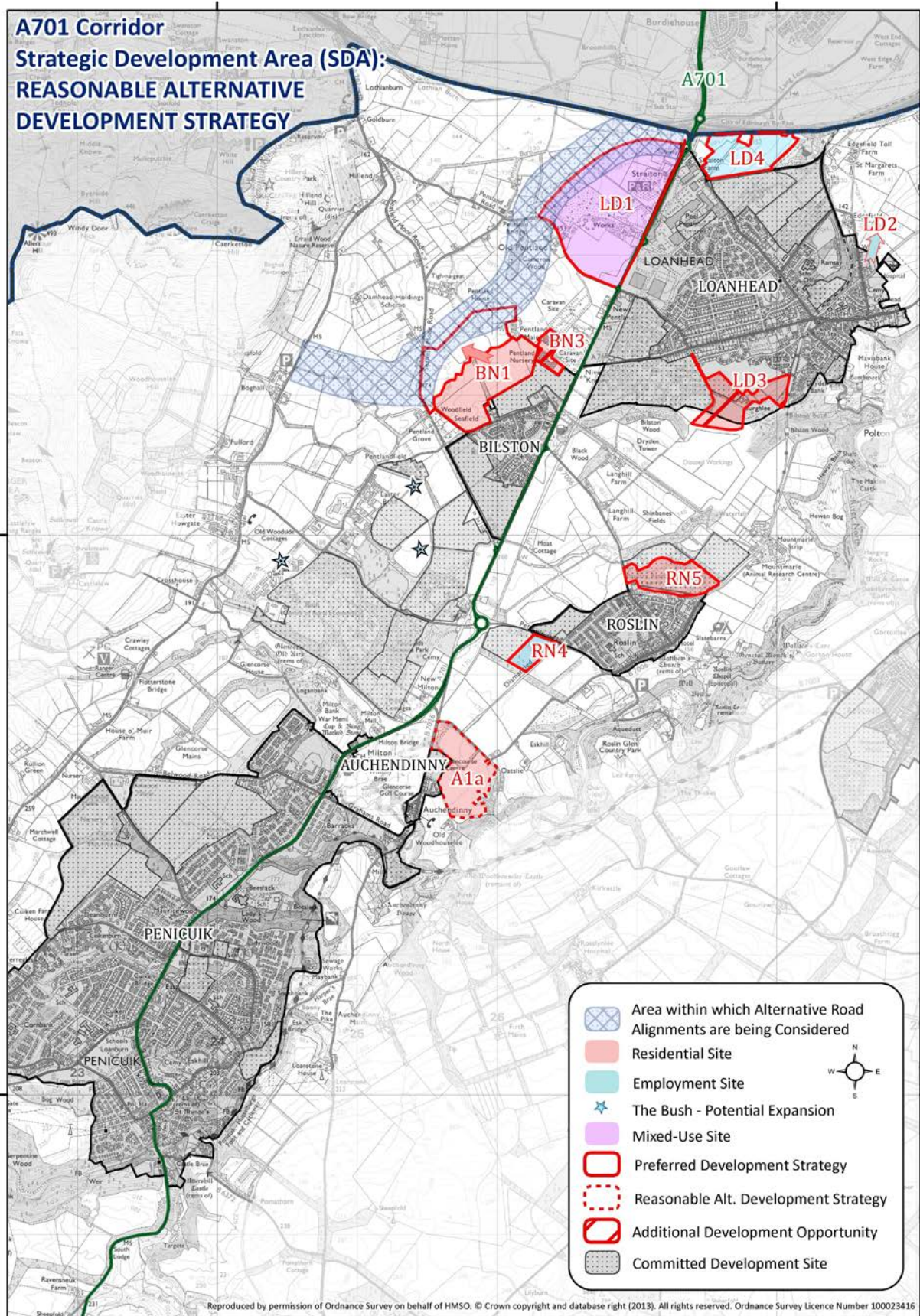
Site Ref. No.	Site Name	Indicative Capacity	Longer Term Potential
BN3	Pentland Plants, by Bilston	50 houses	Link with Seafield Road site
LD3	Burghlee, Loanhead	175 houses	Brownfield opportunity, impact on Burghlee Park to be mitigated
LD2	Hunter Avenue/ Foundry Lane	To be confirmed	To allow for expansion of current employer only; retain in Green Belt until developed

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy



Preferred Development Strategy: A701 Corridor Strategic Development Area

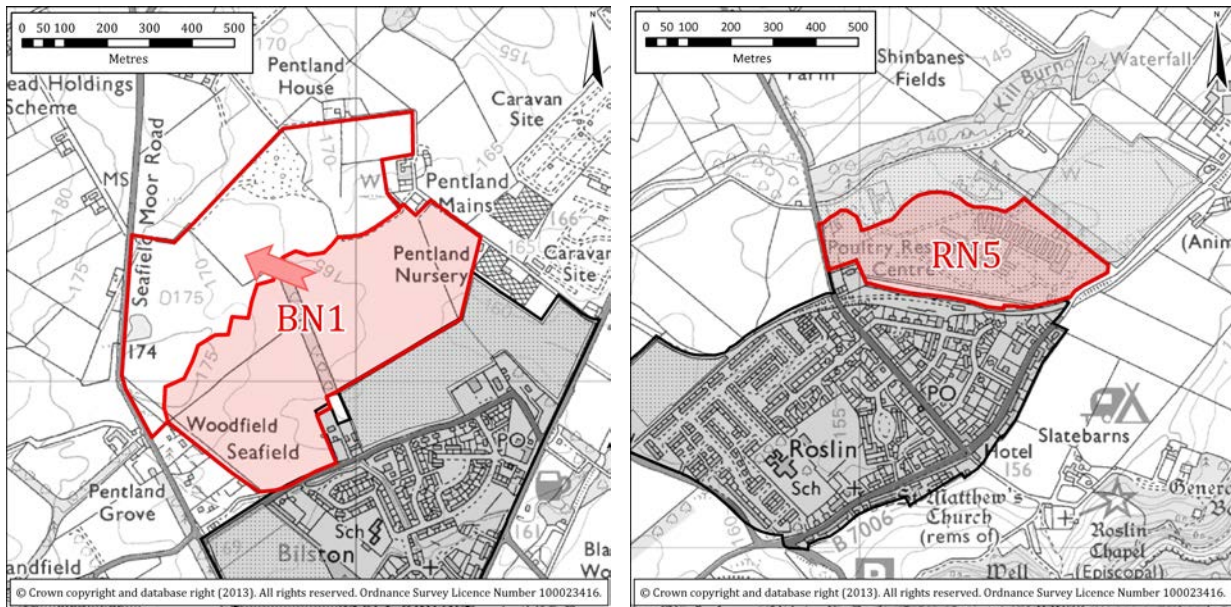
The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3



Reasonable Alternative Development Strategy: A701 Corridor Strategic Development Area

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

Figure 3.8 A701 Corridor - preferred development strategy



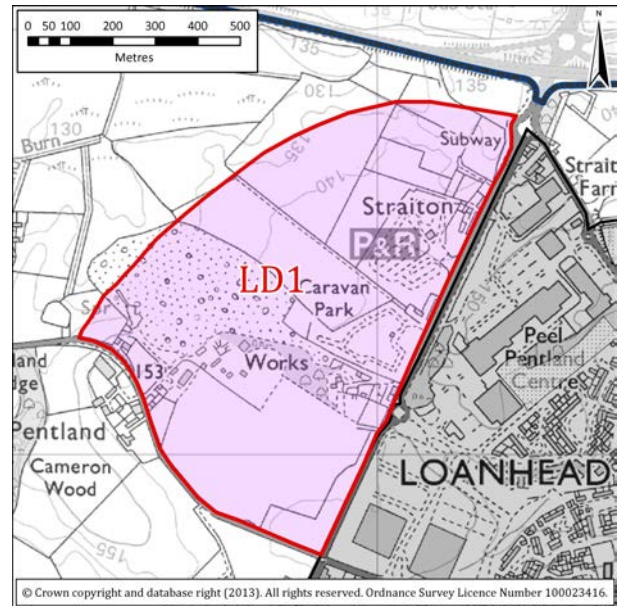
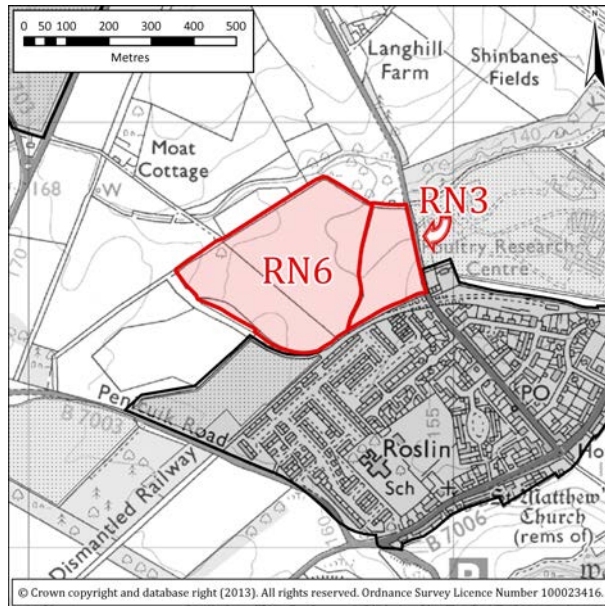
Seafield Road, Bilston (Site BN1)

- Residential development
- 320 houses, with further capacity to extend (up to 230 houses), depending on ground conditions (issues associated with former landfill operations) and route of new roadline
- Green Belt
- Opportunity to extend current development, although significant growth for Bilston
- Further primary school capacity will be needed but potential to provide this at new Bilston Primary School, when required
- Further secondary school capacity would be required
- Proposal would include large landscaped area and community open space at west side - opportunity to mitigate landscape impact and create green network
- A701 realignment / junction with A703 would need to be accommodated
- Scottish Environment Protection Agency concerned about flood risk but may reconsider with further assessment

Roslin Institute, Roslin (Site RN5)

- Residential development
- 180 - 200 houses
- Green Belt, but currently part of redundant 'non-conforming use'
- Brownfield site
- Well located with respect to Roslin, including school and community facilities (if pedestrian/ cycle paths improved) and public transport services
- Some capacity available at Roslin Primary School but further secondary school capacity would be required
- Potential to develop green network links through the site and to Roslin and beyond
- Within site of Roslin Inventory historic battlefield; archaeological evaluation may be required

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3



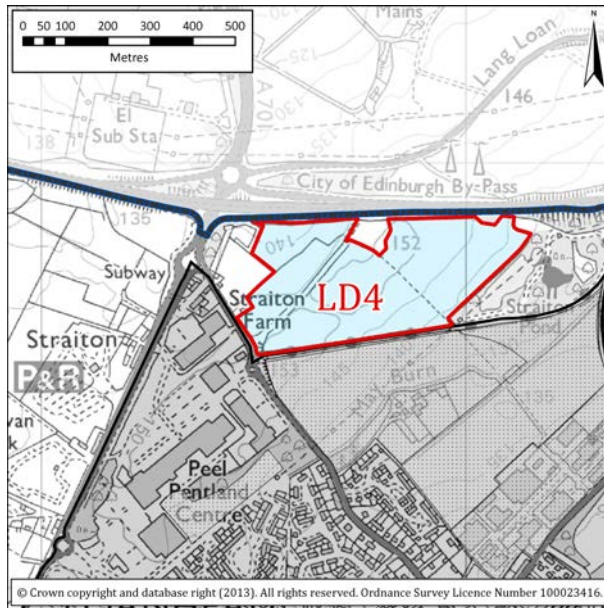
Roslin Expansion (Site RN3 and RN6)

- Residential development
- 260 houses
- Green Belt
- Well located with respect to Roslin, including school and community facilities and public transport services
- Prominent in the landscape
- Would represent significant growth of the village on opposite side of disused rail line
- Some capacity available at Roslin Primary School but further secondary school capacity would be required
- Need to consider impact on adjacent Roslin Inventory historic battlefield

West Straiton (Site LD1)

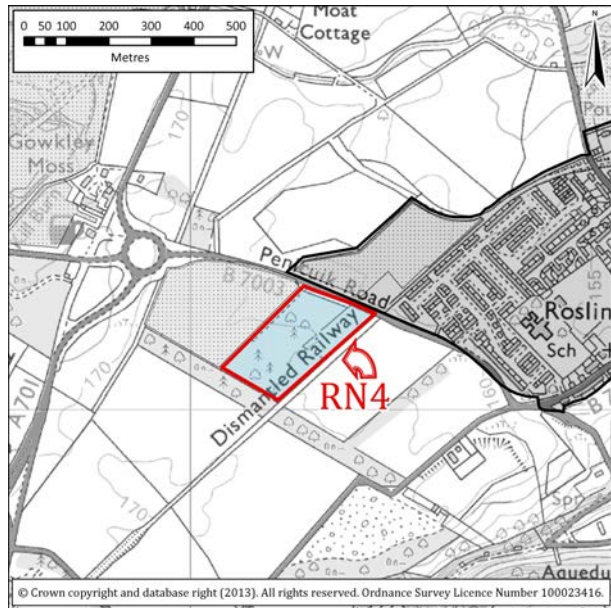
- Retail/ office/ hotel/ commercial leisure as part of 'Midlothian Gateway' development
- Site area dependent on roadline for A701 realignment, but could be around 60 hectares
- Green Belt
- Significant ground stability problems but could provide opportunity to rehabilitate Straiton Bing and improve appearance of Clippens Tip
- Significant parts of site would remain unsuitable for built development despite remedial treatment – could contribute to green network
- Would provide funding support for realignment of the A701
- Very accessible site
- Impact on trunk road network including A720/ Straiton junction to be considered
- Park and ride provision in northern A701 Corridor to be retained
- Possible long-term opportunity for housing (subject to A701 roadline)

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy



Ashgrove North, Loanhead (Site LD4)

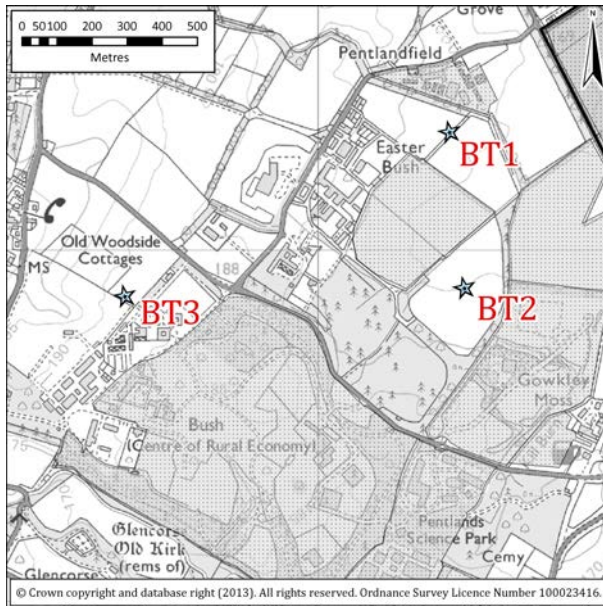
- Employment site
- 11.5 hectares
- Green Belt
- Reducing the non-urban area between Edinburgh and Midlothian
- Landscape impact may be difficult to mitigate
- Good accessibility to trunk road network (A68/ A720/ A1)
- Impact on trunk road network including A720/ Straiton junction to be considered
- Access to be taken via proposed local relief road
- Opportunity to compensate for loss of part of allocated employment site to housing (Local Plan site E6 Ashgrove - decision taken to promote delivery of local relief road) and loss of committed employment site at Burghlee (Local Plan site e9)
- Good accessibility to local workforce and public transport services
- Retain in Green Belt until developed



Oatslie Expansion, By Roslin (Site RN4)

- Employment site
- 4.5 hectares
- Green Belt
- Opportunity to expand current Oatslie allocated employment site
- Retain in Green Belt until developed
- Landscape impact to be mitigated

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3



Easter Bush North (Site BT1)

- Biotechnology/ knowledge-based industries
- 6.4 hectares
- Possible flood risk from small watercourses

Easter Bush South (Site BT2)

- Biotechnology/ knowledge-based industries
- 5.8 hectares
- Possible flood risk from small watercourses

Technopole North West (Site BT3)

- Biotechnology/ knowledge-based industries
- 2.2 hectares

All three sites identified in Bush Framework Masterplan and should contribute to Bush infrastructure improvements

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy

Figure 3.9 A701 Corridor - Reasonable alternative site to replace a site of equivalent size in the preferred development strategy

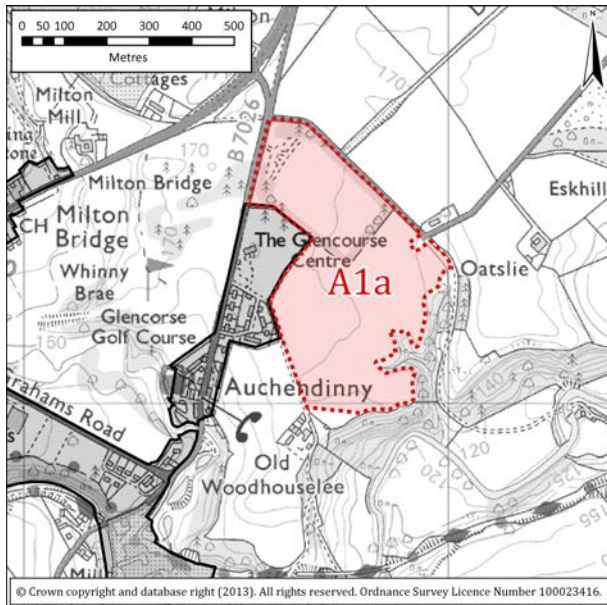
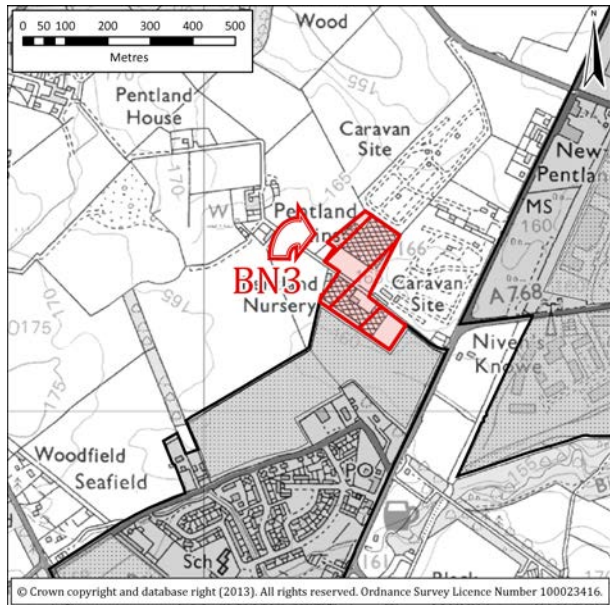


Figure 3.10 A701 Corridor - additional development opportunities



Auchendinny (Site A1a)

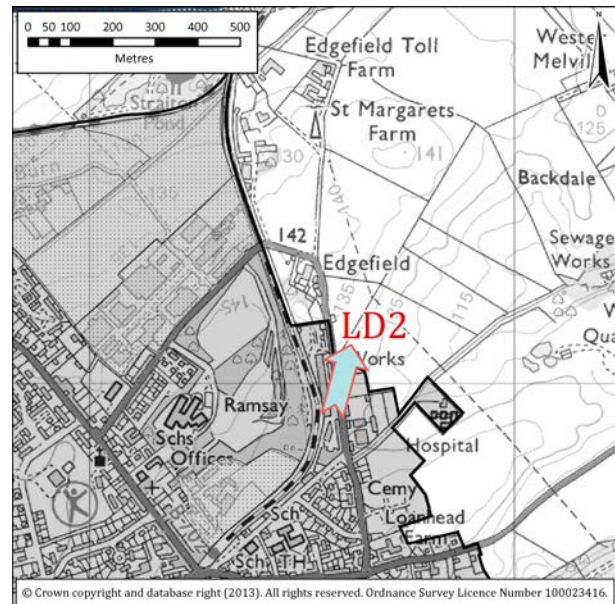
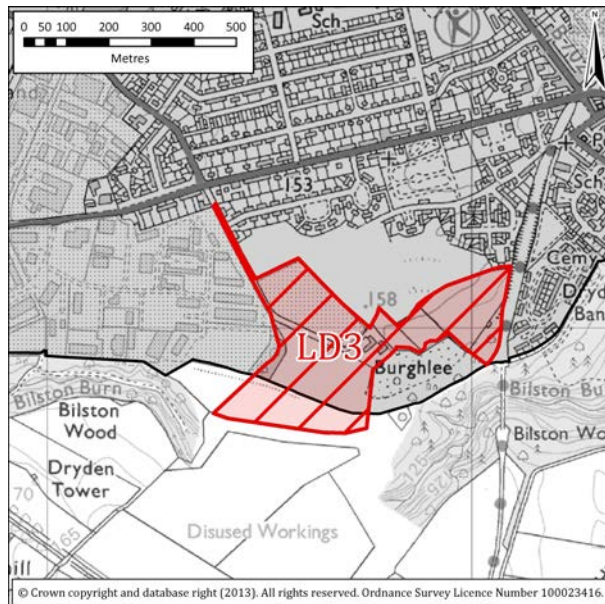
- Residential development
- 250 houses
- Would avoid Green Belt
- Omit land to south to protect landscape setting of River North Esk valley
- Opportunity to create links to strategic green network along river valley
- Public transport provision comparatively poor
- Significant growth of village would need to create benefits for existing community
- Difficult to identify a means of providing primary school capacity (potential for a new primary school but no Council funding towards this)
- Further secondary school capacity would also be required

Pentland Plants (Site BN3)

- Residential development
- 50 houses
- Green Belt
- Land and buildings currently in use for garden centre/ market garden and wood products
- Could be combined with Seafield Road site
- Access to good public transport facilities
- Access to Bilston facilities (school) would need to be improved
- Further primary and secondary school capacity would be required

The Location of New Housing and Economic Land - Changes to the Current Development Strategy 3

Figure 3.10 (continued) A701 Corridor - additional development opportunities



Burghlee (Site LD3)

- Residential development
- 175 houses
- Within Loanhead urban area
- Brownfield development
- Access issues need to be resolved
- Impact on Burghlee Park would need to be mitigated and consideration given to tree loss within site
- Ground conditions and contaminated land issues will need to be clarified/ resolved
- Further primary and secondary school capacity would be required
- North of Roslin Inventory historic battlefield - consider impact on setting

East Loanhead (Hunter Avenue/ Foundry Lane) (Site LD2)

- Economic expansion opportunity
- Site size would need to be confirmed once operational requirements clarified
- Green Belt
- To enable current employer to expand only
- Retain in Green Belt until developed
- General location identified as having potential for development in Green Belt Study without impacting on Green Belt objectives
- Flood risk assessment required

Environmental Report



For key, see paragraph 1.28.

The development of a realigned A701 (and a new link road to the A702) would provide opportunities to improve public transport and cycling on the existing A701. Landscape provision in conjunction with development of the road would offer potential to improve the landscape character of the Strategic Development Area. Also, green network opportunities would arise in association with development sites.

3 The Location of New Housing and Economic Land - Changes to the Current Development Strategy



Development Strategy

Do you agree with the preferred selection of sites for the South East Edinburgh (Shawfair) Strategic Development Area?

Do you agree with the preferred selection of sites for the A7/ A68/ Borders Rail Corridor Strategic Development Area?

Do you agree with the preferred selection of sites for the A701 Corridor Strategic Development Area?

Or would you support some or all of the reasonable alternatives, or some other site(s) to meet the SESplan housing requirement?

NOTE: If you suggest a new site, you are requested to state which site it would replace. If you wish to delete a site, please indicate which alternative site you would favour to replace it.



Development Strategy - A701 Route Realignment

Do you support the proposal to safeguard a route for a realigned A701, as a replacement for the consented roadline (alignment as shown in current Local Plan)?

What is your view for the proposed alignment, including the link to the A702?

Should all of the land within the A701 realignment be removed from the Green Belt (refer to paragraph 6.10 and Figure 6.4 in Green Belt section)?

What combination of uses should be supported within this area?



Development Strategy - Penicuik Rail Option

Do you support further route investigation and a feasibility study being undertaken into a new heavy or light rail route to Penicuik?

4 Retailing

4.1 The retail strategy for Midlothian, as set out in the current Local Plan, identifies three strategic town centres (Dalkeith, Bonnyrigg and Penicuik), and a commercial centre at Straiton, where new retail development is supported. Encouragement is given to retail proposals of an appropriate scale in the town centres of the other Midlothian communities. Since the Local Plan was adopted in 2008, however, retail supply and demand in Midlothian has changed.

4.2 Improvements to the public realm have been achieved in the strategic town centres and work is underway to upgrade the shopping environment at Straiton Retail Park. Planning consent for new retail floorspace has been granted at Dalkeith, Gorebridge, Penicuik and Straiton. New superstores or large supermarkets have been provided at Straiton and Penicuik, together with new ancillary uses (restaurants) at Straiton.

4.3 SESplan has reviewed the approach to retail provision across the City Region and focuses on a network of centres based on Edinburgh City Centre, four strategic centres (Livingston, Kirkcaldy, Dunfermline and Glenrothes) and other town and commercial centres, which also perform important roles to be identified through LDPs. No strategic centres are identified in Midlothian.



4.4 All Midlothian's town centres, including the proposed Shawfair town centre, are considered important for the community focus and local services they provide. However, few, if any, of Midlothian's towns can offer the full range of retail facilities which Midlothian's residents might wish to access. This is due to a combination of factors: some centres do not relate well to their expanding communities and most offer limited opportunities for new retail floorspace to meet the needs of today's commercial operators.

4.5 With most of Midlothian's communities experiencing substantial growth to serve both local and SESplan-wide housing demand, particularly demand displaced from Edinburgh, it is important to cater for the shopping needs of current and future residents. It is not sustainable to expand communities, and make no provision for locally accessible modern commercial facilities. To do so would result in residents having to travel outwith Midlothian for an increasing share of their purchases. Further, retailing is an important employment sector and, if no new facilities are provided, the potential to support new retail jobs will be lost from the Midlothian economy.

4.6 The way in which the retail offer is provided is clearly changing, especially with the growth of online and out-of-town shopping, and it is important to consider this when assessing the scale and location of new retail facilities. To assist in taking a view on the future of retailing in Midlothian, the Midlothian Retail Study 2012 has been prepared. The study was to identify whether the scale of current housing and committed new development in Midlothian would generate sufficient household expenditure to support additional retail floorspace, and the potential for such provision in terms of the amount, location and type (convenience/ comparison goods). It was to investigate the availability of retail expenditure, taking account of the planned future growth in the number of households in the area through committed developments and the strategic planning framework being laid down in SESplan. The Study considers the need for additional retail floorspace, and

4 Retailing

the potential for such provision in terms of the amount, location and type of floorspace (convenience/ comparison goods). SESplan requires rigorous analysis to be conducted in the event that the MLDP seeks to support the expansion of Straiton for retail and/or commercial leisure purposes, instead of Edinburgh City Centre, strategic town centres (outwith Midlothian) or other town centre/ edge-of-centre locations.

4.7 The Study concluded that, by 2021, taking account of planned growth across Midlothian plus the additional housing development required by SESplan, along with committed retail proposals (with planning consent but not yet developed), there will be a need for additional retail floorspace, as follows:

- convenience (*mainly food and drink*) floorspace: between 6,500m² and 8,700m²; and
- comparison (*mainly durable goods, clothing, etc.*) floorspace: between 39,000m² and 53,000 m² (if 'High Street' type shops) or between 52,000m² and 72,000m² (if bulky goods). If growth in the economy is less than expected, these figures might drop to 25,600m² - 38,000m² for High Street shops, and 34,000m² - 51,000m² for bulky goods.

At present, there is a certain level of expenditure 'leakage' from the Midlothian economy to areas such as the commercial centres around Edinburgh (Newcraighall, The Gyle, Ocean Terminal, etc.). The floorspace figures presented above are dependent upon the level of expenditure 'leakage'. The lower figure in each range represents 'leakage' continuing at current levels (20% for convenience and 62% for comparison). The higher figures represent the retention of more of Midlothian's expenditure within centres in Midlothian, with leakage reduced to 14% and 52% respectively.



4.8 Even with this potential new floorspace, there will continue to be 'leakage' of comparison expenditure to centres outwith Midlothian. It is considered unlikely that this will change significantly. Midlothian has strong links to its neighbouring areas, especially Edinburgh, for both employment and services. SESplan confirms that the City Centre lies at the top of the retail network and, although the City Centre performs a much wider role as a destination for leisure and cultural activities as well as shopping, it will continue to retain a major share of the region's comparison shopping. While the MLDP will continue to support the City Centre's key role at the heart of the retail network, it will also aim to maintain Midlothian's share of retail expenditure at the present level (around 40% for comparison and 80% for convenience), to support both employment and services. The Retail Study concludes that "a 'do-nothing' approach within Midlothian as regards new retail provision is not recommended."

4.9 There are different ways in which this additional floorspace could be provided; the key is finding choices that can be delivered in the current economic climate. Factors which must be considered include the availability of acceptable development opportunities; in other words, suitable sites, of a size and in a location that could be attractive to the retail and investment sectors. Difficulties in delivering these opportunities include the poor ground conditions in locations which

Retailing 4

may otherwise be suitable, and the need to invest in adequate infrastructure to support development, including new roads, public transport access and active travel provisions to meet the needs of our communities.

4.10 To provide for the needs of Midlothian, and bearing in mind the factors noted above, the preferred strategy for retailing is:

- to identify through the MLDP, a network of centres comprising the town centres* and Straiton commercial centre;
- to support retail proposals of an appropriate scale in all town centres*, to promote their 'top-up shopping' role, and to seek complementary uses to increase footfall in the high street;
- to continue to support the development of the new Shawfair Town Centre, including a superstore as currently committed;
- to support the development of consented retail floorspace, including supermarkets at Dalkeith (bus station site) and Gorebridge, and comparison floorspace at Straiton;
- to support the development of one new superstore in the A7/ A68/ Borders Rail Corridor (in addition to committed developments above) in a location which would not undermine the delivery of the committed supermarkets;
- to concentrate comparison floorspace at Straiton, through development to the west of the A701 within a realigned roadline (in combination with related land uses - see question above);
- to support new and/or rationalised comparison floorspace in Dalkeith (e.g. better configuration of retail units); and
- to seek opportunities for further environmental improvement of the public realm in all town and retail centres.

* Bonnyrigg, Dalkeith, Gorebridge, Loanhead, Mayfield, Newtongrange (two areas), Penicuik & Shawfair (proposed)



Figure 4.1 Proposed network of retail centres for Midlothian.

4.11 Apart from Dalkeith, the Midlothian town centres have limited scope for new retail opportunities. Further retail growth in Dalkeith, through redevelopment of existing floorspace, would help support the proposed household growth in the east of the county.

4.12 Straiton is Midlothian's commercial hub, providing the retail anchor for development in the west of the county. The current centre is the subject of environmental and layout improvements, along with some additional consented floorspace. There could be scope for additional retail development here, potentially on land to the west of the existing A701 which currently comprises

4 Retailing

a wide variety of land uses, some on degraded land which is unlikely to be suitable for development. The physical appearance of built development to the west of the A701, coupled with a legacy of difficult ground conditions and deposited material, makes for an uninspiring entrance to Midlothian along this corridor. There is considerable opportunity here to regenerate this area and, at the same time, to create an attractive 'Midlothian Gateway', better reflecting the importance of developments further down the A701 at The Bush.

4.13 Commercial development at West Straiton would be expected to provide funding to help deliver the realigned A701, as discussed in the Development Strategy section above; this improvement to the transport network is required to accommodate the scale of housing and economic growth planned for the A701 Corridor. The A701 town centres (Loanhead and Penicuik) do not offer development opportunities of a scale, or sufficiently attractive in commercial terms, to accommodate this growth. Once the realigned A701 is provided, the existing road would be used for local access and to deliver a much less congested public transport corridor with enhanced cycling facilities.



4.14 A variety of uses appropriate to town centres could be incorporated in any mixed use development proposals for West Straiton. These could include offices, a hotel, commercial leisure facilities and, potentially, housing at the southern end (see Development Strategy options). Development of this nature would result in the removal of land from the Green Belt (refer to Green Belt section) and careful masterplanning would be required in consultation with the local communities to ensure that greenspace and recreational uses, such as footpath/cycle links into the Straiton/Loanhead urban area, were accommodated. Areas not suitable for development (such as Clippens Tip) would require appropriate treatment, for example, as part of the landscaped areas.

4.15 This Main Issues Report does not include an alternative scenario. It is considered that the approach set out above has considered the impact that commercial viability and investor confidence might have on delivering new retail investment in Midlothian. It has also considered the wider benefits that development west of the A701 at Straiton will bring to the entire A701 Corridor. Additionally it has considered the importance of supporting the existing town centres for their community role, but recognised that they are unlikely to be able to attract the major retailers. Altering any of the components of the preferred approach would likely undermine the efforts to attract retail investment and jobs, and is not therefore promoted through the Main Issues Report.

4.16 Although this Main Issues Report does not present an alternative to this preferred strategy, there could be scope to amend some aspects of the preferred approach. For example, in addition to the consented retail development in the A7/A68/ Borders Rail Corridor, should a site be identified in the MLDP for a new superstore which could potentially be provided in the Redheugh area, serving the new community together with the wider area, or would such a facility be better located further north in the corridor in the Newtongrange area?

4.17 Figure 4.2 illustrates the preferred strategy for retailing in Midlothian and indicates broadly that part of the A7/ A68/ Borders Rail Corridor where a new superstore might be considered.

Retailing 4

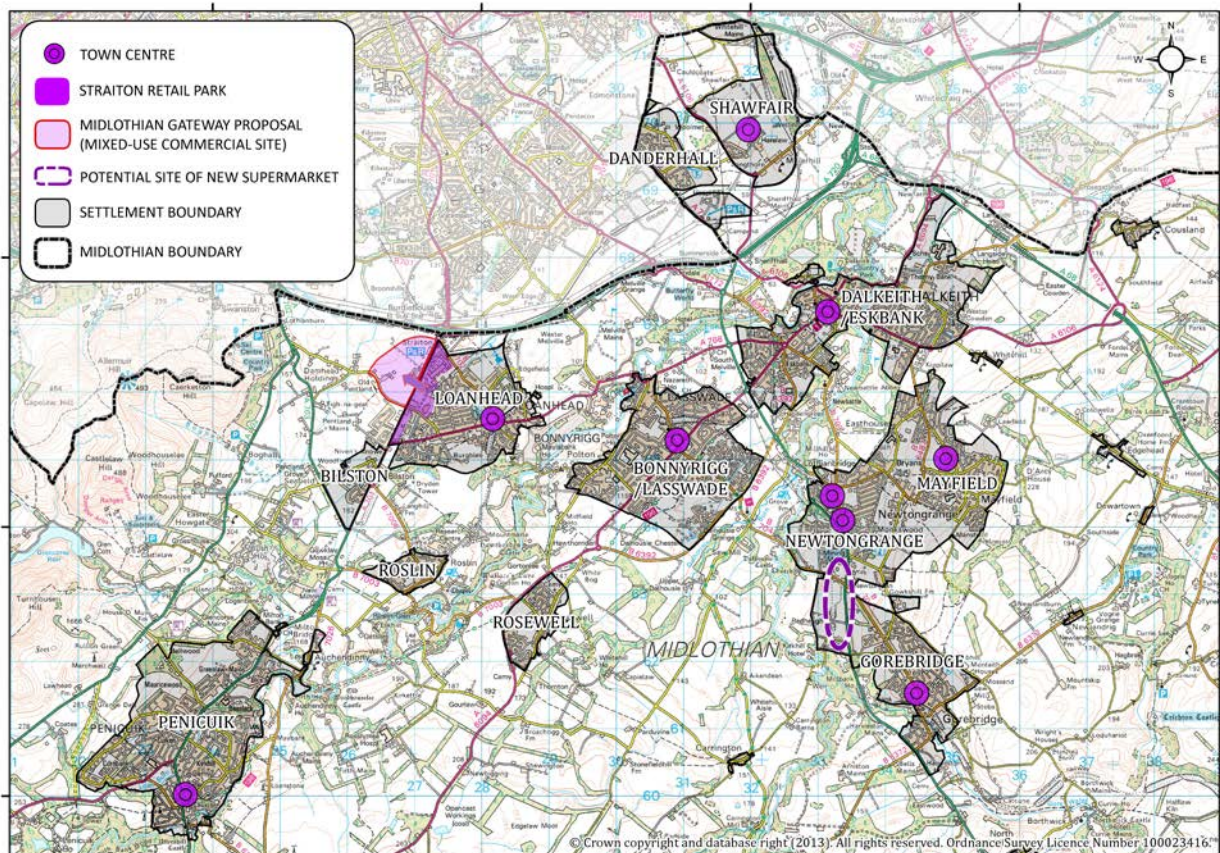


Figure 4.2 Preferred strategy for retailing in Midlothian



Retailing

Do you agree with the preferred strategy for retailing as set out in paragraph 4.10 above?



Straiton Commercial Hub

Do you support the notion of a 'Midlothian Gateway' with an expansion of Straiton to the west of the A701, for mixed use development including retail, commercial and other uses?

If so, are there any uses which should be included or excluded from the area?



New Superstore for A7/ A68/ Borders Rail Corridor

In addition to the consented retail floorspace, should a site be identified in the MLDP for a new superstore in the Redheugh area or would such a facility be better located further north in the Newtongrange area?

4 Retailing

4.18 The current Local Plan defines the extent of all town centres and policy SHOP3 controls the change of use from shops to non-retail uses in Dalkeith, Bonnyrigg and Penicuik, depending on certain criteria being met. There is no equivalent policy for the other centres. Changes to retail policy through SESplan mean that the MLDP retail policy needs to be updated. There is a need to support all of Midlothian's town centres, but the types of facilities and level of demand is variable. Scottish Planning Policy states that town centres should be the focus for a wide range of activities. If non-retail uses are resisted, the result could be an increase in vacant shops but encouraging more non-retail uses might reduce the retail offer in some centres in the long term. The future for town centres across Scotland is uncertain but a better understanding of the potential future role of Midlothian's centres in relation to the communities that they serve would help to inform future planning policy.

4.19 Dalkeith is Midlothian's county town and the administrative centre. As the focus for significant population growth in the east of the county, the balance between shopping and non-retail uses in its town centre units may be the most critical. For this reason, it is proposed that a revised SHOP3 policy be applied to Dalkeith alone such that there is a presumption in favour of retail uses.

4.20 For the other town centres, a more flexible approach is proposed whereby a change of use from shops to financial and professional services, food and drink establishments and other community uses would be supported, but a change to residential use at street level (or other uses which tend to detract from the vitality of the retail environment) would be resisted within the core of the town centres, as a means to ensure that the centres remain vibrant. The MLDP would continue to seek environmental improvement in all of the town centres.

Town Centres



Should the MLDP seek to control the change from retail to non-retail uses in Dalkeith town centre only?

Should a more flexible approach be applied to other town centres to allow a change to more community-based or other uses to restore vitality to these centres?

Do you think this would secure their long-term future?

Environmental Report



For key, see paragraph 1.28.

Support for expanding Straiton Commercial Hub may increase car use, but may also reduce the need to travel longer distances to other town or commercial centres. To minimise negative environmental impacts, such support would require masterplanning and policy conditions to establish high environmental standards and improved public transport. Redevelopment of sites in town centres would have a positive environmental effect by reusing brownfield land and improving the quality of the built environment.

5 Tourism

5.1 Tourism is one of Midlothian's key sectors and there are significant opportunities for further growth, particularly given its proximity to Edinburgh, a major European tourist destination. Some of its key assets are its historical sites and buildings such as Rosslyn Chapel, its recreational facilities including the Midlothian Snowsports Centre, its country estates like Vogrie and Dalkeith Country Parks, and its natural environment including the Pentland Hills Regional Park. The main constraint on tourism growth is a lack of facilities, particularly accommodation.

5.2 In terms of its contribution to the Midlothian economy, tourism employs around 1,800 people. The objectives are to broaden and diversify the tourism market and increase the accommodation capacity.

5.3 The current Local Plan supports tourism through a policy encouraging more tourist accommodation, principally in settlements but also enabling hotel development in 'gateway' locations with ease of access to the City Bypass. This recognises that there may be few suitable sites within Midlothian settlements. Some interest has emerged in 'gateway' locations resulting in a successful hotel/ restaurant development at Eskbank, with



a further consented hotel proposal adjacent to Dobbies Garden World and consent for two more hotels in the Hillend area. There is also consent for a hotel at Shawfair with easy access to the City Bypass.

5.4 In the context of current policy, Straiton could be considered as a potential 'gateway' for the purposes of hotel development. However, if West Straiton is incorporated into the urban boundary in order to promote mixed use proposals (as discussed in the Retailing section), this could include hotel/ tourist development. The MLDP will need to consider whether there is scope for further hotel developments under the gateway policy, or if it would be preferable to target specific areas for tourist accommodation.

5.5 Tourist accommodation is not limited to hotel development and there may be a role for other types of accommodation, or other visitor facilities, which would support the tourist industry. This could be in the form of chalet accommodation or other self-catering provision. Given the general pressure for rural housing development and Midlothian's proximity to Edinburgh which makes it a prime commuter destination, there is a risk that support for self-catering accommodation is used as a means to secure housing in the countryside with none of the economic benefits that would arise from tourism-related development. If such investment could be protected, and possibly directed to locations not suitable for general housing, this could enable Midlothian to play a significant role in the tourism market. The question is: where could this be provided, and how could it be safeguarded to maintain its business potential?

5 Tourism



5.6 Self-catering tourist accommodation may be supported at certain locations (subject to a development brief) within Hillend Country Park as a means of supporting the Midlothian Snowsports Centre. It may also be acceptable within the grounds of some of the area’s historic country house estates where general housing in the countryside would be clearly contrary to policy.

5.7 Identifying the type of new tourist attractions which may seek to locate in Midlothian during the Plan period (to 2024)

is not possible or necessary, given that the Plan is subject to regular review. It is therefore not appropriate to allocate sites for specific tourist facilities. However, Midlothian has an attractive environment and a wealth of historic interest, and could become the preferred location for new tourist businesses. For example, the prospect of a site near Roslin being designated as a historic battlefield may provide potential for a tourist facility. The MLDP should take a supportive approach to new tourist business opportunities, subject to the need to protect the areas of high quality environment in Midlothian.

5.8 Figure 5.1 identifies the key current and future tourist attractions in Midlothian likely to generate a need for local tourist accommodation and form the focus for future tourism investment.

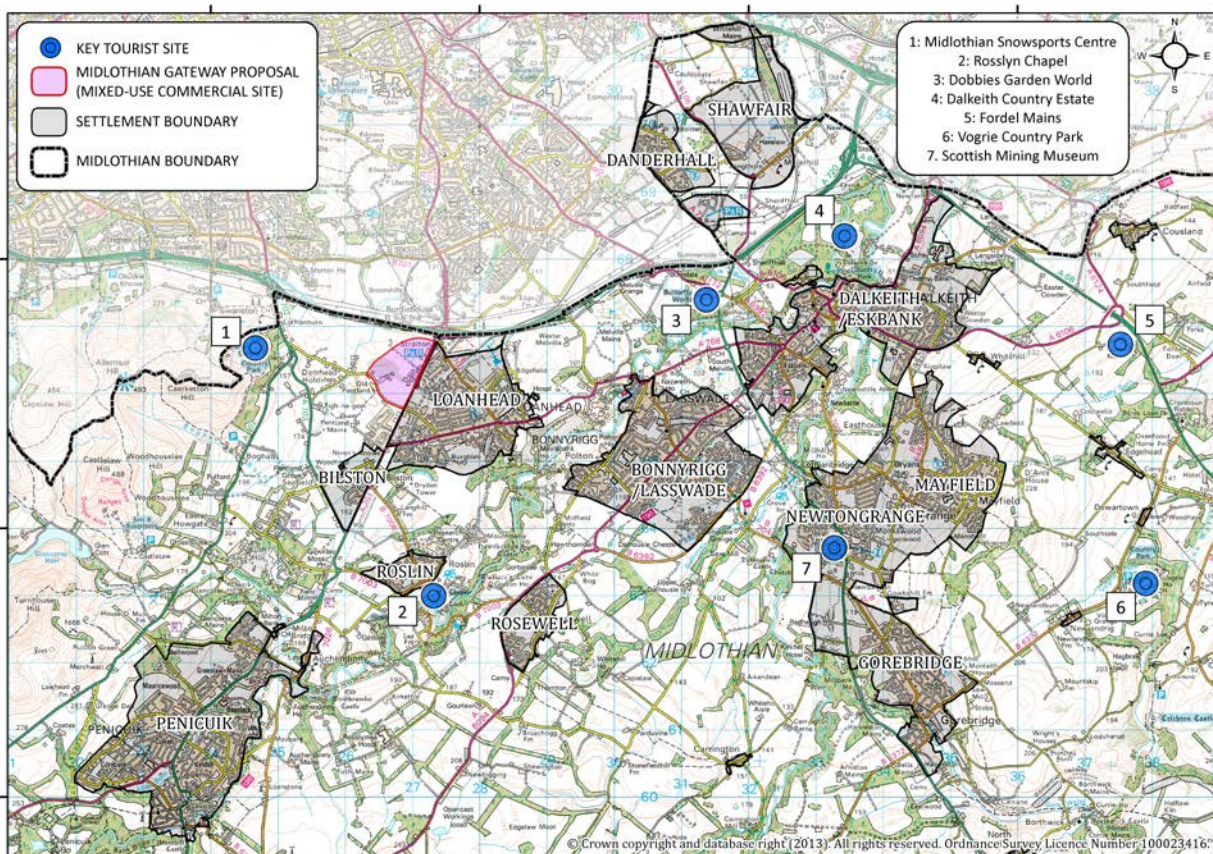


Figure 5.1 Current and planned tourist attractions in Midlothian

Tourism 5



Tourist Accommodation

Do you agree with the current Local Plan approach to tourism which supports tourist accommodation, principally in settlements but also in 'gateway' locations with ease of access to the City Bypass?

Alternatively, do you think that there should be specific locations identified for tourist accommodation (hotels and/ or self-catering) and, if so, where? *(Such as related to Midlothian Snowsports Centre, golf developments, country house estates.)*

Environmental Report



For key, see paragraph 1.28.

The environmental effects of a new hotel or tourist self-catering accommodation outwith urban areas are unknown. Supporting tourist accommodation at the 'Midlothian Gateway' (West Straiton) may result in an improvement to the built environment. Policy conditions can be used to protect the environment and encourage public transport use, where appropriate.

6 Green Belt

6 Green Belt

6.1 SESplan continues to support the concept of the Edinburgh Green Belt which extends into Midlothian to protect the landscape setting, provide open space and maintain the separate identities of the North Midlothian towns. There are a number of land uses which may not now be considered as acceptable Green Belt uses (as defined by national policy) but, historically, have been included in the Green Belt.

6.2 Scottish Planning Policy directs that certain uses should be removed from the Green Belt, such as existing settlements, major educational and research uses, major business and industrial operations, airports and Ministry of Defence establishments. The MLDP is required to implement this direction. However, a judgement is required as to the extent of the required changes to be in accord with national policy, and consideration has to be given to the impact that such a change in designation might have on the wider Green Belt, and on the land use or operation in question.

6.3 There are currently only two groupings of houses in the Green Belt, but neither is a clearly-defined settlement, there being no obvious nucleus nor well-defined boundary. It is therefore intended that these areas, at Polton and Kevock, remain in the Green Belt. There would appear to be no benefit in removing Green Belt status, and the impact on residents of retaining this policy control is considered to be acceptable.

6.4 With regards to current uses in the Green Belt, there is one which would clearly benefit from removal from this policy designation, that being the non-conforming use at The Bush. To compensate for the loss of Green Belt (non-conforming use) policy control over development in this location, and to ensure the area is used specifically for purposes relating to the biotechnology and knowledge-based industry for which it was identified in the Green Belt, it is intended that a policy area specific to The Bush will be defined in the MLDP. This will clearly delineate the type and location of development that will be acceptable, in line with *The Bush Framework Masterplan* (December 2012).

6.5 The recently vacated former Roslin Institute site is currently a 'non-conforming' Green Belt use, including a five-hectare extension to the site. The Roslin Institute has relocated to the Easter Bush Campus and its Roslin site is now redundant although employment uses remain adjacent to the site. The current Local Plan noted the planned relocation and the need to consider the use of the redundant site when reviewing the Local Plan. The Development Strategy section of this report identifies the residential opportunity that the Institute site can offer; if supported, the site would be removed from the Green Belt and incorporated into the Roslin settlement boundary. The five-hectare extension site, which remains undeveloped, would be retained in the Green Belt with a countryside use. Similarly, the Roslin Expansion sites would be removed from the Green Belt and included within the urban envelope of Roslin.

6.6 The following uses are also considered suitable for removal from the Green Belt, to ensure that these enterprises, and the local jobs they provide, are not constrained by Green Belt policy. However, their potential location on the edge of the wider Green Belt will require sympathetic development and landscape treatment to ensure the landscape setting of the settlement is protected and reinforced in accordance with Green Belt objectives. The uses are:

Green Belt 6

Polton House Industrial Estate – the current developed (industrial) area, excluding the adjacent land within the access road, would be incorporated within the Bonnyrigg/ Lasswade urban boundary. The prominence of this location with respect to the adjacent Mavisbank Conservation Area and Designed Landscape requires that the development area is tightly defined, with encouragement given to implement boundary landscaping to minimise the impact of the employment site on this sensitive landscape setting.



Figure 6.1 Proposed Green Belt boundary change at Polton House Industrial Estate

Eldin Industrial Estate – to be incorporated within the Loanhead urban boundary. The site is close to the City Bypass, and opportunity should be taken to establish a physical urban edge/Green Belt boundary on the ground, by introducing significant landscaping along the newly-defined Green Belt boundary, especially where new development is proposed within the estate, or through wider landscaping projects.

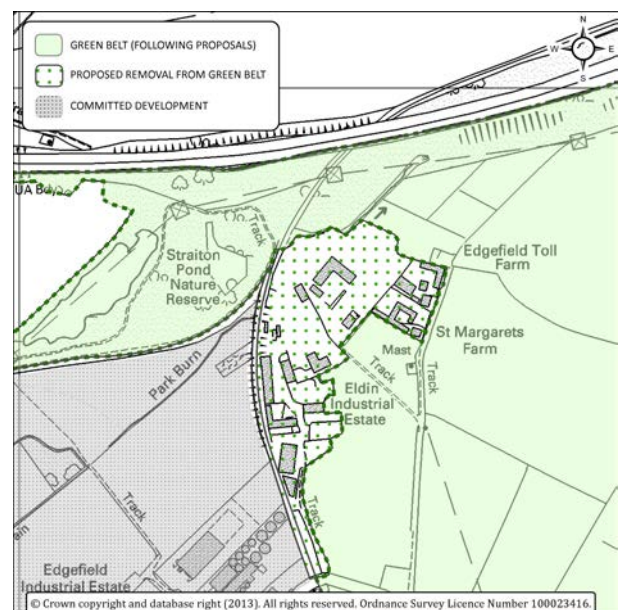


Figure 6.2 Proposed Green Belt boundary change at Eldin Industrial Estate

6.7 There are a number of economic land allocations where development has not yet taken place. These areas (Sheriffhall South and Oatslie, by Roslin) have been retained in the Green Belt until such time as development is brought forward with a layout and open space provision which respects Green Belt objectives and the character of the surrounding area. There is no intention to amend this approach. Any additional sites/ extensions, such as the Ashgrove (Loanhead) and Oatslie extensions which form part of the preferred strategy, and the potential economic extension at east Loanhead (Hunter Avenue/Foundry Lane), would be treated in a similar fashion.

6 Green Belt

6.8 The area between Eskbank and Bonnyrigg was relatively recently incorporated into the Green Belt (2003 Local Plan). However, it has good public transport links and 'active travel' (walking/cycling) accessibility, which will be enhanced significantly through the re-opening of the Borders Railway and the new Eskbank station at Hardengreen. The Midlothian Community Hospital has also been built in this corridor, and the preferred strategy (Development Strategy section of this report) includes two areas for new housing, at Broomieknowe and Dalhousie Mains in recognition of the sustainability of this area as a location for growth.

6.9 There is, however, a clear risk of coalescence between the two urban areas at this narrow gap, if these developments are promoted in the MLDP. By restricting the extent of the Dalhousie Mains site, and introducing a significant community woodland/ cycle/ walkway along the west side of the A7, a green network opportunity would be created as a substitute for the Green Belt in this corridor. In this case, the Green Belt boundary could be moved back to Eskbank Road (A6094), with all land south of this being removed from the Green Belt. Any remaining undeveloped land would be outwith the urban boundary and would continue to be protected by the countryside policy.

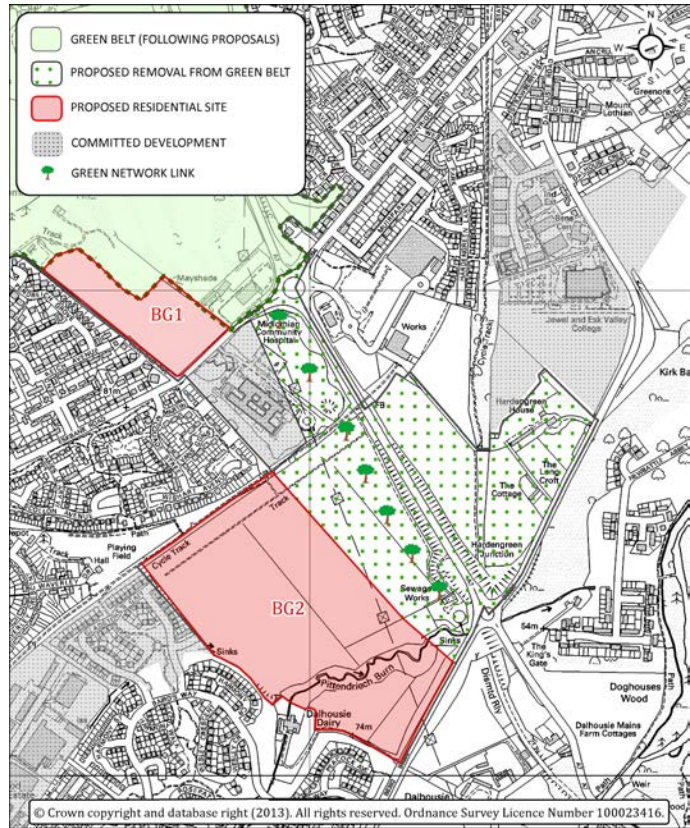


Figure 6.3 Proposed Green Belt boundary at Bonnyrigg/ Eskbank



Green Belt 6

6.10 The Development Strategy section discusses the potential for alternative road alignments for the A701. It also considers the potential contribution that a site at Bilston could make to delivery of the SESplan housing requirement. Both the Development Strategy and Retail sections propose the expansion of Straiton to the west side of the current A701. Support for some or all of these proposals would require a review of the Green Belt status in this location. The options are to remove all of the land within the realigned A701 (preferred option) or remove only those sites required for new development (site BN1 - Seafield Road, Bilston; site LD1 West Straiton; and the additional development opportunity at site BN3, Pentland Plants)(alternative option). The preferred option would allow the whole of the area within the potential new roadline to be properly masterplanned with an improved urban environment along the existing A701. Green network opportunities could be incorporated into the long-term planning for the area, with improved links to the countryside and into the urban area to the east of the A701.

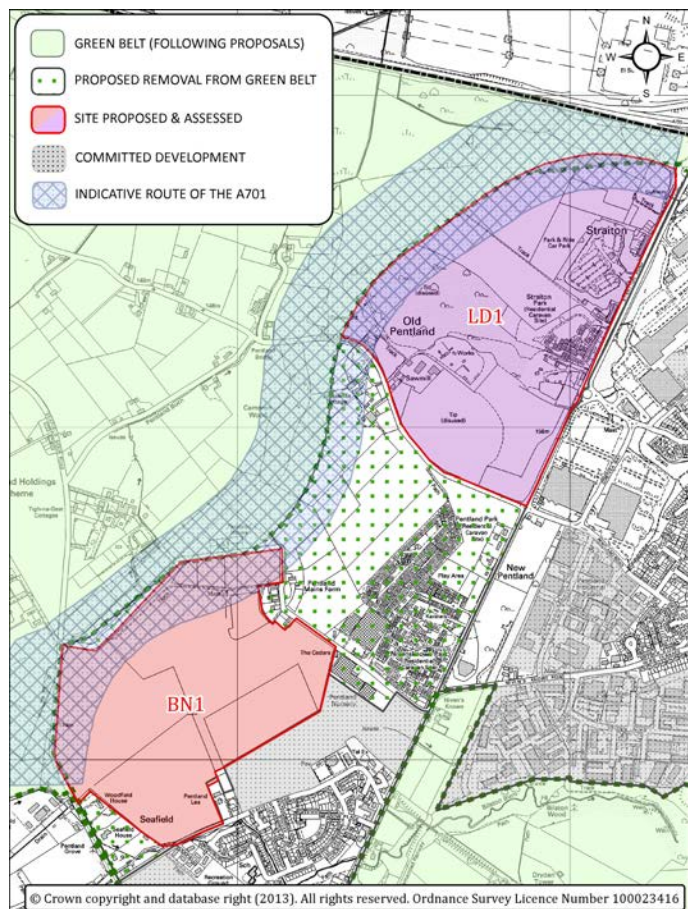


Figure 6.4 Revised Green Belt boundary with all land within realigned A701 removed from Green Belt

6.11 Scottish Planning Policy also provides guidance on the type and scale of development that may be appropriate within the Green Belt. It highlights that there may be other uses which, although not consistent with Green Belt policy, could be acceptable in the Green Belt for reasons of national priority or to meet an established use if no other suitable site is available. Green Belt policy currently supports agriculture, horticulture, forestry, countryside recreational uses, and other appropriate rural uses. It may be appropriate to include an additional clause to provide support for essential infrastructure which requires a Green Belt location (as was the case with the Glencorse Water Treatment Works and associated pipeline).

Environmental Report



For key, see paragraph 1.28.

The proposed loss of Green Belt at West Straiton (west of A701) and at Eskbank (south of A6094 road) would not undermine the integrity of the Green Belt overall, but would have a localised impact of reducing protection against coalescence. Locations identified for removal from the Green Belt should be masterplanned and should include provision for green networks.

6 Green Belt



Green Belt

Do you agree with the following proposed alterations to the Green Belt (preferred option)?

- a) remove The Bush non-conforming use from the Green Belt, but introduce a new special policy area to promote development that accords with the principles of the biotechnology-related planning consent and in line with the Bush Framework Masterplan;
- b) remove the developed part of the Roslin Institute site at Roslin Biocentre and incorporate it into the urban area of Roslin together with the proposed development sites at Roslin Expansion (leaving the Roslin Institute 5-hectare extension area in the Green Belt);
- c) remove Polton House and Eldin Industrial Estates from the Green Belt (developed areas only) and incorporate them into the urban areas of Bonnyrigg and Loanhead respectively;
- d) amend the Green Belt boundary between Eskbank and Bonnyrigg by redrawing it along the A6094/ Eskbank Road (instead of the Pittendriech Burn) and removing Green Belt status from all land to the south of this boundary - green network proposals to be used to maintain the landscape setting of Eskbank and Bonnyrigg;
- e) remove from the Green Belt all land within the route of the new proposed A701 realignment and prepare a masterplan for medium/longer-term development;
- f) retain the following economic sites in the Green Belt until suitable development takes place - Oatslie; Oatslie extension; Ashgrove North; Sheriffhall South; and
- g) in a revised Green Belt policy, include support for essential infrastructure as an acceptable use.

As an alternative option to e) above, would you prefer that only the development sites within the route of the new proposed A701 realignment (site BN1 - Seafield Road, Bilston; site LD1 West Straiton; and the additional development opportunity at site BN3, Pentland Plants) be removed from the Green Belt?



Green Belt (Supplement)

Do you suggest any further changes to the Green Belt?

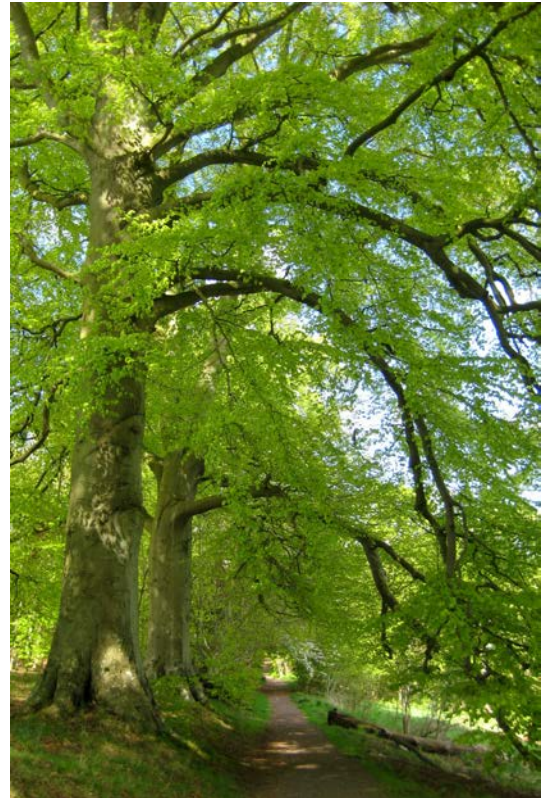
If so, please explain your reasons for suggesting these.

Note: If these changes relate solely to potential development sites which you are promoting as part of an alternative development strategy, please respond only under the Development Strategy section of this report and indicate that the site would result in changes to the current Green Belt.

'Greening Midlothian' - Midlothian's Green Network 7

7 'Greening Midlothian' - Midlothian's Green Network

7.1 Midlothian already has an impressive legacy of 'green infrastructure' with its wooded river valleys, country parks, estate landscapes, cycle and walkways (core paths and other paths), formal urban parks and informal open spaces, along with a network of biodiversity sites. These are all protected within the current Local Plan, and will continue to be so in the MLDP. The current Plan also seeks to improve the green infrastructure by requiring new development to include open space and significant woodland planting. Both can improve quality of life and increase biodiversity value.



7.2 Current protection for Midlothian's 'green network' focuses on the individual components, each with different qualities, functions and protection requirements. This approach remains sound and will be retained in the MLDP, for example, nature conservation sites will be protected for their biodiversity value; cycle and walkways for their accessibility; the river valleys as green routes through Midlothian's urban and rural areas and as part of Midlothian's 'blue infrastructure' (watercourses, wetlands, swales, etc.); and open space and playing fields as 'green lungs' within settlements.

7.3 National Planning Framework 2 introduced a new national development project, the Central Scotland Green Network, which extends to Midlothian. Its purpose is to:

- make Central Scotland a more attractive place to live in, do business and visit;
- improve the health and resilience of the natural environment to help it to adapt to climate change;
- increase woodland cover to substantially improve the landscape settings of towns and cities;
- bring vacant and derelict land into beneficial use;
- improve biodiversity and amenity;
- help to absorb CO₂;
- improve habitat networks, including wetlands, to counter fragmentation and assist species migration;
- develop footpath and cycleway networks to contribute to a more sustainable transport network; and
- expand the range of recreational opportunities close to major centres of population, helping to encourage active travel and healthier lifestyles.

7.4 It is considered important to recognise the shared benefits of the green network components and, in recognition of the priority afforded the national development project, the MLDP will also address the wider relationship of the 'green network' components. As a starting point, it is proposed that the policies protecting the assets listed in paragraph 7.2 are grouped together in the MLDP to emphasise the importance of their combined contribution to the existing Midlothian Green

7 'Greening Midlothian' - Midlothian's Green Network

Network. However, the national development project also expects improvement and expansion of the green network and this report accordingly presents options for 'Greening Midlothian', that is, taking forward the development of an expanded Midlothian Green Network.

7.5 The Council has been assisted by Scottish Natural Heritage (SNH) and Forestry Commission Scotland, both key agencies supporting the MLDP process, in considering the best approach to the concept of 'green networks' in a Midlothian context. Other influences include the Council's work on developing an open space strategy and standards, core paths planning, cycle route development, landscape and biodiversity together with advice from interest bodies. The result is the identification of:

- a strategic network of linear green spaces and active travel routes, linking key woodland and biodiversity sites; and
- a number of priority local green spaces with existing links, or scope to be linked together or with the strategic network, through local green networks.

Further, the Council is currently engaged in a pilot project with SNH on the European Nature Information System (EUNIS), a Europe-wide biodiversity classification system which is an important reference base for compliance with the EU Habitats and Birds Directive, environmental reporting and the development of biodiversity indicators. It is hoped that this work will further assist the identification of green network opportunities in Midlothian.



7.6 A series of maps, presented in the Green Network Technical Note accompanying this Main Issues Report, identify the current areas of Midlothian where there is policy protection for the various green network components. From this existing 'green infrastructure', a series of opportunities that could form part of a strategic green network which may be landscaped, providing new biodiversity potential, have been identified. This indicative strategic green network for Midlothian is shown on Figure 7.1. This is intended to provide connections across Midlothian, between its communities and locations outwith Midlothian. The opportunities shown are indicative only; they are identified to help visualise the concept of a strategic green network and generate ideas and comment through consultation on this report.

'Greening Midlothian' - Midlothian's Green Network 7

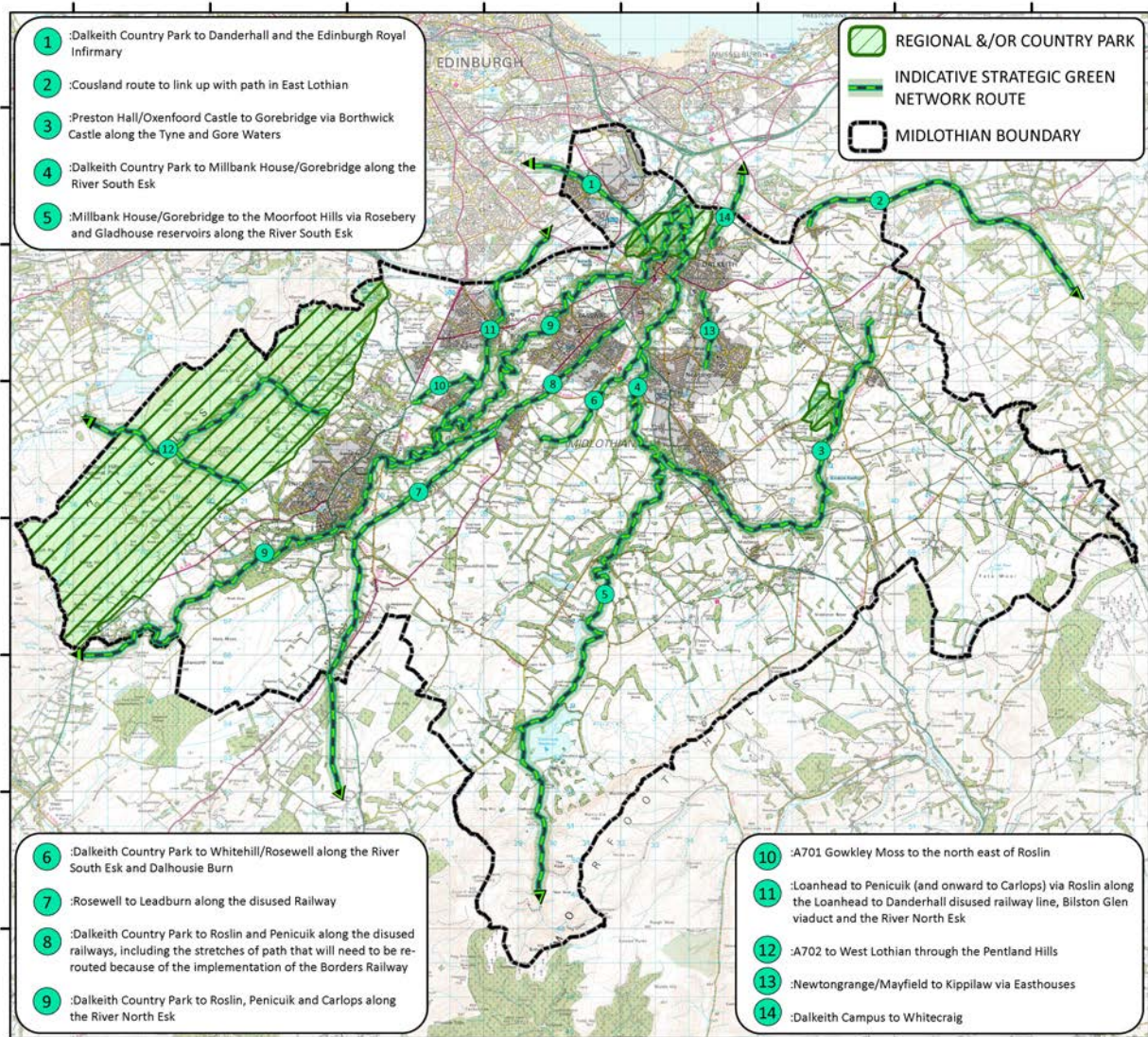


Figure 7.1 Strategic green network opportunities in Midlothian

7.7 The Council's intention is to identify a series of local green networks to connect settlements with the strategic routes and other parts of the existing 'green infrastructure' along with links to Midlothian's historic and tourism assets. A start has been made to identify local green networks; possible local networks are identified in the Green Network Technical Note but this is not a comprehensive list. Two examples of possible local green networks, at Shawfair and Loanhead, and how they might connect with the strategic green network, are shown on Figures 7.2 and 7.3.

7 'Greening Midlothian' - Midlothian's Green Network

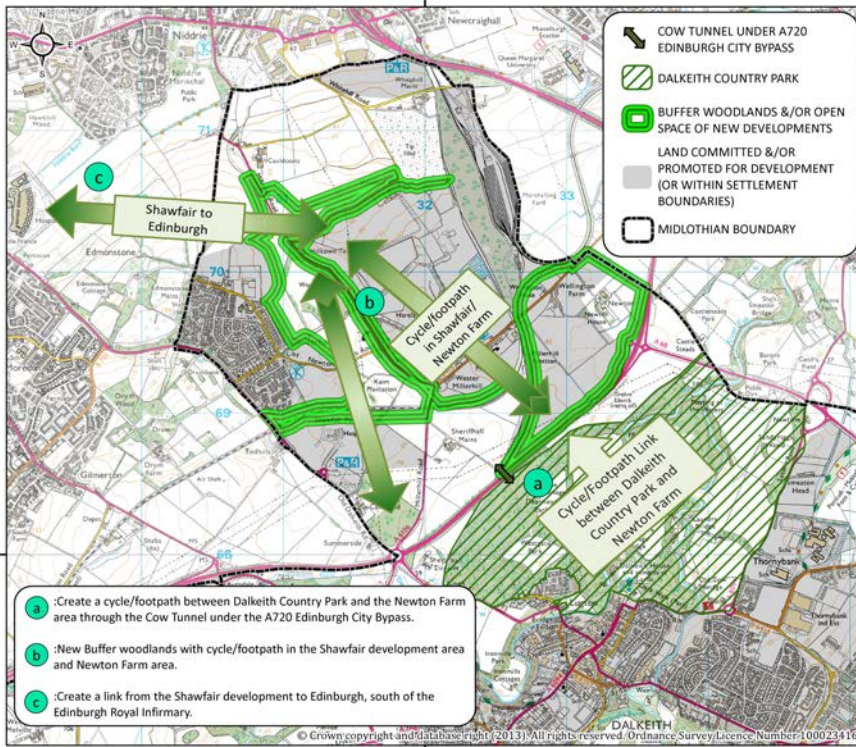


Figure 7.2 Local green network opportunities: Shawfair/ Danderhall area

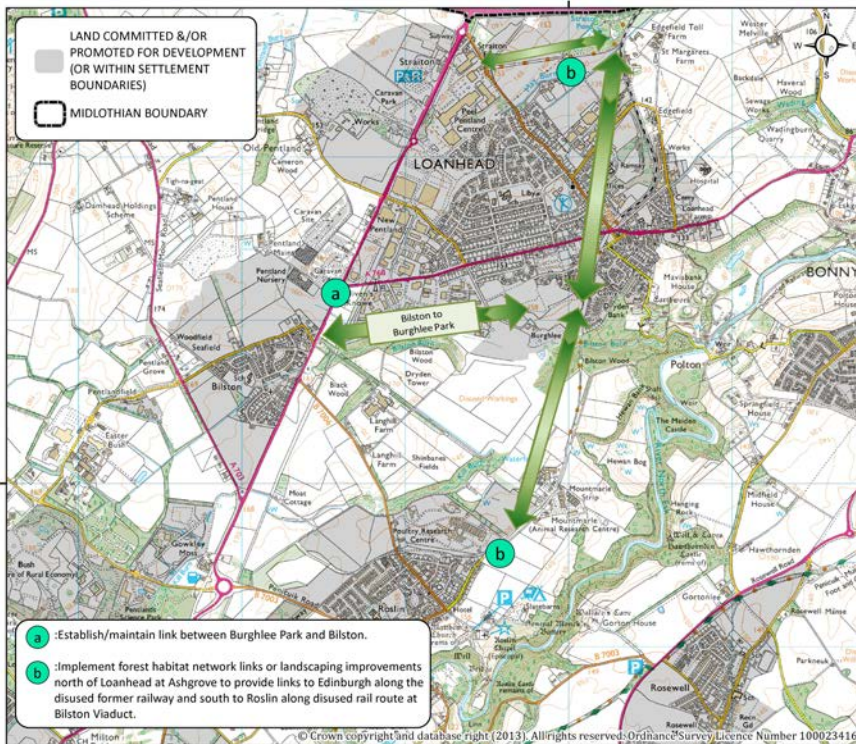


Figure 7.3 Local green network opportunities: Loanhead area

'Greening Midlothian' - Midlothian's Green Network 7

7.8 The development of these networks has taken into account the purpose set out for the Central Scotland Green Network. This has also provided the basis for developing the purpose or themes of the Midlothian Green Network. Although each of these themes is important in its own right, it is considered that the core principles of the Midlothian Green Network should be connectivity and multi-functionality. The proposed themes, with related objectives, are summarised below and illustrated on Figure 7.4 which identifies some of the key contributors to the Midlothian Green Network.

Climate Change	<ul style="list-style-type: none"> Promoting sustainable economic growth Securing sustainable development and climate change resilience
Active Travel	<ul style="list-style-type: none"> Improving connectivity Maintaining health and wellbeing
Biodiversity	<ul style="list-style-type: none"> Enhancing biodiversity Realising the benefits of woodland
Place-making	<ul style="list-style-type: none"> Safeguarding amenity and identity Meeting our open space needs

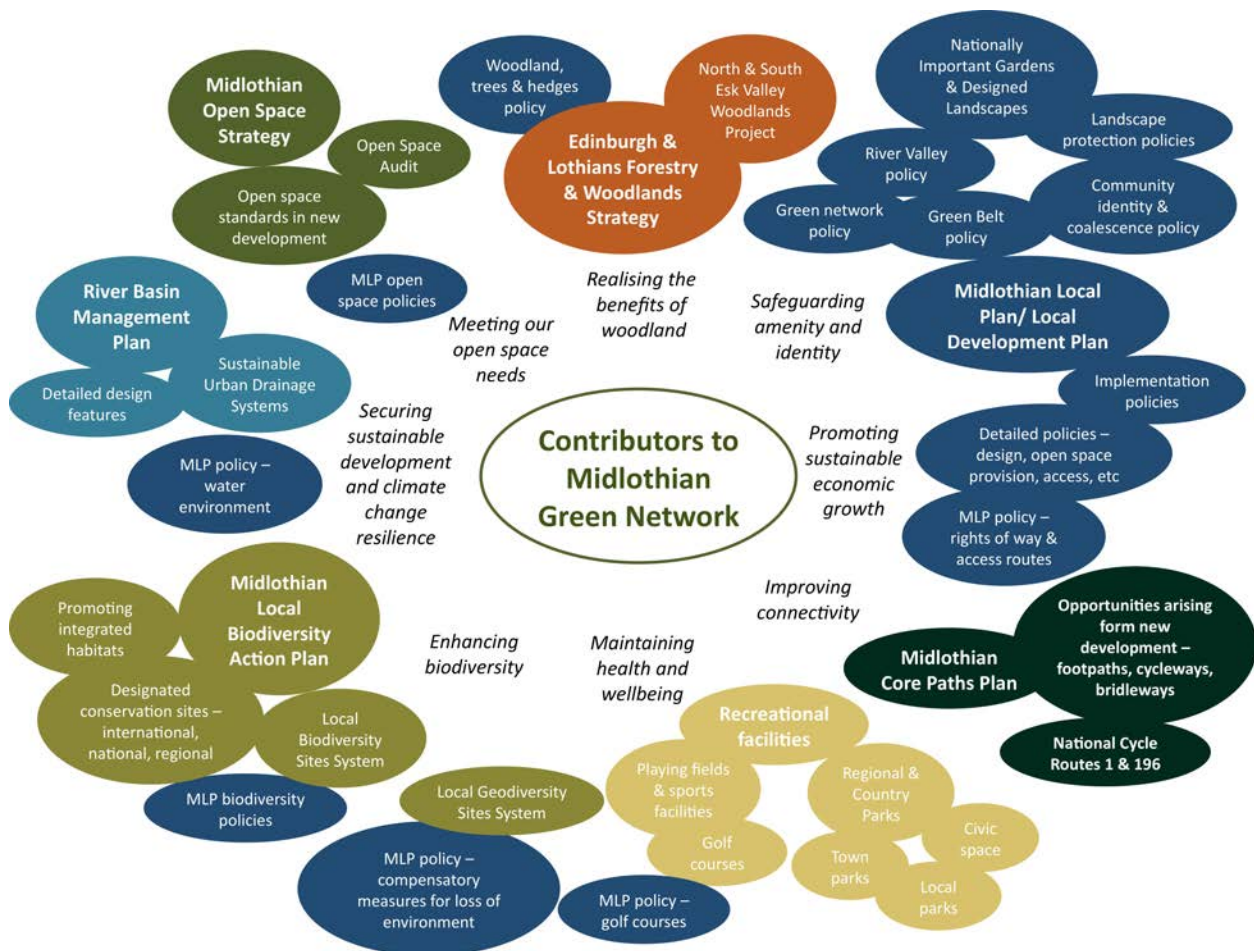


Figure 7.4 Contributors to the Midlothian Green Network

7 'Greening Midlothian' - Midlothian's Green Network

7.9 The Council considers it important to translate these objectives into a place-making strategy that drives and guides the long-term future shape of Midlothian. The indicative diagram below illustrates the creeping urbanisation of Midlothian's countryside around the towns and villages of the South Esk valley, and the consequent risk of coalescence of these communities. Many of Midlothian's residents have in the past expressed concern about the danger of loss of identity and sense of place which arises from such coalescence.

7.10 It is proposed to retain the existing Local Plan policy which resists development which would result in the physical or visual coalescence of neighbouring communities unless mitigation measures are proposed which would maintain visual separation and protect community identity. However, to provide more certainty regarding the long-term protection to be given to areas of countryside which remain as a 'green lung' between the South Esk communities, it is proposed to identify through the MLDP a swathe of countryside along the river valley which would be safeguarded long-term to function as as 'strategic greenspace' (see Figure 7.5). This is currently in a variety of countryside uses, including agricultural production and recreational uses e.g. golf course, and the intention would be to retain such uses or seek in the long-term a means of developing the area as a country park for the benefit of all Midlothian's residents and visitors.

7.11 The MLDP will be accompanied by an Action Programme which will identify green network projects and the parties responsible for implementing them. One such delivery mechanism is through provision for green networks in association with new development site allocations. It would be inappropriate to select development sites simply on the basis of potential green network benefits, but it would also be a lost opportunity if green network opportunities are not identified at an early stage when development sites come forward. Such opportunities are expected to arise from the package of development sites identified in this report as the Council's preferred strategy; these are included in the list of strategic and/or local opportunities referred to above, and included in the maps.

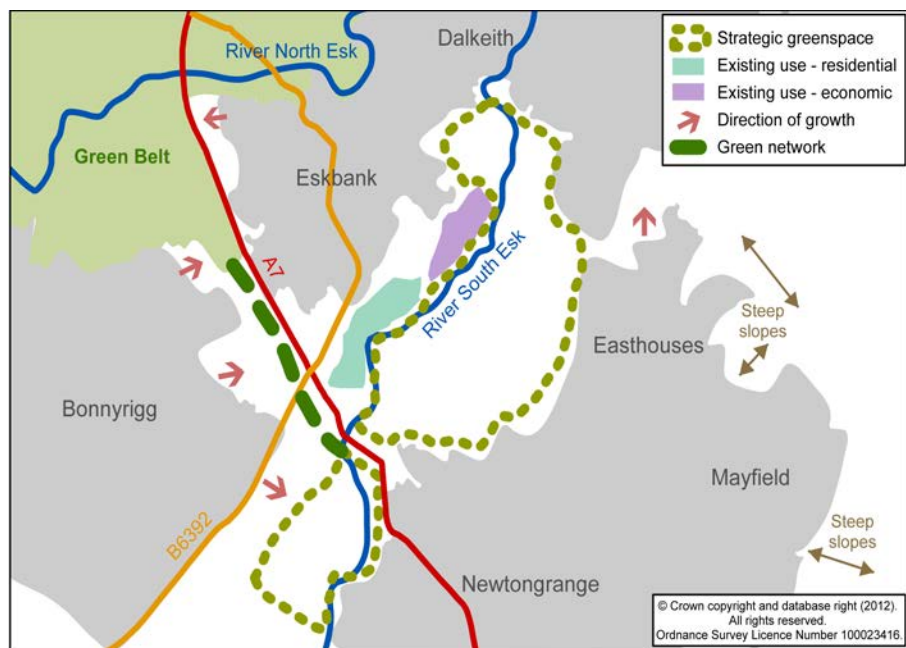


Figure 7.5 Newbattle 'strategic greenspace' safeguard

Such opportunities are expected to arise from the package of development sites identified in this report as the Council's preferred strategy; these are included in the list of strategic and/or local opportunities referred to above, and included in the maps.

7.12 Each potential development site will have different characteristics, of varying importance to the existing green infrastructure. Masterplanning of individual sites should address the contribution that can be made by each site. However, it is proposed that all sites (those identified through the MLDP allocations for housing, economic, retail or mixed uses, along with windfall development and new transport improvements) make some contribution to expanding the Midlothian Green Network. In some cases, such as transportation schemes, this may simply be through the inclusion of roadside swales with informal pathways to meet the requirements for sustainable urban drainage systems (SUDS) but these will provide the opportunity to promote biodiversity and active travel.

'Greening Midlothian' - Midlothian's Green Network 7

7.13 The Council will continue to work closely with the Lothians and Fife Green Network Partnership in developing flagship green network projects such as the River North Esk Strategic Woodland Management Plan and the Pentland Hills Woodland Strategic Management Plan.

Environmental Report



For key, see paragraph 1.28.

The Midlothian Green Network approach reinforces the positive environmental effects of specific policies which protect and enhance biodiversity, flora, fauna and habitats; the landscape and open space; water quality; and also the provision of greenspace, footpaths and cycleways. It also promotes new opportunities for these.



Midlothian Green Network

Do you agree with the suggested approach for safeguarding and expanding Midlothian's Green Network, including the themes?

Do you agree with the Strategic Green Network Routes identified?

If not, please provide reasons why you do not support some or all of these.

Do you have suggestions for additional or alternative Green Network opportunities?



Newbattle 'Strategic Greenspace' Safeguard

Do you support the notion of a long-term 'strategic greenspace' safeguard centred on Newbattle?

If not, please provide reasons why you do not support this proposal.

8 Climate Change

8 Climate Change

8.1 Midlothian Council is a signatory to *Scotland's Climate Change Declaration*. Greenhouse gases are a factor in global warming. Measures to reduce them (known as 'mitigation'), and climate change adaptation, should be incorporated into development plans. *The Climate Change (Scotland) Act 2009* made such measures a statutory requirement.

Mitigation

8.2 Scottish Planning Policy recommends that the planning system should contribute: to reducing greenhouse gas emissions in line with Scottish targets; to reducing energy consumption; and to the development of renewable energy generating opportunities. The MLDP will have a role in achieving local-level greenhouse gas reduction targets set in the Midlothian Community Plan 2012/13 Update, and any in the Single Midlothian Plan.

8.3 National policy also states that, when designating land for new residential, industrial and commercial development, planning authorities should consider energy and heat requirements, with new development making use of opportunities for decentralised and local renewable or low carbon sources of heat and power, where possible. It also acknowledges the need to adapt to the impact of a changing climate.

8.4 The MLDP development strategy is based on sustainable planning principles, wherever possible, including minimising greenhouse gas emissions (for example, avoiding reliance on private cars). The promotion of active travel (walking and cycling) is also a key theme of the Midlothian Green Network.

8.5 For certain buildings, which were the subject of the 2007 Building Regulations carbon dioxide emissions standard, the current Local Plan introduced a policy (NRG3) requiring the predicted level of emissions to be further reduced through the incorporation of on-site zero and low carbon equipment. The introduction of a more demanding carbon dioxide standard under the 2010 Building Regulations has rendered this policy largely redundant. However, the *Climate Change (Scotland) Act 2009* dictates that local development plan policies should require all new developments to be designed using low and zero-carbon generating technologies to ensure that the use of new buildings avoids a rising proportion of carbon emissions, as required by legislation.

8.6 Further, Scottish Planning Policy expects local development plans (or supplementary guidance) to outline an approach to alterations and extensions to existing buildings (including historic ones) or new ones where there is a demonstrable difficulty in using on-site low or zero carbon generating technologies.

8.7 It is proposed that the MLDP should replace policy NRG3 with one that requires applications for all new buildings to demonstrate that the development will avoid an increasing proportion of projected greenhouse gas emissions either through the installation of technologies that are acceptable to the Council or through other means, such as building design or materials (or a combination of both). The Plan will detail what the specified proportion will be, based on the current Building Regulations.



Climate Change 8

Adaptation

8.8 Planning legislation and Scottish Planning Policy recommend that:

- sustainable water resource management is supported;
- future development which would be at risk from flooding is avoided; and
- habitat connectivity is promoted.

Scotland's Climate Change Adaptation Framework: Spatial Planning and Land Use Sector Action Plan states that, in assessing the effects of climate change on land use, the main challenges include increased flooding, warmer temperatures and changing rainfall patterns and the consequences of these impacts for land use and spatial planning. Planning has an important role in managing flood risk and promoting environmental resilience, working in partnership with River Basin and Flood Risk Management Planning. It can contribute to improved water catchment, the enhancement of wildlife habitats and biodiversity, and the expansion of woodland. It is considered vital that local development plans include appropriate climate change adaptation measures.

8.9 *Getting the best from our land - A Land Use Strategy for Scotland* (March 2011) identifies a number of objectives relevant to the MLDP, including:

- locking up carbon from the atmosphere for the long term to help minimise further changes to the climate - peatlands are identified as a significant carbon store and their protection is important;
- developing an approach which supports biodiversity, green infrastructure, enhanced amenity, flood prevention, improved air quality and a reduction in noise and visual pollution;
- supporting the Flood Risk Management Planning process as a means to address the widespread increase in flooding which is likely to occur more frequently and, where possible, reduce the risk; and
- promoting the generation of renewable energy, including the scope for community schemes.

8.10 These objectives are reflected in the criteria applied in the development sites assessment which prioritised those which underpin the environmental assessment of the MLDP to this Main Issues Report stage (refer to Environmental Report). The Environmental Report will be updated in line with the MLDP.

8.11 Midlothian's peatland resource lies in its more rural areas, with less risk from development pressures. The preferred strategy has been developed taking into account the need to protect against the loss of carbon stores, by avoiding development on peat soils and minimising the loss of prime quality farmland. It is intended that the MLDP will retain its policy protecting peatland.

8.12 The MLDP will provide protection for biodiversity sites, as well as identifying new elements of the Midlothian Green Network (Greening Midlothian section above). The Council is a partner in the *Edinburgh and Lothians Forestry and Woodlands Strategy 2012-2017* and will support woodland expansion in the preferred areas. This strategy has helped to inform the development of the Greening Midlothian potential opportunities. The green network proposals are considered a key MLDP measure for addressing climate change adaptation requirements. Furthermore, in line with current Government and Local Plan policy (policies RP5 and 33), where woodland is removed in association with development there will be a strong presumption in favour of compensatory planting.

8.13 With regard to flood risk, the advice of the Scottish Environment Protection Agency (SEPA) has been sought and a Strategic Flood Risk Assessment (SFRA), which considers the preferred strategy and reasonable alternatives in the context of known information on flood risk, has been prepared (see SFRA Technical Note) . This has identified locations where further information is required, before the Council can be confident that there is no flood risk. The SEPA Indicative River

8 Climate Change

and Coastal Flood Risk Map (2006) can help identify where further detailed flood risk assessment work is required. A Local Flood Risk Management Plan is being prepared, which may set out actions to reduce flood risk in Midlothian and downstream areas. This will not be available in time for specific actions to be incorporated in the MLDP; however, it will include general policies to protect against flooding. The Flood Risk Management (Scotland) Act 2009 requires local authorities to exercise their flood risk related functions with a view to reducing overall flood risk. This matter is considered further in the Strategic Flood Risk Assessment.



Renewable Energy

8.14 The current Local Plan supports in principle a wide range of renewable or low-carbon energy developments (e.g. landfill gas, biomass, combined heat and power and geothermal schemes) and provides a criteria-based policy for application when assessing proposals. Investigations were previously undertaken into the potential for utilising minewater from the former Monktonhall Colliery for a combined heat and power system but, at that time, the technology was still at a relatively early stage. A potential source of waste heat is emerging at the Millerhill Zero Waste Project; the Council wishes to explore the use of waste heat where feasible and will consider policy options to encourage and support this.

8.15 With regard to wind energy proposals, the findings of the 2007 *Landscape Capacity Study for Wind Turbine Development in Midlothian* are given significant weight as a material consideration when assessing applications. This study, which was commissioned jointly with Scottish Natural Heritage, concluded that Midlothian is unable to accommodate larger wind turbine developments without there being a significant detrimental impact upon its landscape. Applications for larger scale wind energy developments therefore need to demonstrate to the Council why less weight should be attached to the findings of the study in their assessment, and what special circumstances apply which mean that the Council should support such a proposal.

8.16 The findings of the study have been endorsed by the Council, and accepted by Scottish Government Reporters at public inquiries. The Council maintains its support for the study and continues to endorse its findings. For these reasons, the Council's preferred approach is to roll forward its current policy stance on large-scale wind energy development, into the MLDP. This approach is considered to be justified given the form and characteristics of Midlothian's landscape, and the potential significant cumulative impact on it from wind farm development (constructed, consented and proposed) in the hill ranges which form its southern boundaries (refer to Figure 8.1 which illustrates the key wind energy projects in and adjacent to Midlothian). However, the Council is currently assessing the scope for reviewing the findings of the 2007 study in the context of current national energy policy.

8.17 In the meantime, the Council considers that smaller-scale wind turbines, and other forms of renewable energy, represent the most appropriate means for Midlothian to deliver energy and carbon reduction from renewable sources.

Climate Change 8

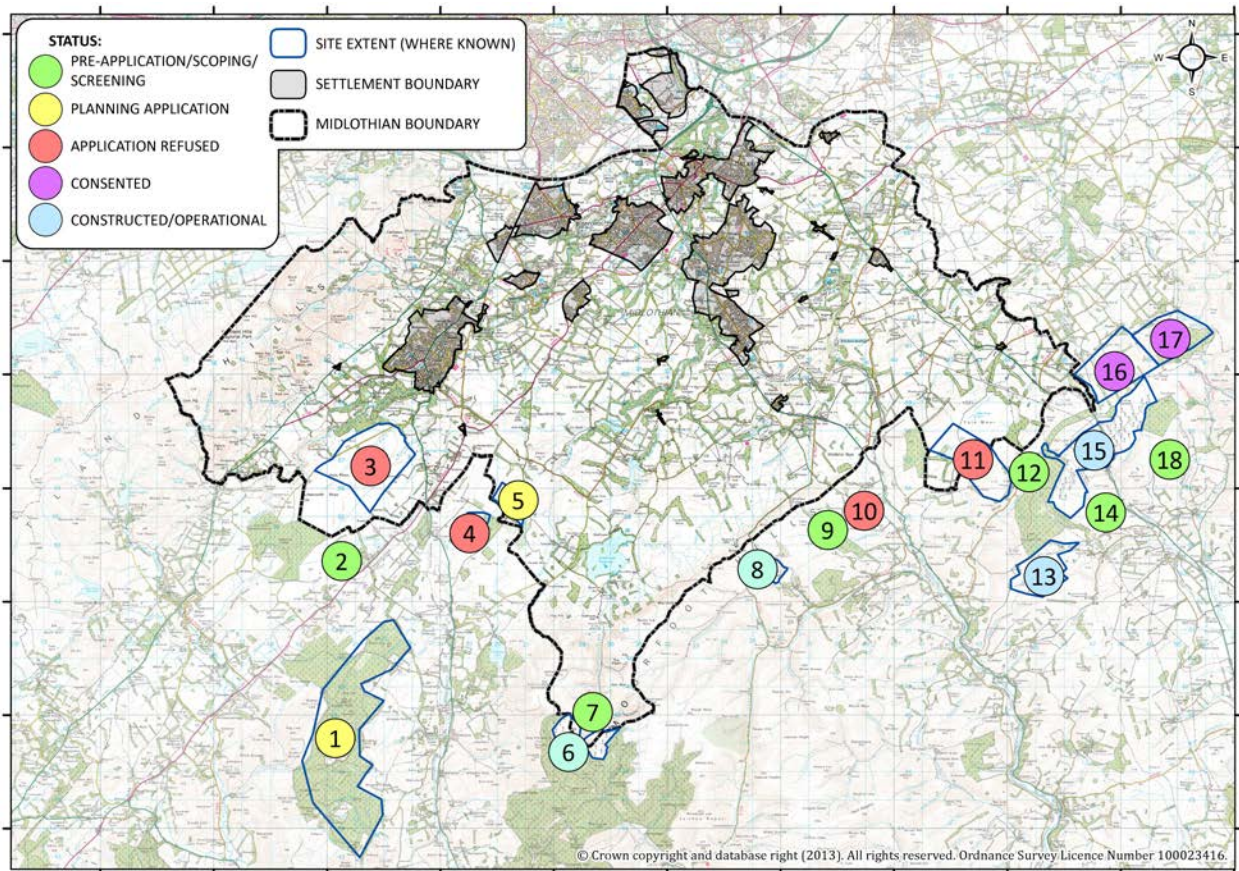


Figure 8.1 Key wind energy projects in and adjacent to Midlothian

Site	Number of turbines	Height in metres to blade tip	Site	Number of turbines	Height in metres to blade tip
1 Cloich Forest	18	132	10 Fala Hill	3	100
2 Whim Moss	3	100	11 Gilston	16	115
3 Auchencorth Moss	14	105	12 Dere Street, nr Oxton	6	80/100
4 Spurlens Rig	6	125	13 Toddleburn	12	105
5 Mount Lothian	9	102	14 Kirktonhill Farm	3	73.5
6 Bowbeat	24	80	15 Dun Law	61	75
7 Bowbeat extension	5	110	16 Pogbie	6	76
8 Carcant	3	107	17 Keith Hill	6	76
9 Hunt Law	10	No Details	18 Hillhouse, nr Oxton	6-11	76

8 Climate Change

Environmental Report



For key, see paragraph 1.28.

The preferred approach to climate change will generally result in positive environmental effects. The proposed approach to wind energy has uncertain effects on the landscape, and may be assessed as having uncertain effects on its contribution towards generating renewable energy, due to the more restricted nature of policy support expressed in the current Local Plan and in this Main Issues Report.



Energy for Buildings

Do you agree with the preferred approach to meeting the requirements of the Climate Change (Scotland) Act 2009 in terms of energy for buildings as set out in paragraph 8.7 above?

If not, what approach should the MLDP take to reducing greenhouse gas emissions from new buildings?



Wind Energy

With regards to wind energy development, would you support the continuation of the current approach based on the 2007 *Landscape Capacity Study for Wind Turbine Development in Midlothian*?

If not, would you support such projects in specified areas (for example, as set out in a spatial framework that identifies areas of search for wind farms)?

In either case, please explain your reasons.



Community Renewables and Other Forms of Renewable Energy Development

Do you consider that the MLDP has a role in further encouraging and promoting the development of renewable energy, particularly at an individual and community level?

9 Minerals

Aggregates and Coal

9.1 Scottish Planning Policy requires planning authorities to provide for a minimum of 10 years' extraction of construction aggregates in all areas. Based on different surveys, there is between a 4.5 and 20 year supply for sand and gravel, and between a 13.5 and 37 year supply of hard rock. The economic recession has reduced extraction rates but, over the MLDP period (to 2024), increased rates of house-building and major building projects in South East Scotland may require additional areas of search for sand and gravel extraction to be brought forward. Given the many uncertainties, it appears prudent to consider provision for further extraction through the MLDP. There is an adequate supply of hard rock.

9.2 Although surface coal working can raise significant environmental issues, Scottish Planning Policy indicates that extraction is in the national interest, given the importance of this industry to the Scottish economy. Alongside the Scottish Government support for renewables, the National Planning Framework 2 acknowledges that baseload power stations will have a role to play, given the variable output of some renewable sources of energy.

9.3 Longannet Power Station has been upgraded to meet the requirements of the EU's Large Combustion Plant Directive, and there is an ongoing need to supply this site with coal. Other potential users, such as the proposed coal-powered generating plant at Grangemouth, may emerge in South East Scotland during the lifetime of the MLDP. There are economic, environmental and security benefits from supplying Scottish energy suppliers with Scottish coal. Midlothian is in the same strategic planning area as Longannet, and so the haul distances are relatively short.

9.4 When reviewing development plans, Scottish Planning Policy expects authorities to reconsider identified search areas for coal and consider new search areas, taking into account any new information and the views of the Coal Authority and the industry. Areas of search should provide realistic opportunities for coal extraction and provide communities with an appropriate level of certainty. Coal deposits should not be sterilised unnecessarily, and planning authorities should incorporate possible extraction timescales into the development plan.



9.5 SESplan requires the MLDP to consider the need for areas of search or, where appropriate, specific sites for minerals, having regard to national guidance and other environmental objectives. The current Local Plan identified one area of search for sand and gravel working and four areas of search for coal extraction. The table below summarises progress to date on these sites and proposes how they should be treated in the MLDP.

9 Minerals

Area of Search	Progress	Recommended Action for MLDP
Outerston (sand & gravel)	Operational	See para. 9.8 below
Ancrielaw (coal)	No progress	See para. 9.8 below
Newbigging/ Shewington, Rosewell (coal)	Complete/ restoration underway	Remove area of search from MLDP
Mountskip/ Stobs, Gorebridge (coal)	No progress; not economically viable (as advised by Scottish Coal); proximity to Gorebridge now an issue due to new housing	Remove area of search from MLDP
Halkerston North, near Arniston (coal)	No progress; no developer interest in period of current Local Plan	Remove area of search from MLDP

Update on areas of search for mineral working identified in Midlothian Local Plan 2008

9.6 Since adoption of the current Local Plan, planning consent has been granted for sand working at Upper Dalhousie, which had not been identified as an area of search in the Plan. This site is currently operational. The industry will be invited to respond to this Main Issues Report to ensure the strategy is founded on market expectations and knowledge of the location of useful reserves.

9.7 Given the approach to the current Local Plan areas of search for opencast coal outlined in the table above (that is, the removal of three of the four areas of search for coal), it is necessary to review the capacity of the remaining area of search and consider the scope to bring forward additional reserves.

9.8 The preferred strategy for mineral working in the MLDP is as follows:

Sand and Gravel

- to expand the area for extraction at Temple Quarry (Outerston)

The 'reasonable alternative' to the preferred strategy is, in addition to expansion of the Temple Quarry area of search, to expand sand extraction at Upper Dalhousie.

Opencast Coal

- to incorporate the current Ancrielaw area of search into a larger Cauldhall Moor area of search

The 'reasonable alternative' to the preferred strategy is, in addition to the Cauldhall Moor area of search, to identify a new area of search at Airfield Farm, Cousland.

(Note: Strategic Environmental Assessment of the development plan involves consideration of 'reasonable alternatives', where appropriate.)

Figure 9.1 illustrates the preferred and reasonable alternative strategies for mineral working.

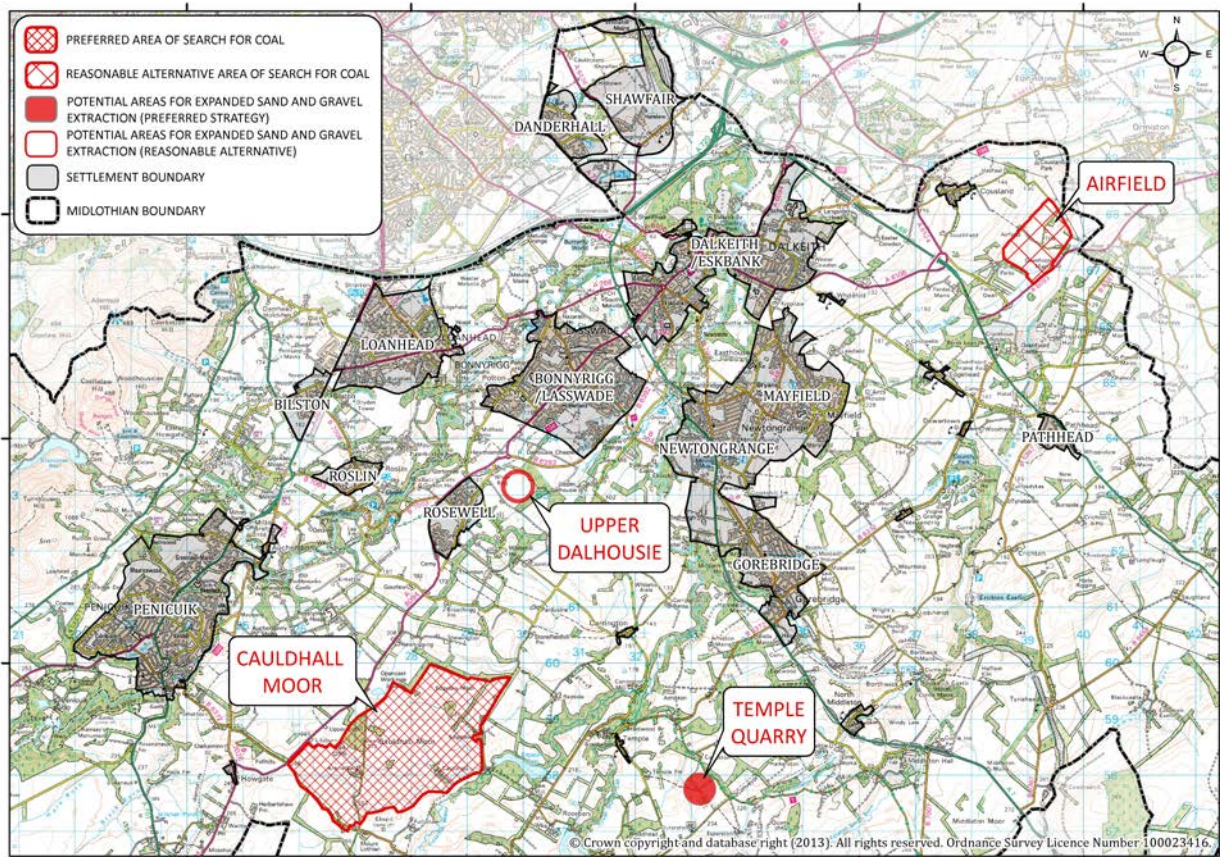


Figure 9.1 Potential areas of search for minerals

9.9 Outerston, now referred to as Temple Quarry, has not given rise to environmental concerns. The conveyor system used to transport the sand and gravel helps to minimise the impact on local roads. Extraction has taken longer than anticipated, but this may reflect economic circumstances. The extent of the resource is uncertain. This Main Issues Report does not indicate a boundary for this sand and gravel area of search; the Council is seeking the views of the industry and local interests on the appropriateness of expanding it, with a view to delineating a boundary in the MLDP.

9.10 There may be potential to expand the currently operational Upper Dalhousie sand extraction site as part of a 'reasonable alternative' to the preferred strategy. However, the boundary would need to be carefully considered because of committed residential development at Rosewell. The potential expansion area is quite small, and there is thought to be no gravel in the locality, so this alternative would not be sufficient to replace the preferred area of search at Temple Quarry. It is also worth noting that, if operating concurrently with opencast coal working at Cauldhall Moor, there could be cumulative pressure on the A6094.

9.11 The upland location of the Cauldhall Moor potential area of search for opencast coal is expected to reduce its impact on communities. The road-based haul route avoids passing through settlements. There are peat soils at this location and, in recognition of the valuable carbon store resource that these provide, and potential habitat opportunities, any working would be required to support retention of deeper peat storage and restoration of any areas removed. Restoration could aim to create an environment that encourages the propagation of peat over the longer term.

9 Minerals

9.12 Given the extent of the coal reserves at Cauldhall Moor/ Ancrielaw, this location could be in production for around 10 years, producing 1.2 million tonnes each year; phased restoration of worked areas would be particularly important over such a prolonged period of operation. Scottish Coal has recently submitted a planning application for opencast working of this area, with a view to an early start on site.



9.13 The current Local Plan identified Airfield Farm as a potential area of search for opencast coal working in the longer term. It was not included as an area of search at that time but the Local Plan indicated that this position would be revisited at its next review. This is therefore the appropriate juncture at which to reconsider the potential of this area for opencast coal working.

9.14 The current Local Plan indicated that the area of search would need to be smaller than that which Scottish Coal proposed at that time, to remove sensitive areas (in landscape terms); the Council's position in this respect has not changed. The Plan also required that enhanced road access should be in place; the A68 Dalkeith Bypass would meet this requirement. Finally, the Plan indicated that earlier consideration could be given to this location if one or more of the identified areas of search were proven to have a coal resource which was not recoverable; two of the areas of search previously identified are now unlikely to deliver the required resource.

9.15 Subsequently, a planning application for opencast working at Airfield (around 2 million tonnes over 5 years) was refused. This related to a much larger area than that identified in the Local Plan (and about one-third larger than the area currently being sought by Scottish Coal as an area of search). In addition to the fact that Airfield was not identified as an area of search at that time, the refusal was grounded on a number of environmental factors which remain of potential concern. For that reason, this area is not promoted as a preferred area of search in this Main Issues Report. However, if the preferred location at Cauldhall Moor is not supported through the MLDP, there may be a case to consider extraction at Airfield. This would need to take full account of landscape impact and 'sensitive receptors' such as homes and rural businesses in the vicinity, with particular consideration given to the impact of blasting.

9.16 Identifying areas of search gives greater certainty to operators and communities, but proposals for opencast extraction will still be subject to the development management process and, in most cases, Environmental Impact Assessment (EIA). The Council considers that its existing policies, against which proposals for mineral working are judged, have worked well and it does not propose to make significant changes.

Environmental Report



For key, see paragraph 1.28.

Mineral working in general will affect the environment but the likely environmental effects of working at specific locations require to be tested through project-level environmental assessment once site-specific proposals for working are brought forward. The environmental effects can extend to the haul routes. Appropriate restoration and aftercare can result in environmental benefits.



Mineral Working - Areas of Search for Aggregates and Coal

Do you support the preferred strategy for areas of search for sand and gravel?

What is your view on the 'reasonable alternative' strategy for areas of search for sand and gravel?

Do you support the preferred strategy for areas of search for coal?

What is your view on the 'reasonable alternative' strategy for areas of search for coal?

Onshore Gas Extraction

9.17 Scottish Planning Policy aims to maximise the potential of Scotland's oil and gas reserves in an environmentally acceptable manner. Coalbed methane may become a more established energy source over the lifetime of the MLDP; there are already proposals to exploit this resource in other parts of Scotland. There is possible interest in other forms of onshore gas extraction and underground coal gasification. The National Planning Framework 2 requires planning authorities in the Central Belt to consider the potential for onshore gas extraction when preparing development plans. SESplan indicates that the MLDP should support onshore gas extraction subject to local environmental factors.

9.18 These are emerging energy technologies, and the Council has no direct experience of the environmental and planning issues that they raise. It is by no means certain that there will be interest in such development in Midlothian.



Onshore Gas Extraction

Are the existing Resource Protection policies adequate to handle planning applications for onshore gas and underground coal gasification facilities or is a specific policy for these operations required?

If so, do you have any views on the matters that such a policy should take into account?

10 Transport, Infrastructure and Delivery

10 Transport, Infrastructure and Delivery

10.1 The Monitoring Statement confirms that the population of Midlothian is growing, people are living longer and they are having more children. More people are moving to Midlothian and more households are being created. A key constraint on delivering housing development is lack of infrastructure capacity, with roads and education currently being the most pressing,

10.2 Progress is steady on most committed housing sites, despite the economic downturn. New homes are being built at an average of around 500 per year since 2009. For a small number of sites, progress has been delayed and this is primarily the result of infrastructure difficulties but ground conditions and market demand also constrain the provision of new housing in the required quantities. Solutions are being sought, but cost and other factors influence housing delivery on these sites. The scale of new development presents the Council with challenges in providing community facilities, including school places, and our community planning partners in keeping pace with health, police and other services.

10.3 An Action Programme will be prepared and published alongside the MLDP. It will identify the infrastructure needed to enable development to proceed, and who will be responsible for delivery, and the expected timescale.



Transport

10.4 The current Local Plan includes transport improvements to support new development. Where these have not yet been delivered, they will remain a requirement of this MLDP. Additional transport measures will be required to support new MLDP land allocations arising from the SESplan requirements, or to address cumulative impact of development arising from successive development plans. *Development Planning and Management Transport Appraisal Guidance*, issued by Transport Scotland in 2011, requires that the MLDP is informed by an appraisal of the cumulative impacts of the development proposed in the spatial strategy. Transport modelling of the cumulative impact of both committed development and the preferred strategy for the MLDP is in progress but will not be concluded until such time as the development strategy for the MLDP is confirmed following public consultation.

Transport, Infrastructure and Delivery 10

10.5 The results of this transport modelling will be used to inform the Action Programme to accompany the adopted MLDP. The following transport proposals are likely to be taken forward to this Action Programme:

Midlothian-wide

- Borders Rail with stations at Shawfair, Eskbank, Newtongrange, Gorebridge
- A720 Sheriffhall grade separation
- delivery of orbital bus route/services - route safeguard
- promotion of 'active travel' through green network improvements, including cycleways and walkways

South East Edinburgh (Shawfair)

- extension of Sheriffhall Park and Ride
- new park and ride to the north of A68/A720 junction
- new access from A720 to Newton Farm housing site

A7/ A68/ Borders Rail Corridor

- upgrading of B6482 (Blackcot-Gowkshill) (committed housing at Mayfield)
- new distributor road between Bogwood Road and B6482
- Redheugh Station on Borders Rail/ park and ride provision
- A7 junction improvements
- Dalkeith and Bonnyrigg town centre junction improvements
- Lasswade Road / Wadingburn junction improvements

A701 Corridor

- Lothianburn Park and Ride
- delivery of North West Penicuik link road (committed site H16)
- delivery of Edgefield relief road (committed sites H12/ E6)
- realigned A701, with possible link to A702
- others arising from transport modelling

10.6 Transport modelling is being undertaken to assess capacity in the current road network and the likely impact of committed development and new land allocations arising in the MLDP, as required by SESplan. This work is currently providing information on where there will be increased queueing and junction capacity problems in Midlothian, before the MLDP land allocations are taken into account. Following consultation on this Main Issues Report and confirmation of the preferred development strategy, the transport model will be re-run to take account of the new land allocations. This will inform the requirements for new transport infrastructure to be included in the MLDP and Action Programme.

Education

10.7 The Council has invested in significant improvements to nursery, primary and secondary school facilities over the past 10 years, and the programme is continuing. School provision required to accommodate committed housing sites but not yet delivered will be carried forward to the MLDP and Action Programme, including:

- extensions to the following primary schools: Danderhall, Gorebridge, Stobhill, Rosewell, Paradykes, Cuiken and/or Cornbank, and St Andrews RC;

10 Transport, Infrastructure and Delivery

- new primary schools at Shawfair, Redheugh, North Gorebridge, South Mayfield (or extension to Newtongrange) and Bilston; and
- secondary school capacity for Shawfair/ Danderhall.

10.8 Despite the significant investment in new educational provision, there will be almost no spare capacity for pupils arising from the additional housing to meet the SESplan requirements. Depending on the choice of sites, different solutions will be required for delivering education provision. To meet the preferred development strategy, it is likely that there will be a requirement for:

- additional primary school capacity at Shawfair, Redheugh, Rosewell, Bonnyrigg, Lasswade, Bilston, and possibly Roslin; and
- a new high school in Shawfair (possibly in conjunction with East Lothian Council) and additional capacity at the new Lasswade and Newbattle High Schools and in the A701 Corridor (see below).

If the alternative option in the A701 Corridor is supported, this will require:

- a new primary school at Auchendinny (or expand Mauricewood Primary School).

10.9 Three of Midlothian's secondary schools (Dalkeith, St David's and Lasswade) have been, or are being, replaced with modern premises, and Newbattle High School will be replaced over the next few years on a site close to the current school. One solution for resolving capacity limitations in the east of Midlothian is to provide a new secondary school at Shawfair, to serve the Danderhall/ Shawfair area. This would free up capacity, particularly in Dalkeith High School, to accommodate the SESplan housing requirement. There may be a requirement to extend Lasswade and/ or Newbattle High Schools in the medium/ longer term to accommodate the SESplan housing requirements.

10.10 In the A701 Corridor, there is capacity in the two secondary schools (Penicuik and Beeslack) but this would be insufficient to meet the SESplan housing requirements for this area. There may be a requirement to extend one of the secondary schools serving this corridor or to find an alternative solution to provide additional capacity.

Water Supply and Drainage

10.11 Scottish Water has advised that there is no constraint within its infrastructure and it will work with developers to accommodate new development. Although no areas in Midlothian have been specifically highlighted as having limited water and/ or drainage capacity, Scottish Water has confirmed that, should treatment works or the existing network be found to have insufficient capacity, it will undertake improvements where development meets its specified criteria, one of which is that the development has Local Development Plan support. Therefore, once sites are included in the development strategy, developers have a degree of certainty that water and drainage capacity will be made available and that this will not be a constraint to development. As regards protection of the water environment, the MLDP will encourage developers to work with the Scottish Environment Protection Agency to identify solutions which not only prevent deterioration in water quality but actively seek to improve it.

Transport, Infrastructure and Delivery 10

Community Facilities, Health and Emergency Services

10.12 Over recent years, there have been a number of improvements to health facilities in Midlothian. The Midlothian Community Hospital has been provided, and a number of new or expanded health centres (Newbattle, Dalkeith, Pathhead, Bonnyrigg, Roslin, Eastfield). NHS Lothian advises that the current health centres have capacity to deal with patients arising from all committed housing developments, although in some cases operational changes are being considered to increase capacity.

10.13 GP practices now provide a wider range of services, which require larger health centre facilities. Taking this into account, along with the impact of proposed development, NHS Lothian advises that the following healthcare improvements are needed:

- Shawfair/Danderhall - extension and/or new provision
- Newbyres, Gorebridge - extension
- Loanhead - extension or relocation

The Council is liaising with NHS Lothian on any implications for capacity in Midlothian's health facilities likely to arise from the MLDP housing allocations brought forward to meet SESplan requirements.

10.14 The current Local Plan requires new and improved facilities to be provided in conjunction with new housing development. This can take the form of contributions towards community/ leisure facilities; library provision; and town centre improvements. Where still appropriate, these requirements will be carried forward through the MLDP. The requirement for community facilities will be kept under review, taking account of Council decisions on the secondary schools and associated facilities, and will be firmed up through the Action Programme. At present, it is considered that the preferred and reasonable alternative options for housing development will generate a requirement for additional community/ leisure facilities at Bilston, Bonnyrigg, Redheugh, Rosewell and, if the alternative site at Auchendinny is supported, community facilities may be required here also. For all sites, green network improvements will be sought.

10.15 An open space audit has been undertaken and the Council has prepared an open space strategy. This has confirmed that in terms of quantity there is sufficient open space provision. However the strategy also considers quality and distribution and there could be scope to make adjustments to address deficiencies arising with regards to particular sports/ activities, either through new facilities or through improved management of/ access to current provision.

Digital Infrastructure

10.16 The Council is seeking improvements to Midlothian's digital infrastructure to ensure that broadband connections for its residents and businesses are fit for purpose. It is actively engaged in the Scottish Government's programme to extend Next Generation Broadband across Scotland. The MLDP will give support to any development required to deliver the necessary infrastructure to realise this objective.



10 Transport, Infrastructure and Delivery

Waste

10.17 The 'waste hierarchy' underpins all waste management policy: in order of preference waste should be reduced, reused and recycled. For the waste that remains, systems that can recover any energy are preferred. Landfill is the least favoured option, as depositing biodegradable waste leads to the release of greenhouse gases and gives rise to environmental effects which require long-term management.

10.18 Scotland and Midlothian have increased their recycling rates significantly in the last ten years, but there are demanding targets for future years, under EU and national legislation. The Zero Waste Plan establishes how Scotland will meet these obligations. Moving to a more sustainable way of handling waste has land use implications, and is therefore a matter for development plans.

10.19 At the end of 2011, there was adequate capacity for landfill in the SESplan area. A ten-year requirement to accommodate 10 million tonnes was identified in the Zero Waste Plan and there was capacity for over 22 million tonnes at landfill sites in the SESplan area. Further landfill development in the period to 2024 would appear to be justified only if as part of a land remediation or restoration project.

10.20 As regards facilities to treat waste in the ways promoted by the Zero Waste Plan, a gap in capacity is identified in the SESplan area for facilities to meet the requirements for both segregated and unsorted waste. This gap amounts to annual flows of 410,000 tonnes of segregated waste and 580,000 tonnes of unsorted waste. However, if projects in the pipeline are developed, this capacity gap will be closed.

10.21 Within Midlothian, a project is underway to provide a major waste treatment plant at Millerhill Marshalling Yards and planning permission in principle has been granted. SESplan requires this site to be allocated in the MLDP as a waste management site.

10.22 There is a risk that not all of the potential waste treatment schemes across the SESplan area will proceed and new proposals which are more efficient and/or better located could emerge. The MLDP will provide a policy to cover such circumstances. It is likely to provide support for proposals for the recycling and recovery of waste where these are in accordance with the Zero Waste Plan, subject to environmental considerations.

10.23 The current Local Plan contains policy WAST4 which requires facilities within new developments for separation/ collection/ recycling of waste. Supplementary planning guidance was adopted in 2010 to explain how this should be implemented. Since then, the Council has introduced changes to the way in which waste is collected and processed, and it is time to review the policy. With the likely implementation of the Millerhill waste treatment plant, further changes to waste management may be introduced. To ensure compliance with the Zero Waste Plan, it is considered that the MLDP should still include a policy on waste minimisation but this could allow changes in waste management practices to be taken into account in relation to new development. While seeking to avoid unnecessary regulatory burdens on developers, any revised policy should also reflect the need to minimise waste generation during the construction phase of new development.

Transport, Infrastructure and Delivery 10

Environmental Report



For key, see paragraph 1.28.

As the actual locations for infrastructure facilities are unknown, the environmental effects cannot generally be established. The A701 realignment could impact on CO₂ emissions and car travel, but the scale of impact is uncertain. Mitigation for any negative environmental effects will be through the inclusion of biodiversity, landscape and other environmental criteria in policies, and through specifying green network requirements.



Infrastructure

Have you any views on the transport, education, health and other community infrastructure requirements arising from new development as identified above?

Note: The MLDP can only seek developer contributions towards facilities that may arise from the development proposal and all requirements placed on new development will be tested to ensure they are reasonable in this respect.



Infrastructure - Sports Provision

Have you any views on the quantity, location, use and availability of sports facilities?



Waste

Are there any specific sites or proposals for waste processing facilities which you think should be allocated to meet Zero Waste Plan objectives?

11 Affordable Housing and Housing Amenity

11 Affordable Housing and Housing Amenity

Affordable Housing

11.1 The current Local Plan requires the provision of 25% of the total capacity of new housing sites to be provided as affordable homes. The requirement is scaled depending upon the size of the site and small sites are excluded from the provisions of the policy. The affordable housing requirements for sites allocated in earlier Local Plans (Midlothian and Shawfair Local Plans, both 2003) but not yet developed, were carried forward to the current Midlothian Local Plan (2008); these requirements were set at 5-10% and 20% of total capacity respectively. It is assumed that these inherited requirements should continue to apply to these committed development sites.



11.2 SESplan reaffirms the Scottish Planning Policy benchmark figure of 25% affordable housing in new development. However, it expects the MLDP to set out an appropriate approach to the provision of affordable housing taking into account local housing waiting lists and evidence from the Housing Need and Demand Assessment (refer to the Housing Technical Note). The Midlothian Local Housing Strategy demonstrates a significant requirement in Midlothian for affordable homes, which requires the provision of both land for social rented housing and built units for private affordable homes.

11.3 In 2012, following consultation, the Council adopted supplementary planning guidance relating to the operation of its affordable housing policy as set out in the current Local Plan. The guidance provides information on the need for affordable housing in Midlothian; the types/tenures of affordable housing supported; delivery mechanisms; the use of financial payments, known as commuted sums, in lieu of direct provision (this funding can then be used to provide the units on other sites); and the potential for reducing affordable housing requirements where this burden impacts seriously on development viability. The guidance encourages a flexible approach to delivery between the Council, developers and affordable housing providers.

11.4 The preferred option for the MLDP is to retain the existing affordable housing policy which specifies a 25% requirement; no alternative to this approach is presented here as the Council considers that this requirement is fully justified with reference to the information provided in its Local Housing Strategy.

11.5 Further, given that the affordable housing supplementary planning guidance was adopted only in 2012 (following consultation, including with the house-building industry) and is in line with current policy and good practice, it is intended that it will be carried forward to become supplementary guidance in support of the MLDP.

11.6 There is currently no planning policy in Midlothian on Houses in Multiple Occupation (HMOs) although the Local Housing Strategy has a target to increase the number from just over 40 licensed HMOs at present to around 70. This increase in numbers is not considered to generate a requirement for a specific MLDP policy on this subject. However, this could be kept under review for reconsideration in the first MLDP review.

Affordable Housing and Housing Amenity 11



Affordable Housing

It is proposed to continue the current Local Plan requirement for 25% affordable housing to be provided in connection with all new housing allocations, subject to a possible reduction for smaller sites. Do you consider this reasonable?

If not, how would you suggest the requirements for affordable housing in Midlothian, as demonstrated by the size of the housing waiting lists, etc., are met?

Housing Amenity

11.7 The current Local Plan provides guidelines for new development which aim to set standards to maintain or improve the amenity of Midlothian's settlements. Whilst it is intended to retain these guidelines in the MLDP, there may be some opportunity to update them in line with best practice. There are a few matters on which we would welcome your views:

- Place-making is an important aspect of Scottish Government policy. The Council is keenly aware of the need to maintain and promote the individual identity of Midlothian's communities, especially given the scale of growth being experienced across most of its settlements. Architecture + Design Scotland has provided advice on key elements to consider in this respect. The MLDP will explain how each settlement is expected to grow over the Plan period. Do you have views on what will be important for your town or village? For example, are there open spaces that must be safeguarded and where should links be established between existing neighbourhoods and new development? Do you have views on the type of housing (detached/ semi-detached/ terraced/ flatted) or the design and materials? For example, do you want to see new buildings using styles and materials similar to the existing buildings in your area, or would you prefer the use of more modern and innovative building styles and materials, which could potentially 'make a statement', rather than blend in?
- Midlothian has a number of residential park home sites. Although park homes are technically temporary buildings, they provide affordable 'permanent' homes for Midlothian residents, in that they are not used for short-term lets. As such, the quality of their environment is as important to their residents as it is in permanent housing schemes. To ensure a satisfactory amenity for occupiers of such homes, it is proposed that the MLDP includes a general housing amenity policy which will extend to include residential park homes, and other mobile homes. It will also address time limitation and requirement for removal, along with site restoration, where appropriate.



Housing Amenity

Do you have a view on the type and design of new housing that you would like to see in Midlothian?

Do you have a view on the type of protection which should be afforded to the amenity of residential park homes?

11 Affordable Housing and Housing Amenity

Environmental Report



For key, see paragraph 1.28.

Implementing the preferred approach to affordable housing would improve quality of life and human health, as would improving housing amenity.

Employment Land 12

12 Employment Land

Changes to Supply of Employment Land

12.1 The current Local Plan includes details of the established economic land supply and allocates new sites for economic development. The MLDP strategy for economic land, based on the SESplan requirements, will be to delete constrained and 'difficult to market' sites and will allocate alternative sites which benefit from easy access to the City Bypass and link with public transport connections (including Borders Rail). These locations are identified in SESplan as Shawfair Park, Salter's Park and Ashgrove. Those sites which have been developed for alternative uses will also be removed from the employment land supply, see table below. The scale of the overall SESplan requirement was calculated on the basis that the proposed allocations could compensate for such losses.

Site (with Local Plan Ref. No.)	Hectares	Strategic Development Area	Reason for Removal
Thornybank, Dalkeith (site e10)	4.3	A7/ A68/ Borders Rail Corridor	Part of site to be developed for housing
Hardengreen, Dalkeith (site E3)	6.5	A7/ A68/ Borders Rail Corridor	All of the allocation used for Edinburgh College and solar farm development
Engine Road, Gorebridge (site e23)	1.8	A7/ A68/ Borders Rail Corridor	Ground conditions
Burghlee, Loanhead (site e9)	2.5	A701 Corridor	Unlikely to achieve suitable access/ conflict with potential housing on remainder of site
Ashgrove, Loanhead (part site E6)	3.9	A701 Corridor	Part incorporated into the Ashgrove housing site (H12) to aid delivery of relief road

Sites proposed for removal from employment land supply

Note: The proposed Zero Waste Project will potentially remove 15 hectares from the employment land supply which will further reduce the supply in Midlothian.



12 Employment Land

12.2 A number of employment locations are not included in the established economic land supply but provide potential opportunities for business development and make a valuable contribution to the local economy. To avoid their loss to non-employment use, they will be included in the established economic land supply and given appropriate protection through the MLDP.

Employment Uses

12.3 The majority of the employment sites in Midlothian, apart from those specified for biotechnology and other knowledge-based industries, are identified for business/general industry (Class 4/ Class 5 respectively). There may be some sites which would be better restricted to Class 4 only (business and light industry) based on location and neighbouring uses. There are also sites which, due to proximity to the strategic road network, may be suitable for storage and distribution use (Class 6). The table below identifies sites where a change in use class may be acceptable:

Site (with Local Plan Ref. No.)	Current Use Class(es)	Proposed Use Class(es)
Salters Park, Dalkeith (site e14)	Business (Class 4)/ Industry (Class 5)	Business (Class 4)/ Industry (Class 5)/ Storage and distribution (Class 6)
Hopefield, Bonnyrigg (site e16)	Business (Class 4)/ Industry (Class 5)	Business (Class 4)
Shawfair Park (site e27) plus extension (site E1) (plus proposed allocation)	Business (Class 4)/ Industry (Class 5)	Business (Class 4) (plus ancillary support activities)
Sheriffhall South (site E2)	Business (Class 4)/ Industry (Class 5)	Business (Class 4)
Ashgrove, Loanhead (site E6) (plus proposed allocation)	Business (Class 4)/ Industry (Class 5)	Business (Class 4)/ Storage and distribution (Class 6)
Oatslie, Roslin (site E7) (plus proposed allocation)	Business (Class 4)/ Industry (Class 5)	Business (Class 4)

Sites in employment land supply where use class may be amended

Environmental Report



For key, see paragraph 1.28.

The issues relate to existing employment sites and what support/ restrictions to apply to the operation of these sites, rather than new sites. Criteria can be applied to policies to avoid/ mitigate any adverse environmental effects.

Employment Land



Do you agree with the proposed changes to the established economic land supply and use classes assigned to specified sites, as indicated?

If not, please suggest an alternative approach.

13 Rural Issues

Housing Groups in the Countryside

13.1 The current Local Plan allows limited housing in the countryside, subject to meeting specific conditions. A new provision was introduced in the current Local Plan whereby a new house could be supported in rural housing groups of five or more existing houses. Supplementary planning guidance identified 41 housing groups where there may be potential for a total of 60 new houses. Six such houses have been consented. There has been little interest in development in the other housing groups. To provide opportunity for development in the countryside, whilst avoiding widespread pressures, it is considered worthwhile to retain support for this policy which may have had a delayed impact due to the economic recession.

13.2 If this policy is retained in its current form without any additional restrictions, it could allow additional housing to be proposed in groups which have already been extended since the current Plan was adopted (2008). One option for the MLDP would be to treat such housing groups as exempt from the policy; these groups would be specified in an update of the supplementary guidance.



Housing Groups in the Countryside

Should there continue to be support for new housing in rural housing groups?

If so, should the current policy be retained or should it be modified, for example, to restrict the short-term potential for further extension of housing groups which have recently been the location for new housing development?



Low Density Rural Housing

13.3 To date there has been limited interest in bringing forward development in accord with the current Local Plan policy HOUS5 *Low Density Rural Housing*, which provided opportunities for a limited number of new houses in association with rural activities at specified locations in the Springfield/ Leadburn area on the A701. One new location has been brought to the Council's attention for inclusion within this policy, namely the Auchendinny Estate (see Figure 13.1).

13 Rural Issues

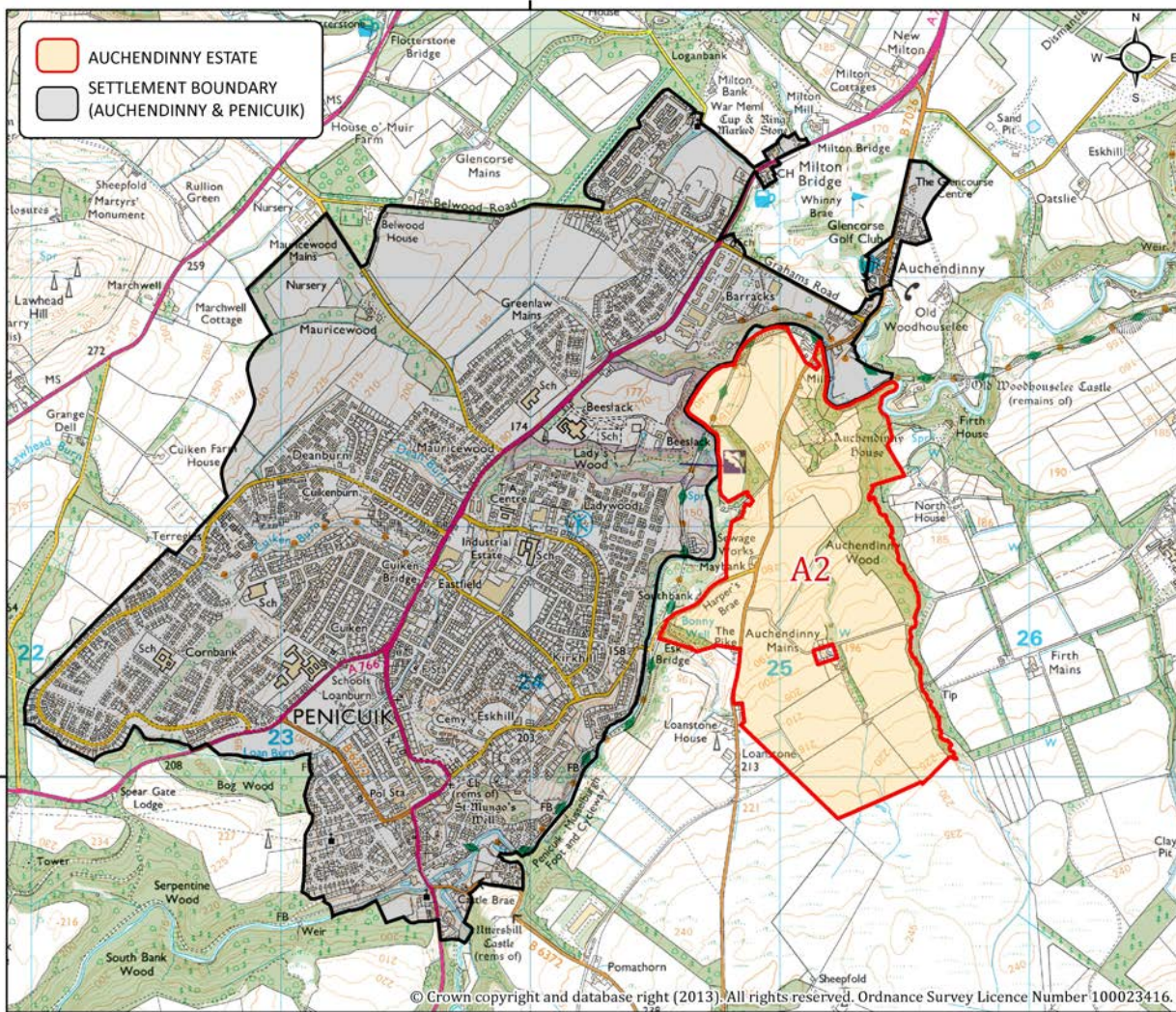


Figure 13.1 Possible location for low density rural housing

Low Density Rural Housing

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Should the Low Density Rural Housing policy be removed as there is little evidence of need/ demand; or should higher densities be permitted (up to a maximum number of units per site) with the expectation that this would deliver new housing groups in the countryside?

Low Density Rural Housing - Auchendinny

?

Should an additional area at Auchendinny be included within the terms of the Low Density Rural Housing policy?

Rural Issues 13

River Valley Policy

13.4 The current Local Plan introduced a new policy in the valleys of the Rivers Esk and Tyne, to prevent development which would be inconsistent or not essential to the river valley location. The Esk Valley is defined by policy boundaries. The Tyne valley has not been so defined. There is little pressure for development in the Tyne Valley, and it is not considered essential that a policy boundary is included. The importance of the river setting can be fully taken into account should development proposals come forward in the vicinity of the River Tyne.



13.5 However, there are greater pressures on the Esk Valley and the policy boundary remains important to define the extent of the policy of restraint. The intent of this policy was to encourage a consistent approach to considering the suitability of development in the river valley, with a view to protecting the asset. However, the River Esk has an important working history, which resulted in development associated with the Esk settlements. It is considered that the policy could be modified to enable some limited development in the urban areas which are currently located within the river valley policy area, whilst continuing to protect the special features of this valuable landscape setting. Any such development would have to make a contribution to the Midlothian Green Network. If this is supported, any change to the policy through the MLDP would be directed to areas where both the river valley policy and the urban area policy apply.

**River Valley Policy**

Should the river valley policy be amended to be less restrictive where the policy area overlaps with urban areas?

Pentland Hills Regional Park/ Midlothian Snowsports Centre/ Hillend

13.6 The current Local Plan enables upgrading and enhancement of the facilities at the Midlothian Snowsports Centre, and also ancillary activities that will secure its future as a centre of excellence for skiing and snowboarding. There has been interest over the years from commercial operations to allow a variety of uses in the vicinity of the centre. There has also been interest for hotel proposals, as a result of the ECON7 policy supporting hotels in gateway locations.

13.7 This is the opportunity to consider the future 'vision' for this area of Midlothian. It is a sensitive location, in landscape terms, but could also have potential, given its designation as a country park where there could be support for active rural leisure activities. It also has the advantage of close proximity to a wide catchment population in Edinburgh, and this could have a bearing on the future role of this location. A draft development brief has been prepared for Hillend Country Park, which identifies potential development within its boundaries, including improved facilities and tourist accommodation to support the long-term viability of the Snowsports Centre. Other interest has been expressed outwith the park's boundaries in providing facilities for visitors to the Edinburgh area with links to the natural and recreational assets in the vicinity.

13 Rural Issues

13.8 Any support for development in this area would require careful management and control, and this could be provided by preparing supplementary guidance, including masterplanning, to ensure the long-term protection of the valuable natural and landscape resources of this location.



Hillend Country Park/ Midlothian Snowsports Centre

Should Hillend Country Park and adjacent land along the A702 be promoted for wider active rural leisure and associated uses, e.g. tourist accommodation, associated retail (outdoor leisure goods), to support the Midlothian Snowsports Centre (where appropriate) but also to provide business and employment opportunities?

If so, should supplementary guidance, including masterplanning, be prepared to guide development?

Environmental Report



For key, see paragraph 1.28.

The scale of development arising from possible changes to rural housing policies is limited, and the environmental impact is similarly expected to be limited. Any development will seek appropriate biodiversity and landscape improvements. Support for development at Hillend Country Park/ Midlothian Snowsports Centre may have an effect on the landscape but this could be mitigated by masterplanning and design/ landscaping conditions.

Built and Natural Heritage 14

14 Built and Natural Heritage

14.1 The current Local Plan contains a range of policies requiring the protection and enhancement of built and natural heritage assets in Midlothian. Generally speaking, this policy framework will be retained in the MLDP. Where any changes or a new approach is being proposed, for example, in response to national policy, this is outlined below.

Conservation Areas

14.2 The current Local Plan identified a number of proposed conservation area changes, including the establishment of a new Conservation Area at Dalhousie. Consultation has been completed on these boundary changes, and the legislative procedures are being implemented. It is not proposed to promote any further changes to conservation areas, beyond those already promoted through the Midlothian Local Plan.

Historic Battlefields

14.3 In Midlothian, sites at Rullion Green and Roslin have been identified by Historic Scotland as historic battlefield sites to be included in the Inventory of Historic Battlefields. The MLDP will identify these locations and afford them appropriate protection. The historic battlefield at Roslin may have a bearing on development sites to the north of Roslin and south of Loanhead as identified in the Development Strategy section.

Biodiversity and Geodiversity

14.4 Natural heritage designations in the current Local Plan recognise Midlothian's biodiversity value at an international, national and local level. Statutory designations include: at the international level, Ramsar and Natura 2000 sites (Special Protection Areas and Special Areas of Conservation); at the national level, Sites of Special Scientific Interest; and at the local level, a Local Nature Reserve. Non-statutory Local Biodiversity Sites are subject to an ongoing review of existing local wildlife sites, and the identification of new ones, in line with the national guidance *Establishing and Managing Local Nature Conservation Sites*. This review, which will inform the MLDP, aims to simplify the diversity of purpose and function of local nature conservation sites which help to meet national biodiversity targets, support national and local biodiversity priorities, and protect features of local character and distinctiveness. The Nature Conservation Technical Note provides details of the Local Biodiversity Sites system.



14.5 Geodiversity is the physical basis for Midlothian's varied landscapes and a vital component of its culture and built heritage. In making decisions about future land use which affect ecosystems, account should be taken of the impact on both biodiversity and geodiversity. Further, geodiversity aids our understanding of natural processes which underpins work on predicting and adapting to future change. Midlothian has five Sites of Special Scientific Interest designated for their geological interest together with three designated Regionally Important Geological Sites which will, in due course, be converted to Local Geodiversity Sites. This change will be reflected in the MLDP.

14 Built and Natural Heritage



Areas of Great Landscape Value/ Special Landscape Areas

14.6 A number of distinct landscape types across the countryside of Midlothian are designated within the current Local Plan as Areas of Great Landscape Value (AGLVs). Although the Council is confident that the extent of this local landscape designation continues to be generally valid, it has undertaken an AGLV review to determine how the designated areas accord with the 2005 national guidance prepared by Scottish Natural Heritage/ Historic Scotland on the designation of local landscape areas.

14.7 The review recommends that the current AGLVs are replaced with seven candidate Special Landscape Areas

(SLAs), covering a variety of landscape types in Midlothian. The main recommended changes are summarised below. Most of the area currently within the AGLVs would be taken forward as SLAs. However, some areas that are currently part of the AGLVs would be deleted and other areas would be added (i.e. areas not previously part of the AGLVs).

Recommended deletions (to be removed from AGLVs and not included in new SLAs):

- land to east of Cousland, under overhead power lines, up to East Lothian boundary;
- land to north west of Edgehead and east of Mayfield;
- slopes under overhead power lines between Fala Moor and west of A68;
- land at Shewington and Edgelaw Moor, including area of former opencast coal working.

Recommended additions (to be included in SLAs, but not currently within AGLVs):

- Auchencorth Moss;
- land to east of Pathhead, up to East Lothian boundary.

14.8 Figures 14.1 and 14.2 identify the extent of the current AGLVs, the areas where the boundaries of the AGLVs are proposed to be modified by the SLAs, and the candidate SLAs. The following seven candidate SLAs have been identified:

- Pentland Hills SLA;
- North Esk SLA;
- South Esk and Carrington Farmland SLA;
- Gladhouse Reservoir and Moorfoot Scarp SLA;
- Tyne Valley SLA;
- Fala Moor SLA; and
- Fala Rolling Farmland and Policies SLA.

The Council's preferred strategy is to replace the current AGLVs with the seven candidate SLAs and incorporate them into MLDP. The MLDP would then be consistent with the Scottish Natural Heritage and Historic Scotland guidance on local landscape designations.

Built and Natural Heritage 14

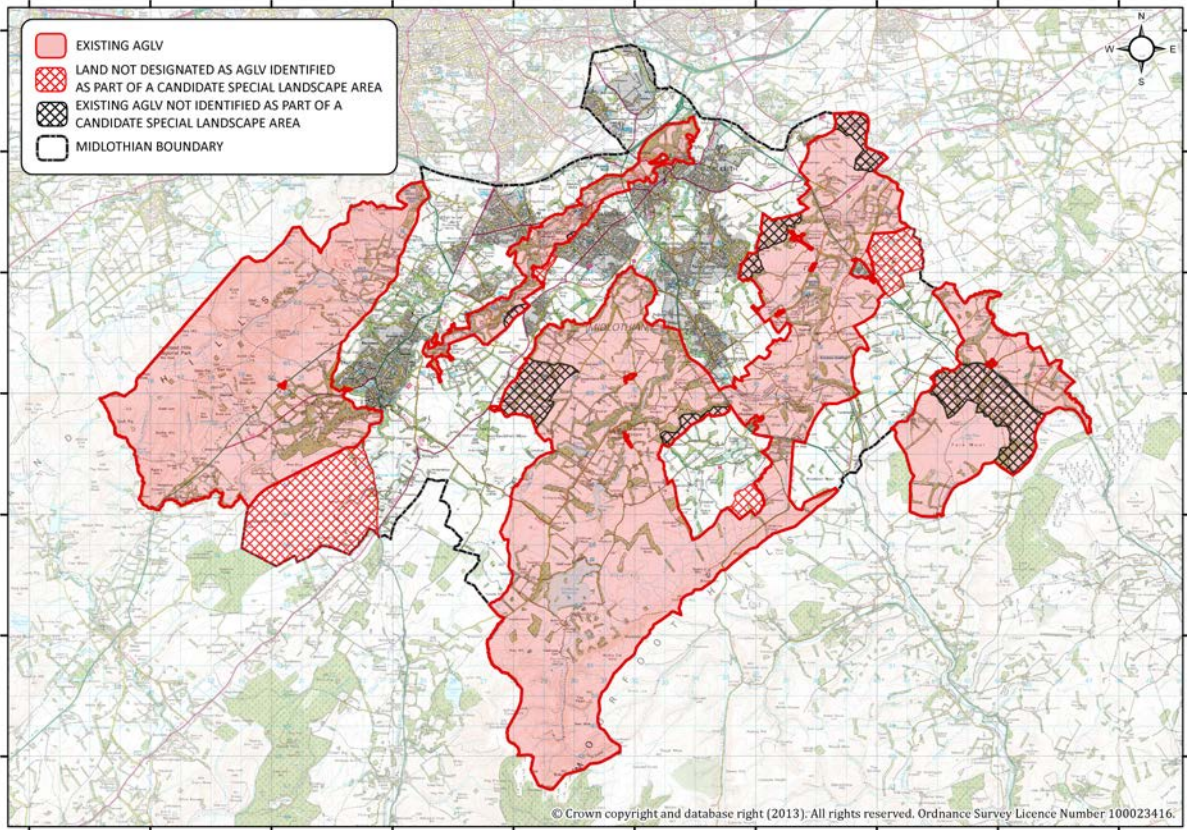


Figure 14.1 Potential additions to, and deletions from, existing Areas of Great Landscape Value

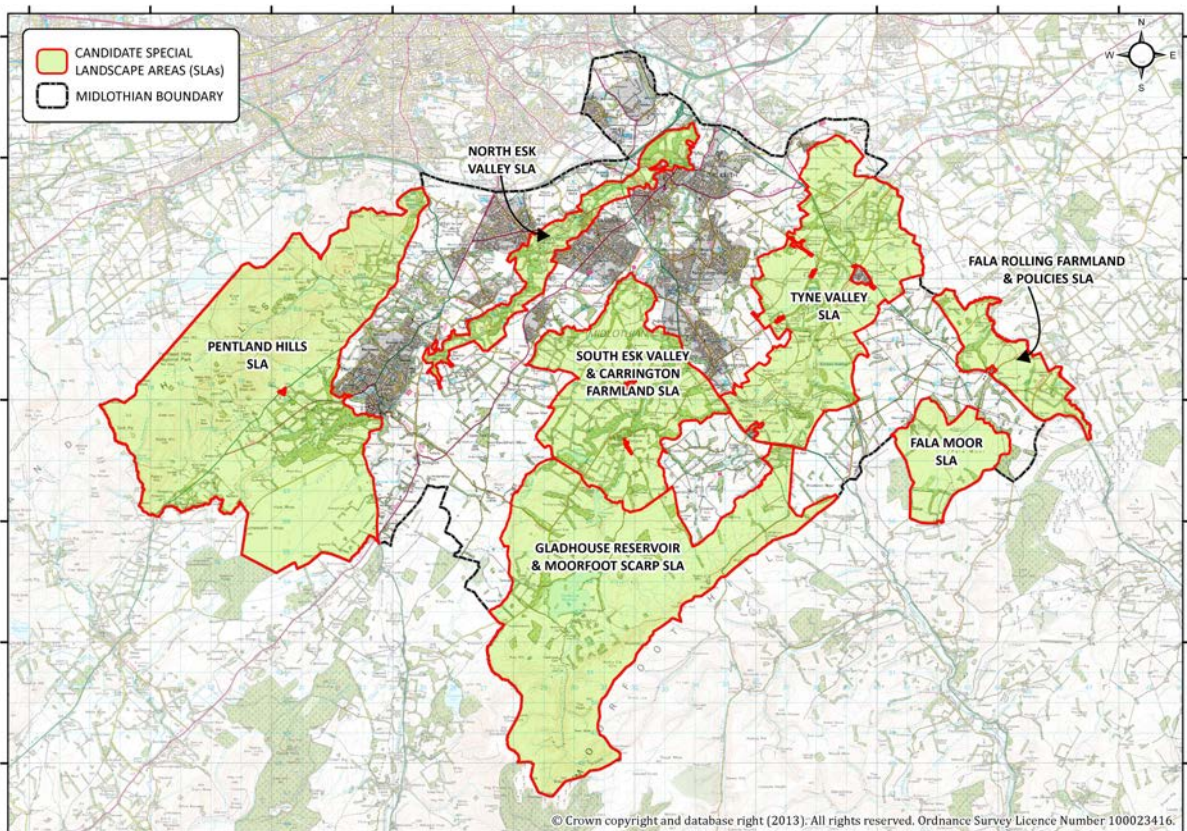


Figure 14.2 Proposed Special Landscape Areas to replace Areas of Great Landscape Value

14 Built and Natural Heritage



Special Landscape Areas

Do you support the definition and extent of the candidate Special Landscape Areas?

If not, what amendments would you suggest and why?

Environmental Report



For key, see paragraph 1.28.

Support for conservation areas, landscape designations (as amended for candidate Special Landscape Areas) and the newly designated Historic Battlefields will have positive environmental effects. The effect of the Roslin Historic Battlefield on the settlement form of Roslin is currently uncertain.

Equalities 15

15 Equalities

15.1 The Council has a duty under the Equality Act 2010, when exercising its functions, to:

- eliminate unlawful discrimination, harassment and victimisation and other prohibited conduct;
- advance equality of opportunity between people who share a relevant protected characteristic and those who do not;
- foster good relations between people who share a protected characteristic and those who do not.

The public sector equality duty covers the following protected characteristics: age, disability, gender, gender reassignment, pregnancy and maternity, race, religion or belief, and sexual orientation. In addition, the Equality Act 2010 (Specific Duties) (Scotland) Regulations 2012 requires listed authorities (of which Midlothian Council is one) to assess and review new or revised policies against the needs of the general equality duty.



Equalities

In terms of the following equality target groups: age (older or younger), disability, gender, gender reassignment, marriage and civil partnership, people experiencing poverty or at risk of poverty, pregnancy and maternity, race, religion or belief, sexual orientation and travelling people/gypsies, do you have any views on whether or not any of the land use issues raised in this Main Issues Report are likely to have a positive or negative impact on these groups?

Can you think of other matters, relevant to land use planning, that have been omitted from this document which, if taken forward in the Proposed Plan, might have a beneficial impact on these groups?



16 Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance

16 Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance

Resource Protection - The Natural Heritage

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
RP1 Protection of the Countryside	Y			Y	References to other plan policies may need amending. Supplementary guidance may be required in association with policy DP1 update.
RP2 Protection of the Green Belt	Y				Policy boundary will change (refer to Green Belt section); reference to policy RP3 will be removed; development acceptable in Green Belt may be extended to include essential infrastructure (refer to Green Belt section).
RP3 Major Non-Conforming Land Uses in the Green Belt		Y		Y	Policy to be removed. Concept of non-conforming uses no longer applies (in accordance with Scottish Planning Policy). Roslin Institute site to be incorporated into Roslin settlement. The Bush to be subject of a special policy area, protecting the area for biotechnology and knowledge-based industries with ancillary uses as indicated in <i>The Bush Framework Masterplan 2012</i> . New policy to be included in ECON policies, e.g. policy ECON2. May incorporate the Bush Masterplan into supplementary guidance.
RP4 Prime Agricultural Land	Y				
RP5 Woodland, Trees and Hedges	Y				
RP6 Areas of Great Landscape Value		Y			Policy boundaries will change (refer to Areas of Great Landscape Value (AGLV) proposals), and terminology will refer to Special Landscape Areas, rather than AGLV.
RP7 Landscape Character	Y				Minor update to policy wording taking into account recommendation of Midlothian Final AGLV Evaluation Report November 2012.
RP8 Water Environment		Y		Y	Draw together main elements of policies RP8 and DP3. Incorporate some detailed DP3 matters into supplementary guidance.
RP9 Protection of the River Valleys		Y			Amend policy protection through some amendments to the policy RP9 boundary where this passes through the urban areas, to enable development appropriate to an urban riverside environment, rather than current restriction of opportunities for development (refer to Rural Issues section).
RP10 Internationally Important Nature Conservation Sites	Y				Minor change only.
RP11 Nationally Important Nature Conservation Sites	Y				Minor change only.

Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance 16

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
RP12 Regionally and Locally Important Nature Conservation Sites	Y				Minor changes only; update references to Local Biodiversity Sites; include reference to Local Geodiversity Sites (LGS) - Regionally Important Geological Sites to be subject of review and designated as LGS during the lifetime of MLDP.
RP13 Species Protection	Y				May distinguish between EU-protected and other protected species.
RP14 Habitat Protection Outwith Formally Designated Areas	Y				
RP15 Biodiversity Action Plan	Y				
RP16 Regional and Country Parks	Y			Y	Consideration to be given to combining policies RP16 and DP4, and also need for supplementary guidance to specifically address Hillend Country Park (refer to Rural issues section).
RP17 Protection of the Mineral Resource	Y				
RP18 Protecting Areas from Surface Mineral Extraction	Y				
RP19 Peat Extraction		Y			Extend protection to cover against damage from development, not simply extraction (refer to Climate Change section).
RP- NEW Green Network			Y	Y?	Draft new policy/ proposal as an umbrella policy to draw together contributing policies, e.g. policies RP5, RP9-12, RP14, RP29-30, RP32. Include the specific Green Network proposals (refer to Green Network section & Technical Note)

Resource Protection - The Built Heritage

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
RP20 Development within the Built-Up Area	Y				Minor change only; include cross-reference to approach in river valley areas within urban areas (refer policy RP9 comment above).
RP21 Community Identity and Coalescence	Y				Identify the scope of green network policy/ proposal to compensate for physical coalescence.
RP22 Conservation Areas	Y				Modify to take account of revised Scottish Historic Environment Policy (SHEP) and Historic Scotland's <i>Managing Change in</i>

16 Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
					<i>the Historic Environment</i> guidance, where necessary. Include reference to revised permitted development rights.
RP23 Conservation Areas - Amendments (Proposal)	N				Statutory procedures for amendments to boundaries (and new Dalhousie Conservation Area boundary) to be completed prior to MLDP adoption (refer Conservation section).
RP24 Listed Buildings	Y				Modify to take account of revised SHEP and Historic Scotland's <i>Managing Change in the Historic Environment</i> guidance, where necessary. Include reference to revised permitted development rights.
RP25 Nationally Important Gardens and Designed Landscapes	Y				Modify to take account of revised SHEP and Historic Scotland's <i>Managing Change in the Historic Environment</i> guidance, where necessary.
RP26 Scheduled Ancient Monuments	Y				Modify to take account of revised SHEP and Historic Scotland's <i>Managing Change in the Historic Environment</i> guidance, where necessary.
RP27 Other Important Archaeological or Historic Sites	Y				Modify to take account of revised SHEP and Historic Scotland's <i>Managing Change in the Historic Environment</i> guidance, where necessary.
RP28 Site Assessment, Evaluation and Recording	Y				Modify to take account of revised SHEP and Historic Scotland's <i>Managing Change in the Historic Environment</i> guidance, where necessary.
RP- NEW Historic Battlefields			Y		Draft new policy to specifically protect designated historic battlefields; include extent on Policies and Proposals Map. Take account of revised SHEP and Historic Scotland's <i>Managing Change in the Historic Environment</i> guidance.
RP29 Playing Fields and Sports Facilities	Y				Minor change only: refer to Open Space Strategy.
RP30 Open Space in Towns and Villages	Y				Minor change only: refer to Open Space Strategy.
RP- NEW RP31 Open Space Standards			Y	Y	Replace current policy. Refer to Open Space Strategy. Requires supplementary guidance to inform planning obligations.
RP32 Public Rights of Way and Other Access Routes	Y				

Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance 16

Resource Protection - Compensation Arrangements

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
RP33 Compensation Measures for Loss of Environmental Resources	Y				

Development Topics - Committed Development

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
COMD1 Committed Development		Y			Update required to take account of progress on committed development sites, and outstanding requirements. Changes will also be needed to Appendices 1A, 1B, 1C and 2.
Appendix 1	Y				See above.
Appendix 2	Y				See above.

Development Topics - Housing

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
HOUS1 Strategic Housing Land Allocations (Proposal)		Y			Update by removing current Local Plan allocations (move to policy COMD1) and replacing them with new strategic allocations to meet SESplan requirements (refer to Development Strategy section).
HOUS2 Village Housing Allocations (Proposal)	N				Current HOUS2 allocations will move to policy COMD1.
HOUS3 Windfall Housing Sites	Y				
HOUS4 Affordable Housing	Y			Y	Refer to Affordable Housing & Housing Amenity section.
HOUS5 Low Density Rural Housing	Y/N			Y/N	Refer to Rural Issues section where a range of options is discussed, ranging from modifying to removing the policy.

16 Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
HOUS- NEW Housing Amenity			Y		Refer to Affordable Housing & Housing Amenity section. Include a new policy to support sustainable place-making, quality in new development, protection of housing amenity, including for non-permanent housing such as residential park homes.

Development Topics - Economic Development

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
ECON- NEW Protection of Established Economic Land Supply			Y		Include a new policy giving specific protection to the existing employment sites (as advised by Reporter at the public inquiry for the current Local Plan).
ECON1 Strategic Economic Land Allocations (Proposals)		Y			Update by removing current Local Plan allocations (move to policy COMD1) and replacing with new strategic allocations in line with SESplan (refer to Development Strategy section).
ECON2 Biotechnology and Other Knowledge-Based Industries (Proposal)		Y		Y	Redefine to become The Bush special policy area, referring also to the Enterprise Area, with a defined boundary on the Policies & Proposals Map (refer to Green Belt section). Remove the current Local Plan allocations (move to policy COMD1). May incorporate <i>The Bush Framework Masterplan 2012</i> into supplementary guidance. (See note on policy RP3 above).
ECON3 Workshop Homes	Y				
ECON4 Storage and Distribution and Other Non-Residential Uses on Existing Industrial Land and Buildings		Y			Update to include support for specified economic land supply sites or retain in current form.
ECON5 Industries with Potentially Damaging Impacts	Y				
ECON6 Offices	Y				Refer to current Local Plan Appendix 1B; review of Business/ General Industrial classification of sites may be undertaken.
ECON7 Tourist Accommodation		Y			Rename as 'Tourism'. May require only minor change (if 'gateway' approach continues), or more significant change if targeted support promoted. Include approach to holiday cottages. Refer to 'Midlothian Gateway' potential (refer to Tourism section).
ECON8 Rural Development	Y				Minor change only, e.g. amend public transport requirements; ensure consistency across rural policies (policy DP1)

Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance 16

Development Topics - Transportation

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
TRAN1 Sustainable Modes of Transport		Y			Modify to emphasise active travel/ stronger climate change and green network link.
TRAN2 Waverley Rail Line (Proposal)	Y				Update in line with progress on project; rename as Borders Rail Line.
TRAN3 Trunk Roads (Proposal)	Y	Y			May require more significant update through introduction of additional trunk roads projects, depending on outcome of transport modelling/ Transport Scotland input.
TRAN4 Safeguardings for Transportation Schemes		Y			Remove schemes which have been delivered. Include new schemes including those identified in SESplan; A701 realignment (revised scheme, if taken forward); potential cycle routes (linked to green network proposals).
TRAN5 Freight Movement	Y				
TRAN6 Traffic Calming	Y				
TRAN7 Cycling	Y				Emphasise contribution to green networks; extend support to other cycle routes.

Development Topics - Town Centres and Retailing

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
SHOP1 Town Centres		Y			Possibly combine with policy SHOP3; redefine town centre boundaries where appropriate.
SHOP2 Major Retail and Commercial Leisure Development within or on the Edge of Strategic Town Centres		Y			MLDP will not include any strategic town centres (due to SESplan review of retail hierarchy). Rationalise policy position with policies SHOP4 and 5 regarding sequential test for development in town centres and Straiton.
SHOP3 Change of Use within Strategic Town Centres		Y			Possibly combine with policy SHOP1; relate to all town centres and review content of policy (refer to Retail section).
SHOP4 Straiton Retail Park		Y			Rationalise policy position with policies SHOP2 and 5 regarding sequential test for development in town centres and Straiton.
SHOP5 Major Retail and Commercial Leisure Development outwith		Y			Rationalise policy position with policies SHOP2 and 4 re sequential test for development in town centres and Straiton.

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Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
Strategic Town Centres and Straiton					
SHOP6 Minor Retail Facilities		Y			Rationalise policy position given loss of strategic town centres. May be restricted to village and neighbourhood centres.
SHOP7 New Neighbourhood Shopping Facilities	Y				
SHOP8 Open Air Markets	Y				
SHOP9 Factory Shops		Y			Include policy stance relating to trade counters; potential support for selected economic sites.
SHOP- NEW New Retail Floorspace			Y		Identify locations for new retail floorspace (refer to Retail section). Make specific reference to Straiton Commercial Hub and provision of superstore in A7 Corridor within context of committed retail development.

Development Topics - Community Facilities and Recreation

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
COMF1 Education Facilities (Proposal)		Y			Retain outstanding requirements and update with new requirements in support of new allocations (refer to Transport, Infrastructure & Delivery section).
COMF2 Further Education Facilities	Y				No known proposals, therefore may be option to remove policy.
COMF3 Health Centres	Y				Once NHS Lothian/ community response received, include details of locations where new/ extended centres to be promoted.
COMF4 Leisure and Community Facilities (Proposal/ Policy)		Y			Retain outstanding requirements and update with new requirements in support of new allocations (refer to Transport, Infrastructure & Delivery section).
COMF5 Protection of Rural Facilities	Y				Policy intent still valid and may be retained; may be incorporated into a countryside/ rural section.
COMF6 Cemetery	Y				Delete policy – to be reconsidered in context of first review of MLDP.
COMF7 Midlothian Ski and Snowboard Centre		Y		Y?	Rename as Midlothian Snowsports Centre; potentially support more related uses, e.g. tourist accommodation; related retail; compatible outdoor recreation uses (refer to Rural Issues

Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance 16

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
					section). Development brief, once finalised, likely to be taken forward as supplementary guidance.
COMF8 Golf Courses	Y				

Development Topics - Energy

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
NRG1 Renewable Energy Projects	Y			Y	Minor amendments in line with AGLV review/ new Special Landscape Areas. However this will depend on response to Climate Change section. Possible supplementary guidance in form of Landscape Capacity Study or spatial framework.
NRG2 Individual Wind Turbines and Microgeneration	Y				Minor amendments only.
NRG3 Energy for Buildings		Y			Some change to policy likely to arise from consultation response on Climate Change section.

Development Topics - Waste Management

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
WAST1 Waste Management		Y			Update in line with Zero Waste Plan and Planning Annex.
WAST2 Waste Management Facilities for Municipal Waste		Y			Allocate site at Millerhill Marshalling Yards for Zero Waste Project and any possible replacement/ new civic amenity Municipal Waste sites.
WAST3 Sites for Waste Disposal by Landfill	Y				Amend to emphasise that landfill is the least favoured option.
WAST4 Waste Minimisation		Y		N	Replace policy to allow a more flexible response to waste minimisation, i.e. to allow for new waste collection arrangements. Withdraw current supplementary planning guidance on <i>WAST4 Managing Waste in New Developments</i> .

16 Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
WAST- NEW Safeguarding of Waste Sites			Y		Identify established operational waste management sites; ensure their operation is not compromised by encroachment of incompatible uses.

Development Topics - Minerals

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
MIN1 Areas of Search for Surface Mineral Extraction		Y			Refer to Minerals section. Remove redundant areas of search and include replacement ones.
MIN2 Hard Rock Extraction	Y				
MIN- NEW Onshore Gas Extraction			Y		Refer to Minerals section. The need for a new policy will depend on the consultation response to this report. Alternative approach is to rely on current resource protection policies.

Development Topics - Derelict Land

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
DERL1 Treatment of Vacant and Derelict Land	Y				Some clarification required, especially in respect of approach to reuse of land in rural and Green Belt locations.

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Development Topics - Utilities

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
UTIL1 Water and Drainage	Y				Minor update only/ possible cross-reference to Implementation policies.
UTIL2 Telecommunications	Y				Rename as 'Digital Infrastructure'. Minor update to accord with Scottish Planning Policy and support improvements to broadband coverage/ service.
UTIL3 Emergency Services	Y				Minor update, unless consultation response identifies a need for new facilities provision.

Development Topics - Implementation

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
IMP1 New Development	Y				Amend reference to Council preparing development briefs; include a better linkage to policy RP20.
IMP2 Essential Infrastructure Required to Enable New Development to Take Place	Y				Update in line with revised requirements arising from new development allocations (refer to Development Strategy and Transport, Infrastructure & Delivery sections).
IMP3 Developer Contributions Towards Facility Deficiencies	Y				Update in line with revised requirements (refer to Development Strategy and Transport, Infrastructure & Delivery sections).

Detailed Development Policies

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
DP1 Development in the Countryside		Y		Y	Depending on decisions in response to consultation on the Rural Issues section, policy DP1 may require only minor update. Some details may be removed and incorporated into supplementary guidance. May combine with policy RP1.
DP2 Development Guidelines	Y			Y	Update to include new open space standards and possibly parking standards. Possibly remove from MLDP and replace by supplementary guidance.

16 Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
DP3 Protection of the Water Environment	N?			Y	Draw together the main elements of policies RP8 and DP3. Incorporate some detailed policy DP3 matters into supplementary guidance.
DP4 Pentland Hills Regional Park	Y?			Y	Consideration to be given to combining policies RP16 and DP4, and also need for supplementary guidance dealing specifically with Hillend Country Park / Midlothian Snowsports Centre (refer to Rural Issues section).
DP5 Conservation Areas: Development Management	N?			Y	Include a link in policy RP22 to detailed guidance in new supplementary guidance. Expand the content of policy DP5 to provide specific guidance for all conservation areas.
DP6 House Extensions	N?			Y	Potential to include reference to requirements relating to house extensions within the suggested new policy on Housing Amenity (refer to Affordable Housing & Housing Amenity section). Cross-refer to supplementary guidance.
DP7 Control of Class 3 (Food and Drink) Uses and Hot Food Takeaway Shops	N?			Y	Potential to include reference to requirements relating to Class 3 Uses within the suggested new policy on Housing Amenity (refer to Affordable Housing & Housing Amenity section). Cross-refer to supplementary guidance.
DP8 Advertisements	N?			Y	
DP9 Planning Enforcement	N?			Y	

Appendix 1 - Review of Midlothian Local Plan (2008) Policies and Requirement for Supplementary Guidance 16

Appendices

Policy	Remain/ Minor Change	Significant Update	New Policy	Supplementary Guidance	Comment/ Explanation
Appendix 1 Committed Development		Y			Include committed development/ current Local Plan allocations within Appendix; remove completed sites.
Appendix 2 Existing Policies and Proposals (Shawfair)	Y				
Appendix 3 List of Supplementary Planning Guidance		Y			
Appendix 4 Tree Preservation Orders	N			Y	Remove to supplementary guidance, to allow for more frequent update.
Appendix 5 Nature Conservation Sites	Y				Update to take account of revised definitions, e.g. Local Biodiversity Sites.
Appendix 6 Scheduled Ancient Monuments	Y				Remove Glencorse, Old Church from list of Scheduled Ancient Monuments and Policies & Proposals Map (now covered by a single designation - Category 'A' listed building).
Appendix 7 Glossary	Y				Update as required.



17 Appendix 2 - SESplan Proposed Plan - Local Development Plan Requirements

17 Appendix 2 - SESplan Proposed Plan - Local Development Plan Requirements

Paragraph/ Policy	Local Development Plan (LDP) Requirement
Paras. 28 and 119	LDPs should make provision for the priority strategic infrastructure interventions detailed in Figure 2 and identify additional local projects that will be necessary to facilitate the Strategic Development Plan (SDP)(SESplan).
Figure 2	<p><u>Regional Core</u> (South East Edinburgh/ Shawfair):</p> <ul style="list-style-type: none"> ● Tram Line 1C; ● Sheriffhall Junction Upgrade; ● Borders Rail; ● Orbital Bus Route; ● A68 Park and Ride; ● Millerhill Waste Facility; ● Secondary and Primary Education Facilities; ● Water and Sewerage Infrastructure. <p><u>Midlothian/ Borders:</u></p> <ul style="list-style-type: none"> ● Reopening of Borders Railway Line; ● Improvements to A701; ● Upgrading of Sheriffhall Roundabout and Other Junctions on A720; ● Orbital Bus Route; ● Lothianburn Park and Ride; ● Secondary and Primary Education Facilities; ● Water and Sewerage Infrastructure.
Para. 30	LDPs will promote a co-ordinated approach to development within the Strategic Development Areas (SDAs) and support the delivery of additional land for housing and employment and other development requirements.
Policy 1A/ Policy 5	<p>LDPs will direct further strategic development to the SDAs of SE Edinburgh; A7/ A68/ Borders Rail Corridor (Midlothian); A701 Corridor (Midlothian).</p> <p>LDPs will indicate the phasing and mix of uses as appropriate to secure the provision and delivery of infrastructure to accommodate development. Any areas of restraint necessary as a result of environmental and infrastructure constraints will be identified and justified in LDPs.</p>
Policy 1B	<p>LDPs will:</p> <ul style="list-style-type: none"> ● ensure that there are no significant adverse impacts on the integrity of international, national and local designations, in particular ... Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest and Areas of Great Landscape Value and any other Phase 1 Habitats or European Protected Species; ● ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular..., Scheduled Ancient Monuments, Listed Buildings, ...and Sites listed in the Inventory of Gardens and Designed Landscapes; ● have regard to the need to improve the quality of life in local communities by conserving and enhancing the natural and built environment to create more healthy and attractive places to live; ● contribute to the response to climate change, through mitigation and adaptation; and ● have regard to the need for high quality design, energy efficiency and the use of sustainable building materials.
Regional Core - Intro/ Para. 46	Land will be safeguarded for the development of a waste treatment facility at Millerhill Marshalling Yards. Likely to include energy from waste technology and potential eco-park with complementary waste recycling / renewable industries.

Appendix 2 - SESplan Proposed Plan - Local Development Plan Requirements 17

Paragraph/ Policy	Local Development Plan (LDP) Requirement
Paras. 43/44	Delivery of existing commitments in SE Edinburgh is a key requirement and priority: 4,000 homes within Midlothian (settlement expansion and new settlement of Shawfair). Delivery of Shawfair Park strategic employment centre.
Para. 45	<ul style="list-style-type: none"> ● Upgrading of Sheriffhall Roundabout; ● Borders Rail and Shawfair station; ● Phase 3 of tram to Dalkeith; ● Edinburgh Orbital Bus Route; ● Expansion of Sheriffhall Park & Ride; ● Potential new park & ride to north of A68/ A720 junction.
Para. 46/ Policy 5/ Table 3	LDPs will allocate sites that are capable of development over the period to 2019 to accommodate 100 new homes in Midlothian part of SE Edinburgh SDA, and sites will be allocated for a further 350 new homes to meet the housing land requirement over the period 2019-2024.
Para. 46	Economic growth at Shawfair Park will be supported through further expansion with the LDP to allocate 20 hectares within Midlothian (part of SE Edinburgh).
Para. 46	Increased education capacity, including secondary education, is required.
Paras. 47 and 86	LDPs will identify opportunities to deliver Green Networks in association with strategic development.
Midlothian Borders Intro.	Development within the Midlothian / Borders Sub Regional Area will be focused on A7/ A68/ Borders Rail and A701 Corridors in Midlothian.
Para. 71	<p>A7/ A68/ Borders Rail Corridor comprises the towns of Dalkeith, Bonnyrigg, Mayfield/ Easthouses, Newtongrange, Gorebridge and Rosewell.</p> <p>A701 Corridor comprises the towns of Loanhead, Bilston, Roslin and Penicuik/ Auchendinny.</p>
Para. 72	Substantial committed housing and economic development; issues of settlement coalescence and community identity.
Para. 73	Economic growth will be achieved through promotion of the key sectors in Midlothian. Provision is made for 10-hectare expansion of Salter's Park, Dalkeith; and 15-hectare expansion in A701 Corridor with consideration given to Ashgrove, Loanhead.
Para. 74	<ul style="list-style-type: none"> ● Further growth supported at the Midlothian Campus of the Edinburgh Science Triangle at Bush Estate; ● Support for enhancements of the 'gateway' to Midlothian at the northern end of the A701 Corridor.
Para. 75	<p>Key infrastructure projects include:</p> <ul style="list-style-type: none"> ● reopening of Borders Railway; ● grade separation of Sheriffhall Roundabout and improvements to other junctions on A720 City Bypass; ● new park & ride at Lothianburn; ● implementation of the Edinburgh Orbital Bus Route with connecting park & ride sites and bus priority measures; ● A7 junction improvements; and ● longer-term extension of the tram system to Dalkeith.
Para. 75	Investment in drainage and education will need clarification or resolution.
Para. 76-78/ Policy 5/ Table 3	LDPs will allocate sites that are capable of development over the period to 2019 to accommodate 350 new homes in A7/A68/ Borders Rail Corridor and 250 in A701 Corridor, and sites will be allocated for a further 900 new homes in A7/ A68/ Borders Rail Corridor and 500 in A701 Corridor to meet the housing

17 Appendix 2 - SESplan Proposed Plan - Local Development Plan Requirements

Paragraph/ Policy	Local Development Plan (LDP) Requirement
	land requirement over the period 2019-2024. There is scope for further expansion of the planned new community at Redheugh with potential in the longer term for a new station on the Borders Railway.
Para. 95	LDPs will maintain a supply of employment land allocations to meet changing demand. LDPs should respond to the diverse needs and locational requirements of the different sectors ensuring a generous range and choice of employment sites which are highly accessible to communities across the SESplan area.
Para. 96	LDPs should continue to provide support for safeguarded specialist sites such as biosciences.
Para. 97	LDPs should acknowledge and identify circumstances and locations in which non-conforming uses may be appropriate on strategic employment sites, e.g. ancillary and support services complementary to an employment land setting, e.g. waste uses. Housing and retail on strategic sites will normally be resisted. LDPs can however promote and justify mixed use communities on strategic employment sites, so long as it does not result in a net loss to the overall strategic employment supply.
Policy 2	LDPs will support the retention of the quantity of the established strategic employment land supply as follows: <ul style="list-style-type: none"> ● Regional Core - 247 hectares ● Midlothian/ Borders - 124 hectares
Para. 101	LDPs can assist in the protection and promotion of town centres by promoting a sequential approach to selecting locations for retail and commercial leisure development. Unless an exception is identified through an LDP and justified by rigorous analysis, priority should be given to town centre then edge of centre locations, then established commercial centres and finally out of centre locations.
Policy 3	LDPs will: <ul style="list-style-type: none"> ● identify town centres and commercial centres clearly defining their roles; ● support and promote the network of centres as shown in Table 1, and identify measures necessary to protect these centres including setting out criteria to be assessed when assessing development proposals; ● promote a sequential approach to the selection of locations for retail and commercial leisure proposals. Any exceptions identified through LDPs should be fully justified.
Policy 4	LDPs will: <ul style="list-style-type: none"> ● review the need to identify areas of search for aggregate minerals and coal, or where appropriate, specific sites, having regard to national guidance and other environmental objectives of the SDP; ● set out criteria to be addressed when assessing individual proposals including restoration and enhancement; ● safeguard mineral resources from sterilisation where deposits are of sufficient scale or quality to be of potential commercial interest and their extraction is technically feasible and may be carried out in a way that is environmentally and socially acceptable. The need for safeguarding should be considered alongside the development strategy for the area; ● support and encourage the use of secondary and recycled aggregates.
Para. 104	There is a presumption against surface coal extraction outwith areas of search.
Paras. 105 and 106	LDPs should consider transport matters and seek to minimise impacts on communities of mineral workings. LDPs should support extraction of onshore gas subject to local planning considerations.
Para. 112/ 115/ Policy 7	LDPs will allocate the majority of housing land within the SDAs. Greenfield proposals outwith the SDAs will not be supported except those identified through LDPs and where they satisfy all of the following criteria: <ul style="list-style-type: none"> ● development is small-scale [fewer than 50 housing units] and in keeping with the character of the settlement and local area; ● development will not undermine Green Belt objectives; and ● any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Appendix 2 - SESplan Proposed Plan - Local Development Plan Requirements 17

Paragraph/ Policy	Local Development Plan (LDP) Requirement
Para. 114/ Policy 6	LDPs will identify the relevant criteria for the re-phasing of the 2019-2024 housing allocations forward to the 2009-2019 period, where there is justification to meet local needs or development would meet community regeneration objectives.
Para. 116	LDPs will set out an appropriate approach to the provision of affordable housing, compliant with Scottish Planning Policy taking account of local housing waiting lists and Housing Needs and Demand Assessment evidence.
Policy 8	LDPs will: <ul style="list-style-type: none"> ● ensure that major development is directed to locations that support travel by public transport, foot and cycle; ● ensure that new development minimises the generation of additional car traffic, including through the application of mode share targets and car parking standards that relate to public transport accessibility; ● relate density and type of development to public transport accessibility.
Para. 122	LDPs will set out the broad principles for planning obligations including the items for which contributions will be sought and the occasions on which they will be sought. Mechanisms for calculating levels of contributions should be included in supplementary guidance with standard charges and formulae set out in a way that assists landowners and developers.
Policy 9	LDPs will: <ul style="list-style-type: none"> ● safeguard land to accommodate the necessary infrastructure including transport required to deliver the SDP as set out in Figure 2 and in the accompanying Action Programme; ● provide policy guidance that will require sufficient infrastructure to be available, or its provision to be committed, before development can proceed. Any exceptions will have to be justified to the satisfaction of the Local Planning Authority and will not set a precedent for the wider SESplan area; ● pursue the delivery of infrastructure through developer contributions, funding from infrastructure providers or others appropriate to means, including the promotion of alternative delivery mechanisms.
Policy 10/ Para. 124	LDPs will: <ul style="list-style-type: none"> ● set a framework for the encouragement of renewable energy proposals, taking into account relevant economic, social, environmental and transport considerations; ● undertake an assessment of the impact of wind farms, including the cumulative impacts.
Policy 11/ Para. 126	LDPs will identify opportunities to contribute to the development and extension of the Green Network and mechanisms through which they can be delivered, such as forestry and woodland strategies.
Para. 128	LDPs may need to modify the Green Belt to accommodate the strategy in the SE Edinburgh, A7/ A68/ Borders Rail and A701 Strategic Development Areas. Loss of Green Belt land should be minimised whilst balancing the need to achieve sustainability objectives. Existing settlements and major educational and research uses, major business and industrial operations, airports and MoD establishments should be excluded from the Green Belt. LDPs should set out criteria for exclusions, i.e. for not removing uses from the Green Belt.
Policy 12	LDPs will define and maintain the Green Belt around Edinburgh to: <ul style="list-style-type: none"> ● maintain the identity and character of Edinburgh and its neighbouring towns, and prevent coalescence, unless otherwise justified by the LDP; ● maintain the landscape setting of these settlements; ● provide opportunities for access to open space and the countryside. <p>LDPs will define Green Belt boundaries to conform to these purposes, ensuring that the strategic growth requirements of the SDP can be accommodated.</p> <p>LDPs should define the types of development appropriate within Green Belts. Opportunities for contributing to the Central Scotland Green Network proposals should also be identified in these areas.</p>

17 Appendix 2 - SESplan Proposed Plan - Local Development Plan Requirements

Paragraph/ Policy	Local Development Plan (LDP) Requirement
Para.135	LDPs may include a schedule of operational waste sites, as a means to ensure their function is not compromised.
Policy 14	<p>LDPs will:</p> <ul style="list-style-type: none"> ● encourage proposals for the recycling and recovery of waste where the proposal is in accordance with the Zero Waste Plan, taking into account relevant economic, social, environmental and transport considerations; ● consider proposals for landfill development where the need for the facility is supported by the Zero Waste Plan and SEPA Landfill Capacity Reports, and taking into account relevant economic, social, environmental and transport consideration; and ● safeguard Millerhill Marshalling Yards as a site for a waste treatment facility.
Para. 138/ Policy 15	<p>LDPs will:</p> <ul style="list-style-type: none"> ● identify areas of flood risk and priority flood schemes to assist in the reduction of overall flood risk; ● avoid any new development areas at medium to high flood risk and safeguard areas which will help contribute to reducing overall flood risk; ● make provision to prevent deterioration of the water environment resulting from new development and, where appropriate, promote enhancement of the water environment.



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Körler için kabartma yazılar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri sağlamak ve tercüme etmekten memnuniyet duyuyoruz.

اگر آپ چاہیں تو ہم خوشی سے آپ کو ترجمہ فراہم کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (تایپا افراد کے لیے) ہجڑے ہوئے حروف کی لکھائی) میں، ٹیپ پر یا بڑے حروف کی لکھائی میں فراہم کر سکتے ہیں۔

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