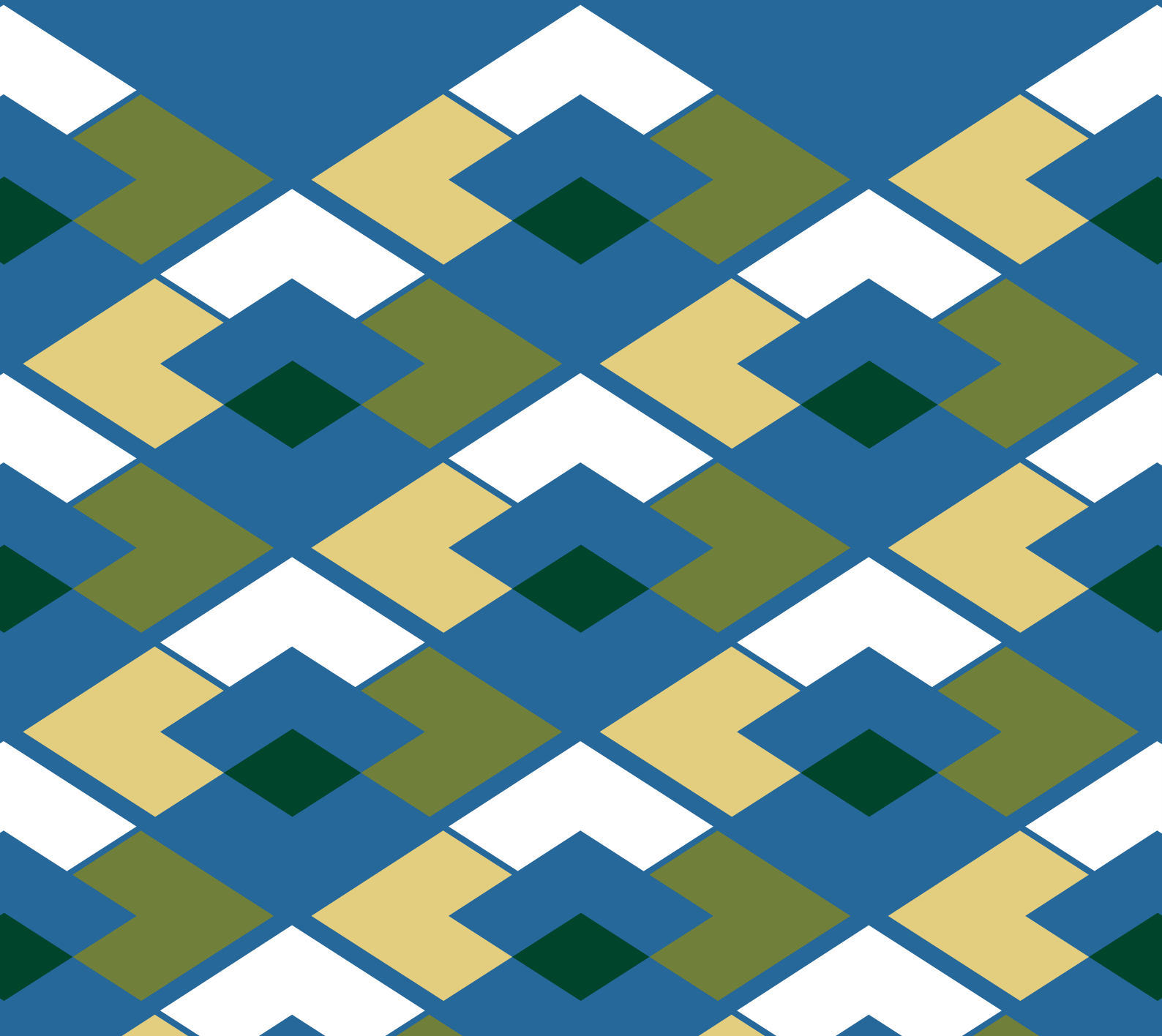


Midlothian Local Development Plan  
Monitoring Statement  
2013





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## Introduction 1

# 1 Introduction

## 1.1 Purpose

**1.1.1** As a first stage in preparing the Midlothian Local Development Plan (MLDP), Midlothian Council has produced a Main Issues Report (MIR) accompanied by this Monitoring Statement (MS) and a separate Environmental Report (ER).<sup>(1)</sup>

**1.1.2** The MS is required to identify and measure significant changes in the principal physical, economic, social and environmental characteristics of the area since adoption of the current Midlothian Local Plan (MLP) in December 2008. It is also required to assess the impact of the MLP's policies and proposals on these changes.

**1.1.3** The approach to identification and measurement of physical and environmental change has also provided 'baseline' environmental information in support of the ER, including information highlighting adverse environmental trends and other environmental problems and challenges of relevance to the MIR and MLDP. Assessment of the impact of the MLP's policies and proposals on changes in the physical and environmental characteristics of the area includes the use of indicators identified for monitoring the significant environmental effects of implementing the MLP set out in its Post-Adoption Strategic Environmental Assessment Statement.

## 1.2 Structure and Content

**1.2.1** The MS is set out in three parts. Part 1 provides an introduction and context to the MS as well as a summary profile of Midlothian and a statement on the status of the current development plan. Part 2 provides an overview of the key changes referred to in 1.1.2 and 1.1.3 above. Part 3 examines the impact of the policies and proposals of the plan (1.1.2). The assessment in Part 3 follows the structure of the MLP and includes the following policy headings:

- Resource Protection
- Development Topics
- Detailed Development Policies
- Post Adoption SEA Monitoring Requirements

---

1 1 The Main Issues Report and Monitoring Statement are required under sections 16(8)(a) + (b) and 17(1) of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006. The Environmental Report is required under section 14(1) of the Environmental Assessment (Scotland) Act 2005.

## Profile of Midlothian 2



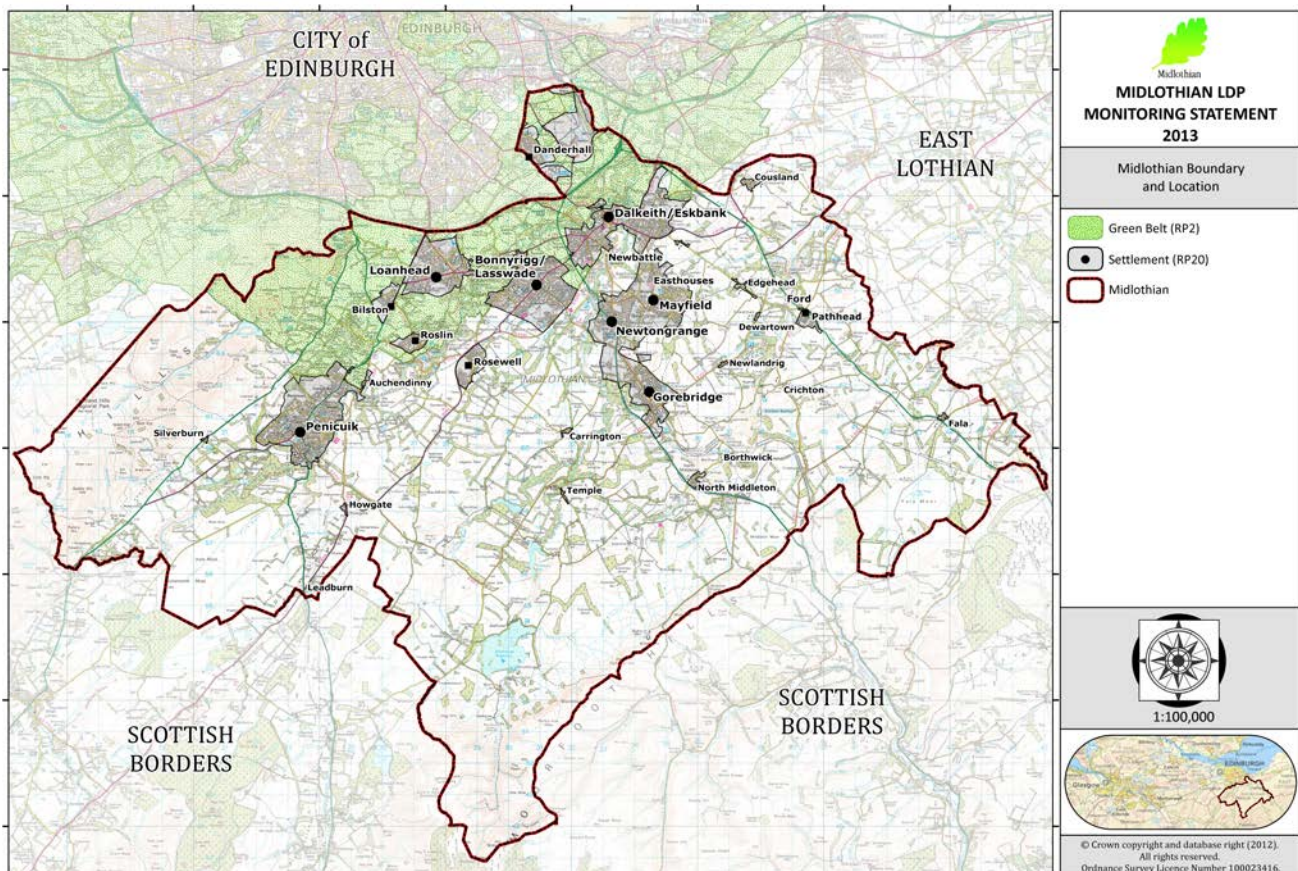
## 2 Profile of Midlothian

### 2.1 Midlothian

**2.1.1** Midlothian is the smallest of six partner local authorities in the South East of Scotland Strategic Development Plan Area (known as the "SESplan" area), centrally located immediately to the south east of Edinburgh.

**2.1.2** Midlothian covers an area of approximately 355 kilometres. The main centres of population lie within 30 minutes drive from Edinburgh, while Dalkeith (location for the Council's HQ) is only 6 miles from the city centre (Figure 1). The A7/A68 and A701 are key transport corridors in and out of the city and the A720 City Bypass provides important east/west connections. The proximity to the city and easy access to the City Bypass is considered a major advantage in securing inward investment.

**Figure 1 Midlothian Boundary and Location**



Source - Midlothian Council 2012

## 2 Profile of Midlothian

**2.1.3** The 2001 National Census recorded Midlothian's population as 80,500. Estimates produced by the National Records of Scotland (NRS) indicate that at 2011 the population of Midlothian had risen to 82,370. Preliminary results from the 2011 Census place Midlothian's population in the range of 82,500 to 83,500.

**2.1.4** In terms of future population, Midlothian Council's policy-based population projection, which is based on the expected take up of housing land and underlying demographic trends, indicates that the total population of Midlothian could increase to in excess of 96,000 by 2021; an increase of around 13,000 people over a 20 year period.

**2.1.5** Midlothian comprises a number of small and medium-sized towns, together with many villages and hamlets. It is characterised by multiple identities such as commuter 'suburbs' and former mining communities. Penicuik is the largest town with a population of around 16,000, followed by Bonnyrigg (15,000) and Dalkeith (12,000). Loanhead, Gorebridge, Mayfield and Newtongrange are smaller settlements. For many, the ability to live close to the city but within small communities with strong local identities is one of the attractions of Midlothian.

**2.1.6** While most of the towns in Midlothian are located in the north of the County, open countryside stretches south to the Council boundary. The landscape is characterised by the Pentlands to the west and the Moorfoot and Lammermuir Hills to the south. The river valleys of the Esk and Tyne provide corridors of dense natural woodland. Much of the countryside is intensively farmed and much of the landscape is protected by policy designations (Ramsar, Special Protection Area, Special Area of Conservation, Green Belt, Area of Great Landscape Value and Site of Special Scientific Interest). The built environment accounts for just over 8% of the total land area of Midlothian and is concentrated principally in the northern half of the County.

**2.1.7** The local economy has benefited from significant regeneration following the decline of the mining industry. Infrastructure constraints, particularly investment in water and drainage infrastructure have been overcome, releasing major development sites to deliver the development strategy. New sector development in life and earth sciences and tourism has emerged to join construction, education and public sector as key elements of the Midlothian Economic Development Framework. A growing population has brought about opportunities for enterprise and business development and a range of new developments (service, leisure and office developments) have emerged in recent years responding to changed market forces. The planned re-introduction of Borders Rail in summer 2015 will also act as a further and continued stimulus to economic opportunity and future growth.

## The Midlothian Development Plan 3

## 3 The Midlothian Development Plan

### 3 The Midlothian Development Plan

#### 3.1 Development Strategy

**3.1.1** Development plans provide a clear vision of how places should develop and a framework within which to 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 environment.

**3.1.2** Midlothian's development plan currently consists of the Edinburgh and Lothians Structure Plan (ELSP) 2015 and the Midlothian Local Plan 2008.

**3.1.3** The ELSP was approved by Scottish Ministers in 2004. It sets out, in strategic terms and through identified Core Development Areas, the scale of growth up to 2015.

**3.1.4** The MLP was adopted on 23 December 2008 (to meet the requirements of the ELSP 2015) and forms the basis for this monitoring statement. The MLP development strategy seeks to:

- protect and enhance natural resources; and
- promote sustainable development and active travel; and
- generate and sustain jobs and economic opportunities; and
- secure investment in, and the delivery of, necessary infrastructure and facilities to accommodate growth.

**3.1.5** The Planning (Scotland) etc, Act 2006 introduced a new statutory development plan framework replacing structure and local plans with strategic development plans (SDP) and local development plans (LDPs). The associated Town and Country Planning (Development Planning) (Scotland) Regulations 2008 came into force on 28 February 2009.

**3.1.6** The first proposed SDP for Edinburgh and South East Scotland was published for consultation on 7 November 2011 by SESplan, the Strategic Development Planning Authority (of which Midlothian Council is a member). Once approved it will replace the ELSP 2015. The Council now has to review and replace the MLP with the first MLDP.

## Population and Housing 4

## 4 Population and Housing

### 4 Population and Housing

#### 4.1 MLP

**4.1.1** The MLP development strategy acknowledges that until the outcome of Scotland's Census 2011 is published the population projections will not reflect actual change (increase) being achieved by planned house building. The MLP sets out a framework to embrace population and settlement growth brought about by new housing and investment in infrastructure. The MLP seeks to deliver an effective housing land supply in line with the approved Housing Land Audit (HLA) and strategic targets set out in the ELSP 2015; ensure the continued implementation of committed sites (policy COMD1 and proposals HOUS1 and HOUS2); encourage windfall housing development; and deliver affordable housing.

#### 4.2 Population, Human Health and Households

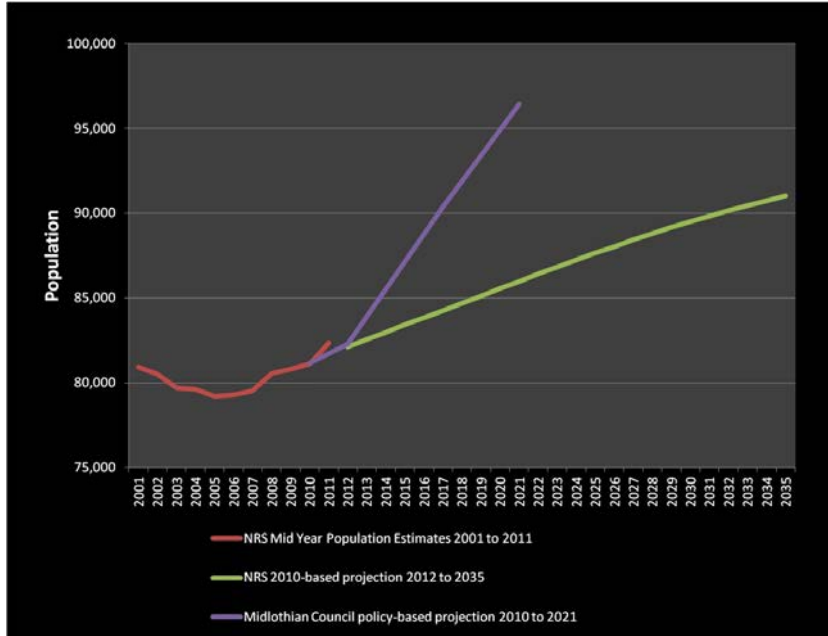
**4.2.1** The outcomes from Scotland's Census (2011) have been delayed with the provisional total population figure for Midlothian only becoming available in December 2012. This shows a provisional figure of 83,000 persons. This compares with the 2001 Census figure of 80,500, and the most recent population figure from the National Records of Scotland (NRS) 2011-based mid-year estimate of 82,370 persons.

**4.2.2** As there has been a period of low population and household growth in the years immediately following the previous Census, and as this influences the development of population projections, i.e. these are trend-based, population projections for Midlothian have shown relatively low levels of future growth. With the influence of new housing development, and the associated increase in population, more recent projections are now indicating a likely increase in Midlothian's population. However the Council does not consider that these fully recognise the scale of planned housing development and the potential for significant population growth. As a means to overcome this concern the Council has prepared 'in-house' population projections, applying a rate of growth as represented by the projected housing development agreed in the Housing Land Audit. This is included in Figure 2 alongside the NRS 2010-based trend-based population projections.



Population and Housing 4

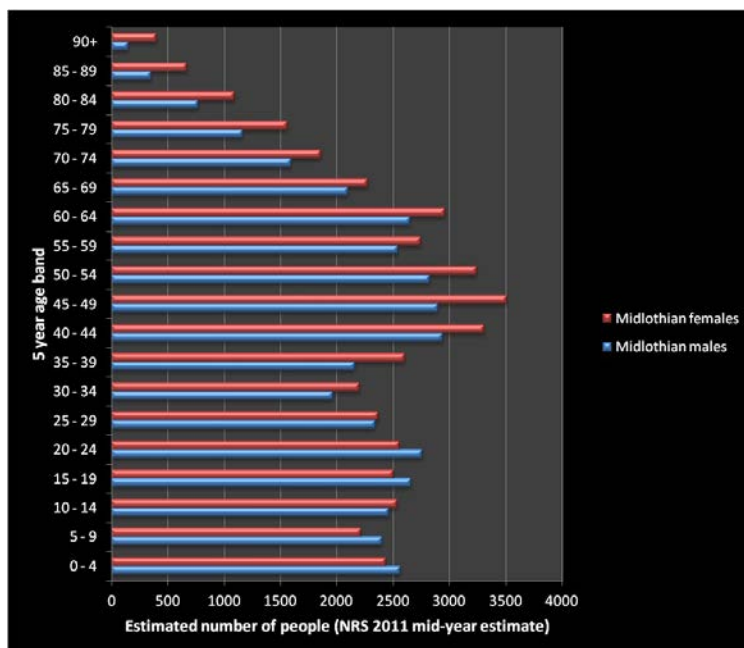
Figure 2: Midlothian Population – Population Estimates and Projections



Source - National Registers Scotland 2011/12; Midlothian Council 2011/12

4.2.3 Figure 3 indicates the age structure of the population in Midlothian. There are some interesting variations to the national pattern with Midlothian having a higher proportion of children and young people (0-4 years up to 15-19 years) and middle-aged to older-aged categories (40-44 up to 70-74 years) whilst there are fewer than the national average in the young adults groups (20-24 years to 35-39 years) and elderly age groups (75-79 years to 90+ years).

Figure 3 - Midlothian Population Age Structure



Source - National Registers Scotland 2011

## 4 Population and Housing

**4.2.4** Figures from the NRS indicate that life expectancy estimates for Midlothian are currently slightly longer than the national average. For the period 2008 - 10, the life expectancy at birth of both males and females is above the Scotland-wide figure at 76.6 years for males (Scotland 75.8) and 81.4 for females (Scotland 80.4).

**4.2.5** NRS data record that the number of births in Midlothian in 2011 was 979 and the number of deaths in the same period was 782; a net increase over the year of 197 people through natural change.

**4.2.6** With regard to migration, there was a net inflow of people to Midlothian between 2009 and 2011. NRS data indicates that 2,757 came to live in Midlothian per year in this period with a corresponding 2,350 residents leaving per year, amounting to an average of 407 new Midlothian residents per year.

**4.2.7** Increases in household numbers in Midlothian have largely followed the Scottish trend since 1991. For a period in the the late 1990s Midlothian's rate of household growth was outstripping the Scottish average, however Midlothian's growth in households eased off during the early 2000s, dropping under the Scottish average around 2006 to 2008. This reflects a period when house-building in Midlothian was limited due to infrastructure constraints. Since 2008 Midlothian has shown a more rapid growth in households than Scotland has as a whole.

**4.2.8** Between 2001 and 2011 the average household size has decreased from 2.4 to around 2.2 people per household. It is generally assumed that this will continue to decline, introducing demand for new homes.

**4.2.9** Generally the indications are that the population is growing; people are living longer and are having more children. In addition more people are moving to Midlothian than are leaving and more households are being created.

**4.2.10** Midlothian has consistently fewer crimes and offences per 10,000 population than in Edinburgh and Scotland as a whole, considerably so in relation to the latter, and has been consistently lower than West Lothian since 2005/06. In 2010/11 and 2011/12 figures for Midlothian were the lowest since 1996/97, mirroring local and national figures.

### 4.3 Housing Development in Midlothian

**4.3.1** The average annual housing completion rate (from HLAs 2001-2012) is 309 units. When published, the ELSP required annual completions in Midlothian of 800 units. Each year this requirement is recalculated to take account of the scale of development in the previous years of the plan period. Over the ELSP period development in Midlothian has been delayed, initially as a result of infrastructure constraints, and latterly due to the economic downturn. This has resulted in less than required annual completions, and the recalculated requirement for the outstanding ELSP period of 3 years would be 2,600 completions per annum.

**4.3.2** Figure 4 sets out the annual completion figures from 2001 to 2012. It clearly shows the increase in completions in the period post-adoption of the MLP with the annual completion rate rising by 250% of that in the pre-adoption period. Figure 8 identifies the composition of completions by small, greenfield and brownfield sites.



## Population and Housing 4

**Figure 4 Housing Completions in Midlothian**

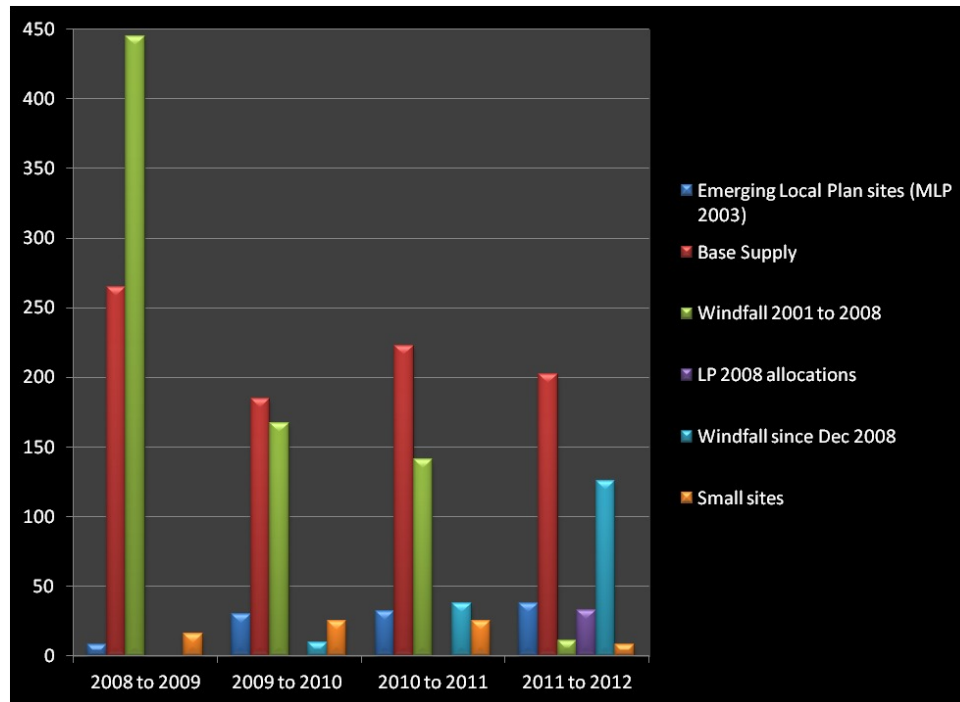
HLA	Years	Total Completions
2002	2001 - 2002	111
2003	2002 - 2003	150
2004	2003 - 2004	165
2005	2004 - 2005	137
2006	2005 - 2006	119
2007	2006 - 2007	225
2008	2007 - 2008	464
2009	2008 - 2009	734
2010	2009 - 2010	417
2011	2010 - 2011	459
2012	2011 - 2012	418
<b>Total completions 2002 - 2012</b>		<b>3399</b>
<b>Average annual completion rate HLAs 2002 - 2008</b>		<b>196</b>
<b>Average annual completion rate HLAs 2009 - 2012</b>		<b>507</b>

Source - Midlothian Council

**4.3.3** Section 4.5 explains that the housing land supply consists of different sources of land. Figure 5 demonstrates how these different sources have contributed to new house completions in the period since the adoption of the MLP. The base land supply and windfall sites have made a significant contribution to completions throughout the monitoring period. The scale of windfall has, in part, been assisted by the Council's social housing programme. Due to the time lag between the allocation of sites in the local plan through the planning consent process and site preparation, the MLP allocated sites are only delivering completions during 2011-12. It is likely that the share of completions arising from MLP allocations will increase over the next few years.

## 4 Population and Housing

**Figure 5: Housing Completions – Source of Housing Land**



Source - Midlothian Council

### 4.4 Progress with Housing Sites

**4.4.1** The current economic conditions have affected the house building industry and output has dropped (and in some cases stopped) across the board. However, in Midlothian there are signs of optimism.

**4.4.2** Overall approximately 52% of the committed development sites (policy COMD1) have planning consent and/or are under construction or are completed. The most significant site in this context, Shawfair new settlement (circa 4,000 homes) has planning permission in principle (subject to planning obligations) but is yet to start. Progress has been affected by the economic downturn, however, the terms and conditions of the legal agreement governing infrastructure and facility provision and the disposal of the land (Midlothian and City of Edinburgh Councils) is at an advanced stage. It is anticipated that the implementation of the Borders Rail line (see 6.3.1) will provide the necessary stimulus to ensure a start on the new settlement in the near future.

**4.4.3** Of the allocated sites to meet ELSP 2015, approximately 50% have planning consent and/or are under construction.

## Population and Housing 4

**Figure 6 - Progress with Allocated Housing Sites (including MLP 2008 sites and sites carried forward under policy COMD1)**

Ref	Name	Location	Capacity in LP	Status					
				No Start	Application Received	Consent	Under Construction	Complete	Completions
H1	Cowden Cleugh	Dalkeith	100	*					-
H2	Larkfield North	Eskbank	50		*	*	*		10
H3	Dalhousie road	Eskbank	40		*				-
H4	Bryans	Easthouses	65	*					-
H5	Langlaw	Easthouses	50		*	*	*		-
H6	Langlaw Road	Easthouses	85		*	*	*		35
H7	Dykeneuk	Mayfield	50	*					-
H8	Redheugh (new settlement)	By Gorebridge	700	*					-
H9	Robertson's Bank	Gorebridge	55	*					-
H10	Gorton Loan	Rosewell	125	*					-
H11	Gortonlee	Rosewell	50		*				-
H12	Ashgrove	Loanhead	170		*				-
H13	Seafield Moor Road	Bilston	150	*					-
H14	Seafield Road East	Bilston	150		*		*		-
H15	Penicuik Road	Roslin	50	*					-
H16	North West Penicuik	Penicuik	400		*				-
VH1	Crichton Road	Pathhead	35	*					-
VH2	Borthwick Castle Road	North Middleton	15	*					-
h1	Whitehill	Rosewell	156		*	*	*	*	156
h2	Dryden Bank	Loanhead	22		*	*	*	*	22

## 4 Population and Housing

Ref	Name	Location	Capacity in LP	Status					
				No Start	Application Received	Consent	Under Construction	Complete	Completions
h3	Bankfoot Nursery	Dalkeith	12		*	*	*	*	12
h4	Braeside Garage	Bonnyrigg	10		*	*	*	*	10
h5	Polton Nursery	Lasswade	11		*	*	*	*	11
h6	Barley Bree	Easthouses	13		*	*	*	*	13
h7	1-3 Musselburgh Road	Dalkeith	10		*	*	*		8
h8	Darcy Road/ Oak Crescent	Mayfield	13		*	*	*	*	7
h9	Dalmore Mill	Penicuik	55		*	*	*		-
h10	Land opposite Howgate Inn	Howgate	23		*	*	*	*	23
h11	Borthwick Castle Road	North Middleton	22		*	*	*	*	22
h12	Newmills Road (former Dalkeith HS)	Dalkeith	100		*				-
h13	Abbey Road (former St David's HS)	Dalkeith	100		*	*	*	*	108
h14	Cameron Crescent	Bonnyrigg	85		*	*	*	*	100
h15	Cockpen Road	Bonnyrigg	14		*	*	*	*	14
h16	Bairds Way	Bonnyrigg	72		*	*	*	*	72
h17	Suttieslea Drive	Newtongrange	58		*	*	*	*	55
h18	Chesser View/ Stone Place	Mayfield	47		*	*	*	*	44
h19	James Lean Avenue	Dalkeith	28		*	*	*	*	28
h20	Easthouses Road/ Hursted Avenue	Mayfield	11		*	*	*	*	13

## Population and Housing 4

Ref	Name	Location	Capacity in LP	Status					
				No Start	Application Received	Consent	Under Construction	Complete	Completions
h21	11-15 John Street	Penicuik	12		*	*	*	*	12
h22	Rosewell Mains	Rosewell	150	*					-
h23	Site A Harvieston	Gorebridge	200		*				-
h24	Site B Newbyres	Gorebridge	100		*				-
h25	Site C Greenlaw	Gorebridge	324		*				-
h26	Site D Deanburn	Penicuik	90	*					-
h27	Site EE Eskmills	Penicuik	77		*	*	*		77
h28	Site G Hopefield	Penicuik	1100		*	*	*		539
h29	Site J Kippielaw	Bonnyrigg	200		*	*	*		0
h30	Site K Lugton	Dalkeith	27		*	*	*	*	27
h31	Site L Wester Cowden	Dalkeith	300		*	*	*	*	165
h32	Site M Thornybank	Dalkeith	300		*	*	*		207
h33	Site N North Thornybank	Dalkeith	225		*	*	*		154
h34	Site Q East Newtongrange	Newtongrange	179		*	*	*		20
h35	Site R Lingerwood	Newtongrange	137	*					-
h36	Site S North Gorebridge	Gorebridge	420		*	*	*		-
h37	Site T Cockpen	Newtongrange	131	*					-
h38	Site U South Mayfield	Mayfield	499	*					-

## 4 Population and Housing

Ref	Name	Location	Capacity in LP	Status					
				No Start	Application Received	Consent	Under Construction	Complete	Completions
h39	Site V Stobhill/ Mossend	Gorebridge	210		*	*	*		84
h40	Site W Vogrie Road	Gorebridge	63		*	*	*		-
h41	Site X North Mayfield	Mayfield	63	*					-
h42	Site Y Easthouses road	Easthouses	31		*	*	*	*	31
h43	Shawfair new settlement (SLP)	Danderhall	3500		*	*			-
h44	North Danderhall (SLP)	Danderhall	190	*					-
h45	South Danderhall (SLP)	Danderhall	300	*					-

Source - Midlothian Council

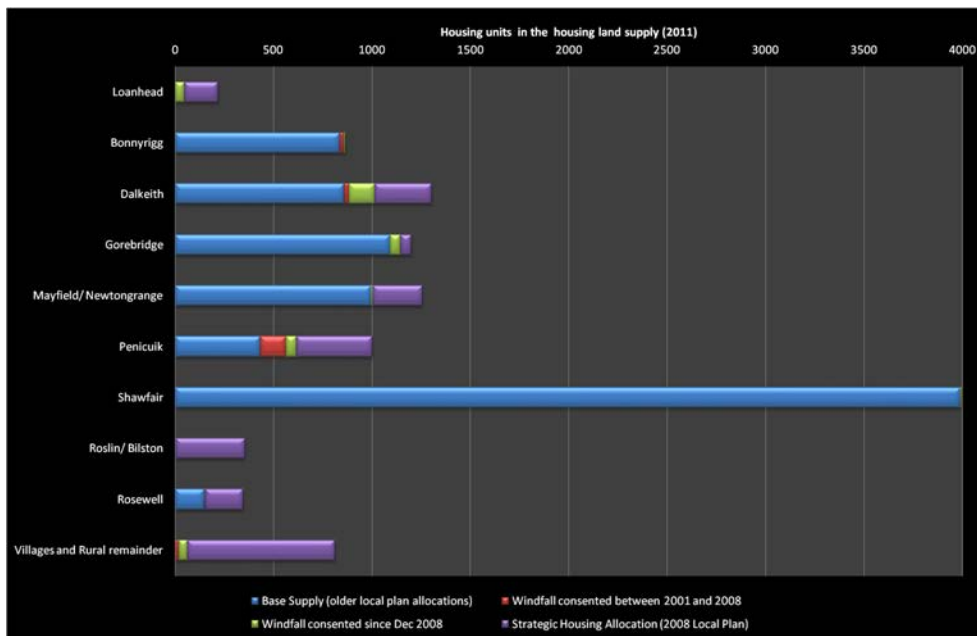
### 4.5 Housing Land Supply

**4.5.1** The annual HLA is the principal mechanism for monitoring the progress of the housing land supply. It also includes an indication of future programming of each site, and is prepared in consultation with Homes for Scotland.

**4.5.2** There are a number of components in the housing land supply, based on the planning source. For example the ELSP supported the development of the 'base' supply, i.e. the sites already in the system through local plans and consents at the time of plan preparation. The ELSP required new strategic allocations, which were implemented through the MLP. In addition there are windfall sites, which are those consented on non-allocated sites. Figure 7 shows the housing land supply, as included in the HLA 2001, by these sources of land, as distributed across the settlements of Midlothian.

## Population and Housing 4

Figure 7 - HLA 2011 Housing Land Supply by ELSP 2015 Source



Source: Housing Land Audit 2011

## 4.6 Windfall Sites

**4.6.1** Windfall sites have made a significant contribution to delivering housing in Midlothian, with more than a third of house completions being on 'windfall' sites in the period since 2001 (Figure 5). This rate increased in the period since 2008 to over 50% of all house completions. This increase can likely be attributed, at least in part, to the Council's use of windfall sites to deliver its social housing programme.

**4.6.2** The total contribution that the SESplan Proposed Plan <sup>(2)</sup> expects from windfall sites in Midlothian is 990 units in the LDP period. This is in addition to those windfall sites already identified in the housing land supply pre-2010. There have been 152 units completed on windfall sites between 2010-2012.

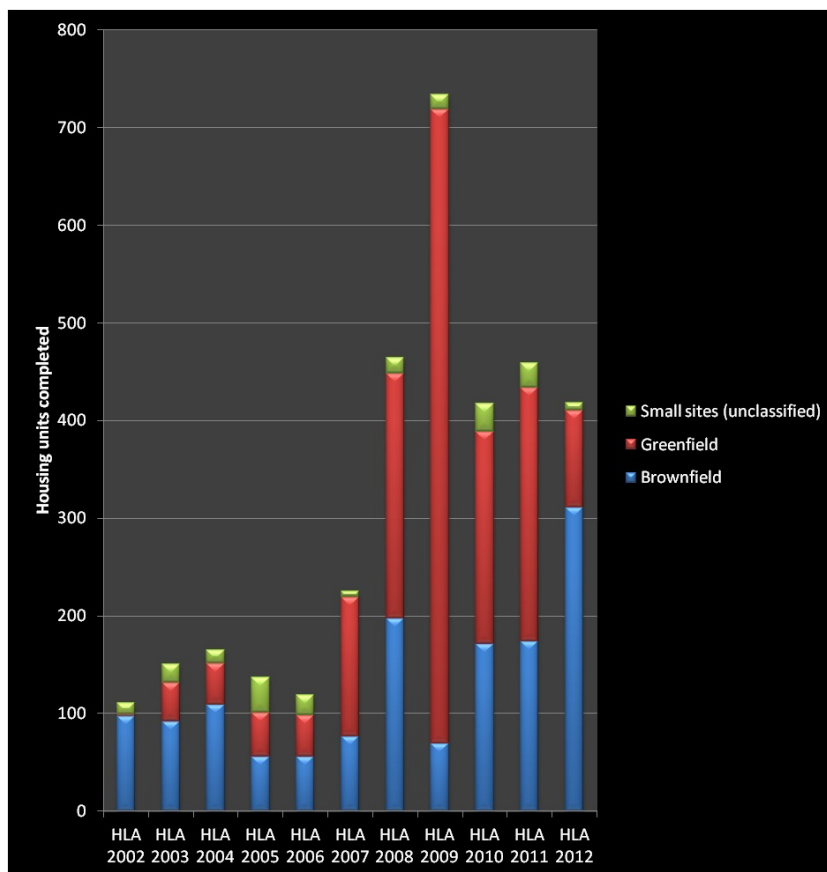
## 4.7 Brownfield/ Greenfield Land

**4.7.1** Midlothian has relatively limited brownfield opportunities for new housing (as confirmed by an urban capacity study 2009) and the MLP allocated sites were principally on greenfield land. Figure 8 demonstrates the significant contribution that greenfield sites have made to the level of housing completions over the period under review.

2 The SESplan Proposed Plan sets housing land requirements for Local Development Plans within the SESplan area. When calculating this requirement, the SESplan Proposed Plan makes certain assumptions about the delivery of housing units on windfall sites

## 4 Population and Housing

**Figure 8: Total Housing Completions on Brownfield and Greenfield Sites**



Source - Midlothian Council Housing Land Audit 2002 to 2012

### 4.8 Affordable Housing

**4.8.1** The MLP increased the level of affordable housing that is required to be provided in association with MLP allocated housing sites, and windfall sites, over the previous plan from 5-10% to 25% and from 20% to 25% for the Shawfair Local Plan area.

**4.8.2** In addition to the MLP requirements, the Council’s social housing programme has delivered 800 new affordable homes since 2007.

**4.8.3** Programmed future completions in HLA 2011 show that 81% of all future completions will be market housing, with 19% being affordable units.

#### Availability of Affordable Housing

**4.8.4** The availability of housing which is affordable to many residents in Midlothian has been significantly reduced due to strong demand and shortage of affordable housing supply. This strong demand for affordable housing is partly associated with Midlothian’s proximity to Edinburgh and the higher average prices paid in the capital city for housing. This has led to some people who are unable to afford their preferred housing in Edinburgh, buying lower priced housing in



## Population and Housing 4

Midlothian instead and being willing and able to pay more than Midlothian residents, in general, for housing. This has had a knock-on effect on the ability of local residents to compete for housing within Midlothian's communities.

**4.8.5** Other factors that reduce the availability of supply of affordable housing include the loss of Council-owned properties through right-to-buy, and the reduced level of available public subsidy from the Scottish Government to Registered Social Landlords.

**4.8.6** The SESplan Housing Need and Demand Assessment made assumptions about the supply of new affordable housing at a time when the new supply was at its peak and therefore this should not be considered as a normal level of new supply, when in fact it was at its highest level for many years (refer to the Housing Technical Note for further information).

### Delivery of Affordable Housing

**4.8.7** Melville Housing Association has developed MLP sites H5 and H6 Langlaw Road, Mayfield solely for affordable homes (133 units). Two MLP sites have planning consent and legal agreements which will deliver the following affordable housing: site H13 at Bilston will provide 40 units on-site and for site H2 at Eskbank a commuted sum will be provided.

### Midlothian Council Social Housing Programme - Phase 1

**4.8.8** The first phase of the Council's social housing programme has now been completed. It delivered 864 new houses for social rent in the period January 2007 to July 2012. A second phase of the programme has been agreed by the Council. In total the social housing programme will deliver up to 1,500 new homes by 2016/2017.

**Figure 9 - Midlothian Council Social Housing Programme Phase 1 Completions**

Number of Homes Built	Date of Completion
6	March 2007
194	January 2009
200	July 2009
200	June 2011
200	April 2012
64	July 2012

Source - Midlothian Council Housing Services 2012

### 4.9 Rural Housing

**4.9.1** The MLP allocates two small-scale village housing sites at Pathhead and North Middleton (HOUS2 sites VH1 35 houses and VH2 15 houses) but as yet no applications have been received. In addition policy HOUS5 makes provision for new low density housing (which is

## 4 Population and Housing

linked to landscape enhancement) on four sites at Springfield, Wellington, Netherton and Leadburn. Despite a Pre-Application Consultation application having been submitted in August 2010 for the Springfield site, no detailed application has been submitted for this or any of the other sites.

**4.9.2** Policy DP1 Housing in the Countryside provides opportunities for single houses and small groups of houses (see section 10.4). Between 2010 and 2012 there have been 30 planning applications for 47 houses under this category.

### 4.10 Conclusion

**4.10.1** A growing population will bring benefits and challenges. A larger population will help to support businesses and services, provide a larger employment pool and increased income to the Council through Council tax revenue. However, a larger population will also generate increased demands for travel, education, health, leisure and community facilities which will require a corresponding level of investment in the necessary physical and social infrastructure to service expanding communities and their needs. Growth will also impact on the environment and will require the Council to ensure it is delivered and managed in a way that is sustainable.

**4.10.2** The MLP has made progress in implementing the committed housing development sites supported through the plan (refer Figure 6, eg h1 Whitehill). The MLP allocated 16 housing sites plus 2 village sites (refer Figure 6, sites H1 to H16 plus VH1 Pathhead and VH2 North Middleton). Of these, 4 sites are under construction. In addition the MLP enabled the development of 864 social houses for rent since 2007, and the plan supported around a further 290 house completions on windfall sites. While market conditions remain challenging it is encouraging that most builders are working profitably again and activity in the housing sector is being maintained and is slowly increasing again. Developers are adapting to these market conditions and increasingly consents issued for the allocated sites are exceeding the MLP number by a considerable margin (30-50%). In some cases (Penicuik) this is raising education and facilities issues not perceived at the time of the MLP. If the trend continues, it could start to affect the ability to resource the increased infrastructure requirements and therefore the Council's ability to implement the MLP.

**4.10.3** The proximity to Edinburgh where there is a shortage of family housing, the prospect of improved accessibility from the reintroduction of Borders Rail and the availability of modern school and leisure facilities makes Midlothian an attractive location for many house builders (refer to the Housing Technical Note for further information).

## Economic Development 5

## 5 Economic Development

### 5 Economic Development

#### 5.1 MLP

**5.1.1** The MLP seeks to establish a development framework in which to:

- support the objectives of the Midlothian Economic Development Framework;
- assist with the implementation of the Midlothian Economic Recovery Plan;
- promote economic development and secure job and investment opportunities;
- safeguard and promote the biotechnology sector;
- provide a broad spread of development sites across communities; and
- protect economic sites from inappropriate and non job generating uses.

#### 5.2 Midlothian Economic Development Framework (MEDF)

**5.2.1** The MEDF sets out the Council's economic vision, strategy and priorities until 2020. It has a key role in transforming and restructuring the Midlothian economy (from its industrial past) by building on its strengths and embracing new and emerging sectors. The MEDF has an ambitious target of achieving 10,000 new jobs by 2020 and is focused on seven key economic sectors including:

- Life sciences
- Animal Biosciences
- Earth sciences
- Construction
- Tourism
- Education
- Public Sector

**5.2.2** The life, earth and animal biosciences sectors are important sectors and a key area for future investment and growth, a fact reinforced by the Government announcement awarding Enterprise Area status to the BioCampus at Bush Estate (see 5.5.4). The relocation of a number of research facilities including the Royal Dick Vet's small and large animal hospitals and the Easter Bush Research Consortium building have helped promote the Bush as the key location for the future development of this sector. Across each of the science parks clustered at the Bush there is a well developed structure of companies working in this field from small incubator companies at Bush House and the Midlothian Innovation Centre to established research and development companies at Edinburgh Technopole and Pentlands Science Park.

**5.2.3** The Council, Scottish Enterprise and the University of Edinburgh recently commissioned a strategic masterplan for The Bush. It brings together the various clusters of specialist bioscience research and business under a common branding - The Bush - and will provide an overarching framework for future investment and development of the area. It will also provide a strategic reference document for the MLDP (and future reviews) as well as a bridging document to link the Midlothian Economic Recovery Plan and the MEDF.

## Economic Development 5

**5.2.4** Construction employment contracted between 2008 and 2010 (ONS) from 3,386 to 2,745(19%). However, the percentage of the Midlothian workforce in construction employment in 2010 was 11.3% (ONS) which is more than double the Scottish figure (5.3%). Despite this the construction sector is an area where Midlothian has performed well despite the economic downturn. It has benefited from a number of investment decisions pre-credit crunch and a number of national house builders working profitably again and releasing sites across Midlothian.

**5.2.5** The tourism sector is an expanding sector with opportunities to develop on existing attractions and assets. Since 2008 the sector has experienced year on year growth in expenditure, employment, visitor numbers and economic impact (see 5.12.2 figures 21 to 25). In particular the reintroduction of Borders Rail will have a significant impact on the accessibility of Midlothian and make visiting Midlothian much easier and more appealing. The short stay/business market has received a boost with the development of a 40 bed Premier Inn hotel and associated Beefeater pub/restaurant on the A7 Dalkeith Bypass. A similar proposal located next to Dobbies garden centre (just off the A720 City Bypass/A772 Gilmerton Road) received planning permission but to date only the pub/restaurant has been built. The Hilton Group have consent for a 148 bed hotel at Shawfair Park and there is ongoing interest in Hillend area next to the A720 City Bypass junction at Lothianburn in respect of hotel and leisure related developments.

**5.2.6** The Education sector is one where there is an ongoing commitment to enhancing educational attainment generally. However, there is also a commitment to enhance the skill set of the workforce; foster connections with the higher and further education facilities present in, and close to Midlothian and to promote vocational qualifications and the vocational sector. There is an intrinsic link between the objectives of this sector and that of all the others. The Midlothian economy is well placed to benefit from the knowledge transfer initiatives through its strong representation of science parks and knowledge intensive industries

**5.2.7** The public sector is a major employer in Midlothian and includes the Council, National Health Service and the Scottish Qualifications Agency. As a public sector organisation the Council has an important and direct role to play in the delivery of the MEDF objectives. It is a service provider; a facilitator; an employer; a procurement body and a contractor (the social housing programme). The NHS has recently opened the new community hospital on the edge of Bonnyrigg and the SQA recently relocated to a new flagship office facility at Shawfair Park.

### 5.3 Key Economic Facts (Biggar Economics baseline)

**5.3.1** The key economic indicators from the MEDF baseline monitoring report are set out in figure 10.

**5.3.2 Jobs:** Statistics indicate there has been an approximate 5% decline in the number of jobs available (Nomis) between 2006 and 2011. Given the economic operating conditions following the financial crisis of 2008, it does not come as a great surprise but it does demonstrate the challenging nature of the MEDF jobs target.

**5.3.3 Unemployment:** Statistics on unemployment also indicate an increase (Nomis), however, at 3.9% (May 2012) it is slightly lower than the Scottish average of 4.1%.

## 5 Economic Development

**5.3.4 Gross Value Added (GVA):** Figure 10 indicates an encouraging increase in GVA and GVA per employee. This provides a snapshot of the overall worth of the local economy. An upward move in this context is encouraging.

**5.3.5 Business Stock/Formation:** Likewise the number of businesses being created is on the increase and businesses are generally carrying more stock. This reflects the conditions and opportunities in the local economy.

**5.3.6 Research and Development:** The impact of development at The Bush in the life, earth and animal bioscience sectors is reflected in the sharp increase in the industrial research and development criterion. This is again encouraging as this sector provides “high end” jobs and opportunities and will help to broaden the skills base and investment opportunities in Midlothian.

**5.3.7 Earnings:** Generally Midlothian is a lower wage area than its neighbouring council areas of the City of Edinburgh and East Lothian. The average gross weekly income is £454.60. While the trend is an increasing one (ONS) it remains lower than Edinburgh at £526 and East Lothian at £512.80.

**5.3.8 Skills and Qualifications:** In respect of skills and qualifications the situation is mixed. While it is encouraging that the proportion of school leavers entering higher education is increasing along with the numbers of people with level 4+ qualifications, it is disappointing that the number of people with no qualifications has started to increase since 2010.

**5.3.9 Travel to Work:** The level of out commuting for work remains unchanged and too high. The development of Borders Rail will provide an opportunity to release the economic potential of economic land at Shawfair, Hardengreen, Newtongrange and Gorebridge (Redheugh new community) thereby promoting inward investment and influencing the travel to work ratio. Realistically there is little prospect of redressing the level of out commuting, the aim is to halt its increase.

## Economic Development 5

Figure 10 - Midlothian Economic Development Framework Baseline Indicators

Indicator	Measure	Source	Frequency	Baseline	Current Position	Change	Trend
Number of Jobs	Employee count	Business Research and Employment Survey (BRES), Nomis	Annual	26,970 (2006)	25,621 (2011)	-1,349	<b>DOWN</b>
Population - total	Mid Year Estimates	National Registers Scotland	Annual	79,290 (2006)	82,400 (2011)	+3,200	<b>UP</b>
Population - working age	Mid Year Estimates	National Registers Scotland	Annual	51,000 (2006)	52,800 (2011)	+1,800	<b>UP</b>
Gross Value Added (GVA)	Gross Value Added	Scottish Annual Business Statistics	Annual	£758m (2004)	£1,152m (2011)	+£394m	<b>UP</b>
GVA per employee	GVA and number of employees	Scottish Annual Business Statistics	Annual	£9,513 (2004)	£44,973 (2011)	+£35,460	<b>UP</b>
Business stock - total	End- year stock	ONS, Business Demography	Annual	1,775 (2006)	2,095 (2011)	+320	<b>UP</b>
Business stock	End- year stock	ONS, Business Demography	Annual	224	254	+30	<b>UP</b>

## 5 Economic Development

Indicator	Measure	Source	Frequency	Baseline	Current Position	Change	Trend
- per 10,000				(2006)	(2011)		
New business formation	Business birth rates	ONS, Business Demography	Annual	155	200	+45	<b>UP</b>
- total				20	21	+1	
- per 10,000				(2006)	(2011)		
Workplace units	Workplace units count	Annual Business Inquiry, Nomis	Annual	2,190	2,235	+45	<b>UP</b>
- total				(2006)	(2011)		
Industrial R&D	Value of business enterprise research & development	Business Enterprise Research & Development, Scottish Government	Annual	£2,040m	£13,083m	+£11,043m	<b>UP</b>
- total				£1,149	£6,245	£5,096	
- per unit				(2006)	(2011)		
Skill levels, none	% working age population with no qualifications	Labour Force Survey, Nomis	Annual	8.7%	11.9%	+3.2%	<b>UP</b>
				(2007)	(2011)		
Skill levels, high	% working age population with level 4+ qualifications	Labour Force Survey, Nomis	Annual	28.6%	29.7%	+1.0%	<b>UP</b>
				(2007)	(2011)		



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Indicator	Measure	Source	Frequency	Baseline	Current Position	Change	Trend
School leavers entering higher education	Destinations of leavers from Scottish schools	Scottish Government	Annual	25.5% (2007)	31.6% (11/12)	+6.1%	<b>UP</b>
Earnings	Gross weekly income (full-time) median	Annual Survey of Hours and Earnings, Nomis	Annual	£417.50 (2007)	£454.60 (2011)	+£37.10 8.9%	<b>UP</b>
Unemployment	Job Seekers Allowance claimant count	Labour Force Survey, Nomis	Monthly	1.6% (2007)	3.9% (2011)	+2.3%	<b>UP</b>
Economic inactivity	Economic inactivity rate	Labour Force Survey, Nomis	Annual	13.7% (2007)	17.7% (2011)	+4%	<b>UP</b>
Vacancies	Job Centre Plus vacancies	Nomis	Annual	471 (2007)	220 (2012)	+421	<b>UP</b>
Net out-commute	Census commuting patterns	Census Data, NRS	Decennial	13,707 (2001)	13,711 (2001)	No Change	<b>NO CHANGE</b>

## 5 Economic Development

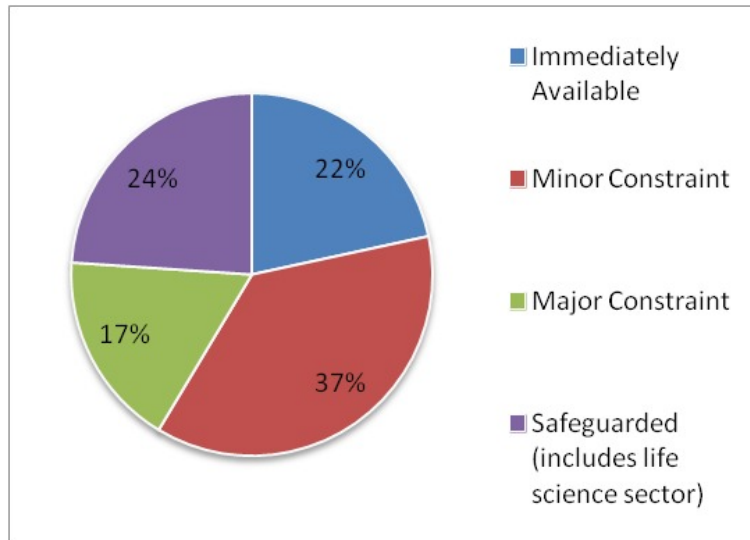
### 5.4 Economic Land and Property

**5.4.1** A review of employment land and property in 2007 highlighted that Midlothian is a small to medium enterprise location. It has a legacy of older industrial property and a number of sites and locations are constrained by accessibility. Estate development has been successful and allowed companies to establish and grow. Property enquiries indicate that an increasing number of companies have outgrown their location and are seeking relocation opportunities. Equally the planning applications register indicates that the number of applications to sub divide existing plots (on existing estates) into smaller units/developments is increasing.

**5.4.2** Midlothian has approximately 212 hectares of economic land spread over 27 sites (figure 13). These sites constitute the established Economic Land Supply (ELS). The bulk of the available land is subject to some form of constraint (Figure 11). Less than a quarter (46.64 hectares) is considered to be immediately available and the remaining quarter is safeguarded for life, earth and animal science developments. In addition only 13.4% (28.5 hectares) is publicly owned (Figure 12).

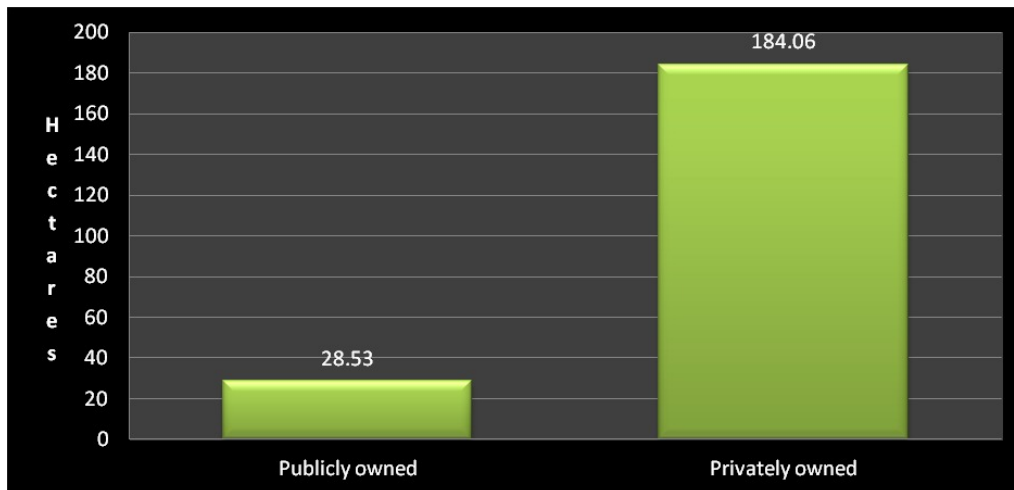
## Economic Development 5

Figure 11 Midlothian Economic Land Supply



Source - Midlothian Council 2012

Figure 12 Ownership of Economic Land



Source - Midlothian Council 2012

## 5 Economic Development

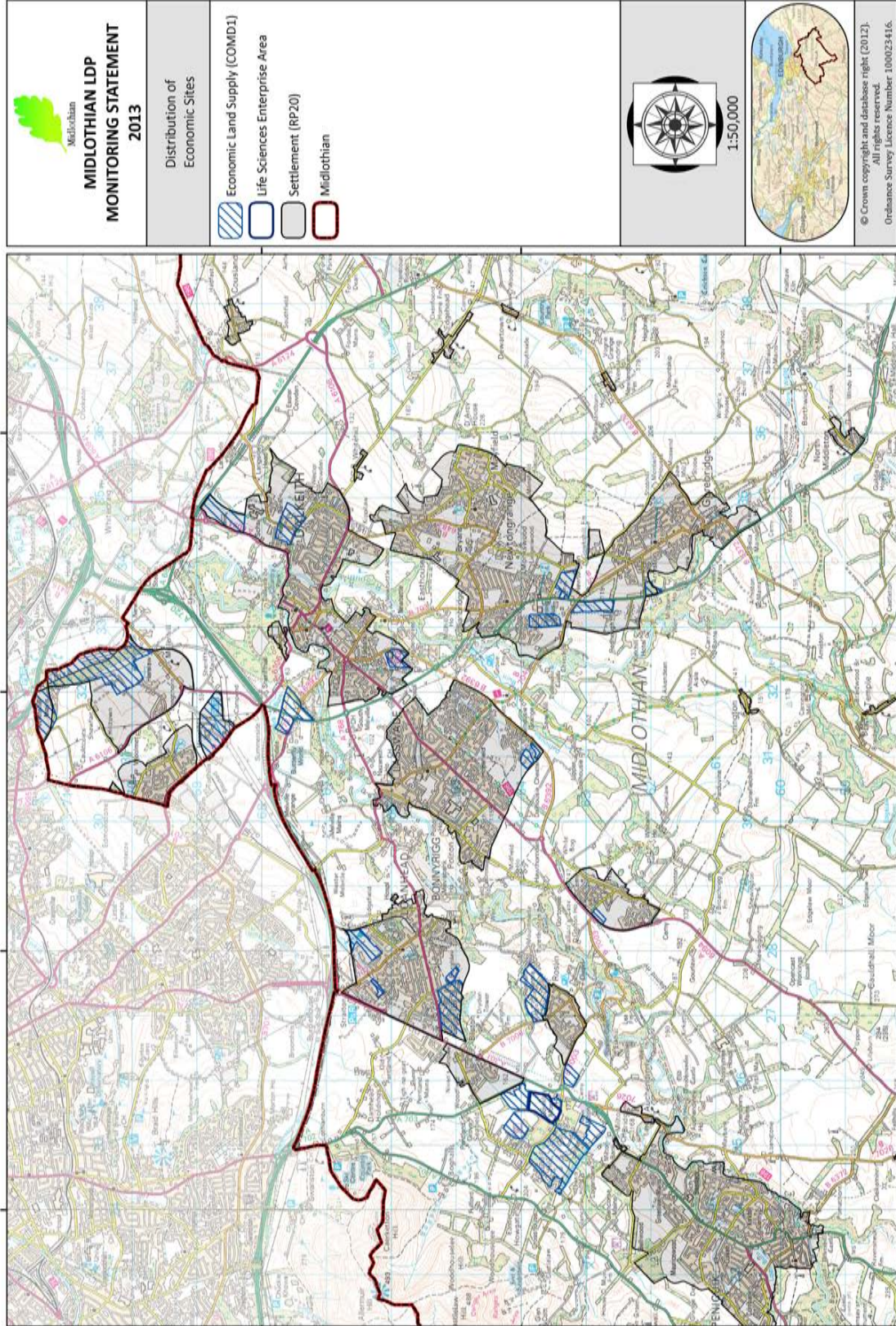


Figure 13 Distribution of Economic Sites



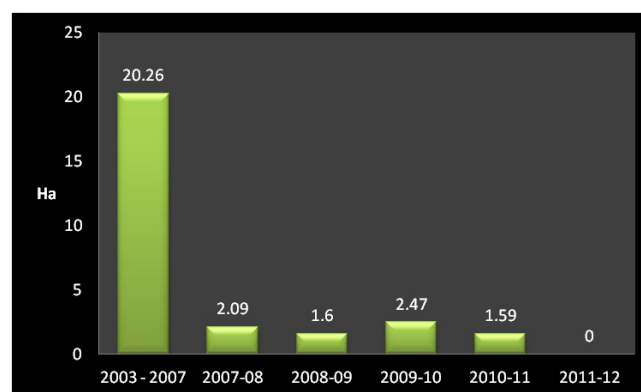
## Economic Development 5

**Take-Up of Economic Land**

**5.4.3** The take-up of economic land is assessed by means of an annual audit. It is a limited tool to measure economic performance and only relates to those sites in the ELS. It does not reflect the contribution that redeveloping or sub dividing existing property on established industrial estates and business parks or the economic/industrial property market makes to the local economy and local economic prospects.

**5.4.4** Between 2003 and 2012 the total amount of land developed was 34.81 hectares giving an average annual take-up of employment land of 3.48 hectares (Figure 14). The period between 2003 and 2007 represents the figures prepared for the consolidated land supply report by Montagu Evans. The average take-up figure from this period is 4.05 hectares. Take-up between 2008 and 2011 has been consistent but a lot lower ranging from 1.6 hectares to just under 2.5 hectares. In 2011/12 it is disappointing that there were no starts on allocated sites that would record take-up of new sites but that belies development activity elsewhere and on other sites not included in the ELS; the redevelopment and subdivision of existing ELS sites; and developments in the pipeline. In this last category a planning application for a key site at Millerhill Marshalling Yards was granted consent for the development of a Zero Waste Management facility (reference 11/00174/PPP plus associated access consent 12/00060/DPP). Its development will remove approximately 15 hectares of land from the supply. Equally, in February 2012 the Council approved a mixed use development at Thornybank IE for housing and office and commercial floorspace (reference 10/00443/PPP). Subject to the application for approval of matters specified in the conditions of the original consent (12/00025/MSC) being approved then the change of use of part of the site to housing will remove a further 4.3 hectares of land from the supply. By the time of the next audit the Council could be reporting a take up rate in excess of 19 hectares for 2012 – 2013.

**Figure 14 - Employment Land Take-Up 2003 - 2012**



NOTE: The figures for 2003 – 2007 were consolidated by the Employment Land and Property Review in 2007, commissioned by the Council in preparation of the MLP 2008.

Source - Midlothian Council 2012

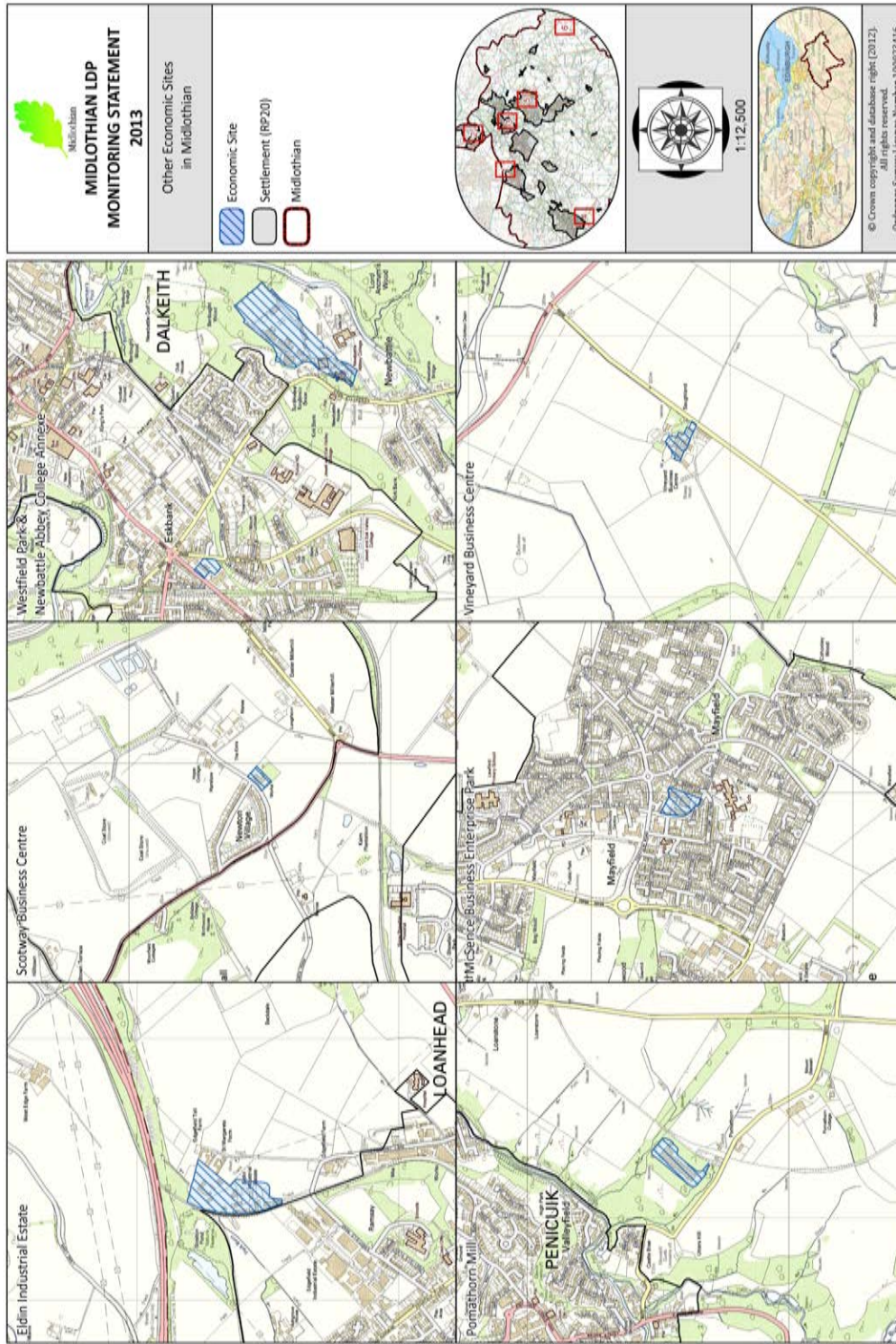
## 5 Economic Development

**5.4.5** In addition there have been a number of developments at The Bush, including the relocation of the Royal Dick Vet's small and large animal hospitals and the Easter Bush Research Consortium. These projects have been developed on land within the existing science parks and not on the MLP allocated sites and therefore cannot be recorded as take-up. Equally the development of new retail units at Straiton Retail Park is not on land identified in the ELS. Likewise the redevelopment and subdivision of existing plots within established industrial estates (such as Bilston Glen, Pentland and Hardengreen industrial estates) has emerged as a reaction to market demand and conditions. Again these developments cannot be regarded as take-up but nonetheless make an important contribution to the local economy. They also demonstrate the attraction of sites/locations with good accessibility, transport links and travel connections.

**5.4.6** There are a number of sites in Midlothian which are in economic use but are not identified in the MLP and do not form part of the ELS (Figure 15). These sites tend to accommodate long established economic uses and range in size from small yards/workshops to sites several hectares in size. They continue to be popular, providing opportunities for start-up businesses together with low cost premises and provide an important source of employment. Figure 16 below indicates the locations of these sites. In many cases these sites, and any future development of these sites, are in locations that will give rise to policy issues. It is an area that the new MLDP will have to address.

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Figure 15 Other Economic Sites in Midlothian



Source - Midlothian Council 2012

## 5 Economic Development

### 5.5 The Bush

**5.5.1** The Bush is the focus for life, earth and animal science developments in Midlothian and is located between the A701 and A702, south of the City Bypass. The area forms part of the Edinburgh Science Triangle which (in Midlothian) consists of a number of science parks including Pentlands Science Park, Edinburgh Technopole, Midlothian BioCampus and Roslin BioCentre.

**5.5.2** The area is separately identified in the plan from other economic development sites due to the specialist nature of the work.

**5.5.3** The research and development process is often a long term investment requiring up-front funding to ultimately enable product development and marketing. In the current economic climate investment is hard won and difficult to attract. That said, the area has attracted a number of relocations from other parts of the City, such as the University of Edinburgh Royal Dick School of Veterinary Studies and the £64m Easter Bush Research Consortium building. The area has achieved a critical mass as a worldwide research centre and opportunities in the short to medium term look promising.

**5.5.4** Part of that optimism is reflected in the Scottish Government announcement of Enterprise Area status for the BioCampus and early interest from potential developers and an application from Alba Bioscience Limited for a bioscience production facility (Reference 12/00625/DPP - 8,600sqm/ 1.9ha site). This acknowledges the importance of this sector to the future economic prosperity for Midlothian and Scotland.

### 5.6 Vacant and Derelict Land

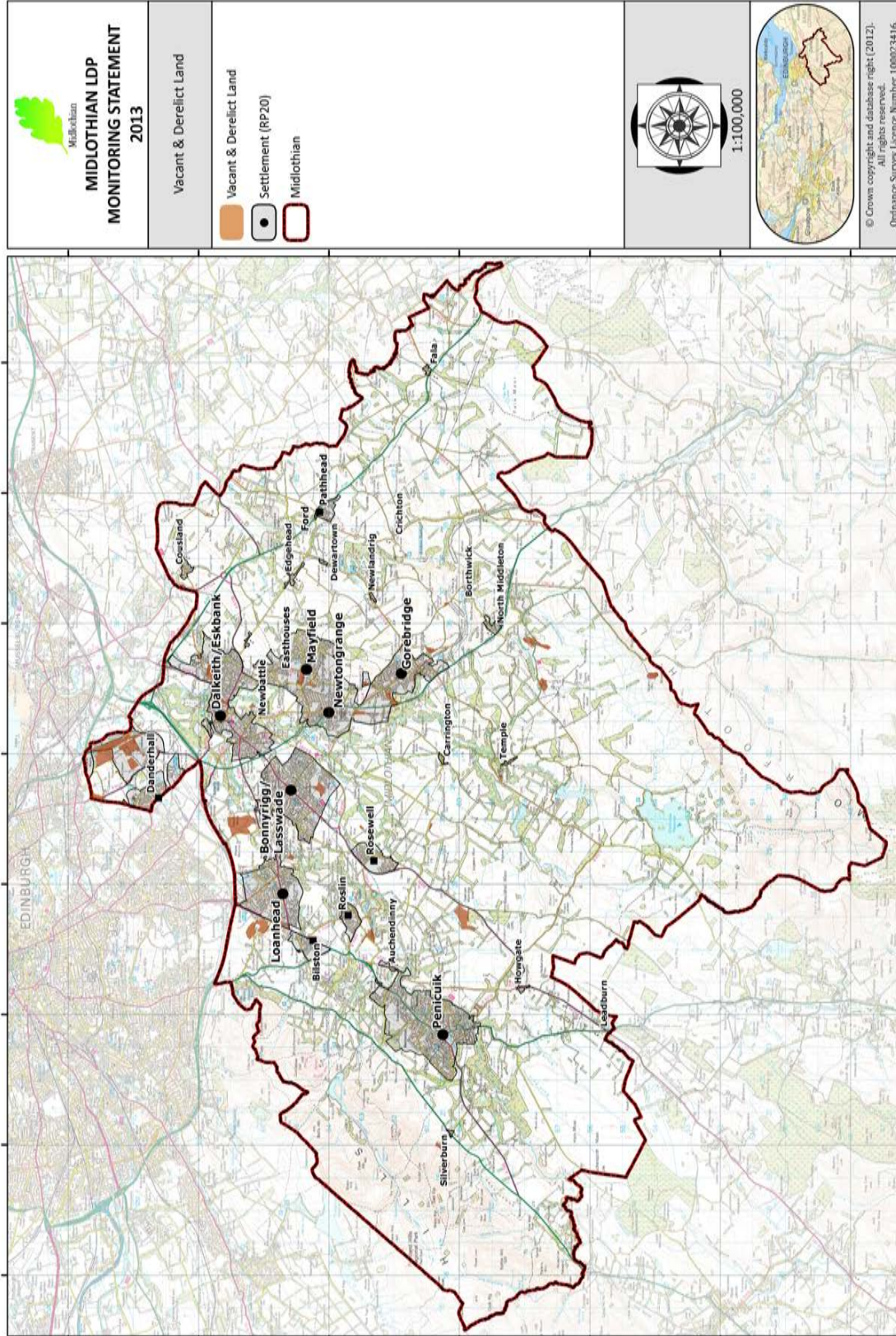
**5.6.1** The urban vacant and derelict land survey provides an audit of brownfield land/sites within Midlothian. It is an annual statistical return to the Scottish Government and forms part of the Scottish Vacant and Derelict Land Survey. It is government policy to encourage redevelopment of brownfield land before greenfield or Green Belt land.

**5.6.2** In Midlothian there are 97 sites listed as vacant and/or derelict (Figure 16). There has been no significant change to the number of sites listed as vacant or derelict since the MLP was adopted however; the development of waste management facilities at Millerhill will remove around 15 hectares of land from the register while the development of the new town at Shawfair will remove a further 18.4 hectares (the former Monktonhall Colliery) and the development of an existing housing consent at Thornybank Industrial Estate, Dalkeith will remove a further 4.3 hectares from the register.



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Figure 16 Vacant and Derelict Land Survey - Sites



Source - Midlothian Council/Scottish Vacant and Derelict Land Survey Return 2012

## 5 Economic Development

### 5.7 Gateway Development

**5.7.1** Policy ECON7 includes opportunities for gateway developments and has resulted in the following developments, consents and applications:

- the completion of a Premier Inn hotel (40 bed), bar and restaurant adjacent to Melville Golf Centre on the A7;
- the completion of a bar and restaurant (The Melville Inn) and planning permission for a Travelodge development adjacent to Dobbies Garden World;
- planning permission for hotel developments at Shawfair Park (148 bed); Hillend (one 75 bed and one 24 bed facilities); and
- Planning permission for a hotel (65 bed), tourist retail outlet and visitor centre (5, 574 sqm gross) development at the Fordel junction on the A68 Dalkeith northern bypass - currently subject to appeal.

**5.7.2** These developments have been and/or will be built in the Green Belt and countryside locations in close proximity to the A720 City Bypass and the A68 Dalkeith Bypass. The MLP does not identify any spatial constraint to this policy opportunity and consequently it has attracted interest in a number of locations promoted as gateway sites. These include locations and sites currently allocated in the MLP for business purposes – sites at Sheriffhall South (E2), Ashgrove, Loanhead (E6) and possibly at Redheugh by Gorebridge (E5). Equally there is known interest in developing land at Ashgrove and Salter's Park (e14) for housing. It is likely that this pressure will only increase if the policy is retained in its current form.

### 5.8 Retail Development

**5.8.1** The Council commissioned a retail study to update a study undertaken in 2007 and to inform the preparation of the MLDP. The outcomes of the 2012 Midlothian Retail Study will be addressed principally through the MIR but will also be referred to in this document if and where relevant. Reference should be made to the Retailing and Town Centres Technical Note for further information on the 2012 study.

### 5.9 Retail Trends

**5.9.1** Figure 18 indicates the effects of the sequential test in Midlothian. Although significant development has occurred in the town centres, the Schedule 6.2 centre (Straiton) has been the principal location for new retail investment.

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**Figure 17 - Development Activity and Proportional Distribution by Location since 2008**

Quantity and Status	Schedule 6.1 town centre or edge of centre	Schedule 6.2 centre or edge of such centre	Other town centres or edge of such centres	Other locations
10,500 m <sup>2</sup> developed	15%	85%	0%	0%
8,000 consented but undeveloped	23%	69%	0%	8%
18,600 pending consideration	0%	42%	22%	35%

*\*all figures are square metres, gross floor area, multiple applications on same site not double counted.*

*Source: Midlothian Council monitoring*

**5.9.2** Some of the development on 'other locations' is in new neighbourhood centres, but Midlothian Council was minded to approve a significant departure from the development plan for a tourist retail facility near Fordel on the A68 Dalkeith Bypass. This application was approved by Scottish Ministers.

**5.9.3** A household survey was carried out by the market research consultancy NEMS in late 2006 and presented in the 2007 study 'The Future for Retailing in Midlothian'. This was updated for the 2012 study. The results of the two household surveys give an indication of trends over the life of the MLP and are presented in Figures 18 and 19.

**5.9.4** These indicate a very high level of comparison shopping leakage from Midlothian at the start of the plan period (62%), and that this has not lessened appreciably in proportional terms despite new floorspace being completed in Midlothian. The 19% rate leakage for convenience shopping was very much less, but has increased slightly over the life of the MLP. The surveys indicate that the superstores and the Straiton Schedule 6.2 centre were the principal shopping locations within Midlothian, and that Midlothian's town centres, with the exception of Dalkeith, perform a primarily local centre function. A notable feature from the 2012 survey, which can be appreciated from Figure 19 is the further increase in the market share of the Schedule 6.2 centre, and corresponding declines in the market share of the other non town centre locations: these mostly comprise freestanding superstore locations.



## 5 Economic Development

**Figure 18 - Performance of Midlothian Shopping Network - Leakage of Retail Expenditure by Category (2006 prices)**

Date	Convenience spending leakage	Comparison spending leakage
2006 (Nov)	£26.7m (19%)	£160.5m (62%)
2012 (April)	£35.5m (20.1%)	£160.9m (61.5%)

Source, 2006 and 2012 NEMS surveys.

**Figure 19 - Market Share of Expenditure Retained in Midlothian by Location Type**

	2006 Convenience	2012 Convenience	2006 Comparison	2012 Comparison
Schedule 6.1 centres	12%	13%	24%	22%
Schedule 6.2 centres	18%	30%	59%	63%
Other town centres	6%	4%	4%	5%
Other non town centre	65%	52%	13%	10%

Source, 2006 and 2012 NEMS surveys.

**5.9.5** Continued policy support for Straiton has resulted in a redevelopment of part of the Park including new retail units, new food and drink outlets and environmental improvements to car parking and the public realm. Midlothian Council agreed to grant permission for an application for a major new retail development (7000 m<sup>2</sup>) of higher density than seen previously and incorporating multi-storey parking, subject to resolution of a Section 75 Agreement. A new superstore (gross floor area 7400 m<sup>2</sup>) has opened on the former Dansco Dairy site (on land included within the scope of policy SHOP4 through the MLP). An intensification of the established superstore at the site has been approved, and would extend the gross floor area by nearly 4,000 m<sup>2</sup>.

## Economic Development 5

**5.9.6** In town centres, the economic downturn has affected redevelopment proposals. However, in line with policy there have been a number of new developments of a niche market nature in hairdressing, sandwich bars, restaurants and financial service sectors. This is in part due to the increased population brought about by planned housing.

### 5.10 Midlothian's Shopping Network

**5.10.1** Midlothian consists of a number of small to medium-sized towns and villages. Under the current development plan the shopping network comprises:

- strategic town centres (identified in the ELSP)
- other major centres of strategic importance (identified in Schedule 6.2 in the ELSP 2015)
- town centres (this definition extends to town centres beyond those identified in the Structure Plan: the MLP supports development proposals bringing about an improvement in the range and quality of retail facilities in all Midlothian town centres.

**Figure 20 - The Shopping Network in Midlothian (2008)**

Centre	Location
Strategic Town Centres (*1)	Bonnyrigg, Dalkeith, Penicuik
Other Major Shopping Centres of Strategic Importance (excluding town centres) (*2)	Straiton
Town Centres (*3)	Proposals to improve range and quality of retail facilities considered favourably in Gorebridge, Loanhead, Mayfield, Newtongrange, and Shawfair (not built), in addition to the strategic town centres.

Source, MLP 2008 and ELSP 2015, (\*1) - schedule 6.1 of the ELSP 2015, (\*2) – schedule 6.2 of the ELSP 2015, (\*3) - MLP 2008 policy SHOP1

**5.10.2** There is support in the plan for the formation of minor retail facilities and new neighbourhood shopping facilities. The MLP sets out the circumstances where such development is acceptable. There are other retail facilities in Midlothian at locations which have no particular policy support, often reflecting historic situations and planning decisions based on earlier planning guidance and development plans. The freestanding superstores at Penicuik (Eastfield) and at Hardengreen are examples of these.

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**5.10.3** The ELSP required the MLP to define the role of the Schedule 6.2 centre. The definition given was as follows: *‘Straiton is the only “Major Shopping Centre of Strategic Importance” in Midlothian. The role of Straiton is to absorb retail and commercial leisure development that cannot be accommodated in, or on the edge of, Schedule 6.1 centres (which for Midlothian comprise Dalkeith, Penicuik and Bonnyrigg).*

### 5.11 The Sequential Approach

**5.11.1** The MLP supports and adopts the sequential approach to convenience and comparison retail developments. The combination of policies SHOP2, SHOP4, and SHOP5 confirms a sequential test based on the hierarchy of: strategic town centres; Straiton; and within, on the edge of, or sufficiently close to form an effective extension to, other Midlothian town centres.

### 5.12 Tourism

**5.12.1** Tourism is an important part of the MEDF and is a sector that is experiencing some growth. The focus of the MEDF Tourism Action Plan is to develop the tourist and visitor potential of Midlothian. It concentrates on the visitor experience, accommodation, attractions and accessibility. Necessary infrastructure required to support new development is key to success in this sector as is accessibility. The re-introduction of the Borders Rail line from Edinburgh to Stow will bring significant marketing opportunities for the tourism sector. The planned stop for Newtongrange will be adjacent to the National Mining Museum (a 5\* visitor attraction).

**5.12.2** The latest Scottish Tourism Economic Activity Monitor shows that, between 2008 and 2011, there was year-on-year increases in tourist-related employment, economic activity, tourist expenditure, day visits and visitor numbers (Figures 21-25).

## Economic Development 5

Figure 21 Tourist Expenditure by Sector

Sector	2008	2009	2010	2011	% Change (2008 - 2011)
Accommodation	5.6	5.77	6.88	7.73	38
Food and Drink	16.74	17.24	19.17	19.49	16
Recreation	7.68	7.9	8.92	9.10	18
Shopping	7.29	7.51	8.35	8.52	17
Transport	15.17	15.6	17.19	17.55	16
<b>Total Direct Revenue</b>	<b>52.48</b>	<b>54.02</b>	<b>60.51</b>	<b>62.39</b>	<b>19</b>
Indirect Expenditure	19.54	20.18	22.59	23.83	22
VAT	9.18	9.45	10.59	12.48	36
<b>Total</b>	<b>81.2</b>	<b>83.65</b>	<b>93.69</b>	<b>98.7</b>	<b>22</b>

Figure 22 Employment Sectors Supported by Tourism (FTEs)

Sector	2008	2009	2010	2011	% Change (2008 - 2011)
Accommodation	169	170	172	192	14
Food and Drink	421	433	442	449	7
Recreation	192	197	204	208	8
Shopping	176	182	185	189	7
Transport	327	337	340	347	6
<b>Total Direct Employment</b>	<b>1285</b>	<b>1319</b>	<b>1343</b>	<b>1385</b>	<b>8</b>
Indirect Employment	397	410	421	435	10
<b>Total Employment</b>	<b>1682</b>	<b>1729</b>	<b>1764</b>	<b>1820</b>	<b>8</b>

## 5 Economic Development

**Figure 23 Economic Impact Generated (£'s millions)**

Sector	2008	2009	2010	2011	% Change (2008 - 2011)
Serviced Accommodation	21.83	22.11	24.95	27.79	27
Non Serviced Accommodation	3.69	3.94	4.26	5.63	53
SFR	27.06	27.9	30.08	29.61	9
Day Visitors	28.62	29.71	34.41	35.68	25
<b>Total</b>	<b>81.20</b>	<b>83.66</b>	<b>93.70</b>	<b>98.71</b>	<b>22</b>

**Figure 24 Tourist Days Generated (thousands)**

Sector	2008	2009	2010	2011	% Change (2008 - 2011)
Serviced Accommodation	99.74	102.16	102.08	114.49	15
Non Serviced Accommodation	60.99	58.02	59.59	70.09	15
SFR	619.06	636.86	632.04	625.52	1
Day Visitors	742.02	767.91	811.44	841.53	13
<b>Total</b>	<b>1521.81</b>	<b>1564.95</b>	<b>1605.15</b>	<b>1651.63</b>	<b>9</b>



## Economic Development 5

**Figure 25 Tourist Numbers Generated**

Sector	2008	2009	2010	2011	% Change (2008 - 2011)
Serviced Accommodation	42.9	41.89	41.72	49.68	16
Non Serviced Accommodation	9.18	8.76	8.9	11.22	22
SFR	134.82	138.86	137.41	135.73	1
Day Visitors	742.02	767.91	811.44	841.53	13
<b>Total</b>	<b>928.92</b>	<b>957.42</b>	<b>999.47</b>	<b>1038.16</b>	<b>12</b>

**5.12.1** 5.12.3 The MLP Policies ECON7, COMF7 and COMF8 support the development of tourist accommodation and outdoor leisure pursuits. Policy ECON7 has resulted in interest and development of hotel accommodation on business land and at key gateway locations along the A720 City Bypass. An application for a 148 bed hotel was granted planning permission at Shawfair Park. The economic downturn has delayed construction but a start on site is anticipated later this year. Planning permission was also granted for two budget hotel facilities at Dobbies Garden World and Melville Golf Centre. The latter now built and operational (see 5.2.4). The Midlothian Snowsports Centre received an investment boost from sportscotland in 2011 which will enable the Council to promote the Centre as a major visitor experience and attraction (work is nearing completion). The Council has prepared a development brief for the area and a number of enquiries have been received concerning future developments and investment in the facility and surrounding area.

### 5.13 Mineral Extraction

**5.13.1** The two coal extraction sites at Shewington and Newbigging have ceased operation and are now in the process of being restored. There remain two active sand and gravel operations at Dalhousie and Outerston (see section 7.7).

### 5.14 Conclusion

**5.14.1** The nationwide economic downturn brought about by the banking crisis of 2007/08 has introduced challenging operating conditions for existing and potential investors. That said there are encouraging signs including:

- The number of house builders that are operating profitably again and implementing sites is increasing;

## 5 Economic Development

- a sharp rise in the investment in research and development/Life Sciences sector - largely due to investment activity at The Bush and the impact of Enterprise Area status for the BioCampus;
- an upward GVA figure;
- a year-on-year increase in the tourism sector in respect of employment, expenditure and number of visitors and day trips taken in Midlothian;
- an increase in convenience retail development;
- a steady take-up of economic land which will be significantly enhanced by some key developments in the pipeline such as the Zero Waste facility at Millerhill (approximately 15 ha);
- an increased level of redevelopment and subdivision of existing sites in established business/industrial locations;
- the establishment of Shawfair Park as a key economic location; and
- the recent start on site for the redevelopment of Borders Rail.

**5.14.2** The advent of Borders Rail is a significant infrastructure project expected to provide an added stimulus to the local economy during the construction period and a longer term benefit once it is implemented. However, the increased accessibility of Midlothian brought about by Borders Rail could give rise to additional development pressures throughout the A7/A68 Corridor.

## Transport 6

## 6 Transport

### 6 Transport

#### 6.1 MLP

**6.1.1** The MLP, in conjunction with the Local Transport Strategy, seeks to provide a framework which:

- promotes sustainable transport choices including walking, cycling and public transport;
- provides and improves modal choice;
- promotes the use of public transport as a viable alternative to the car;
- delivers improvements in the quality, quantity and accessibility of public and community transport services and facilities;
- promotes the use of Travel Plans for major new developments;
- supports the re-introduction of Borders Rail; and
- safeguards committed transportation schemes;

#### 6.2 Sustainable Modes of Transport

**6.2.1** The MLP's principal influence on modal choice lies in the relationship between the spatial distribution of land uses, the provision of transport infrastructure and the connectivity and accessibility of these locations by and for sustainable travel modes. The MLP supports a hierarchy of supporting walking routes first then, cycling, bus/train, motorbike taxi and car. The Council's Roads Standards reflect this hierarchy in respect of development requirements and facilities. Data produced for Midlothian Community Plan performance reporting suggest some recent improvement in the proportion of Midlothian addresses for which the area is accessible (Figure 26).

**Figure 26 - Accessibility Index 2009 - 2012**

	2009/10	2010/11	2011/12
Proportion of Midlothian addresses for which the area is accessible	81.18%	81.1%	83.29%

*Source - Midlothian Council*

**6.2.2** The figures in the table above represent the percentage of Ordnance Survey / Royal Mail Address Points® in Midlothian, which are within 800m of either a town centre / strategic town centre or a non-denominational primary school (as existing following Midlothian's Schools Plus programme) and 400m of a bus stopping place served at least once per hour at peak times on weekdays.

## Transport 6

**6.2.3** Borders Rail will play an important part in reducing road congestion and car-based commuting out of Midlothian. It will also increase the accessibility of parts of Midlothian and act as a stimulus for development and assist with in-commuting to Midlothian.

**6.2.4** The closure of the First Bus depot in Dalkeith and the removal of local services threatened to undermine the provision of public transport services across Midlothian, however agreement has been reached with Lothian Buses to introduce replacement services. The intervention by Lothian Buses has resulted in extended routes, improved timetabling and a modern fleet of vehicles being rolled out.

**6.2.5** The Council has implemented and continues to develop its Schools Travel Plan which has successfully initiated a “safe route to school” programme to encourage children and parents to walk to school and leave the car at home.

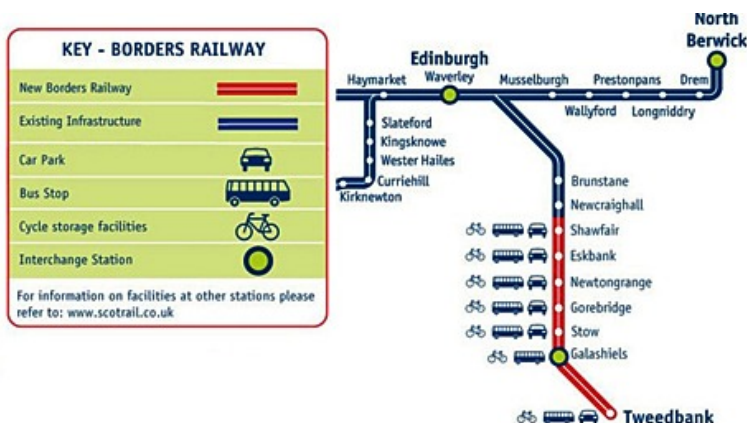
**6.2.6** The Council’s walking and cycling network will be affected by the re-introduction of Borders Rail particularly around Dalkeith and Eskbank (see 6.3.4).

### 6.3 Borders Rail

**6.3.1** The project is making good progress. The contract to construct the line has been awarded and continued clearance and preparatory works and activities are taking place along the entire length of the line. There is a clear visual presence to the project now. It is programmed to be operational from around summer 2015. It will operate a 7 day service, operating half hourly at peak times, between Edinburgh Waverley and Tweedbank in the Scottish Borders.

**6.3.2** Figure 27 shows the route of the service. The parts of the route shown in red identify the 35 miles/ 49 km of new passenger railway line that are being developed for the project.

**Figure 27: Borders Rail Route**



Source - Borders Rail Project

**6.3.3** There will be four station stops in Midlothian at Shawfair, Eskbank, Newtongrange and Gorebridge. Each will provide car parking, bus stops and cycle storage facilities. Figure 28 indicates the accessibility of the station sites in relation to existing settlements (including committed development sites). The MLP acknowledges that the MLP housing site at Redheugh

## 6 Transport

(site H8) lies immediately adjacent to the railway line and could provide a significant opportunity to develop a new rail halt to support the development of the new settlement (potentially on the basis of an alternate stop solution) and to enhance the sustainable credentials of the site. The Council will work with Transport Scotland and the promoters of the site to this end.

**6.3.4** The re-introduction of the railway will result in the diversion of two existing sections of footpath/cycleway along the route in Dalkeith/Eskbank and at Newtongrange. Figures 29 and 30 identify the proposed alignment of these alternative sections.



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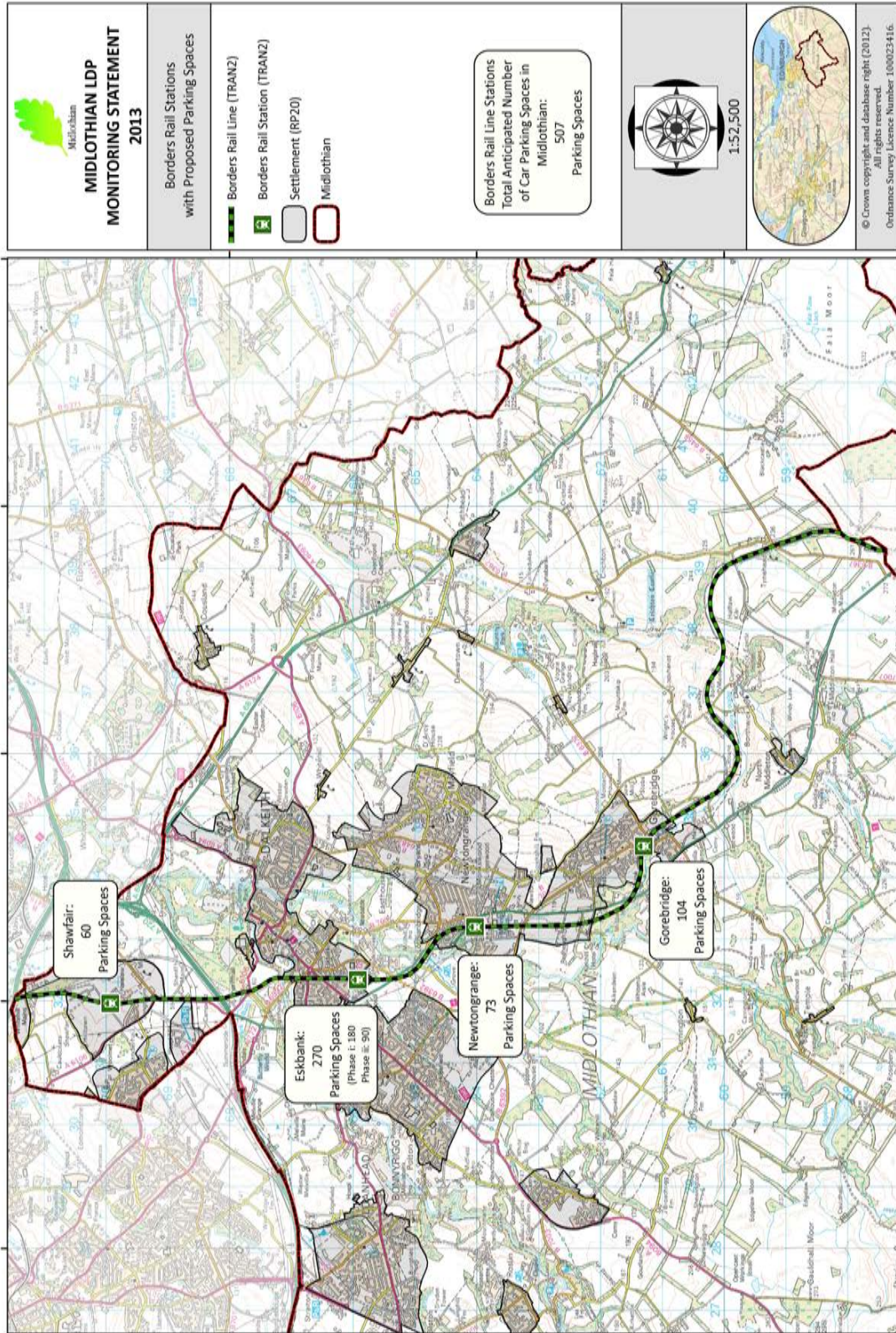


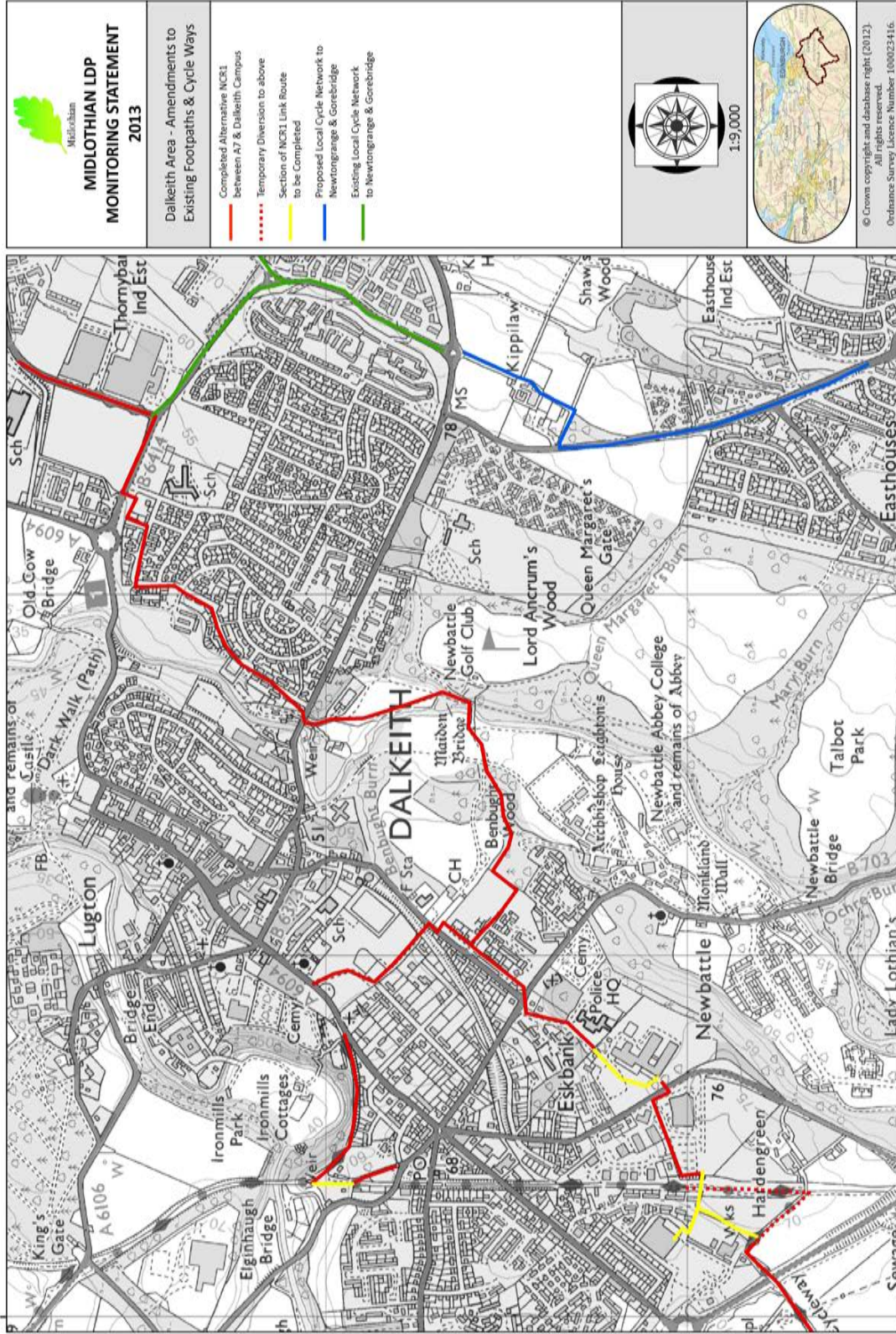
Figure 28 Borders Rail Stations

Source - Midlothian Council



6 Transport

Figure 29 Borders Rail - Amendments to Footpaths and Cycle Routes in Eskbank and Dalkeith

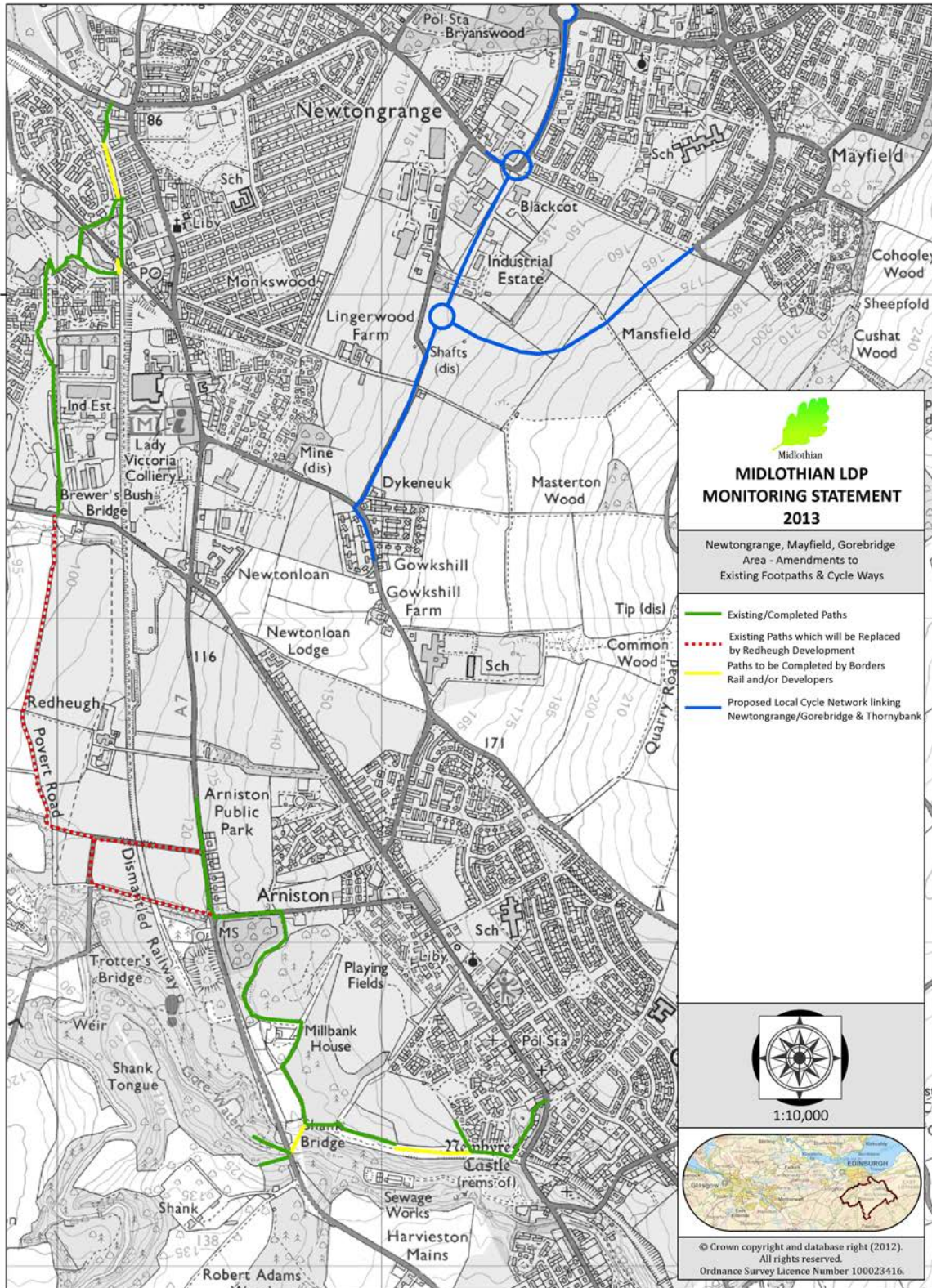


Source - Midlothian Council



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Figure 30 Borders Rail - Amendments to Footpaths and Cycle Routes in Newtongrange, Mayfield and Gorebridge



Source - Midlothian Council

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### 6.4 Transport Proposals and Safeguards

**6.4.1** A number of the transport proposals and safeguards set out in the MLP have been achieved or are underway including:

- the A68 Dalkeith Bypass;
- the A6094 to A68 Bonnyrigg to Dalkeith distributor (Hopefield section);
- park and ride sites at Straiton and Shawfair;
- A701 Straiton to Milton Bridge improvement (part);and
- Borders Rail (incorporating part of Shawfair road network, principally the link road between Shawfair Park and Shawfair settlement).

**6.4.2** In 2008 Transport Scotland undertook improvements to the A720 Sheriffhall Junction. These works included increasing the number of lanes on the junction and installing traffic signals. This has increased the capacity of the junction and made some progress in alleviating congestion at the junction. However, it is an interim solution and with the level of committed and planned growth still to materialise the safeguarding to grade separate this strategic junction will still be required.

**6.4.3** Negotiations are ongoing with the landowner consortium promoting the new settlement plans at Shawfair. The development of Shawfair Park (adjacent to the A7) has started and delivered the first phase of the access road for the new settlement but significant up front resources are required to make the link between the business park and the new settlement footprint. The Borders Rail contractor will provide this link as part of their access requirements to construct the line, station and associated structures and infrastructure through Shawfair. This will provide an important and much needed boost to kick start the development of the new settlement.

**6.4.4** The proposed Edgefield relief road serving housing and economic sites at Ashgrove, Loanhead (sites H12 and E6) has received planning permission but construction has yet to start.

**6.4.5** The proposed park and ride facility at Lothianburn has received planning permission but implementation is subject to resources.

**6.4.6** MLP proposals that remain outstanding include:

- Shawfair Park and Ride extension;
- A720 Sheriffhall grade separation (see 6.4.2);
- A720 City Bypass to B6415 Millerhill road link;
- A720 City Bypass Orbital Rapid Transit;
- A701 Straiton to Milton Bridge Improvement - the area around Straiton Retail Park and junction with A720 City Bypass is subject to a ground investigation survey and assessment of re-alignment of the A701 round Bilston to the A703;
- B6482 Bryans Road to Gowkshill Link;
- South Mayfield Distributor;
- North West Penicuik Link;
- Millerhill to Loanhead rail link.

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### 6.5 Freight

**6.5.1** The potential development at Millerhill Marshalling Yards for the Zero Waste Management Facility will limit the potential of freight development in Midlothian to the eastern sector of the site. Road access remains a constraint for any significant expansion of the current operation.

### 6.6 Cycle Routes

**6.6.1** The re-introduction of Borders Rail will result in the loss of approximately 2 kilometres of pedestrian/cycle routes from along its length. The Council has developed alternative routes and junctions to compensate for this loss.

### 6.7 Transport Modelling

**6.7.1** The preparation of the SESplan Proposed Plan was based on updated strategic transport modelling information for the SESplan area which has implications for growth in Midlothian and the preparation of the first MLDP.

**6.7.2** The SDP modelling was undertaken by MVA consultants and the detailed outputs and results published in the SESplan Transport Technical note ([www.sesplan.gov.uk](http://www.sesplan.gov.uk)). The monitoring exercise identified a list of transport issues for the network in Midlothian which are set out below:

- A720 City Bypass is already operating at or near capacity in base year peak hours. Very significant increase in delays forecast on eastern stretches of the A720 and associated junctions including Sheriffhall and Old Craighall;
- All accesses to Edinburgh employment areas under pressure: A6106, A68, A7, A768, B704 all see significant additional delays on approaches to Edinburgh. Associated localised junction issues. Park & Ride capacity at Borders Railway stations may be insufficient;
- Increased junction delays along A701. Some additional delay on A702 from Penicuik junction approaching Lothianburn;
- Modest deterioration on A6093, no issues on A68 in this area.

**6.7.3** The consultant's report also included Accession Modelling of the various Strategic Development Areas. The results of the accession modelling (conducted by MVA) for the SDP areas in Midlothian are set out below.

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### SESplan/SDP Ranking

SESplan Sector	SESplan Employment Rank	Health Rank	Retail Rank	Regional Rank ***	Local Rank
13 - South East Edinburgh	4	1	2	1	6
18 - A7/A68/ Borders Rail Corridor	11	5	12	10	12
19 - A701 Corridor	12	17	11	14	17
20 - Rural South Lothian	17	20	15	16	20

Source - MVA

### Midlothian Settlements Access to Employment Ranking

Settlement Name	Rank - PT Access to employment	Midlothian Ranking
Auchendinny	51	10
Bilston	31	4
Bonnyrigg	28	3
Dalkeith	32	5
Danderhall	14	1
Gorebridge	43	8
Loanhead	25	2
Penicuik	41	7
Rosewell	44	9
Roslin	34	6

Source - MVA



## Transport 6

**Midlothian Settlements Access to Health Ranking**

Settlement Name	Rank - PT Access to Regional Health	Midlothian Ranking
Auchendinny	64	10
Bilston	31	6
Bonnyrigg	20	3
Dalkeith	11	2
Danderhall	1	1
Gorebridge	22	4
Loanhead	23	5
Penicuik	45	7
Rosewell	47	8
Roslin	48	9

Source - MVA

**Midlothian Settlements Access to Regional Retail - commercial centres not town centres**

Settlement Name	Rank - PT Access	Midlothian Ranking
Auchendinny	52	9
Bilston	15	3
Bonnyrigg	24	4
Dalkeith	40	7
Danderhall	13	2
Gorebridge	50	8
Loanhead	3	1
Penicuik	33	6
Rosewell	53	10
Roslin	28	5

Source - MVA

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### Midlothian Settlements - Combined Regional Accessibility Ranking

Settlement Name	Rank - PT Regional Access - Combined	Midlothian Ranking
Auchendinny	58	10
Bilston	25	4
Bonnyrigg	22	3
Dalkeith	29	5
Danderhall	4	1
Gorebridge	43	7
Loanhead	13	2
Penicuik	46	8
Rosewell	49	9
Roslin	39	6

Source - MVA Consultants

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**Midlothian Settlements - Local Accessibility Indicators**

Settlement Name	Secondary School <20 min walk	Nearest GP <20 min walk	Local Grocery <10 min PT	Midlothian Combined Local Rank
Auchendinny	No	No	No	4
Bilston	No	No	Yes	3
Bonnyrigg	Yes	Yes	Yes	1
Dalkeith	Yes	Yes	Yes	1
Danderhall	No	Yes	Yes	2
Gorebridge	No	Yes	Yes	2
Loanhead	No	Yes	Yes	2
Penicuik	Yes	Yes	Yes	1
Rosewell	No	No	No	4
Roslin	No	Yes	Yes	2

[3 x Yes = rank 1; 2 x Yes = rank 2; 1 x Yes = rank 3; 3 x No = rank 4]

Source - MVA

**6.7.4** Following on from the transport modelling undertaken to inform the SESplan Proposed Plan, the Council commissioned further modelling to inform the development strategy for the MLDP. The first stages - modelling of the existing situation and committed development - have been completed and the results presented in the Transport and Infrastructure Technical Note. Modelling of the preferred development strategy will follow once consultation on the Main Issues Report has been completed. Accession modelling has also been undertaken for the MLDP and the results have been used to inform the Development Site Assessment (see Technical Note).

## 6.8 Conclusion

**6.8.1** In terms of transport infrastructure many of the strategic requirements and MLP commitments have been delivered, in particular the A68 Dalkeith northern bypass and the A6094 to A68 Bonnyrigg to Dalkeith Distributor - Hopefield section. Equally planning permission for the proposed Edgefield relief road at Loanhead has been granted although work has yet to start on site. While the grade separation of Sheriffhall roundabout has not been implemented, Transport Scotland has upgraded the junction by reducing the size of the central island, increasing the number of lanes and introducing traffic signals. This has extended the carrying capacity of the junction in the short term.

## 6 Transport

**6.8.2** However, the most significant development will be the re-introduction of the Waverley Line, now Borders Rail. Network Rail is responsible for the procurement which is at an advanced stage. Construction is planned to start in 2013 and finish by end of 2014. The re-introduction will serve to support the committed development in the plan and provide necessary transport infrastructure to support future opportunities through the SDP for Edinburgh and South East Scotland. It will also help to satisfy the other objectives of the MLP (and transport strategy) to provide and improve modal transport choice; promote public transport; improve the accessibility and quality of public transport; and above all, contribute to the provision of a sustainable transport network.

**6.8.3** Walking and cycling continue to be promoted as sustainable forms of transport through initiatives like “safe routes to school” and “school travel plans” and cycle infrastructure including segregated routes, lanes and priority boxes at traffic controlled junctions and crossings and parking facilities. The challenge to the Council will be to make the road and path network accessible to more cyclists and to as wide an age range as possible and as safe as practically possible.

**6.8.4** Investment in public transport services and facilities and the ongoing working relationships with transport operators continues to deliver improvements across the bus network in Midlothian. The extension of the bus tracker real time information system to many routes in Midlothian, as well as being available as a smart technology application for mobile phones, has improved public transport service information and assisted journey planning for customers. Similarly the development of the park and ride sites at Sheriffhall and Straiton and the co-ordination of services to and through these sites have increased bus patronage into and out of the City. While the loss of First Bus services from Midlothian (stemming from the closure of the Dalkeith bus station) was disappointing, Lothian buses have stepped in to augment these losses and to supplement existing routes and services.



## Environment and Climate Change 7

## 7 Environment and Climate Change

### 7 Environment and Climate Change

#### 7.1 MLP

**7.1.1** The MLP was subject to Strategic Environmental Assessment (SEA). The post-adoption monitoring requirements are set out in section 11 but there are some connections and overlaps between the topics identified in that section and this, as well as with the SEA baseline information and post-adoption monitoring indicators.

**7.1.2** The Public Local Inquiry into the MLP confirmed that the MLP sought to, and has demonstrated that it can, balance the competing demands of development and promoting economic opportunity with the need to protect natural and built environments from adverse impact, habitat loss and effects of climate change.

#### 7.2 Green Belt

**7.2.1** The Edinburgh Green Belt continues to an important part of the MLP development strategy. The extent of the Green Belt in Midlothian is outlined in Figure 46.

**7.2.2** The MLP allocates approximately 256 hectares of land for development of which nearly 104 hectares is Green Belt land. Of the allocated Green Belt land nearly 54 hectares is allocated for residential use and 50 hectares for business use. In total 42.5 hectares of the 50 hectares allocated for business use will retain its Green Belt status.

**7.2.3** Taking into account the allocations made in the MLP approximately 11%, or 3,877 hectares, of Midlothian's 35,527 hectares is designated as Green Belt. This position has not changed since the adoption of the Local Plan. The following tables set out the quantity of Green Belt land allocated for development in the MLP.

## Environment and Climate Change 7

**Figure 31 - Impact of MLP Housing Allocations on Green Belt Land**

Houses Allocated	Total Land (Ha)	Green Belt (Ha)	GB as % of Total (%)	Greenfield Land (Ha)	Greenfield as % of Total (%)	Within Urban (Ha)	Within Urban as % of Total (%)
2340	177.5	53.7	30	115.2	65	8.6	5

Source - Midlothian Council

**Figure 32 - Impact of MLP Economic Allocations on Green Belt Land**

Economic Land Allocated in MLP (Ha)	Total GB Land Allocated for Economic Use (Ha)	GB as % of Total (%)	Greenfield Land (Ha)	Greenfield as % of Total (%)	Within Urban Area (Ha)	Within Urban as % of Total (%)
8.5	50 (42.5 Ha to remain as GB)	64	28.5	36	0	0

Source - Midlothian Council

## 7 Environment and Climate Change

**Figure 33 - MLP Housing Allocations A7/A68 Borders Rail Corridor – Loss of Green Belt/Countryside**

Site Reference	Number of Houses	Site Name	Site Size (Ha)	Green Belt/Countryside/Within a Settlement Boundary
H1	100	Cowden Cleugh, Dalkeith	7.9	Green Belt
H2	50	Larkfield North, Eskbank	2.9	Green Belt
H3	40	Dalhousie Road, Eskbank	6.3	Within a Settlement Boundary
H4	65	Bryans, Easthouses	2.9	Countryside
H5	50	Langlaw, Easthouses	2.3	Within a Settlement Boundary
H6	85	Langlaw Road, Easthouses	3.6	Countryside
H7	50	Dykeneuk, Mayfield	7.6	Countryside
H8	700	Redheugh/Prestonholm new community	39.4	Countryside
H9	55	Robertson's Bank, Gorebridge	2.6	Countryside
H10	125	Gorton Loan, Rosewell	8	Countryside
H11	50	Gortonlee, Rosewell	3.1	Countryside
<b>Total</b>	<b>1370</b>		<b>86.6</b>	

Source - Midlothian Council

## Environment and Climate Change 7

**Figure 34 - MLP Housing Allocations A701 Corridor - Loss of Green Belt/Countryside**

Site Reference	Number of Houses	Site Name	Site Size (Ha)	Green Belt/Countryside/Within a Settlement Boundary
H12	170	Ashgrove, Loanhead	12.2	Green Belt
H13	150	Seafield Moor Road, Bilston	16.6	Green Belt
H14	150	Seafield Road East, Bilston	10.1	Green Belt
H15	50	Penicuik Road, Roslin	4	Green Belt
H16	400	North West Penicuik	43.8	Green Belt
<b>Total</b>	<b>920</b>		<b>86.7</b>	

Source - Midlothian Council

**Figure 35 - MLP Housing Allocations in Rural Areas – Loss of Green Belt/Countryside**

Site Reference	Number of Houses	Site Name	Site Size (Ha)	Green Belt/Countryside/Within a Settlement Boundary
VH1	35	Crichton Road, Pathhead	2.4	Countryside
VH2	15	Borthwick Castle Road, North Middleton	1.8	Countryside
<b>Total</b>	<b>50</b>		<b>4.2</b>	

Source - Midlothian Council

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**Figure 36 - MLP Economic Allocations A7/A68 Borders Rail Corridor – Loss of Green Belt/Countryside**

Site Reference	Site Name	Site Size (Ha)	Green Belt/Countryside/Within a Settlement Boundary
E1	Shawfair Park Extension	8.5	Green Belt
E2	Sheriffhall South	11.5	Green Belt - Green Belt Status is to be retained
E3	Hardengreen, Eskbank	6.5	Countryside
E4	Stobhill, Newtongrange	5	Countryside
E5	Redheugh, Prestonholm new community	7	Countryside
<b>Total</b>		<b>38.5</b>	

Source - Midlothian Council

**Figure 37 - MLP Economic Allocations A701 Corridor – Loss of Green Belt/Countryside**

Site Reference	Site Name	Site Size (Ha)	Green Belt/Countryside/Within a Settlement Boundary
E6	Ashgrove, Loanhead	10	Countryside
E7	Oatslie, Roslin	5	Green Belt - Green Belt Status is to be retained
<b>Total</b>		<b>15</b>	

Source - Midlothian Council

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**Figure 38 - MLP Economic/Biotechnology Allocations A701 Corridor – Loss of Green Belt/Countryside**

Site Reference	Site Name	Site Size (Ha)	Green Belt/Countryside/Within a Settlement Boundary
B1	Easter Bush	7.5	Green Belt - Green Belt Status is to be retained
B2	Gowkley Moss North	7.5	Green Belt - Green Belt Status is to be retained
B3	Gowkley Moss South	2.5	Green Belt - Green Belt Status is to be retained
B4	New Milton	7.5	Green Belt - Green Belt Status is to be retained
<b>Total</b>		<b>25</b>	

Source - Midlothian Council

**Green Belt Review**

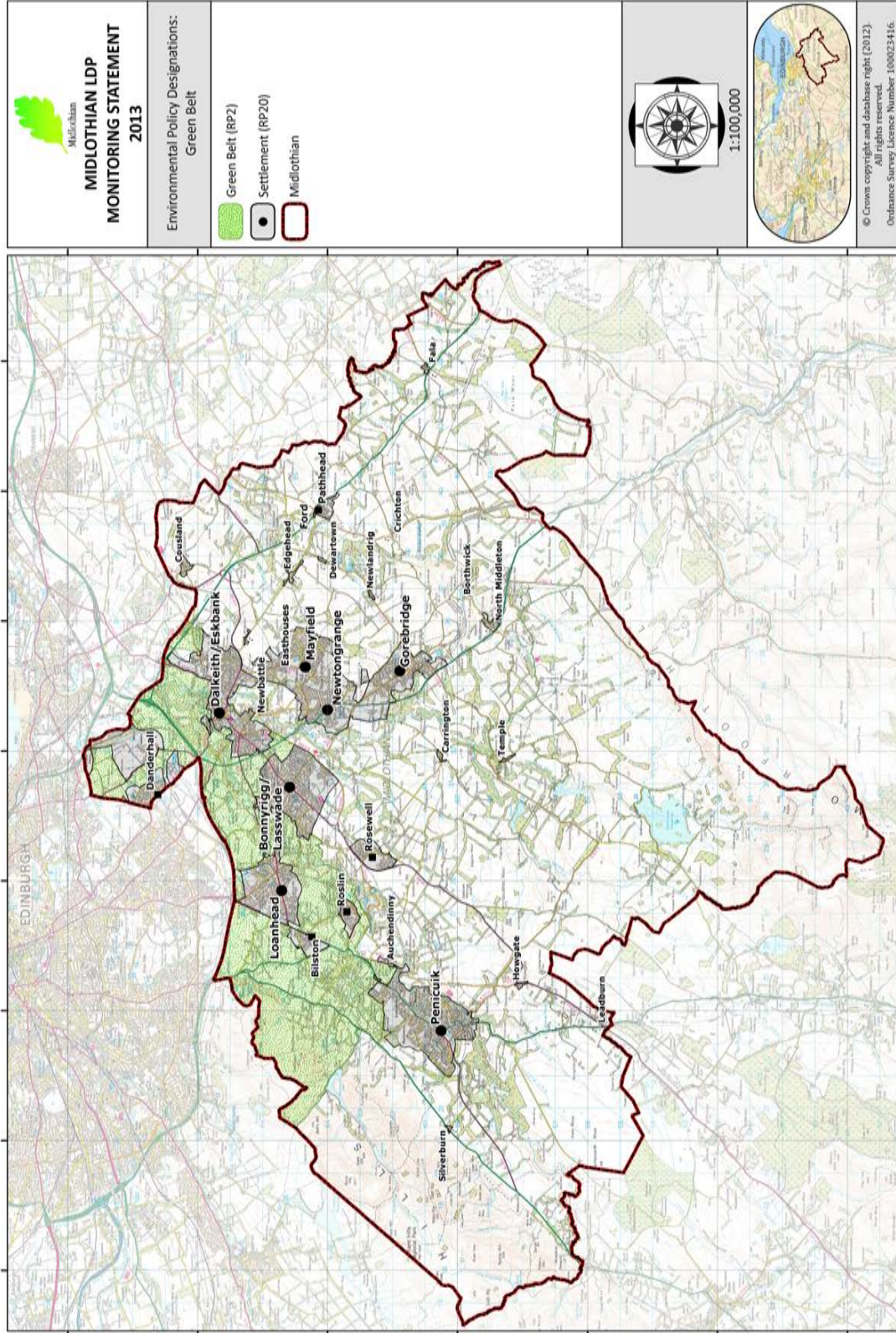
**7.2.4** A two stage review of the Edinburgh Green Belt was undertaken in 2008. The review covered all of the Green Belt, including those parts in Midlothian. The results were provided to the Green Belt Authorities Councils in December 2008. The first stage identified areas of the Green Belt considered to be of the greatest importance in terms of meeting the objectives of the then SPP21 (now superseded by SPP). The second stage focused on those parts of the Green Belt considered to meet the objectives of the Government guidance to a lesser degree, and assessed the landscape capacity of these areas to accommodate built development.

**7.2.5** The review identified 17 landscape character areas (LCAs); 11 were taken forward to stage two of the process. Five out of these eleven LCAs were considered to have landscape development potential for built development. Three of these five areas considered to have potential in landscape terms were allocated for development in the MLP. Therefore two comparatively small parcels were identified in the study as having landscape potential for built development. These are on the eastern edge of Loanhead and on the eastern edge of Bonnyrigg.



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Figure 39 Green Belt



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### Non-Conforming and Other Uses in the Green Belt

**7.2.6** There are a number of areas and sites in the plan which can be described as being non-conforming uses in the Green Belt. Equally there are allocated development sites that retain their Green Belt status until they are developed. Currently there is a degree of inconsistency in the MLP in this respect.

**7.2.7** The list of sites includes:

- Bush Estate (A701);
- Roslin Institute, Roslin;
- Bonnyrigg Community Hospital (A7)
- Eldin Industrial Estate, Loanhead;
- Poltonhall Industrial Estate, Bonnyrigg;
- MLP allocation site E2 South Sheriffhall;
- MLP allocation site E7 Oatslie;
- Park Homes sites (A701);
- Dobbies Garden Centre HQ (A7);
- Lloyds Bank data centre (B6392);

**7.2.8** Policy RP 3 supports the continued planned expansion at The Bush. This is a major site within the Green Belt which has been subject of a number of recent developments in the life, earth and animal science sector and there is currently an application pending for the development of phase 2 of the EBRC campus. The recent designation of the BioCampus as an Enterprise Area has also attracted enquiries and may result in further development in the short term.

**7.2.9** The other sites also offer opportunity for new development or potential redevelopment but are restricted by the designation. Site E2 South Sheriffhall and site E7 Oatslie were retained in the Green Belt until developed to retain a degree of control over the design and build process and to protect the setting of the Green Belt.

### 7.3 Landscape and Open Space

**7.3.1** The countryside of Midlothian remains a valuable and important natural asset.

**7.3.2** Environmental designations and open countryside accounts for approximately 91% of Midlothian (32363 hectares). Open space (as identified in the open space audit) accounts for approximately 4% (1397 hectares).

**7.3.3** Two tiers of landscape designations operate in Scotland, National Scenic Areas (NSA) and local landscape designations. Current guidance from Historic Scotland and Scottish Natural Heritage advises the rationalisation of existing local landscape designations into what it terms as Special Landscape Areas.

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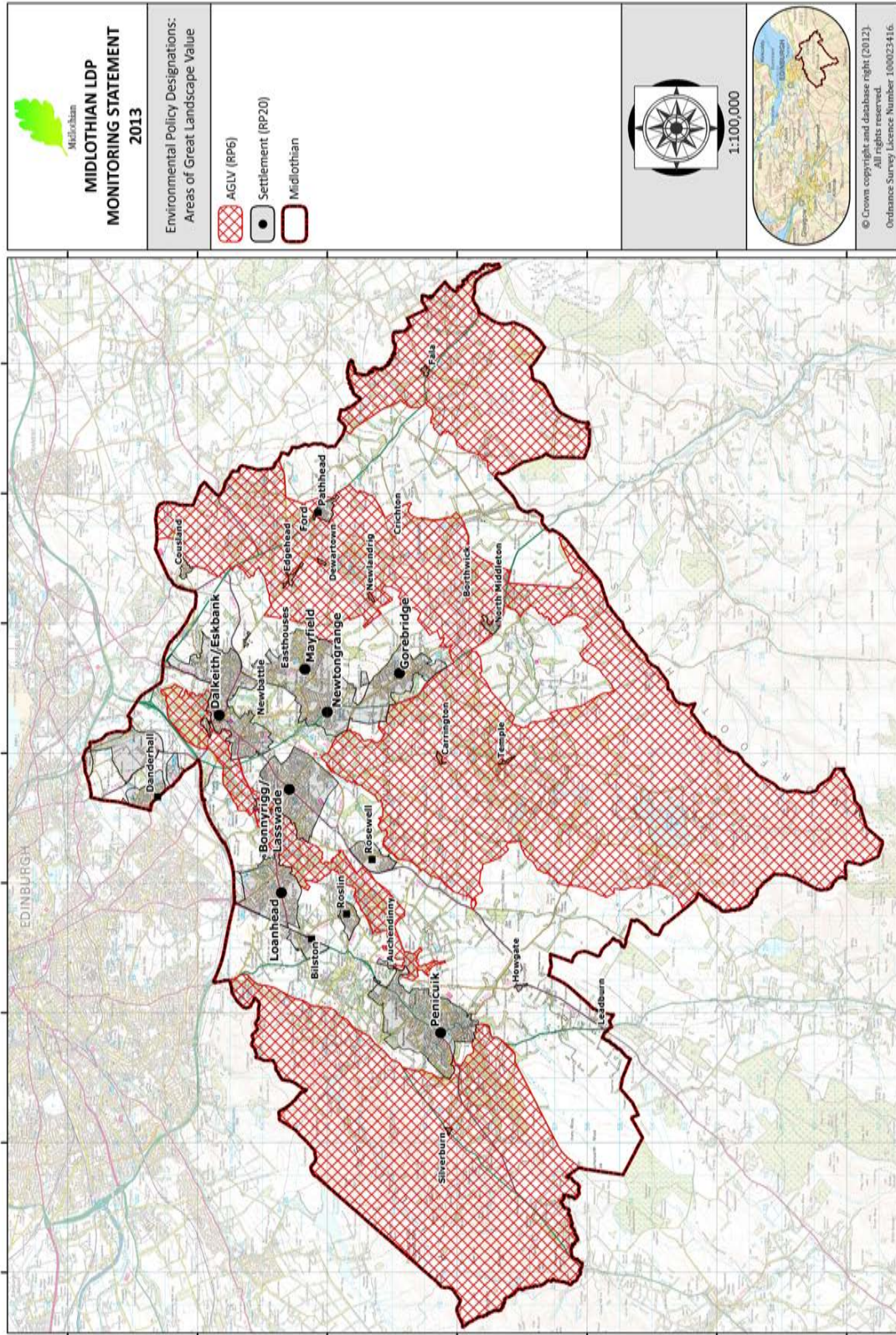
**7.3.4** In Midlothian there are currently Areas of Great landscape Value (AGLVs - see Figure 40). AGLVs acknowledge and seek to protect landscapes that are considered to be of local and/ or regional significance. In total 57% of Midlothian, or 20,418 hectares, is included within the AGLVs. There are no existing or previous NSA designations in Midlothian, and it is not currently anticipated that there will be any national designations in Midlothian in the future.

**7.3.5** The extent and boundaries of the Midlothian AGLV have not altered since the adoption of the MLP (2008).



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Figure 40 Midlothian Areas of Great Landscape Value



Source - Midlothian Council

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**7.3.6** Midlothian Council is commissioning work to undertake a review of its AGLVs. The review is being undertaken to determine if the AGLVs fulfil the landscape requirements for local landscape designations as identified in the 2005 Scottish Natural Heritage and Historic Scotland document, Guidance on Local Landscape Designations. This document provides guidance for the replacement of existing local and/ or regional landscape designations, such as AGLVs.

**7.3.7** As part of the review, and in accordance with the guidance document, the Council is seeking to identify candidate areas for designation as Special Landscape Areas to replace the AGLVs. The purpose and requirements of Special Landscape Areas is set out in the 2005 guidance. It is these Special Landscape Areas, which are local landscape designations, that will replace AGLV designations (see Landscape Technical Note).

**7.3.8** The AGLVs in Midlothian cover different landscape types including the:

- rolling hill country of the Pentland, Moorfoot and Lammermuir Hills;
- incised river valleys of the North and South Esk and the Tyne;
- estate landscapes of Penicuik, Arniston, Prestonhall, Oxenford and Vogrie; and
- Gladhouse, Edgelaw, Glencorse, Rosebery, Loganlea and North Esk reservoirs.

**7.3.9** The Esk and the Tyne rivers cross through urban areas and it is in these areas where the likelihood of development and therefore possible conflict arises.

**7.3.10** A proposal for the development of an 18 turbine wind farm at Auchencorth Moss was refused on appeal thus safeguarding a sensitive landscape and biodiversity site from the impact of development.

**7.3.11** The Council has prepared its first Open Space Strategy and is currently assessing the outcome of a recent public consultation exercise. One of the objectives of the strategy is to develop local standards for the provision and maintenance of open spaces and this will be an important issue for the emerging LDP. A breakdown of the type, quantity, nature and location of key open spaces is outlined in the following tables and charts below.

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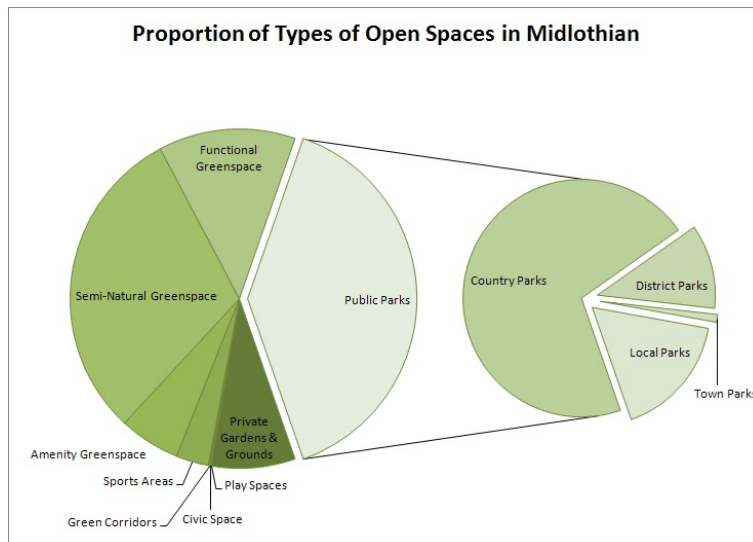
**Figure 41 - Open Spaces by Type and Quantity**

Type of Open Space	Amount (ha)
Country Parks	384.76
District Parks	62.72
Town Parks	5.72
Local Parks	91.76
Private Gardens and Grounds	110.85
Amenity Greenspace	80.75
Play space	0.26
Sports Areas	43.29
Green Corridors	1.59
Semi-natural Greenspace	420.53
Functional Greenspace	181.24
Civic Space	2.00
<b>Total</b>	<b>1385.47</b>

Source - Midlothian Council Open Space Audit 2009

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**Figure 42 - Proportion of Open Space Types**



Source - Midlothian Council Open Space Audit 2009



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Figure 43 - Open Space by Settlement

Town	No. Sites	Quantity (Ha)	Town	No. Sites	Quantity (Ha)
Auchendinny	1	2.51	Leadburn	1	0.68
Bilston	5	57.60	Loanhead	16	101.88
Bonnyrigg/Lasswade	17	90.36	Mayfield	9	37.77
Bush	1	50.00	Milton Bridge	2	31.60
Carrington	1	0.18	Newbattle	5	145.63
Cousland	4	1.54	Newton Village	1	1.52
Dalkeith	13	260.49	Newtongrange	7	38.13
Damhead	1	40.29	North Middleton	1	0.22
Danderhall	8	22.84	Pathhead	3	105.74
Easter Millerhill	1	0.95	Penicuik	47	148.43
Easthouses	2	18.87	Polton	3	9.44
Edgehead	1	0.77	Poltonhall	8	11.87
Eskbank	3	3.87	Rosewell	7	33.24
Fala	3	0.80	Roslin	4	57.25
Glencorse	1	33.54	Temple	2	0.47
Gorebridge	13	66.41	Wadingburn	1	2.75
Howgate	1	0.28	Woodburn	2	4.35

Source - Midlothian Council Open Space Audit 2009

## 7.4 Urban Capacity

**7.4.1** Government guidance promotes the development of brownfield sites before Green Belt and greenfield sites. The Urban Capacity Study provides an assessment of the likely development potential/housing capacity from known brownfield development sites. However, regular reviews have consistently indicated that there is only a relatively small proportion of such land/sites available that could contribute to the strategic housing land allocations in the MLP. This is reflected in the fact that only one site, site H9 Robertson's Bank in Gorebridge

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for 55 units, was included in the MLP at the recommendation of the Inquiry Reporter. Potential sites are better suited to windfall opportunities given their size and scale together with the likely timescale required to overcome constraints and develop (see section 4.3.3 and Figure 5).

**7.4.2** For the first time the SEA post-adoption monitoring report sets a target for the level of brownfield development. This is set at 75% of all approvals. Taking all development into account the proportion of brownfield development ranges between 60 – 66% of all approvals between 2007 and 2009. Looking at only housing applications the outcome improves to between 67 and 84%. The figures are influenced by a small number of non residential developments which require a greenfield location, some of which will be reinstated to greenfield use i.e. opencast coal and sand and gravel extraction approvals.

**7.4.3** A number of the greenfield housing developments include sites identified as part of the Council's social housing programme. In the majority of these cases the proposals have been deemed to be in accordance with the plan's policies on development in built-up areas, playing fields, sports facilities and open spaces in towns and villages. However, there have been two significant exceptions to this situation. The first involves a mixed use (housing, office and retail) redevelopment of a brownfield site at Thornybank in Dalkeith. Although the development is a brownfield site it also represents a loss of an economic development site from the established employment land supply. The second involves the residential development of a greenfield site at Whitehill House, Rosewell for 135 houses, as enabling development to secure the restoration of this important building.

### 7.5 Cultural Heritage

#### Built Heritage

##### Townscape Heritage Initiative and Conservation Area Regeneration Scheme

**7.5.1** The introduction of the Townscape Heritage Initiative (THI) and Conservation Area Regeneration Scheme (CARS) programmes present a new and significant opportunity to support investment in built heritage in Midlothian. The THI and CARS programmes are funded by the Heritage Lottery Fund and Historic Scotland respectively and both are designed to provide financial assistance to conservation area based regeneration and conservation initiatives. Dalkeith town centre is the first area in Midlothian to be awarded grant under the THI and CARS programmes.

**7.5.2** The programme has provided grant funding for the repair and restoration of town centre buildings, shop fronts and public realm improvements including works to three vennels linking the public car park at North Wynd. A total of 21 town centre buildings are being supported at a cost of £3,527,182 (43% grant funded, 57% private match funding) with 10 projects completed and a further 11 underway. The completed projects include a listed building at 1-3 Musselburgh Road which was "at risk", some prominent shop fronts in the High Street, the Tolbooth (former town court and prison), the Cross Keys former public house/hotel and a number of tenement buildings in the High Street (numbers 75, 77 and 79-81) which were in a poor state of repair.

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Four priority projects were identified and this is the first THI/CARS scheme to successfully grant-aid improvements to all the priority projects. The restoration work has brought about a noticeable visual improvement to the town centre environment.

**7.5.3** In addition to the restoration grant scheme a key component of the initiative was to provide training in building restoration and conservation techniques. In conjunction with the Dalkeith THI/CARS training provider (Edinburgh College, Granton Campus) a training plan has been prepared and a series of free courses on historic building restoration skills have been delivered and continue to be run. A total of 30 candidates including contractors staff, trainees and apprentices have undertaken the courses to increase their knowledge and awareness of historic building and conservation methods and techniques. In addition there is a special schools training course included in the training plan and to date 12 pupils from St Davids RC High School have attended the heritage skills awareness course.

**7.5.4** Another key aspect of the scheme is engagement with the local community to raise awareness of and promote greater understanding and appreciation of the town's history and heritage. To this end the Dalkeith THI/CARS has partnered a number of community groups to develop a series of projects, one of which is a heritage trail for the town with interpretative material and information. In order to help address the maintenance issue, the THI/CARS will be launching a home owners' guide and leaflet together with a DVD, and home owner seminars as a follow up. The aim is to get the message across that regular maintenance using the correct methods, materials and techniques avoids expensive repair later on when the problem becomes a lot more extensive is vital.

**7.5.5** Town centre improvement schemes have been implemented across all of Midlothian's key centres. The most recent being the Dalkeith improvements. The scheme was designed to enhance the character of the conservation area (in line with THI/CARS objectives) by using natural materials such as yorkstone paving slabs, granite setts and whinstone kerbs, in keeping with the historic character of the High Street. The objective of the project was to improve the shopping environment and prioritise pedestrian access and safety. The key elements of the project included:

- widening pavements between Buccleuch Street and South Street;
- renewing Jarnac Court paving, seating, lighting, bicycle parking and bus shelter;
- narrowing the High Street carriageway to reduce vehicle speed;
- a new pedestrian crossing linking North Wynd and High Street;
- new short stay and disabled parking bays; and
- shop front enhancements.

**7.5.6** The works have brought a much needed improvement to the look and feel of the town centre.

**7.5.7** The Council recently received confirmation from Historic Scotland that it has approved a second CARS initiative in Gorebridge town centre. The Council will also investigate the potential to apply for a similar scheme in Penicuik if further rounds of THI/CARS funding becomes available.

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**7.5.8** Recent changes to the General Permitted Development Order (GPDO) require all householder development in conservation areas (CAs) to apply for planning permission. This effectively takes away the need for Article 4 Directions which previously overlapped CAs to restrict permitted development rights (development that can be undertaken by a housebuilder without having to obtain planning permission). Consequently, the amendments to the GPDO rescind any Article 4 Direction designated prior to 1992, which includes 18 of the 19 Article 4s previously in force in Midlothian. The remaining order relates to Mavisbank CA, though it is not the intention of the Council to revoke this remaining order as Mavisbank has been identified by Historic Scotland as an Outstanding CA, which means that tighter planning controls are considered appropriate. The Council will shortly bring forward amendments to the boundaries of Lasswade and Kevock, Mavisbank, Penicuik and Eskbank & Ironmills CAs as well as designating a new conservation area at Dalhousie (MLP Proposal RP23, Eskbank & Ironmills Conservation Area Appraisal). Lack of resources to date has delayed the implementation of these proposals which were the subject of consultation through the MLP.

### Listed Buildings and Buildings at Risk

**7.5.9** Midlothian has approximately 992 buildings registered with Historic Scotland as being listed for their architectural and/or historic and cultural significance. In Scotland buildings are assessed in categories: "A", "B" and "C" (A being the most important and of highest merit). Owners of listed buildings have added obligations in respect of maintaining their properties and, generally speaking, face additional planning restrictions on what they can do to their properties.

**7.5.10** The Government maintains a register of listed buildings at risk. In Midlothian there are currently 36 buildings considered to be at risk.

### Scheduled Ancient Monuments and Battlefields

**7.5.11** There are currently 79 recorded Scheduled Ancient Monuments (SAMs) in Midlothian. No new designations or amendments to existing Scheduled sites have resulted since the adoption of the MLP. However, Glencorse Old Kirk (OS grid reference 245630) has been deleted from the Schedule but still retains its listed building status. No development has been proposed or consented within or adjacent to these designated areas that would adversely affect the character of the designated area.

**7.5.12** Two sites are listed in Historic Scotland's Inventory of Battlefields for Midlothian. One lies to the west of Penicuik - the "Battle of Rullion Green" (first designated in November 2011 and updated in December 2012) and the other lies to the north west of Roslin - the "Battle of Roslin" (first designated in December 2012). The replacement MLDP will incorporate these new designations.

### Historic and Designed Landscapes

**7.5.13** There are currently 14 Historic and Designed Landscapes (principally focused on existing or previous country houses and estates) throughout Midlothian. No new designations or amendments to established designations have resulted since the adoption of the MLP. No development has been proposed or consented within or adjacent to these designated areas that would adversely affect the character of the designated area.

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### 7.6 Biodiversity, Flora and Fauna

**7.6.1** Details of statutory international, national and local nature conservation sites within Midlothian are listed in Figure 44 and mapped in Figures 45 to 48. Since the adoption of the MLP, local nature conservation sites are in the process of being rationalised into the Local Biodiversity Sites system (refer to the Nature Conservation Technical Note for further information).

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**Figure 44 : Statutory International, National and Local Nature Conservation Sites in Midlothian**

International/ National/ Local	Designation Type No. Sites in brackets	Name
International	Ramsar sites (2)	Fala Flow Gladhouse
	Special Protection Area (SPA) (2)	Fala Flow Gladhouse
	Special Area of Conservation (SAC) (1)	Peeswit Moss/ Side Moss
National	Site of Special Scientific Interest (SSSI) (16)	Auchencorth Moss Bilston Burn (Glen) Black Burn Crichton Glen Dalkeith Oakwood Dundreich Plateau Fala Flow Gladhouse Reservoir Habbie's Howe (Logan Burn) Hadfast Valley Hewan Bank Keith Water Newhall Glen North Esk Valley Peeswit Moss/ Side Moss Roslin Glen

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International/ National/ Local	Designation Type No. Sites in brackets	Name
Local	Local Nature Reserve (LNR) (1)	Straiton Pond

Source - Scottish Natural Heritage



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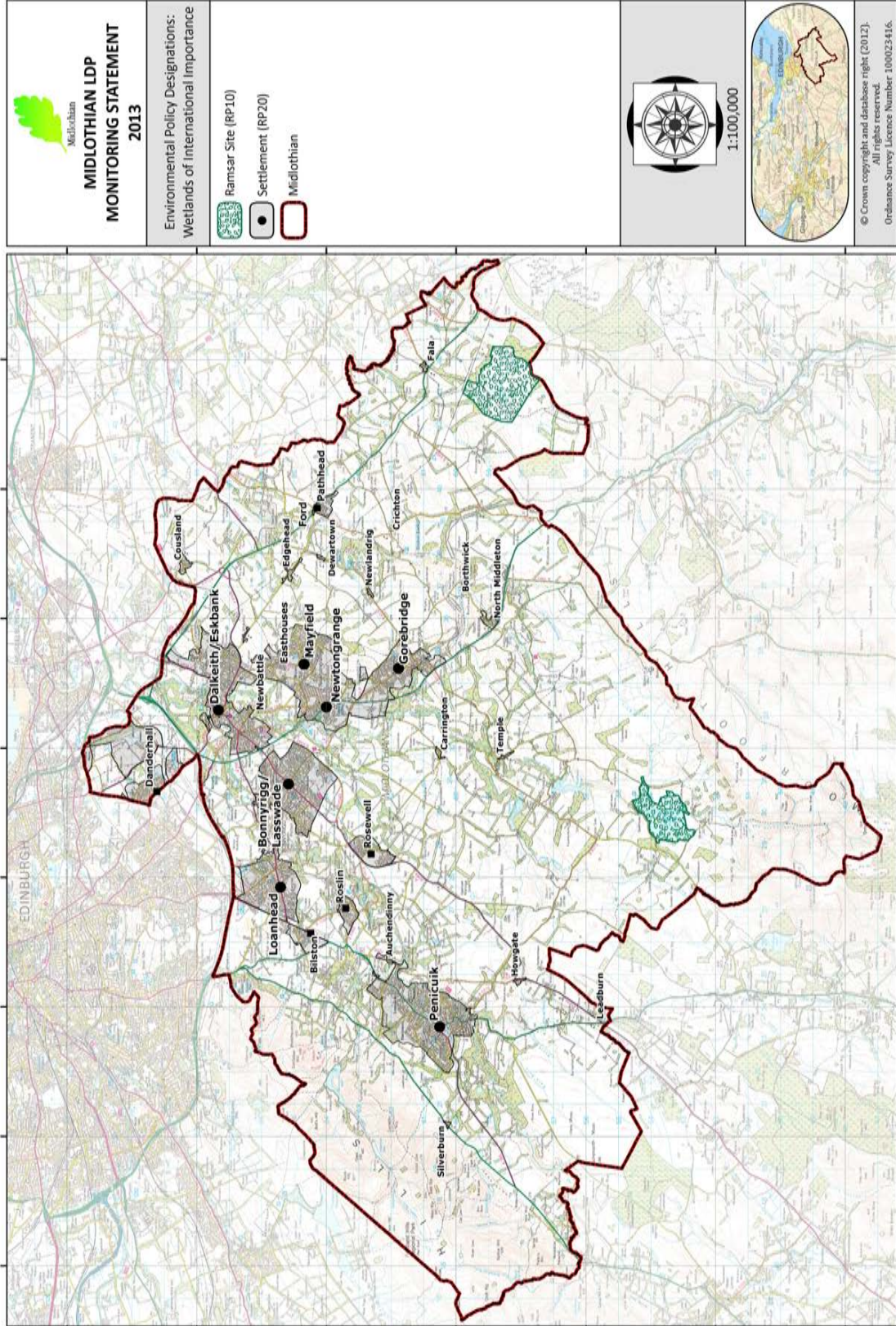


Figure 45 Ramsar Sites

Source - Scottish Natural Heritage



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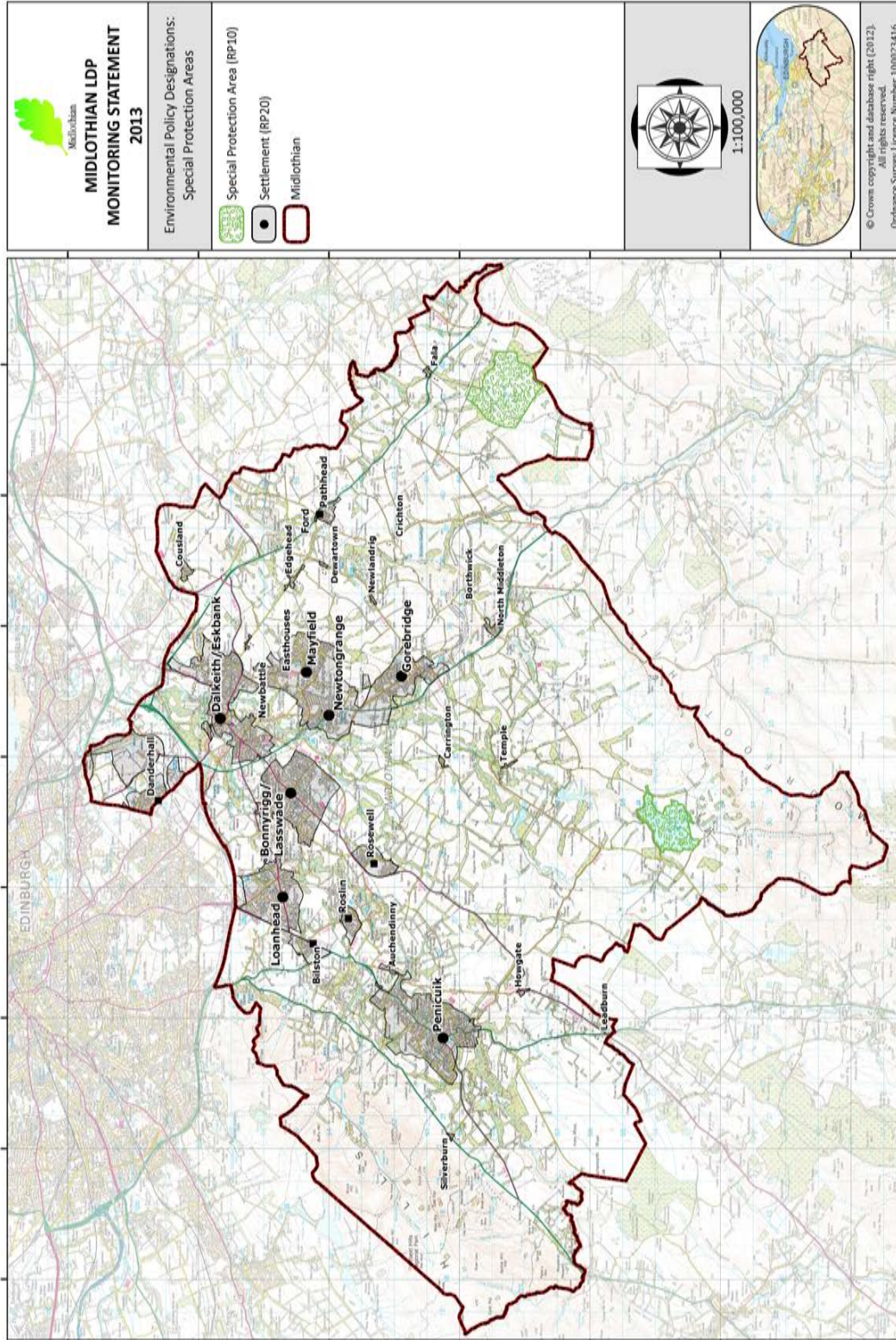


Figure 46 Special Protection Areas

Source - Scottish Natural Heritage



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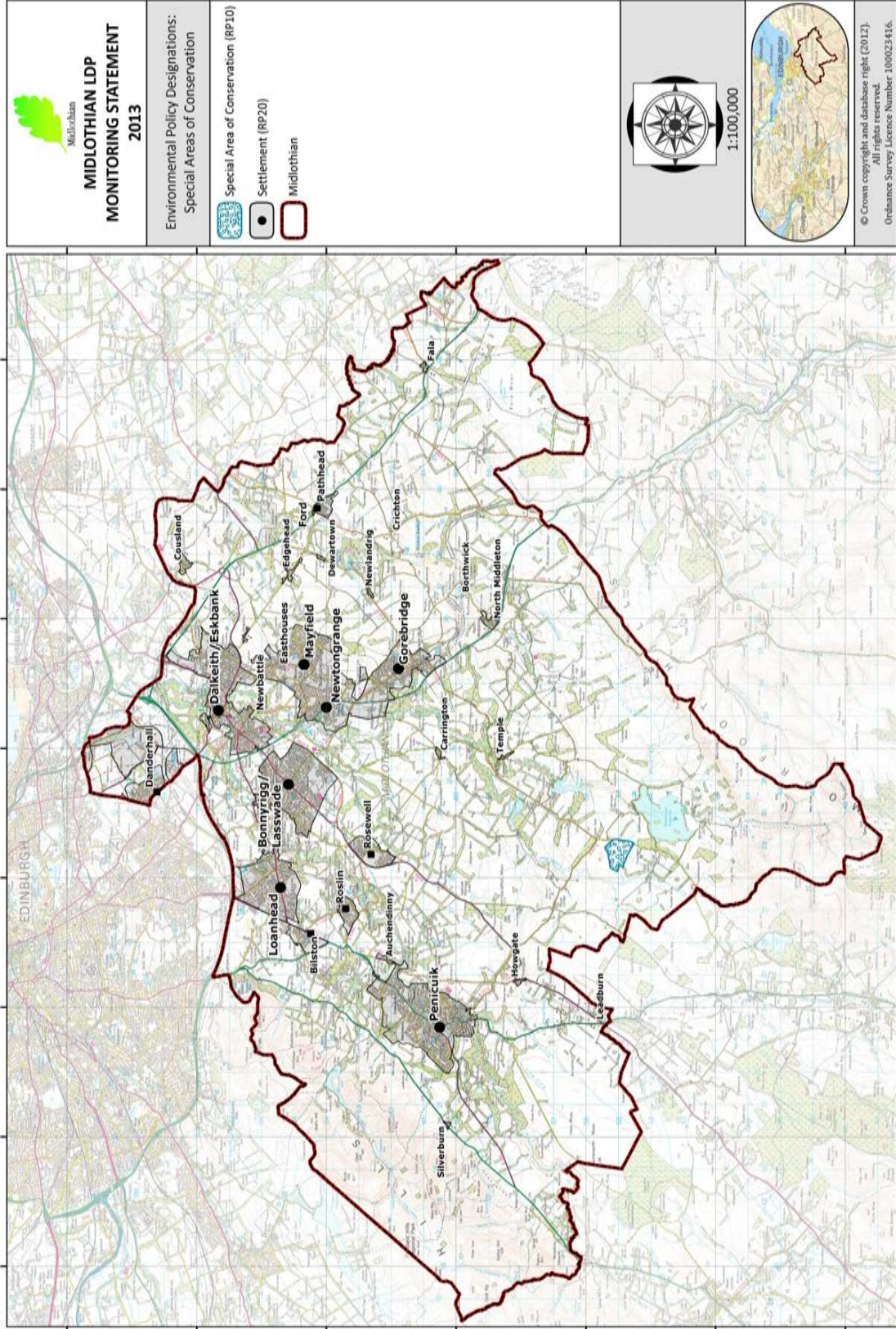


Figure 47 Special Area of Conservation

Source - Scottish Natural Heritage



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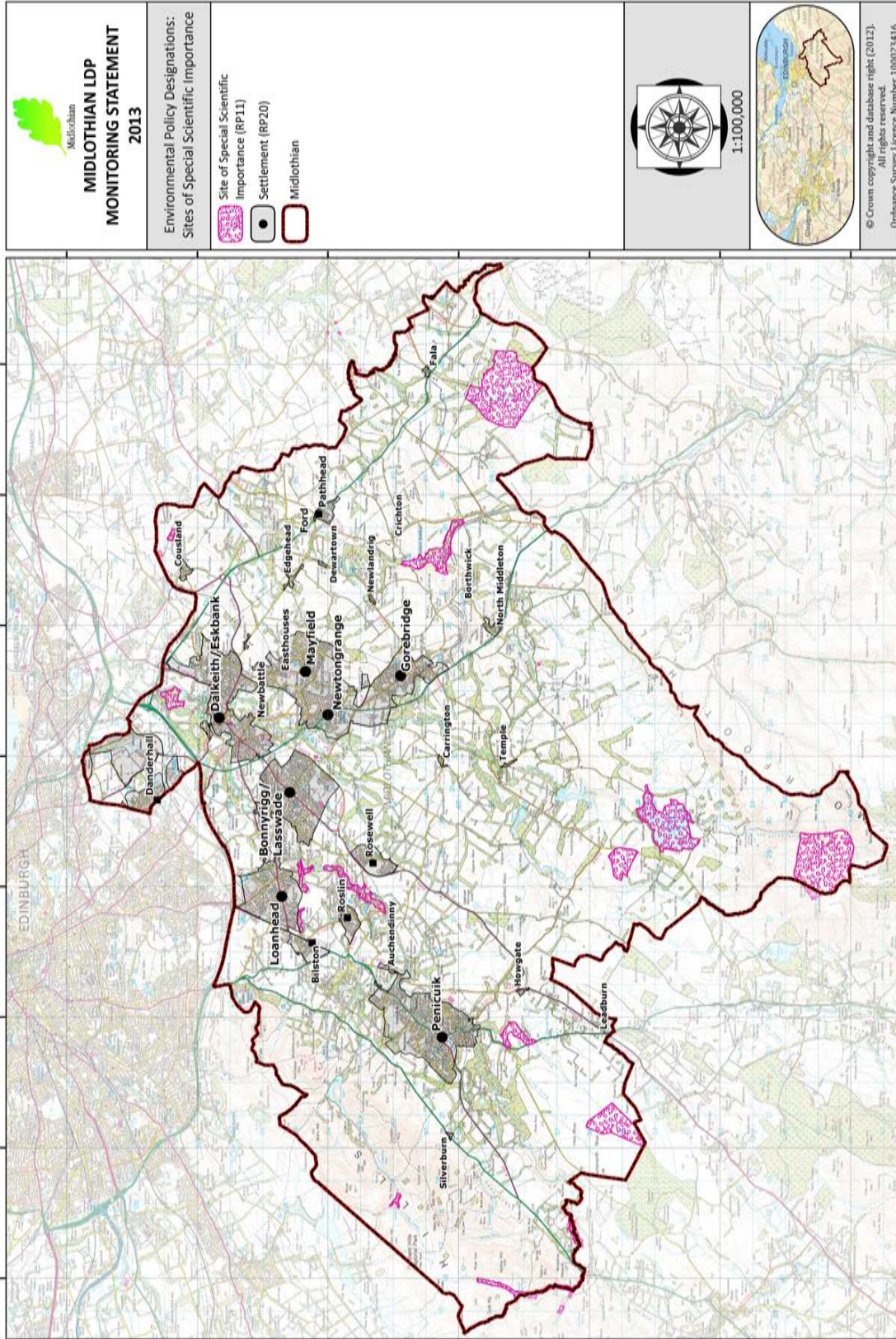


Figure 48 Sites of Special Scientific Interest

Source - Scottish Natural Heritage

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### Local Biodiversity Sites

**7.6.2** When the MLP was adopted the non-statutory local wildlife site system that had been developed by the Scottish Wildlife Trust, in association with Midlothian Council, was in operation. Since the adoption of the MLP the local wildlife site system (namely Local Wildlife Sites, Wildlife Sites and Listed Wildlife Sites listed in appendix 5 of the MLP) is in the process of being rationalised into the Local Biodiversity Sites (LBS) system. However, the MLP's policy framework and supporting text did acknowledge that this would occur.

**7.6.3** The LBS system now operating in Midlothian, which is also a non-statutory system, was developed to take into account "Guidance on Establishing and Managing Local Nature Conservation Site Systems in Scotland" published in 2006. This guidance sought to rationalise the numerous non-statutory wildlife sites into a single category and refer to them as Local Biodiversity Sites.

**7.6.4** The Council has employed The Wildlife Information Centre to assist with establishing and managing the Midlothian Local Biodiversity Sites system. This involved establishing a methodology for assessing sites promoted to be Local Biodiversity Sites in line with the above guidance document.

**7.6.5** All of the previous 54 Local Wildlife sites listed in appendix 5 of the MLP were assessed where survey data less than 15 years old existed. These assessments were undertaken by a steering group to determine if the sites merited the status of a Local Biodiversity Sites. The steering group comprises staff from Midlothian Council, The Wildlife Information Centre and acknowledged experts with knowledge of flora and fauna in Midlothian.

**7.6.6** In assessing the previous wildlife sites, rationalisation of some site boundaries took place where it was considered appropriate. This has meant that some of the former Wildlife Sites have been merged. Not all of the former Local Wildlife Sites have been assessed because insufficient data were available.

**7.6.7** None of the former Wildlife Sites assessed have failed to become Local Biodiversity Sites. Those that have not been assessed are listed as possible Local Biodiversity Sites. A mechanism has been established for other sites to be promoted for consideration for assessment to become Local Biodiversity Sites.

**7.6.8** There are currently 39 Local Biodiversity Sites in Midlothian. These are listed in Figures 49 and 50 below.

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**Figure 49 Local Biodiversity Sites (43 sites as at February 2013)**

Aikendean Glen	Mavisbank
Arniston Estate Woodlands and River South Esk	Melville Castle
Auchedinnny Ponds and Glencorse Burn Wood	Middleton Lime Quarries (East)
Auchendinnny Wood	Middleton Lime Quarries (West)
Beeslack Wood and Haughhead	Milkhall Pond
Black Hill	Mount Lothian Quarry Ponds
Black Springs	Newbattle Woods
Bonnyrigg to Rosewell Disused Railway	Penicuik House Estate
Borthwick Glen	Penicuik Mill Lade and River Esk to Esk Bridge
Bush Estate and Glencorse Burn	Rosebery Reservoir
Camp Hill	Rosewell to Auchendinnny Disused Railway
Carrington Mill Wood	Roslin Glen Country Park
Cockmuir Marsh	Roslin Moat and Curling Pond
Costerton and Fala Woods West	Shiel Burn Wood
Dalhousie Burn	Springfield Mill and the Maiden Castle
Dalhousie Castle Estate	Straiton Pond
Dalkeith Estate	Stretchendean Wood
Edgelaw Reservoir	Toxside Moss (North)
Fullarton Water	Toxside Moss (South)
Glencorse Reservoir and Glen	Tynewater and Preston Hall Estate Woodlands
Gore Glen	Vogrie Country Park
Linn Dean	

Source - Midlothian Council



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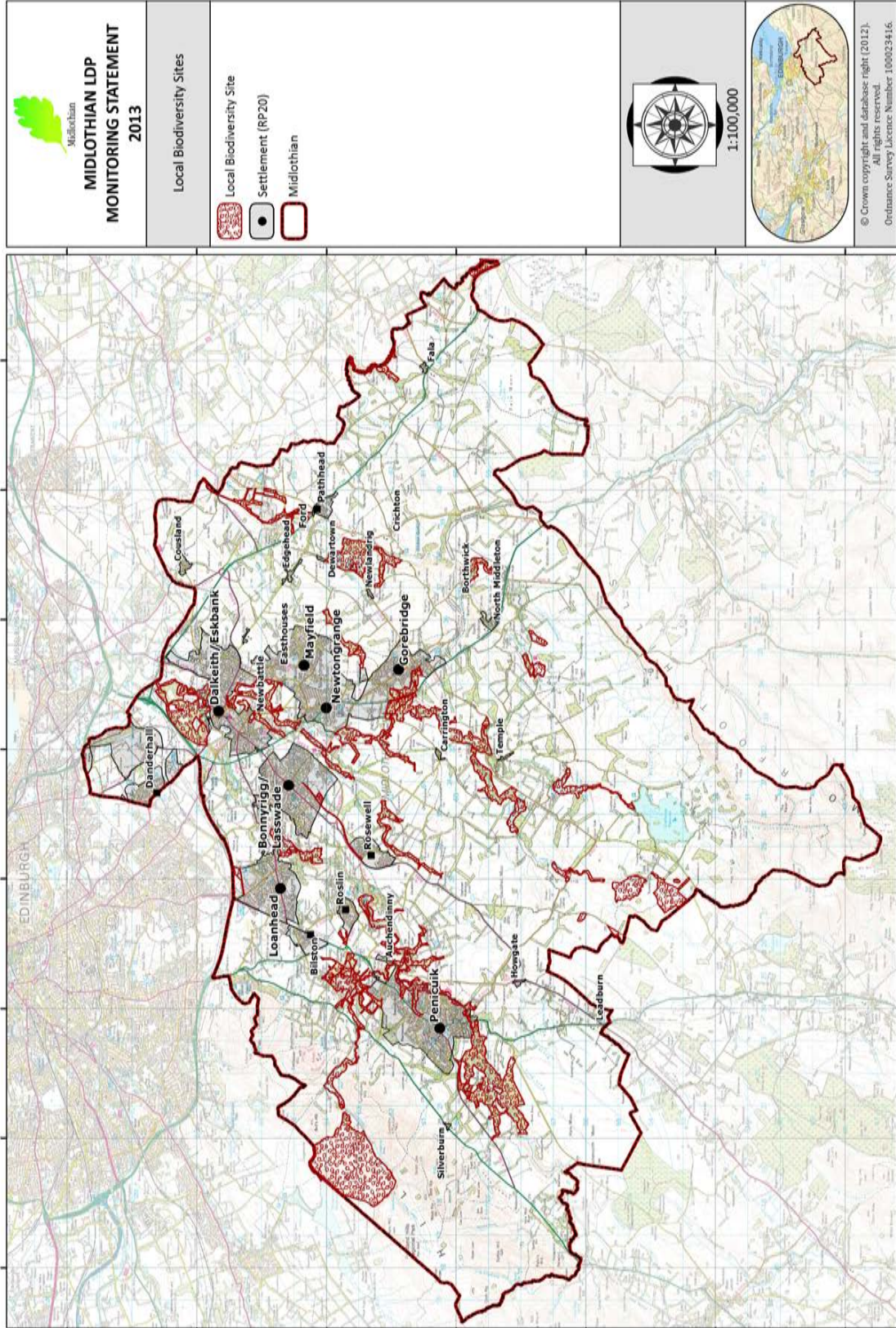


Figure 50 Local Biodiversity Sites

Source - Midlothian Council



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### Scottish Wildlife Trust Reserve Sites

**7.6.9** The number and status of Scottish Wildlife Trust Reserves in Midlothian has not changed since the adoption of the MLP (2008). The five sites in Midlothian are:

- Erraid Wood
- Hadfast Valley
- Linn Dean
- Milkhall Pond
- Roslin Glen

### Woodland Trust Woodland Sites

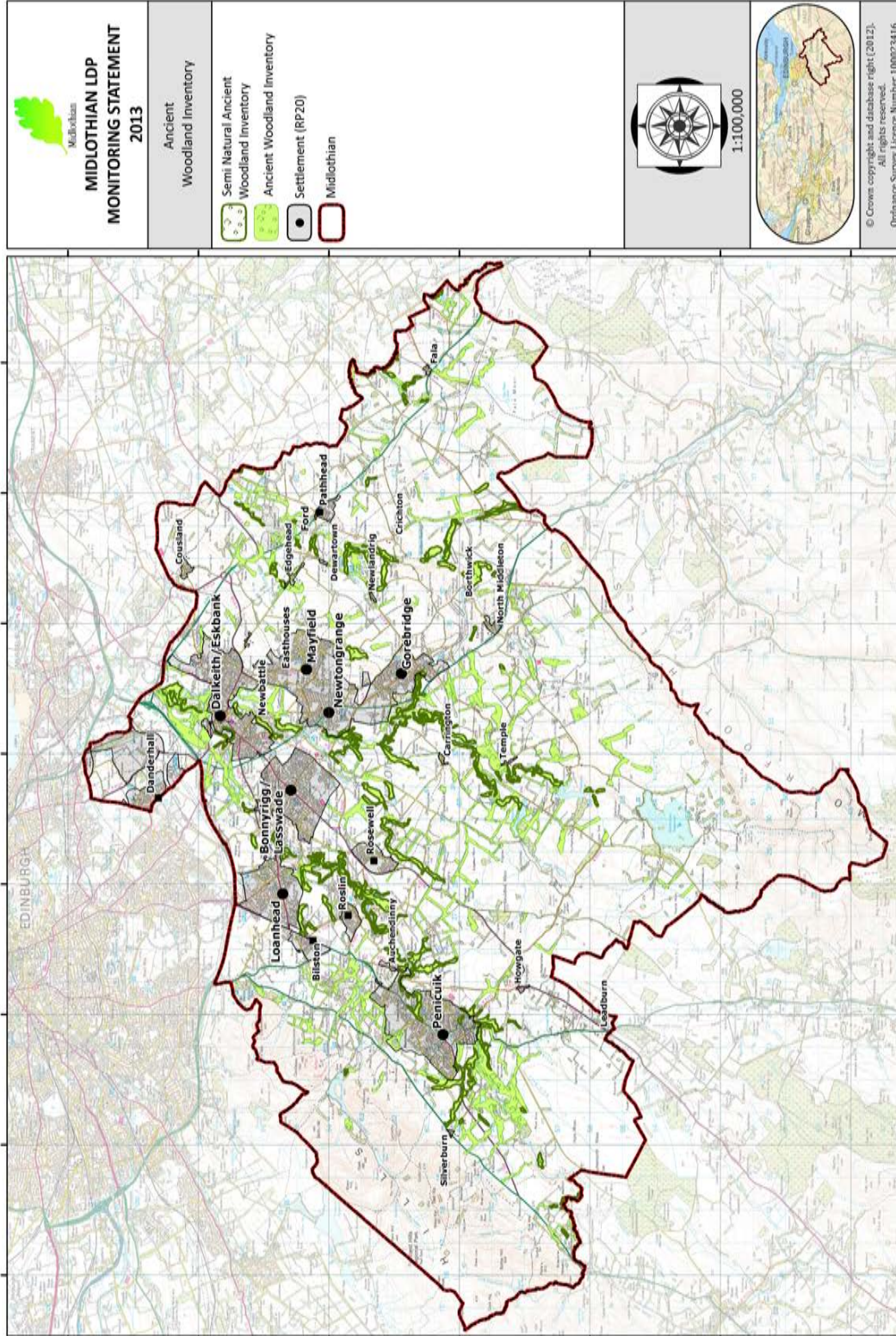
**7.6.10** The number and status of Woodland Trust Woodland sites in Midlothian has not changed since the adoption of the MLP (2008). The two sites in Midlothian are at Beeslack Wood and Currie Wood.

### Ancient and Semi-Natural Ancient Woodland

**7.6.11** The inventory of Ancient Woodland identifies 2604.5 hectares of designated ancient woodland in Midlothian, of which semi-natural ancient woodland comprises 857.6 hectares. The areas are highlighted in Figure 51 below.

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Figure 51 Ancient and Semi Natural Ancient Woodland



Source - Scottish Natural Heritage

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### Scottish Lowland Raised Bog Inventory Sites

**7.6.12** At the time of the adoption of the MLP there were three Scottish Lowland Raised Bog Inventory sites in Midlothian. Their status has not altered. Scottish Natural Heritage has informed the Council that two other sites, Auchencorth Moss and Springfield Moss, can be added to this list.

- Peeswit Moss/ Side Moss
- Toxside Moss (north)
- Toxside Moss (south)
- Auchencorth Moss – additional site since adoption of MLP (2008)
- Springfield Moss – additional site since adoption of MLP (2008)

### Geodiversity

**7.6.13** Scotland's geodiversity is world class and has been shaped during three billion years of our planet's history by the movement of the earth's tectonic plates, mountain building, volcanism, ice ages, sea-level change and the processes of erosion and deposition. Midlothian has been affected by all of these geological and geomorphological processes.

**7.6.14** Geodiversity is the variety of rocks, minerals, fossils, landforms, sediments and soils, together with the natural forces that form and alter them. Midlothian's geodiversity is the foundation upon which plants, animals and human beings live. It is the physical basis for our varied landscapes and is a vital component of our culture and built heritage. Geodiversity brings important economic benefits. Many of Midlothian's older buildings are built of locally quarried stone and one of its traditional industries was and still is coal mining. Both are products of geodiversity and geology. Geodiversity is a unique teaching and scientific resource, helping us understand issues such as climate change and sea level rise.

**7.6.15** Looking after our geodiversity is a vital part of conserving Midlothian's landscape and nature. It is also important to ensure that geodiversity continues to be available to help us predict and adapt to future change. It is important to take a holistic view of ecosystems, recognising both their geodiversity and biodiversity during decision making processes.

### Geodiversity designations

**7.6.16** Midlothian has five Sites of Special Scientific Interest (SSSIs) designated for their geological interest. These sites enjoy statutory protection and are:

- Hewan Bank
- Keith Water
- Bilston Burn
- The North Esk Valley
- Newhall Glen

**7.6.17** The UK wide Geological Conservation Review (GCR) underpins the designation of Scotland and Midlothian's geological Sites of Special Scientific Interest (SSSIs). The GCR identifies the very best and most representative geological and geomorphological sites in Britain.

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They are candidate sites of national importance awaiting notification as SSSIs. Midlothian has six such sites, three of which are already notified as SSSIs. The sites are listed in Figure 52 below.

**Figure 52 - Geological Conservation Review Sites**

GCR Site Number	Site Name	Geological feature protected under SSSI/GCR	Area (ha)
749	Hewan Bank	Dinantian of Scotland Quaternary of Scotland	4.8
748	Keith Water	Dinantian of Scotland	0.2
748		Quaternary of Scotland	0.2
183	Carlops	Dinantian of Scotland	214.2
		Quaternary of Scotland	
2003	Gutterford Burn	Llandoverly	10.8
1582	Gutterford Burn	Arthropoda (excluding insects/trilobites)	0.8
1554	Bilston Burn	Dinantian of Scotland	4.2
1554		Quaternary of Scotland	8.0

Source - Scottish Natural Heritage

### Regionally Important Geological Sites (RIGS)

**7.6.18** Midlothian has three designated Regionally Important Geological Sites. The number and status of these sites has not changed since the adoption of the MLP in 2008. The three sites in Midlothian are:

- Bilston Burn (Glen)
- Hewan Bank
- The Howe (Pinnacle)



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**7.6.19** These RIGS will, in due course be converted to local geodiversity sites using a more rigorous and recognised methodology than was used originally. Local Geodiversity Sites are selected by voluntary geoconservation bodies. In Midlothian's case this is the Lothian and Borders GeoConservation group which is a committee of the Edinburgh Geological Society and comprises largely professional geologists with an excellent working knowledge of the area. Midlothian Council is represented on this group at officer level.

### 7.7 Minerals and Waste

#### Minerals

**7.7.1** During the period of the MIP, there have been operational coal extraction sites at Shewington and Newbigging, co-located to the south west of Rosewell. These are now undergoing restoration. Coal production in Midlothian over the life of the MLP is set out in Figure 53 below.

**Figure 53 - Coal Production in Midlothian**

Year	Production (tonnes)
2008	226,000
2009	206,000
2010	223,000
2011 (latest available)	64,000

*Source: Coal Authority Production Returns.*

**7.7.2** Coal extracted in Midlothian is consumed nearby in East Lothian at Cockenzie Power Station or at Longannet Power Station (Fife), or exported to England. Cockenzie Power Station is to close in 2013, as its hours of operation were restricted by the EU Large Combustion Plant Directive. Longannet is expected to continue in service into the medium term as a result of investments made to improve its performance. It appears unlikely now that the station will be adapted to carbon capture and storage (CCS) operation. A proposal has emerged to locate a new build CCS power station at Grangemouth and there is an alternative proposal at Hunterston, (recently refused permission by the local planning authority).

**7.7.3** Sand is extracted at Dalhousie (near Rosewell) and sand and gravel is extracted at Outerston and processed at Guildie Knowes (south east of Gorebridge). These sites contribute to demand in the wider south east of Scotland aggregates market. There is a dormant hard rock extraction site.

**7.7.4** SPP requires local planning authorities to maintain a supply of construction aggregates equivalent to 10 years of extraction at all times in all market areas. The first survey of minerals supply and demand in South East Scotland was carried out in 2011. The year-equivalent scale

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of the land bank can depend on the system of measurement used, but on some measures there is a 4.5 year supply of sand and gravel in SE Scotland and a 13 year supply of hard rock. The Minerals Technical Note provides more detail on this matter.

### Waste Treatment

**7.7.5** Reference to waste treatment is dealt with under section 8.7.

### 7.8 Flood Protection

**7.8.1** These matters are also considered in the Strategic Flood Risk Assessment (and associated Technical Note), which includes a log of flood incidents in Midlothian, from Midlothian Council's biennial reports prepared under the Flood Prevention and Land Drainage (Scotland) Act 1997.

**7.8.2** The Scotland and Northern Ireland Forum for Environmental Research has collated research on changes to Scotland's climate over the last century (Handbook of climate trends across Scotland, May 2006). This study presents results at a regional level, including results for Scotland East. Of relevance to flooding, the trend over the period 1961-2004 indicates increased winter rainfall and higher annual precipitation overall, an increase in the number of days of heavy rain each year, an increased average rainfall intensity and maximum five day rainfall.

**7.8.3** Expected future changes are considered in the United Kingdom Climate Impacts Programme (UKCIP09) scenarios. Winter months may become wetter while summer months may become drier. The intensity of rainfall may increase in winter months, but there is a contrasting trend between east and west with the most extreme changes expected in eastern Scotland.

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**Figure 54 - Change in Mean Precipitation (Central Estimate), South East Scotland**

	Annual	Summer	Winter
2020s – Medium Emissions variant	0%	-6%	+4%
2020s – High Emissions variant	0%	-4%	+3%
2050s – Medium Emissions variant	0%	-13%	+10%
2050s – High Emissions variant	0%	-13%	+10%
2080s – Medium Emissions variant	0%	-12%	+17%
2080s – High Emissions variant	0%	-21%	+19%

Source - UK Climate Impact Programme

**7.8.4** SEPA has issued flood risk maps which are being used to assist in MLDP site allocation and planning application decisions. These are based on current climate conditions, and an allowance for future climate change has not been included. Depending on the level of risk further Flood Risk Assessment (FRA) may be required. SEPA's technical guidance recommends that FRAs should include allowance for climate change. A relatively small proportion of Midlothian's surface area (2.8%) falls within the 1:200 year flood risk zone. This level of risk generally constitutes the acceptable limit for most forms of development.

**7.8.5** Since the adoption of the MLP 2008, the Flood Risk Management (Scotland) Act 2009 has come into force. Local Flood Risk Management Plans are to be prepared: in Midlothian's case an LFRMP is to be prepared for a wider region based on the catchments of the River Forth and rivers feeding the Firth of Forth. Potentially Vulnerable Areas (PVAs) have been identified. There are two in Midlothian: one based around the Burdiehouse and Swanston Burn catchment, and one based around the River Esk.

**7.8.6** In terms of land use changes, potential residential developments in the valley of the North Esk at the former Scottish Qualifications Authority site (Dalkeith) and at Kevock Caravan Park (Lasswade) have been subject to Flood Risk Assessment. These assessments found that development at these locations does not exceed the acceptable level of risk for residential development (1:200 year). The interaction between possible new development sites and flooding is considered in the sites assessment for the MLDP.



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**7.8.7** Midlothian Council's flood protection work has been focused on maintenance works in the period since adoption of the MLP 2008.

### 7.9 Air, Water and Soil Quality

#### Air

**7.9.1** Local authorities have a responsibility in terms of Part V of the Environment Act to review and assess air quality within their area. Legislation sets out prescribed air quality objectives for target pollutants against which each local authority must assess air quality and identify areas where the air quality objectives are not likely to be met. Where air quality objectives are not likely to be met in areas where members of the public will be exposed local authorities must put in place an Air Quality Management Area.

**7.9.2** Local authorities can assess air quality by a variety of screening, monitoring and modelling techniques, the results of which are reported in annual air quality reports which are submitted to Scottish Government and SEPA.

**7.9.3** Air quality objectives are specified for benzene, 1-3 butadiene, carbon monoxide, lead, nitrogen dioxide, PM10 (particulates matter with a diameter less than 10 microns) and sulphur dioxide.

**7.9.4** Early on in the review and assessment process Midlothian identified from the closest monitoring stations at Edinburgh, that 1, 3 butadiene, carbon dioxide and benzene were not a problem. A modelling study undertaken in 2000 also concluded that lead in the air was unlikely to exceed the appropriate air quality objectives.

**7.9.5** Sulphur dioxide, nitrogen dioxide and particulate levels were monitored by Midlothian Council at Dalkeith until summer 2012 and monitoring of these pollutants only ceased following agreement with SEPA and Scottish Government that there were no real air quality issues in Dalkeith.

**7.9.6** Monitoring of PM10 and sulphur dioxide continues at Pathhead, although this may come to an end as monitoring data have shown a steady reduction in both due to a reduction in the number of households burning coal in Pathhead following the introduction of mains gas to the village in 2011/12.

#### **Air Quality Management Areas**

**7.9.7** There is one Air Quality Management Area in Midlothian, at Pathhead, declared in 2008. This was declared as the predicted 2010 level was likely to exceed the more stringent level for PM10 (of 18 µg/m<sup>3</sup>) which had to be achieved by 31 December 2010. Monitoring of PM10 levels have shown that whilst the 2010 level has not been exceeded, measured levels remained close to the objective.

**7.9.8** In 2011 a gas main was installed into the village of Pathhead and, as an increasing number of gas mains connections have been made, from the latter part of 2011 onwards, PM10 levels associated with the burning of coal have decreased.

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**7.9.9** Actual results of monitoring in Pathhead during the 2011 period as compared to the 2010 monitoring period showed a reduction in PM10 levels from 18 µg/m<sup>3</sup> to 17 µg/m<sup>3</sup> and it is expected that these levels will decrease further as more households switch from coal to gas. If, following a further period of monitoring it can be demonstrated to SEPA and Scottish Government that a sufficient and sustainable reduction in PM10 levels has been achieved then consideration will be given to revoking the Air Quality Management Area.

### **Nitrogen Dioxide**

**7.9.10** Monitoring of nitrogen dioxide is carried out at 20 locations throughout Midlothian using diffusion tubes. Nitrogen dioxide is typically associated with traffic fumes and the highest levels of nitrogen dioxide are therefore found adjacent to busy roads and junctions, particularly where traffic is slow moving or engines are idling. Diffusion tubes are sited in all the major towns in Midlothian. Levels are captured using this method and an annual mean level is calculated. The results for the 2011 monitoring period indicated that concentrations measured adjacent to busy roads in all the major towns in Midlothian are within the annual mean air quality objective.

**7.9.11** Since the opening of the A68 Dalkeith Bypass in September 2008 there has been an improvement in air quality in Dalkeith town centre. Monitoring data has shown that concentrations of nitrogen dioxide adjacent to the A6106 have decreased significantly, although a slight increase was observed at some monitoring locations in 2011. This slight increase is thought to be as a result of traffic diversions being in place during the refurbishment of Dalkeith High Street.

### **Water**

**7.9.12** The first River Basin Management Plan (RBMP) for the Scotland River Basin District runs from 2009 to 2015. All water bodies in Midlothian were assessed in 2008; they will be re-assessed in 2015 to monitor the implementation of the first RBMP, and to set objectives for the next RBMP cycle. Meeting RBMP objectives involves all activities which can influence the water environment, including land use planning. The RBMP process classifies water bodies into one of five classes, viz. bad status, poor status, moderate status, good status, and high status. For groundwaters the chemical status and quantitative condition is the basis of measurement - both these factors have to be recorded as good for a good overall status to be reached. Water quality, morphology, hydrology, and the presence of invasive species are taken into account in determining the classification of the water body. The RBMP seeks to prevent any deterioration, and to encourage activities which elevate the quality of the water bodies, particularly those in the bad and poor categories. The results of the 2008 and the planned status in 2015 of water bodies in Midlothian is set out below.

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Figure 55 - Current and Planned Status of Water Bodies in Midlothian

Name of Water Body	Status 2008	Status 2015 (planned)
Bellyford Burn	Bad	Bad
Bilston/Boghall Burn	Moderate	Moderate
Burdiehouse Burn/Swanston Burn [known as Lothian Burn in transit of Midlothian]	Poor	Poor
Dalhousie Burn/Shiel Burn	Poor	Poor
Fullarton Water	Poor	Poor
Gladhouse Reservoir (HMWB)	Poor Ecological Potential	Poor
Glencorse Burn (HMWB)	Moderate Ecological Potential	Moderate
Gore Water/Middleton South Burn	Poor	Poor
Lead Burn	Moderate	Moderate
Redside Burn	Poor	Poor
River North Esk (Elginhaugh to confluence with South Esk)	Moderate	Moderate
River North Esk (Glencorse Burn confluence to Elginhaugh)	Moderate	Moderate
River North Esk (Penicuik House to Glencorse Burn confluence)	Moderate	Moderate
River North Esk (Source to Penicuik House)	Moderate	Moderate
River South Esk (Gladhouse Reservoir Sluice to Redside Burn confluence) (HMWB)	Poor Ecological Potential	Poor
River South Esk (Redside Burn to Gore Water confluences)	Poor	Poor
River South Esk (Gore Water to N Esk confluences)	Poor	Poor
River South Esk (Source to Gladhouse Reservoir)	Poor	Poor

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Name of Water Body	Status 2008	Status 2015 (planned)
River Tyne (source to Birns confluence)	Poor	Poor
Dalkeith bedrock and localised sand and gravel aquifers (Groundwater)	Poor	Poor (chemical status only)
Esk Valley Sand and Gravel (Groundwater)	Good	Good
Pentlands bedrock and localised sand and gravel aquifers (Groundwater)	Good	Good

Source - SEPA

## Soil

**7.9.13** There are 2099 hectares of peat soil (classified as category 6) and an additional 598.9 hectares of organo-mineral with peat (category 5) (see figure 57 carbon richness of soils).

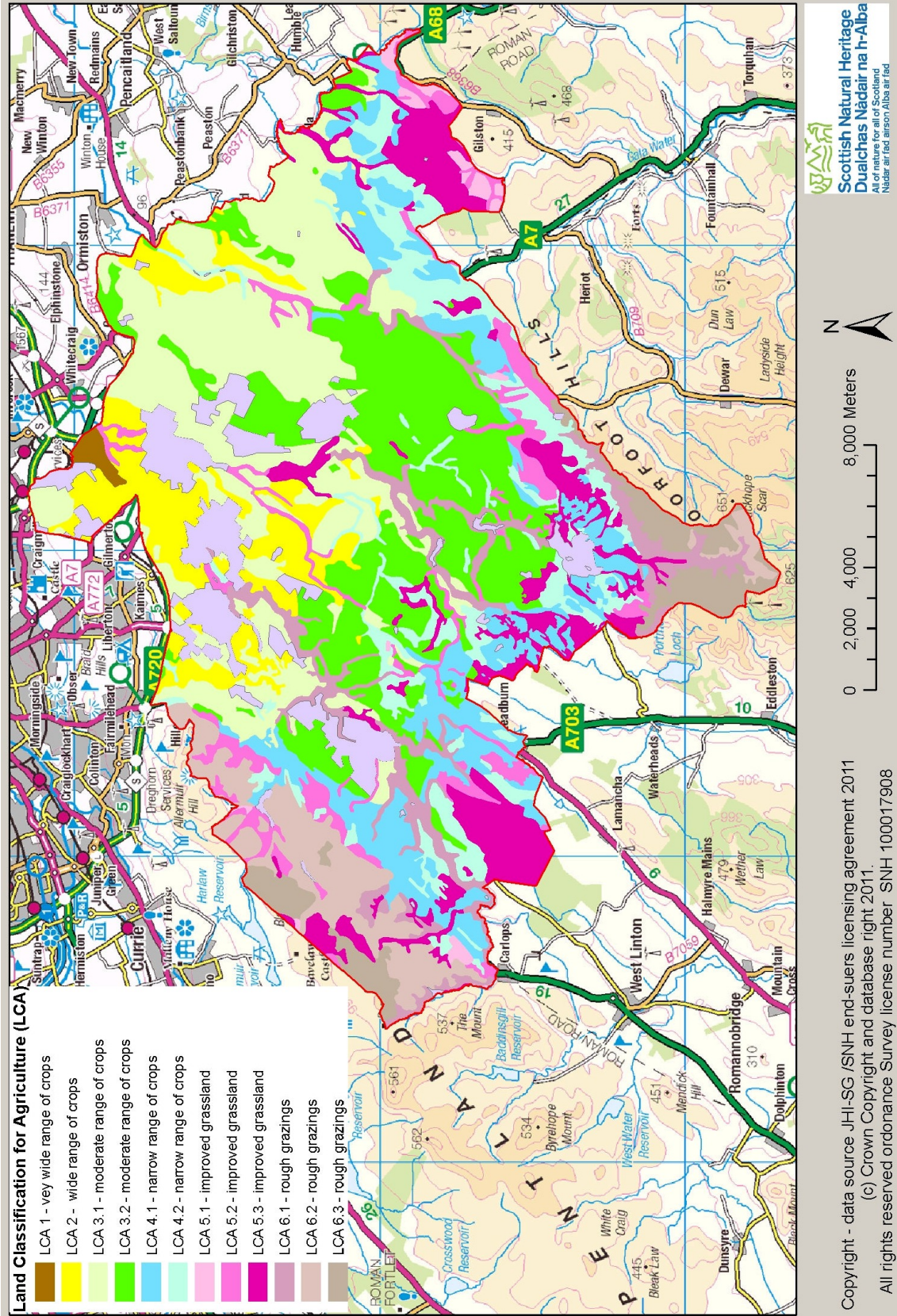
**7.9.14** Prime agricultural land (classified as Land Capability for Agriculture (LCA) classes 1.0 - 3.1) covers 9,375 ha of Midlothian. The 1:50,000 LCA map indicates the following breakdown:

- 141 ha occupied by class 1.0;
- 2,619 ha occupied by class 2.0; and
- 6,615 ha occupied by class 3.1



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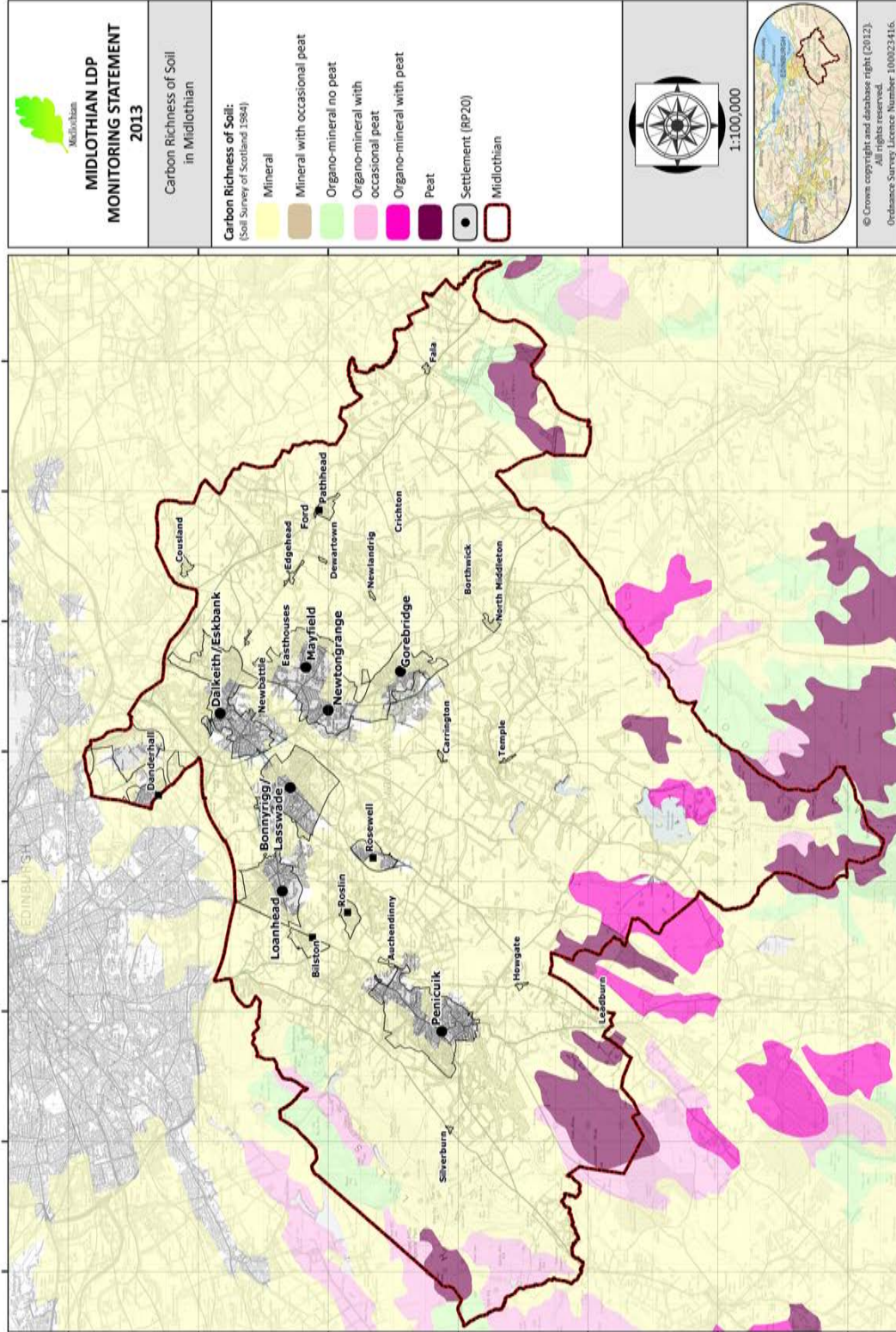
Figure 56 - Land Capability for Agriculture Map





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Figure 57 Carbon Richness of Soils



Source - James Hutton Institute/Scottish Natural Heritage/Scottish Government



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### 7.10 Climate Change Mitigation and Renewable Energy

#### Climate Change Mitigation

**7.10.1** The Climate Change (Scotland) Act 2009 has introduced legislation to reduce greenhouse gases by at least 80% by 2050 against the 1990 baseline. Midlothian Community Plan 2010-13 commits to a proportionate reduction in the level of such gases within local authority influence to 4.5 tonnes of CO<sub>2</sub> per capita by 2020. Estimated levels of such gases for Midlothian and Scotland for the period are set out in the figure below. In delivering growth provided for at the strategic level, the principal influence on greenhouse gas emissions of the local (development) plan arises from how that growth is distributed and how low/zero carbon energy sources are provided for. There are no known data showing how road transport resulting from new developments being brought into use contributes to the 'Road Transport' emissions data shown.

**Figure 58 - Road Transport Emissions**

	Year	Industry and Commercial	Domestic	Road Transport	Grand Total	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
Midlothian	2005	149.1	207.8	159.7	516.6	79.2	6.5
	2006	171.8	207.0	160.0	538.7	79.3	6.8
	2007	150.2	205.2	161.9	517.3	79.5	6.5
	2008	161.4	206.0	156.8	524.2	80.6	6.5
	2009	143.0	184.8	152.3	480.1	80.8	5.9
Scotland Total	2005	16473.5	14443.4	9281.4	40198.3	5094.8	7.9
	2006	16644.7	14410.1	9274.9	40329.6	5117.1	7.9
	2007	16450.1	14123.7	9364.9	39938.6	5144.6	7.8
	2008	16286.3	14112.7	9031.8	39430.9	5168.7	7.6
	2009	13967.1	12764.7	8746.5	35478.3	5193.9	6.8

Source - Scottish Government

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### Renewable Energy

**7.10.2** Planning applications for renewable energy developments in Midlothian have principally concentrated on wind energy, although there has been one application approved for a solar panel farm (reference 11/00594/DPP - approved November 2011). Most applications to date fall into the local energy application category (under 20MW) as opposed to the major application category (over 20MW). The largest wind energy application to date (an 18 turbine, 45MW scheme at Auchencorth Moss to the south of Penicuik) was determined prior to the adoption of the MLP. It was refused and upheld at appeal.

### Major Wind Energy Applications

**7.10.3** Since the adoption of the MLP there have been three applications in this category. One (100Kw) was withdrawn, one (18MW) was refused and one (20.7MW) is pending consideration.

### Local Energy Applications

**7.10.4** Since the adoption of the MLP there have been 20 applications in this category mainly for single turbines or small groups of between 1 - 3 turbines. Of the 20 applications, 9 have been approved (with a total capacity of 504Kw), one was refused (10Kw), 6 were withdrawn (totalling 1.49MW) and 4 are pending consideration (potentially 469Kw).

### Heatpump (excludes permitted development)

There was only one planning application consented with conditions in 2010. No details of the proposed power output are available.

### 7.11 Conclusion

**7.11.1** Generally the MLP has provided a development framework that is proving successful in balancing environmental impact with the demand for development, however, it should be noted that a significant proportion of the committed development has still to be delivered and the full impact known and assessed.

**7.11.2** The statistics for the take-up of Green Belt and greenfield sites for housing development indicate the general shortage of brownfield land suitable for allocation to meet the strategic land allocation targets. Together with the tight knit nature of the settlement pattern in Midlothian, the release of additional greenfield sites in the future could, in some cases, give rise to concerns about settlement coalescence.

**7.11.3** The preparation of the Council's first open space strategy will contribute to better informed planning policy in the MLDP and assist in developing local open space standards appropriate to the needs and demands across Midlothian.

**7.11.4** The MLP has been successful in protecting the various nature conservation sites and promoting biodiversity in new development as well as redevelopment schemes. The implementation of Sustainable Urban Drainage Systems (SUDS) continues to facilitate and increase the biodiversity value within developments.

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**7.11.5** Since the adoption of the MLP new legislation on flood risk management has come into force. The requirement to bring forward Local Flood Risk Management plans (LFRMP) and identifying potentially vulnerable areas will be taken forward and integrated with the MLDP production and site assessment process. The requirements will also extend to windfall sites and it remains to be seen if the new legislation will impact on the viability and deliverability of windfall/Brownfield development opportunities deemed to be at risk.

**7.11.6** The MLP has contributed to a reduction in greenhouse gas emissions across Midlothian since 2005. While this is to be welcomed, the reduction is less than 1% of the amount of CO<sub>2</sub> per capita and is slightly lower than the national average. It will be challenging for the MLDP to maintain this downward trend in the face of a growing population and increased demands for new development, travel and services.

**7.11.7** The MLP supports renewable energy developments but there have been relatively few applications for anything other than domestic scale proposals. Most relate to wind energy developments (9 applications pending, 3 consented, 3 refused and 1 unsuccessful appeal) but 5 relate to solar, biomass or heat pump proposals. The landscape capacity study into wind energy developments identifies possibilities for modest scaled energy developments. Given the level of activity in this sector to date and the unsuccessful wind farm appeal, it is a concern as to whether Midlothian is or can be considered a viable location which can satisfy the needs and demands of the renewable energy sector for larger scale developments.

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#### 8.1 MLP

**8.1.1** The MLP seeks to provide an early indication of the infrastructure requirements needed to implement the planned developments listed under policy COMD1, HOUS1, HOUS2, ECON1 and ECON2 as well as the mechanisms by which these will be achieved. The plan also seeks to ensure that windfall developments which give rise to a need for new infrastructure and/or facilities is similarly assessed and required to contribute to that provision in the same way as the planned development.

#### 8.2 Water and Drainage

**8.2.1** Since the adoption of the MLP the Water Treatment Works at Glencorse (near Penicuik) has been upgraded and a new water supply tank has been installed at Gorebridge (funded by a water consortium of public and private sector bodies). These works will not only facilitate the planned development in the MLP but also provide capacity for further development in Midlothian.

**8.2.2** Scottish Water has confirmed that at a strategic level, it does not anticipate issues with providing water and sewerage capacity for committed development or the proposed housing and economic allocations proposed in the South East Scotland SDP. However, this does not include surface water issues and local solutions will be required. Scottish Water looks for surface water from all new development to be taken out of the infrastructure system. It has indicated that there are surface water drainage issues at Bilston, Roslin, Rosewell and Dalkeith Country Park.

**8.2.3** Scottish Water has also indicated that, for it to plan and provide capacity for further development in Midlothian, it requires to receive firm commitment to development proceeding and details of the scale of development.

**8.2.4** Scottish Water applies five tests before starting procedures to promote water and drainage infrastructure investment in an area. These are:

1. control of land;
2. valid planning consent;
3. commitment to upgrade infrastructure where required;
4. commitment to build, with an agreed reasonable build rate; and
5. development Plan support.

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Figure 59 - Water and Drainage Infrastructure Position

Settlement	Relevant Water Supply Infrastructure and Comment	Relevant Drainage Infrastructure
Auchendinny	ROSEBERRY WTW* Water main present in some promoted sites	AVSE PFI** - EDINBURGH WWWTW***
Bilston	ROSEBERRY WTW Presence of raw water main relevant to some on edge of site	AVSE PFI - EDINBURGH WWWTW Sewer extension will be required
Bonnyrigg/ Lasswade	ROSEBERRY WTW Presence of trunk mains water pipes GLENCORSE WTW Water main extension will be required	AVSE PFI - EDINBURGH WWWTW Sewer extension will be required for some areas
Dalkeith	ROSEBERRY WTW Water main extension will be required for some sites promoted Water main present in some promoted sites	AVSE PFI - EDINBURGH WWWTW Sewer extension will be required for some areas Sewers running through some promoted sites
Easthouses	ROSEBERRY WTW	AVSE PFI - EDINBURGH WWWTW Sewer extensions will be required



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Settlement	Relevant Water Supply Infrastructure and Comment	Relevant Drainage Infrastructure
Gorebridge	ROSEBERRY WTW Water main extension will be required for some sites promoted Trunk mains present in some promoted sites	AVSE PFI - EDINBURGH WWTW Sewer extensions will be required Surface water sewer cross some sites promoted GOREBRIDGE WWTW Sewer extensions will be required
Loanhead	ROSEBERRY WTW	AVSE PFI - EDINBURGH WWTW Sewer extensions will be required
Mayfield	ROSEBERRY WTW Water main extension would be required in some areas	AVSE PFI - EDINBURGH WWTW Sewer extensions will be required in some areas
Newfongrange	ROSEBERRY WTW	AVSE PFI - EDINBURGH WWTW Sewer extensions will be required PFI gravity pipe runs through promoted sites
Penicuik	ROSEBERRY WTW Water main extension would be required	AVSE PFI - EDINBURGH WWTW Sewer extensions will be required
Rosewell	ROSEBERRY WTW	ROSEWELL WWTW

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Settlement	Relevant Water Supply Infrastructure and Comment	Relevant Drainage Infrastructure
	Water main present in some promoted sites Trunk water main present within and at the edge of some sites promoted	Sewer extensions will be required Sewers and combined sewers cross some sites promoted
Roslin	ROSEBERRY WTW Water main extension would be required	ROSLIN WWTW Sewer extensions will be required Sewer pipes and combined sewer pipes cross sites promoted
Shawfair	GLENCORSE WTW Water main extension would be required.	AVSE PFI - EDINBURGH WWTW Sewer extensions will be required Sewer crosses promoted site(s)

\*WTW - Water Treatment Works \*\*AVSE - Almond Valley Seafield Esk Valley Private Finance Initiative \*\*\*WWTW - Waste Water Treatment Works

Source - Scottish Water

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### 8.3 Education

**8.3.1** The Council has undertaken a major school replacement programme at primary and secondary level. The programme has been delivered through a combination of Council, Scottish Government and developer contribution funding.

**8.3.2** The Council has 30 primary schools and 6 secondary schools. Across the school estate the Council has built 14 new schools (11 primary, 2 secondary and one special school) and refurbished two others at a cost of more than £100 million since 2003. The Council recently opened Burnbrae primary school, Bonnyrigg (which will serve the Hopefield development) and has two further primary schools for Gorebridge and Bilston at an advanced contract stage. The Council has also received confirmation of Scottish Government funding to build a replacement for Newbattle High School under the final phase of “Scotland’s Schools for the Future” programme.

**8.3.3** Many of the replacement schools have been planned as community schools and incorporate leisure facilities and community meeting/activity space. In the case of Penicuik High School, a new library has been incorporated into the campus facility.

**8.3.4** In addition the Council is in the process of a schools catchment areas review. The outcome will influence how the Council can best manage the anticipated pupil product generated by the current planned development in the MLP. Future housing allocations identified in the MLDP will require further consideration of how best to deliver capacity and flexibility at primary and secondary levels.

### 8.4 Health

**8.4.1** The requirements for new health facilities identified in the 2003 and 2008 MLPs reflects NHS Lothian’s health care planning programme in Midlothian. NHS Lothian has completed the implementation of the new community hospital at Bonnyrigg along with replacement medical centres at Dalkeith, Mayfield and Roslin. They have also advised that with the impact of proposed development and to respond to the increasing number of services GP practices are expected to deliver, that additional capacity will be required at the following locations:

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

**8.4.2** The Council will continue to work with NHS Lothian in the production of the MLDP.

### 8.5 Community, Leisure and Recreation Facilities

**8.5.1** Significant investment in sporting facilities and infrastructure has been delivered in Dalkeith and Penicuik, largely through the schools replacement programme with a third campus at Lasswade currently under construction. The community campuses provide a mix of indoor and outdoor sport and leisure facilities (including pitches, running tracks, courts, gyms and swimming pools) as well as community accommodation/meeting space. These replacement facilities have resulted in a rationalisation and closure of stand-alone leisure facilities in these

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and other settlements (Greenhall centre, Dalkeith community centre, Queensway leisure centre etc). The Council is reviewing its leisure strategy and in partnership with sportscotland is developing the idea of creating sports hubs based around the community campus sites.

**8.5.2** Through the neighbourhood planning programme, development trusts have been established to promote community initiatives across the County. The first of these, Gorebridge Development Trust has successfully secured funding for the development of a new community facility including offices, hall, café, club storage facilities, meeting space etc. This will be a significant development for the local area. The Council is working with other Community Development Trusts to identify opportunities.

### 8.6 Open Space and Green Networks

**8.6.1** The Council has prepared an open space audit and is in the process of consulting on a draft open space strategy. The audit provides a comprehensive record and assessment of around 209 key sites across Midlothian.

**8.6.2** The purpose of the strategy is to provide a long term perspective on management and development of open space, to provide a basis for developer contributions, identify local standards and develop networks of open space.

**8.6.3** The open space audit and strategy will inform the MLDP and development of a Midlothian Green Network as identified in and required by the SDP for Edinburgh and South East Scotland (Policy 11).

### 8.7 Waste Management and Recycling

**8.7.1** In 2005 only 5% of the waste produced by households in Midlothian was recycled. That figure has now increased to 50% largely due to the introduction of kerbside recycling collections. The Council extended its kerbside recycling collection in October 2012 (replacing boxes with wheelie bins) to make it easier for residents to recycle a wider range of waste materials and reduce the amount of waste sent to landfill sites. The Council has developed a new recycling centre at Stobhill, Newtongrange and has plans to replace the centre at Bellman's Road, Penicuik with a new facility. It will continue to offer community recycling facilities at these centres together with the other 15 local recycling points across the County.

**8.7.2** Midlothian and the City of Edinburgh Council are pursuing a zero waste management facility at Millerhill Marshalling Yards which will ensure the Councils meet their targets under the EU directive on reducing landfill material. The proposal has received planning permission in principle (application reference – 11/00174/PPP) and also has consent to build a dedicated access to the site (application reference – 12/00060/DPP). It is anticipated, subject to approval of an application for matters specified in the conditions of the initial consent, that the project will be under construction in early 2014.

### 8.8 Conclusion

**8.8.1** Necessary physical infrastructure has been delivered to ensure the implementation of the MLP. Much of the improvement to the social and community infrastructure identified in the MLP has been achieved through the schools replacement programme and developer

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contributions. However, the increased education capacity has been designed to meet the needs generated by the committed development in the MLP. It will not necessarily meet additional demands generated by the growth targets set out in the SESplan Proposed Plan.

**8.8.2** The community regeneration neighbourhood planning initiative has been central to establishing community development trusts to lead on community projects. The first such locality plan for Gorebridge has been successful in securing planning permission and funding to develop a new community facility - the Community Hub. Developer contributions from the committed development sites have made an important contribution to the success of this project.

**8.8.3** A programme of town centre environmental schemes has been implemented in all the key town centres and local neighbourhood centres. The physical fabric, general amenity and overall environmental quality of these areas have been enhanced as a result. In Dalkeith the advent of the THI and CARS initiatives has greatly assisted in this process and has given a visible lift to the area. The Council has been successful in securing CARS funding for Gorebridge town centre.



## Implementation 9

## 9 Implementation

### 9 Implementation

#### 9.1 MLP

**9.1.1** Since the MLP was adopted in 2008 a number of key milestones have been achieved including:

- completion of A68 Dalkeith northern bypass;
- procurement of Borders Rail;
- schools replacement programme;
- social housing programme;
- dalkeith THI and CARS scheme.

#### 9.2 Supplementary Guidance

**9.2.1** Since the MLP was adopted in 2008 the Council has prepared a number of guidance documents including:

- Housing in the Countryside (policy DP1)
- Low Density Rural Housing (policy HOUS5)
- Waste Management (policy WAST4)
- Affordable Housing (policy HOUS4)
- Developer Contributions (policies IMP1-3)

Supplementary Planning Guidance provides clarity for developers and facilitates the planning application process.

#### 9.3 Planning Obligations

**9.3.1** The Council continues to progress the obligations identified in the MLP. The new Supplementary Guidance reflects a pragmatic view to the provision of key infrastructure and facilities and maintains the flexible approach adopted by the Council to work with developers to get projects underway and completed.

**9.3.2** To date the Council has entered into 58 legal agreements and secured approximately £38m + of developer contributions.

#### 9.4 Development Briefs

**9.4.1** The MLP has a commitment for development briefs to be provided for all housing sites allocated in the plan. To date no development briefs have been produced by the Council for these sites. Layout and design matters have been dealt with at the detailed planning stage, taking account of pre-application consultations where relevant and applicable.

**9.4.2** The Council is working in partnership with landowners and promoters of the new settlement site at Redheugh. There has been agreement on the forward funding of water supply infrastructure for this project and planning permission granted for the construction of a new bridge crossing of the Borders Rail line.

## Implementation 9

**9.4.3** In January 2011 the Council received consent from Historic Scotland for the demolition of the listed buildings that formed part of the former Dalkeith High School site on Newmills Road, Dalkeith. This marked the culmination of a long period of negotiation and discussion on the potential and future of the site since it was vacated following the opening of the new Dalkeith Community Campus at Cousland Road. While not an allocated housing site it was identified in the 2003 MLP as a potential housing site (subject to the development of the Campus). The Council has prepared a draft brief for the site and is in the process of marketing it for redevelopment.

### 9.5 Conclusion

**9.5.1** Against the backdrop of the global financial crisis the Council has made significant in-roads in terms of implementing the development strategy. Many of the house builders with interests in Midlothian are active and bringing forward sites.

**9.5.2** In the life science sector development at The Bush is beginning to gain a more visible critical mass as witnessed by the development of the Easter Bush Research Consortium building. The designation of the BioCampus as an Enterprise Area has resulted in increased developer interest in the site.

**9.5.3** The Council has ensured that necessary supplementary guidance has been prepared and/or reviewed and updated to assist the determination of development proposals and address developer contributions and continues to work with developers on the master-planning and design of the committed sites.

**9.5.4** The construction sector is experiencing a boost with the Borders Rail project now underway. In particular this is providing an impetus to get construction of Shawfair new settlement under way following delays arising from the financial crisis.

## Impact of MLP Policies 10

## Impact of MLP Policies 10

## 10 Impact of MLP Policies

### 10.1 MLP Policies and Proposals

**10.1.1** The MLP seeks to provide a land use framework in which the requirement to protect and manage the environmental and cultural assets of Midlothian are balanced with the need to promote and encourage sustainable development opportunities and manage planned growth. To this end the MLP is divided into three sections which address:

- Resource Protection;
- Development Topics; and
- Detailed Development Policies.

**10.1.2** The MLP is subject to Strategic Environmental Assessment (SEA) and as part of this process the Council has prepared a post-adoption monitoring statement which, amongst other things includes measures to be taken to monitor the significant environmental effects of the implementation of the plan. SEA is addressed in section 11.

**10.1.3** The MLP contains 95 policies and proposals. These are subdivided into the various categories outlined in the table below.

**Figure 60 - MLP Policies**

Policy Topic	Number of Policies (Proposals)
Resource Protection – The Natural Environment	19
Resource Protection – The Built Heritage	14(1)
Development Topics – Committed development, housing, economic development, transport, retail, community facilities, energy, waste management, minerals, derelict land, utilities, implementation.	64(7)
Detailed Development Policies – Development Management policies/standards Development in the countryside, development guidelines, protection of the water environment, Pentland Hills Regional Park, Conservation Areas, house extensions, food and drink, adverts, enforcement	9
<b>Total Number of Policies</b>	<b>106(8)</b>



## 10 Impact of MLP Policies

*Source - Midlothian Council*

**10.1.4** The impact of the current economic slowdown has affected the implementation of the plan to some extent. The hiatus following the recession saw house builders struggle to continue the development of existing sites or bring new sites to the market. However, in Midlothian a number of builders have re-activated existing sites and/or are releasing new sites. There are currently 4 out of the 16 allocated sites in the MLP under construction. It is interesting to note that in general the development densities of these sites have increased significantly above the indicative numbers identified in the MLP. In many cases the increase is between 30 – 50%.

### 10.2 Resource Protection

**10.2.1** This section contains policies relating to natural heritage and built heritage issues.

#### Natural Heritage

**10.2.2** Most of the policies relate to designated sites/areas and are required by European Union and/or Government legislation. Liaison with Development Management (DM) indicates that these policies are relevant and robust and generally understood and accepted by applicants. However, policies RP3 and RP9 continue to give rise to issues in certain cases.

**10.2.3** Policy RP 3 relates to non-conforming uses in the Green Belt and in particular to life science developments at The Bush. Policy RP9 relates to the protection of river valleys. In terms of policy RP3, the continued retention of The Bush within the Green Belt is contrary to Scottish Planning Policy. Equally policy RP9 presents a policy conflict within urban areas where there is a general presumption in favour of development. It was not intended that the policy would fully restrict/prevent developments within the urban envelope of settlements but a number of issues have arisen in the application of the policy.

#### Built Heritage

**10.2.4** The MLP policies are for the most part designed to protect and enhance buildings, areas and features that are designated as being important to the built, historical and cultural heritage (e.g. conservation areas, designed landscapes and listed buildings). In addition it includes policies that promote development that is in harmony with the existing character of built-up areas through good design and by protecting open spaces.

**10.2.5** The majority of planning applications in Midlothian are for proposals within the larger settlements. Therefore by far the most frequently used policy for assessing applications is policy RP20: Development in the Built-up Area. This policy has remained unchanged since the previous Local Plan adopted in 2003, and has been used both to support well designed development and to refuse developments which would harm the character and/or amenity of the localities in which they are proposed. Furthermore, it has proven to be consistently effective in appeal decisions. A more direct link between policy RP20 and policy DP2 may be beneficial given that they frequently cover similar issues.

**10.2.6** For applications/proposals located in conservation areas or that affect listed buildings, policies RP22 and RP24 have proven to be robust given their frequency of use in determinations and appeals. Given that conservation area designation is meant to ensure that development

## Impact of MLP Policies 10

preserves and enhances the areas in question, there may be a case for making the wording more positive. Difficulties have arisen in bringing forward conservation area appraisals for all of Midlothian's conservation areas; there may be a case for producing guidance for individual conservation areas akin to policy DP5 to supplement policy RP22 in order to provide certainty for developers and the public. Policy RP23 outlines proposed conservation area changes that are currently being implemented. Unless the MIR process gives rise to further proposed changes, this policy will have achieved its purpose.

**10.2.7** Policies RP29, RP30 and RP31 relate to playing fields and sports facilities; open space; and open space standards. While the MLP seeks to protect and enhance playing fields and open spaces, the policies were drafted in the absence of an open space audit and strategy. This has resulted in two cases where the policy has had to be supplemented with additional assessments and analysis to assist consideration of new developments on open space sites. The Council has subsequently commissioned an open space audit and has published a draft strategy and action plan for public consultation. It is anticipated that the strategy will be concluded in time to inform new policies in the Proposed MLDP and to identify suitable standards tailored to local circumstances rather than a blanket application of the Fields in Trust standards. Once adopted, the strategy will be reviewed in line with the MLDP.

### 10.3 Development Topics

**10.3.1** This section contains the policies and proposals designed to enable development and support the implementation of the allocated housing and economic development sites. It also provides policies relevant to specific types of development by highlighting issues that are of particular relevance, for example energy developments, retail, minerals etc.

**10.3.2** Policy COMD1 relates to a number of housing and economic allocations from the previous Midlothian and Shawfair Local Plans as well as infrastructure and facility commitments. The policy provides continuity and confidence that the previous development strategy will be rolled forward as part of the MLP. It has assisted with the implementation of the plan as and when the sites come forward and issues in respect of development requirements arise. It will continue to be a relevant and important part of the MLDP, particularly in respect of the new settlement at Shawfair.

**10.3.3** The use of these policies is dependent upon relevant applications being submitted. This can mean that there is a limited sample of applications from which to draw analysis of effectiveness. Nonetheless, it is possible to draw some lessons from the application of these policies and Development Management officers have been able to highlight some issues that arise from these.

**10.3.4** As previously mentioned, the changes to the tourist accommodation policy (ECON7) between the MLP 2008 and the MLP 2003 has resulted in a marked increase in the number of hotel applications received (most of which have been approved). The key gateway locations in the Green Belt have already been brought forward for hotel proposals and the policy may now have to be reviewed to clarify where the Council sees any future potential for hotel development. Other issues that have been raised also primarily relate to clarification of policies that have proven to be open to different interpretations upon implementation or that are simply very technical and/or impractical. Examples of this include policy HOUS5 Low Density Rural Housing,

## 10 Impact of MLP Policies

policy ECON4 Storage and Distribution and Other Non-Residential on Existing Industrial Land and Buildings, policy SHOP3: Change of Use within Strategic Town Centres and policy NRG3 Energy for Buildings.

**10.3.5** The energy section of the MLP seeks to support renewable energy developments. Policy NRG1 has been supplemented by a landscape capacity study for wind turbine development in Midlothian.

**10.3.6** Minor issues have also been identified in relation to some of these policies. For instance, it is common for each policy to include criteria relating to matters that are relevant for many types of development, but addressed in a slightly different manner between different topic areas, e.g. access, impact on landscape, which can result in minor inconsistencies in approach. Any such issues should be addressed to ensure consistency of approach.

### 10.4 Detailed Development Topics

#### Detailed Development Policies

**10.4.1** This section contains the Council's policy on development in the countryside (policy DP1) together with many of the detailed development guidelines and standards applicable to the development management process and other regulatory requirements in respect of the water environment, conservation areas, Class 3 uses, advertisements and enforcement.

**10.4.2** The purpose of the development in the countryside policy (policy DP1) is to avoid sporadic development. The policy has been augmented by supplementary guidance on housing in the countryside and low density rural housing (which also addresses policy HOUS5). These documents seek to provide clarity and opportunity to support appropriate rural housing development. Between 2010 and 2012 there were 30 applications (for 47 houses) of which: 12 were approved in accordance with policy; 4 were approved contrary to policy; and 14 were refused. The number of applications received is small in comparison to the total number of applications each year but nonetheless the policy has been effective in meeting the MLP objectives.

**10.4.3** The remaining policies in this section have been particularly helpful in assessing planning applications and enforcing decisions.

## Strategic Environmental Assessment 11

## 11 Strategic Environmental Assessment

### 11 Strategic Environmental Assessment

#### 11.1 Post Adoption Monitoring

**11.1.1** The MLP was the first Local Plan that the Council prepared to be subject to Strategic Environmental Assessment (SEA). This involved the preparation of an Environmental Report (ER) which assessed the likely impact of the MLP; the Post-Adoption SEA Statement which identified measures to monitor the environmental effects of implementing the MLP; and the SEA Monitoring Report (2011) which seeks to measure the performance of the plan and how it addresses the objectives in the ER and the post-adoption statement.

**11.1.2** The post-adoption monitoring statement uses four themes to assess the impact of the MLP development strategy. These are set out below.

#### 11.2 Green Belt Land Take

**11.2.1** The target in the post-adoption monitoring statement was that there should be no loss of Green Belt and between the adoption of the MLP and the next review (excluding MLP housing and economic allocations; Sites at The Bush; and householder, listed buildings and garden ground applications).

**11.2.2** At 2011 there had been 181 applications in the Green Belt, of which 163 were approved and 18 refused. Generally the approvals were consistent with Green Belt policy or other countryside or countryside-related policies in the plan (policies DP1, COMD1, ECON7 and TRAN4). However, the development of a replacement water treatment works for Edinburgh (Glencorse WTW on the A702) was approved contrary to policy. In this case the impact of this necessary infrastructure project was assessed under project Environmental Impact Assessment at the planning application stage and any adverse impact on the Green Belt was mitigated by reinstatement works required as part of the planning consent. In addition two housing applications were also approved contrary to policy; however these were small scale and were justified by specific circumstances (for example, one being for a replacement of a house that had burnt down).

**11.2.3** It should be noted that the sites that comprise site E2 Sheriffhall south, the economic allocation adjacent to the A7 (11.5 hectares) have been retained within the Green Belt (as required by the Inquiry Reporter) to ensure that a greater degree of control could be retained over the design and build of any proposals in this area. This is also the case for site E7 Oatslie, Roslin (5 HECTARES)

**11.2.4** On the basis of the approvals up to 2011, it is not considered that there was any significant loss of Green Belt land to non Green Belt or non compliant uses.

#### 11.3 Coalescence

**11.3.1** Policy RP21 Community Identity and Coalescence was first introduced by the MLP. The target in the post adoption monitoring statement was that there should be no loss of any predetermined area of land between the adoption of the plan and the next review.



## Strategic Environmental Assessment 11

**11.3.2** The policy does not currently have any spatially defined boundary that can be presented on the Proposals Map but the MLP does recognise that in some cases, particularly between Bonnyrigg and Eskbank on the route of the A7, there are only slim green wedges remaining between the built-up peripheries of Midlothian's towns.

**11.3.3** There have been few applications since the adoption of the plan which relate to areas considered to be at risk of coalescence. At 2011 there had been 5 applications affecting land along the A7 between Eskbank and Bonnyrigg. Two applications were amendments to the consent for the community hospital at Bonnyrigg, a committed site from the MLP 2003. The other significant development in this area was for a Premier Inn hotel, bar and restaurant to the north of Melville Golf Driving range near Bonnyrigg.

**11.3.4** The limited number of applications in areas considered at risk of coalescence perhaps represent too small a sample to indicate whether or not the policy has been successful at this stage. However, the concentration of applications along the A7, close to the A720 Edinburgh City Bypass indicates where likely pressure points and tests for this policy will arise. It should be noted however that the approved developments have successfully incorporated design and mitigation measures that remove or reduce the threat of coalescence in this location.

### 11.4 Habitat Loss

**11.4.1** The target in the post-adoption monitoring statement was that there should be no loss as a result of development of predefined habitat types, not provided for by a Local Plan allocation, between adoption of the Plan and the next review.

**11.4.2** There have been relatively few applications (17) with potential impacts on the specified habitats identified in the SEA monitoring report. In all but one case it was considered that the proposals were on the periphery of the nearest habitat and therefore had little impact on the habitat. The exception to this is the application to extend the Shewington Opencast Coal site where five conditions relating to habitat protection have been applied.

### 11.5 Compliance with the Local Plan

**11.5.1** The target in the post-adoption monitoring statement was to analyse, on an annual basis, all such planning decisions to consider whether the MLP policies are performing as intended, or whether decisions of particular types are at risk of causing an accumulation of adverse environmental effects.

**11.5.2** The vast majority of planning permissions granted comply with the MLP. The sample of applications approved contrary to the MLP each year therefore is small.

**11.5.3** In respect of householder applications all approvals were compliant with the MLP. In the case of refusals, policies RP20 Development within the Built-Up Area; RP22 Conservation Areas; and DP6 House Extensions were commonly cited.

**11.5.4** There were a number of non-householder applications approved contrary to the MLP but these represent a small fraction of the overall number of applications each year. The varied nature of non-householder applications means that decisions on these applications draw on a much wider range of policies than householder applications. Many policies were cited on more

## 11 Strategic Environmental Assessment

than one occasion however, there appears to be a core of policies that are used on a regular basis, particularly RP20 Development within the Built-Up Area; RP22 Conservation Areas and to a lesser extent policy RP1 Protection of the Countryside; and DP1 Development in the Countryside.

**11.5.5** It should be noted that the topic specific policies (housing, economic retailing etc) tend to be used on a less frequent basis. These policies are valid but their application is subject to prevailing market forces and demand.

**11.5.6** The policies in the MLP remain valid and continue to provide appropriate support for the assessment and determination of planning applications as well as information and guidance to prospective applicants.

### 11.6 Brownfield/ Greenfield

**11.6.1** For sites not allocated in the MLP the target in the post-adoption monitoring statement was to achieve 75% of all new development built on previously developed land.

**11.6.2** This is the first time a target has been set for the proportion of development to be met from brownfield sites and it should be noted that there was no previous benchmark against which to monitor performance. It is encouraging to note that approximately 66% of planning permissions are on brownfield sites. This proportion could well have been higher had it not been for large countryside applications including the extension to the Shewington Opencast coal site; Drummond Moor landfill site; sand extraction at Upper Dalhousie; and the Water Treatment Works at Glencorse.

**11.6.3** While the plan falls marginally short of the post adoption statement target for brownfield land, it is still considered to be a significant achievement and success for the MLP.

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## 12 Development Management

### 12 Development Management

#### 12.1 Planning Applications and Appeals

**12.1.1** The Planning etc (Scotland) Act 2006 introduced changes to the planning application and appeals process. The key changes in respect of monitoring include the categorisation of applications into major and local applications; the introduction of pre-application consultations with communities or PAC applications; pre-application discussions with planning authorities for national and major applications; and Local Review Bodies to consider appeals against refusal of planning permission/failure to determine local development applications.

**12.1.2** The Council experienced an overall drop in the number of planning applications submitted following the economic downturn. In 2008 the Council received 813 applications. This figure fell to 624 in 2009 but increased to 698 and 866 applications in 2010 and 2011 respectively. In 2012 the figure was marginally down on the previous year at 835 applications. In an average year the Council would expect to deal with between 700 and 1000 applications.

**12.1.3** The majority of local applications are householder applications representing an average of 45% per annum between 2008 and 2012. Other applications and non planning applications (TPOs etc) account for 33% and 14% respectively.

**12.1.4** Major applications average 2.5% but fluctuate over the years for obvious reasons (between 1.3% and 4.8%). The pre-application process provides a much earlier opportunity for communities to be involved in the planning process than was previously the case. Information on pre-application applications is available from 2010 when they accounted for 7% of all applications however this has increased to 18% in 2012 and 15% in 2013.

**12.1.5** Between 2008 and 2012 the Council dealt with 42 appeals of which 5 are still in progress. This represents a small proportion, just 1.28% of all applications received over this period. Of these 42 appeals, 13 or 0.4% were allowed. Between 2010 and 2013 the Local Review Body considered 59 appeals, 29 or 0.8% of which were allowed. This is an indication that the MLP policies (and the parallel development management processes) are being interpreted, applied and understood.

**12.1.6** These figures would suggest that the MLP provides a sound basis on which applications can be assessed and determined.

**12.1.7** Only a proportion of applications are formally reported to committee; the remainder are delegated to the case officer and Development Management Manager. The system of recording case information and decisions is consistent with many other planning authorities across Scotland, however, the Council does not record every policy used in determining an application. For example the resource protection section of the plan contains policies providing a necessary level of protection from development required by planning and environmental regulations and therefore, in themselves are not usually the determining factor in approving or

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refusing an application. It is not the Council's approach to list every relevant policy in every determination. The decision will cite the key policy reservations or areas of support to justify compliance or not.



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## Glossary 14

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## 14 Glossary

Term	Description
Affordable Housing	Housing of a reasonable quality that is affordable to people on modest incomes. In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a low cost below market value to meet an identified need.
Area of Great Landscape Value (AGLV)	Designated by a local authority as being of special landscape character requiring protection against inappropriate forms of development.
Brownfield Sites	These are normally sites within urban areas which have previously been developed or used for some purpose which has ceased. The term can include the reuse of existing buildings by conversion, demolition and new build, clearance of vacant or derelict land and new build, infill and various other forms of intensification.
Committed Sites	Sites previously allocated in the MLP 2003 and not yet built but remaining part of the adopted development strategy and carried forward into the next iteration of the development plan.
Conservation Area Regeneration Scheme (CARS)	An Historic Scotland funding programme aimed at providing financial assistance (over 5 years) for Conservation Area based regeneration and conservation initiatives.
Edinburgh and Lothians Structure Plan 2015 (ELSP)	The strategic development plan covering the City of Edinburgh and the Lothians.
Enterprise Area	An area designated by Scottish Government and intended to stimulate economic growth and create new employment opportunities in key sectors by means of localised incentives and streamlined planning support. The Enterprise Area in Midlothian is focused on the life science sector at the Bush.
Environmental Report (ER)	The report prepared to fulfil the requirements of the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 with respect to the preparation of the MIR and MLDP.
Green Belt	An area of land designated in an adopted local plan for the purposes of managing the growth of a town or city in the long term.



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Term	Description
Greenfield Sites	Sites which have never been previously developed or used for an urban use, or are on land capable of being brought into active or beneficial use for agriculture or forestry (i.e. fully restored derelict land).
Housing Land Audit (HLA)	Assessment of housing land supply at 31 March each year undertaken by Midlothian Council and all other Councils in the SESplan area.
Main Issues Report (MIR)	A report setting out the key issues that will inform and need to be addressed in order to prepare the MLDP
Midlothian Economic Development Framework (MEDF)	The approved economic development strategy for Midlothian.
Midlothian Local Development Plan (MLDP)	The statutory document containing development policies and proposals to regulate and manage the future use and development of land.
Midlothian Local Plan (MLP)	As above. The current legally binding and adopted local plan for Midlothian.
Monitoring Statement (MS)	A statement supporting the MIR providing information and evidence on the key social, economic and environmental changes that have taken place since the adoption of the plan together with an assessment of the impact/performance of the plan
Non Conforming Green Belt Uses	Major established uses within the Green Belt including institutional and other uses which play a major part in the City Region's economy (including Bush Estate and Roslin Institute).
Post Adoption SEA Statement	A statement by the Council identifying what measures it will use to monitor the environmental effects of implementing the MLP.
SEA Baseline Information Indicators	Indicators which allow the achievement of SEA objectives to be measured.
SESplan	The administrative body responsible for preparing the South East of Scotland Strategic Development Plan.
South East of Scotland Strategic Development Plan Area	The area covered by the Council boundaries above.

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Term	Description
Special Landscape Areas (SLA)	The proposed local landscape designation to replace the AGLV
Strategic Development Plan for Edinburgh and South East Scotland	The replacement development plan for the ESLP 2015 covering City of Edinburgh, the Lothians, south Fife and the Scottish Borders.
Townscape Heritage Initiative (THI)	A Heritage Lottery funded programme aimed at supporting the regeneration of Conservation Areas throughout the UK
Urban Capacity	Land within established towns and villages that have potential for development.
Windfall	Sites not identified through the development plan process but which become available for various ad hoc reasons. They do not form part of the established housing land supply at the base date of the plan but come into the established supply at the next housing land audit.

## COMMUNICATING CLEARLY

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