

**Midlothian Local Development Plan**

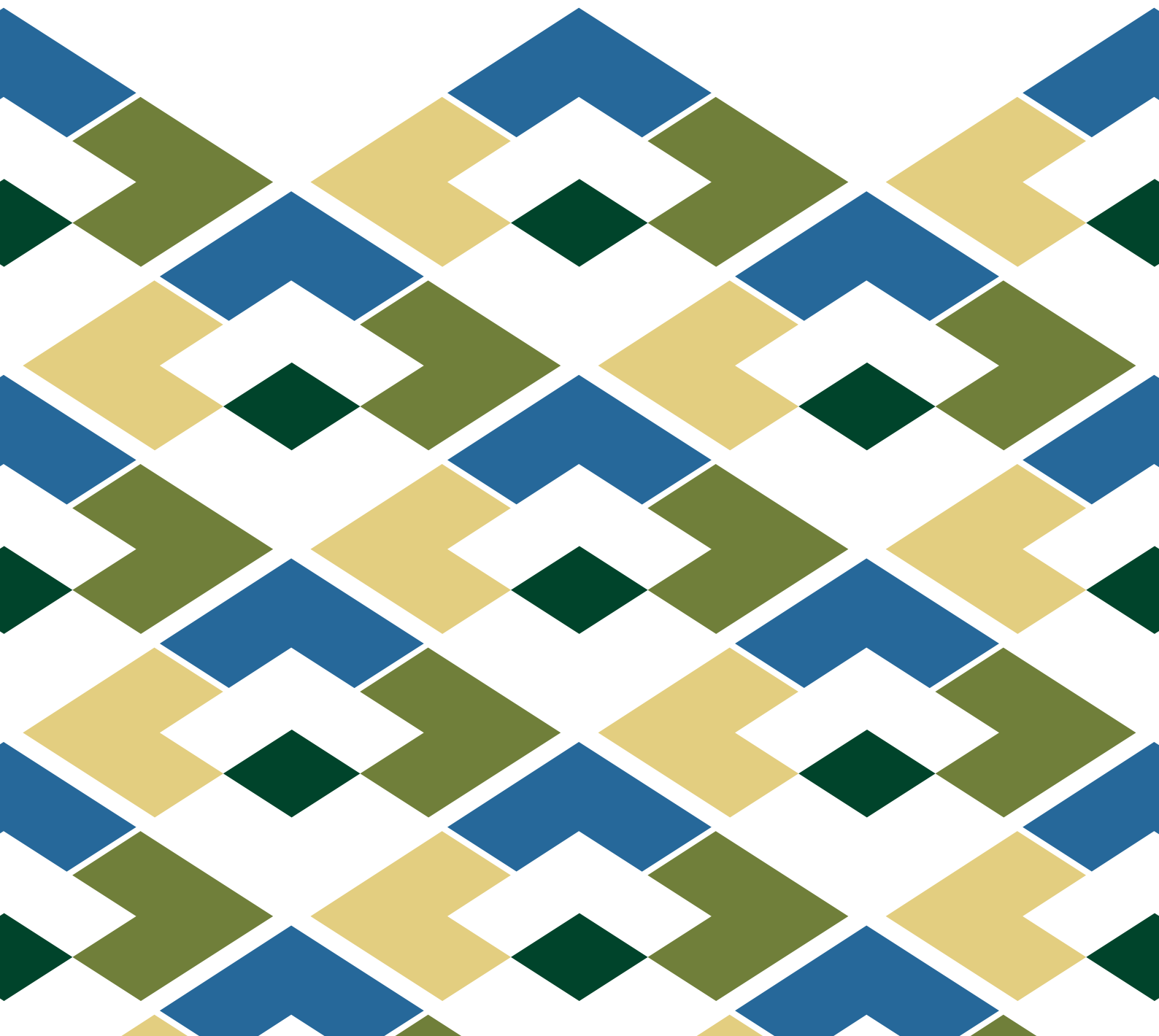
Main Issues Report 2013:

Technical Note



Midlothian

# Development Sites Assessment



## Introduction

There is a legal requirement on all Councils to produce development plans. Development plans consist of a strategy for the future development of an area and set out policies and proposals that guide the future development and use of land.

The development plan consists of two tiers. The Strategic Development Plan (SDP) sets out the long-term (20 years or more) spatial planning strategy indicating, in broad terms, where future development will be located and what is needed to deliver it. It is produced collaboratively between the Councils that cover the Edinburgh City region.

While the SDP gives a broad indication of where development will occur, it does not identify specific fields within an area or a settlement. This is a matter that is dealt with by the Midlothian Local Development Plan (MLDP) which is produced by Midlothian Council. One of the key functions of the MLDP is to ensure that the broad requirements of the SDP are implemented on a site-specific basis, such as the allocating of land.

## What is the purpose of site assessment?

Sites are assessed to ensure that the Council is allocating land for development that meets good planning principles, accords with national policy and guidance, takes account of the needs and pressures on the different communities within Midlothian and to ensure that the long-term development of the county as a whole is environmentally and socially sustainable while ensuring that the needs and future prosperity of the area are secured.

## How does the Council decide which sites to assess?

The sites assessed predominantly consist of those where there has been stated interest from landowners and/or developers in the recent past. As part of an early awareness raising exercise for the MLDP in 2010, developers and landowners were invited to submit proposed sites for development along with any details they felt would be pertinent for the Council to be aware of while undertaking assessment. A number of the sites were submitted prior to this date as the Council produces a Development Plan Scheme for Midlothian every year to inform the wider public of the progress on the MLDP. Furthermore, other sites were assessed because they had been submitted as proposals in the past (normally as part of the production of the existing Local Plan); therefore it was considered reasonable to assess these also to ensure that the fullest range of options was being assessed for which there was known interest from the development industry.

## What criteria have been used to assess sites?

The criteria were chosen to reflect the different planning priorities outlined in national guidance and policy and the SDP, the Council's own legal obligations such as Strategic Environmental Assessment (SEA) and the Climate Change Act, as well as local issues that are particularly important in Midlothian, such as coalescence:

- Air Quality Management Areas (AQMAs);

- Good proximity to jobs/services;
- Good access to existing/proposed public transport services;
- Protect and enhance biodiversity;
- Avoid AGLV or equivalent;
- Avoid conspicuous locations that require extensive landscape treatment;
- Avoid loss of/adverse effects on public open space;
- Avoid loss of land important to the avoidance or coalescence/preservation of settlement identity;
- Avoid loss of land in the Green Belt;
- Avoid loss of land in Regional or Country Park;
- Safeguard mineral resources from sterilisation (within areas of search);
- Minimise use of greenfield land;
- Avoid co-location of sensitive development with industrial facilities/economic allocations;
- Avoid loss of prime quality agricultural land and peatland;
- Avoid deterioration of water body status;
- Minimise flood risk (on site/elsewhere).

#### *Air Quality Management Areas (AQMAs)*

Local authorities have a responsibility to review and assess air quality within their area. Legislation sets out prescribed air quality values for target pollutants against which local authorities 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.

There is one Air Quality Management Area in Midlothian, at Pathhead, which was declared in 2008. This was declared as the predicted PM<sub>10</sub> level was likely to exceed the more stringent PM<sub>10</sub> air quality level of 18 µg/m<sup>3</sup> to be achieved by Dec 2010.

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, PM<sub>10</sub> levels associated with the burning of coal have decreased. It is expected that these levels will decrease further as more households switch from coal to gas. When it can be demonstrated that a sufficient and sustainable reduction in PM<sub>10</sub> levels has been achieved then consideration will be given to revoking the Pathhead Air Quality Management Area.

For all of the sites, advice was sought from colleagues in Environmental Health, who have responsibility for the monitoring of emissions, as to whether any of the proposals would harm the existing AQMA or result in a new one being designated.

#### *Good proximity to jobs/services*

Services were defined as schools, health centres and significant retail facilities. A judgement was made by officers as to whether the facilities were within walking distance of sites, though this was also informed by the 1600m standard given in national guidance (Annex B of PAN75).

#### *Good access to existing/proposed public transport services*

The only mode of public transport within Midlothian at present is by bus. The assessment of accessibility to public transport was informed by both the judgement of the assessing officers and by more tangible information on the frequency of service, locations accessible by those services and the accessibility of the route from the site itself. This was partly informed by walking thresholds mentioned above (400m in the case of walking to an available bus service). Where any of these matters were clearly inadequate (e.g. a very small proportion of the site being within walking distance of the service) a negative assessment was given. In terms of service frequency, 3 per hour or more was considered positively in the assessment.

Where sites did not have an adequate bus service, the possibility was considered of bus services being provided in the area at a future date based on the concentration of future development. This normally only applied to large sites and areas where there was already considerable amounts of land allocated for significant development. Such assumptions were confirmed with colleagues in Transportation.

In July 2012, First Bus withdrew its service from Midlothian. Lothian Buses has since provided new services on the routes that were vacated by First Bus, resulting in the frequency of services changing across the Council. All of the sites were checked again to ensure that the public transport assessment was up-to-date, with any relevant changes being made.

Worked examples of how the public transport assessment was undertaken are shown in Appendix 4.

In the few cases where the site was located in close proximity to one of the proposed train stations on the Borders Rail Line, a positive public transport assessment was given where the majority of the site was within 800m.

#### *Protect and enhance biodiversity*

There are a wide variety of different designations which aim to protect and enhance areas of significant importance with regard to biodiversity. Broadly speaking these designations protect habitats regarded as internationally, nationally, regionally or locally important. The approach to how these designations are handled by the planning system is slightly different.

In addition to designations, there are species that have protections under law (e.g. bats, badgers etc) which can extend to their habitats. Furthermore there are wildlife corridors, such as ancient and gorge woodlands which provide important links between habitats and ensure their long term viability by providing a wider gene pool to draw upon. Such areas may or may not be protected by designations, but either way the Council has the responsibility to ensure that they are not adversely harmed by development.

All of the sites, with the exception of a handful of very small sites, underwent a biodiversity assessment by the Council's Biodiversity Officer. This assessment looked at the potential harm development at a site could do to locally known species and habitats as well as opportunities for enhancement. This part of the site assessment was undertaken in the summer of 2011.

A further 13 sites were later submitted following the biodiversity assessments. At the time the Council no longer had a Biodiversity Officer, however assessments for these sites were undertaken on behalf of the Council by The Wildlife Information Centre (August 2012).

#### *Occupy a relatively efficient location in terms of energy consumption*

The elevation of a site can determine the need for a development to use energy and is thus a factor in the sustainability of that development. There are no national standards for what is an appropriate elevation for development, therefore the Council has had to devise with a standard that is appropriate for Midlothian. Sites above an elevation of 215m were given a negative assessment. This elevation represents the local ridgelines around a number of Midlothian's settlements.

#### *Safeguard and enhance the built and historic environment*

Midlothian has a rich historical and architectural heritage. There are a number of ways in which this is protected. Listed buildings are perhaps the most common, with any building being regarded as of architectural and/or historic importance being listed by Historic Scotland. For wider areas of historic or architectural importance, there are conservation areas, which are designated by the Council in consultation with Historic Scotland, the community and other interested parties.

There are a number of rural estates in Midlothian, that have landscaped policies, many of which are included in the *Inventory of Historic Gardens and Designed Landscapes*. This is a national designation that protects sites assessed on the basis of aesthetic, historical, horticultural, arboricultural, archaeological, nature conservation or scenic value, which represents significant features of Midlothian's countryside.

With regard to site assessment, the officers undertaking the site visits were provided with maps with these features identified. While on site, officers made a professional judgement as to whether development on the site in question was likely to have a significant effect upon an historical feature or its setting and to determine whether this was likely to be negative, neutral or positive. This partly depends upon the design of any scheme that might come forward for the site. In addition to the officer assessment, the full list of sites and the location and extent of them was provided to Historic Scotland for their input. These together formed the basis of the assessment.

In addition to these features, it was also important to ensure that the archaeological heritage of Midlothian was considered when undertaking the site assessment. Officers were provided with the locations of Scheduled Ancient Monuments, other monuments and archaeological finds. Any site that contained any of these was given a negative assessment. Upon narrowing the sites down to preferred and reasonable alternatives, these sites were assessed by the archaeology service which the Council operates jointly with East Lothian, Council.

*Avoid AGLV or equivalent*

Large parts of rural Midlothian are protected as Areas of Great Landscape Value (AGLVs) due to their importance the scenic value and quality of life for the residents of Midlothian. Any sites located within these were given a negative assessment. Sites in close proximity to these were assessed during site visits to determine whether their development would have a significant adverse effect upon the AGLV in question.

*Avoid conspicuous locations that require extensive landscape treatment*

The sites were assessed independently of the planning assessment by two landscape architects within the Council. Upon completion, the landscape officers met with the planning officers to determine whether the each site should be given a positive or negative assessment for this criterion.

Matters considered by the landscape officers included what woodland features are on site and what the likely effects of development might be, landform and topography, any short and long-distance views, skylining, the landscape capacity of the site, existing and potential green networks and the any likely cumulative effect resulting from multiple developments.

*Avoid loss of/adverse effects on public open space*

In 2008 an Open Space Audit (OSA) was commissioned jointly by Midlothian Council with East Lothian Council. The work on this was completed in 2009. This was undertaken to meet national policy requirements on how to treat development proposed on open space and to provide a basis on which a judgement could be made on the level and quality of open space provision.

Sites that fell substantially within an area that forms part of the OSA provision were generally given a negative assessment for this criterion.

*Avoid loss of land important to the avoidance of coalescence/preservation of settlement identity*

It has been a long-standing concern within Midlothian that as more development takes place on the edges of the towns, settlements will eventually be indistinguishable from one another. Where a site is located within one of the gaps between settlements where the risk of coalescence is greatest, a negative assessment was given for this criterion.

*Avoid loss of land in the Green Belt*

The Edinburgh Green Belt extends from within Edinburgh City Council's area and into East Lothian and the northern towns of Midlothian. The Green Belt is an important policy measure for preventing rural sprawl around the towns of Midlothian, for protecting their identity and for providing open space for recreational purposes. Where a site is located within the existing Green Belt, it has been given a negative assessment for this criterion.

*Avoid loss of land in Regional or Country Park*

There are 4 Country Parks within Midlothian and 1 Regional Park. These are important for providing outdoor recreational activities for both the residents of and visitors to Midlothian. In general, development is discouraged within these areas, and therefore any sites that fall within them have been given a negative assessment for this criterion.

*Safeguard mineral resources from sterilisation (within areas of search)*

National planning policy recognises the importance of mineral and coal extraction as of strategic importance to the national economy. Councils are therefore required to ensure that communities and the environment are safeguarded from the extraction industries while also ensuring that new communities are not located so close to potential viable mineral resources that these cannot be extracted without the people living there being subjected to an unreasonable loss of amenity.

Future extraction sites are possible where: there is the presence of potentially economically viable minerals; where this area is not close to an existing settlement; and it is not located or in close proximity to an area with a sensitive/important environment. Areas that have been safeguarded for mineral extraction in the past were filtered to remove those that were in close proximity of settlements or that were within/in close proximity to environmentally sensitive areas, thus identifying mineral resources where there may be some future potential for mineral extraction. Sites within or in close proximity to these areas were given a negative assessment for this criterion.

*Minimise use of greenfield land*

National policy gives precedence to development of previously used sites (brownfield) over sites that have not been developed previously (greenfield). This is regarded as generally more sustainable given that it involves the reuse of currently unused land that is generally located close to facilities in existing towns. Sites that are located on greenfield sites have been given a negative assessment for this criteria.

*Avoid co-location of sensitive development with industrial facilities/economic allocations*

Ensuring that people can live in an area that has an acceptable level of amenity is a fundamental aim of the planning system. Details of the sites were given to Environmental Health for feedback as to whether nearby uses would result in an unacceptable level of amenity for anyone living nearby. Environmental Health then checked their files for past complaints relating to industrial uses and cross checked these against the sites. This feedback formed the basis for whether the site should get a positive or negative assessment under this criterion.

*Avoid loss of prime quality agricultural land and peatland*

There is extensive data on the quality of agricultural land in Scotland in the form of maps from the Macaulay Land Institute. Sites pertaining to land that is categorised in one of the highest three quality categories were given a negative assessment for this criteria.

Peat data produced by James Hunt Institute were provided to the Council by Scottish Natural Heritage. As none of the sites assessed are located on land with significant amounts of peat, no site got a negative assessment in this regard.

#### *Avoid deterioration of water body status*

The Scottish Environment Protection Agency (SEPA) has produced a River Basin Management Plan (RBMP) which seeks to improve the environmental quality of Scotland's rivers. As part of implementing improvements, SEPA is consulted on and comment upon development proposals to ensure that they will not have a detrimental effect upon local watercourses.

The details of the sites being assessed were given to SEPA early in the process. SEPA fed back comments to the Council on the effect of developing individual sites, advising where there might be problems and how these problems might be mitigated should development occur (where this was deemed to be possible). This feedback formed the basis upon which this criterion was assessed.

#### *Minimise flood risk (on site/elsewhere)*

In considering development proposals, the Council has a responsibility to ensure that they are not located in areas that are susceptible to flooding or that they do not result in flooding in other areas due to secondary effects arising from development. As mentioned above, SEPA was given details of the sites being assessed so that it could feedback comments to the Council. These comments included advice on sites that were susceptible to flood risk or would increase the likelihood of flood risk elsewhere and, where possible, what mitigating measures could be taken. These comments informed the decision as to whether a site should get a positive or negative assessment under this criterion.

#### The Role of Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) is a legal requirement that public bodies must meet in preparing any plan or scheme that has the potential to have significant effects upon the environment. In preparing the current Midlothian Local Plan (adopted in 2008), Midlothian Council was the first planning authority to undertake a formal SEA process under the then new legislation. During this process, it was felt that there was a considerable degree of overlap between the site assessment process and the SEA process that had the potential to lead to confusion and dispute.

Upon formulating how site assessment for the MLDP should be undertaken, it was considered desirable that SEA should be incorporated within the process rather than being undertaken as a separate exercise.

The legislation covering SEA sets out a number of topics (Environmental Assessment (Scotland) Act 2005, Schedule 3) that any plan or programme should consider when it is being assessed. Using government guidance, the SEA into the SDP as well as local

knowledge and experience, it was possible to derive objectives from each of these topic areas. It was from these objectives that the bulk of the criteria for the site assessment process were derived. For example, under the topic of Air Quality it was possible to derive the following:

SEA Topic	SEA Objective	SEA sub-objective	Will the strategy/policy be likely to significantly effect:	Does the proposal/allocation:
AIR	To protect and enhance current air quality	Maintain (and enhance) current levels of air quality	Air quality?	Avoid AQMAs/avoid exacerbating air quality of AQMAs/ avoid areas that could become AQMAs?
		Reduce the need to travel by car	Need to travel by car?	Have good proximity to jobs/services (enabling access within walking distance?
		Provide opportunities for access to sustainable forms of transport	Opportunities for access to sustainable forms of transport?	Have good access to existing or proposed public transport services?

The full list of SEA topic and how they relate to the sites assessment criteria is included in Appendix 5.

#### Accession Modelling

In 2012, the Council employed MVA Consultancy to undertake an accessibility assessment of all of the sites being looked at. The consultant used the 'Accession' software to calculate the distances from the sites to the nearest services using the existing road/path network. The current bus services were also used to establish how long it would take to get from the site to a facility by public transport. The facilities used for this assessment were as follows:

- Primary Schools
- Secondary Schools
- Regional Retail (Straiton)
- Local Retail
- Regional Health (Edinburgh Royal Infirmary [ERI])

- Local Health (GP Surgeries)
- Employment

The consultant provided the Council with lists the sites for each of these categories ranked from the most accessible to the least. However, this ranking gave an assessment of the sites only in comparison with one another rather than in absolute terms.

The consultant also provided the Council with the raw data from which he calculated the accessibility of each site. Using these data, the Council categorised each site based on different bands of distances. These bands were partially informed by national guidance and were as follows:

- Up to 800m / 0.5 mile (PAN75) [Blue]
- 800m / 0.5 mile to 1600m / 1 mile (PAN75) [Green]
- 1600m / 1 mile to 2400m / 1.5 miles [Yellow]
- 2400m / 1.5 miles to 3200m / 2 miles [Orange]
- > 3200m / over 2 miles [Red]

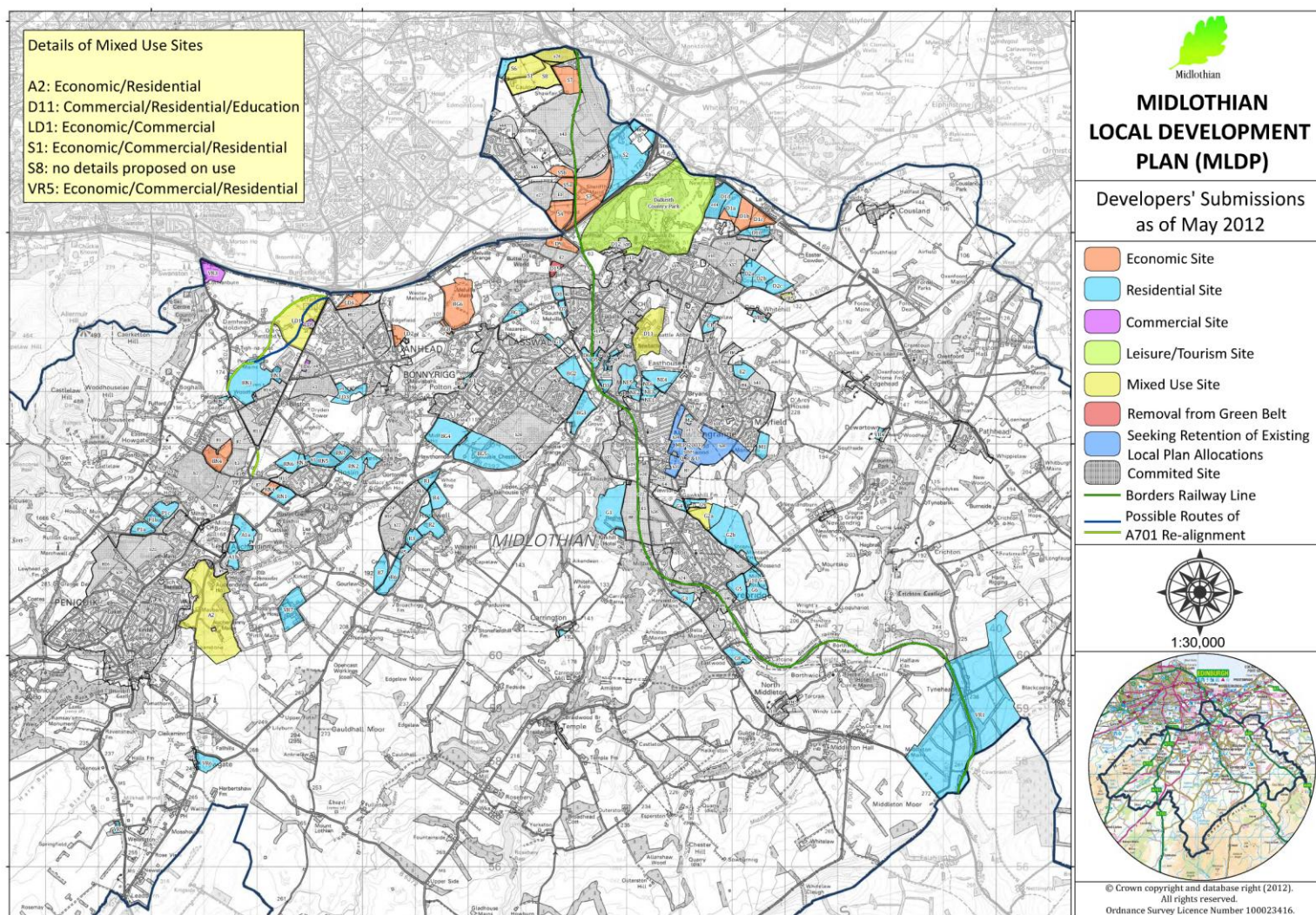
The sites as categorised are displayed in the graphs shown in Appendix 3 with the sites displayed from left to right from the closest/most accessible to the farthest/least accessible.

For access to employment sites, the indicators used are quite different from the distances used in the other categories. An index indicating the number of employment sites and their proximity to the assessment site was used instead. These sites have been ranked similarly and also displayed in the appendices.

### Sustainable Placemaking Programme

As a means to help inform the selection of sites to deliver the MLDP strategy, a place-making workshop was held. With the assistance of Architecture + Design Scotland, Scottish Natural Heritage and Urban Initiatives, a number of Council officials representing a range of professional interests, along with NHS Lothian representation, were engaged in a debate on options for settlement growth, and considered the implications for location and scale of development. A report on the workshop is available (see Appendix 6). Although the workshop focused principally on one settlement, which was used as an example for applying the technique, the lessons learnt can be applied across different locations in Midlothian. Key principles have been included in the Main Issues Report.

## Appendix 1: Map of sites assessed



**Appendix 2: Development Sites and Strategic Environmental Assessments – Assessment Framework**  
**South East Edinburgh: Shawfair**

SEsplan Requirement	Committed Devt	2009-2019	2019-2024
Housing	4000	100	350
Economic		20 Ha	-

NOTE: Sites proposed for employment use are shown in grey.

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
S1	Cauldcoats Farm	55 ha  825 est	N* <sup>1</sup>	N	Y	Y	N* <sup>2</sup>	N	N	N* <sup>3</sup>	N	Y	N	Y	N	* <sup>1</sup> : Local services could be positive if Edinburgh services are included. * <sup>2</sup> : Only fails on other archaeology, input from E Lothian may be required. * <sup>3</sup> : Coalescence with Edinburgh.
S2	Newton Farm	700	Y	N	Y	Y	N* <sup>1</sup>	N	N	Y	N	Y	N	Y	Y* <sup>2</sup>	* <sup>1</sup> : SAMs and Designed Landscape. * <sup>2</sup> : SEPA recommend flood risk assessment.
S3	South East Wedge and Shawfair Park Extension	45.6 ha	Y	N	Y	Y	N* <sup>1</sup>	N	Y* <sup>2</sup>	Y	N	Y	N	Y	Y	* <sup>1</sup> : Only fails on other archaeology. * <sup>2</sup> : Can be mitigated but would need substantial tree planting.
S4	Shawfair Park	20.	Y	Y	Y	Y	N* <sup>1</sup>	N	N* <sup>2</sup>	Y	N	Y	N	Y	Y	* <sup>1</sup> : Fails on other

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
	Extension	6 ha														archaeology. * <sup>2</sup> : Local ridge makes the site prominent and local landscaping cannot be relied upon. Risk of losing screening to existing Shawfair Business Park.
S5a	Todhills (phase 3)	6 Ha	Y	N	Y	Y	N* <sup>1</sup>	N	Y* <sup>2</sup>	Y	N	Y	N	Y	Y	* <sup>1</sup> : Only fails on other archaeology. * <sup>2</sup> : Prominent site locally, would need extensive screening. Average score though.
S5b	Wester Millerhill	8 Ha	Y	Y	Y	Y	N* <sup>1</sup>	N	Y* <sup>2</sup>	N* <sup>3</sup>	N	Y	N	Y	Y	* <sup>1</sup> : Only fails on other archaeology. * <sup>2</sup> : Average score, would need substantial landscaping. * <sup>3</sup> : Lessens gaps between Shawfair and Danderhall.
S6	Niddrie Bing/ Cauldcotts Farm	29 ha	N* <sup>1</sup>	N	Y	Y	N* <sup>2</sup>	N	N	N* <sup>3</sup>	N	Y	N	Y	N	* <sup>1</sup> : Local services could be positive if Edinburgh were to be included. * <sup>2</sup> : Other archaeology. * <sup>3</sup> : Coalescence with

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																Edinburgh.
S7	Shawfair Tip		Y	N	? *1	Y	Y	Y*2	Y*3	N*4	Y	Y	Y*5	Y	Y	*1: May be habitat protected by UKBAP. More survey work required. *2: While this is in the GB, provides opportunity for enhancement. *3: Landscape impact could be mitigated with difficulty. Bing has elevation 15-20m above surrounding landscape. Landscaping around the edge should be kept. *4: Coalescence with Edinburgh. *5: Prime land on maps, though nature of site gives it a positive assessment.
S8	Cauldcoats Farm (greater extent)	52.2 Ha 780	N*1	N	Y	Y	N*2	N	N	N*3	N	Y	N	Y	N	*1: Local services could be positive if Edinburgh were to be included. *2: Other archaeology. *3: Coalescence with

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
		est														Edinburgh.
S9	Edmonstone Road		Y	N	? *1	Y	Y	N	?*2	Y	N	Y	Y	?*1	?*1	*1: No formal assessment undertaken.

# Midlothian Local Development Plan

## Midlothian/ Borders: A7/A68/ Borders Rail Corridor

SEsplan Requirement	Committed Devt	2009-2019	2019-2024
Housing	5900	350	900
Economic		10 Ha	-

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
BG1	Broomieknowe Golf Course	55	Y	Y	Y	Y	Y	N	Y* <sup>2</sup>	N* <sup>1</sup>	Y	Y	N	Y	Y	* <sup>1</sup> : Coalescence with Eskbank. * <sup>2</sup> : Problem with conifers on S side, visibility splays, recent burning and longevity of trees. New landscaping would be required.
BG2	Dalhousie Mains	325	Y	Y	Y* <sup>1</sup>	Y	Y* <sup>2</sup>	N	N* <sup>3</sup>	N* <sup>4</sup>	N	Y	N	Y	?* <sup>5</sup>	* <sup>1</sup> : Care needed with broadleaf woodland. * <sup>2</sup> : SAM adjacent to site. * <sup>3</sup> : N part of site very prominent from wider views, would be better to develop field closest to Bonnyrigg rather than the whole site.

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																* <sup>4</sup> : Coalescence with Eskbank. * <sup>5</sup> : SEPA advise that Flood Risk Assessment required.
BG3	Dalhousie South	340	Y	N	Y	Y	N* <sup>1</sup>	Y	N* <sup>2</sup>	Y	N	Y	N	Y	Y	* <sup>1</sup> : Local archaeology. Negative effect on setting of Designed Landscape and CA. * <sup>2</sup> : Wide views from Newtongrange, Gorebridge and from further N.
BG4	Midfield, Bonnyrigg (south west B'rigg)	400	Y	Y	Y	Y	N* <sup>1</sup>	Y	N* <sup>2</sup>	Y	N	Y	N	Y	Y	* <sup>1</sup> : SAM in centre of site. Other archaeology. Setting of CA. * <sup>2</sup> : Ridge through centre of site causes problems. Great difficulty mitigating.
BG5	South Bonnyrigg, Hopefield Farm 2	1000	Y	Y	Y* <sup>1</sup>	Y	N* <sup>2</sup>	Y	Y* <sup>3</sup>	Y	N	Y	N	Y* <sup>4</sup>	?* <sup>5</sup>	* <sup>1</sup> : Care needed with broadleaf woodland. * <sup>2</sup> : Other archaeology. * <sup>3</sup> : Landscape treatment should be similar to Hopefield. * <sup>4</sup> : SEPA seeking safeguarding and

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																protection measures for watercourse. * <sup>5</sup> : SEPA advising caution but not insurmountable.
BG6	Former Melville Landfill Site	45.2 ha	N	Y	Y	Y	N* <sup>1</sup>	N	N	Y	Y	Y	N	Y	Y	* <sup>1</sup> : Only fails on other archaeology, input from E Lothian may be required.  NOTE: Serious concerns under population and human health category due to seeping of gases resulting from previous use.
BG7	Melville Dykes Road	15	Y	N	Y	N* <sup>1</sup>	N	N	N	Y	N	Y	N	Y	Y	* <sup>1</sup> : North facing slope.
BG8	Wadingburn Lane	2.05 Ha	N	Y	Y	Y* <sup>1</sup>	Y	N	N* <sup>2</sup>	Y	N	Y	?* <sup>3</sup>	Y* <sup>4</sup>	Y* <sup>4</sup>	* <sup>1</sup> : Below the 215m threshold though sheltered site with slight N facing slope. * <sup>2</sup> : If site were developed, it would be very conspicuous locally a infilling would likely be

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																<p>required.</p> <p>*<sup>3</sup>: Whole site is prime land, however, not currently used for prime land and isolated from neighbouring fields, raising questions about viability for agriculture.</p> <p>*<sup>4</sup>: No formal objection from SEPA though comments on culverting of burn running through the site and requirement for 6m buffer.</p>
BG9	Polton House Industrial Estate	1.3 4 Ha	Y	Y	Y * <sup>1</sup>	Y	Y* <sup>2</sup>	N	N* <sup>3</sup>	Y	Y	Y	Y	Y	Y	<p>*<sup>1</sup>: Broadleaf woodland within site, care needed</p> <p>*<sup>2</sup>: In Mavisbank CA and in close proximity to listed building, however sit is for support of an existing development, N boundary treatment limits effect on CA to an extent.</p> <p>*<sup>3</sup>: Development highly visible from wider views</p>

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																and has poor landscape capacity. However it is an existing development rather than a vacant site. Within AGLV and CA.
BG10	Polton Road	1.6 2 Ha  25 est	Y	Y	Y	Y	?* <sup>1</sup>	N	N* <sup>2</sup>	Y	N	Y	Y	Y	Y	* <sup>1</sup> : In Mavisbank CA, with little boundary treatment to mitigate wider views, though backdrop of Bonnyrigg reduces impact somewhat. Listed building to S though unlikely to significant effect setting. * <sup>2</sup> : Site is highly visible from both wider and local views very little boundary treatment to mitigate. Within AGLV and CA. Landscape issues cannot be overcome due to sloping site and positioning.
D1a	Salters Park extension, Salters Road (nearest to	16. 8 ha	Y	N	Y* 4	Y	N* <sup>1</sup>	Y* <sup>2</sup>	Y	Y	N	Y	N	Y	Y* <sup>3</sup>	* <sup>1</sup> : site overlaps with locally important archaeological site. * <sup>2</sup> : very slight overlap in NE

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
	road)															corner, not thought to be significant * <sup>3</sup> : SEPA recommend basic FRA at DM stage. * <sup>4</sup> : small area of IHN Neutral Grassland in west of site. Care needed to protect as much of this habitat as possible.
D1a HOU	Salters Park Extension HOUSING ALTERNATIVE	16.8ha 250 est	Y	N	Y* 4	Y	N* <sup>1</sup>	Y* <sup>2</sup>	Y	Y	N	Y	N	Y	Y* <sup>3</sup>	* <sup>1</sup> : site overlaps with locally important archaeological site. * <sup>2</sup> : very slight overlap with GB. * <sup>3</sup> : SEPA recommend basic FRA at DM stage. * <sup>4</sup> : small area of IHN Neutral Grassland in west of site. Care needed to protect as much of this habitat as possible.
D1b	Salters Park extension, Salters Road (middle site)	14	Y	N	Y	Y	Y	N	N	Y	N	Y	N	Y	Y* <sup>1</sup>	* <sup>1</sup> : SEPA recommend basic FRA at planning application stage, but no objection in principle

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
D1c	Salters Park extension, Salters Road (most easterly site)	10.5	Y	N	Y	Y	Y	N	N	Y	N	Y	N	Y	Y <sup>*1</sup>	* <sup>1</sup> : SEPA recommend basic FRA at planning application stage, but no objection in principle
D1d	Salters Park committed economic area (assessment of conversion to housing)	17.5 260 est	Y	N	N <sup>*1</sup>	Y	N <sup>*2</sup>	Y	Y	Y	N	Y	N	Y	Y <sup>*3</sup>	* <sup>1</sup> : Slight overlap with AWI, no TWIC assess * <sup>2</sup> : site overlaps with locally important archaeological site * <sup>3</sup> : no SEPA assessment, but basic FRA recommended for neighbouring site and small watercourse runs through.
D2a	East of Wester Cowden (west)	180	Y	N	Y	Y	N <sup>*1</sup>	Y	N	Y	N	Y	N	Y	Y	* <sup>1</sup> : Site overlaps with locally important archaeological site
D2b	East of Wester Cowden (mid)	180	Y	N	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
D2c	East of Wester Cowden (east)	170	Y	N	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	
D3	Kingsgate, Newbattle	70	Y	Y	Y	Y	? <sup>*1</sup>	Y	Y	Y	N	Y	Y	? <sup>*3</sup>	N <sup>*2</sup>	* <sup>1</sup> : Site is in Newbattle Abbey Historic Garden Designed Landscape and Conservation Area. * <sup>2</sup> : SEPA will object to the allocation in principle. * <sup>3</sup> : SEPA did not consider this criterion applicable, as they objected to the allocation in principle on the basis of flood risk
D4	Newbattle Abbey Crescent	60	Y	Y	Y	Y	? <sup>*1</sup>	Y	N	Y	N <sup>*2</sup>	Y	Y	Y <sup>*4</sup>	? <sup>*3</sup>	* <sup>1</sup> : Site is in conservation area, open space may be important to the character of area. * <sup>2</sup> : Amenity space is not brownfield. * <sup>3</sup> : SEPA object, although suggest approaches including FRA that might overcome objection.

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																*4: SEPA recommend culvert opening and buffer strips between development and watercourses, if site chosen as preferred option.
D5	Hardengreen 1	60	Y	Y	Y	Y	N <sup>*1</sup>	N	Y	Y	N	Y	N	Y	Y	*1: Overlap with locally important archaeological site AND affects setting of listed building (cat C Hardengreen House)
D6	Hardengreen 2	40	Y	Y	Y	Y	Y	N	N	N <sup>*1</sup>	N	Y	N	Y	Y	*1: In conjunction with development on Bonnyrigg side raises concerns over maintenance of gap between settlements.
D7	Larkfield SW	45	Y	N	Y	Y	Y	N	Y	N <sup>*1</sup>	N	Y	N	Y <sup>*3</sup>	Y <sup>*2</sup>	*1: In conjunction with development of hotel on Lasswade side, concern that settlement identities are being lost *2: SEPA recommend basic FRA at planning application stage, but no objection in principle

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																* <sup>3</sup> : SEPA make recommendations re watercourse restoration.
D8	Larkfield NW	75	Y	N	Y	Y	N <sup>*1</sup>	N	Y	Y	N	Y	N	Y	Y	* <sup>1</sup> : Overlap with locally important archaeological site. Site also in Melville Castle HGDL, but location is such that may not be an issue provided mature tree belts conserved.
D9	South Sheriffhall	10.8 ha	Y	Y	Y	Y	N <sup>*1</sup>	N	N <sup>*4</sup>	Y <sup>*1</sup>	N	Y	N	? <sup>*5</sup>	N <sup>*3</sup>	* <sup>1</sup> : Overlap with locally important archaeological site. * <sup>2</sup> : Depends in part on decisions north of bypass, but if developed in same way as allocated site with GB designation retained, need not lead to coalescence with Shawfair/CEC. * <sup>3</sup> : SEPA will object to the allocation in principle. * <sup>4</sup> : borderline, part west of A7 and south of river is

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																better, but 'N' overall * <sup>5</sup> : SEPA do not give opinion, as basic principle of development on the site considered unacceptable.
D10	Langside Head	8.6 ha 130 est	Y	N	Y	Y	Y	N	N	Y	N	Y	N	Y <sup>*2</sup>	Y <sup>*1</sup>	* <sup>1</sup> : SEPA recommend basic FRA at planning application stage, but no objection in principle **NOTE also that EH give negative assessment based on review of environmental health matters * <sup>2</sup> : SEPA make recommendations re buffer strips next to watercourse.
D11	Newbattle Abbey College	40.16ha 8 units as	Y	N	? <sup>*1</sup>	Y	N <sup>*4</sup>	Y	Y	Y	Y	Y	Y	Y <sup>*2</sup>	? <sup>*3</sup>	* <sup>1</sup> : sensitive areas within the site, definitive position cannot be given as depends on areas to be developed. * <sup>2</sup> : SEPA recommend a buffer strip along River South Esk.

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
		part of mixed use														* <sup>3</sup> : SEPA have concerns and recommend that FRA is carried out. * <sup>4</sup> : site is in CA, HGDL, sensitive setting of listed building, archaeological sites.
D12	Lugton House Garden (single plot)	1 unit	Y	Y	? <sup>*1</sup>	Y	? <sup>*2</sup>	N	Y	Y	Y	Y	N	Y**	Y**	* <sup>1</sup> : No TWIC assessment as very small site, already used as garden ground. **: no SEPA comments, but not adjacent to waterbody and not likely to be problematic. * <sup>2</sup> : CA –need to consider impact
D13	Dalkeith Country Park	Xha (proposal not defined)	Y	N <sup>*1</sup>	? <sup>*2</sup>	Y	? <sup>*5</sup>	N	Y	Y	N	Y	N	Y <sup>*3</sup>	? <sup>*4</sup>	General comment, DCP has large site area, not known where in footprint development is proposed * <sup>1</sup> : SEE PT assess, largely dependent on where in park footprint, development is sited. * <sup>2</sup> : sensitive areas within

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																the site, definitive position cannot be given as depends on areas to be developed. * <sup>3</sup> : SEPA recommend a buffer strip along River South Esk. * <sup>4</sup> : SEPA recommend that FRA is carried out, degree of detail to be determined by the proposed use. * <sup>5</sup> : culturally sensitive area, determination will depend on location within park and scale/nature of proposal
D14	Melville Cottages	1 unit	N	Y	Y	Y	Y	N	Y	Y	N	Y	N	Y	Y <sup>*1</sup>	* <sup>1</sup> : No SEPA comment but not adjacent to waterbody and not likely to be problematic.
D15	Site E2 (Sherrifhall) in adopted plan, removal of green belt	4.29ha	N	Y	N	Y	N	N	Y	N	N	Y	N	**	**	No SEPA comment as site already allocated

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
	status, intensified economic development															
E1	Kippielaw	90	Y	Y	Y	Y	Y	Y	Y	N <sup>*1</sup>	N	Y	N	Y	Y	* <sup>1</sup> : Fills in gap between Easthouses and Dalkeith NOTE: Impact of gas pipeline may have significant effect on deliverability
E2	Easthouses (Lothian Estates/Clare ndon site)	150	Y	Y	Y	Y	N <sup>*1</sup>	Y	N	Y	N	Y	N	Y	Y	* <sup>1</sup> : locally important archaeo site only
G1	Redheugh West (Redheugh phase II)	700	Y	N	Y	Y	Y <sup>*1</sup>	Y	Y	Y	N	Y	N <sup>*2</sup>	Y <sup>*4</sup>	Y <sup>*3</sup>	* <sup>1</sup> : Part of site in Dalhousie HGDL and adjoins the Arniston HGDL to south, but subject to maintenance of vista, river setting and tree belts may be acceptable. * <sup>2</sup> : Part of site only is prime * <sup>3</sup> : SEPA recommend basic FRA at planning application stage, but no objection in

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																principle. * <sup>4</sup> : SEPA suggest developer requirements re buffer strips to watercourse and restoration of South Esk alignment.
G2a	Monteith House Farm (a)	310	Y	N	Y	Y <sup>*1</sup>	Y	Y	N	Y	N	Y	Y	? <sup>*2</sup>	Y	* <sup>1</sup> : Very small part of site is over 215m * <sup>2</sup> : SEPA raise concern on impact on diffuse pollution, recommend requirement for regional scale SuDS scheme.
G2b	Monteith House Farm (b)	665	Y	N	Y	N <sup>*1</sup>	Y	Y	N	Y	N	Y	N	? <sup>*2</sup>	Y	* <sup>1</sup> : Majority of site is over 215m * <sup>2</sup> : SEPA raise concern on impact on diffuse pollution, recommend requirement for regional scale SuDS scheme.
G3	Harvieston Mains	100	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	
G4	Greenside	75	Y	Y	Y	Y	Y	Y	N	N <sup>*1</sup>	N	Y	Y	Y	Y <sup>*2</sup>	* <sup>1</sup> : Narrows the remaining gap between Gorebridge

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																and Gowkshill * <sup>2</sup> : SEPA recommend basic FRA at planning application stage, but no objection in principle
G5	Stobs Farm (II)	200	Y	Y	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y <sup>*1</sup>	NOTE: May be issue at this site with noise from dog boarding kennels – EH give negative assessment * <sup>1</sup> : concern, (not SEPA) re pluvial flooding in locality.
G6	Stobs Farm (III)	300	Y	N	Y	N <sup>*1</sup>	Y	Y	N	Y	N	Y	Y <sup>*2</sup>	Y	Y <sup>*3</sup>	* <sup>1</sup> : Significant portion of site is over 215m * <sup>2</sup> : Small areas of prime agricultural land affected * <sup>3</sup> : SEPA recommend basic FRA at planning application stage, but no objection in principle NOTE: May also be issue at this site with noise from dog boarding kennels – EH give negative assessment
G7	Millstone Brow	4.2 ha	Y	N	Y	N	Y	Y	N	Y	Y	Y	Y	Y	Y	NOTE: EH give site negative assessment, Contam Land

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
G8	Haughead	140	Y <sup>*1</sup>	N	Y	Y	? <sup>*2</sup>	N	Y	Y	N	Y	Y	? <sup>*4</sup>	? <sup>*3</sup>	heritage  * <sup>1</sup> : More than 3/4 within set distance * <sup>2</sup> : Site is in CA, but may be developable without compromising character * <sup>3</sup> : SEPA object, although suggest approaches including FRA that might overcome objection. * <sup>4</sup> : SEPA note that waterbody ID3819 under pressure from point source pollution, request that public sewer connection be a requirement of any development, plus buffer strip.
G9	Greenhall Centre	2.1 5 ha	Y	Y	Y	Y	Y	Y	N	Y <sup>*1</sup>	Y	Y	Y	Y	Y	* <sup>1</sup> : closes gap but on brownfield site
G10	Millstone Brow	c.4 ha	Y	N	Y	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Dvlpr generated site, would be similar to G7 minus bldgs not in propromoters ownership

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																No EH comments, but by inference similar issues to G7
G11	Brewers Bush	c.5	Y	Y	Y	Y	N <sup>*1</sup>	Y	Y	? <sup>*5</sup>	Y	Y	N <sup>*2</sup>	Y <sup>*4</sup>	Y <sup>*3</sup>	<p>*<sup>1</sup>: listed building and locally important archaeo sites</p> <p>*<sup>2</sup>: However site occupied by cattery, prime agricultural land unlikely to be useful, limited scope for agriculture once Redheugh completed.</p> <p>*<sup>3</sup>: Parts of site may be at flood risk. Depending on location of development, SEPA recommend that a developer requirement to undertake an FRA be included. SEPA recommend opening up culvert provided it does not increase risk elsewhere and no development should take place above culvert if it is retained.</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																*4: SEPA recommend a buffer strip. *5: broadens area of coalescence between committed Redheugh settlement and Newtongrange
M1	SE Mayfield	40	Y	N	Y	N	Y	Y	N	Y	N	Y	Y	Y <sup>*2</sup>	Y <sup>*1</sup>	*1: SEPA recommend basic FRA at planning application stage, but no objection in principle *2: SEPA recommend maintenance of buffer strip around small watercourse.
M2	Unit 1 Mayfield Industrial Estate	30	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	NOTE: EH give site negative assessment based on CL, and noise
NE1	Newbattle Home Farm	180	Y	Y	Y	Y	? <sup>*1</sup>	Y	N	Y	N	Y	N	Y	Y <sup>*2</sup>	*1: Takes in part of an HGD (Newbattle) and CA. Have to come to a judgement as to whether acceptable *2: SEPA recommend basic

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																FRA at planning application stage.
NE2	Newbattle Home Farm West	90	Y	Y	Y	Y	? <sup>*3</sup>	Y	Y	Y	N	Y	N	Y <sup>*2</sup>	Y <sup>*1</sup>	<p>*<sup>1</sup>: SEPA recommend basic FRA at planning application stage.</p> <p>*<sup>2</sup>: SEPA make recommendations re buffer strip to Ochre Burn, and consider that there is an opportunity to restore the original watercourse.</p> <p>*<sup>3</sup>: Takes in part of CA. Have to come to a judgement as to whether acceptable</p>
NE3	Newbattle Galadale	145	Y	Y	Y	Y	? <sup>*1</sup>	Y	N	Y	N	Y	N	Y	Y	<p>*<sup>1</sup>: Takes in part of CA. Have to come to a judgement as to whether acceptable</p>
NE4	Newbattle Campbell Park	275	Y	Y	Y	Y	? <sup>*1</sup>	Y	N	Y	N	Y	N	Y	Y <sup>*2</sup>	<p>*<sup>1</sup>: Takes in part of an HGD (Newbattle) and CA. Have to come to a judgement as to whether acceptable</p> <p>*<sup>2</sup>: SEPA recommend basic</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																FRA at planning application stage.
NE5	Newbattle Home Farm – Lady Lothian broader site		Y	Y	Y	Y	? <sup>*3</sup>	Y	Y	Y	N	Y	N	Y <sup>*2</sup>	Y <sup>*1</sup>	<p>*<sup>1</sup>: Parts of site may be at flood risk, basic FRA recommended at planning application stage, but vast majority, if not all of site is developable. SEPA have intimated that they would not object to this site being allocated.</p> <p>*<sup>2</sup>: SEPA recommend that buffer be maintained around watercourse.</p> <p>*<sup>3</sup>: Takes in part of an HGD (Newbattle) and CA. Have to come to a judgement as to whether acceptable</p>
NE6	Newbattle Glebe (The Beeches)		Y	Y	Y	Y	? <sup>*1</sup>	Y	Y	Y	N	Y	N	Y	Y	<p>*<sup>1</sup>: Takes in part of an CA. Have to come to a judgement as to whether acceptable</p>
R1	Rosewell	100	Y	Y	Y	Y	N <sup>*1</sup>	Y	Y	Y	N	Y	N	Y	Y	<p>*<sup>1</sup>: Only fails on other</p>

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Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
	North, Rosewell															archaeology, input from E Lothian may be required.  NOTE: Dog kennels in close proximity may be an issues due to noise. EH give a negative assessment.
R2	St Joseph's Drive	250	Y	Y	Y	Y	N* <sup>1</sup>	Y	Y	Y	N	Y	N	Y	Y	* <sup>1</sup> : Only fails on other archaeology, input from E Lothian may be required.
R3	Thornton Road North	100	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	
R4	Parkneuk West	165	Y	Y	Y	Y	Y* <sup>1</sup>	Y	Y	Y	N	Y	N	Y	Y	* <sup>1</sup> : May affect setting of listed building, will speak with EM
R5	Thornton Road South	60	Y	Y	? * <sup>1</sup>	Y	Y	Y	Y	Y	N	Y	N	Y	Y	* <sup>1</sup> : GW notes that there are 4 badger setts to the E of site as well as Broadleaf Woodland to the SE, where care will be required.
R6	Rosedale	200	Y	N	Y	Y	N* <sup>1</sup>	Y	N	Y	N	Y	N	Y	Y	* <sup>1</sup> : Only fails on other archaeology, input from E Lothian may be required.
R7		185	Y	N	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	

# Midlothian Local Development Plan

## Midlothian/ Borders: A701 Corridor

SEsplan Requirement	Committed Devt	2009-2019	2019-2024
Housing	1,600	250	500
Economic		15 Ha	-
Other		Gateway Enhancement	

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
A1 (a and b)	Auchendinny	200 - 400	N* <sup>1</sup>	N	Y	Y	Y	Y	?* <sup>2</sup>	Y	N	Y	N	Y	Y	<p>*<sup>1</sup>: Site A1a - The existing services, while perhaps not poor, are limited in terms of not providing an evening service.</p> <p>The scale of development proposed would offer potential to help support existing, and may perhaps promote further services. The distance to bus stops on the A701, while outwith national planning guidance distance set out in PAN75,</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																it may not be an unreasonable distance for some citizens to travel to walk access a wider range of services. * <sup>2</sup> : Southern part (site A1b) is more visible than the northern part and development would need to be taken away from the river valley.
A2	Auchendinny Estate	Not Known	N	N	? * <sup>1</sup>	Y	Y* <sup>2</sup>	Y	?* <sup>3</sup>	Y	?* <sup>2</sup>	Y	?	?* <sup>4</sup>	?* <sup>5</sup>	* <sup>1</sup> : No Biodiversity or Landscape site assessments undertaken as no specific sites provided * <sup>2</sup> : Care/ consideration of Auchendinny House required. * <sup>3</sup> : Not known as no specific sites provided * <sup>4</sup> : SEPA advises Waterbody status is poor – see individual site assessment. * <sup>5</sup> : SEPA recommend flood

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>risk assessment and buffer strip with water courses. Also encourage the removal of a fish barrier within the A2 area – see individual site assessment.</p> <p>NOTE: POP &amp; HUMAN HEALTH, Environmental Health: Comments relate to generalities as no site details have been provided to the Council. MLC Env Health Strong concerns in some locations (scores of between 1 and 4 for sites are indicated, from a score range of between 1-4)</p>
BN1	Seafield Road, Phase II	550	Y* <sup>1</sup>	Y* <sup>1</sup>	Y	Y	Y* <sup>2</sup>	N	?* <sup>3</sup>	Y* <sup>4</sup>	N	Y	N* <sup>5</sup>	?* <sup>6</sup>	?* <sup>7</sup>	<p>*<sup>1</sup>: Parts of the site are outwith or on the limit of PAN 75 guidance threshold distances for walking to jobs/ services and bus routes.</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>*<sup>2</sup>: There are local, non-scheduled, archaeological sites on the western and southern boundaries of the site. Mitigation may be possible.</p> <p>*<sup>3</sup>: Most development potential nearest Bilston, approximately in a line from the Pentland Nursery to the A703. Problem with skylining if the north western parts of the site w*ere developed.</p> <p>*<sup>4</sup>: Will significantly increase the size of the settlement, both in population and in physical size.</p> <p>*<sup>5</sup>: Part of site is former landfill tips and may not still be prime land.</p> <p>*<sup>6</sup>: See full assessment sheet. SEPA raises issues of water quality mitigation.</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>*7: SEPA objects on flood risk grounds.</p> <p>Other: POP &amp; HUMAN HEALTH, Environmental Health: Environmental Health: has strong concerns. Reflected in assessment ranking of 4 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>NOTE: : Potential gassing from Pentland Mains Tip.</p>
BN2	Seafeld Mill	40	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N <sup>*1</sup>	? <sup>*2</sup>	? <sup>*3</sup>	<p>*1: Site is brownfield</p> <p>*2: See full assessment sheet. SEPA raises issues of water quality mitigation.</p> <p>*3: SEPA objects on flood risk grounds.</p> <p>NOTE: POP &amp; HUMAN</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>HEALTH, Environmental Health: Environmental Health: has strong concerns. Reflected in assessment ranking of 3 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>Contaminated land-former mill and depot site.</p>
BN3	Pentland Nursery	50	Y	Y	Y	Y	Y	N	Y* <sup>1</sup>	Y	Y	Y	N* <sup>2</sup>	Y	Y	<p>*<sup>1</sup>: Site would require extensive landscape treatment. *<sup>2</sup>: Part of site is designated prime agricultural land, but the site is brownfield</p> <p>NOTE: POP &amp; HUMAN HEALTH, Environmental Health: Environmental Health: has</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>strong concerns. Reflected in assessment ranking of 3 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>Concerns relate to biomass boiler - the concern would be removed if the boiler was removed as part of a redevelopment.</p>
BN4	Easter Bush	18.2 ha	Y	Y	? *1	Y	Y	N	Y*2	Y	N	Y	N	Y*3	?*4	<p>*1: Biodiversity impact not proven – see 3<sup>rd</sup> and 4<sup>th</sup> assessment criteria.            *2: May involve substantial tree loss, important to retain perimeter vegetation.            *3: SEPA identifies measures to help achieve RBMP objectives.            *4: SEPA does not object but raises concern of the</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																potential for development in this location increase the probability of flooding elsewhere.
LD1	Straiton	60.1 ha	Y* <sup>1</sup>	Y* <sup>1</sup>	? * <sup>2</sup>	Y	?* <sup>3</sup>	N	?* <sup>4</sup>	Y	N	Y	N* <sup>5</sup>	Y	Y	<p>*<sup>1</sup>: Parts of the site are outwith or on the limit of PAN 75 guidance threshold distances for walking to jobs/ services and bus routes. This reflects the size of the site, new facilities and serviced may come forward at later date.</p> <p>*<sup>2</sup>: Need take account of Biodiversity Assessment results concerning Straiton Bing, 4<sup>th</sup> assessment criterion.</p> <p>*<sup>3</sup>: There are local archaeological sites within and on the site boundaries. Mitigation may be possible.</p> <p>*<sup>4</sup>: The areas at Straiton Caravan Park and Straiton</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>Bing not conspicuous, but other parts are conspicuous – landscape issues can be overcome with great difficulty. Planning Brief/ master plan required.</p> <p>*<sup>5</sup>: Nearly 50% of the site is designated prime agricultural farmland.</p> <p>NOTE: POP &amp; HUMAN HEALTH, Environmental Health:</p> <p>Environmental Health: has strong concerns. Reflected in assessment ranking of 4 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>Contaminated Land: Clippens Tip (gassing);</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																Council tip; Straiton Bing; Clippens yards.
LD2	Hunter Avenue	8 ha.	Y	Y	Y	Y	Y	N	Y	Y	N	Y	N	Y* <sup>1</sup>	Y* <sup>2</sup>	* <sup>1</sup> : SEPA requires a buffer strip and waterbody on site to be safeguarded * <sup>2</sup> : SEPA recommend flood risk assessment be undertaken
LD3	Burghlee	200	Y	Y	Y* <sup>1</sup>	Y	Y	Y* <sup>2</sup>	?* <sup>3</sup>	Y	Y* <sup>4</sup>	Y	Y	Y	Y* <sup>5</sup>	* <sup>1</sup> : Biodiversity assessment criteria – IHN areas of Broad Leaf Woodland make up much of the southern parts of the site. * <sup>2</sup> : Part of the south west corner of the site is Green Belt, outwith the settlement boundary, but most of the site is within the settlement boundary. * <sup>3</sup> : Western parts less visibly exposed than eastern parts, development not suitable south of approximate 150m contour line.

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>*<sup>4</sup>: Site may now have the appearance of being greenfield.</p> <p>*<sup>5</sup>: See Water Body Status criterion and SEPA's comments on SUDS.</p> <p>NOTE: POP &amp; HUMAN HEALTH, Environmental Health:</p> <p>Environmental Health: has strong concerns. Reflected in assessment ranking of 4 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>Contaminated Land: Railway; Colliery; Refuse heaps; Adjacent to Burghlee landfill (gassing).</p>
LD4	Ashgrove	11.	Y	Y	Y	Y	Y	N	N* <sup>1</sup>	Y* <sup>2</sup>	N	Y	N	Y* <sup>3</sup>	Y	* <sup>1</sup> : Landscape difficulties

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
	North	6 ha														<p>can only be overcome with great difficulty.  *<sup>2</sup>: Development would bring Loanhead closer to Edinburgh but would be divided by the A720 City Bypass.  *<sup>3</sup>: See Water Body Status criterion of site assessment sheet and SEPA's comments on SUDS.</p> <p>NOTE: POP &amp; HUMAN HEALTH, Environmental Health:</p> <p>Environmental Health: has strong concerns. Reflected in assessment ranking of 3 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																Contaminated Land: Railway.
LD5	Straiton Road	2.9 ha	Y	Y	Y * <sup>1</sup>	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	<p>*<sup>1</sup>: Taken from assessment of larger LD1 site.</p> <p>COMMENTS FOR WHOLE LD1 SITE POP &amp; HU HEALTH:</p> <p>Environmental Health: has strong concerns. Reflected in assessment ranking of 4 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>Contaminated Land: Railway; Various quarries.</p>
LD6	DanESCO	1.78 ha	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
P1a	Glencorse Mains(a)	120	N	N	Y * <sup>1</sup>	Y	Y	N	Y	Y	N	Y	Y	Y* <sup>2</sup>	Y	<p>*<sup>1</sup>: Site surrounded by trees in Ancient Woodland</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																Inventory. Bush Estate and Glencorse Burn Local Biodiversity Site abuts the north eastern and eastern boundary of site. Site surrounded by Integrated Habitat Network areas Broad Leaf Woodland. * <sup>2</sup> : SEPA recommends that the small watercourse to the north of the site should be safeguarded.
P1b	Glencorse Mains (b)	105	N	N	Y * <sup>1</sup>	Y	Y	N	Y	Y	N	Y	Y	Y* <sup>2</sup>	Y	* <sup>1</sup> : Site surrounded by trees in Ancient Woodland Inventory. Bush Estate and Glencorse Burn Local Biodiversity Site abuts the north eastern and eastern boundary of site. Site surrounded by Integrated Habitat Network areas Broad Leaf Woodland. * <sup>2</sup> : SEPA recommends that the small watercourse to the north of the site should

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
P1c	Glencorse Mains(c)	150	N	N	Y *1	Y	Y	N	Y	Y	N	Y	N	Y*2	Y	be safeguarded. *1: Site surrounded by trees in Ancient Woodland Inventory. Bush Estate and Glencorse Burn Local Biodiversity Site abuts the north eastern and eastern boundary of site. Site surrounded by Integrated Habitat Network areas Broad Leaf Woodland. *2: SEPA recommends that the small watercourse to the north of the site should be safeguarded.
RN1	Penicuik Road South, Roslin	150	Y	Y	? *1	Y	Y	N	?*2	Y	N	Y	N	Y	Y	*1: There are protected species affecting the site. Care needed for impact on ancient woodland on site boundary. Integrated habitat network on site boundary. *2: Requires good landscape framework and development pulled away

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>from the site boundaries.</p> <p>NOTE: POP &amp; HUMAN HEALTH, Environmental Health:</p> <p>Environmental Health: have strong concerns. Reflected in assessment ranking of 4 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>Contaminated Land: Railway; Adjacent domestic landfills.</p>
RN2	Dryden Farm	235	Y* <sup>1</sup>	?* <sup>2</sup>	?* <sup>3</sup>	Y	N* <sup>4</sup>	N	?* <sup>5</sup>	Y* <sup>6</sup>	N	Y	N	Y	Y	<p>*<sup>1</sup>: The eastern parts of the site would be at the extremity, and beyond, of reasonable distances to services set out in PAN75.</p> <p>*<sup>2</sup>: Parts of the site are</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>more than PAN75 distance thresholds for accessing public transport services.</p> <p>*<sup>3</sup>: Site affected by protected species and a SSSI close to site boundary.</p> <p>*<sup>4</sup>: Further work required to determine effect on Roslin battlefield site (1303), Roslin Conservation Area and local archaeological sites.</p> <p>*<sup>5</sup>: Sloping parts of the site north of 145m contour have potential, western parts of the site most suited.</p> <p>*<sup>6</sup>: Would increase/ stretch the size of the settlement significantly.</p>
RN3	Roslin Expansion (1), Roslin	100	Y	Y	Y	Y	Y	N	?* <sup>1</sup>	Y	N	Y	N	Y	Y	<p>*<sup>1</sup>: Lack of existing features to contain the site. Landscape difficulties can be overcome.</p>
RN4	Oatslie	4.6	Y	Y	?	Y	Y	N	?* <sup>2</sup>	Y	N	Y	N	Y	Y	* <sup>1</sup> : Site affected by

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
	Extension	ha			*1											<p>protected species and ancient woodland to the south west of the site boundary.</p> <p>*2: Site requires a landscape framework and development sited away from the boundaries to contain the site. Landscape problems can be overcome.</p> <p>NOTE: POP &amp; HUMAN HEALTH, Environmental Health:</p> <p>Environmental Health: have strong concerns. Reflected in assessment ranking of 3 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																<p>Issue: Contaminated and proximity of site to Oatslie landfill site.</p> <p>SEPA advises of amenity considerations for development given proximity of Oatslie landfill site.</p>
RN5	Roslin Institute site	180	Y	Y	Y	Y	?* <sup>1</sup>	N	Y* <sup>2</sup>	Y	Y	Y	N* <sup>3</sup>	Y	Y	<p>*<sup>1</sup>: Further work required to determine effect on Roslin battlefield site and conservation area.</p> <p>*<sup>2</sup>: Residential development could have a positive effect.</p> <p>*<sup>3</sup>: Land designated as prime agricultural farmland, but is a brownfield site.</p>
RN6	Roslin Expansion (1), Roslin	160	Y	Y	Y	Y	Y	N	Y* <sup>1</sup>	Y* <sup>2</sup>	N	Y	N	Y	Y	<p>*<sup>1</sup>: Existing vegetation should be retained and enhanced with further planting.</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	Flooding	Comments
																* <sup>2</sup> : Would increase size of settlement quite significantly.
RN7	Land East of Roslin Institute site	120	Y* <sup>1</sup>	?* <sup>1</sup>	Y	Y	N* <sup>2</sup>	N	Y	Y	N	Y	N	Y	Y* <sup>3</sup>	<p>*<sup>1</sup>: Much of the site is beyond guidance distance thresholds to public transport services set out in PAN75. The site may not be a comfortable distance to services for some citizens.</p> <p>*<sup>2</sup>: Further work required to determine effect on battlefield site, conservation area and local archaeological sites.</p> <p>*<sup>3</sup>: SEPA requests a basic flood risk assessment for the site be undertaken.</p>

# Midlothian Local Development Plan

## Other Locations

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	RBMP/ Flooding	Comments
VR1	Tynehead new settlement	5000	N	N	N	N	N <sup>*1</sup>	Y	N	Y	Y	Y	Y	? <sup>*3</sup>	? <sup>*2</sup>	* <sup>1</sup> : Some overlap with locally important archaeological sites * <sup>2</sup> : SEPA object, although suggest approaches including FRA that might overcome objection. * <sup>3</sup> : SEPA note pressure from diffuse pollution on the catchment and require enhanced treatment to ensure no further deterioration. They also request buffer strips around watercourses and recommends restoration of waterbodies ID 4001 and 4011 to natural state.
VR2	Carrington	10	N	N	Y	Y	? <sup>*1</sup>	Y	N	Y	N	Y	N	Y	Y	* <sup>1</sup> : Some overlap with locally important archaeological sites, and would have to come to

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	RBMP/ Flooding	Comments
																judgement on effect on CA.
VR3	Lothianburn	12.6 ha	N	Y	Y	Y	Y	N	N* <sup>1</sup>	Y	N	Y	N	Y* <sup>2</sup>	Y* <sup>3</sup>	<p>*<sup>1</sup>: Landscape difficulties can only be overcome with difficulty. Site is visible in both the local and wider context.</p> <p>*<sup>2</sup>: SEPA advises the Lothian Burn to the west of the site should be safeguarded, including a buffer strip. See SEPA comments.</p> <p>*<sup>3</sup>: SEPA recommends a basic flood risk assessment be undertaken as part of the site may be at risk of flooding. See SEPA comments.</p>
VR4	Dewarton, land west of Main Street	15-20	Y* <sup>1</sup>	N	Y	Y	?* <sup>2</sup>	Y	N	Y	N	Y	N	Y* <sup>4</sup>	?* <sup>3</sup>	<p>*<sup>1</sup>: on basis of 'crow flies' – may not be practicable</p> <p>*<sup>2</sup>: concerns on basis of change to character of village and effect on CA.</p> <p>*<sup>3</sup>: SEPA object, although suggest approaches</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	RBMP/ Flooding	Comments
																including FRA that might overcome objection. * <sup>4</sup> : Recommend safeguarding of buffer strips to Dewar Town Burn and restoration of small watercourse within grounds of adjacent properties.
VR5	Fordel – MIXED USE	3.2 ha	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y <sup>*1</sup>	* <sup>1</sup> : SEPA recommend basic FRA at planning application stage.
VR6	Walltower Farm, Howgate	170	N	N	? * <sup>1</sup>	N* <sup>2</sup>	?* <sup>3</sup>	Y	N* <sup>4</sup>	Y	N	Y	Y	Y* <sup>5</sup>	?* <sup>6</sup>	* <sup>1</sup> : Site affected by protected species. Mitigation may be possible. * <sup>2</sup> : All of the site is above 215m above sea level, and parts are at 250 metres. * <sup>3</sup> : Large part of the site is within Howgate Conservation Area, a listed building is adjacent to part of the site. Consideration required. * <sup>4</sup> : Landscape difficulties

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	RBMP/ Flooding	Comments
																<p>can only be overcome with difficulty</p> <p>*<sup>5</sup>: See SEPA comments on safeguarding the watercourse passing through the site and requirement for a buffer strip.</p> <p>*<sup>6</sup>: Flood Risk: SEPA advises part of the site may not be suitable for development due to flood risk and that flood risk could be increased elsewhere. Flood risk assessment and further consideration required. See SEPA comments. SEPA advises the site is not at potentially medium to high risk of flooding.</p>
VR7	Rosslynlee Hospital	120 - 150	N	N	Y * <sup>1</sup>	Y* <sup>2</sup>	?* <sup>3</sup>	Y	?* <sup>4</sup>	Y	N* <sup>5</sup>	Y	Y	Y	Y* <sup>6</sup>	<p>*<sup>1</sup>: Care required with the land within the Ancient Woodland Inventory (northern part of the site) and Habitat Network</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	RBMP/ Flooding	Comments
																<p>Broadleaf Woodland corridors bisecting the site should be retained as much as possible.</p> <p>*<sup>2</sup>: Parts of the site are above the 215m contour line</p> <p>*<sup>3</sup>: The hospital (and railings and some outbuildings) is a category C listed building. Further consideration is required. It would be for the detailed planning stage to determine the impact</p> <p>*<sup>4</sup>: The actual hospital site and field to the south are "Y", but landscape difficulties of the field to the north east could only be overcome with great difficulty.</p> <p>*<sup>5</sup>: Large parts of the site are Greenfield. Greenfield loss might be reduced in a</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	RBMP/ Flooding	Comments
																<p>proposal, but would need to be confirmed. *<sup>6</sup>: SEPA recommend flood risk assessment.</p> <p>POP &amp; HUMAN HEALTH,</p> <p>Environmental Health: have strong concerns. Reflected in assessment ranking of 3 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>Issues: Contaminated and at: Hospital; Reservoir; dismantled railway; infilled curling pond; small sewage works; small gas works; and Noise/ Smell: Gas works may no longer be on site – if so, that would</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	RBMP/ Flooding	Comments
																remove some concerns.
VR8	Whitehill	3.1 ha	N	N	Y	Y	Y	Y	N	Y	N	Y	N	Y	Y	
VR9	Springfield	32	N	Y* <sup>1</sup>	Y	N* <sup>2</sup>	Y	Y	Y	Y	Y	Y	Y	Y	Y* <sup>3</sup>	<p>*<sup>1</sup>: There are bus stops in Springfield on the A701 road. While there are a limited number of routes, the frequency to Penicuik and the A701 corridor can be describe as good.</p> <p>*<sup>2</sup>: Site at 255m contour line</p> <p>*<sup>3</sup>: SEPA recommend: flood risk assessment is undertaken; a buffer strip is put in between the water courses and development; the culverted drains along the site boundary are assessed.</p> <p>POP &amp; HUMAN HEALTH, Environmental Health: have strong concerns. Reflected in assessment</p>

## Midlothian Local Development Plan

Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Bio-diversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/ Greenfield	Peatland	Prime Agric	RBMP	RBMP/ Flooding	Comments
																<p>ranking of 3 on a scale of 1-4 (with 1 being comparatively less of an issue, and 4 possessing potentially the biggest issue.</p> <p>There are 4 existing houses. Previous noise complaint about Peat Farm collection vehicles - now appears to be resolved. Suitability of site very much dependant on future use of the peat farm and future uses at this location.</p>



# Midlothian Local Development Plan

## **Appendix 3: Accession Modelling Results**

### Abbreviations

**PS** – Site included in the Preferred Strategy of the Main Issues Report (MIR)

**RA** – Site included as a Reasonable Alternative in the MIR

**AO** – Site identified as an additional development opportunity in the MIR

### Distances

Distance in all cases is in metres.

The colour of the bars represent the following:

- Up to 800m / 0.5 mile (PAN75) [Blue]
- 800m / 0.5 mile to 1600m / 1 mile (PAN75) [Green]
- 1600m / 1 mile to 2400m / 1.5 miles [Yellow]
- 2400m / 1.5 miles to 3200m / 2 miles [Orange]
- > 3200m / over 2 miles [Red]

In cases where the distances are too great to differentiate on this scale, the bars are simply coloured blue.



## Midlothian Local Development Plan

### Summary of results

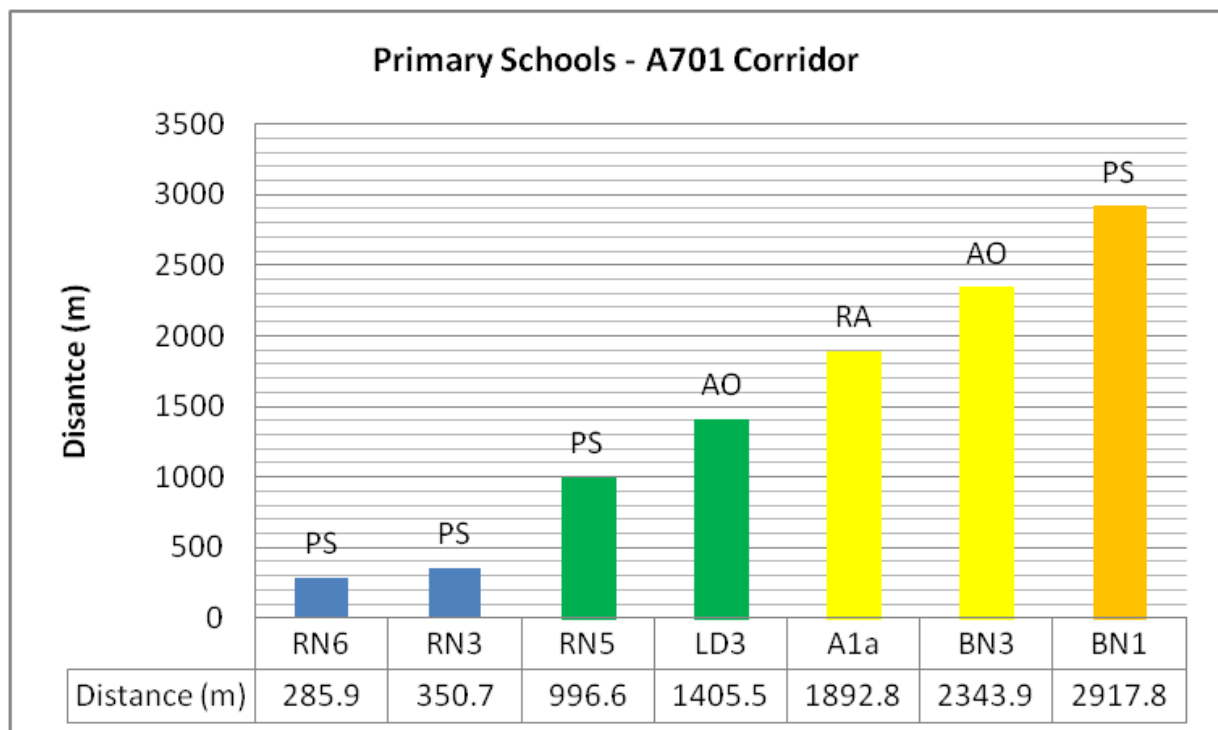
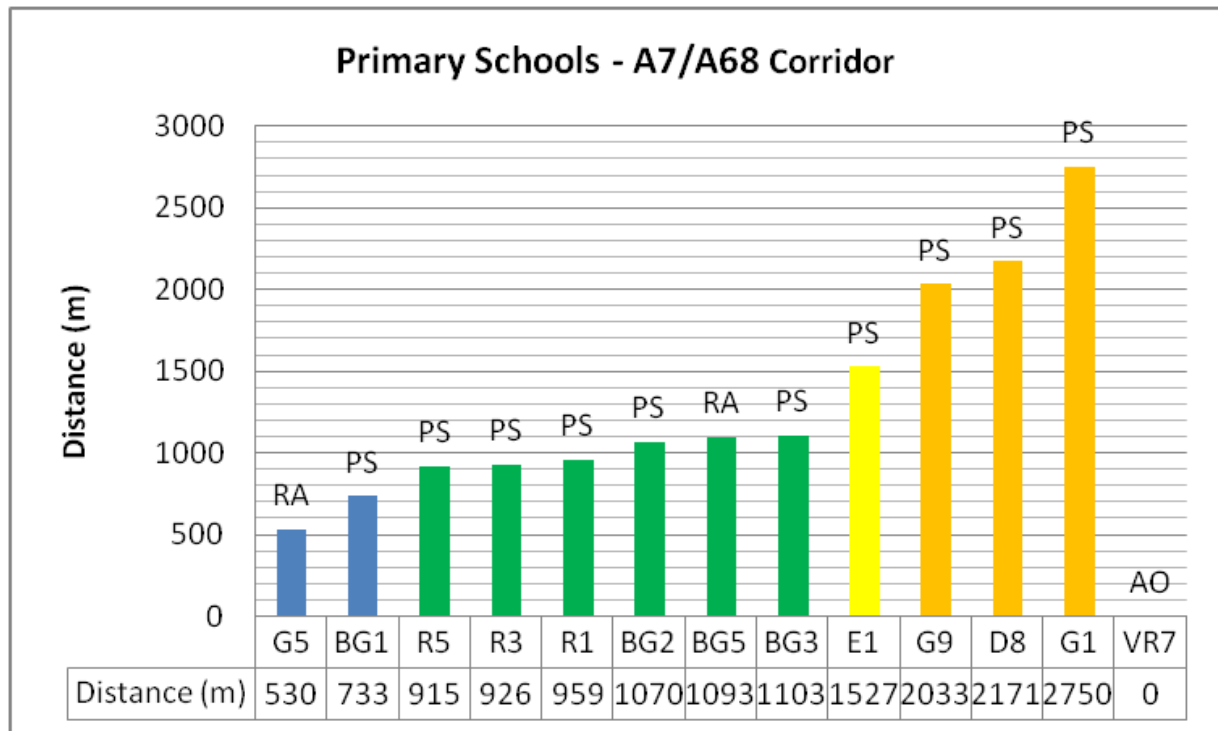
Site Reference	MIR Status	Primary Schools	Secondary Schools	Local Retail	Regional Retail	Local Health	Regional Health
<b>A7/A68</b>							
BG1	Preferred Site	733.4	2206	535	6223.1	1278	7827
BG2	Preferred Site	1070	2078	964.5	6095	1150	8002
BG3	Preferred Site	1102.9	2533.2	1954.7	6635.5	2193.4	9044
D8	Preferred Site	2171.4	3920.3	1012.9	5576.2	2008.4	5305.1
G1	Preferred Site	2750	2888	1079	12181.5	1079	9585
G9	Preferred Site	2033	3361	1053	12653.6	1053	9753
R1	Preferred Site	958.9	3084	4343	9062.3	4343	13831
R3	Preferred Site	925.9	3714	4973	9692.8	5135	14461
R5	Preferred Site	914.9	3703	4962	9681.8	5124	14450
VR7	Additional Opportunity	-	-	-	-	-	-
BG5	Reasonable Alternative	1093	1381	1671	6620.4	2178	8886
E1	Reasonable Alternative	1527	1739	1720	9882.9	2095	7329
G5	Reasonable Alternative	530.4	5916	459.9	15209.1	689.6	13042

## Midlothian Local Development Plan

Site Reference	MIR Status	Primary Schools	Secondary Schools	Local Retail	Regional Retail	Local Health	Regional Health
<b>A701</b>							
BN1	Preferred Site	2917.8	8035.7	2853.8	4029.8	4087.8	8745.7
RN3	Preferred Site	350.7	4705	511.4	4043.8	1475.2	9735
RN5	Preferred Site	996.6	4586.8	386.2	4675.3	1356.9	10366.5
RN6	Preferred Site	285.9	3711.5	658.2	4182.9	358.4	9874.1
BN3	Additional Opportunity	2343.9	6140.3	719.9	1895.9	1916.6	7587.1
LD3	Additional Opportunity	1405.5	5201.8	1024.9	2303.6	1630.6	9202.1
A1a	Reasonable Alternative	1892.8	2782.1	3425.2	5363.7	2263.7	11054.9

# Midlothian Local Development Plan

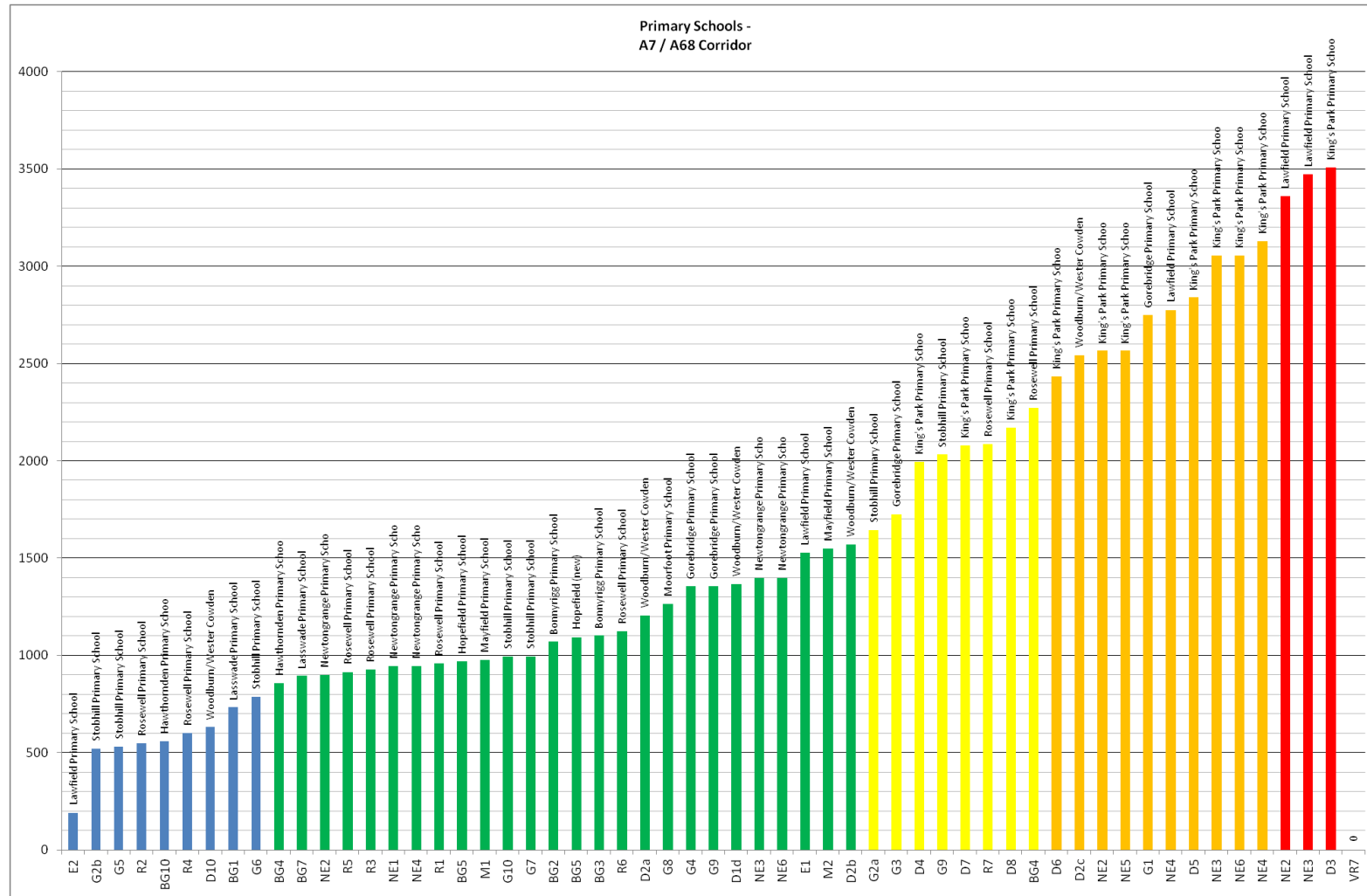
## Primary Schools – Sites identified in the MIR





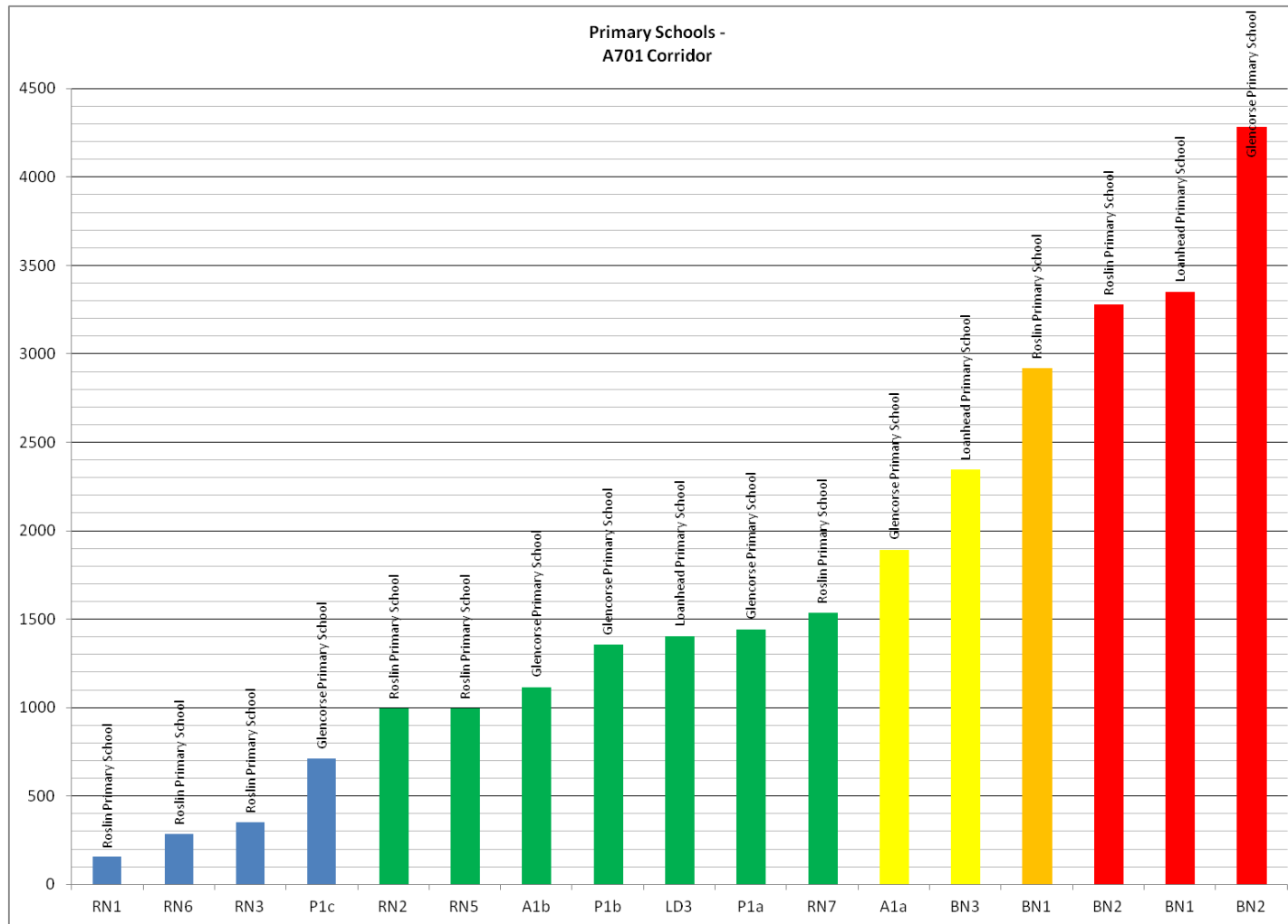
# Midlothian Local Development Plan

## Primary Schools – All sites assessed



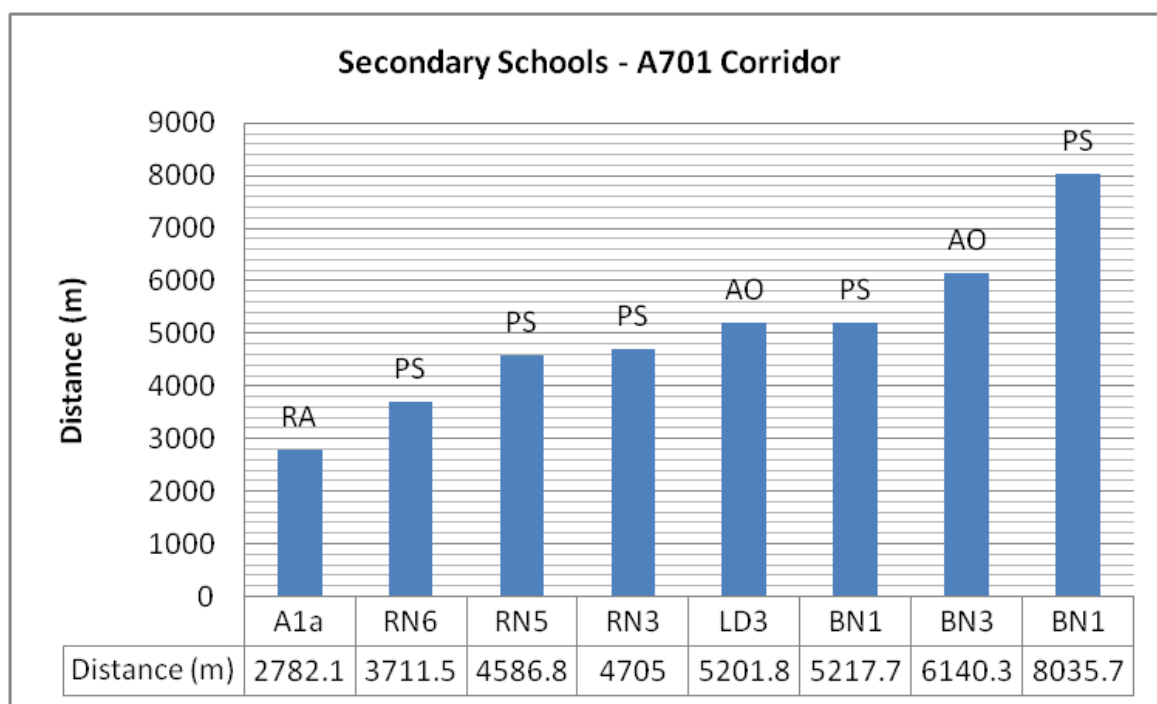
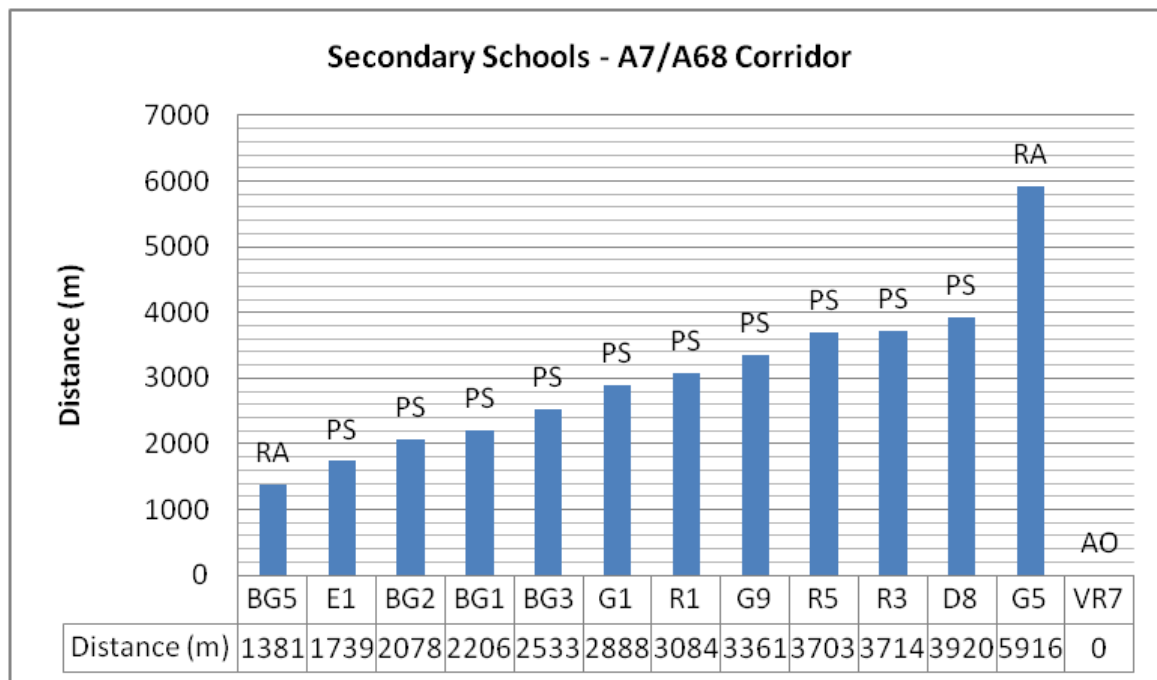
# Midlothian Local Development Plan

## Primary Schools – All sites assessed (continued)



# Midlothian Local Development Plan

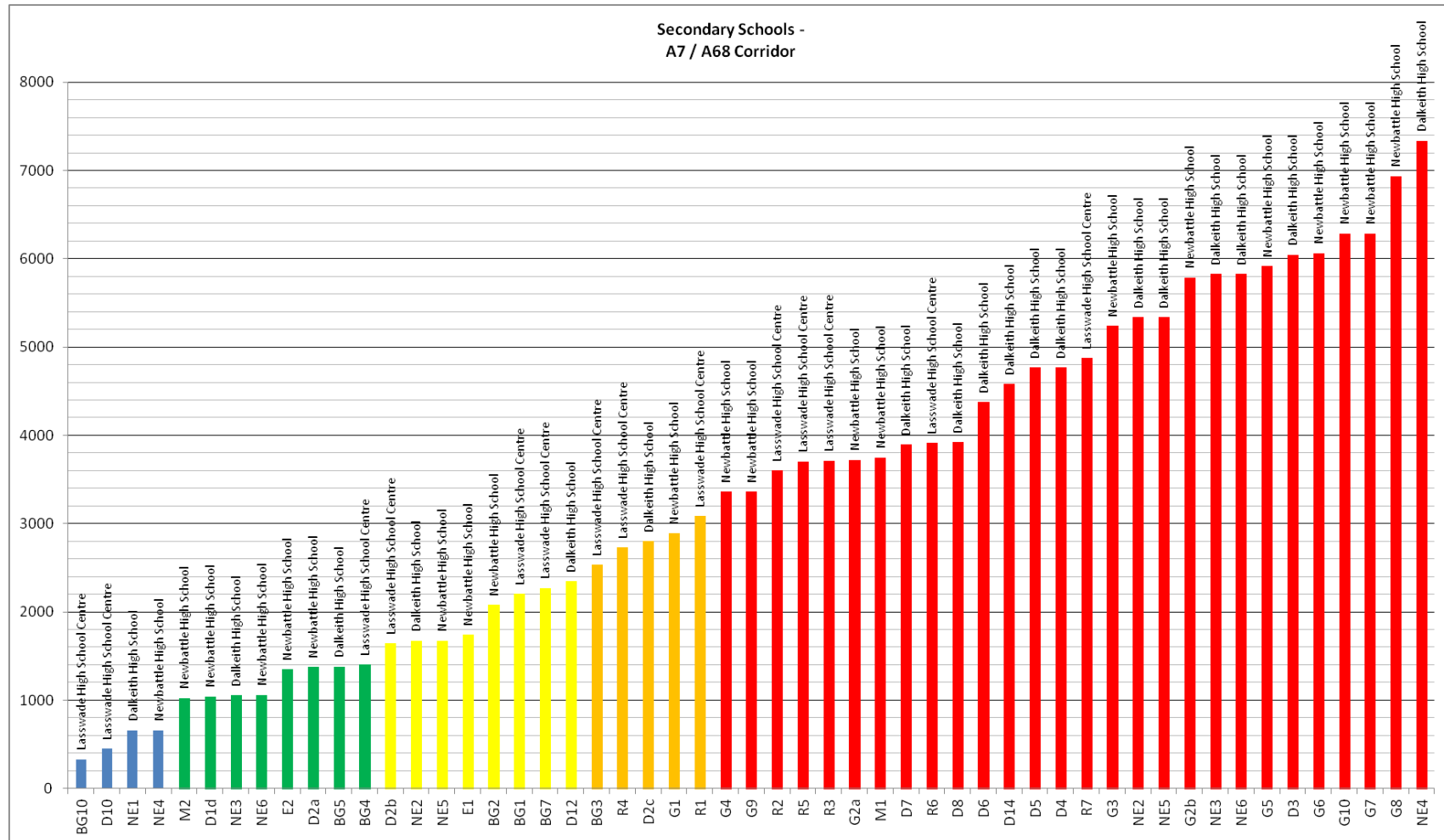
## Secondary Schools – Sites identified in MIR





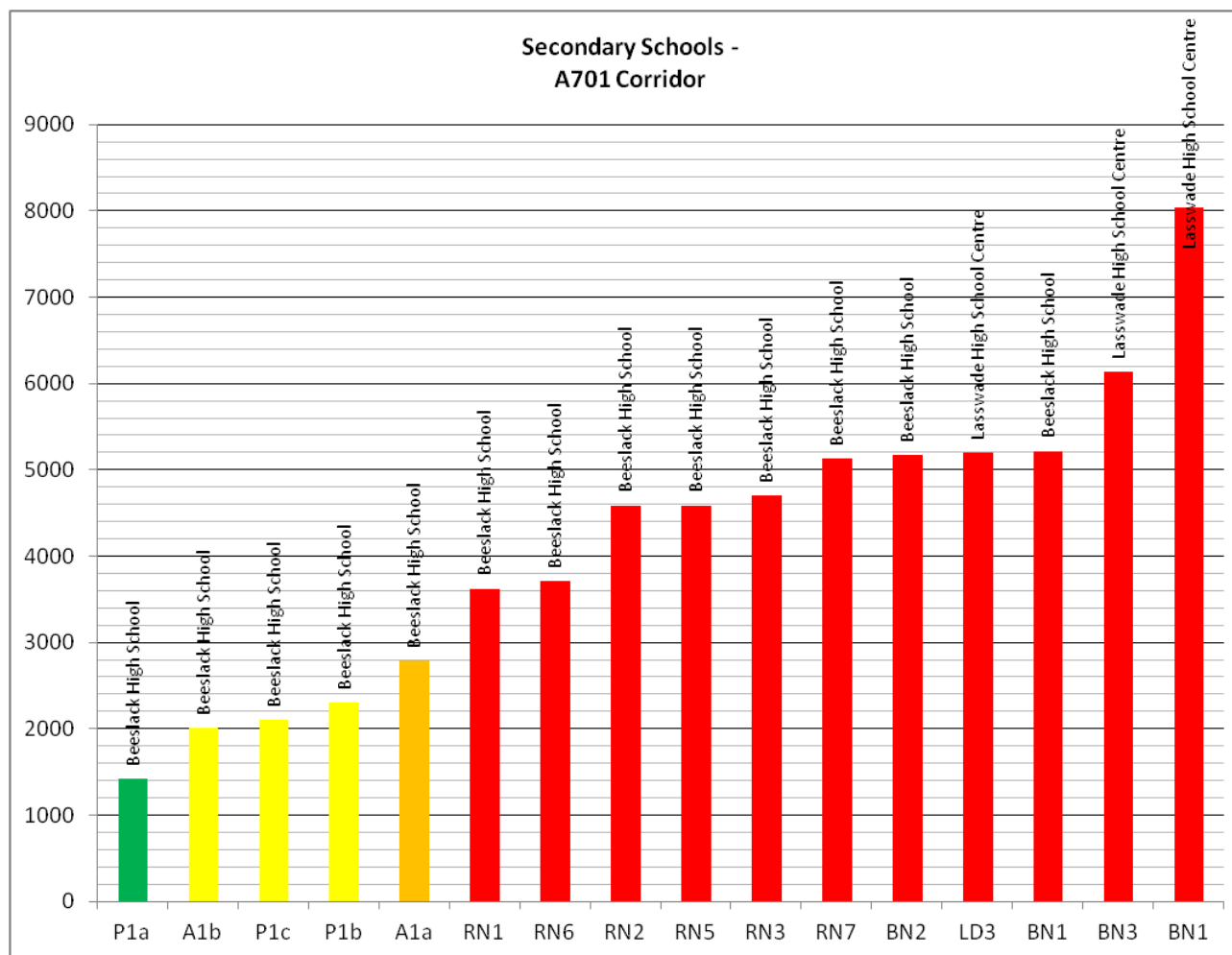
# Midlothian Local Development Plan

## Secondary Schools – All sites assessed



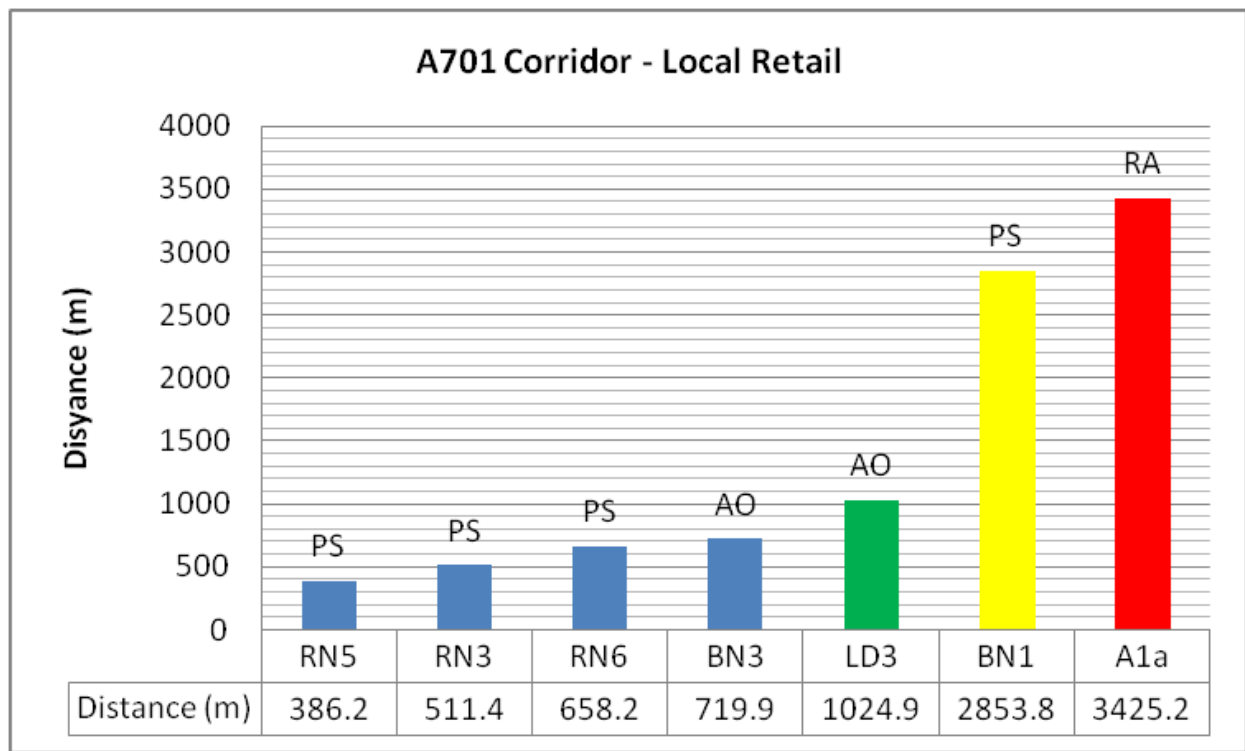
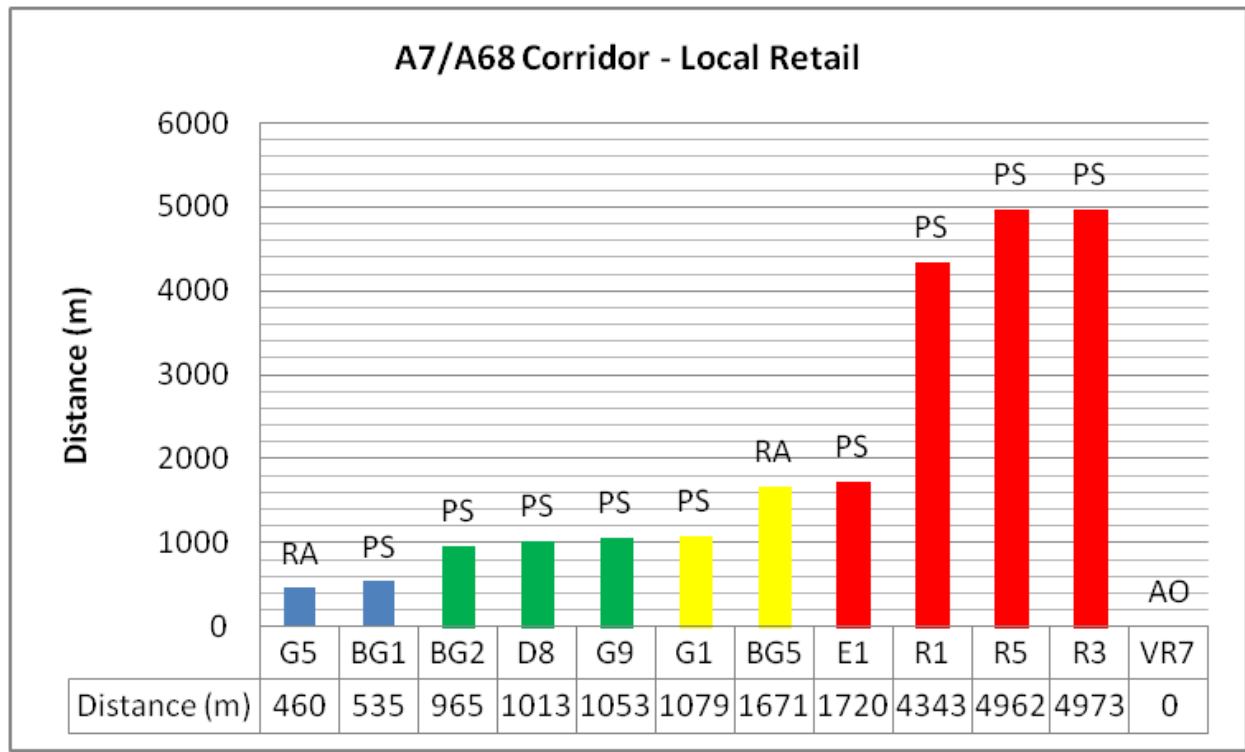
# Midlothian Local Development Plan

## Secondary Schools – All sites assessed (continued)



# Midlothian Local Development Plan

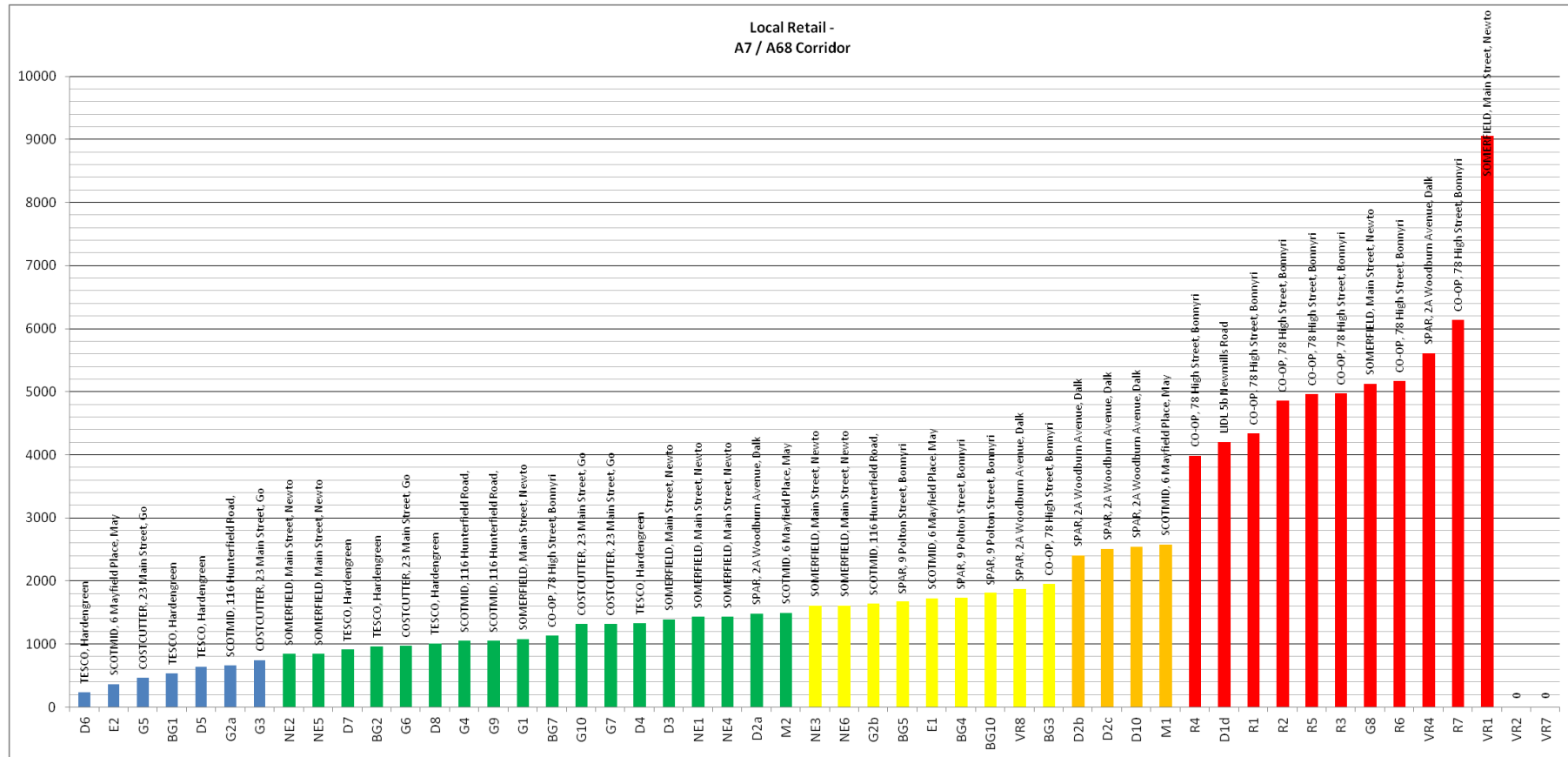
## Local Retail – Sites identified in the MIR





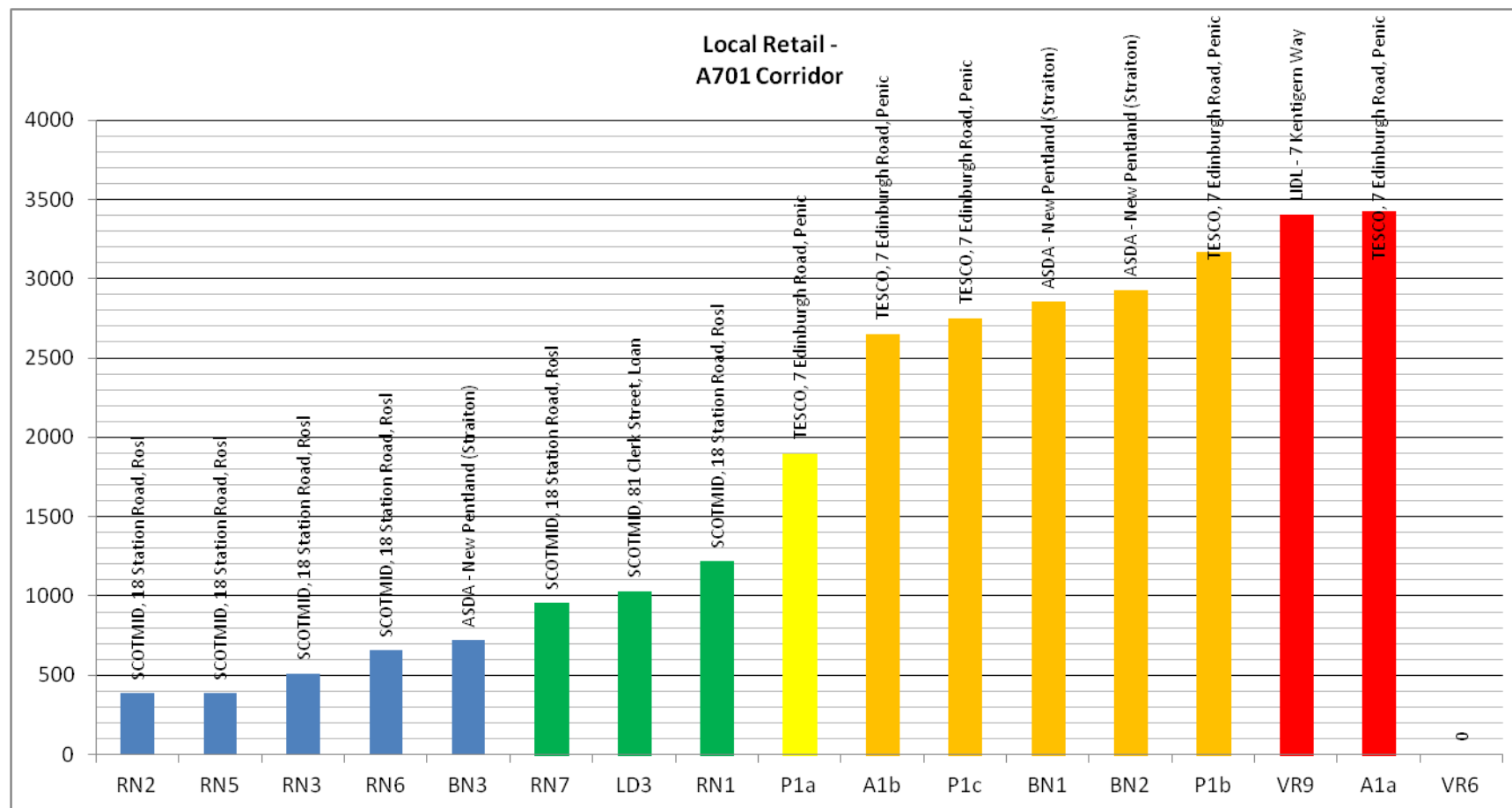
# Midlothian Local Development Plan

## Local Retail – All sites assessed



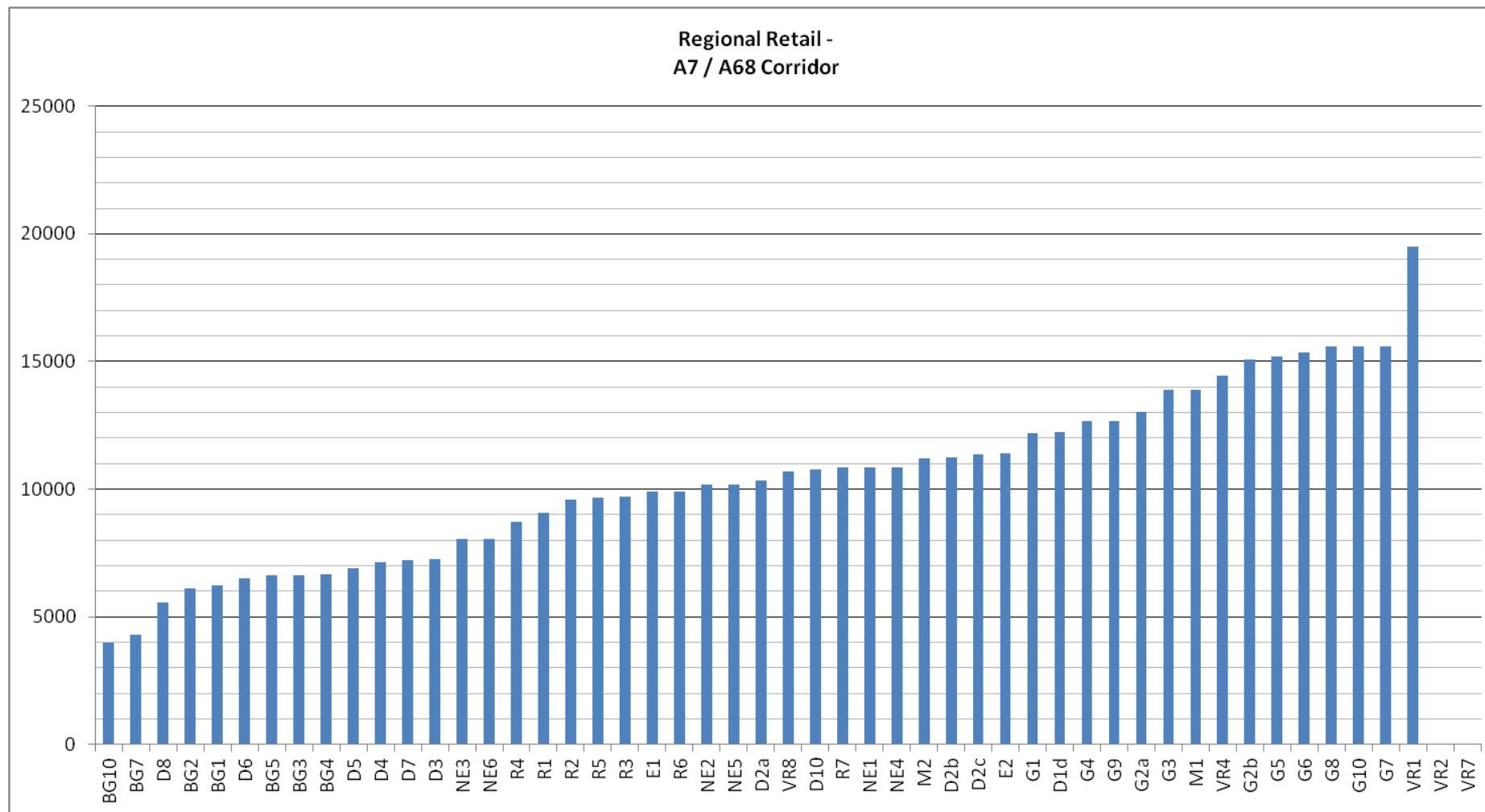
# Midlothian Local Development Plan

## Local Retail – All sites assessed (continued)



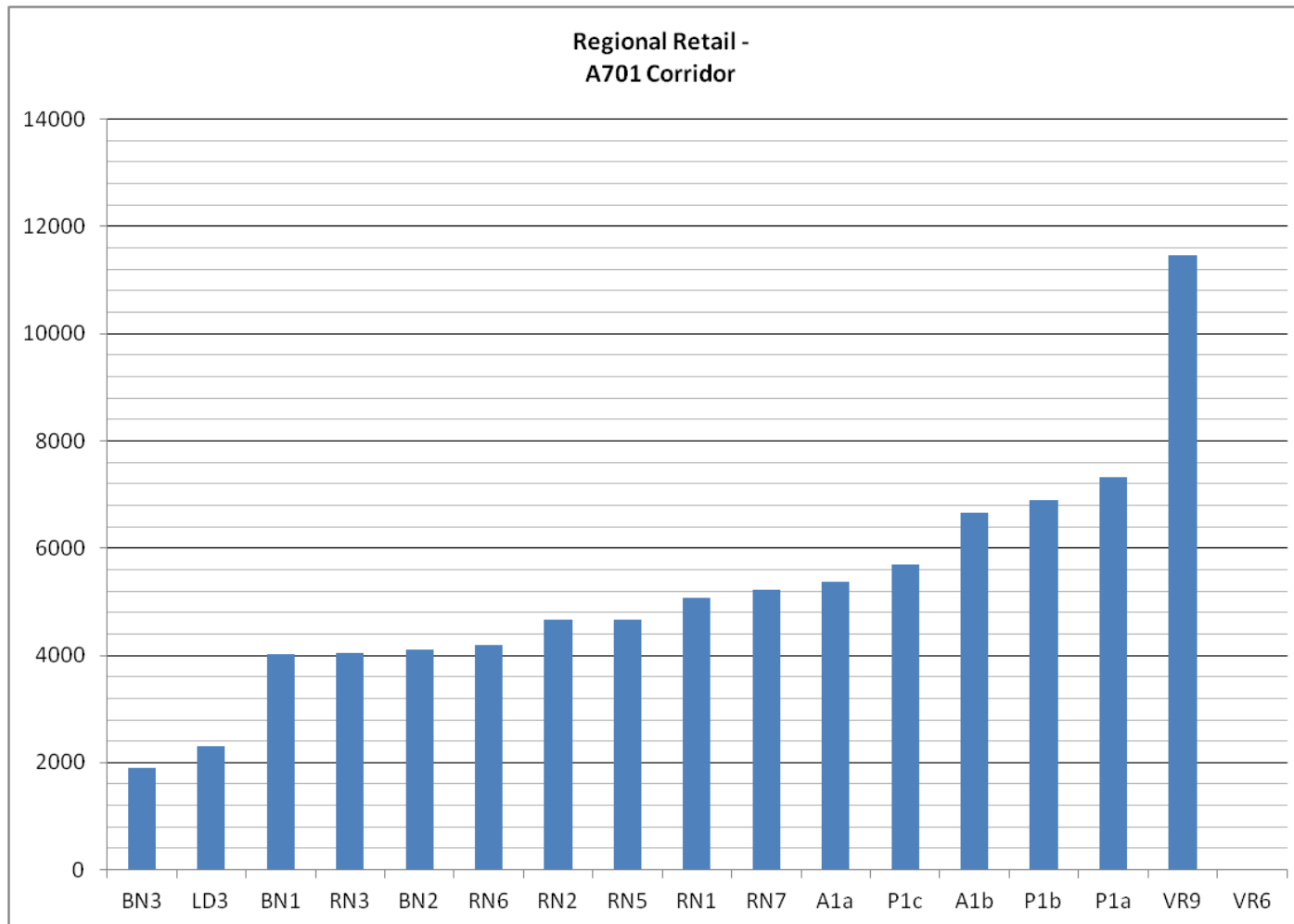
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## Regional Retail



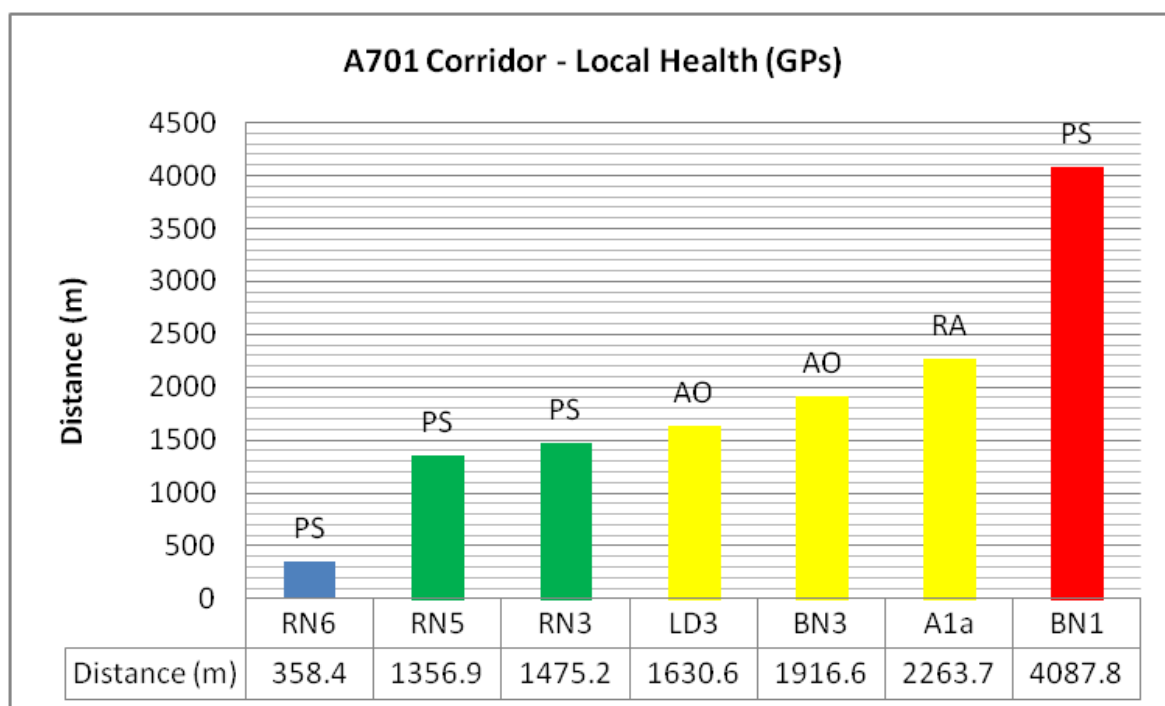
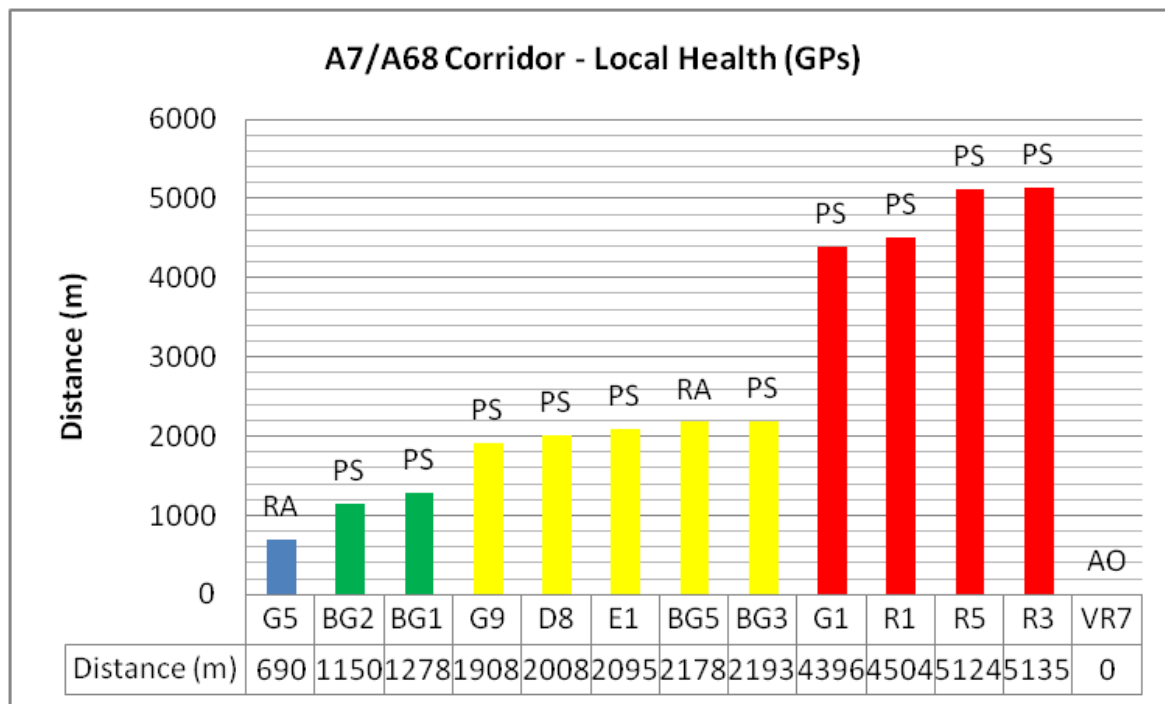
# Midlothian Local Development Plan

## Regional Retail (continued)



# Midlothian Local Development Plan

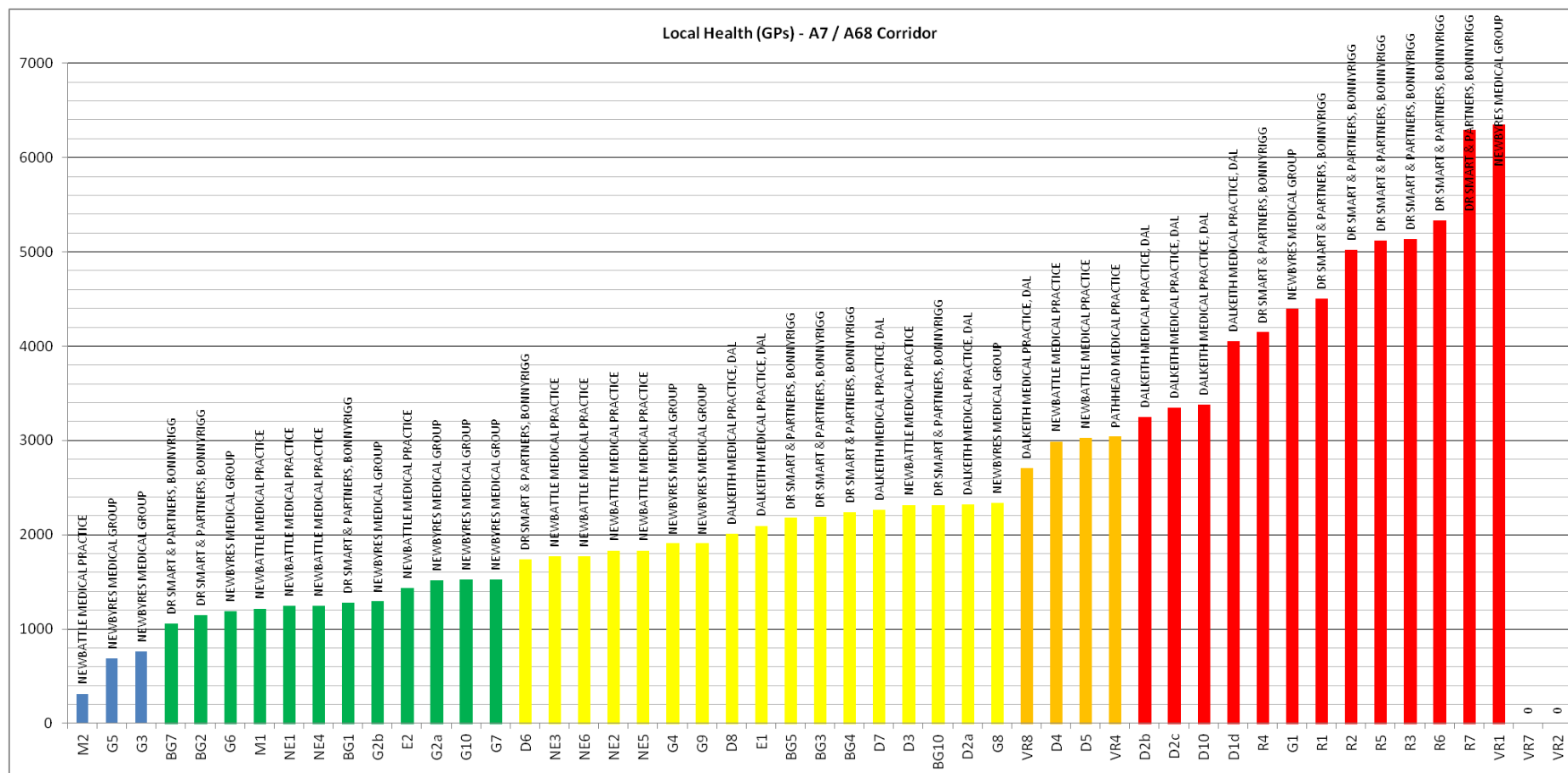
Local Health (General Practitioners) – Sites identified in MIR





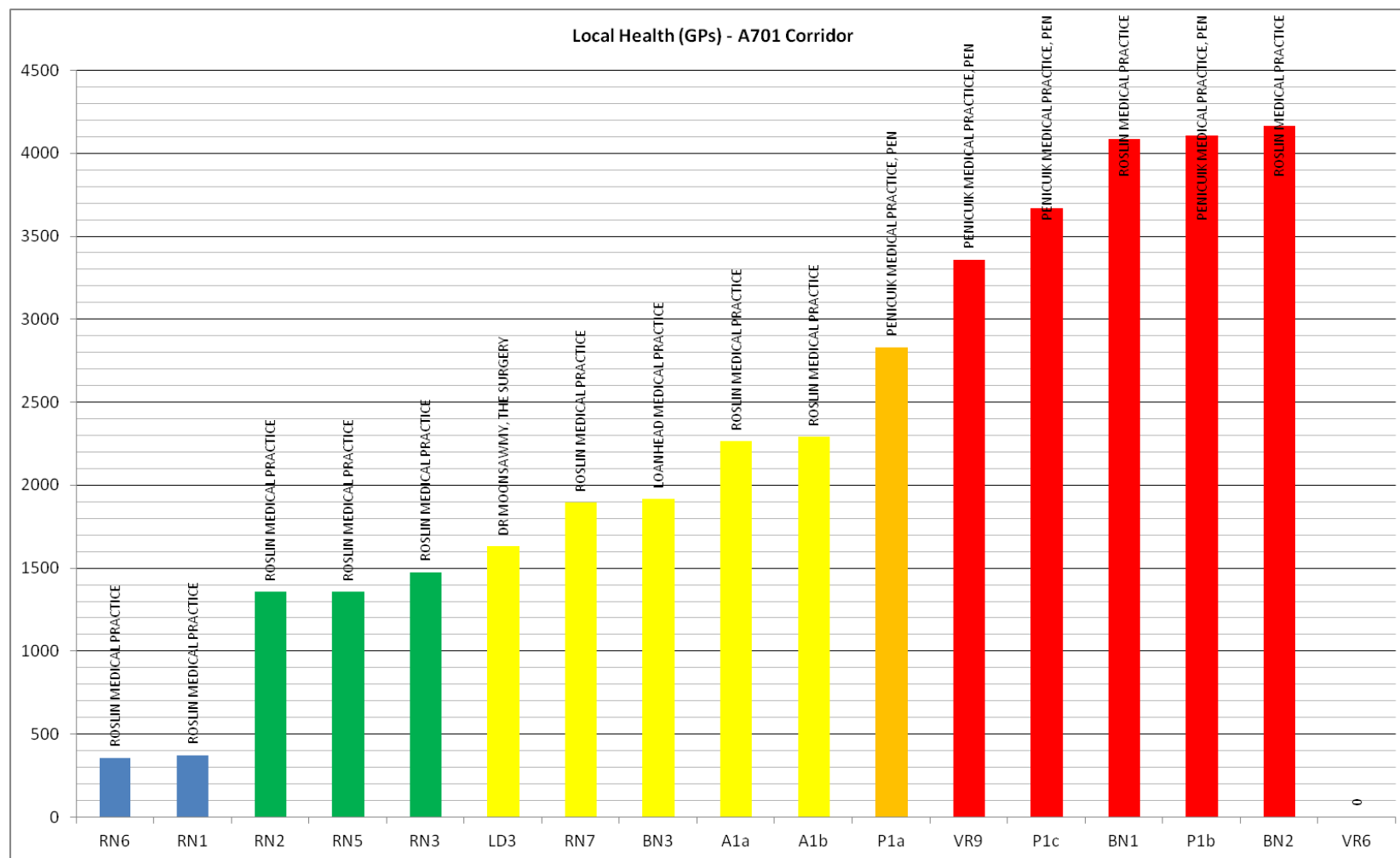
# Midlothian Local Development Plan

## Local Health (General Practitioners) – All sites assessed



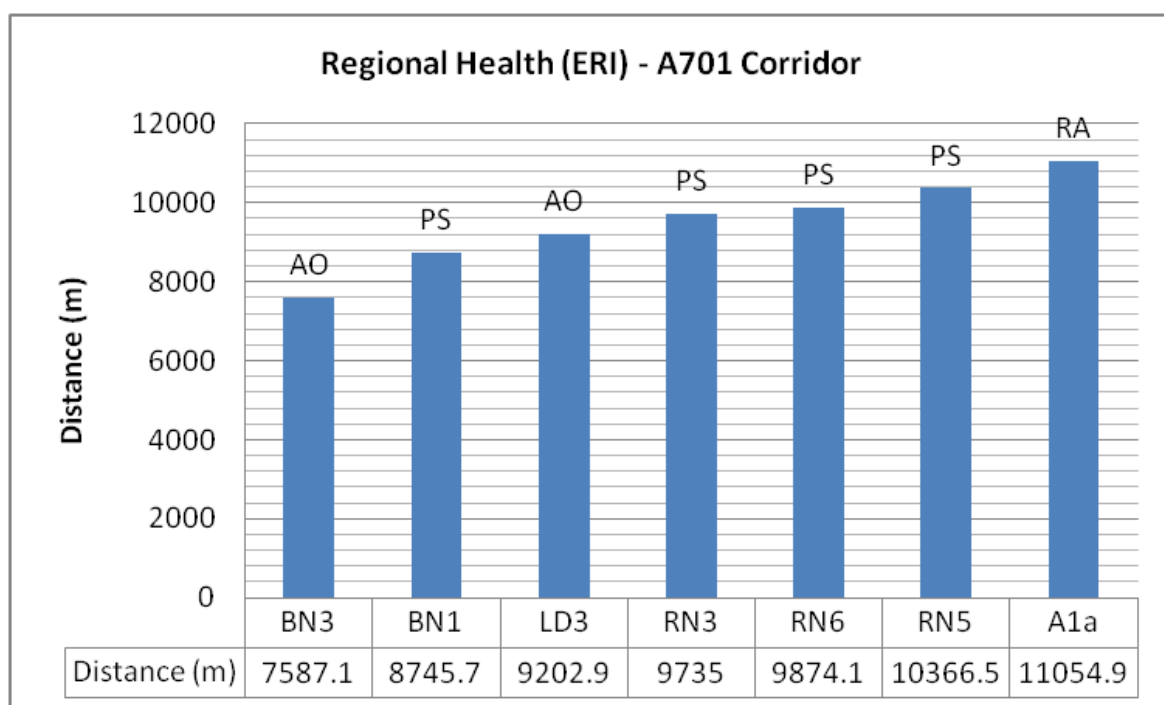
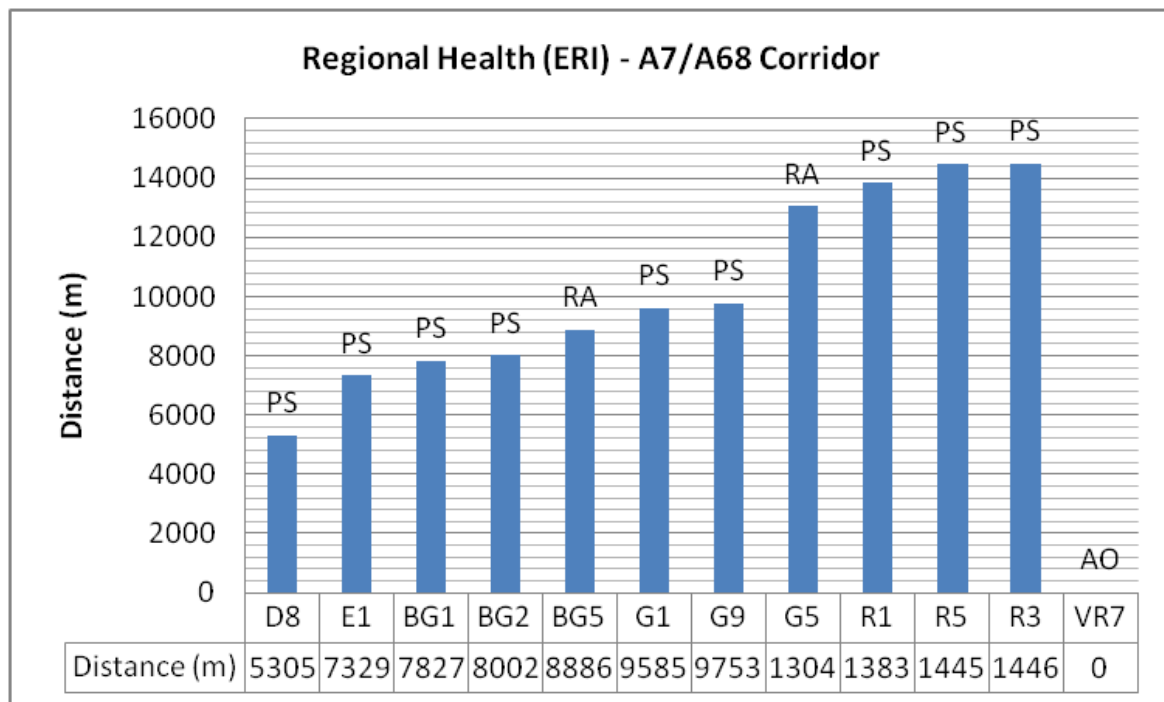
# Midlothian Local Development Plan

## Local Health (General Practitioners) – All sites assessed (continued)



# Midlothian Local Development Plan

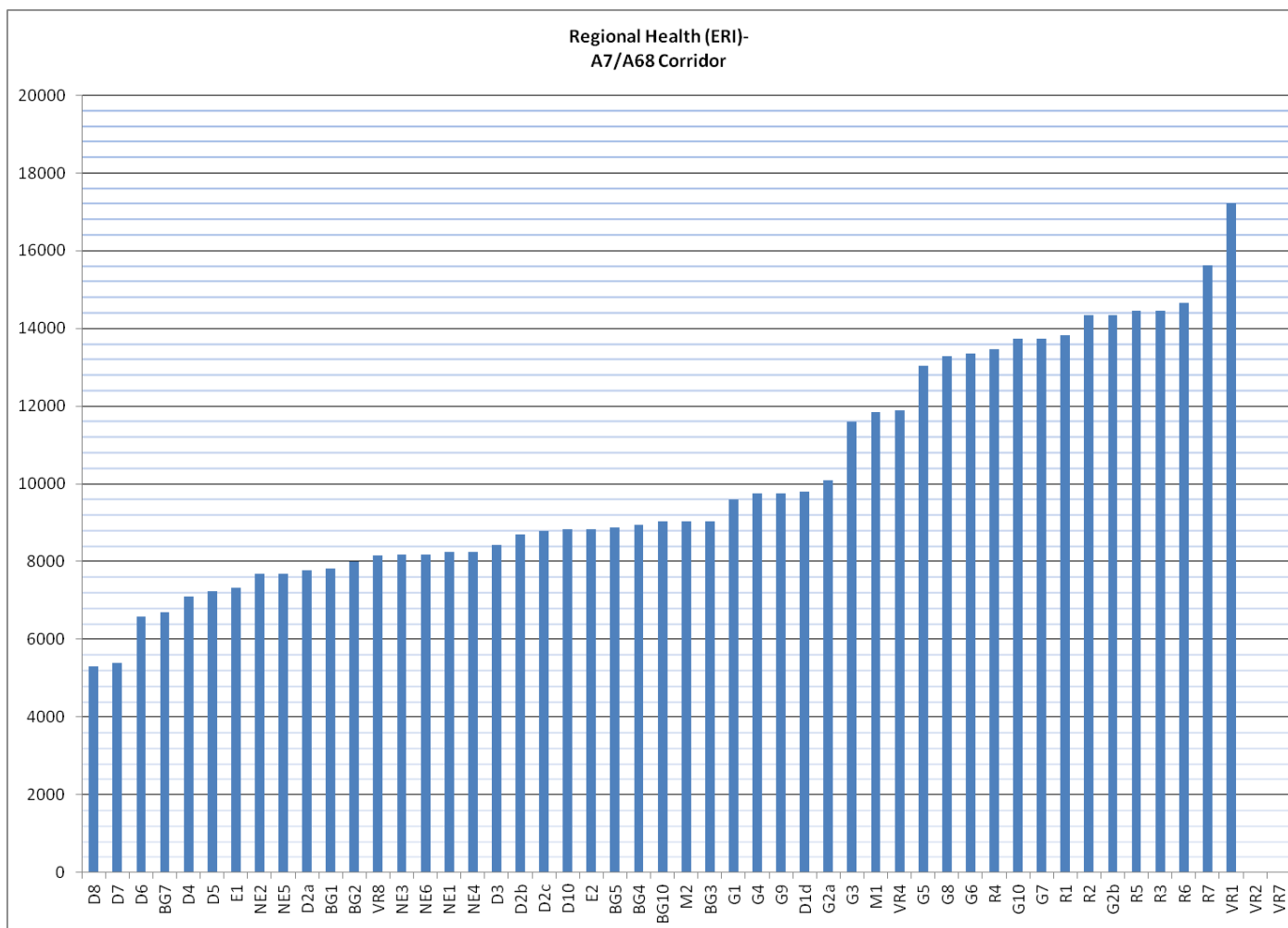
*Regional Health (Edinburgh Royal Infirmary) – Sites identified in the MIR*





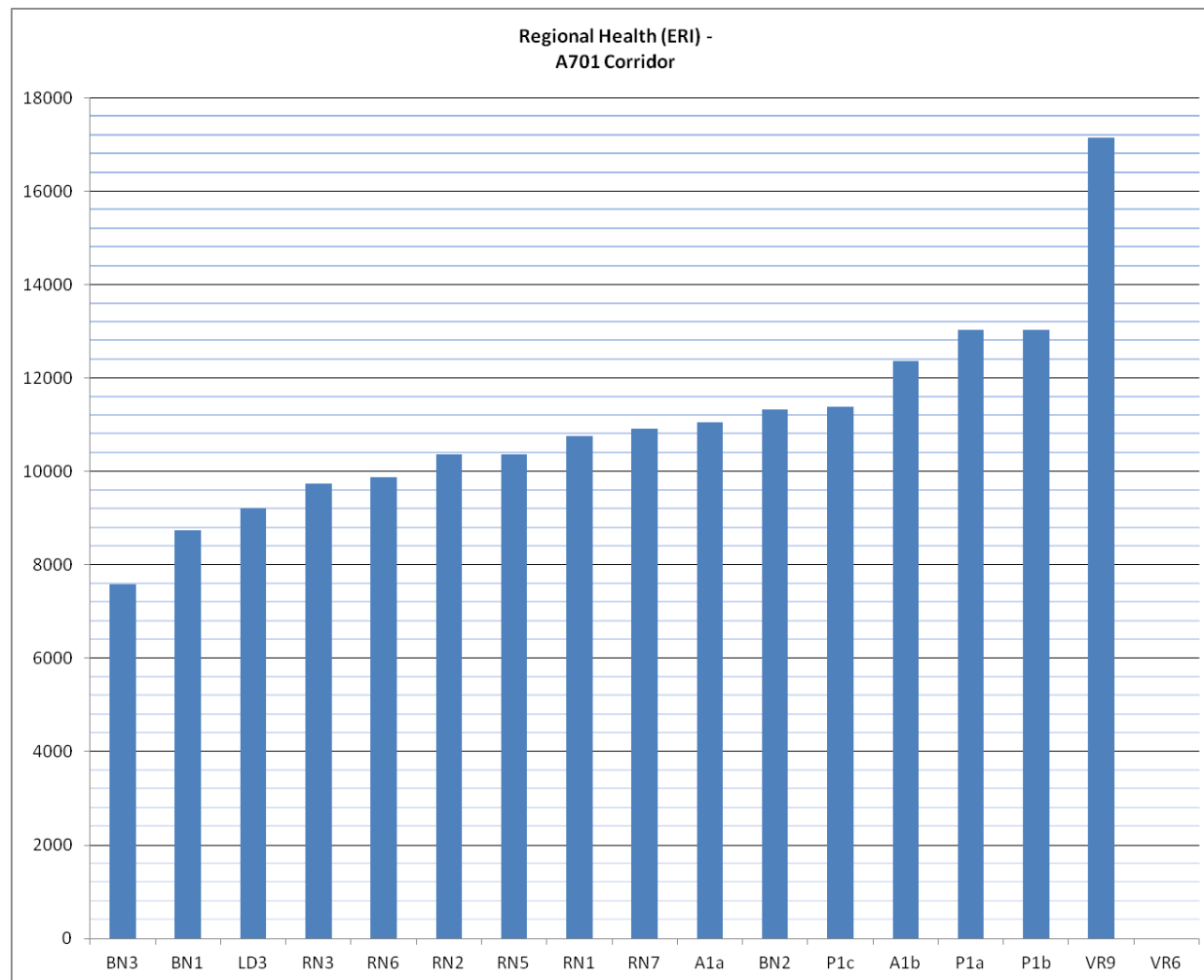
# Midlothian Local Development Plan

## Regional Health (Edinburgh Royal Infirmary) – All sites assessed



# Midlothian Local Development Plan

Regional Health (Edinburgh Royal Infirmary) – All sites assessed (continued)



# Midlothian Local Development Plan

## **Appendix 4: Public Transport – worked examples**

### Example 1: Site D10: Cousland Road, Dalkeith

Proposed use – Housing

Indicative number of units – 130

(i) Proximity to Bus route

All of the site within 400m of bus route.

*Public transport accessibility in respect of this criterion is characterised as good.*

(ii) Proximity to bus stops

A small proportion of the site (14%) is within 400m of existing stops.

There are few bus stops in this location. Bus stop working party would need to consider acceptability (raise issue in discussion with transport section).

*Public transport accessibility in respect of this criterion is characterised as poor.*

(iii) Quality of Service

Service 328/428 provides on Cousland Road provide an irregular service of slightly less than 120 minute frequency service throughout the day. In conjunction with very irregular service 110 there is 1 service towards Dalkeith (interchange opportunities with the rest of the network) and 1 service to industrial sites in East Lothian in the morning peak reference hour (7.30-8.30). There are no services in the off peak daytime reference hour (10.00-11.00) and no services in the evenings.

*Public transport accessibility in respect of this criterion is characterised as poor.*

(iv) Range of destinations

Direct service to nearest strategic town centre (Dalkeith), and to Musselburgh strategic centre.

(based on schedule 6.1 of ELSP)

No service to Edinburgh City Centre.

No service to ERI.

*The lack of a direct service to central Edinburgh is significant. There is a limited range of destinations. public transport accessibility in respect of this criterion is characterised as poor.*

(v) Potential for future improvement

The rerouting of services through the Wester Cowden spine road with new bus stops (location TBD) may place more of the site in walking distance of a stop, including direct services to Edinburgh.

The potential for significantly enhanced bus services arising from this site and in combination with the committed development from the 2003 and 2008 plans is thought to be slight. The scale of the

# Midlothian Local Development Plan

development does not appear sufficient to generate new routes or to sustain a general increase on the existing routes passing the site. There may be opportunities to effect a limited improvement by installing new stops along the Cousland Road and possibly by extending services from the Dalkeith campus to a new bus turning point at the east end of the site. This would require land and physical works as part of any new development.

*Limited potential for enhancement*

**Conclusion. The site performs poorly in terms of the assessment criterion. There is potential for a modest enhancement of the current accessibility and (more remotely) the services.**

**Enter 'N' in matrix.**

## Example 2: Site D1a: Salters Park, Dalkeith

Proposed use – Economic

Size 16.8ha

(i) Proximity to Bus route

60% of site within 400m of bus route.

*The site extends far back from the existing route, so if this is unchanged it would be difficult to demonstrate good accessibility. Public transport accessibility in respect of this criterion is characterised as fair.*

(ii) Proximity to bus stops

24% of site within 400m of stops.

There are few bus stops in this location, and the listed wall and the adjoining HGDL environment Dalkeith are a significant constraint to installing new stops.

*Public transport accessibility in respect of this criterion is characterised as poor.*

(iii) Quality of Service

Services 141/142 on Salter's Road provide a 30 minute frequency service in morning peak, daytime and once per hour evenings.

*This is better than a very basic service, but is not of such a quality that passengers would feel able to turn up at the bus stop without first consulting a timetable. Public transport accessibility in respect of this criterion is characterised as fair*

(iv) Range of destinations

Direct service to nearest strategic town centre (Dalkeith), and to Bonnyrigg, Penicuik, and Musselburgh strategic centres. (based on schedule 6.1 of ELSP)

Direct service to Straiton and Fort Kinnaird schedule 6.2 centre.

Direct service to Loanhead local centre.

Direct service to significant shopping opportunity at Tesco Dalkeith.

## Midlothian Local Development Plan

No service to Edinburgh City Centre.

No service to ERI.

Direct service to Bonnyrigg Community Hospital.

Direct service to QMU.

*The lack of a direct service to central Edinburgh is significant. There is otherwise a good range of destinations. Public transport accessibility in respect of this criterion is characterised as fair.*

### (v) Potential for future improvement

It is anticipated that the 140/141 services can take advantage of new roads made in connection with the committed Salter's Road site to serve new bus stops which will place more of the site within 400m of a bus stop. Such enhancement would be a pre-requisite for allocating this or other sites in the Salter's Park locality.

The potential for significantly enhanced bus services arising from this site in combination with the committed development from the 2003 and 2008 plans is thought to be slight. The scale of the development does not appear sufficient to generate new routes or sustain a general increase on the existing routes passing the site. There may be opportunities to start/terminate services from the Dalkieth campus from this site, particularly at peak times which might effect a modest improvement.

**Conclusion. The site is fair to poor in terms of the assessment criterion based on current arrangements. There is potential for an enhancement of the current accessibility and services at the site. The scale of likely enhancements is insufficient to enter 'Y' for this criterion.**

# Midlothian Local Development Plan

## **Appendix 5: SEA framework for MLDP**

<b>SEA Topic</b>	<b>SEA Objective</b>	<b>Proposed SEA Sub-objective</b>	<b>Will the strategy or policy be likely to significantly affect:</b>	<b>Does the proposal/ allocation:</b>
AIR	To protect and enhance current air quality	Maintain (and enhance) current levels of air quality	Air quality?	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?
		Reduce the need to travel by car	Need to travel by car?	Have good proximity to jobs/ services (enabling access within walking distance)?
		Provide opportunities for access to sustainable forms of transport	Opportunities for access to sustainable forms of transport?	Have good access to existing or proposed public transport services?
BIODIVERSITY	To protect and enhance biodiversity, flora, fauna & habitats	Protect/ enhance international nature conservation areas	International nature conservation areas/sites?	Avoid causing significant effect on designated international nature conservation sites?
		Protect/ enhance national/regional/local nature conservations areas	Designated national/ regional/ local nature conservation	Avoid causing significant effect on designated national/

## Midlothian Local Development Plan

			sites/ Ancient Woodlands/ local biodiversity/ geodiversity sites/ species/ habitats/ wildlife corridors?	regional/ local nature conservation sites?
		Protect/ enhance Ancient Woodland/ local biodiversity/ geodiversity sites	-	Avoid causing significant effect on Ancient Woodland/ local biodiversity/ geodiversity sites?
		Protect species/ habitats/ wildlife corridors of nature conservation importance	-	Avoid causing significant effect on species/ habitats/ wildlife corridors of nature conservation importance?
CLIMATIC FACTORS	To reduce greenhouse gases and reduce energy consumption	Reduce greenhouse gas emissions	Need to travel by car?  (see AIR above)	Have good proximity to jobs/ services (enabling access within walking distance or via public transport)?  (see AIR above)
		Promote sustainable energy technologies	The generation of energy from sustainable	

## Midlothian Local Development Plan

			technologies?	
		Promote energy efficient locations/ buildings	The energy efficiency of buildings?	Occupy a relatively efficient location in terms of energy consumption*1
CULTURAL HERITAGE	To safeguard and enhance the built and historic environment	Protect/ enhance listed buildings	Listed buildings, scheduled ancient monuments, Gardens and Designed Landscapes or other non-designated historic sites? *2	Avoid adverse effects on listed buildings and/ or its setting?
		Protect scheduled monuments	-	Avoid adverse impact on scheduled monuments and /or its setting?
		Protect non-designated historic sites		Avoid adverse impact on locally important archaeological sites?
		Protect/ enhance Gardens & Designed Landscapes	-	Avoid adverse effects on a Gardens & Designed Landscape?
		Protect/ enhance conservation areas/ historic urban form/ settlement pattern	Conservation areas/ historic urban form/ settlement	Avoid adverse effects on Conservation Areas and/or other areas of

## Midlothian Local Development Plan

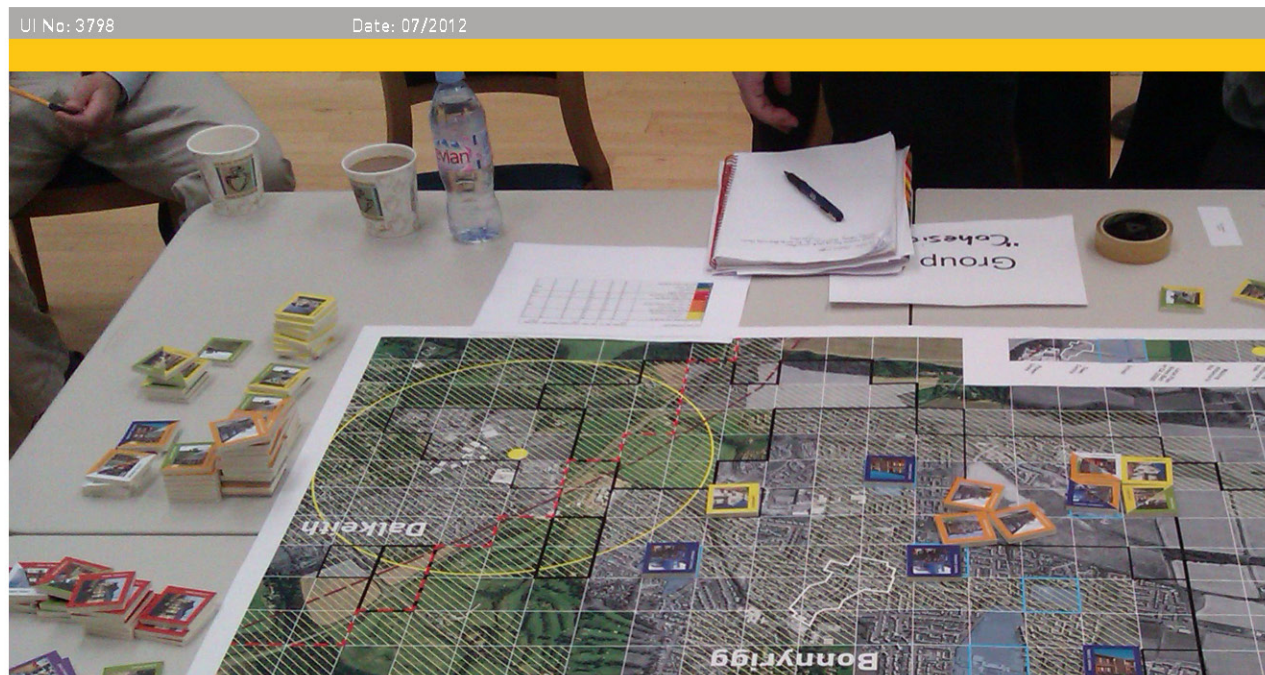
			pattern?	architectural, historic or townscape interest, or historic urban form?
LANDSCAPE & TOWNSCAPE	To protect and enhance the landscape and townscape	Protect/ enhance designated landscapes	Designated landscapes?	Avoid AGLVs (or equivalent)?
		Protect character of the landscape	Character or distinctiveness of the landscape?	Avoid conspicuous locations that require extensive landscape treatment?
		Maintain/ enhance quality/ distribution/ availability of publicly accessible open space	Open space provision?	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?
		Avoid settlement coalescence	Settlement coalescence?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?
MATERIAL ASSETS	To promote the sustainable use of natural resources and ensure quality in new	Encourage waste minimisation/ recycling	Waste minimisation?	-

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	development			
		Sustainable use of mineral resources	Use of mineral resources?	Safeguard mineral resources from sterilisation (within areas of search)?
		Promote use of brownfield land	Re-Use of brownfield land?	Minimise use of Greenfield land?
		Ensure quality in new development	The quality of the built environment?	-
		Improve approach to sustainable energy	Energy efficiency/ provide for sustainable energy?	-
POPULATION & HUMAN HEALTH	To improve the quality of life and human health for communities	Provide affordable housing	Provision of affordable housing?	-
		Improve access to employment and services	Opportunities for access to sustainable forms of transport? [see AIR above]	Have good proximity to jobs/ services (enabling access within walking distance or via public transport)? (see AIR above)
		Provide access to greenspace/ footpaths/ cycle routes	Provision of greenspace/ footpaths/ cycleways	-

## Midlothian Local Development Plan

		Safeguard against negative environmental impact	-	Avoid co-location of sensitive development with industrial facilities/ economic allocations?
SOIL	To protect the quality of soil	Safeguard prime quality agricultural land and peatland	Prime quality agricultural land and peatland?	Avoid loss of prime quality agricultural land and peatland?
		Safeguard soil quality	Soil quality	-
		Reduce soil sealing	Re-Use of brownfield land?  [see MATERIAL ASSETS above]	Minimise use of Greenfield land? (see MATERIAL ASSETS above)
WATER	To protect the quality of water and prevent flooding	Protect and enhance quality of major waterbodies	Status of major water bodies? [refer River Basin Management Plan]	Maintain status of major water bodies?
		Prevent flooding	Extent of flood risk	Minimise flood risk (on site/ elsewhere)?



ARCHITECTURE + DESIGN SCOTLAND &  
SCOTTISH NATURAL HERITAGE  
**SUSTAINABLE PLACEMAKING PROGRAMME**  
MIDLOTHIAN COUNCIL: BONNYRIGG WORKSHOP



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THE TEAM:  
URBAN INITIATIVES

PROJECT DIRECTOR:  
DAN HILL

PROJECT MANAGER:  
CONOR MOLONEY

BONNYRIGG WORKSHOP  
REPORT

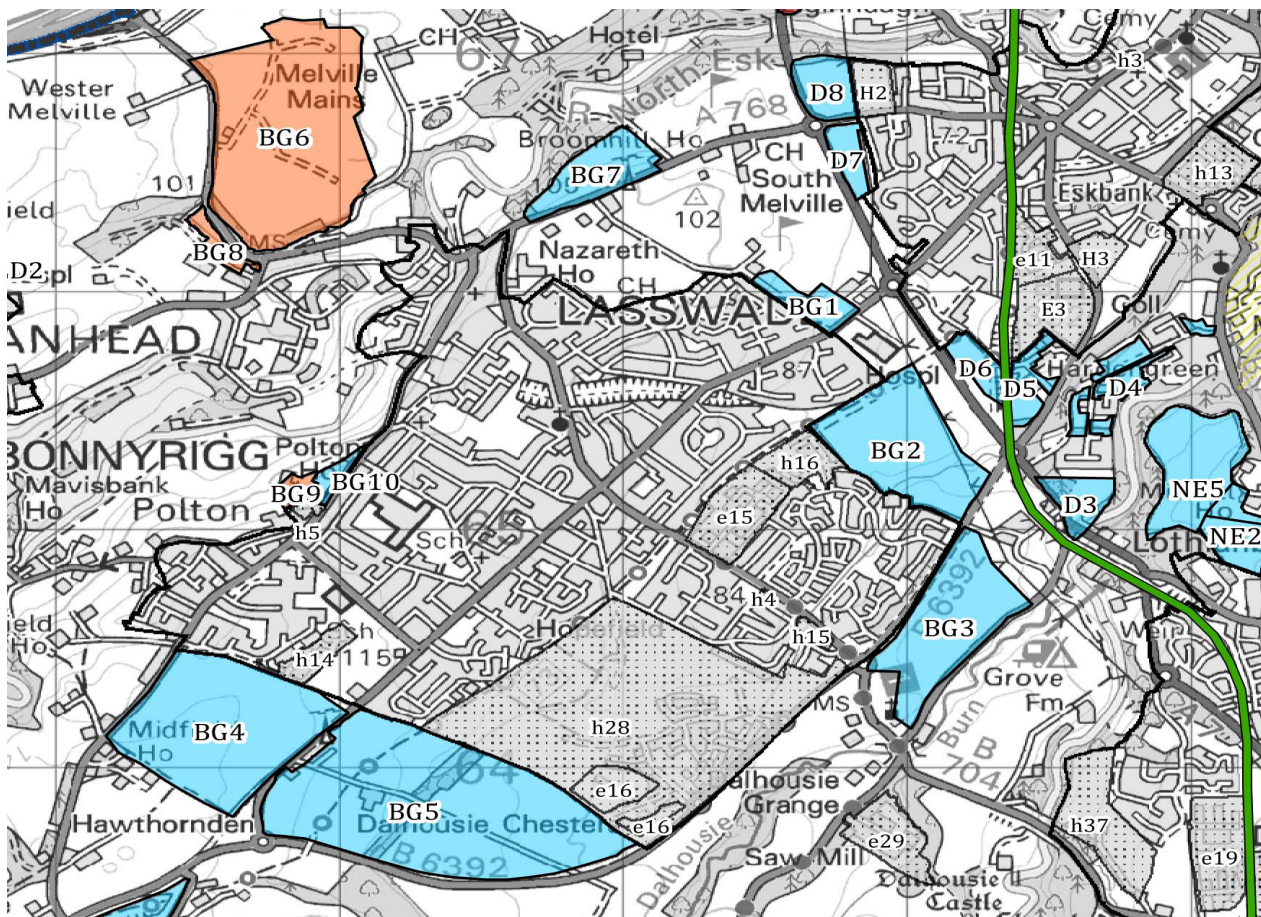
JUL 2012

1 Fitzroy Square  
London W1T 5HE  
t +44 (0)20 7380 4545  
f +44 (0)20 7380 4546  
[www.urbaninitiatives.co.uk](http://www.urbaninitiatives.co.uk)

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Ref.	Name	Area (ha)	Capacity*
h28	Hopefield (in progress)	—	—
BG1	Broomieknowe Golf Course	3.90	55
BG2	Dalhousie Mains	20.75	325
BG3	Dalhousie South	18.90	340
BG4	Midfield	32.90	400
BG5	Hopefield Farm 2	55.90	800
BG7	Melville Dykes Road	8.30	15
BG10	Polton Road, Lasswade	1.62	25
D5	Hardengreen 1	3.44	50
D6	Hardengreen 2	2.90	40
D7	Larkfield SW	2.80	40
D8	Larkfield NW	4.95	60
<b>Total</b>			<b>2150</b>
SESplanrequirement (Total 2009-2024)			500

Table 2. Residential developer submission sites at Bonnyrigg / Eskbank

# 1. INTRODUCTION

## 1.1 Background & Purpose

As part of the preparation process for the Midlothian Local Development Plan (MLDP), Midlothian Council is currently assessing developer submissions for sites to be allocated for development in the plan period. To complement the sites assessment work, and inform the selection of sites to be included in the development strategy, as well as providing input to the Strategic Environmental Assessment (SEA) process, the council requested the assistance of Architecture + Design Scotland (A+DS) and Scottish Natural Heritage (SNH) through their joint Sustainable Placemaking Programme. Together with consultants Urban Initiatives (UI), a workshop was devised with dual objectives:

- To explore how the council could use the plan-making process corporately to drive more sustainable outcomes for Midlothian in the future; and
- To provide training for officers across different departments in the council.

The workshop focused on the Bonnyrigg-Eskbank area as it offers a number of distinct alternatives, challenges and choices for the council in applying sustainable placemaking principles, which could be replicable elsewhere in the council area.

The starting point for the workshop is the Edinburgh and South East Scotland Strategic Development Plan (SESplan) Proposed Plan housing targets (see Table 1). These specify the scale of additional development within the wider A7/A68/ Borders Rail Corridor, and for the purpose of the workshop an assumption was made as to the proportion of this requirement that might be allocated to the Bonnyrigg/ Eskbank area. This was estimated at 40%, equivalent to in the region of 500 housing units will be needed in the SESplan period up to 2024, in addition to the 580 units already allocated/ safeguarded in the Midlothian Local Plan 2008. The council is confident that there is developer interest and market demand to deliver this amount. This is evidenced by the current rate of housebuilding in the area and also by the extent of developer submissions as part of the MLDP process, which exceed SESplan targets by more than 400% (see Table 2).

Housing units	Location	2009-2019	2019-2024	Source
<b>Committed Schemes (remaining)</b>	h15 Cockpen Road	10		Midlothian Local Plan 2008, and MLC briefing note (Appendix 3)
	h16 Bairds Way	50		
	h28 Hopefield	520		
	(Subtotal)	580		
<b>Future Schemes</b>	A7/A68/Borders Rail Corridor	(350)	(900)	SESplan
	40% allocation to study area	140	360	
	Subtotal	140	360	
<b>Total</b>		<b>720</b>	<b>360</b>	

Table 1. Housing allocations for Bonnyrigg 2009-2024

New development in Bonnyrigg will be subject to a range of constraints and opportunities, including the following:

- **Accessibility of town centre:** The ongoing development of the large Hopefield site (h28) in Bonnyrigg demonstrates the scale of the challenge for developers and council alike. The Hopefield development is guided by an overall masterplan which effectively completes the last of the town's four quarters. Any new development in Hopefield is likely to be beyond reasonable walking distance from the existing local centre, and therefore presents a strong challenge to sustainable placemaking.
- **School capacity:** Primary and secondary schools in Bonnyrigg are currently at or approaching capacity. While there is scope to extend/reprovide schools on existing sites, these locations are largely provided on the south west side of the town, whereas a significant amount of the developer interest is in sites on the north east side of the town.
- **Access to public transport services:** The Borders Railway station at Eskbank is planned to open in 2014 providing a half-hourly service to central Edinburgh at peak times, providing a strong stimulus to development in the area particularly for housing for potential commuters. However the station is located in the corridor between Bonnyrigg and Eskbank proper, currently with relatively few residential properties within easy walking distance and with relatively poor quality walking routes and crossing points.
- **Green Belt, Conservation Area & listed buildings:** A number of the proposed development sites in the corridor between Bonnyrigg and Eskbank include Green Belt or Conservation Area lands, or accommodate heritage assets (Hardengreen House, and two sets of Rig & Furrow ancient monuments). Development in these areas will be convenient to local amenities but will reduce the separation of the different settlements in the area.
- **Major infrastructural elements:** The lands between Bonnyrigg and Eskbank also function as a major infrastructural corridor for drainage, electricity, gas, road, and (from 2014) rail, providing considerable challenges to the integration of new development with existing settlements.
- **Housing market:** New development at Hopefield is shifting the housing offer in Bonnyrigg upwards towards the middle market. In Eskbank the opportunity is quite distinct as it is regarded as

a mature and desirable neighbourhood, notwithstanding its lack of certain amenities such as a park, easily accessible primary school, or a local centre. Its strong reputation is due to the quality and unit size of its housing stock, and to its accessible location. This will be further reinforced by the opening of the Borders Railway station at Eskbank.

Further detail is provided in the Midlothian Council briefing note attached in Appendix 3.

## 1.2 Attendance & Facilitation

Twenty-five officers participated, principally from different departments across the council, with representatives from NHL Lothian and SNH also attending. A full attendance list is provided in Appendix 1. Each participant was allocated to one of two teams, providing a mix and balance of skills and expertise in each team. The teams had the following briefs:

### 'Cohesion' team

- Concentrate development within 10 minutes' walking distance to support the provision of public services.
- Maximise access to public transport services.

### 'Separation' team

- Retain the identity of each settlement.
- Minimise the reduction in Green Belt and Conservation lands.

The event was facilitated by:

- Diarmaid Lawlor, Head of Urbanism, Architecture + Design Scotland
- Eric Dawson, Design Advisor, Architecture + Design Scotland
- Frazer McNaughton, Policy & Advice Officer (Landscape), Scottish Natural Heritage
- Conor Moloney, Senior Associate (Planning & Urban Design), Urban Initiatives

## 1.3 Method

The workshop used a scenario development method based on a board game. Three scenarios were considered:

### Scenario A: Developer-led

Developing out sites in a similar fashion to currently, i.e. developing along by-pass roads and main arteries and 'filling in' later. West of A7 only.

### Scenario B: Compact development

Developing out sites in a more compact fashion than currently, i.e. developing in proximity to existing settlement and amenities. West of A7 only.

### Scenario C: Eskbank-centred development

Developing out sites concentrated around the future station at Eskbank. East and West of A7.

The two teams developed each scenario according to their brief, using the board game to demonstrate and discuss different alternatives. The facilitators used an excel spreadsheet version of the game to monitor progress and provide feedback in real time. This feedback helped to pace the discussion through a sequence of phases, measure the quanta, density and mix of development, and to monitor performance according to a range of criteria that serve as important indicators in the delivery of enduring and sustainable towns and neighbourhoods. The facilitators mediated the discussion throughout, aiming to draw in the different perspectives of different officers in an even-handed fashion.

## 1.4 Structure of this document

Scenarios A, B and C are covered in Sections 2, 3 and 4 respectively, each presenting a summary of the proposals and issues discussed by each team. Each proposal delivers the same amount of housing development over the course of the plan period, though to different development densities (and accordingly different extents of land-take). For each team's discussion of each scenario, a table presents a summary of the issues raised. These are colour-coded using a 'traffic light' marking system as set out in Table 3.

Section 5 presents an overall conclusion and recommendations for next steps.

Question	Response	Outcome
Is this an appropriate approach to sustainable placemaking?	<b>'No'</b>	Unsustainable placemaking
	<b>'Maybe'</b>	Potential for sustainable placemaking
	<b>'Yes'</b>	Sustainable placemaking

**Table 3. 'Traffic-light' system used in summary issues tables.**

Scale:	Site	Neighbourhood	Town
Issue:			
<b>Capacity</b>	Low density development linked to developer products		
<b>Sensitivity</b>	Uses inherited landscape structures and open land, avoids greenbelt impacts	Expansion of existing housing areas, some loss of views but no significant issues	Concern about the precedent it sets: vulnerable to dev't where it will be difficult to control a future spreading form
<b>Form</b>	Self-contained model of standard housing types, with strong landscaped edges. Design likely to focus on house/street types.	Creates low-density edges. How would future development connect, and what would the final edge of Bonnyrigg look like?	Reinforces a spreading low-density overall form
<b>Transport</b>	Some use of local bus services, possible new bus stops, possible use of cycleways	Links to adjacent neighbourhoods will possibly be weaker than links to train station and key road systems	Long distance and poor quality of walking routes to existing centres
<b>Services</b>	Homogeneous population: what will be the future models of care? How will young people and families be serviced?	Hard to see how new civic action might emerge given the inward focus of development	Key questions about town scale service models: Who is provided for where? Pressures on asset management
<b>Social integration</b>	Strong focus within site around proposed school and open spaces, but little spatial integration with surroundings.	School provides opportunity for integration with existing communities, but is located in centre of site.	Probably weak overall integration with the town as a whole
<b>Socio- economics</b>	Homogeneous mix of housing and population; little mix to achieve economic resilience	Little strengthening of existing centres	Little strengthening of resilience of town as a whole in economic terms in terms of uses or structural linkages
<b>Deliverability</b>	Relatively easy for private sector housebuilders but would require a co-ordinating masterplan		

**Table 4. Issues raised in Scenario A (Cohesion): Hopefield Extension**

## 2.1 'Cohesion' Team: Hopefield Extension

The team thought that a developer-led proposal would most likely replicate the model of the 'Hopefield' development [h28]. This could be implemented as a westward extension to the existing Hopefield development, benefiting from the associated road infrastructure, and extending its structural landscaping elements and public transport services. The 'Hopefield Farm 2' site [BG5] does not form part of designated Green Belt or Conservation Area lands. The team considered a number of alternative development densities and layouts, and concluded that only low residential densities would be appropriate at these new fringes to the town given its remoteness from the local centre at Bonnyrigg. The existing primary schools in the vicinity are currently (or will shortly be) at capacity, hence any development of the Hopefield Farm 2 site should be of sufficient size to support a new primary school. The team proposed



Scale:	Site	Neighbourhood	Town
Issue:			
<b>Capacity</b>	Low density development linked to developer products		
<b>Sensitivity</b>	Uses inherited landscape structures and open land, avoids greenbelt impacts	Expansion of existing housing areas, some loss of views but no significant issues	Concern about the precedent it sets: vulnerable to dev't where it will be difficult to control a future spreading form
<b>Form</b>	Self-contained models of standard housing types, with strong landscaped edges. Design likely to focus on house/street types	Creates low-density edges. How would future development connect, and what would the final edge of Bonnyrigg look like?	Reinforces a spreading low-density overall form
<b>Transport</b>	Some use of local bus services, possible new bus stops, possible use of cycleways	Links to adjacent neighbourhoods will possibly be weaker than links to train station and key road systems	Long distance and poor quality of walking routes to existing centres
<b>Services</b>	Homogeneous population: what will be the future models of care? How will young people and families be serviced?	Pressure on existing school capacity. No opportunity for new civic action to emerge without spaces to bring people together	Key questions about town scale service models: Who is provided for where? Pressures on asset management
<b>Social integration</b>	No spaces for deliberate integration with existing communities, little focus for community within development	Schools are key mixing places, but other life choices likely to mean separate communities living separately	Probably weak overall integration with the town as a whole
<b>Socio- economics</b>	Homogeneous mix of housing and population; little mix to achieve economic resilience	Little strengthening of existing centres apart from use of schools and likely pressure on capacities	Little strengthening of resilience of town as a whole in economic terms in terms of uses or structural linkages
<b>Deliverability</b>	Very easy for private sector housebuilders to deliver		

**Table 5. Issues raised in Scenario A (Separation): Incremental Development**

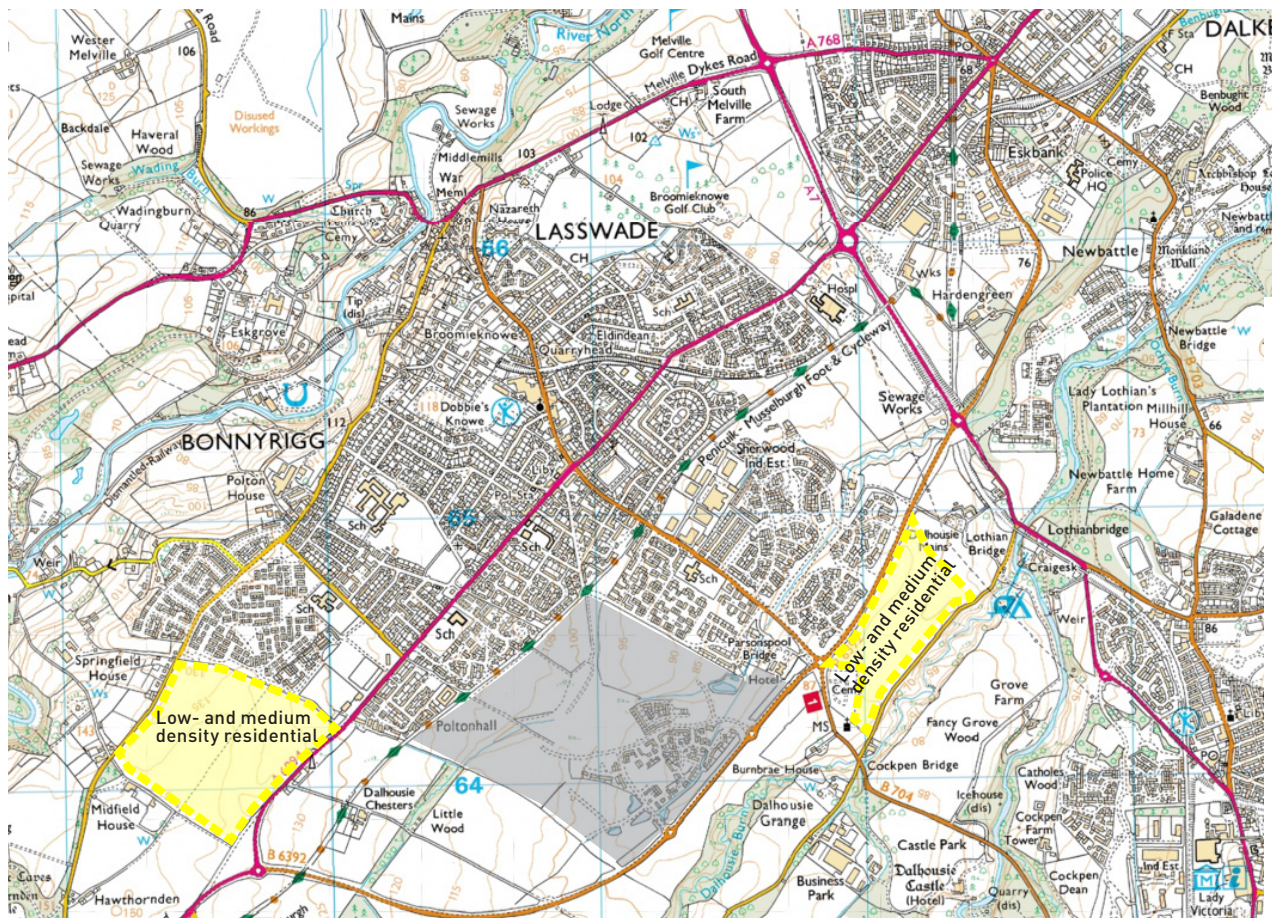
## 2.2 'Separation' Team Proposal: Incremental Development

Facilitators: Diarmaid Lawlor & Frazer McNaughton

The team thought that a developer-led proposal would most likely focus on smaller developments that will not on their own trigger the need for major investments in community amenities such as schools and open spaces. Two locations — the Midfield [BG4] and Dalhousie South [BG3] sites — were identified for development. Neither forms part of designated Green Belt or Conservation Area lands. While development on the Dalhousie South site would cross the B6392, usually perceived as a definitive edge to Bonnyrigg, it would avoid major impact on landscape sensitivity due to the strong woodland edge in the burn along its south-eastern edge. However, developments in both locations would likely strain the capacity of existing education and open space amenities, while at the same time being too distant from the existing local centre to support its viability. The team felt that this pattern of development would likely create a homogeneous car-based community, commuting to and consuming services in the greater Edinburgh



area. This form of development would be very easy for a developer to deliver, and they could construct a strong argument in its support.



Scale:	Site	Neighbourhood	Town
Issue:			
<b>Capacity</b>	Lower and medium density development with extensive open space / structural landscaping.	Possible catalyst to improve pedestrian and cycle routes to enable better access to local services (on both sides of A7)	
<b>Sensitivity</b>	Works within identified development areas however does involve loss of some Green Belt lands	Works within identified development areas however does involve loss of some Green Belt lands	Potential to blur boundaries between Bonnyrigg and Eskbank
<b>Form</b>	More compact form. Key issue for future possible phases: how will the urban edge look?	Potential design guidance for medium density development required	
<b>Transport</b>	Well-located in relation to existing transport service routes, but little scope to draw services through the sites	Well-located in relation to existing transport service routes, but little scope to draw services through the sites	
<b>Services</b>	Provides extensive open space but dependent on existing community amenities in surrounding area	Confirm whether there is potential to extend Lasswade Primary School	
<b>Social integration</b>	Potential for strong focus on open spaces within site, but little spatial integration with surroundings.	Open spaces could be used by people in neighbouring areas, but these are located on opposite side of site	Probably weak overall integration with the town as a whole
<b>Socio- economics</b>	Homogeneous mix of housing and population; little mix to achieve economic resilience	Little strengthening of existing centres	Little strengthening of resilience of town as a whole in economic terms in terms of uses or structural linkages
<b>Deliverability</b>	Relatively easy for private sector housebuilders but would require a co-ordinating masterplan		

**Table 6. Issues raised in Scenario B (Cohesion): Greenbelt Edge**

## 3. Scenario B: Compact Development

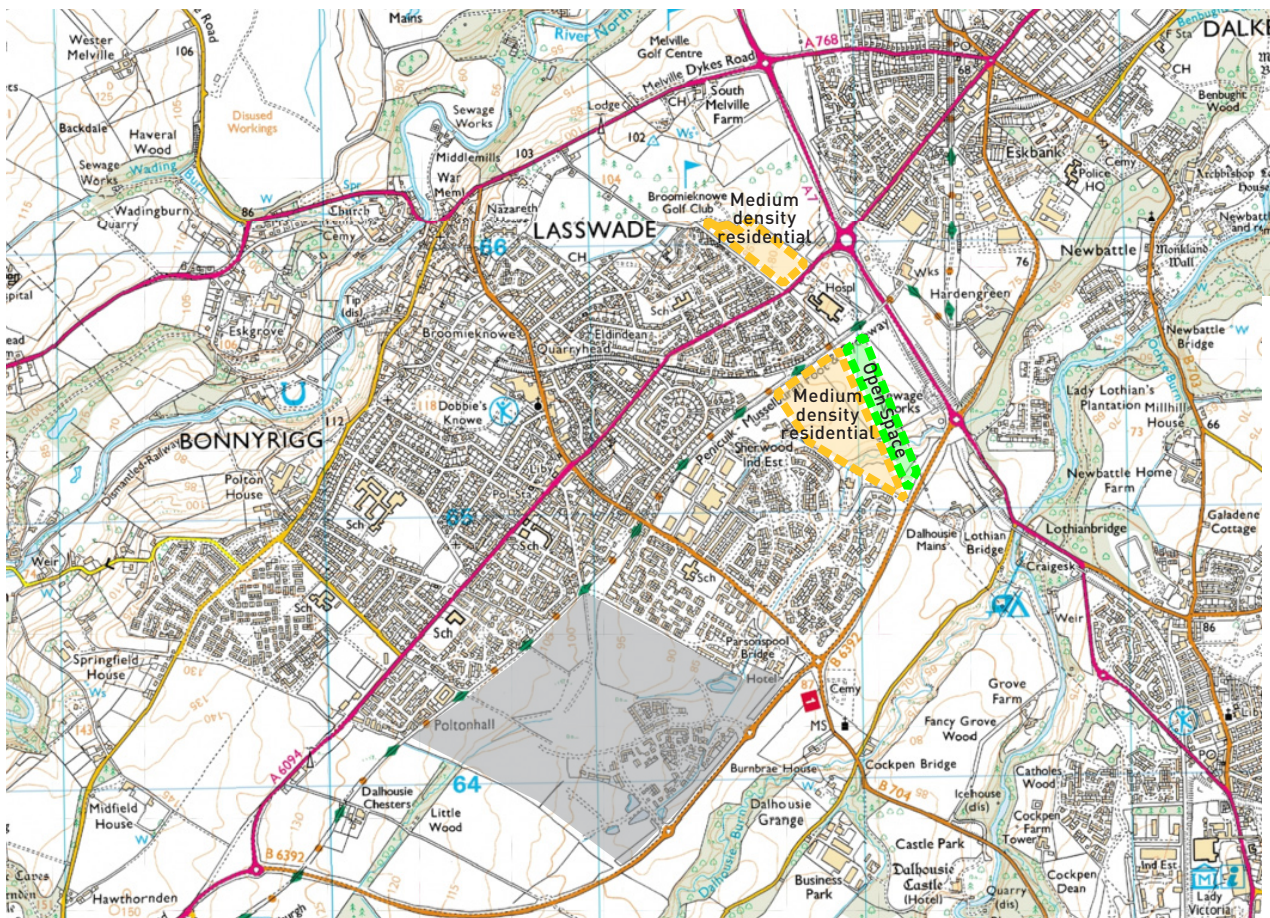
### 3.1 'Cohesion' Team Proposal: Greenbelt Edge

Facilitators: Conor Moloney & Eric Dawson

The team regarded the eastern (Eskbank) side of Bonnyrigg as the most appropriate location for more compact development, given its proximity to future rail services at Eskbank. Different residential densities were considered, including higher density development on the Broomieknowe Golf Course [BG1] which alone would fulfil the assumed SESplan targets. However some officers questioned the deliverability of this configuration, advising that the developer of the 'golf course' site anticipates a low residential development density. The team concluded that a mix of lower and medium density development on the Broomieknowe Golf Course [BG1] and Dalhousie Mains [BG2] sites would be more appropriate, incorporating public open space and structural landscaping in recognition of the Green Belt status of Dalhousie Mains lands. It was anticipated that extension of the Lasswade primary school on the existing site could provide for the educational needs of the new population, however this would require further



investigation. This form of development would be more challenging for local developers, however is deliverable using a mix of standard types and high-quality landscaping already in evidence at Hopefield.



Scale:	Site	Neighbourhood	Town
Issue:			
<b>Capacity</b>	Low and medium density development with a mix of community facilities.	Possible catalyst to unlock transport connections and enable better whole place access to services	
<b>Sensitivity</b>	Works within existing landscape structures and known development areas	No major impacts	No major impacts
<b>Form</b>	More compact form. Key issue for future possible phases: how will the urban edge look and where would the next phase locate?	Potential design guidance for medium density development required	Strengthens local centre and potential relationship with town centre; parallel town centre strategy required.
<b>Transport</b>	Open up public transport network; prioritise walking & cycle routes. Need sustainable movement strategy / invest. plan	Possible enhanced whole neighbourhood connectivity, but requires retrofit of some key local connecting streets	Possible improvement of whole town connectivity
<b>Services</b>	Community-oriented centre could target local service delivery	Shared facilities and services	Networked service strategy emerges
<b>Social integration</b>	Shared spaces and civic roles in delivery	Mix of demographics, housing choices and service choices; what, where, how?	Mix of demographics, housing choices and service choices; what, where, how?
<b>Socio- economics</b>	Potentially good on linking key services eg learning and work, civics etc, building pathways and opportunities	Provides new focus for the southwest of Bonnyrigg, but might draw custom away from town centre	Ensure town centre is strengthened to avoid fragmentation of town into neighbourhoods served by different / unviable centres
<b>Deliverability</b>	Active public sector role required to negotiate new centre location and function	Whole place asset review required	

**Table 7. Issues raised in Scenario B (Separation): Hopefield Consolidation**

### 3.2 'Separation' Team Proposal: Hopefield Consolidation

Facilitators: Diarmaid Lawlor & Frazer McNaughton

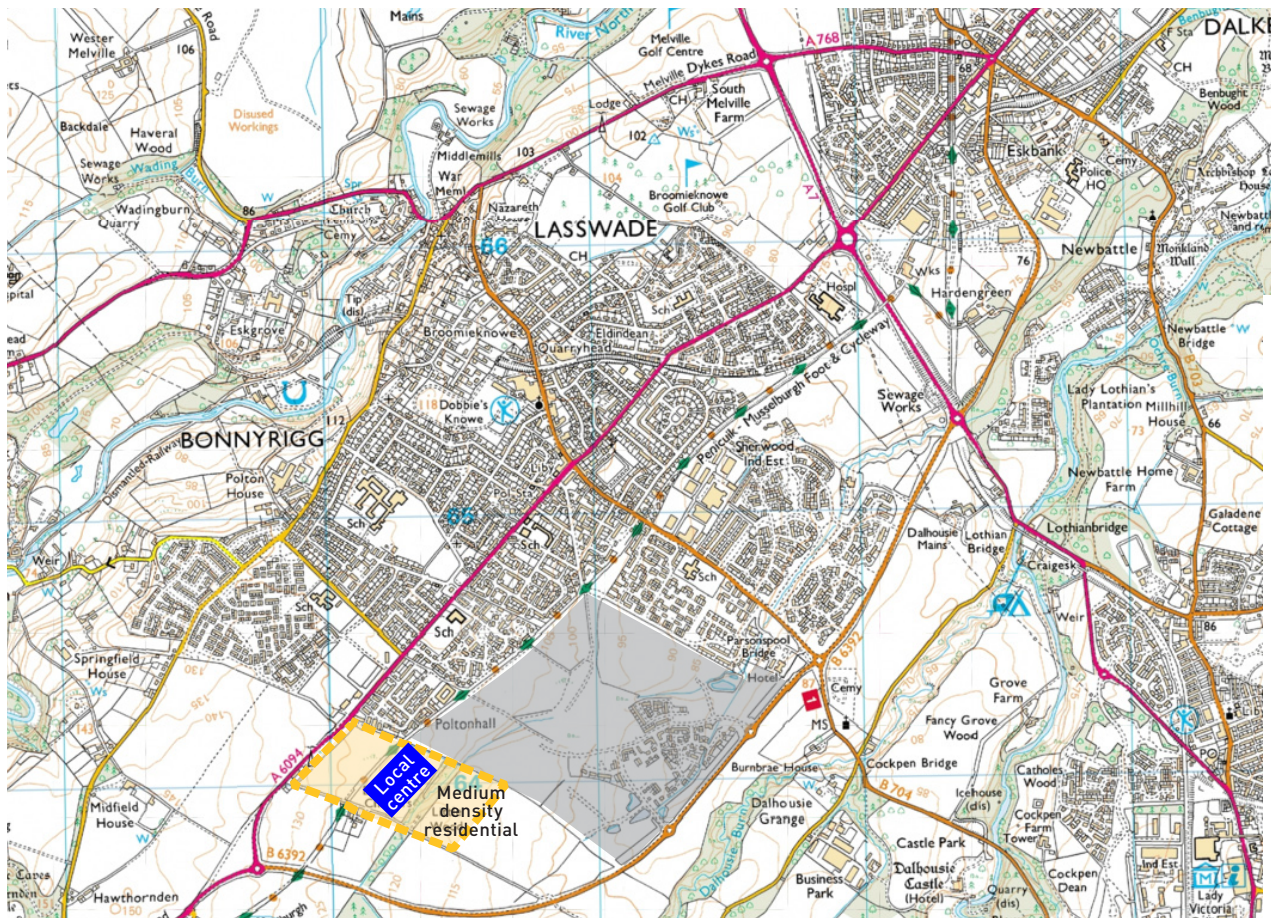
The team proposed consolidating development on and around Hopefield [h28] through two key moves:

- Partly reconfiguring the remaining development parcels on the Hopefield site itself to provide medium-density development; and
- Partly developing the Hopefield Farm 2 site [BG5] to include medium-density development around a new local centre re-located from Hopefield.

The new local centre could incorporate open space and mixed education and community uses, which could also potentially serve new neighbourhoods in nearby Rosewell. The team acknowledged that this could challenge the separate sense of identity in the two settlements of Rosewell and Bonnyrigg, though the Hopefield Farm 2 site does not form part of designated Green Belt or Conservation Area lands. A key challenge to this scenario is the uncertainty



of developer appetite to revisit the Hopefield masterplan, and the requirement for planning policy to set out a clear rationale for a mix of development densities as well as robust guidance on design and implementation.



Scale: Issue:	Site	Neighbourhood	Town
<b>Capacity</b>	Higher- and medium-density residential, mixed use and employment with an integrated learning facility near station	Medium and lower density on the western edges of the proposed new landscape zone	Plan a new centre which to work with Bonnyrigg and local centres as part of a co-ordinated, differentiated strategy
<b>Sensitivity</b>	Opportunity to shape urban/landscape edge to Eskbank and east side of Bonnyrigg; design of this edge will be critical	The form/quality of the streets, spaces and buildings creating the internal character of the new centre will be important	Strong foundation to strengthen the overall urban structure. A key issue relates to what the future final form of Bonnyrigg would be
<b>Form</b>	Opportunities to integrate local and strategic services at the new centre	Opportunity to share services and facilities between communities in this location?	Opportunity to implement a service-led, differentiated and targeted strategy for the whole settlement
<b>Transport</b>	Best opportunity for walking, cycling and modal transport connections	Important to create new routes and improve existing walking, cycling and public transport routes to the existing centre	Consolidated development has implications for thinking about a whole-town integrated transport service
<b>Services</b>	The character of the new centre could be shaped by a deliberate intent to foster cohesion	Shared facilities between neighbourhoods/ communities eg. the school?	Opportunity to galvanise support around a shared vision and big idea for the place?
<b>Social integration</b>	A range of place 'types' needed: station interchange; retrofit retail; family-oriented higher-density; urban school	Appropriate street types and public realm design are important to link issues at this scale	The phasing of development is important; i.e. consolidate first here, expand whole town later?
<b>Socio- economics</b>	Opportunities for local employment and enterprise; integrate learning and work pathways, models of care and civic action	Mixed demographic: opportunities for choice of housing type and tenure in a 'lifetime neighbourhood'	Differentiated offer between Bonnyrigg as one type of service centre, and large retail at Eskbank as an alternative.
<b>Deliverability</b>	Public sector will need to lead the private sector to deliver a concept around sustainable densities, mix and form.	Fixing links to existing neighbourhoods and co-ordinating delivery of services will require a whole-area asset / investment strategy	Active leadership and promotion required; need for an integrated spatial framework and ongoing management.

**Table 8. Issues raised in Scenario C (Cohesion): Landscape Corridor**

## 4. Scenario C: Eskbank-centred development

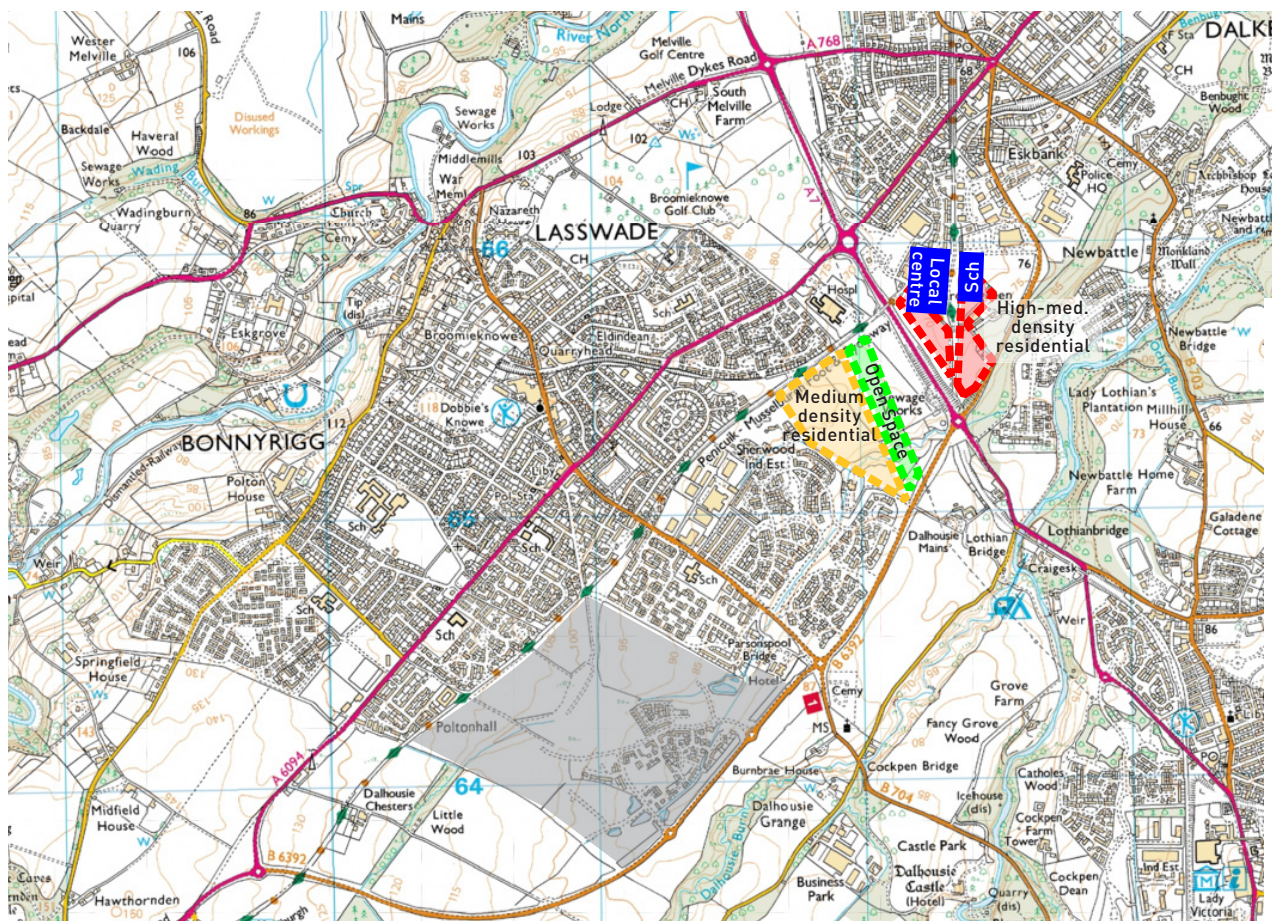
### 4.1 'Cohesion' Team Proposal: Landscape Corridor

Facilitators: Diarmaid Lawlor & Eric Dawson

The team developed a landscape-led concept, involving the formation of a positive 'green corridor' to absorb the major infrastructural elements — road, rail, electricity power lines, gas mains, drainage installations — as well as the scheduled ancient monument. The team proposed that this corridor be fronted in a relatively formal manner by new development on either side. On the Bonnyrigg side the team proposed a mix of lower and medium residential densities on the Dalhousie Mains site [BG2]. On the Eskbank side, it proposed medium and higher densities on the Hardengreen 1 & 2 sites [D5 & D6], clustered around a new local centre related to the proposed station and existing mixed employment and education uses in the area. This version reinforces the residential character of eastern Bonnyrigg and the mixed-use (non-residential) character of southern Eskbank. Notwithstanding this, the team proposed serving the expanded educational needs of east Bonnyrigg by means of a new primary school

located in the vicinity of the station at Eskbank.

This co-location was suggested as a means to support sustainable transport and lifestyle choices for families. If strong, safe, and attractive walking and cycling routes are provided across the 'green corridor', these would offer a sustainable alternative to the motorized 'school run' as commuting parents could drop children off at the school on the way to the station. This should include a redesign of Hardengreen junction to improve the walking and cycling routes between Eskbank and Bonnyrigg, and in particular to the Dalhousie Mains and Dalhousie South sites. This site in particular could then enable residential development beyond the SESplan targets in a location relatively convenient to the station (though outwith the 10 minute walk zone).



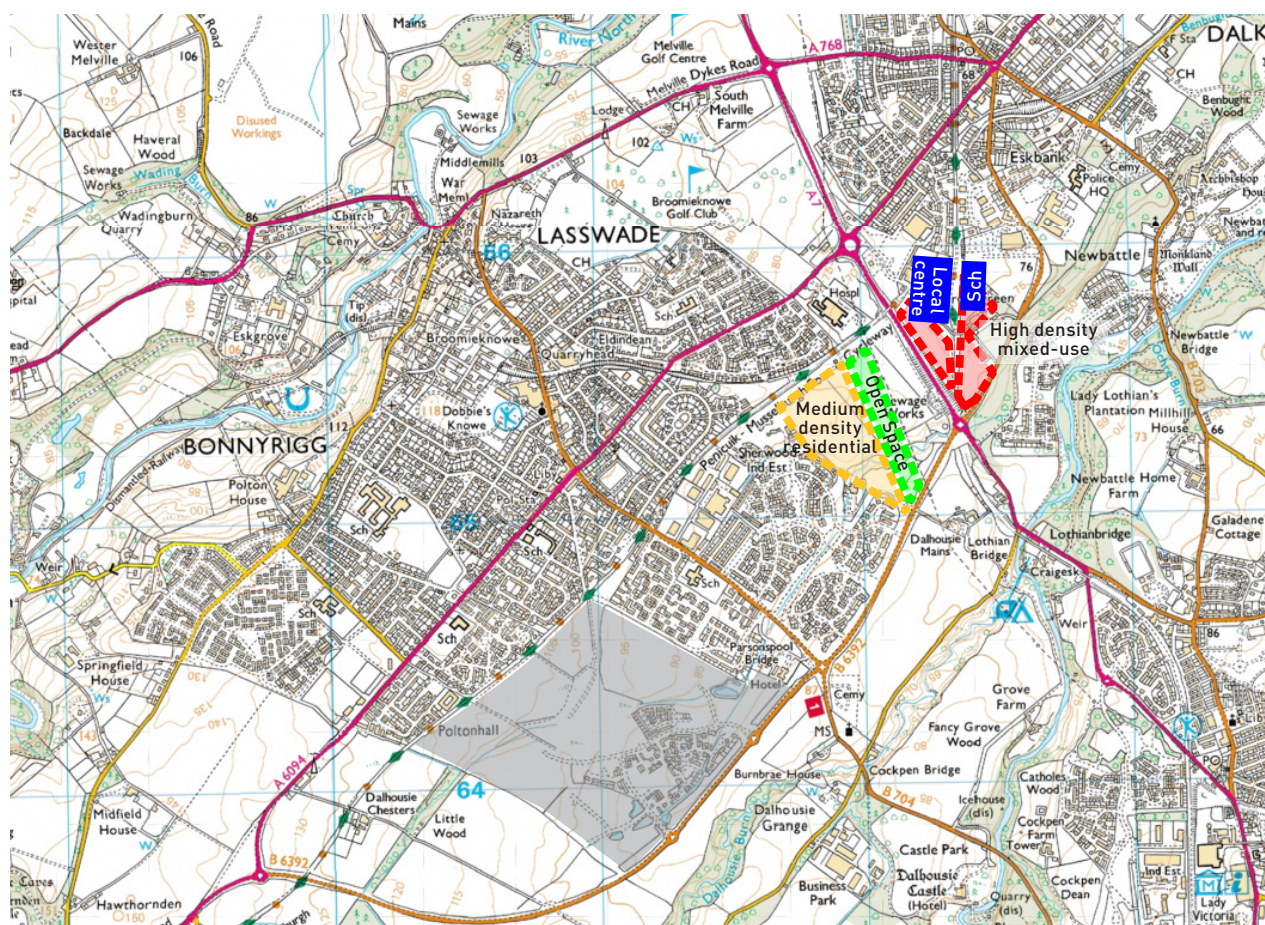
Scale:	Site	Neighbourhood	Town
Issue:			
<b>Capacity</b>	Higher-density residential, mixed use and employment with an integrated learning facility near station	Landscaped setting to new centre, listed building, and green belt.	Plan a new centre which to work with Bonnyrigg and local centres as part of a co-ordinated, differentiated strategy
<b>Sensitivity</b>	Opportunity to shape urban/landscape edge to Eskbank and east side of Bonnyrigg; design of this edge will be critical	The form/quality of the streets, spaces and buildings creating the internal character of the new centre will be important	Strong foundation to strengthen the overall urban structure. A key issue relates to what the future final form of Bonnyrigg would be
<b>Form</b>	Opportunities to integrate local and strategic services at the new centre	Opportunity to share services and facilities between communities in this location?	Opportunity to implement a service-led, differentiated and targeted strategy for the whole settlement
<b>Transport</b>	Best opportunity for walking, cycling and modal transport connections	Important to create new routes and improve existing walking, cycling and public transport routes to the existing centre	Consolidated development has implications for thinking about a whole-town integrated transport service
<b>Services</b>	The character of the new centre could be shaped by a deliberate intent to foster cohesion	Shared facilities between neighbourhoods/	Opportunity to galvanise support around a shared vision and big idea for the place?
<b>Social integration</b>	communities eg. the school?	Opportunity to galvanise support around a shared vision and big idea for the place?	The phasing of development is important; i.e. consolidate first here, expand whole town later?
<b>Socio- economics</b>	A range of place 'types' needed: station interchange; retrofit retail; family-oriented higher-density; urban school	Appropriate street types and public realm design are important to link issues at this scale	The phasing of development is important; i.e. consolidate first here, expand whole town later?
<b>Deliverability</b>	Opportunities for local employment and enterprise; integrate learning and work pathways, models of care and civic action	Mixed demographic: opportunities for choice of housing type and tenure in a 'lifetime neighbourhood'	Differentiated offer between Bonnyrigg as one type of service centre, and large retail at Eskbank as an alternative.

**Table 9. Issues raised in Scenario C (Separation): Eskbank Centre**

## 4.2 'Separation' Team Proposal: Eskbank Centre

Facilitators: Conor Moloney & Frazer McNaughton

The team developed a higher-density concept focused entirely in Eskbank, and involved a mixed-use residential, retail, education, and employment centre focused on the new station. Again the team proposed a new primary school in the vicinity of the station. All of the development was proposed at medium and higher densities, with considerable areas of open space and structural landscaping laid out to absorb the major infrastructural elements, provide playing fields and local open space, as well as providing a setting for the locally-listed Hardengreen House. This general arrangement would establish a strong cluster of higher density to the south of Eskbank station. A redesign of the Hardengreen junction to improve the walking and cycling routes to the Dalhousie South site could enable residential development additional to the SESplan targets in a location relatively convenient to the station (though outwith the 10 minute walk zone).





## 5. Conclusions & next steps

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The aim of the workshop was to identify alternatives for the delivery of sustainable places through the Local Development Planning (LDP) process. The participants and facilitators alike noted the wide-ranging, informed and balanced discussion and the range of development scenarios that were ably pursued by participants.

While the broad range of participants from different areas of the Council ensured lively and informed discussion, it is clear that a wider range of detailed technical and practical considerations will necessarily need to be considered to inform the final Council strategy for the Bonnyrigg and Eskbank area. Feedback from some officers confirms that the process informed their approach to strategic thinking and their understanding of a wider 'place-based' context for their work.

One of the key benefits of the workshop was to gather a wide range of relevant staff and discuss key issues of spatial planning in relation to quality of place. The approach developed highlights the future benefits that could be derived by fostering such understanding between Council officers and allowed good assessment and analysis of key issues and the trade-offs necessary in delivering a sustainable approach to place growth.

Early feedback from staff has supported the idea that this informed discussion — where different aspects of the Council come together to talk and scenario plan on different spatial options — has a great deal of potential for further development as a tool in Local Development Plan preparation. While it was noted by the facilitators and some participants that extensive and multi-party meetings of the form undertaken by this workshop are unlikely to be replicable within the LDP timescales, key aspects of the learning from this approach could be taken forward.

SNH and A+DS therefore propose that a further meeting takes place with Midlothian Council to discuss the key learning points from the day, and to discuss the potential to develop a 'slimmed down' and internally-led workshop process for LDP allocations. This proposal, if adequately tailored to suit Council needs and progressed with a view to inform development strategy in a manageable and replicable way, has the potential to be applied to all the key and relevant Midlothian settlements.

However if it is not possible to replicate the 'workshop approach' for all settlements — and accepting that there will be additional challenges to allocating land to meet the SESplan housing and economic land

requirements — the factors highlighted through the workshop debate could be considered as a means to help achieve sustainable places through the development strategy for Midlothian. It is therefore suggested that the following factors are taken into account when identifying a development strategy for Midlothian:

- Consider increased density on development sites and also mix of housing tenures;
- Create more compact form of settlement, but where there is need to expand, create strong neighbourhood focus;
- Consider the scope to link with existing housing areas, including walking, cycling and public transport links;
- Aim for better integration with existing communities, through links to shared open spaces/ civic spaces/ community facilities (including schools);
- Focus on main public transport routes, including the Borders Rail Line/ stations, and consider the need to establish good walking and cycling routes to access the public transport;
- Utilise and reinforce, or establish new, landscape features to create settlement structure; and
- Recognise the potential for phased development, and ensure landscape structure of development improves integration with existing community and between the phases of the development.



# APPENDICES

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## **Appendix 1: Attendance List**

### 'Cohesion' Team

#### Planning officers:

- Ian Johnson, Head of Planning and Development
- Janice Long, Planning Policy & Environment Manager
- Brian Forsyth, Senior Planning Policy & Sustainability Officer
- Grant Ballantine, Planning Policy Officer
- Jo McLure, Research & Information Officer [Planning Policy & Environment]

#### Other officers:

- Ewan Campbell, Operations Officer – Midlothian [SNH]
- Derek Welsh, Regeneration Officer
- Kingsley Drinkwater, Senior Planning Officer
- Sandra Banks, Resource Planning Manager [Education]
- Stephen Clark, Senior Housing Strategy Officer
- Geoff Mather, Senior Officer (Environment)
- Jim Gilfillan, Consultant – Policy & Planning [Transportation Policy & Road Safety]
- Sandy McMillan, Project Officer [Economic Development]
- Martin Higgins, Senior Public Health Researcher [NHS Lothian]

### 'Separation' Team

#### Planning officers:

- Anne Geddes, Senior Planning Policy Officer
- Neil Wallace, Senior Planning Policy & Developer Contributions Officer
- Colin Davidson, Planning Policy Officer
- Fraser James, Planning Policy Officer

#### Other officers:

- Annette Lang, Senior Regeneration Officer
- Alison White, Head of Community Care
- Gareth Davies, Property Strategy Manager
- Steven Small, Business Services Manager [Education]
- John Park, Access & Woodland Officer
- Elaine Richardson, Conservation and Town Centres Officer
- Karl Vanter, Principal Officer – Public Transport

#### Apologies:

- Tony Malone, Healthy Living Manager

## **Appendix 2: Programme**

### 8.30-9.30am SET UP

Venue:

- Community Hall, Loanhead Miners Community Centre, 74 The Loan, Loanhead EH20 9AQ

Equipment:

- 2x Digital projectors and screens (1x Venue, 1x MLC)
- 2x Laptops (1x Urban Initiatives, 1x ADS)
- 2x A0 Scenario Boards on heavy gloss paper 1.189 x 0.841m (Urban Initiatives)
- 2x Large tables to fit boards (Venue)
- 1x Flipchart and stand (Venue)
- Other tables for equipment, food, drink, registration, etc. to be available on the day

Key Contacts:

- Brian Forsyth, MLC Brian.Forsyth@midlothian.gov.uk
- Anne Geddes, MLC Anne.Geddes@midlothian.gov.uk
- Diarmaid Lawlor, ADS Diarmaid.Lawlor@ads.org.uk 07787 256326
- Eric Dawson, ADS eric.dawson@ads.org.uk
- Frazer McNaughton, SNH Frazer.McNaughton@snh.gov.uk
- Conor Moloney, Urban Initiatives c.moloney@urbaninitiatives.co.uk 07825 033460

### 9.30-9.45am REGISTRATION

Teas & Coffees

[Note: refreshments & food available throughout, no formal break]

### 9.45am WELCOME

Janice Long, Planning Policy & Environment Manager

Explaining:

- Current stage of Site Allocations process (i.e. potential sites identified)
- How we can use the workshop to inform this process (i.e. filter/select preferred sites)
- Why we chose Bonnyrigg (i.e. complex choices, diverse demands, public investments)

### 9.55am INTRODUCTION – SUSTAINABLE PLACEMAKING PROGRAMME

Diarmaid Lawlor, Architecture + Design Scotland

Frazer McNaughton, Scottish Natural Heritage

Explaining:

- What is the Sustainable Placemaking Programme?
- Why it is important?
- How it can help officers deliver on their responsibilities and exceed expectations?

## 10.05am INTRODUCTION – SCENARIO CHALLENGE

Conor Moloney, Urban Initiatives

Explaining:

- What is the scenario challenge game? (i.e. a way of comparing different scenarios)
- How does it work? (i.e. board game in conjunction with a spreadsheet scoreboard)
- Who generates the scenarios? (i.e. coalescence team vs separation team)

<b>Phase</b>	<b>Year (approx.)</b>	<b>Additional units</b>	<b>Committed/Potential investments</b>
<b>Now</b>	2009-2014	360 (committed sites)	- Extended/relocated Hopefield primary school - Bonnyrigg By-Pass Road
<b>Soon</b>	2015-2019	220 (committed sites) 140 (new sites)	- New train station
<b>Later</b>	2019-2024	360 (new sites)	- New primary school? - Extension to secondary school?

Scenarios are developed in the following way, facilitated by Conor Moloney (Urban Initiatives) & Diarmaid Lawlor (A+DS):

- Each of three development 'scenarios' will be considered in three separate phases (as above);
- In each phase, each team selects sites sufficient for 360 new residential units;
- The impacts of their choices are assessed in real time by computer and fed back to the group;
- The discussion of choices and impacts is mediated by the facilitator, aiming to draw in different perspectives of different officers in an even-handed fashion.

## 10.15am SCENARIO 1 — Business as usual in Bonnyrigg

Developing out sites in a similar fashion to currently, i.e. developing along by-pass roads and main arteries and 'filling in' later. West of A7 only.

## 11.15am SCENARIO 2 — Compact settlement in Bonnyrigg

Developing out sites in a more compact fashion than currently, i.e. developing in proximity to existing settlement and amenities. West of A7 only.

## 12.15am SCENARIO 3 — Station-related development in Bonnyrigg / Eskbank

Developing out sites concentrated around the future station at Eskbank. East and West of A7.

## 1.15pm CONCLUSION

Summary conclusions of findings and identifying next steps.

## 1.30pm FINISH

## **Appendix 3: Midlothian Council Briefing Note**

### **Introduction**

In considering the possibility of commissioning a sustainable placemaking workshop to inform the MLDP, it was assumed that one or two settlements would be selected to which the workshop technique would be applied. Bonnyrigg and Bilston were identified as potential candidates, due to their different characteristics, and acknowledging the scale of development and consequently, the impact on community.

It is understood that Urban Initiatives believe it would be best to concentrate on one settlement, due to the time constraints on the workshop (half day session) and that the expected outcome will be a set of transferable criteria, that we can apply across all settlements in Midlothian.

Accordingly one settlement has been selected, and background information provided to inform the workshop. Bonnyrigg has been selected as, being larger and providing a greater range of services, it is expected that it can provide greater options for applying the sustainable placemaking principles.

### **Bonnyrigg**

The Bonnyrigg 'settlement' consists of 3 adjacent urban areas (Bonnyrigg, Lasswade and Poltonhall). It has a current population of 15,200 and 6,500 households. The main settlement centre is Bonnyrigg town centre.

Bonnyrigg town centre is currently protected by planning policy, as a strategic town centre. The Local Plan encourages development within the town centre that will improve the range and quality of retail and commercial leisure facilities. The Plan also applies controls over the loss of shops to non-retail uses. The town centre contains a medium-sized Co-op food store and a local grocer's, along with a number of small units occupied by a mix of national and local retailers. It also has a fair number of hot-food shops and hairdressers. The nearest large superstore (Tesco) is located at Eskbank, outwith the town (to the east side). The town centre has been the subject of town centre improvements.

There is a relatively new local health centre (with 3 GP practices) located to the north of the town centre (relocated a few years ago from a constrained town centre site). The Midlothian Community Hospital (opened 2011) is located on the east edge of the town (currently in the Green Belt).

Bonnyrigg town centre and the majority of the Lasswade area (located to the north) make up the historic part of the town. Lasswade generally has lower density development with Georgian housing in large gardens. It straddles the River North Esk.

There has been significant housing development in Bonnyrigg and Poltonhall over recent years, and this is ongoing, with development of land at Hopefield programmed to continue until 2017.

The development of land at Dalhousie (SE Bonnyrigg, including the area marked h16 on the MLP P&P map, Inset Map 5) created a significant expansion of the town, and was only completed in 2011. This development resulted in the construction of a section of new distributor road (from A7 to Cockpen Road).

There is also a much larger expansion area to the south of Bonnyrigg at Hopefield. This has a capacity of 1100 houses with about 580 units completed (marked on the same Inset Map, as h28). This site was identified in the previous Midlothian Local Plan 2003, and has taken some time to start delivering housing units, due to the economic downturn, but also the lack of capacity in infrastructure – including water supply, water storage and education. Some time has been taken to get collaboration from all affected developers (in the wider area) to deliver water storage capacity. The new primary education capacity is being met through developer contributions and a new primary school (Hopefield PS) is currently being built which will serve the new development plus some of the existing houses (capacity of which is being funded by the Council). This will result in the current Hopefield PS being redundant. A requirement from the development was the completion of the distributor road, which was constructed by the developer early on in the programme. The Hopefield site includes space for 85 affordable houses, all of which will be provided through the Council's own social housing programme, with 32 already built. There is also an area in the Hopefield site for economic development. No progress has been made on delivering this allocation. There is also provision with the masterplan for a local shop (no progress) and a bus operator provides a bus service (to Edinburgh).

There has also been a large housing development at Poltonhall, as part of the Council's social housing programme (marked as site h14 on Inset Map 5). This has provided 100 houses and flats, using land previously part of the Lasswade Rugby Club/ Poltonhall playing fields. The development enabled the playing fields / leisure facilities to be improved.

There are 5 primary schools in the town – 4 non-denomination schools (Bonnyrigg, Hopefield, Lasswade and Hawthornden) and 1 RC school (St Mary's) . Bonnyrigg PS is a new replacement school, and Hopefield will be reprovided as a larger school (see comment above).

There is 1 secondary school – Lasswade High School. This is currently being rebuilt, on land adjacent to the current school. It will include the town's library and swimming pool. Both of these facilities are currently located in the town centre, although the swimming pool is a 'fun' pool rather than a competition pool which will be provided as part of the high school. The school will also continue to be the home of Midlothian centre for gymnastics.

The town has Green Belt along its northern and eastern sides. The Green Belt on the east side is extremely narrow, and this has been aggravated by the development of the Community Hospital (although it has been well landscaped). The Tesco superstore is located on the east side of this narrow strip of Green Belt. The proposed Borders Rail line (and Eskbank station) is located to the east of the superstore, and will be readily accessible by footpath from the east side of Bonnyrigg. From a sustainability viewpoint, there is conflict in retaining the Green Belt, but loss of Green Belt here could have an impact on settlement identity.

There are 2 golf courses in the Green Belt, both on the north east side of the town.

## Education

Education rates for Midlothian:

Assume:       Primary – 0.28 children per house  
                   Secondary – 0.20 children per house

Bonnyrigg PS	2-stream = 14 classes
Lasswade PS	2-stream = 14 classes
Hawthornden PS	2-stream = 14 classes
Hopefield PS	1-stream, but will be 2-stream = 14 classes
St Mary's PS	10 classes

MC Education calculate that there will be NO spare capacity in any of the above schools once all of the committed (MLP 2008) sites have been accommodated. Any new development will require new educational space to be provided. Schools in adjacent settlements (Dalkeith – to cater for Eskbank; and Rosewell) will have no spare capacity.

Settlement	Educational Position
<b>Bonnyrigg</b>	Hopefield (BG5) will require a new 1 x stream school. Dalhousie Mains (BG2) will go to Bonnyrigg PS, which would need additional capacity, however this could be done through catchment area changes, affecting Bonnyrigg, Hopefield PS replacement, and the new school for the south west Hopefield area and putting additional capacity in the new school. Broomieknowe (BG1) would go to Lasswade PS, although there may not be capacity (but this could be achieved through extension/catchment adjustments)
<b>Rosewell</b>	Planning currently underway for the extension of the existing PS to create a 1 x stream PS on the existing site (+ park). New sites in Rosewell may not be able to be accommodated, despite the extension, but the site will have potential to expand to a 2 x stream PS.
<b>Dalkeith</b>	Eskbank sites, eg D8 would be in Kings Park PS catchment, but no capacity. However due to small site size, could probably find solution, especially as Woodburn PS is currently using only 2 x streams (of the 3 x stream accommodation).
<b>Secondary Schools</b>	Lasswade HS has been designed to accommodate the catchment (including Loanhead) and committed sites. It has also been designed to be capable of expansion, although developer contributions will be required.

## COMMUNICATING CLEARLY

We are happy to translate on request and provide information and publications in other formats, including Braille, tape or large print.

如有需要我們樂意提供翻譯本，和其他版本的資訊與刊物，包括盲人點字、錄音帶或大字體。

Zapewnimy tłumaczenie na żądanie oraz dostarczymy informacje i publikacje w innych formatach, w tym Braillem, na kasecie magnetofonowej lub dużym drukiem.

ਅਸੀਂ ਮੰਗ ਕਰਨ ਤੇ ਖੁਸ਼ੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪਾਂ ਵਿੱਚ ਪ੍ਰਕਾਸ਼ਨ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੇਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

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

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

Contact 0131 270 7500 or email: [enquiries@midlothian.gov.uk](mailto:enquiries@midlothian.gov.uk)