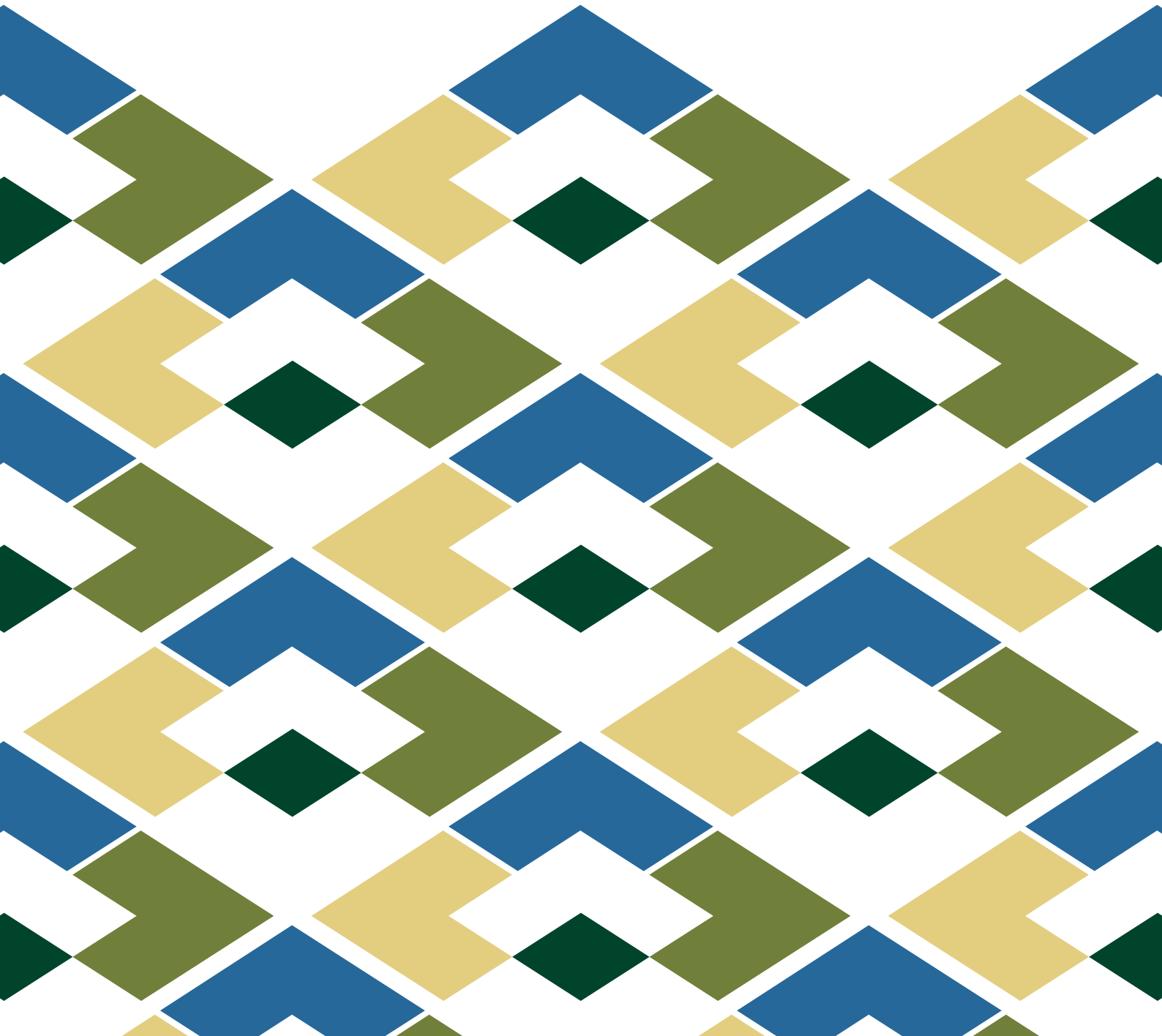


Midlothian Local Development Plan
Main Issues Report 2013:
Technical Note



Midlothian

Green Belt



Introduction

The Edinburgh Green Belt has been an important part of the development strategy of the Edinburgh City Region for over 50 years. While changes and reviews have occurred during this time, it has always accorded to the Government policy of the day.

The Green Belt has been successful in ensuring that the towns surrounded by it are separate from one another and from Edinburgh itself. Furthermore, it has been instrumental in ensuring that development is directed to urban brownfield sites, largely within the city, as well as to the edge of settlements in a planned manner. This has helped in avoiding unplanned development in the countryside and thus ensured that good access to the countryside is achieved for urban residents.

There have been three major reviews of the Green Belt since its designation, the most recent of which was to inform the preparation of the Strategic Development Plan (SDP) for the Edinburgh City Region (see below).

Recent changes to national policy have made it necessary for Midlothian Council to review the coverage and scope of the Green Belt in Midlothian in the context of the Midlothian Local Development Plan (MLDP), with consultation through the Main Issues Report (MIR).

National Policy

A major change to national policy was made with regards to green belts in 2006, with the publication of SPP21: Green Belts. This has subsequently been superseded and incorporated in the Scottish Planning Policy (SPP), which maintains this policy stance. The SPP stresses that the purpose of a green belt is to:

- direct planned growth to the most appropriate areas and support regeneration;
- protect and enhance the quality, character, landscape setting and identity of towns and cities; and
- protect and give access to open space within and around towns.

Green belts are to form a part of the long-term strategy for the development of an area by providing certainty on where development will and will not take place. Therefore the boundaries of the green belt need to ensure that settlements are able to accommodate planned growth and that inner boundaries should not be drawn too tightly around the urban edge.

The SPP states that in SDP areas, the SDP should establish the need for a green belt and identify its broad area as well as setting out the policy for future development for it. The SPP also states that in SDP areas, the role of Local Development Plans (LDPs) is to establish the detailed boundaries and identify types of development that are appropriate in the green belt.

Strategic Policy

As mentioned above, the SDP is responsible for establishing the need for green belts and setting out the broad policy context. The Strategic Development Plan for Edinburgh and

South East Scotland (SESplan) Proposed Plan does this in pages 50-51 as well as policy 12. The aims of the Edinburgh Green Belt are as follows:

- maintain the identity and character of Edinburgh and Dunfermline and their neighbouring towns, and prevent coalescence, unless otherwise justified by the LDP strategy;
- maintain the landscape setting of these settlements; and
- provide opportunities for access to open space and the countryside.

The SDP also makes clear that it is the responsibility of the LDPs to define the types of development appropriate within the Green Belt.

Role of Local Development Plan

Both the SPP and the SESplan Proposed Plan sets out the roles and responsibilities for LDPs:

- establish detailed boundaries;
- identify types of development appropriate within the Green Belt;
- reflect the long term settlement strategy of the area (SDP);
- boundaries should be clearly identifiable on the ground;
- exclude existing settlements within the Green Belt from Green Belt designation; and
- exclude existing major educational and research uses, major business and industrial operations and Ministry of Defence establishments.

Green Belt uses

At present, the Midlothian Local Plan allows for the following types of uses:

- proposals that are necessary to agriculture, horticulture or forestry;
- proposals that provide opportunities for access to the open countryside, outdoor sport/recreation which reduce the need to travel further afield;
- proposals related to other uses appropriate to the rural character of the area; and
- conversion of redundant non-residential building to residential (e.g. steading conversions) where these buildings are of traditional, historical or architectural merit.

The SPP gives examples of what should be deemed acceptable in the Green Belt. Many of these categories are very similar to those in the existing policies and minor changes in the wording can account for any minor discrepancies.

A couple of the categories identified in the SPP are not currently accounted for in the policy. One of these is for essential infrastructure in the Green Belt. Given that one of the only breaches of Green Belt policy in the Midlothian Local Plan period was for the approval of

works relating to the replacement Water Treatment Works at Glencorse (see below). These applications were approved due to the necessity for the development and the temporary nature of the visible aspects of the development. There may be merit in amending the Green Belt policy to include provision for infrastructure, provided that adequate safeguards are in place. Developments of national importance are also highlighted in the SPP, where there is an established need and no alternative suitable site is available.

Quality of landscape in the Green Belt

In 2007, the SDP authorities commissioned Land Use Consultants (LUC) to do a 'broad brush' landscape study of the Green Belt based on two of the three objectives outlined in the then SPP, i.e. SPP21:

- To protect and enhance the character, landscape setting and identity of towns and cities; and
- To protect and give access to open space within and around towns and cities as part of the wider structure of green space.

Note: The Objective to direct planned growth to the most appropriate locations and support regeneration did not form part of the study remit as this was to be additional as part of the formulation of the SESplan settlement strategy.

LUC produced the *Edinburgh Green Belt Landscape Character Assessment* and the *Green Belt Study Report* in 2008. The Green Belt was divided into 70 Landscape Character Areas, taken from the previous *Edinburgh Green Belt Boundary Study* (1999). These were assessed to evaluate what contribution these areas made to the Green Belt objectives. The Landscape Character Areas that fall within Midlothian area as follows:

Ref Num	Landscape Character Area (LCA)	Landscape Character Type	Proceeded to Stage 2?
42	Pentland Heights	Pentland Hills – upper slopes and summits	No
43	Broomhill Farmland	Settled Farmland	Yes
44	Burdiehouse Farmland	Rolling Farmland	Yes
46	Danderhall Settled Farmland	Lowland Farmland	Yes
47	Craigmillar Farmland	Settled Farmland	Yes
76	East Pentland Slopes	Pentland Slopes	No
77	Bush Estate	Settled Farmland	Yes
78	Glencorse	Policy Landscape	Yes
79	Glencorse Golf Course	Recreational Open Space	Yes
80	Damhead	Rolling Farmland	Yes
81	Roslin Farmland	Lowland Farmland	Yes

82	Upper North Esk Valley	Incised River Valley	No
83	Edgefield	Settled Farmland	Yes
84	Melville North Esk Valley	Policy Landscape	No
85	Melville Nurseries	Settled Farmland	Yes
86	South Melville	Settled Farmland	Yes
87	Dalkeith Palace	Policy Landscape	No
88	Smeaton Farmland	Settled Farmland	Yes

The following criteria were used to assess the second objective to protect and enhance the character, landscape setting and identity of towns/cities:

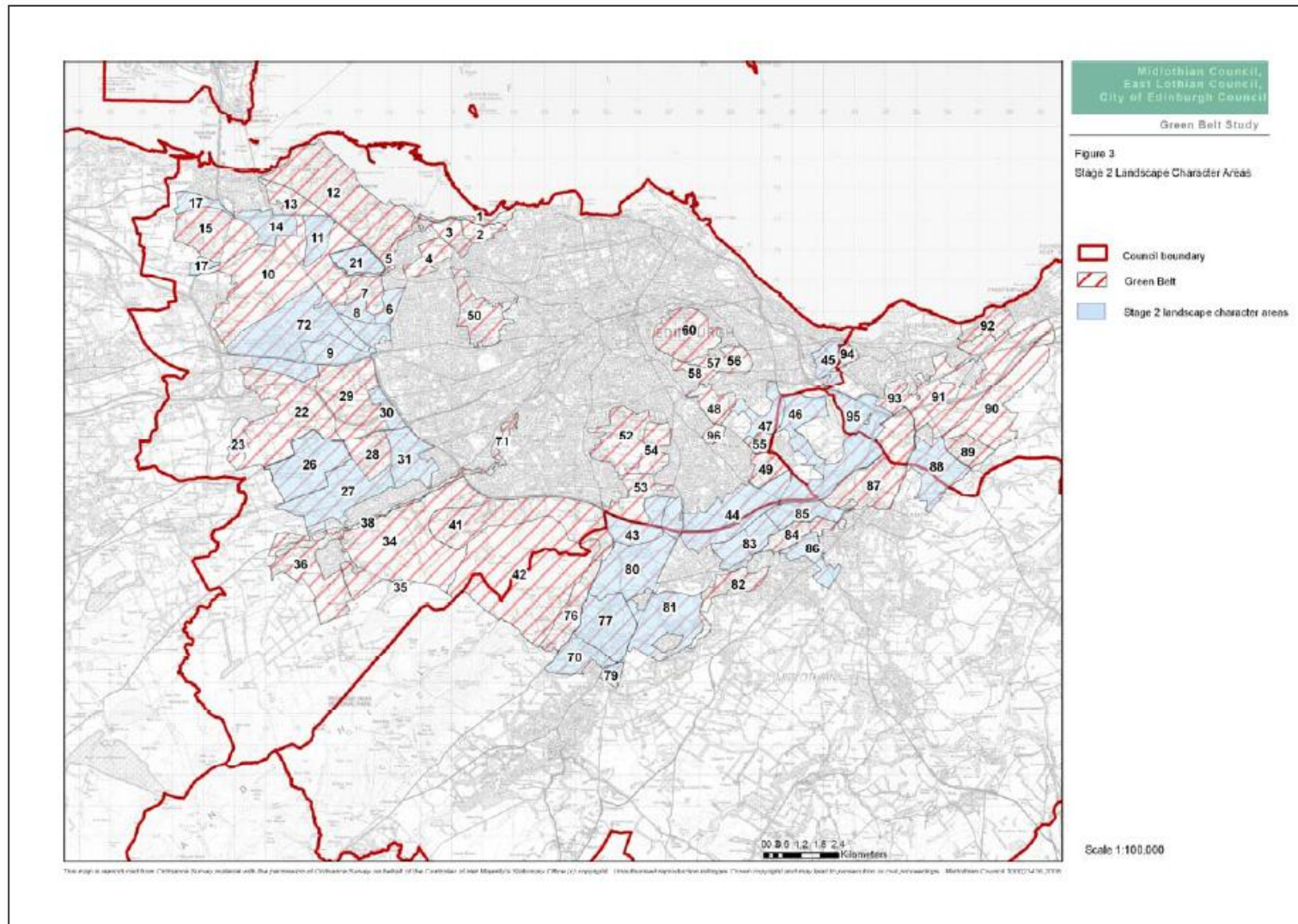
- integrity of landscape character;
- distinctiveness of landscape character;
- landscape condition;
- potential for enhancement of landscape condition;
- the role of the landscape in question in contributing to the setting of Edinburgh/surrounding settlements;
- robustness and sustainability of existing boundaries in landscape terms.

These criteria were weighted to give priority to the setting and identity of settlements, following discussions with a steering group that was set up consisting of officers from all of the Green Belt authorities. The third objective to protect/enhance open space within and around towns and cities was assessed on the following:

- the existing and role of the area in providing accessible open space;
- the existing role of the area within wider networks of open spaces within and around settlements;
- connections with core paths and other access networks;
- the role and potential as part of the Forest Habitat Network.

Using these criteria, the Landscape Character Areas (LCAs) were divided into those of the highest landscape quality and those that are of lesser significance in landscape terms and therefore may have the potential for further development. This formed Stage 1 of the Green Belt Study. The LCAs of lesser significance in landscape and open space terms (equal to or less than 62% scoring on both criteria) were taken forward to the Stage 2 assessment (40% of the total 70 LCAs across the Green Belt) (See Figure 1).

Figure 1: Landscape Character Areas taken forward to Stage 2 of the Green Belt Study



Stage 2 involved identifying the capacity of the Landscape Character Areas (LCAs) to accommodate built development. The criteria for determining whether an area could accommodate built development were as follows:

- the impact of development on the local and wider landscape character and setting;
- the impact of development on existing settlement form and boundaries;
- the relative visibility and prominence of the area in question, both locally and in the wider landscape;
- the relationship between the area in question and the broader pattern of settlement, open space, access networks and land use;
- the potential role of existing or additional landscape features (such as structural landscaping) in integrating (not necessarily concealing) development within the local and wider landscape;
- both the current and potential role of the Forest Habitat Network.

The Green Belt Study showed that, in the context of existing Green Belt policy and the two SPP21 objectives considered (landscape and open space), the extent of the Edinburgh Green Belt remains appropriate. The Study gave useful guidance on which parts of the Green Belt should be retained as the long-term core, in landscape and open space terms, and provided a sound base for the future consideration of the potential for an alternative form for the Green Belt and wider Green Network.

Within Midlothian, the Green Belt Study identified the following areas as having some limited landscape capacity for residential development (note: in all instances, the areas identified are all adjacent to built-up areas and are very limited in scale):

- LCA 44: Ashgrove, Loanhead (allocated for housing and economic use in MLP 2008 as sites H12 and E6);
- LCA 80: North of Bilston (allocated for housing in MLP 2008 as site H14 and possibly also to the west of Bilston [dependant on scale/type of development and adjacent land at The Bush]);
- LCA 81: North-west of Roslin (allocated for housing in MLP 2008 as H15);
- LCA 83: East of Loanhead (not currently allocated though assessed under the site assessment process as site LD2 – see below);
- LCA 86: Land between Sherwood Industrial Estate and A7, Bonnyrigg (not currently allocated though assessed under the site assessment process as site BG2);
- LCA 85: Melville Nurseries identified as having scope for further small-scale business/retail development within the landscape (sites allocated in the area in MLP 2008 as site E2, though not removed from the Green Belt).

The extent of the potential development areas are restricted by landform and there would be a need to identify landscaping as a new defining edge to the built-up area/Green Belt.

Potential sites to remove from the Green Belt

Another requirement of national policy is to remove those uses from the green belt that are not appropriate for a green belt location (non-conforming uses). There are a number of sites in Midlothian that have been reviewed:

Site Reviewed	Characteristics
A701 Realignment (refer to Figure 2)	See sites LD1 and BN1 below.
The Bush (A701) (refer to Figure 3)	<p>The Bush is an economic cluster where life science and knowledge based industries are based. Original uses were for government agricultural research institutes established in the 1940s, with most of the developments having come about from the early 1990s. The open nature and landscaped setting of the area has in the past justified its continued inclusion in the Green Belt, though in practice the usual controls associated with the Green Belt have not been applicable. Its continued development has had policy support at the national, strategic and local level for some time due to the contribution these activities make towards the national economy.</p> <p>The boundaries of this area are longstanding and considered strong. The A701 forms a strong eastern boundary that would prevent pressure beyond this. The A703 forms the north-eastern boundary, which has good planting along most of its length. Furthermore, the land beyond this is allocated for housing.</p> <p>It is proposed in the preferred strategy of the MLDP Main Issues Report to remove The Bush from the Green Belt and put in place a Special Policy Area to manage the development of The Bush. Reference will be made to the Bush Framework Masterplan 2012 in confirming the boundaries of this Special Policy Area.</p>
Dobbies Garden Centre HQ, Melville Nurseries (A7)	<p>This site has evolved over the years from a plant nursery to a garden centre. There is also a retail element to the operation. In addition, the site includes Butterfly World as well as a pub/restaurant and planning consent for a travel lodge type hotel.</p> <p>The site is very well contained with the A7 bounding it to the east and Gilmerton Road to the north. Furthermore, the North Esk river valley provides a strong landscape boundary to the south and a tree belt forms the western boundary.</p> <p>The fields across the A7 and Gilmerton Road are part of an economic allocation made in the current Local Plan (site E2). It remains in the Green Belt following the Inquiry Reporter's findings stating that this should remain the case until it is developed. However, at present, Dobbies is an isolated development in the Green Belt and it is felt inappropriate to remove it at this time.</p> <p>It is proposed to retain Dobbies Garden Centre in the Green</p>

	<p>Belt. The Council may review this position upon the development of site E2 at a future date.</p>
<p>Site E2: South Sheriffhall (MLP 2008 allocation)</p>	<p>This site was allocated for economic purposes in the 2008 Midlothian Local Plan. While the original intention was to remove it from the Green Belt upon allocation, the Reporter to the Inquiry decided that keeping it in the Green Belt would allow for higher design standards.</p> <p>It is proposed to retain site E2 in the Green Belt. The Council may review this position upon the development of this site at a future date.</p>
<p>Site E7: Oatslie (MLP 2008 allocation)</p>	<p>This site was allocated for economic purposes in the 2008 Midlothian Local Plan. While the original intention was to remove it from the Green Belt upon allocation, the Reporter to the Inquiry decided that keeping it in the Green Belt would allow for higher design standards.</p> <p>It is proposed to retain site E7 in the Green Belt. The Council may review this position upon the development of this site at a future date.</p>
<p>Eldin Industrial Estate (Loanhead) (Refer to Figure 4)</p>	<p>This industrial estate has arisen through incrementally over time. It was originally used as a slaughterhouse and for animal products processing, which ceased in the late 1970s/early 1980s. The buildings have been reused for a variety of business and industrial purposes and subsequently planning consents have been granted for new buildings on the site.</p> <p>Much of the development was unauthorised until recently when retrospective planning permission was granted in 2008. There are ongoing concerns regarding traffic, which should be resolved following the completion of the Edgefield Relief Road.</p> <p>It is proposed in the preferred strategy of the MLDP Main Issues Report to remove Eldin Industrial Estate from the Green Belt.</p>
<p>Eskbank/Bonnyrigg Corridor (Refer to Figure 5)</p>	<p>At present, the thinnest section of the Green Belt is between the settlements of Bonnyrigg and Eskbank. This gap between these settlements is largely open with little in the way of landscape treatment. The area has the A7 cutting down the middle between the settlements and at present the Midlothian Community Hospital and Mayshade Garden Centre are uses that are currently in the Green Belt.</p> <p>There has been longstanding pressure for development on both sides of the A7 in this area. The preferred strategy in the MLDP Main Issues Report proposes allocating two sites on the Bonnyrigg side (see Broomieknowe and Dalhousie Mains below). Given this and the existing hospital, it is considered appropriate to remove this area from the Green Belt. Mayshade Garden Centre will remain in the Green Belt as garden centres are a fairly common use to be found in countryside areas (e.g. Dobbies Garden Centre</p>

	<p>and Pentland Plants). While the site at Broomieknowe is considered to be well contained, development at Dalhousie Mains would have a negative visual effect on coalescence in this area, therefore it is considered appropriate for substantial landscape treatment to form the eastern edge of this development with foot and cycle paths to mitigate this effect and be incorporated into the Midlothian Green Network.</p> <p>There are a number of fields on the Eskbank side that have been brought forward for housing development over some period of time, however the Council does not propose to allocate these in the MLDP Main Issues Report. Therefore, these areas will be removed from the Green Belt and be covered by the MLDP's countryside policies instead.</p> <p>It is proposed to remove the land between Eskbank and Bonnyrigg from the Green Belt south of the Bonnyrigg/Eskbank Road (A6094). In addition, if the preferred strategy for the MLDP Main Issues Report is taken forward to the Proposed Plan, the proposed allocation for housing at Broomieknowe will also be removed from the Green Belt.</p>
Lloyds Bank Data Centre (B6392)	<p>This site is located just outside the built up area of Eskbank off the Gilmerton Road and Melville Gate Road. It is surrounded on all sides by a strong landscape framework, screening it from views.</p> <p>To the west is the economic allocation E2, which was designated in the current Local Plan. It remains in the Green Belt following the Inquiry Reporter's findings stating that this should remain the case until it is developed. However, at present this is an isolated development in the Green Belt and it is felt inappropriate to remove it at this time.</p> <p>It is proposed to retain Lloyds Bank Data Centre in the Green Belt. The Council may review this position upon the development of site E2 at a future date.</p>
Polton House Industrial Estate, Bonnyrigg (Refer to Figure 6)	<p>This site was originally used as a printing works, until the 1980s. Planning permission was granted in 1988 to subdivide the existing building into multiple units for industrial purposes, forming the current business park.</p> <p>It should be noted that of all of the sites being considered for removal from the Green Belt, Poltonhall Industrial Estate is the only one that is within a Landscape Character Area <u>that did not go forward for the Stage 2 Assessment</u> (i.e. it was considered to be an area of such good landscape quality that the possibility for small scale development was not assessed). It is therefore necessary to ensure that any boundaries drawn for this site are mindful of the landscape quality of the North Esk Valley.</p> <p>It is proposed in the preferred strategy of the MLDP Main Issues Report to remove Polton House Industrial Estate (but not the adjacent land) from the Green Belt.</p>

Green Belt boundaries

The SDP requires LDPs to allocate land for housing up to 2024 and to give an indication of how/where housing can be delivered up to 2032. Given that allocations are to be made for a 15 year period, with further provision identified for a 20 year period, it is considered that removing sites from the Green Belt for these allocations will be sufficient to meet the longer term need for growth for the settlements within the Green Belt.

Pulling back the Green Belt boundary from the settlement edges over and above these allocations would create pressure for development on the land between the settlement edge and Green Belt edge (sometimes referred to as 'white land') ahead of allocated sites, thus potentially undermining the long-term development strategy.

As a result of this, the changes to the Green Belt boundaries are largely the result of the site assessment work undertaken by the Council. However, Green Belt objectives were taken into consideration when undertaking the site assessment process.

Potential sites in South East Edinburgh (Shawfair) Strategic Development Area	
Site name (status in the MIR)	Relationship with the Green Belt
Newton Farm (Preferred Site – housing [S1])	Site is within the Green Belt. The southern boundary of this site consists of the Edinburgh City Bypass (A720), however it is not well screened from views from this road, therefore landscape treatment will be required. Notwithstanding this the Bypass forms a very strong boundary for the site with little prospect for it resulting in additional development pressure to the south.
Shawfair Business Park Extension (Preferred Site – employment [S4])	Site is within the Green Belt. It is located to the north of the Sheriffhall Roundabout and to the south of Shawfair Park. The A7 forms the western boundary of the site, forming a strong boundary. The eastern boundary consists of Millerhill Road, while the land to the north was allocated for economic development in the current Local Plan (site E1) and this site is considered to be a further expansion. The boundaries have some landscaping, however it is considered necessary for this to be added to, should development go ahead. The site's location between two major roads, with no land directly adjoining it that has not been identified for development, ensure that further pressure on the Green Belt resulting from the designation of this site here will be limited.
Cauldcoats (Reasonable Alternative – housing [S6])	Site is within the Green Belt. The site consists a number of fields between the Wisp and Whitehill Road. The southern boundary consists of a ridge with a country road running along the top of it. The site adjoins built development to the north in Edinburgh City Council's area, with an allocated economic site to the east in Midlothian Council's area. The Wisp would form the western boundary of the site once the land of the former Niddrie Bing is rehabilitated. There are some hedgerows and trees along the edges of some of

	the boundaries, however these would require some additional landscape treatment should development occur. However, the development of this site would likely create pressure for the development of land to the south of the site, given that Cauldcoats is largely isolated from the built development in Midlothian and the Shawfair allocation.
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Potential sites in the A7/A68/Borders Rail Corridor Strategic Development Area	
Site name (status in the MIR)	Relationship with the Green Belt
Redheugh West (Phase 2) (Preferred Site – housing [G1])	Site not located within the Green Belt.
Greenhall Centre, Gorebridge (Preferred Site – housing [G9])	Site is not located within the Green Belt.
Broomieknowe, Bonnyrigg (Preferred Site – housing [BG1])	<p>Site is located within the Green Belt. The site is considered to be well contained giving its surroundings and boundary treatment. The north-east boundary consists of mature trees and separates the site visually and physically from the neighbouring Mayshade Garden Centre. A line of mature trees also separates the site from Broomieknowe Golf Course to the north of the site. These boundaries as well as the presence of active neighbouring uses should provide excellent containment against future development pressure.</p> <p>In addition to this, the south-east boundary consists of a busy road (Eskbank Road, A6094) as well as facing the Midlothian Community Hospital and so poses no threat to further development pressure, particularly given that this area may also be removed from the Green Belt (see above).</p>
Dalhousie Mains, Bonnyrigg (Preferred Site – housing [BG2])	<p>Site is within the Green Belt. The northern boundary is strong given that it partly consists of the built-up area of Bonnyrigg and partly the cycle path, which is located on raised ground forming a strong boundary. In addition, the Midlothian Community Hospital bounds the site to the north which may be removed from the Green Belt (see above).</p> <p>The southern boundary consists of the distributor road adjacent to the Hopefield development. Furthermore, the wooded burn towards the southern end of the site will soften the appearance of much of the built development, though the usual appearance of any development to the south of this may have to be mitigated with landscape treatment.</p> <p>The eastern boundary is more problematic given its visually open nature. The only physical features that marks this boundary are the overhead electricity pylons, though there are two Scheduled</p>

	Ancient Monuments here that would restrict further expansion. The eastern edge is also not far from the A7, therefore the scope for setting a precedent for further development in this direction is somewhat limited. Notwithstanding this, the boundary will require substantial landscape treatment in order to reduce any negative visual impact on the wider area
Dalhousie South, Bonnyrigg (Preferred Site – housing [BG3])	Site is not located within the Green Belt.
Larkfield West, Eskbank (Preferred Site – housing [D8])	Site is located in the Green Belt. The site is relatively contained from the wider green belt given the adjacent roads forming its southern and western boundaries. Nonetheless any development would have to provide landscape treatment along these boundaries to minimise the visual impact. Overall, it is considered that removing this site from the Green Belt would not undermine the Green Belt objectives.
Kippielaw, Easthouses (Preferred Site – housing [E1])	Site is not located within the Green Belt.
Rosewell North, Rosewell (Preferred Site – housing [R1])	Site is not located within the Green Belt.
Thornton Road North & South, Rosewell (Preferred Site - housing [R3 & R5])	Site is not located within the Green Belt.
Salter's Park Extension (Preferred Site – employment [D1a])	Site is not located within the Green Belt, however it is adjacent to it. The current boundaries with the Green Belt consist of the Dalkeith Bypass (A68) to the north and a steep slope upwards away from the site to the east.
Stobs Farm 2, Gorebridge (Reasonable Alternative – housing [G5])	Site is not located within the Green Belt.
Hopefield Farm 2, Bonnyrigg (Reasonable Alternative – housing [BG5])	Site is not located within the Green Belt.
Rosslylee Hospital, south of Rosewell (Additional Development Opportunity – housing [VR7])	Site is not located within the Green Belt.

Potential sites in the A701 Corridor Strategic Development Area	
Site name (status in the MIR)	Relationship with the Green Belt
Seafield Road, Bilston (Preferred Site – housing [BN1])	<p>Site is within the Green Belt. The site lies to the north-west of the existing built up area of Bilston and is bounded to the west by Seafield Moor Road (A703) and to the north by a farm track. However, the realigned A701 is expected to form the northern boundary of the site. All of the land to the north-east will be between this road line and the existing A701.</p> <p>It is considered that, in the light of the A701 realignment, this site would not result in any further pressure for development over and above that which is identified in the preferred strategy. The A703 and the tree belt running parallel to it would form a strong boundary as would the realigned route of the A701. It is expected that the land to the north-east which also falls within the two roadlines will come forward for development in the future.</p>
Roslin Institute, Roslin (Preferred Site – housing [RN5])	<p>Site is within the Green Belt. Being the former site of the Roslin Institute, this area has been an area of Non-Conforming Use for a long time. The site has very good landscape treatment with wide mature tree belts around all sides which must be respected in any redevelopment proposals for the site. In addition to being adjacent to the built-up area of Roslin, it is considered that these factors will diminish any pressure for further development in the adjoining fields.</p>
Roslin Expansion (Preferred Site – housing [RN3 & RN6])	<p>Site is within the Green Belt. The site consists of three undulating fields to the north of Roslin. The eastern boundary consists of the B7006, with the former Roslin Institute on the other side while the south western boundary is a disused railway used as a footpath with planting and an allocated housing site on the other side (H15).</p> <p>The most open boundary is to the north, with the eastern half of the boundary consisting of a thick tree belt, with the other half being largely open. Landscaping treatment associated with the housing development will be required here to create a firm boundary.</p>
West Straiton (Preferred Site – employment/retail/leisure [LD1])	<p>In order to accommodate growth in this corridor and resolve long-term traffic issues on the A701, it is considered necessary for a road improvement scheme to be implemented. The safeguarded realignment is unlikely to be delivered due to economic factors, ground conditions and different engineering problems. Therefore, it has been necessary to review the route.</p> <p>The route proposed in the preferred strategy of the MLDP Main Issues Report avoids the areas along the A701 that suffer from ground condition issues including historic mining activity, and waste disposal.</p> <p>The West Straiton site is contained between the north end of the proposed realigned A701 and the current route. There are existing</p>

	uses within the road line including Straiton Residential Caravan Park and the Straiton Park and Ride facility.
Ashgrove North, Loanhead (Preferred Site – employment [LD4])	<p>Site is within the Green Belt. The site is currently a field bounded to the north by the Edinburgh City Bypass (A720) and is located to the north of Loanhead. It bounds a current allocation for housing (H12) to the south. To the west lies an access lane (Lang Loan) and to the east is the Straiton Pond Local Nature Reserve.</p> <p>Given the neighbouring uses and location of the site, it is considered that there is little chance of a significant increase in pressure for development on neighbouring sites.</p>
Oastlie Expansion, by Roslin (Preferred Site – employment [RN4])	Site is within the Green Belt. It is currently used as a tree nursery for the Forestry Commission. It bounds an existing economic allocation at Oatslie (E7) to the north-west and is considered to be an extension to this.
Easter Bush North [BT1] Easter Bush South [BT2] Technopole North West [BT3] (Preferred Site – Biotechnology/ knowledge-based industries)	See The Bush above
Auchendinny (Reasonable Alternative – housing [A1a])	Site is not located within the Green Belt.
Pentland Plants, Bilston (Additional Development Opportunity – housing [BN3])	Site is within the Green Belt. The entirety of this site is within the loop of the proposed A701.
Burghlee, Loanhead (Additional Development Opportunity – housing [LD3])	Site is not located within the Green Belt.
East Loanhead (Hunter Avenue/Foundry Lane), Loanhead (Additional Development Opportunity – employment [LD2])	Site is within the Green Belt. It is proposed that if required for the purposes of expansion of the existing industrial use, some land be released here to accommodate this expansion. The Green Belt study found that there was some capacity in this general area for development. The area presently lacks a strong new boundary for the Green Belt, therefore any development coming forward will likely require landscape treatment.

Monitoring of Green Belt Land Take

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

Conclusions

Midlothian Council considers that the Green Belt has operated effectively during the Midlothian Local Plan period. Furthermore, it is felt that the preferred strategy in the MLDP Main Issues Report has taken account of the change to national policy with boundaries being drawn which reflect the long term development potential of the Green Belt settlements in Midlothian while maintaining the essential characteristics and functions of the Green Belt. Where Green Belt allocations have occurred or are proposed, these are in places that diminish any further pressure upon the Green Belt and thus provide long-term certainty for developers and communities alike. The revised Green Belt as proposed in the MLDP Main Issues Report is illustrated in Figure 2.

Figure 2: The revised Green Belt as proposed in the MLDP Main Issues Report

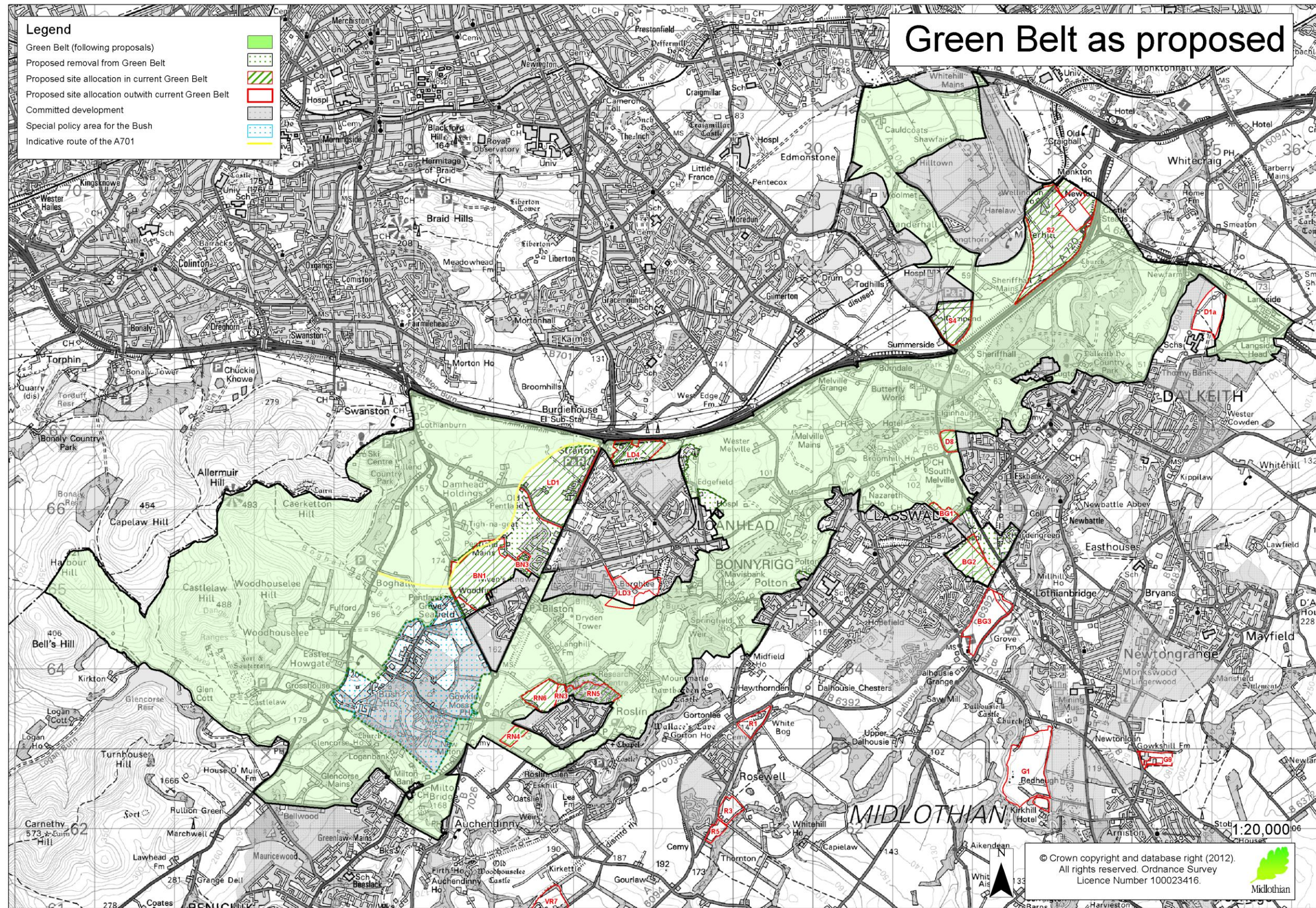


Figure 2

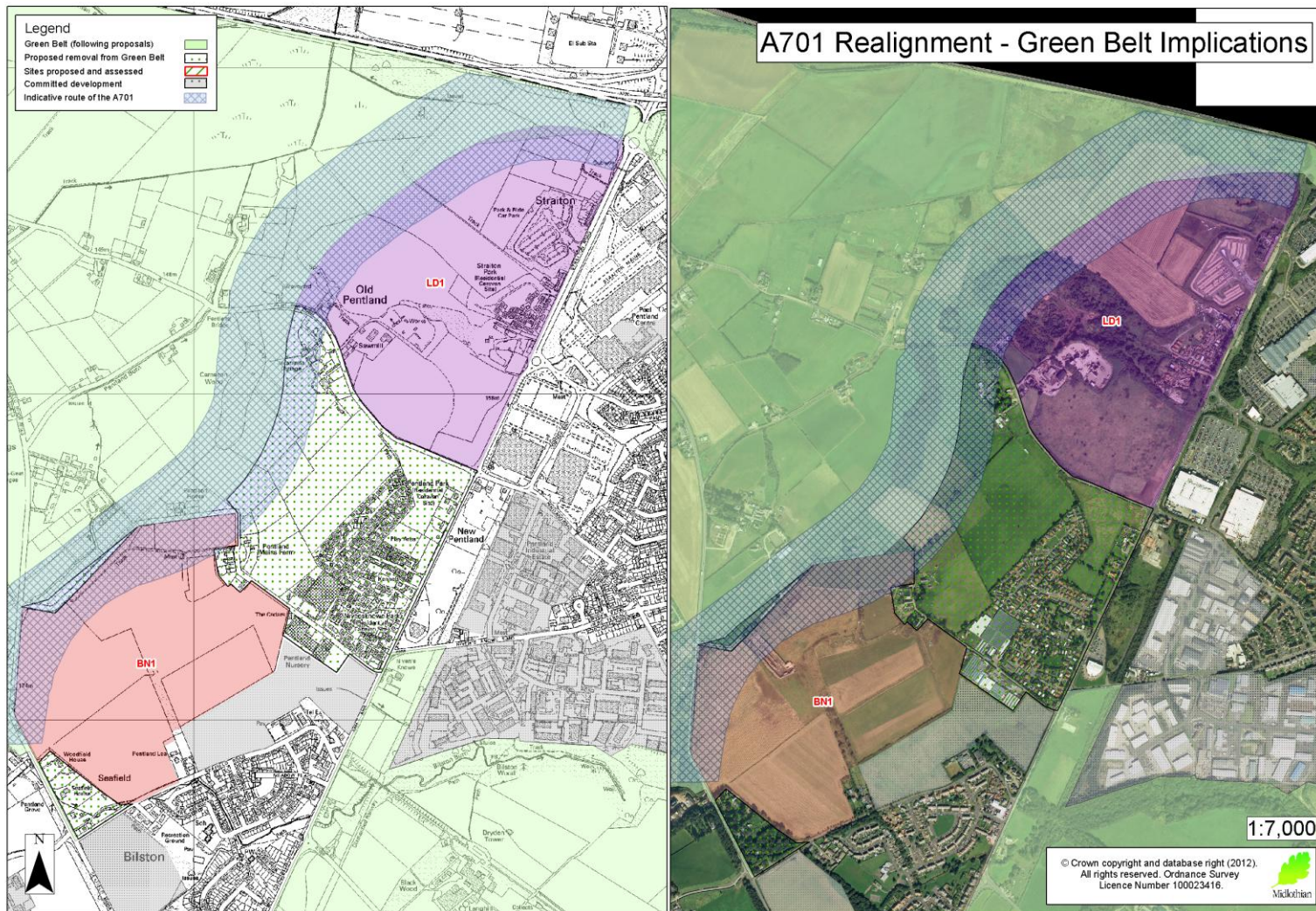


Figure 3

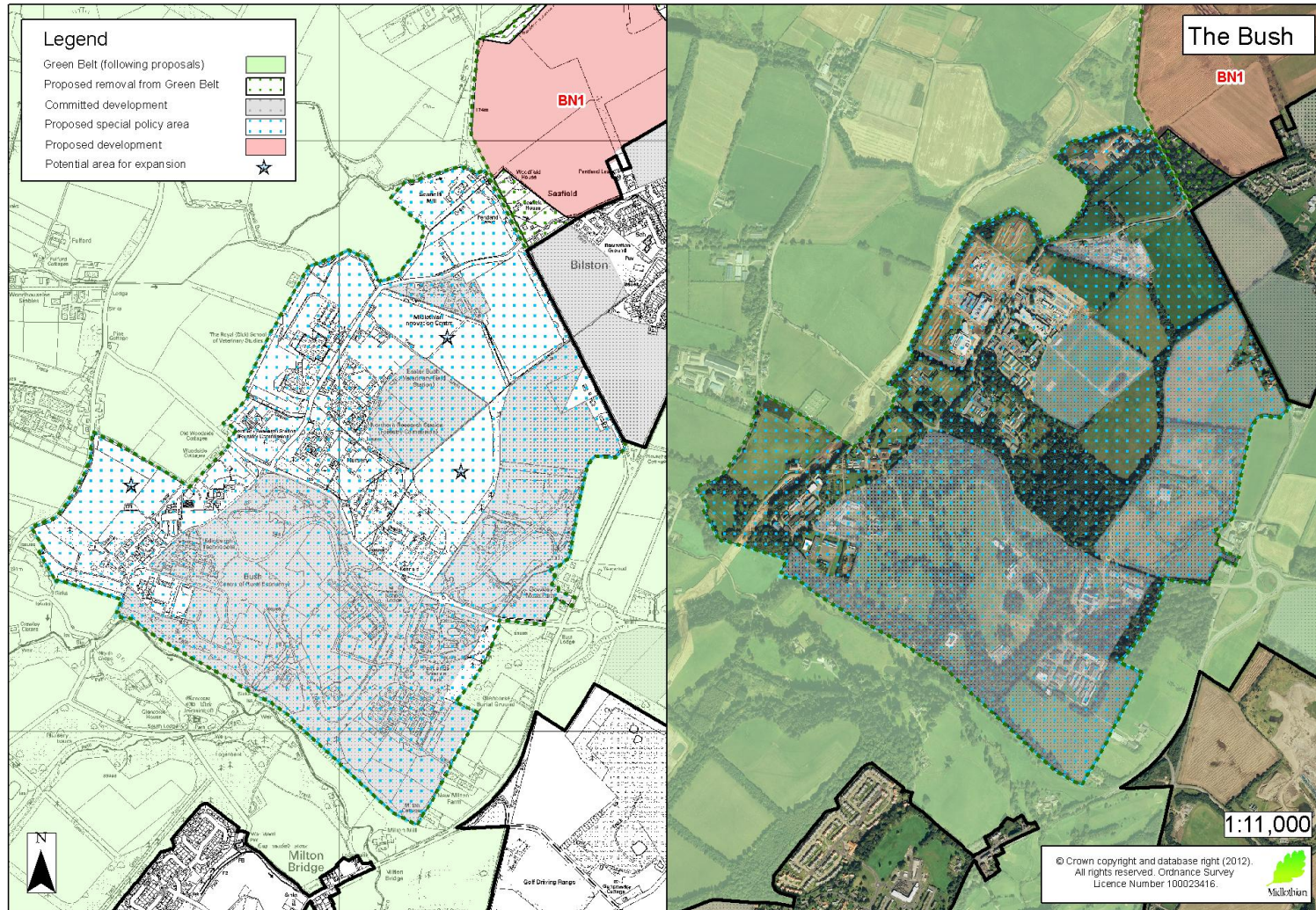


Figure 4



Figure 5

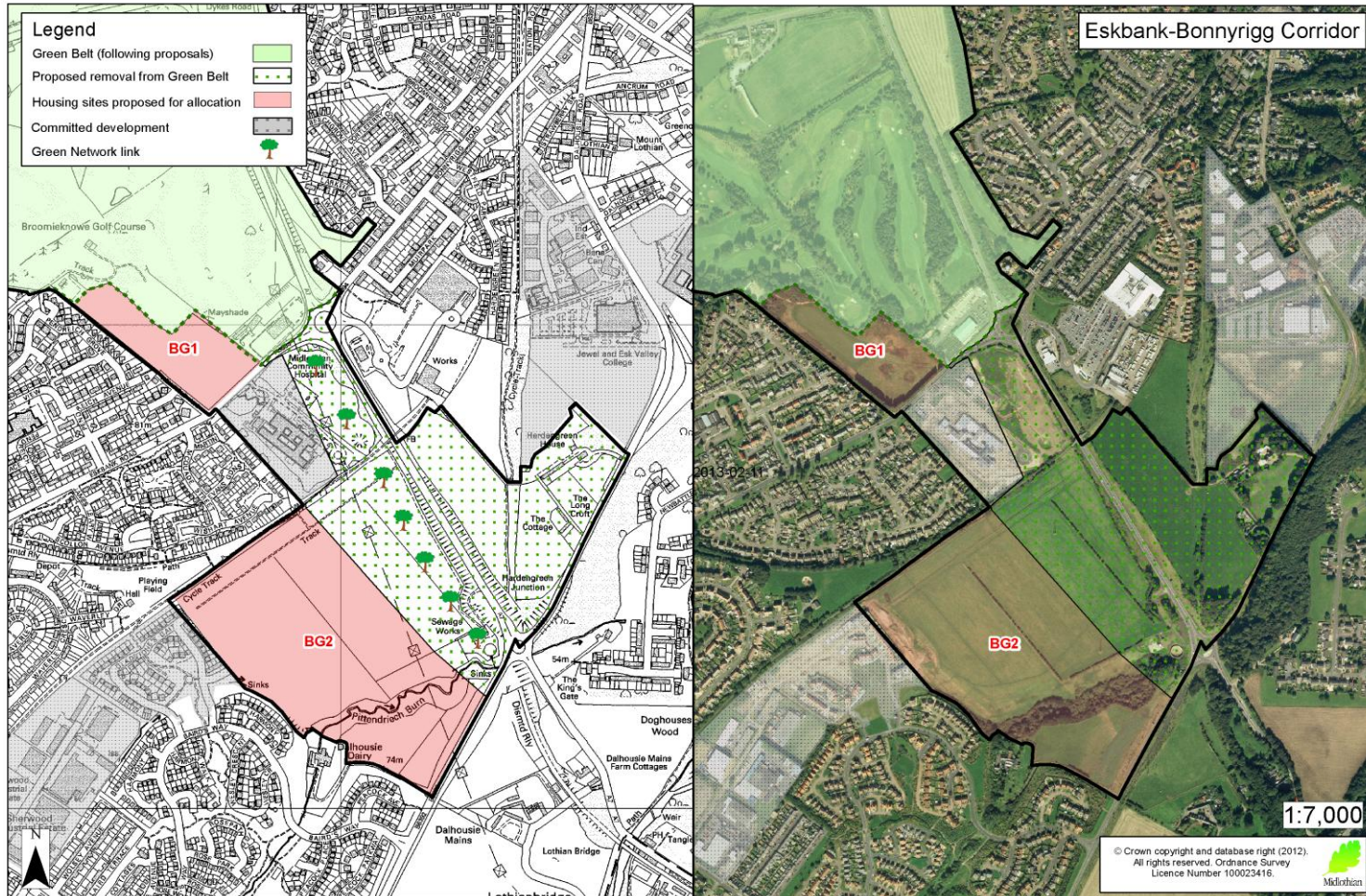


Figure 6



COMMUNICATING CLEARLY

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

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

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