

Midlothian



MIDLOTHIAN COUNCIL

LOCAL DEVELOPMENT PLAN 2027-2037

PROPOSED PLAN

EXPLANATORY NOTE

This is the Midlothian Local Development Plan (MLDP2) Proposed Plan as agreed by Midlothian Council on 23 June 2026 and published for consultation on 30 June 2026.

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Introduction

1. This is the Proposed Midlothian Local Development Plan 2 (MLDP2). This means that it is the draft replacement for the [current Midlothian Local Development Plan](#) which was adopted in 2017 (MLDP 2017). MLDP2 will cover a 10-year period from its adoption. This is likely to be 2027-2037.
2. This Proposed Plan is being published for consultation. We would like to hear from as many people and organisations as possible with their views on the Proposed Plan. More details on the consultation, and how to share your views are provided below.
3. Local development plans set out how an area will change as a place in the future, including where development should and shouldn't happen. It also sets out policies that will be used to determine planning applications and other development applications alongside the policies of the Scottish Government set out in the [National Planning Framework](#) (NPF). [NPF4](#) was adopted by the Scottish Government in February 2023. Together [NPF4](#) and MLDP2 (following adoption) will constitute the statutory development plan.
4. Legislation requires that decisions on planning applications are made in accordance with the development plan unless there are material considerations that indicate otherwise. Planning applications will be assessed against the policies in MLDP2 and the National Planning Framework ([NPF4](#)). All relevant policies will be considered in assessing each application. Where a site designation or site allocation supports a particular form of

development, the details of a proposal must meet the requirements of the development plan as a whole. The Proposed Plan will be treated as a material consideration in the assessment of planning applications and other development applications.

5. Specific relevant [NPF4](#) policies which will apply in conjunction with an MLDP2 policy are highlighted as shown below.



NPF4 Policy Connection – Policy xx

6. The Proposed MLDP2 sets out the vision and aims for Midlothian as a place and the spatial strategy that will guide decisions and changes. Place Statements are provided for our towns and villages along with Site Briefs for all allocated housing, mixed use and employment sites. Policies that will be used alongside NPF policies are grouped under the following themes – development quality; infrastructure; employment and the economy; housing and local living; developer contributions; and protected places.
7. When adopted, this plan will replace MLDP 2017 and its associated supplementary guidance ([Green Network](#); [Special Landscape Areas](#); [Resource Extraction](#); [Food & Drink and Other Non-Retail Uses in Town Centres](#); [Housing Development in the Countryside and Green Belt](#); and [Low-Density Rural Housing](#)).
8. This Proposed Plan, the draft Delivery Programme and draft Environmental Report is being published for a 12-week public consultation period from June to September 2026. Information on the consultation and how to make representations will be provided on the Council's website.

Midlothian as a Place

9. Midlothian is an area with distinct physical features that contribute significantly to a strong sense of place. The settlement pattern is strongly shaped by geography and proximity to Edinburgh. Urban development is concentrated in the north of the area, reflecting the influence of the city, the strategic transport network and Midlothian's place as part of the wider city region. The Rivers North Esk and South Esk are fundamental to the character of Midlothian, from their incised wooded valleys which are a core component of the natural character of the area, to their influence on how Midlothian developed spatially, particularly during industrialisation.



10. The Pentland Hills to the west, the Moorfoot Hills to the south and the Mayfield to Tranent ridge to the east are key landscape features which frame Midlothian, providing the setting for large areas of rolling farmland which characterise much of rural Midlothian. Midlothian's diverse natural landscape provides important biodiversity and recreational opportunities contributing to the area's quality of life.
11. Midlothian is the fastest growing local authority area in Scotland. Between 2001 and 2022 the population increased by almost 20%, bringing with it an associated growth in housing (32.3% increase in the number of dwellings between 2001 and 2023) and increasing pressure on local services and infrastructure. The population is projected to continue growing, including an increase in the younger and older demographics. Within this demographic change, the composition of households is changing with increases in small family households, large adult households and older small households.

Vision and Aims

15. The south-east of Scotland is an area of sustained economic and population growth. The region will continue to be the main driver of the Scottish economy, requiring a significant level of investment and action, particularly in terms of infrastructure to support sustainable growth and change. Within this context, Midlothian is experiencing an unprecedented level of development, particularly in terms of the creation of new homes. This local development plan responds to the drivers of change outlined below, and corresponding to the vision for Midlothian established by the Community Planning Partnership. The vision shown below is the draft vision for the next Single Midlothian Plan and will be updated following consultation by the Community Planning Partnership.

Draft Community Planning Partnership Vision:

By 2050, Midlothian will be a place where people feel they belong, have chances to succeed, and can enjoy a good quality of life. Fewer people will be living in poverty; the local economy will offer fair opportunities and a resilient natural environment.

Spatial Drivers of Change

16. The spatial drivers of change in Midlothian are influenced by regional growth pressures, national policy and the aspirations and needs of local communities. The key spatial drivers of change are:

INFRASTRUCTURE CAPACITY

The high level of growth in population and homes in recent decades has, despite ongoing investment, placed significant and unsustainable pressure on infrastructure, particularly schools, health and social care services, and transport infrastructure and services. Making best use of available infrastructure capacity and addressing challenges wherever possible will have a significant spatial impact.

CLIMATE CHANGE

The necessity of shifting to a climate resilient, low carbon pattern of development, and the need to adapt existing places to our changing climate and transition to net zero, will be a key influence on spatial change in Midlothian.

INFLUENCE OF THE CITY

Edinburgh's economic strength exerts a strong spatial influence on Midlothian particularly in terms of the demand for housing, transport connectivity and mobility patterns, and employment.

Strategic Aims

17. The strategic aims of MLDP2 support the vision for Midlothian to 2050 in the context set by the spatial drivers of change. The aims are:

Our residents can access sustainable housing that is affordable and of good quality in climate resilient communities

Residents and visitors can easily move around using good quality, accessible and safe public transport and wheeling, walking and cycling routes

Well integrated, accessible and climate resilient infrastructure meets the needs of communities, businesses and visitors

Our rural economy and communities are thriving and sustainable

The built and natural environment are protected from inappropriate development

Communities are protected from environmental hazards

Our communities can access a range of high quality, safe, well maintained public spaces, greenspaces and opportunities for play and recreation which meet the varying needs of population groups

Community identity is retained and enhanced, and coalescence between settlements and with the city is minimised

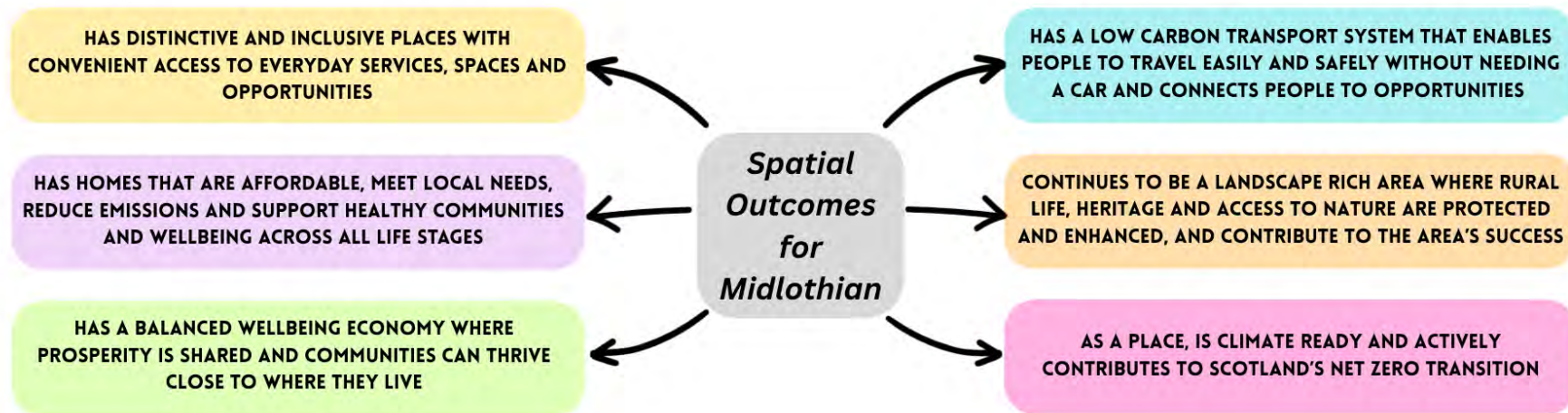
New development is energy efficient, sensitively designed and carefully integrated into the landscape

Spatial Outcomes

18. Spatial outcomes describe the physical changes a place is expected to undergo and form the basis of monitoring of plan implementation. The intended outcomes of MLDP2 are that Midlothian:
- Has distinctive and inclusive places with convenient access to everyday services, spaces and opportunities.
 - Has homes that are affordable, meet local needs, reduce emissions and support healthy communities and wellbeing across all life stages.
 - Has a balanced wellbeing economy where prosperity is shared and communities can thrive close to where they live.
 - Has a low carbon transport system that enables people to travel easily and safely without needing a car and connects people to opportunities.
 - Continues to be a landscape rich area where rural life, heritage and access to nature are protected and enhanced and contribute to the area’s success.

- As a place that is climate ready and actively contributes to Scotland’s net zero transition.
19. Taken as whole these spatial outcomes describe a future where inequalities are reduced not widened by growth, and a Midlothian which is climate resilient and low carbon, distinctive in identity despite regional pressures, economically balanced, and designed around wellbeing, nature and local living.
20. Health in all policies is embedded throughout by ensuring that every spatial outcome contributes to physical, mental, social and environmental wellbeing, reduces health inequalities and supports healthier choices by design. This should deliver settlements where people can meet most of their daily needs locally, safely and sustainably, supported by the right mix of homes, services, infrastructure, green space and economic opportunities. It is the opposite of housing-led expansion with no services.

Figure 1: Spatial Outcomes for Midlothian



Connections to Other Strategies & Plans

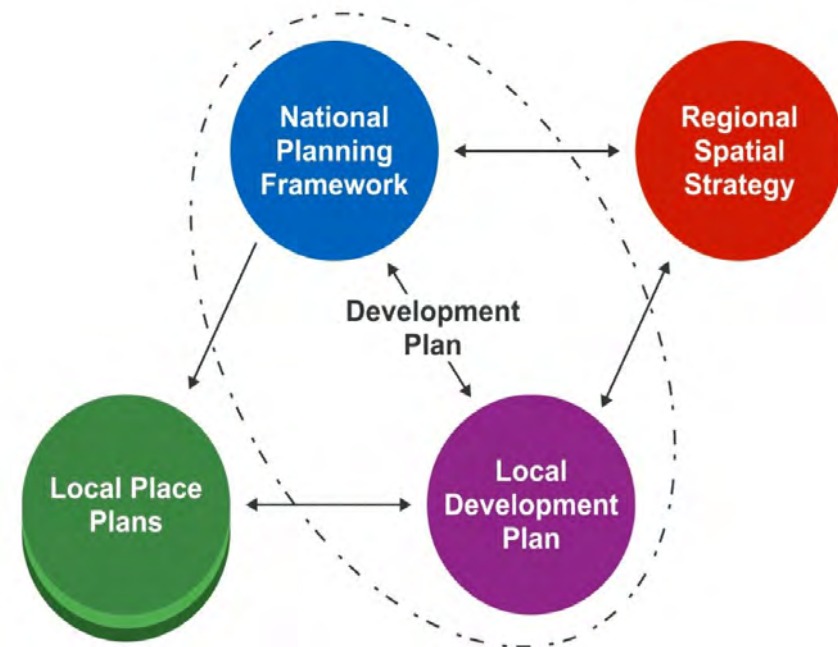
21. This local development plan interacts with many related strategies and plans locally, regionally and nationally. The list below highlights key documents at the time of publication. This list is not intended to be comprehensive, and changes will inevitably occur in the policy context during the lifetime of the plan.

- [Single Midlothian Plan](#)
- [Midlothian Council General Services Capital Plan](#)
- [Midlothian Council Learning Estate Strategy \(including updates\)](#)
- [Interim Regional Spatial Strategy for South East Scotland](#)
- [Midlothian Allotment and Food Growing Strategy](#)
- [Midlothian Local Biodiversity Action Plan](#)
- [Equally Safe in Midlothian](#)
- [Midlothian Local Heat and Energy Efficiency Strategy](#)
- [Midlothian Local Transport Strategy](#)
- [Midlothian on the Move: Active Travel Strategy for Midlothian](#)
- [Midlothian Strategy for Inclusive Economic Growth](#)
- [Regional Prosperity Framework](#)
- [SEStran Regional Transport Strategy](#)
- [River Basin Management Plan for Scotland](#)
- [Scotland's Population Health Framework](#)
- [Scottish National Adaptation Plan](#)
- Forestry and Woodland Strategy (when available)
- Open Space Strategy (when available)
- [Local Flood Risk Management Plan \(Forth Estuary Local Plan District\)](#)

22. This LDP has been created in line with the Place Principle which promotes a collaborative place-based approach to future development. This involves working with stakeholders and local communities to create liveable, healthier and sustainable places that improve lives, build economic prosperity and contribute to net zero and environmental ambitions.

23. Figure 2 illustrates the relationship of the statutory development plan to the Regional Spatial Strategy and Local Place Plans (source: Scottish Government).

Figure 2: Statutory Development Plan and Other Plans

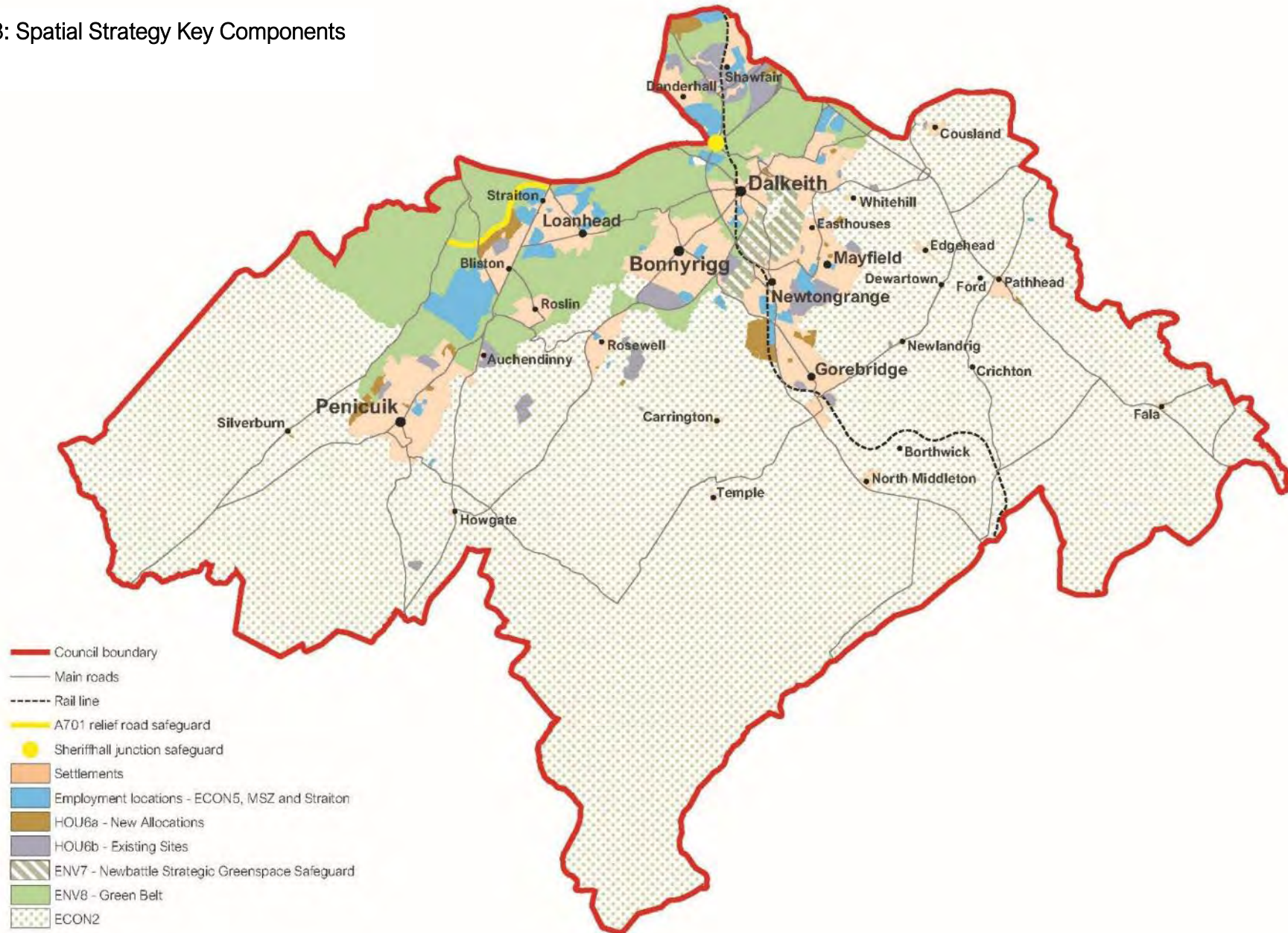


Spatial Strategy

Midlothian's Spatial Strategy

24. Managing the scale of growth in housing demanded by the Scottish Government over this plan period is a significant challenge for Midlothian. The spatial strategy aims to accommodate this growth in a way which results in resilient, connected and successful communities. Midlothian is already facing the impacts of climate change, particularly from flooding and storm events, affecting infrastructure, homes, businesses and health. Development and infrastructure pressure, combined with the growing population, will heighten vulnerability. Embedding resilience and enabling adaptation as the area grows is crucial.
25. The spatial strategy of MLDP2 responds to the spatial drivers of change and strategic aims set out above. Based on an infrastructure first approach, as far as possible in the context of widespread infrastructure challenges in Midlothian, the spatial strategy seeks to accommodate the required growth in new homes in a way which genuinely supports the development of a wellbeing economy, provision of affordable homes, adapting to and mitigating the effects of climate change, safe and healthy communities and nature recovery.
26. Long term, the aim is to have a period of housing growth which is focused on identified local need rather than assuming recent trends should be carried forward. This will allow a focus on climate change adaptation and mitigation, give our communities a period of consolidation following decades of massive change and allow infrastructure capacity to catch up with demand. This will not mean no housing growth, simply more manageable levels than experienced in recent decades.
27. Our settlements are rapidly reaching capacity, with coalescence of our main settlements and loss of community identity becoming an increasing risk beyond this plan period. The long-term direction of growth, if it carries on at a similar scale to recent decades, is therefore likely to be a new settlement or significant expansion of an existing small settlement. This would need to be comprehensively planned and would need to be genuinely mixed use rather than housing led. Community infrastructure would need to be in place from the outset to avoid the new residents having to travel for all services. It would also need to be climate resilient, encompass the highest sustainability standards and principles of the day, and be clearly identifiable as "Midlothian" in character.
28. Figure 3 illustrates key components of the spatial strategy. It shows how Midlothian will grow in a way that strengthens our towns and villages, protects what makes the area special and ensures new development is supported by the right infrastructure. The spatial strategy focuses on directing growth to the most sustainable places, improving connections between communities, supporting reduced dependence on the private car, and protecting and enhancing the blue and green spaces, landscape and built heritage that people value. The strategy also sets out how future development can support local jobs, low-carbon travel and climate-ready neighbourhoods, while keeping the identity of Midlothian's settlements clear and distinct.

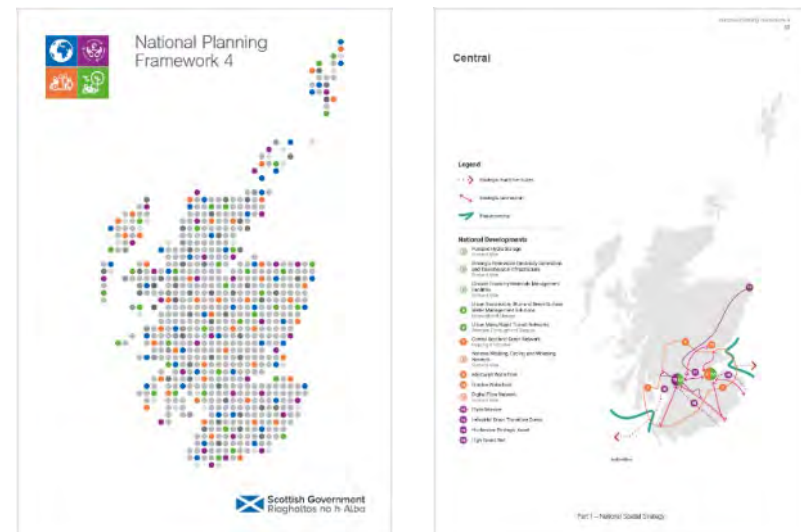
Figure 3: Spatial Strategy Key Components



National and Regional Spatial Strategy (NPF4)

29. The national spatial strategy set out in [NPF4](#) provides the context for the Midlothian spatial strategy. [NPF4](#) also identifies six overarching spatial principles which should be applied and therefore form the basis of Midlothian’s spatial strategy:
- just transition;
 - conserving and recycling assets;
 - local living;
 - compact urban growth;
 - rebalanced development; and
 - rural revitalisation.
30. Further context for the Midlothian spatial strategy, [NPF4](#) identifies regional spatial priorities. For central Scotland, these priorities are:
- LDPs in this area should support net zero energy solutions including extended heat networks and improved energy efficiency, together with urban greening and improved low carbon transport;
 - LDPs in this area should pioneer low carbon, resilient urban living by rolling out networks of 20-minute neighbourhoods, future proofing city and town centres, investing in net zero homes, and managing development of the edge of settlements; and
 - LDPs in this area should target economic investment and build community wealth to overcome disadvantage and support a greener wellbeing economy.
31. The following National Developments (developments of national importance that will help to deliver the national spatial strategy) are relevant to Midlothian:

- Strategic Renewable Electricity Generation & Transmission Infrastructure (all Scotland)
- Circular Economy Materials Management Facilities (all Scotland)
- Urban Sustainable, Blue and Green Surface Water Management Solutions (Edinburgh City Region)
- Urban Mass/Rapid Transit Networks (Edinburgh City Region)
- Central Scotland Green Network
- National Walking, Cycling and Wheeling Network (all Scotland)
- Digital Fibre Network (all Scotland)



Development Quality

32. High quality design is a core expectation to create sustainable, distinctive and well-functioning places. Development is expected to contribute positively to the character and identity of an area, enhance the quality of place and support healthy, inclusive and climate-resilient communities.

Health and Wellbeing

33. Place is the term used to bring together the social, economic, physical, cultural and historic characteristics of a location. Place can directly and indirectly affect health. The places where people live, learn, work and play and the connection between places are a key part of the wider environmental influences on health, at an individual and community level. The creation of safe, climate resilient places which nurture health is of integral value to the public health agenda and this local development plan. It is important to recognise that the causal links between the built environment and health are often complex. Every place is a different blend of physical, social and economic characteristics that interact and influence each other. Figure 4 illustrates the building blocks of health and wellbeing.
34. Places with high quality housing for all, the right local infrastructure, good access to services, employment, education and sustainable travel options can help to break cycles of disadvantage and poverty, promote healthy lifestyles and support physical and mental wellbeing and inclusive communities. They can also help to build thriving local economies and support

community wealth building, strengthening local resilience as well as playing an important role in supporting environmental sustainability.

35. Housing directly influences health through condition, security of tenure, overcrowding and suitability for inhabitant's needs. Housing costs, including energy costs, take up a significant proportion of household income and have a direct impact on poverty. Ensuring good availability of low cost and affordable housing locally is therefore an important component of tackling and preventing poverty and deprivation. Poverty limits opportunities for good health and is a significant contributor to inequalities that persist throughout life.



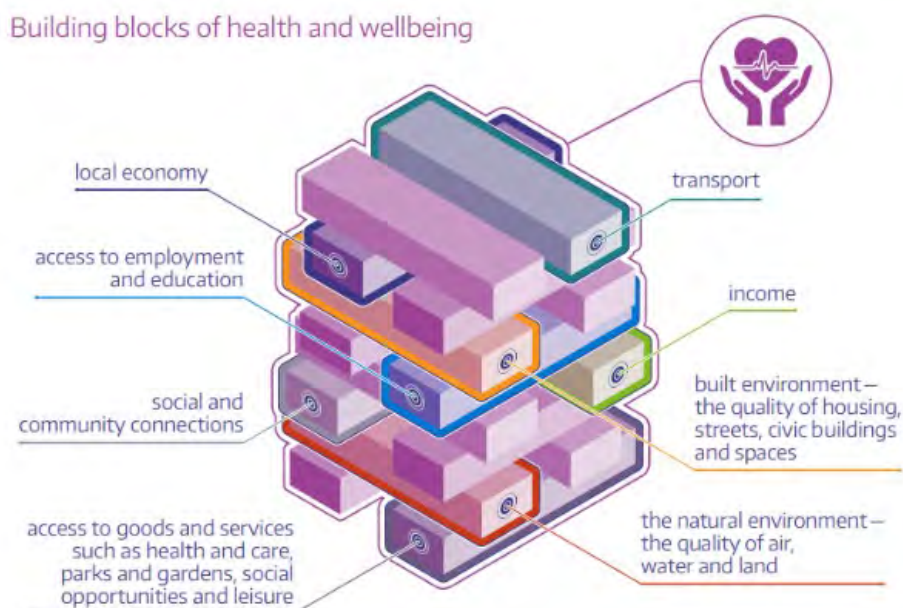
NPF4 Policy Connection – Policy 23

Policy STR1 – Health and Wellbeing

Development will be supported where it promotes the health and wellbeing of residents. Proposals should support access to employment and education; social and community connections; access to goods and services; alongside creating safe, inclusive and accessible environments that encourage physical activity, social interaction and healthy lifestyles. This includes good access to green spaces, active travel routes, community facilities and healthy food options. Development proposals shall not conflict with this fundamental health and wellbeing principle.

Development that has an unacceptable adverse effect on air quality, noise levels or access to healthcare services must demonstrate appropriate mitigation.

Figure 4: Building Blocks of Health and Wellbeing



36. Where the term “safe” is used in the local development plan, this specifically incorporates safety for women and girls as set out in [Equally Safe in Midlothian: Strategy for Preventing and Eradicating Violence Against Women and Girls](#). Designing, planning and developing the built and natural environment with an understanding of women’s and girls’ needs will help to create the conditions in which violence, abuse, and exploitation are less likely to occur.
37. [Sections 15 \(2A\) and \(2B\) of the Town and Country Planning \(Scotland\) Act 1997](#), as amended, require local development plans to include a statement of the planning authority’s policies and proposals as to the provision of public conveniences and water refill stations. Midlothian Council has closed all of its standalone public conveniences. At the time of writing all Council operated “hub” facilities have public conveniences available during their opening hours. The Council does not provide public water refill stations and does not have a policy on the matter.

Climate Change Mitigation and Adaptation

38. Section 44 of the [Climate Change \(Scotland\) Act 2009](#) places a duty on local authorities, and other public bodies, to act in a way to contribute to the delivery of emissions reduction targets and to help deliver the [Scottish National Adaptation Plan](#). MLDP2 is one of the tools that will be used to support Midlothian becoming a climate adapted place. Becoming a climate adapted place will require a “whole place” approach which combines the adaptation and mitigation measures required to deliver a resilient future. Nature-based solutions should be an integral element of this. Climate mitigation means avoiding and reducing the flow of greenhouse gases into the atmosphere. Achieving net zero is a fundamental part of the approach to climate change mitigation. Climate change adaptation is the process of adjustment to actual or expected climate change and its effects.
39. Development proposals are expected to take into account Midlothian Council’s climate change commitments, the [Climate Ready South East Scotland Risk and Opportunity Assessment](#), the [NPF4 Planning Guidance: Policy 2 – Climate Mitigation and Adaptation](#) and other local, regional and national guidance which emerges during the plan period.
40. The impacts of changing climate will not be experienced equally and communities who face disadvantage are likely to be particularly affected. More extreme/intense rainfall alongside periods of no rainfall will lead to increased flooding, escalating the need to manage drainage and water scarcity across Midlothian. Identifying opportunities to implement improvements to the water environment through natural flood risk management and blue green infrastructure will be a critical part of this. Increasing periods of hot weather will lead to overheating in buildings and associated health risks for people, making adaptation of the built environment essential. The adopted [Local Flood Risk Management Plan \(Forth Estuary Local Plan District\)](#) requires flood risk studies and surface water management plans to be prepared in parts of the district. The Council will consider the findings of these and any implications for land use planning decisions.
41. The climate related factors that have been incorporated into this local development plan focus specifically on those that can be influenced through decision making by Midlothian Council within the statutory planning system. For example, energy efficiency in buildings is a matter for Scottish Building Standards regulations and is therefore not directly covered in this plan.



NPF4 Policy Connection – Policy 1 and Policy 2

Policy STR2 – Climate Change Mitigation and Adaptation

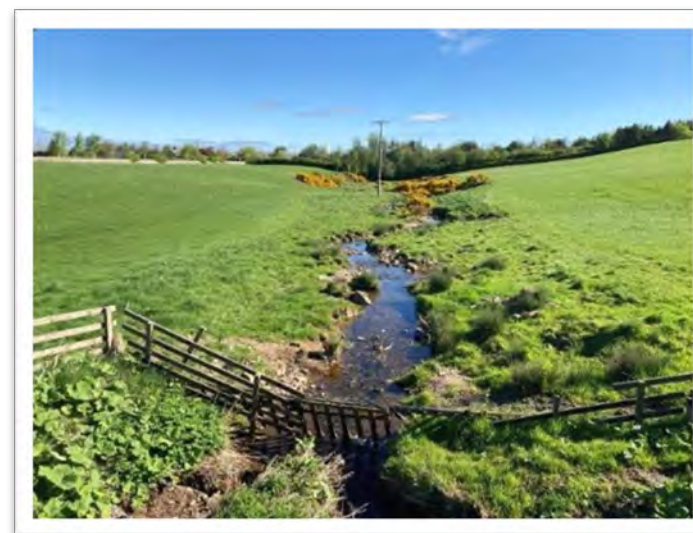
Development, including land use change, which clearly supports the delivery of solutions specifically targeted at climate change mitigation and adaptation and helps to deliver multiple benefits for communities and nature will be supported.

Development must be designed to adapt to the current and future predicted impacts of climate change, taking into account climate risks and the need to enable places, particularly vulnerable ones, to adapt to those risks. Development that directly increases climate related risks to other communities or land will not be supported.

The Council requires planning applications to be accompanied by a supporting statement explaining how the proposal addresses climate change, with specific reference to relevant local, regional and national climate mitigation and adaptation priorities and actions. The statement must demonstrate, where relevant:

- Avoidance of areas at significant climate related risk and displacement of climate related risk.
- Incorporation of site level passive adaptation measures such as orientation, shading, ventilation corridors and green infrastructure.
- Layout design that enables long term adaptability such as space for future flood defences or expansion of Sustainable Urban Drainage systems (SUDS) features.
- Essential access routes will remain operable during climate related events.

- SUDS features are fully integrated into the site design and the local blue-green network.
- Natural floodplains, wetlands and riparian buffers are protected and enhanced, and culverting or channelisation of water courses is avoided.
- The layout reduces the need to travel by private car through proximity to services, active travel permeability and integration with public transport corridors.
- Provision of high-quality active travel infrastructure which connects to existing and planned local and regional networks.
- Development avoids carbon rich soils and peatland unless essential and demonstrates minimisation and restoration measures where disturbance is unavoidable.
- Long term management of restored or newly created habitats.
- The proposal supports local climate resilience priorities.



Quality of Place and Design

42. Protecting amenity is essential to ensuring that people can live comfortably, safely and enjoyably within their communities. Safeguarding these qualities helps maintain the character and attractiveness of places and ensure that new development integrates sensitively with existing development.

Policy DES1 – Protecting Quality and Place

Development will be supported within urban and rural areas unless it is likely to have a material adverse impact on the existing quality, character or amenity of the place. Amenity includes air quality, daylight, sunlight, noise, odour, outlook, protection of usable garden space, privacy and the character of the local area.

43. Development proposals are expected to demonstrate a design-led approach that responds sensitively to local context and delivers well-connected, adaptable and resource efficient places. They are also expected to help deliver the six qualities of successful places:
- **Healthy** – supporting the prioritisation of women’s safety and improving physical and mental health.
 - **Pleasant** – supporting attractive natural and built spaces.
 - **Connected** – supporting well connected networks that make moving around easy and reduce car dependency.
 - **Distinctive** – supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.
 - **Sustainable** – supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring

climate resilience and integrating nature positive biodiversity solutions.

- **Adaptable** – supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Figure 5: Qualities of Successful Places





NPF4 Policy Connection – Policy 14

Policy DES2 – Design, Layout and Landscape Standards

High quality design, layout and landscape proposals will be supported which respect the local context, are consistent with the six qualities of successful places, and demonstrate that:

A: Healthy

1. Safe and convenient access and movement is provided for pedestrians and cyclists within, to and from and around the development.
2. Active surveillance of spaces and routes, including active travel routes to promote safety is provided.
3. The layout minimises conflict between pedestrians, cyclists, and motorised vehicles.
4. Cycle and vehicle parking areas, public realm and open spaces are overlooked by surrounding buildings and meet current design standards whilst avoiding car dominated street layouts.
5. The principles set out in the BRE 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' have been applied.
6. Amenities and services can be easily accessed by walking, cycling or public transport.

B: Pleasant

1. High quality landscaping and multifunctional blue and green infrastructure enhances, provides structure to and unifies the development, and ensures its integration with its surroundings.
2. The layout and design complements and enhances the character of adjoining or nearby urban areas and is well integrated into its

surroundings by responding to and respecting landform, existing features and characteristics.

3. The layout integrates buildings, streets, active travel and vehicular routes, services, blue and green infrastructure, open spaces and tree planting.
4. Shaded areas and shelter from prevailing winds are provided.
5. All new urban spaces are designed to maximise the safety of women and children, with associated benefits for all, creating spaces which are welcoming, safe and inclusive for everyone.
6. Streets are designed with active frontage.
7. Adequate spacing between dwellings is provided to ensure privacy and amenity.
8. Layouts do not include small incidental areas of greenspace unless as a planned part of a nature network. Where included they must be planted with pollinator supporting groundcover planting or shrubs, street trees or incorporate sustainable drainage measures such as biodiverse swales. Just amenity grass is not acceptable on these small areas.
9. Vehicle and cycle parking are accommodated by a variety of means to provide flexibility and lessen visual impact whilst ensuring passive surveillance.

C: Connected

1. High quality and multi-functional open spaces, sustainable urban drainage features and biodiversity habitat are provided and connected to existing networks.
2. The layout encourages active travel, protects existing routes and integrates desire lines and links to existing and proposed routes.
3. New active travel routes and streets are direct and connected to existing and proposed local and strategic networks.

4. Where the provision of bus services is a realistic prospect, roads providing access through the site must be of a width and design sufficient to allow the passage of buses, with lay-bys provided to allow them to stop without obstructing other traffic.
5. The layout incorporates design features which prioritise walking and wheeling, reduces space and priority given to private vehicles and encourage slower driving speeds,
6. Landscaping and active travel networks are integrated with digital, energy, and district heating infrastructure.
7. All green spaces are physically linked by street trees, hedges, or other suitable planting which is designed to ensure the safety of those using the spaces, particularly women and children, whilst supporting biodiversity, nature networks and visual integration.

D: Distinctive

1. Locally significant landscape features, architectural styles or historic buildings are reflected in the design of the development.
2. Local landmarks and attractive views are incorporated into the layout and streetscape. Where there are no existing local landmarks or features new focal points and features should be integrated into the layout and streetscape.
3. Existing natural and physical features at the site, including woodland, hedges, trees and water bodies, that contribute to the character and appearance of the area are retained, protected and enhanced.
4. Existing watercourses which are within or on the boundary of a site are a key feature in the design and incorporated into open space, allowing an offset/planted buffer to support biodiversity value.
5. Buildings are laid along contours to avoid excessive changes in levels and underbuilding.

6. Where the proposal has a boundary on the settlement edge, an effective tree or woodland buffer will be created to define the urban edge.
7. Public art forms an integral part of the open space and public realm design.

E: Sustainable

1. The layout supports and promotes local living.
2. A high standard of passive energy gain is achieved, and overshadowing of buildings is avoided.
3. The layout incorporates covered cycle parking and bin stores, with green roofs on these structures wherever possible.
4. Biodiverse sustainable drainage features including bioswales, rain gardens and/or sustainable urban drainage systems (SUDS) enabled tree pits and biodiverse ponds have a central role in the layout of the development.
5. Rainwater harvesting systems are integrated into all buildings and rain gardens are incorporated into all shared communal usable outdoor space for the private use of residents.
6. Good quality, sustainable materials are used in the design, including certified sustainable timber, reclaimed materials and low embodied energy materials. Trees and plants should be sourced from local or Scottish provenance wherever possible.
7. Hard surfacing is restricted to essential areas only and this surfacing is permeable and integrated into the sustainable urban drainage system.
8. Midlothian Council's parking standards have been applied.

F: Adaptable

1. Active travel routes, public realm, open spaces and equipped play spaces are accessible to all ages and abilities.

2. The street and active travel network is fully integrated with surrounding networks to provide flexibility and future adaptation.
3. New homes and buildings have access to digital infrastructure and district heat network infrastructure which is co-located with other technical and natural infrastructure.
4. Buildings and public spaces are designed to be adaptable and resilient to future changes, including changes related to climate change.
5. There will be legible routes, landmarks and focal points that help people orient themselves and move confidently through an area, and consistent and accessible signage.

Biodiversity in New Development

44. Biodiversity underpins healthy ecosystems that provide essential services such as clean air and water, flood regulation and carbon storage, all of which are critical in responding to the climate and nature crises. Integrating nature into development helps to maintain ecological networks, support pollinators and other species, and enrich local landscapes for people and wildlife. Enhancing biodiversity also contributes to healthier, more resilient communities by improving access to nature, supporting wellbeing and creating places that are more attractive, sustainable and capable of adapting to environmental change.
45. Biodiversity and nature networks should be included as early as possible when siting and designing development, alongside other key infrastructure considerations such as blue and green infrastructure. The [Midlothian Local Biodiversity Action Plan](#) highlights local priorities which should be considered in the design and maintenance of new development. Midlothian Council expects proposals to accord with the [NatureScot Developing with Nature guidance](#) (or any successor documents).
46. Bats and birds can be encountered when carrying out works to existing buildings including works to roofs and minor alterations or extensions. To disturb them can constitute an offence. A bat/bird survey may be required prior to determination of a planning application. Wildlife, including other protected species, may be disturbed or harmed when carrying out other site works such as groundworks, site clearance, work to trees or work in proximity to woodland or other habitats. Wildlife surveys may be required prior to the determination of a planning application.

 **NPF4 Policy Connection – Policy 3**

Policy DES3 – Biodiversity and New Development

Development must be sited and designed to follow the mitigation hierarchy, avoiding adverse impacts on nature networks, habitats and biodiversity, and delivering biodiversity enhancement including the strengthening of nature networks. Appropriate mitigation and enhancement measures must be delivered as part of the development. Mitigation measures and nature-based solutions should relate specifically to the habitat and species relevant to the development and should be incorporated within the development site unless adequate evidence is presented to demonstrate off-site is the only option, or is a preferred biodiversity option.

Development, including householder development where relevant, will be required to incorporate the following biodiversity measures:

- Wildlife corridors and hedgehog highways;
- Nest boxes and wildlife homes including swift bricks and bee bricks.
- Planting must be predominantly native and pollinator supporting species.
- Green service strips must have biodiverse planting such as wildflower, clover, or hedges.
- Lighting strategies should minimise adverse effects on nature whilst ensuring public spaces are safe for women and children.
- Retention of mature and veteran trees and established hedgerows on site.

Applicants are required to agree the method for demonstrating biodiversity enhancement with the Council before submitting

proposals. This should include quantifiable data to demonstrate that the proposals will achieve habitat enhancement compared to the existing baseline.

Applicants who seek to develop a site where trees, hedgerows or other habitats have been removed in advance of progressing development proposals will be required to undertake appropriate compensatory planting or habitat creation on site at a level equal to twice the canopy cover or habitat area removed.

Figure 6: Mitigation Hierarchy



Urban Greening Factor

- 47. This policy establishes the requirement for development proposals to demonstrate compliance with an Urban Greening Factor (UGF) standard. The UGF provides a measurable approach to integrating green infrastructure into new development and supports delivery of climate resilience, securing positive effects for biodiversity, improved air quality, and enhanced health and wellbeing. Householder applications are exempt but are encouraged to incorporate greening measures.
- 48. Midlothian Council will use the [Natural England Urban Greening Factor for England User Guide and Calculator \(User Guide Spreadsheet\)](#) and any subsequent replacement policy/standard. Any change will be notified on the Council’s website.
- 49. The completed calculation must demonstrate how the proposed development achieves or exceeds the minimum UGF score set out in Table 1. The UGF calculation must be accompanied by plans and specifications showing the location, type, and extent of proposed greening measures. Scores represent minimum standards; higher scores are strongly encouraged, especially where schemes include large areas of open space or multifunctional SUDS.

Table 1: Urban Greening Factor (UGF) Scores

Development Type	Brownfield Sites	Greenfield Sites
Residential / primarily residential mixed use	0.4	0.5
Commercial / Employment Excluding Class 5 and 6	0.3	0.4

Policy DES4 – Urban Greening Factor

This policy applies to:

- Housing developments of 10 dwellings or more, or where the area of the development site is 0.5ha or more,
- Employment, commercial or mixed-use development where the floorspace to be created is 1,000sqm or more, or the area of the development site is 1.0 hectares or more.

Development proposals must demonstrate how urban greening has been integrated into the design by submitting a completed Urban Greening Factor (UGF) Calculator as part of the planning application.

Development design must prioritise the following:

- Planting of street trees, hedgerows, woodland and other habitat-rich landscaping,
- Use of native or climate and disease resilient species,
- Integration and maintenance of Sustainable Drainage Systems (SUDS) with planting,
- Green roofs, green walls, and vertical greening where ground-level space is constrained.

Where site constraints prevent achievement of the minimum UGF score, applicants must:

- Demonstrate that all reasonable opportunities for greening have been maximised, and
- Provide an off-site contribution towards urban greening initiatives within the local area.

Open Space, Play and Private Outdoor Space Standards

50. Multi-functional, carefully designed and well-maintained open space plays a vital role in creating successful places, supporting climate resilience and nature restoration. Well-designed and connected green and blue spaces enhance the character and identity of communities, providing opportunities for recreation, social interaction and improved health and wellbeing. They also deliver critical environmental benefits including managing surface water, reducing urban heat, improving air quality and supporting biodiversity and habitat networks. By integrating open space as a core element of placemaking, more attractive, sustainable and nature-rich environments will be created.
51. New development must create spaces that incorporate design principles relating to safer public spaces for women and children. This supports the aims of the Equally Safe in Midlothian Strategy (2023) for preventing and eradicating violence against women and girls by understanding the different ways that men and women experience spaces, creating conditions where violence, abuse and exploitation of women and girls is less likely to occur. Designing with an Equally Safe approach creates more welcoming, well-designed spaces that enhance the experience and security of the entire community.
52. Park, open and greenspaces are expected to be designed in such a way that they hold water during high rainfall events. Plant and tree species chosen must be able to withstand both flood and drought conditions and provide shading.



NPF4 Policy Connection – Policy 21

Policy DES5 – Open Space Standards

Developments of 10 or more dwellings are required to provide at least 60sqm of public greenspace per dwelling within the site. This can include the following:

- Green corridors (minimum width of greenspace/planting alongside a path of 2 metres each side)
- Woodland planting which is accessible using formal or informal paths
- Maintained grass areas with a minimum size of at least 0.05ha
- Areas of biodiverse planting which is accessible using formal or informal paths.

It does not include private garden ground, road verges, SUDS infrastructure such as detention basins and swales or inaccessible areas such as buffer planting. For flatted developments this does not include shared greenspace which meets the requirements for private garden ground.

Where an appropriate standard of on-site provision cannot be created a financial contribution towards the upgrade of appropriate local public greenspace, or access to local public greenspace, will be required.

As part of the public greenspace provision within a site, developments of 33 or more residential dwellings are required to provide “usable greenspace” within the site. The minimum area of any usable greenspace is 0.2ha.

The design of all usable greenspace is expected to meet the following standards:

- The design is consistent with principles of [Safer Parks](#) (and any subsequent replacement policy/standard)
- Includes a maintained grass area of at least 0.1ha which is free draining and has a gradient of less than 1:10 (10%)
- Is located within 400 metres walking distance of every dwelling within the development.
- Park edges are visually open and support ease of access and exit, whilst minimising the road safety risks for children and young people playing.
- Any park edge or greenspace boundary created by fencing, walls or planting allows good sight lines to and from adjoining spaces, and between users and the road/footways. They should support safe use and ease of access whilst minimising the road safety risks for children and young people playing.
- Paths are to be paved with hard permeable or porous surface and at least 3 metres wide. Routes must be easy to navigate and wheelchair accessible, follow desire lines and connect to the wider active travel network. Where provided, cycle and scooter parking must be located alongside paths.
- Includes informal (not equipped) play features such as mounds, trails or path circuits, or natural climbable features.
- Includes at least one area of social seating and one bench, with one additional bench for every 100m metres of path. Seating types should be varied and include accessible seating where possible.
- Contributes and connects to local nature networks.
- Provide sufficient bins which are easily accessible to park users and are simple to access by vehicle for emptying.

- Includes lighting designed and placed to ensure a space feels welcoming and ensures user safety including not creating pools of darkness.

A maintenance plan for at least 15 years following completion will be required for all new open spaces.

53. High quality equipped play spaces within easy and safe access of homes are essential to creating healthy, inclusive and sustainable communities. Well-designed play spaces support children’s physical activity, imagination and social development, as well as being valuable community spaces for all, encouraging social interaction and fostering community cohesion. Incorporating diverse, safe and engaging play opportunities, integrated with green infrastructure, helps to create vibrant, liveable environments which meet the needs of all age groups. A play sufficiency assessment was carried out in 2023 which provided information on the provision of equipped, outdoor, free to use play spaces in Midlothian. The equipped play space requirements are in addition to open space requirements.
54. The standards for equipped play space provision for new developments are set out in Policy DES6. The scale of the required play space relates to the number of units within a development. Where the requirement is between 400sqm and 900sqm, the play space will be “local” in scale and should scale up provision from the minimum requirements relative to the size of the space. Where the requirement is above 900sqm, the play space will be considered “neighbourhood” in scale and the provision should include at least eight play experiences and either a multi-use games area (MUGA) or pump track.



NPF4 Policy Connection – Policy 21

Policy DES6 – Play Space Standards

At least 6sqm of equipped play space must be provided per unit (excluding 1-bed dwellings, retirement housing, sheltered housing and student housing). This is in addition to the public greenspace requirement.

For developments of 65 units or fewer, financial contributions will be required towards expansion or upgrade of existing local equipped play spaces to ensure a range of provision in the area. For developments of 66 or more residential units, equipped play spaces must be provided on site. The minimum size for any equipped play space is 400sqm, incorporating at least six play experiences and designed for use by multiple age groups.

Equipped play spaces provided in new residential areas will be for use by all, not just residents in the development.

Design standards for equipped play spaces:

- Locate new play spaces where children and young people would choose to play and where there will be other community activity.
- Provide a range of play experiences for all age groups, with separate spaces for children and young people of different ages and physical abilities to play. Connect spaces to allow for socialising as well as simultaneous play. Division between play spaces for different age groups can be barrier free or utilise low walls/structures which provide seating.
- Provide inclusive play provision with the aim of providing equality of opportunity for girls and for children and young people with

disabilities. It is not necessary for every child to be able access every play feature or opportunity in the same way, but the number of inclusive play experiences should be maximised.

- Provide seating for adults and for children and young people, including seating designed for users to face each other.
- Incorporate the different play experiences of swinging, climbing, sliding, spinning, balancing and brachiating (swinging by arms and switching hands).
- Provide spaces designed for quiet individual play and for collaborative imaginative play such as performance.
- Factor the specific climate conditions of south-eastern Scotland into the location and design of play spaces, particularly in terms of drainage, choice of surfaces, provision of shelter/shade and lighting. The design and materials used should not mean that a play space will become unusable in frosty, wet or hot weather.
- Be laid out so that parents/carers can easily keep track of their children, for example ensure equipment is visible from seating and that areas designed for older children are visible from the areas designed for younger children.
- Ensure accessible design by minimising environmental and physical barriers to participation, for example entrances, movement around the space, types of surfaces used, width of gates and paths, steepness of inclines, ease of access to play equipment, location and access to and from the site.
- Only use fencing where there is a specific reason (for example a nearby road). Mounding and vegetation can be used to create a sense of enclosure and can also function as play features. All barriers must allow good visibility into and out of play area and ensure clear sightlines to entrances/exits.

55. Ensuring that all new homes include accessible and functional outdoor space enhances residential amenity, supports healthier lifestyles and helps to deliver the wider placemaking objectives.

Policy DES7 – Private Outdoor Space for Dwellings

All residential units will be provided with private usable outdoor space. For all detached, semi-detached and terraced houses, bungalows, cottage flats and maisonettes, private usable outdoor space for each unit must be provided which includes a minimum usable space of:

- 40sqm for 1-bedroom homes
- 60sqm for 2-bedroom homes
- 80sqm for 3-bedroom homes
- 100sqm for 4+ bedroom homes

Smaller areas will be considered where justified by the specific site circumstances, dwelling types or for bespoke design reasons. Any reduction in the space standard will need to be compensated for in communal open space provision, increased built design standards and/or developer contributions towards community or off-site open space provision.

Usable garden area is defined as that part of the rear garden (side garden in some circumstances) not occupied by a garage, garage space, driveway or parking space.

The private outdoor space for each unit should:

- Be free from direct overlooking from public areas;
- Have a maximum slope of 1:12 (8.3%); and
- Include free draining, uncompacted topsoil and subsoil to a suitable quality as set out BS3882 and BS8601 (or successor standards).

For other types of residential units, shared communal usable outdoor space for the private use of residents must be provided.

56. Public spaces, including small areas of structural amenity greenspace such as path verges, make an important contribution to the quality of place either individually or cumulatively. Allowing piecemeal loss of such land to private gardens can erode the shared benefits of the space and harm the character and appearance of an area.

DES8 - Change of Use of Open Space to Garden Ground

Change of use of open space to garden ground will not be supported where:

- The space forms a visually important part of the settlement or an integral part of the layout of surrounding buildings;
- It will result in the loss of an attractive landscaped area, adversely affect nature network connectivity or result in the loss, damage or other harm to habitat important for biodiversity;
- It would result in the loss of land important to informal recreation;
- The proposal would fragment or contribute to the incremental loss of larger areas of amenity space or green infrastructure;
- The proposal would result in the narrowing of a path corridor or lead to a loss of views along a path making it less inviting or safe to use;
- The proposal would have an unacceptable adverse impact on road or pedestrian safety; or
- The proposal would individually or cumulatively affect the overall amenity or appearance of the area. Cumulative impact will include potential future changes where a proposal would create a precedent.

Trees and Hedgerows in New Development

57. Protecting existing trees and hedgerows affected by new development is essential for maintaining local character, biodiversity and environmental quality. Mature trees and established hedgerows provide immediate ecological value, visual amenity, climate benefits and ecosystem services that cannot be quickly replaced through new planting. Retaining and integrating these natural assets within development layouts demonstrates a commitment to sustainable design and delivers long-term benefits for people and nature.



NPF4 Policy Connection – Policy 6

Policy DES9 –Trees and Hedgerows in New Development

Development must be designed to retain, protect and integrate with existing hedgerows, trees and woodland.

The Council opposes any pre-emptive felling in advance of a planning application which results in the loss of existing hedgerows, trees and woodland. Where hedgerows, trees or woodland are lost through pre-emptive felling or will be unavoidably lost as a result of development, the Council will require compensatory planting on site at a level equal to twice the canopy cover removed.

For sites where trees, woodland or vegetation has been cleared pre-emptively, the Council expects that ecological assessments carried out relating to the site must quantify the amount removed and assess the site in its pre-clearance state.

Development sites over 0.5ha are required to achieve a future canopy cover of 21% (at 20 years after planting) through the retention and planting of trees. If this cannot be achieved, other green infrastructure which will deliver equivalent benefit will be required which maximises the use of trees. On sites where there has been pre-emptive felling, the compensatory planting will be in addition to the canopy cover target.

Woodland buffers are required where a development site:

- Has a boundary on a settlement edge,
- Is visually prominent in the landscape, and/or
- Is adjacent to an existing or planned land use which would benefit from visual screening.

Buffers must be a minimum of 15 metres in width and be designed to function as an ecological corridor, allow for the future growth of the trees and allow for pedestrian access to wider path networks beyond the site. A buffer should be calculated from the edge of the canopy area or edge of root protection area, whichever is greater. A woodland buffer may include woodland edge planting.

Planted buffers are required for existing woodland and groups of trees within or adjacent to a development site to limit disturbance and degradation of existing habitats. For ancient and semi-natural ancient woodland, the buffer must be a minimum of 30 metres in width. For all other woodland and groups of trees, the buffer must be a minimum of 15 metres in width. Buffers must not contain built form or infrastructure, private outdoor space for dwellings or utilities (lighting or services).

58. Developers/applicants should refer to the [Scottish Government Control of Woodland Removal Policy](#) and the [UK Forestry Standard](#). There are other permissions and licences that may also apply in relation to works affecting trees such as [Works to Trees applications for trees in a Conservation Area or covered by a Tree Preservation Order](#) (from Midlothian Council), [felling permission](#) (from Scottish Forestry), [species protection licences](#) (from NatureScot) or controls under the [Good Agricultural and Environmental Conditions \(GAECs\)](#) (from Scottish Government). It is the responsibility of the person(s) requesting or undertaking the work to ensure that all relevant permissions are in place.
59. Where there has been pre-emptive felling of trees or removal of hedgerows, the Council will expect applicants to quantify what has been removed and include the removed features/habitat when carrying out ecological assessments and baseline habitat quantification.
60. Buffer distances for woodland and groups of trees are calculated from the edge of the canopy area or edge of root protection area, whichever is greater. This area should be fully protected with fencing during site clearance, soil stripping and construction.



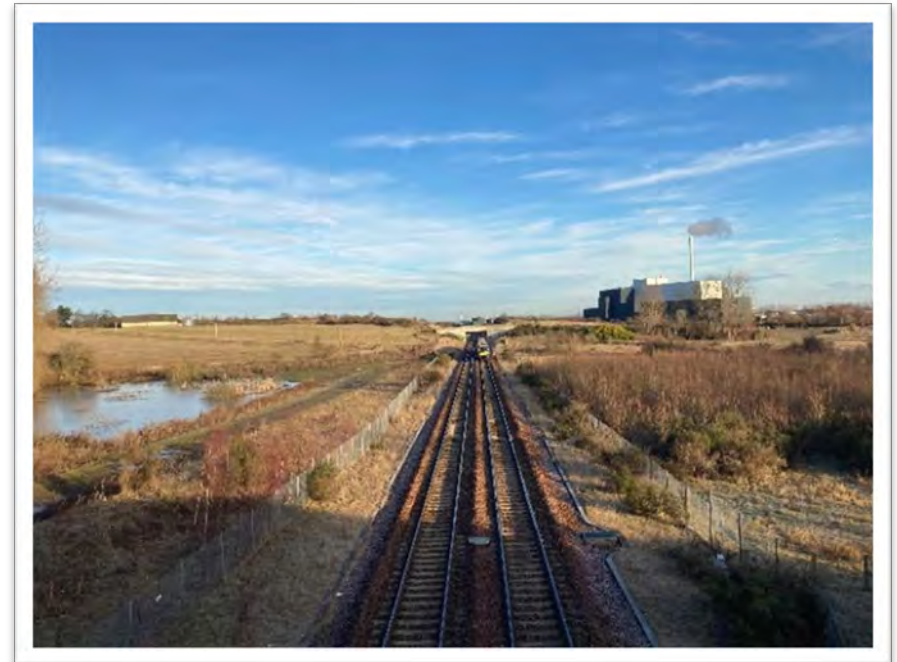
Infrastructure

61. An infrastructure-first approach ensures that the essential services, networks and spaces needed for sustainable, healthy communities are planned and where possible delivered upfront as part of placemaking. This means considering transport, schools, utilities, digital connectivity and, critically, blue and green infrastructure and water management from the earliest stages of development.
62. Midlothian is facing significant infrastructure pressures driven by sustained population growth and changing community needs. It is critical that interplaying design specifications and build out requirements of different infrastructure types are considered in parallel to one another, environmental co-benefits are maximised, and the carbon footprint associated with build out operations is minimised.
63. Health services and school capacity are under particular strain, with existing facilities operating close to or at their limits. Without coordinated investment and strategic planning, these pressures risk undermining service quality and widening inequalities across the area. Ensuring that new development is matched by timely expansion of essential infrastructure is central to maintaining Midlothian's social and economic wellbeing.
64. At the same time, the resilience of Midlothian's existing infrastructure and the regional and national infrastructure that Midlothian relies on, must be strengthened in response to climate change. Ageing assets, from transport routes to drainage

systems, are increasingly vulnerable to extreme weather, flooding and heat stress. Proactive adaptation is essential: upgrading networks, integrating nature-based solutions, and collaborating with regional and national partners will help safeguard communities and ensure that infrastructure remains reliable, sustainable and fit for the future.



NPF4 Policy Connection – Policy 18



Blue and Green Infrastructure

65. Blue and green infrastructure refers to the network of natural and semi-natural features such as rivers, wetlands, sustainable urban drainage systems (SUDS), parks, trees and habitats that manage water sustainably while providing green space, biodiversity and climate resilience benefits. Planning and delivering multifunctional blue green infrastructure from the outset are essential because it shapes the overall layout of a development, ensures effective and climate resilient drainage and flood management, protects and enhances nature and creates a strong foundation for high-quality placemaking.
66. Sustainable water management must be considered from the start of the design process, using a multidisciplinary approach to site planning and layout. Stormwater should be managed through infiltration as close to the point of rainfall as possible.



NPF4 Policy Connection – Policy 20

Policy INF1 – Blue and Green Infrastructure

Midlothian Council considers blue and green infrastructure to be an integral part of the Infrastructure First approach and requires development to integrate existing and new blue and green infrastructure.

New blue and green infrastructure must be designed taking account of the natural flow of water systems and form an integral and connected part of existing and proposed regional and local networks. Its design is expected to protect and enhance biodiversity, support the health and wellbeing of communities and support climate resilience by helping to manage water during flood and drought conditions, sequester carbon and provide shade and shelter.

A detailed overview of proposals for blue and green infrastructure provision across a site and its connection points beyond the site must be provided in seeking planning permission. Where there is a requirement for infrastructure enhancement off-site, applicants will be expected to undertake work in agreement with the appropriate landowner and/or by way of a developer contribution.

Sustainable Transport

67. Sustainable transport infrastructure is essential to support well-connected, healthy, and inclusive communities while reducing the environmental impacts associated with car dependency. An infrastructure first approach is critical as high-quality paths, cycle networks, public transport links and supporting facilities must be planned and delivered upfront to make sustainable travel practical and attractive from the outset. Providing this infrastructure early enables genuine modal shift, giving people real alternatives to car use and embedding sustainable movement at the heart of new development.
68. The [Midlothian Local Transport Strategy \(draft\)](#) and [Midlothian Active Travel Strategy](#) focus on the delivery of high-quality active travel and public transport connections, making sustainable travel options safer and more attractive for all and supporting the decarbonisation of travel. Developers/applicants should also refer to the [SEStran 2035 Regional Transport Strategy](#), [WWCT Network Development Plan](#), [Cycling by Design](#) and [Language Matters: Walking/Wheeling and Cycling](#) (and successor documents).

Policy INF2 – Transport Network Interventions

The transport network interventions listed in Table 2 will be supported where robust evidence demonstrates they are necessary to address identified capacity or safety issues, improve the reliability of movement for communities and businesses or strengthen the resilience of the wider network.

The Council supports the implementation of the grade separation of the A720 Sheriffhall Junction and the construction of the proposed A701 Relief Road and A702 Link Road. Land is safeguarded for these projects (see Proposals Map).

Any existing road safety issues that would be exacerbated by, or road safety issues that will be created by the traffic, pedestrians or cyclists arising in connection with new development, must be resolved by the developer or through contributions to enable measures to be put in place to address the issue(s).

Support will be given to the delivery of new road infrastructure where clear evidence demonstrates the need to address capacity constraints, support the safe and efficient functioning of the wider transport network and enhance connectivity for residents and businesses.

Table 2: Transport Network Interventions

Network Component	Intervention
Trunk Roads	A720 Sheriffhall Junction Grade Separation
Strategic Roads	A701/A702 relief road
Local Roads Serving New Development	New access roads and junction improvements
Junction Improvements	<ul style="list-style-type: none"> • A702/A703 junction enhancement • Gilmerton Road roundabout and A720 interchange • Millerhill Interchange (A68 and A720) • Straiton Interchange (A701 and A720) • Lasswade Road/Wadingburn Road junction (A768)
Park and Ride/ Transport Interchanges	<ul style="list-style-type: none"> • Replacement provision in A701 corridor • Enhanced provision in A7 corridor • Enhanced provision for intermodal change at rail stations • Enhanced interchange in town centres
Public Transport	<ul style="list-style-type: none"> • Extension of bus routes and provision of new bus stops to serve new development sites • Bus Priority Measures - additional lanes and other enhancements to improve efficiency of bus operations • Borders Rail additional capacity • Borders Rail enhanced interchanges • Edinburgh and South East Scotland Mass Transit (SEStransit)

Network Component	Intervention
Active Travel	<ul style="list-style-type: none"> • A7 sustainable transport corridor • Active travel improvements on corridors crossing City bypass at Straiton, Lothianburn and Sheriffhall • Improvements and connections to local active travel network and National Cycle Network routes (existing and proposed) • Formation of safe, convenient access to schools from new development sites

69. The rapid growth in the population of Midlothian sits within the wider rapid growth in population across much of South East Scotland. This population growth means more journeys for work, education and leisure across the region and increasing pressure on the road and public transport networks. Private car use is the main cause of congestion on our roads. Reducing dependence on the private car, particularly in urban areas, will make an important contribution to reducing greenhouse gas emissions, but is dependent on there being suitable alternatives in the form of accessible and affordable public transport and an active travel network which connects people to the places they need to go.

70. [SEStransit](#) is a regional project involving the eight local authorities in the region (including Midlothian Council), Edinburgh and South East of Scotland City Region Deal, Transport Scotland and Network Rail to develop a comprehensive and integrated public transport system across the region. Actions to achieve this are consistent with the spatial strategy of this plan and will therefore be supported. Bus

priority measures, including those being implemented through the [Midlothian Orbital Bus STAG](#) are also supported.



NPF4 Policy Connection – Policy 13

Policy INF3 – Sustainable Transport

Proposals will be supported which accord with Midlothian Council’s Local Transport Strategy, Active Travel Strategy, Electric Vehicle Strategy and/or Parking Standards.

Development proposals will be supported which:

- Are well located in relation to, and can easily be served by, existing or proposed public transport services; and
- Are accessible by safe and direct routes for pedestrians and cyclists.

Development must be designed to ensure:

- The site is easily accessible by existing and committed active travel infrastructure;
- The layout encourages active travel and protects existing routes;
- Safe and convenient access and movement is provided within and around the site;
- New active travel routes are lit, direct, accessible for all ages and abilities and consider desire lines;
- New active travel routes are connected to local networks and key destinations, including bus routes/stops, education facilities, local services and Borders Rail stations;
- New active travel routes are integrated with other infrastructure and networks, including landscape, digital, energy, and district heating;

- Proposals do not negatively affect proposed transport infrastructure including bus stances, stops and laybys, on-road bus priority measures, bus and train interchange, tram and railway network extensions, active travel links to transport interchanges and railway stations, and railway station expansion;
- New bus stops are well located in relation to the active travel network, have good levels of natural surveillance and provide sufficient space for people to wait without causing an obstruction on the footway;
- The layout incorporates cycle parking and secure cycle storage;
- Space dedicated to vehicle parking is minimised;
- Vehicle parking and charging is integrated with landscape features and has low visual impact;
- The layout incorporates design features which encourages slower driving speeds and reduces space and priority given to private vehicle traffic;
- Roads providing access through the site must be at least 7.3 metres wide and designed to allow the two-way passage of buses, with suitable locations for bus stops identified.

Proposals for housing or other developments which would generate a significant number of trips must be accompanied by an appropriate transport assessment or statement.

The provision of sustainable transport infrastructure must be in the first phase of development unless there is acceptable justification and benefit for its provision at a later stage of development. Where there is a requirement for infrastructure enhancement off-site, applicants will be expected to undertake work in agreement with the appropriate landowner and/or by way of a developer contribution.

71. Transport interchanges function as key hubs where different modes of travel such as buses, trains, cycling and walking connect seamlessly, making journeys easier and more efficient. By bringing these options together in one accessible location, interchanges improve travel convenience, reduce reliance on private cars and support integrated sustainable transport networks. They also enhance the user experience through safe, well-designed spaces, clear wayfinding and supporting facilities like seating, shelter and cycle parking.



Policy INF4 – Transport Interchanges

Proposals for the development of transport interchanges, which link different transport modes and associated facilities, will be supported in the following locations:

- Shawfair town centre and rail station
- Eskbank, Newtongrange and Gorebridge rail stations
- Sheriffhall
- Gowkley Moss
- Town centres.

Proposals for transport interchanges must be located and designed to offer a range of facilities and ensure the facility:

- Co-locates public transport and other forms of shared transport;
- Respects the local context and serves local needs including residents, workers and visitors;
- Is accessible by safe and direct routes for pedestrians and cyclists;
- Provides safe and secure cycle storage;
- Is well located in relation to existing or proposed public transport services;
- Provides electric vehicle charging facilities;
- Improves the surrounding public realm and mitigates visual impacts through careful design and landscaping; and
- Is designed with an Equally Safe approach to prevent violence against women and girls and maximise their safety, creating spaces which are welcoming, safe and inclusive.

72. Rail freight plays a vital role in creating a more sustainable transport network by moving large volumes of goods efficiently while significantly reducing environmental impacts. Shifting freight from road to rail cuts carbon emissions and lowers congestion. When well-managed, freight becomes an essential component of a balanced, low-carbon transport system that supports both economic activity and climate goals.

Policy INF5 – Freight Facilities

New storage and distribution and other significant freight-generating developments will only be supported where they will be readily accessible to the rail or strategic road network.

Development will not be supported where proposals will have a detrimental impact on the continuing operation of Network Rail’s Millerhill Depot.

73. Former rail line corridors, where still distinguishable, provide valuable long-term opportunities for sustainable transport and strategic connectivity. Safeguarding them, even where there are no current development proposals, retains the flexibility to provide new active travel routes or wildlife corridors.

Policy INF6 – Safeguarding of Former Rail Lines

All railway infrastructure which is disused and identified on the Proposals Map, and railway infrastructure which becomes disused during the plan period, is safeguarded to ensure its availability for public transport, active travel and/or biodiversity potential.

Development will not be permitted that may limit the prospect of reusing disused infrastructure routes for these purposes.



Energy Infrastructure

74. Renewable energy generation is vital because it underpins the transition to a net-zero future, harnessing natural resources such as wind to produce clean energy. Expanding renewable energy generation within Scotland reduces reliance on fossil fuels, cuts greenhouse gas emissions and strengthens energy resilience in the face of climate change and global energy volatility. It also supports green jobs and delivers economic opportunities while helping to meet statutory climate targets and contribute to a more sustainable, low-carbon future.
75. Renewable energy generation and infrastructure proposals should take account of:
- Midlothian Renewable Energy Landscape Sensitivity Study (when available)
 - Midlothian Forestry and Woodland Strategy (when available)
 - [Midlothian Local Heat and Energy Efficiency Strategy](#) (LHEES)
 - Midlothian Energy Ltd Strategic Growth Plan
 - [Siting and Designing Windfarms in the Landscape](#) (NatureScot)
 - [Battery Energy Storage Systems Planning Guidance](#) (Scottish Government)
 - [Heat in Buildings Strategy](#) (Scottish Government)
 - [Heat Networks Delivery Plan](#) (Scottish Government)



NPF4 Policy Connection – Policy 11

Policy INF7 – Renewable Energy Generation and Infrastructure

Proposals for renewable energy generation and storage, transmission and distribution infrastructure, and low carbon technology proposals (including wind, solar, hydro, mine water, geothermal, heat networks, heat pumps, hydrogen, energy from waste, bioenergy, carbon capture utilisation and storage (CCUS) and battery energy storage systems (BESS) will be supported where it can be demonstrated that:

- Any significant adverse effects on the historic environment or natural heritage will be mitigated;
- Any significant adverse effects on the Pentland Hills Regional Park and its setting or Special Landscape Areas will be mitigated;
- The development will not cause or increase flood risk or have an unacceptable adverse effect on the water environment;
- The required infrastructure for access and/ or power transmission will not have unacceptable environmental impact;
- The development will not result in unacceptable impacts on the road network including traffic generation and road safety;
- The development will not result in significant detriment to residential amenity.

Proposals to repurpose the gas pipeline network to carry low carbon gases (including biomethane and hydrogen) will be supported subject to any significant environmental impacts being mitigated.

76. Providing electric vehicle and bicycle charging infrastructure is essential to supporting a shift toward cleaner, more sustainable travel. Convenient, reliable charging points encourage the uptake of electric cars and e-bikes, helping reduce carbon emissions, improve air quality and lessen reliance on fossil fuels. Integrating this infrastructure and appropriately designed e-bike storage into new development and retrofitting into existing development will support everyday journeys being made sustainably, help build resilient, low-carbon communities and support sustainable business practices.

Policy INF8 – Electric Vehicle and Bicycle Charging

Electric vehicle and bicycle charging infrastructure should be co-located with renewable energy sources wherever possible.

Preference is given to the conversion and re-use of petrol stations for electric vehicle forecourts.

Development proposals are required to integrate electric vehicle and bicycle charging stations proportionate to the scale of development.



Water and Drainage

77. Water and drainage are critical considerations in creating climate-resilient places. Impacts of climate change – more intense storm events, surface water flooding and a growing risk of water scarcity – are increasingly evident in Midlothian. Design must reflect the need to manage water as a valued resource under both flood and drought conditions. New development, including buildings, landscapes and infrastructure, is expected to integrate blue and green infrastructure, manage run-off at source, safeguard water quality, incorporate measures that mitigate drought risk and water scarcity, and be designed to use water efficiently and enhance the long-term resilience of local supplies.



NPF4 Policy Connection – Policy 22

Policy INF9 – Water and Drainage

Proposals that will demonstrably contribute to objectives of the River Basin Management Plan, including the retrofitting of SUDS features to the existing surface drainage system, the restoration of watercourses through the opening out of existing culverts, and the removal of redundant structures will be supported.

Where new SUDS features are being created, or existing features updated, the biodiversity and amenity benefits of SUDS must be maximised through the use of biodiverse SUDS including bioswales, rain gardens, SUDS enabled tree pits and ecologically designed ponds and wetland areas. Underground tanks as a SUDS measure will not be supported.

Development generating a foul drainage requirement will be expected to connect to the public sewerage system where available.

Waste Management

78. Midlothian Council is committed to achieving zero waste targets and applying the waste hierarchy, which prioritises waste prevention, followed by reuse, recycling and recovery, with disposal (such as landfill) as the last resort. Development proposals relating to new waste facilities are expected to accord with the waste hierarchy, [Zero Waste Plan](#) and the Midlothian Local Waste Strategy (or their successor documents).



NPF4 Policy Connection – Policy 12

Policy INF10 –Waste Facilities

Development will not be supported where the new use would potentially compromise existing waste management operations.

Development which would establish sensitive receptors in proximity to existing waste facilities will only be supported where it is demonstrated that no conflict will arise between the uses.

Proposals for new waste facilities which contribute to the sustainable treatment of waste will be supported in the following locations, where there is no adverse impact on sensitive uses, including on residential amenity and the environment, and from the transport movements associated with the development:

- Existing waste management sites;
- On sites designated for employment use where waste management is indicated as a suitable use; and
- Operational or former quarry sites provided there is no adverse impact on the mineral extraction potential.

The Recycling and Energy Recovery Centre at Millerhill is safeguarded for waste management uses. The formation of further waste-related or economic uses is supported on the economic land adjacent to the waste treatment facility.

Heat and Cooling

79. Heating and cooling buildings is a key energy demand and without decarbonisation will continue to be a major source of greenhouse gas emissions. Reducing emissions from energy production and consumption by end users is therefore essential, as is harnessing waste heat.
80. All proposals must take account of the Heat Network Zone priority clusters and current heat networks and potential zones identified in the [Midlothian Local Heat and Energy Efficiency Strategy \(LHEES\)](#) or successor document. The LHEES and Delivery Plan focus on six main outcomes:
- Midlothian's communities and property decision makers will be engaged and empowered to deliver Net Zero heating targets.
 - Work with Midlothian Energy Ltd to find low/zero carbon heat solutions to meet climate change targets.
 - Alleviate fuel poverty and ensure solutions do not put people into fuel poverty or further into fuel poverty.
 - Make Midlothian's homes and buildings as energy efficient as possible using a fabric first approach.
 - Secure investment and funding to deliver heat decarbonisation projects.
 - Keep jobs and revenue from heat decarbonisation projects within the Midlothian economy.
81. Information in relation to technical feasibility, financial viability, and the optimality of using the heat supply source is required in support of applications relating to high-density development and major development with a constant demand for heat such as hospitals,

hotels, education and leisure facilities, community and civic buildings, industrial uses, and residential buildings.



NPF4 Policy Connection – Policy 19

Policy INF11 – Heat Networks

All development requiring heat must connect to an existing heat network or be constructed to enable connection to future heat networks. This will require providing a development-wide heat network capable of connecting to a wider heat network or providing development-wide heat network pipework capable of connection at a later date. For residential development this requirement will apply to developments of 6 or more dwellings. Every dwelling must be connected to the pipework before occupation.

Development with a high heat demand must be co-located with and make use of heat supply sources wherever possible. New waste heat generators will only be supported where designed to re-use heat.

Where district heating is planned, co-location of district heating connections with other grey and green infrastructure will be required.

The decarbonisation of existing homes to enable connection to a heat network is supported.

82. The requirement to connect to an existing heat network is a particular priority in Shawfair, Danderhall and Millerhill, including the retrofitting of connections to existing properties.

83. The principal waste heat generating sources in Midlothian (when this plan was prepared) are:
- Millerhill Recycling and Energy Recovery Centre (RERC)
 - Dalkeith Mine Water Treatment Scheme (MWTS)
 - University of Edinburgh Advanced Computing Facility (ACF) at Easter Bush Data Centre at Dalkeith



Digital Infrastructure

84. High quality digital infrastructure in all locations is essential. Therefore, the delivery, enhancement and futureproofing of digital networks across all communities is supported.



NPF4 Policy Connection – Policy 24

Policy INF12 – Digital Infrastructure

Proposals for digital infrastructure will be supported which:

- Are sited and designed to minimise natural and historic environment, visual, landscape, and amenity impacts.
- Are co-located and integrated with other infrastructure such as roads, active travel networks, energy and district heating infrastructure.
- Conceal masts, antennas, equipment housings and cables, where possible.

All new dwellings are required to be equipped with infrastructure to support at least one gigabit-capable connection (or the latest version thereof) prior to occupation.

Minerals

85. Mineral resources are essential to support sustainable growth, infrastructure delivery and the transition to a low-carbon economy. Midlothian has two active aggregate quarries. Expansion of these sites to maintain the required landbank is expected to be required and will be supported where appropriate.



NPF4 Policy Connection – Policy 33

Policy INF13 - Minerals

The extraction of aggregates at the following locations is supported:

- Upper Dalhousie (sand)
- Temple Quarry (sand and gravel)

These sites comprise existing consented areas and additional land where further extraction is acceptable in principle (see Proposals Map).

In order that the supply and demand for aggregates can be monitored, operators of aggregates sites will be required to provide annual statements of production and remaining reserves.

Development will only be supported where the developer maintains strict site security with a particular focus on prevention of unauthorised access to sites by children and young people.

The Council will require to be satisfied that funds are in place at every stage to ensure the restoration of the site to the agreed final state, including any long-term aftercare requirements, and provision to ensure that inflation in construction costs is accommodated. Sites will be required to be restored to a standard that enhances the landscape and biodiversity value compared to the site prior to extraction.

Employment and the Economy

86. Economic development increases the capacity of the area to improve economic outcomes for businesses and residents and enhance social wellbeing and quality of life. There are a wide range of different environmental, economic and social factors that contribute to the development of the Midlothian economy. The priorities for the local economy are set out in the [Midlothian Strategy for Inclusive Economic Growth 2025-2030](#):
- Develop Midlothian's proposition within the Edinburgh and Southeast Scotland City Region.
 - Enhance skills and employability opportunities to meet the challenges and opportunities of inclusive Green Growth with entrepreneurship recognised as a valuable career pathway.
 - Maximise the potential of Midlothian's key sectors to support a Just Transition.
 - Capitalise on the strengths of Midlothian's strategic partners to embed community wealth across all services to realise a wellbeing economy.
 - Reimagine our town centres, ensuring they meet Midlothian's economic, social, cultural and environmental needs.
 - Deliver infrastructure enhancement that will support Midlothian's transition to a wellbeing economy.

Community Wealth Building

87. Community wealth building is a transformative place-based approach to economic development which enables wealth to be generated, circulated and retained locally. Community wealth building strengthens the role of communities in locally led economic development, supports locally rooted enterprises and maximises the economic value of local assets. The aim is to support diverse business opportunities, resilient local supply chains and inclusive growth, ensuring the development contributes to community prosperity and wellbeing. Midlothian Council will encourage developers to provide local benefits through a permanent skills and training legacy and to participate in the Council's community benefits framework.



NPF4 Policy Connection – Policy 25

Policy ECON1 – Community Wealth Building

Development which will contribute to community wealth building in Midlothian will be supported where it will:

- Promote opportunities for local employment and skills development;
- Provide flexible and affordable workspace to support locally based enterprises, businesses, employers, co-operatives and social businesses; or
- Enable the productive use of land and buildings for community-led projects and local rooted economic activity.

Rural Development

88. A thriving rural economy is vital to the sustainable future of rural areas, providing livelihoods and services that underpin vibrant local communities. Midlothian has varied, highly attractive countryside with rolling farmland, upland hills, lowland moorland and incised river valleys. Midlothian's rural areas are mainly categorised as "accessible rural" under the Scottish Government's six-fold scale. The aim is to enable positive, sustainable rural development that supports local needs, encourages diversification, strengthens the rural economy and enhances the vitality of rural communities.



NPF4 Policy Connection – Policy 29

Policy ECON2 – Rural Development

Proposals that contribute to the social and economic wellbeing of rural communities such as rural enterprises, farm diversification, low impact visitor or educational activities and community facilities will be supported where they are in or close to existing settlements or business locations (including farm steadings) or involve the reuse of traditional or redundant buildings. Conversion of individual sections of existing agricultural buildings to commercial development up to 500sqm will be supported in principle.

The relocation of established rural businesses to new locations, including previously undeveloped sites, will be supported where there is a demonstrable business need and any material adverse impact on the environment and residential amenity will be mitigated.

The creation of a Rural Land Management Hub consisting of workshops and facilities for farm machinery sales, servicing and repairs, related businesses and skills training will be supported in the A7, A68, A701, A6094 or A702 road corridors.

All development must be serviced by adequate and safe road access and appropriate drainage and public water supply (or in exceptional cases a private water supply where it can be demonstrated there is no public supply available and the proposed private supply is acceptable to Environmental Health and resilient to periods of water scarcity).

For small scale rural economic developments (less than 50 employees full time equivalent) it will not be necessary to demonstrate proximity to a settlement or bus route. Active travel links to the nearest settlement or bus route should be identified and upgraded where necessary. Development of a larger scale (50 or more employees full time equivalent) will be supported where it is located at an allocated employment site, is within 1 mile of the edge of a settlement or is within 1 mile of a bus route and a suitable route for walking and cycling is provided.

Proposals for retail premises will not be supported unless they are associated with the sale of products produced at the site, such as a farm shop or can demonstrate a specific locational need to be sited at the proposed location. This does not apply to retail uses which are ancillary to the main business/use.

The establishment of small-scale businesses in association with rural housing will be supported unless it is likely to adversely impact residential amenity.

Tourism

89. Tourism is an important part of Midlothian's economy, supported by the area's rich heritage, outstanding landscapes and significant attractions such as Rosslyn Chapel, the National Mining Museum, Midlothian Snowsports Centre and the Pentland Hills Regional Park, and there is scope for further growth. In 2024, there were 1.698 million visitors, an increase of 8.2% from 2019. Economic impact increased by 51.6% over the same period.
90. The Midlothian Strategic Tourism Infrastructure Development (STID) strategy (when published) will set out the strategic framework for guiding future investment in tourism infrastructure across Midlothian, with the aim of developing a low-carbon, well-connected tourism network that protects the area's rural landscapes, biodiversity and heritage while supporting local communities and businesses. The Spatial Tourism Network reframes Midlothian's tourism assets as connected clusters, bringing together visitor destinations, public transport gateways and nearby settlements, linked by walking, cycling and public transport routes. The intention is that rather than isolated attractions, destinations function collectively as part of an integrated tourism system that supports sustainable access, visitor dispersal and local economic benefit.
91. The provision of visitor accommodation that will enhance Midlothian's tourism offer, is appropriately scaled and is well-designed, will be supported in appropriate locations. The aim is to strengthen the area's tourism economy while safeguarding communities, landscapes and environmental quality.



 **NPF4 Policy Connection – Policy 30**

Policy ECON3 – Tourism and Visitor Attractions
 Sensitive development aimed at enhancing the role of country parks and the Pentland Hills Regional Park as leisure and tourism destinations will be supported where it is compatible with existing uses and protects the special qualities of the park.

Within Pentland Hills Regional Park, development related to recreation and tourism must be compatible with the wider framework of the Pentland Hills Regional Park Strategic Management Plan.

Proposals for new, sensitively designed and managed visitor facilities on the Midlothian side of the Regional Park will be supported where they assist in dispersing visitor activity, reducing parking pressures, and enhancing the overall visitor experience.

Melville Golf Centre - development related to the maintenance and enhancement of this facility is supported, including diversification into related sporting activities. The provision of ancillary catering and retailing facilities will be supported provided the scale and operating hours are directly linked to the operation of the golf centre.

Midlothian Snowsports Centre (Destination Hillend) - The upgrading and enhancement of the Midlothian Snowsports Centre (Destination Hillend) as a centre of excellence for artificial skiing and snowboarding is supported. Retailing will be permitted on the site provided it is limited to no more than 1000 square metres gross floor area and is ancillary to the snowsports centre. The provision of ancillary catering facilities will be supported provided the scale and

operating hours are directly linked to the operation of the snowsports centre.

Rosslin Chapel and environs - Rosslin Chapel, Roslin Castle, Roslin Glen Country Park and Roslin historic battlefield constitute an important grouping of international historic and visitor interest assets. Only sensitive development which respects the importance of these sites and contributes to visitor experience and interpretation of these assets will be supported.

Scottish National Mining Museum - development relating to the visitor and educational functions of the Museum will be supported. Appropriate enabling development to financially support the sensitive restoration and regeneration of historic buildings associated with the Museum will also be supported where it respects the unique characteristics of the site, the listed buildings and the Conservation Area.





NPF4 Policy Connection – Policy 30

Policy ECON4 – Visitor Accommodation

Proposals for visitor accommodation, including hotels, guesthouses, and caravan/motorhome and camping sites will be supported where they contribute to the quality and diversity of the local visitor accommodation offer.

Self-catering visitor accommodation outwith settlements will only be supported if linked to other visitor facilities, the reuse of redundant buildings or farm diversification projects, and the development will not adversely impact local rural character or landscape quality.

Proposals for hotels or guesthouses will be supported within town centres and other sustainable locations with good access to public transport, services and visitor attractions provided that residential amenity is protected.

Hotels and conference facilities in the following locations will also be supported:

- Shawfair Park
- Sheriffhall Interchange
- Straiton North
- Midlothian Science Zone.

Caravan/motorhome sites will be supported in the A7, A68, A701, A6094 or A702 road corridors, where there will be safe and appropriate road access and adequate provision of a public drainage and water supply, and the development will not adversely impact local rural character or landscape quality.

Campsites will be supported where there:

- Will be safe and appropriate road access;
- Will be appropriate drainage and public water supply. In exceptional cases an appropriate alternative sewerage system and/or private water supply may be acceptable where it can be demonstrated there is no public system available and the proposed private system is acceptable to Environmental Health and the water supply will be resilient to periods of water scarcity;
- The development will not adversely impact local landscape quality; and
- Are provisions to ensure that the site will be restored to its previous condition if the camping operation ceases.

Development of tourist accommodation at the Midlothian Snowsports Centre will only be supported where there will be no significant adverse impacts on the special qualities of the Pentland Hills Regional Park and Special Landscape Area.

Employment Locations

92. Business development of all scales will be supported in locations that are appropriate to their operational needs, accessible to workers and services, and compatible with surrounding uses. Alongside the priorities set out in the Midlothian Strategy for Inclusive Economic Growth, the provision of flexible, affordable small business units that can accommodate a wide range of activities including startup and creative enterprises, leisure and fitness facilities, light industry and service businesses is a specific local requirement.
93. To support local living, reduce the need to travel and provide a range of employment opportunities, it is important that new workspaces are provided in tandem with the increase in Midlothian's population. The Council is aware of unfulfilled demand for new employment space, particularly for new start-ups, businesses that are scaling up and for other small and medium businesses (SMEs). To address this a new affordable employment space requirement is being introduced at specified employment locations (see Table 3). Developers may offer the part of the site that will be used to meet the affordable employment space to the Council's property service or a social enterprise for management purposes.

 **NPF4 Policy Connection – Policy 26**

Policy ECON5 – Employment Locations
 Within areas allocated for employment use, development will be supported for the uses indicated in Table 3 where there will be safe and appropriate road access and access to public transport, access by sustainable modes with bike parking and storage, and the scale, layout and design of the buildings will be compatible with surrounding uses. Development will be required to mitigate noise, air quality, dust, smell, light and other relevant environmental impacts in order to maintain amenity. Sustainable and biodiverse landscape design that protects and enhances existing biodiversity, habitats and local landscape character will be required.

The Council will require the provision of affordable employment spaces within the sites specified in Table 3 to support a diverse, inclusive and resilient local economy and to meet growing local demand. Developers will be required to:

- Provide 25% of total commercial floorspace in the form of small-format, flexible light industrial/commercial units designed to provide entry level workspace for new and growing businesses, particularly SMEs, and
- Ensure that a minimum of 25% of total commercial floorspace will be available as affordable employment spaces at below-market rates for an agreed long-term period.

Retail uses will not be supported on employment sites unless ancillary to the primary function of the business.

Food and drink facilities will only be supported where they are of a scale suitable to service the existing and future workforce at these locations.

The conversion of buildings to small-scale employment hubs, including where co-located with community facilities, will be supported.



Table 3: Employment Sites

Site Ref	Name	Settlement	Supported Uses
J1	Dalhousie Business Park	Bonnyrigg	Class 4 (business), Class 5 (general industrial) and other compatible uses (including sui generis uses)
J2	Hopefield	Bonnyrigg	Class 4 (business), Class 11 (assembly and leisure), other compatible uses (including sui generis uses) that are not detrimental nearby residential properties and affordable employment space
J3	Polton House	Bonnyrigg	Class 4 (business), Class 5 (general industrial) and other compatible uses (including sui generis uses)
J4	Sherwood Industrial Estate	Bonnyrigg	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J5	Eskbank Station East	Dalkeith	Class 4 (business), Class 11 (assembly and leisure), other compatible uses (including sui generis uses) and affordable employment space
*J6	Eskbank Station West	Dalkeith	Class 4 (business) and affordable employment space
J7	Grannies Park	Dalkeith	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J8	Hardengreen Industrial Estate	Dalkeith	Class 4 (business), Class 5 (general industrial), Class 11 (assembly and leisure) and other compatible uses (including sui generis uses)
J9	Salter's Park West	Dalkeith	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution), other compatible uses (including sui generis uses) and affordable employment space
J10	Salter's Park East	Dalkeith	Energy generation assets, Class 4 (business), Class 6 (storage or distribution), other compatible uses (including sui generis uses) and affordable employment space
J11	Sheriffhall South	Dalkeith	Class 4 (business) and other compatible uses (including sui generis uses)
J12	Thornycroft Industrial Estate	Dalkeith	Class 4 (business), Class 5 (general industrial), Class 11 (assembly and leisure) and other compatible uses (including sui generis uses)
J13	Easthouses Industrial Estate	Easthouses	Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)

Site Ref	Name	Settlement	Supported Uses
J14	Midlothian Innovation Centre	Easter Bush	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J15	Newtonloan Toll	Gorebridge	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution), other compatible uses (including sui generis uses) and affordable employment space
J16	Stobhill Road	Gorebridge	Class 1A (shops and financial, professional and other services), Class 4 (business), Class 5 (general industrial), other compatible uses (including sui generis uses) and affordable employment space
J17	Ashgrove	Loanhead	Class 4 (business), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J18	Ashgrove North	Loanhead	Class 4 (business), Class 5 (general industrial), other compatible uses (including sui generis uses) and affordable employment space
J19	Bilston Glen	Loanhead	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J20	Clippen's Yard	Loanhead	Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J21	Edgefield Industrial Estate	Loanhead	Class 4 (business), Class 6 (storage or distribution), Class 11 (assembly and leisure) and other compatible uses (including sui generis uses)
J22	Eldin	Loanhead	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J23	Engine Road	Loanhead	Class 4 (business), Class 5 (general industrial) and other compatible uses (including sui generis uses)
J24	MacTaggart Scott	Loanhead	Class 5 (general industrial)
J25	Old Pentland Sawmill	Loanhead	Class 5 (general industrial)
J26	Pentland Industrial Estate	Loanhead	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)

Site Ref	Name	Settlement	Supported Uses
J27	Pentland Road	Loanhead	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution), Class 11 (assembly and leisure) and other compatible uses (including sui generis uses) Affordable Employment Space
J28	Straiton North	Loanhead	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses) Class 11 (assembly and leisure) and Class 7 (hotels and hostels) – limited to 15% of site and affordable employment space
J29	Straiton View	Loanhead	Class 4 (business)
J30	Mayfield Industrial Estate	Mayfield	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution), Class 11 assembly and leisure) and other compatible uses (including sui generis uses)
*J31	Scott's Caravans	Mayfield	Class 4 (business), Class 11 (assembly and leisure) and other compatible uses (including sui generis uses) and affordable employment space
J32	Millerhill	Millerhill	Class 4 (business), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J33	Scotway Centre	Newton Village	Class 4 (business), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J34	Butlerfield Industrial Estate	Newtongrange	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J35	Lady Victoria Business Centre	Newtongrange	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution), other compatible uses (including sui generis uses) and Class 11 (assembly and leisure) in the former colliery workshops
J36	Rosemains	Pathhead	Compatible uses
J37	Vineyard Business Centre	Pathhead	Compatible uses
J38	Eastfield Farm Road Industrial Estate	Penicuik	Class 4 (business), Class 5 (general industrial), and other compatible uses (including sui generis uses)

Site Ref	Name	Settlement	Supported Uses
J39	Eastfield Industrial Estate	Penicuik	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J40	Gorton Road	Rosewell	Class 1A (shops and financial, professional and other services), Class 4 (business), Class 11 (assembly and leisure), community facilities and affordable employment space
J41	Thornton Road	Rosewell	Compatible uses
J42	Hunter's Yard	Shawfair	Class 4 (business), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J43	Monktonhall	Shawfair	Class 4 (business) and other compatible uses (including sui generis uses) and affordable employment space
J44	North Millerhill	Shawfair	Energy related uses
J45	Shawfair Park	Shawfair	Class 4 (business), Class 5 (general industrial), Class 8 (care homes, hospital, nursing home, college, residential school etc), Class 10 (Non-residential institutions), Class 11 (assembly and leisure) and other compatible uses (including sui generis uses)
J46	Sheriffhall Interchange	Shawfair	Class 4 (business), Class 5 (general industrial), Class 8 (care homes, hospital, nursing home, college, residential school etc), Class 10 (Non-residential institutions), Class 11 (assembly and leisure) and other compatible uses (including sui generis uses)
J47	Whitehill Mains	Shawfair	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)
J48	Whitehill Business Centre	Whitehill	Class 4 (business) and other compatible uses (including sui generis uses)
J49	Melville West	Dalkeith	Class 4 (business), Class 5 (general industrial) and other compatible uses (including sui generis uses) and affordable employment space
J50	Pomathorn Mill	Penicuik	Class 4 (business), Class 5 (general industrial), Class 6 (storage or distribution) and other compatible uses (including sui generis uses)

Site Ref	Name	Settlement	Supported Uses
J51	McSense Business Park	Mayfield	Class 4 (business), Class 5 (general industrial) and other compatible uses (including sui generis uses)
MSZ	Midlothian Science Zone	Easter Bush	See Policy ECON7

Note: sites marked with * are new allocations in this plan.

Further and Higher Education

94. Midlothian is home to several important further and higher education facilities including the Edinburgh College Midlothian Campus, Newbattle Abbey College and the University of Edinburgh's Easter Bush campus. As well as providing education and training opportunities for local people, these facilities help to generate local employment, attract investment, support the knowledge economy and support climate change mitigation and adaptation.

Policy ECON6 – Further and Higher Education Facilities

The continued use and development of Midlothian's further and higher education establishments will be supported provided that any development proposals are of a suitable scale and design that will not have an adverse impact on the character or amenity of surrounding uses, are supported by a sustainable travel plan, and can satisfactorily address any infrastructure requirements.

At Newbattle Abbey College any development must also respect the setting of the listed building, the character and amenity of the designed landscape and Conservation Area, and the objectives of the Newbattle Strategic Greenspace Safeguard.



Midlothian Science Zone

95. Midlothian Science Zone is a globally significant research, innovation and education cluster which brings together academia, business and government around animal health, agritech, aquaculture, life sciences and biotechnology. Major land uses include science parks, research institutes, biotech manufacturing and university facilities. Midlothian Science Zone is key local and regional asset, contributing towards the goal of fostering innovation, green growth the knowledge-based economy and skills development within the local workforce. It is a driver of economic growth locally and regionally.



Policy ECON7 – Midlothian Science Zone

The Midlothian Science Zone (MSZ) is safeguarded for the purposes of scientific research and development, biotech manufacturing and related educational uses. The development of additional facilities for scientific research and development, biotech manufacturing and higher and further education is supported.

All development must:

- Be of acceptable detailed design, scale and landscape impact;
- Ensure that the landscape setting of the Bush Estate and other sites within the MSZ is protected, and not lead to loss of existing woodland, individual trees or hedgerows or other biodiverse or valuable habitats;
- Ensure no loss of amenity to residents of the site and its environs;
- Make appropriate contributions to necessary infrastructure;
- And must contribute towards the blue green network for Midlothian

The provision of ancillary facilities such as children's nurseries, small scale convenience shopping, food and drink facilities, and fitness and healthcare facilities is supported provided these are orientated to meet demands arising from the MSZ workforce and limited to a scale suitable to service the daytime population at the MSZ.

Town Centres, Retail and Commercial Development

96. The Town Centre First principle directs development that attracts significant footfall such as retail, commercial, leisure, cultural and community uses to town centres as the preferred location. Where development cannot be accommodated within a town centre, edge of centre sites must be considered before out of centre locations. This approach aims to support the vitality and viability of centres, promote sustainable travel choices, reduce car dependency and make the most efficient use of existing infrastructure and services. The application of this principle occurs within the specific local context of a place. For Midlothian, this local context is a network of relatively small-town centres focused on the historic core of the settlement, supported by a network of local centres.
97. Consistent with trends across Scotland, town centres of the scale of Midlothian's are no longer just primarily retail centres but need to evolve a new role. Vibrant, resilient town centres which continue to evolve play a crucial role in supporting resilient, connected and successful places and enable local living.
98. Midlothian's network of town, local and commercial centres is set out in Table 4. The location and extent of the centres is shown on the Proposals Map. In applying [NPF4](#) Policy 28, the Council will be guided by the compatibility of proposals with the network of centres and their roles. Where it is anticipated that there may be a need for additional retail development, locations have been identified. This does not guarantee that retail development will occur but does safeguard land in these locations for suitable local services.



NPF4 Policy Connection – Policies 27, 28 and 31

Policy ECON8 – Town, Local and Commercial Centres

Midlothian's network of centres is set out in Table 4 and the location of these centres are shown on the Proposals Map.

Locations where new centres and retail stores will be supported are set out in Table 5. Once the new centres are constructed these facilities will be protected as part of the network of centres.

New local centres should not contain more than 1,000sqm Gross Floor Area (GFA) retail use. Additional floorspace for other suitable uses will be supported.

Convenience orientated retailing of no more than 2000sqm GFA will be supported at Stobhill (J16).

Development proposals which may have a potential effect on the network of centres will be assessed in terms of [NPF4](#) Policies 27 and 28 and other relevant policies and material considerations.

Development proposals which relate to the creative sector, culture and the arts will be assessed in terms of [NPF4](#) Policy 31.

Table 4: Town, Local and Commercial Centres

Category of Centre	Location
Principal Town Centre	Bonnyrigg Dalkeith Penicuik
Town Centre	Gorebridge Loanhead Mayfield Newtongrange
Local Centre	Staside Court, Bonnyrigg Hardengreen, Dalkeith Thornybank, Dalkeith Woodburn, Dalkeith Newton Church Road, Danderhall Pathhead Edinburgh Road, Penicuik John Street, Penicuik Roslin
Commercial Centre	Straiton

Table 5: New Centres and Stores

Category of Centre	Location
Town Centre	Shawfair
Local Centre	South Mayfield Gorton Loan, Rosewell Redheugh West Bilston
Retail Store	Millerhill Mauricewood, Penicuik Stobhill, Gorebridge

99. The committed neighbourhood and commercial facilities in South Mayfield and shop proposals in Millerhill and Mauricewood will support local living in these areas. A new neighbourhood centre is required to be formed at West Bilston and Redheugh, associated with new development. Following the substantial increase in the size of Rosewell, the formation of retail or other community services (e.g. a pharmacy) at Gorton Road, Rosewell (J40) will be supported. The formation of a larger convenience store (up to 2000sqm GFA) is acceptable in principle at Stobhill, with smaller convenience stores (up to 1000sqm GFA) also supported at Millerhill and Mauricewood, Penicuik.





NPF4 Policy Connection –Policy 28

Policy ECON9 – Retail and Commercial Leisure Development

A town centre first approach applies to proposals for retail and commercial leisure development (including food and drink-based uses). All proposals for retail and commercial leisure development in town and local centres must demonstrate that the scale and nature of the proposal accord with the role of the associated centre set out in Policy ECON8. Applications at Straiton Commercial Centre must demonstrate that there is no acceptable alternative within a Principal Town Centre, and that there is no adverse impact on these centres.

Retail development of 500sqm GFA or more at locations other than those identified in Tables 4 and 5 will not be supported. The Council will require a Retail Impact Assessment to be submitted with the applications for retail proposals of more than 1000sqm GFA.

The development of new food and drink uses (excluding hot food takeaways) is supported in town centres and where the development is an ancillary use required to support an existing business.

The development of drive-through restaurants is supported at Straiton. Drive-through restaurants in town centres will only be supported where the development will not have a detrimental impact on the amenity of the area, on active travel routes or road safety. Proposals for drive-through units must demonstrate that management of littering has been designed into the development.

New public houses will only be supported where it is demonstrated that the development would not have a detrimental impact on the character or amenity of the surrounding area and residents.

100. Petrol and vehicle recharging stations are an important form of local infrastructure for residents, businesses and visitors. New petrol stations and EV charging facilities will be supported where they can strengthen the area's network and are appropriately located in terms of amenity and the road network.

Policy ECON10 – Petrol and Vehicle Recharging Stations

Petrol and vehicle recharging stations will only be supported where the development is justified in terms of meeting deficiencies in current provision and is acceptable in terms of amenity and road safety. Such facilities shall only be supported within settlement boundaries or identified commercial sites. Any associated retail units should be ancillary to the filling station function and should have a gross floor area less than 100 square metres.

Hot Food Takeaways

101. Influencing the location of hot food takeaways aims to create healthier food environments for communities, help to reduce obesity and associated health risks, and support safer and more vibrant town centres.

Policy ECON11 – Hot Food Takeaways

Hot food takeaways will not be permitted where they fall within 400 metres of the curtilage of a primary or secondary school unless their hours of operation are limited to after 5pm. This includes mobile units where planning permission is required.

Hot food takeaways will not be permitted in premises where there are residential properties on the floor or floors above or immediately on either side, and on the floors above such adjacent properties. The only exception to this is where it can be demonstrated that the hot food takeaway will have no adverse impact on neighbouring residential amenity. Any external alterations for hot food takeaway shops, including any external flues or other ventilation equipment, must not be detrimental to the character and appearance of the building and the surrounding area

Planning permission will not be granted for hot food takeaways where these would cause significant harm to residential amenity or to the general environment of the area as a result of noise, disturbance or smell. Planning permission will also not be granted where the development would present a threat to road safety. This includes consideration of access by delivery drivers/riders.

Hot food takeaways in town centres will not be supported where 50% or greater of ground floor commercial units within 100 metres of the unit are in use as hot food takeaways.

Hot food takeaways in local centres will not be supported where they will result in 50% or more of the units in the local centre being in a food or drink use (including hot food takeaway).

Where hot food takeaways are considered acceptable, they will be restricted to opening hours of no later than 10pm on Sundays and midnight on other days.

Housing and Local Living

102. Local living in the Midlothian context aims to provide homes planned together with local infrastructure, including public transport, schools, community facilities, shops and health and social care. The majority of daily needs, including access to local services, learning, work, greenspace and leisure should be within a reasonable distance from home, and accessible by sustainable and active travel.



Quality Homes

103. The delivery of high-quality, sustainable homes is at the heart of creating liveable, resilient and inclusive places. New housing development is expected to be informed by its local context, responding to the distinctive character, landscape setting and established settlement patterns of the area. Well-designed development should integrate positively with its surroundings and contribute to the evolution of places in a manner that supports identity, coherence and a strong sense of place.

104. [NPF4](#) promotes development that is well connected, with a strong emphasis on walkable neighbourhoods and effective links to existing communities, services and public transport networks. In this context, higher density development is encouraged as a means of making efficient use of land, supporting the viability of local services and facilities, enabling the effective provision of public transport and delivering positive placemaking outcomes. Achieving appropriate density is closely linked to the delivery of a range of house types and sizes, allowing housing development to meet the needs of the whole population while contributing to compact, mixed and adaptable neighbourhoods.

105. Before wheelchair accessible units are offered for general sale, developers are required to make contact with Midlothian Council for a referral of potential private purchasers in need of these properties. Private purchasers referred by Midlothian Council are to be given first option on sale at market rates.



NPF4 Policy Connection – Policy 16

Policy HOU1 – Housing Types and Design

Housing developments must contribute to the creation of inclusive, mixed communities by avoiding an over-concentration of any single house type or size. For Midlothian, this means there is a need to provide a range of properties including cottage flats (4 in a block style), tenement style flats up to 4-storeys and terraced, semi-detached and detached single, two and three storey homes.

In addition to and separate from affordable housing requirements, residential developments must include the following house types for sale:

- For every 10 units a minimum of two units will be a one or two bedroom dwelling, and one unit will be a three-bedroom dwelling; and
- For sites of 50 units or more, at least two wheelchair accessible* bungalows per 50 units.

The stated house type requirements will be applied to residential development sites as a whole (as defined by the planning authority) if either constructed or granted planning permission in phases or by way of additions or variations to grants of planning permission.

Residential developments where the total site capacity is 50 or more units must provide purchase options, including shared and low-cost ownership, targeted at first time buyers who do not qualify for options falling within the scope of the [NPF4](#) definition of affordable housing. This should equate to a minimum of 10% of the units.

*Wheelchair accessible bungalows should meet relevant building standards of the time and be in “move-in condition”.

106. Affordable homes, as defined in [NPF4](#) includes social rented, mid-market rented, shared ownership, shared equity, housing sold at discount (including plots for self-build), self-build plots and low-cost housing without subsidy. Midlothian Council adopted a [Mixed Tenure Strategy](#) in 2024 which broadens the range of affordable housing types that the Council will support to meet demand.
107. The preferred form of affordable housing is homes for social, below market or mid-market rent on the site. If it is not possible to deliver the affordable housing element of the site with these housing tenures due to lack of a funded social housing partner, the balance of the affordable housing may be delivered as either shared ownership housing, shared equity housing, golden share housing, or low-cost housing without subsidy. Midlothian Council may also consider a developer contribution or land transfer (25% of the total site area), at a level set by the Council, as an alternative means of meeting the affordable housing requirement.



NPF4 Policy Connection – Policy 16

Policy HOU2 – Affordable Housing

Within residential sites of 12 or more units, a minimum of 25% of the total number of homes constructed must be affordable homes. For developments of 3 - 11 homes, a commuted payment (in-lieu) will be sought instead.

Affordable housing requirements will be applied to development sites as a whole (as defined by the Council) if either constructed or granted planning permission in phases or by way of additions or variations to grants of planning permission.

- 108.** Ensuring that there is a suitable supply of a range of housing is essential to a thriving rural economy and sustainable future for rural areas. The proximity of Midlothian's rural areas to Edinburgh generates significant pressure for a scale and style of development which is more suited to urban areas, which can increase car-based community, undermine the functionality of rural areas and impact the landscape. The aim of the rural housing policy is to support local needs and the local economy while protecting the quality and distinctiveness of Midlothian's countryside. Local living requirements will be applied proportionately when considering development proposals in rural areas.
- 109.** In 2024 Midlothian Council considered a range of additional affordable housing options under the [Mixed Tenure Strategy](#) (MTS). The MTS options are being taken forward in Midlothian's new [Local Housing Strategy](#) (LHS), adopted in 2026. The LHS

also reflects the Council's Wheelchair Accessible Housing Targets, which seek to provide such housing in both the social and private sector. The Council also regularly updates the [Strategic Housing Investment Plan](#).

- 110.** A Self-Build Housing Register has been made available on the Council's website. The register identifies the demand for self-build homes in Midlothian. Land has not been specifically allocated for self-build homes, and any such proposals will be subject to the relevant development plan policies.
- 111.** A Key Worker Homes in Midlothian report will be prepared during the plan period. The Council will consider the outcomes and how these may be supported through the planning system, including use of the Scottish Government's Rural Affordable Homes for Key Workers Fund, the use of future mid-market rent projects to support key workers, and potential for key worker housing at Shawfair to capitalise on proximity to the Royal Infirmary of Edinburgh.



NPF4 Policy Connection – Policy 17

Policy HOU3 – Rural Housing

All new rural housing must be serviced by adequate and safe road access and appropriate drainage and public water supply. Private water supplies will only be acceptable where there is no public supply available and the proposed private supply is acceptable to the Council, resilient to periods of water scarcity, does not have a detrimental impact on the landscape or result in the loss of trees.

A new dwelling in the countryside will be supported if it meets one of the following criteria:

- It supplements an existing cluster of dwellings, based on a locational relationship, comprising five or more units;
- It can be demonstrated that it supports an existing, established rural business;
- It can be demonstrated that it is integral to the development of a new rural business with a locational requirement in the countryside;
- It is required to restore or safeguard an identified heritage or cultural asset proportionate to the provision of the new dwelling;
- It comprises the conversion of an existing redundant rural building – under this criterion a subservient extension to the host building will be acceptable if the design reflects its rural setting;
- It results in the demolition of a redundant rural building of a comparable size which cannot be converted and its demolition would enhance the countryside; or
- The proposed dwelling provides a natural evolution to an existing settlement pattern or fills a gap site (of a proportionate size plot to its neighbours) between two existing dwellings.

The provision of two dwellings may be acceptable if for design reasons it is more appropriate than the provision of a single dwelling. In this scenario at least one of the dwellings will be no more than three-bedrooms and be marketed to be attractive to the nearby rural community.

New rural dwellings and their associated structures and boundary treatments must be designed to a high standard, incorporating natural materials, be of a size and design that reflects its rural setting, provide on-site parking provision and incorporate tree planting to soften the visual impact on the landscape.

Where housing development in rural areas results in five or more homes being served by a road, then the road will be required to reach adoptable standards. This applies where dwellings are added to existing development resulting in the total dwellings equalling five or more.

112. Gypsy and Traveller accommodation was previously provided at a site jointly operated with East Lothian Council near Smeaton, east of Dalkeith. This 12-pitch site was unpopular with travelling communities and under-utilised. It is now permanently closed. There has been interest expressed by the traveller community in a short stay or transit type site in Midlothian.

Policy HOU4 – Land for Gypsy and Traveller Accommodation

Development proposals for Gypsy/Traveller sites and family yards of up to 10 pitches will be supported where:

- The site is within a settlement or 1 mile of a settlement boundary or is located on the A7, A68, A701, A6094 and A702 road corridors.
- The location is compatible with the character of the area and is designed and landscaped to minimise visual intrusion;
- There is safe and appropriate road access and parking;
- There is adequate public drainage and water supply;
- The design is culturally appropriate in terms of private amenity space, communal areas and vehicle turning/loading space; and
- A site management and maintenance plan has been agreed.

Sites which provide a mix of permanent and transit accommodation will be supported where appropriate. Co-location with touring caravan sites will also be supported where it can be demonstrated that there will be no conflict between uses.

113. Residential Park homes provide an affordable alternative lifestyle choice for a significant number of households in Midlothian, principally in the A701 Corridor at Nivensknowe Park, Pentland Park, and Straiton Park. The Council supports the continued use of these residential park homes sites for their current purpose.

Policy HOU5 – Residential Park Homes

Development proposals that would prejudice the continued use of Nivensknowe Park, Pentland Park and Straiton Park for the siting and management of residential park homes will not be permitted.

The Council will support the long-term maintenance and enhancement of these sites for their current use as affordable homes. This includes the support of ancillary structures of a size and design compatible to their location.

Housing Land Allocation

114. The approach to housing land allocation in MLDP2 is shaped by the ambition set out in the spatial strategy to manage the significant demand for housing over the plan period in a way which strengthens Midlothian's communities rather than overwhelms them. The Council has focused on identifying sites that can support resilient, well-connected and climate-ready neighbourhoods. This means prioritising land that is brownfield, well located in relation to existing town centres, and capable of being served by current infrastructure without creating unsustainable pressure wherever possible. Given Midlothian's limited supply of previously developed land, these considerations have been carefully balanced with the need to maintain a deliverable housing pipeline for the 2027-2037 period.

115. The review of the Delivery Programme every two years following plan adoption will provide the opportunity to review the adequacy of the housing pipeline and identify actions required to address any emerging shortfall in supply. These actions may include working with the landowners/developers on measures to accelerate the delivery of housing sites, where sites in the pipeline are not coming forward as programmed; and supporting the earlier development of areas of land that have been identified as suitable locations for growth beyond the 10-year plan period (see Table 7).

116. [NPF4](#) only supports proposals for new homes on land not allocated for housing in the local development plan in limited circumstances. Sites of up to and including 10 units for market housing, will be treated by Midlothian Council as smaller scale opportunities for the purposes of [NPF4](#) Policy 16(f)(iii).

117. Site briefs have been prepared for new housing land allocations in this plan (see Table 6). The site briefs are set out in the relevant settlement's Place Statement and are intended to identify site specific requirements, inform future master planning and design processes and guide development to deliver high quality outcomes.

118. Granting consent for more units than a site is allocated for can raise problems in terms of providing infrastructure and services and so it is not generally expected that the final number of units delivered will deviate by more than 10% from the indicated capacity in Table 6.



**NPF4 Policy Connection – Policy 16****Policy HOU6 – Housing Land Allocations**

The development of new homes and related facilities will be supported on the sites listed in Table 6 where the proposal is consistent with the Site Brief for the site. The phasing of development is expected to accord with the programming set out in the Delivery Programme.

On sites where there will be a mix of uses, development of the non-housing uses is required to proceed in tandem with housing development.

Where the Delivery Programme identifies that the land allocated for housing is being delivered more quickly than anticipated, or constraints emerge with allocated sites that will significantly delay delivery, the Council will support bringing forward sites in the areas identified as being suitable for new homes beyond this plan period. In exceptional circumstances the Council will consider identifying additional areas through a partial amendment to the Plan.



Table 6: Housing Land Allocations

Site Ref	Site Name	Settlement	Capacity
R1*	Bilston West	Bilston	350
R2	Eskdail Street	Dalkeith	65
R3	Fairfield House	Dalkeith	15
R4	Easter Langside Drive	Dalkeith	20
R5**	Eskbank Station East	Dalkeith	20
R6**	Eskbank Station West	Dalkeith	50
R7	Gowkshill Farm	Gorebridge	100
R8	Barleyknowe Road	Gorebridge	150
R11	Engine Road	Gorebridge	40
R12	David Herkes Way	Gorebridge	30
R13	Pentland Road	Loanhead	400
R14	Bogwood Road	Mayfield	40
R15	Mayfield Place	Mayfield	40
R16	Old School Crescent	Mayfield	60
R17**	Scott's Caravans	Mayfield	40
R18	Blackcot Drive	Mayfield	16
R19	Newton Farm East	Millerhill	70
R20	Main Street	Newtongrange	20
R21	Morris Road	Newtongrange	10
R22	Whippielaw Yard	Pathhead	25
R23	Beeslack	Penicuik	30
R24	Belwood Crescent	Penicuik	130
R25	Dykes Road	Penicuik	16
R26	Rullion Road	Penicuik	222
R27	Silurian Road	Penicuik	200
R28	Thornton Farm	Rosewell	13

Site Ref	Site Name	Settlement	Capacity
R29	Whitehill Forge	Rosewell	3
R30***	Cauldcoats	Shawfair	220
R31	Cauldcoats Steading	Shawfair	12
R32	Silverburn East	Silverburn	3
TOTAL (including small sites)			2,410
TOTAL (excluding small sites)			2,404

* Total site capacity is 500 units. Delivery within plan period expected to be 350 units with remaining 150 units delivered after 2037 (see Table 7)

** Site is a mixed-use allocation (housing and employment)

*** Site includes site Hs0 allocated in MLDP2017 for 430 units bringing site total to 650 units

119. The sites shown in Table 7 have been identified as areas that may be suitable for new homes beyond the plan period. Table 8 shows the sites which are in the total deliverable supply already for 2027-2037 and should therefore be developed during the plan period. These sites are existing allocations from previous local development plans which also have planning consent for housing development.

Table 7: Additional Potential Sites beyond Plan Period

Site Ref	Site Name	Settlement	Capacity
R1*	Bilston West	Bilston	150
R33**	Land south of Gowkshill	Gorebridge	250
TOTAL			400

* Total site capacity is 500 units. Delivery within plan period expected to be 350 units with remaining 150 units delivered after 2037

** Site also covered by part of potential school site safeguard in Gorebridge (see LOC3)

Table 8: Existing Allocations and Consents which will still be delivering units during plan period (2027-2037)

Site Ref	Site Name	Settlement	Capacity Remaining 2027-37
Hs20	Auchendinny	Auchendinny	251
Hs16	Seafield Road Area C	Bilston	154
Hs11	Dalhousie South	Bonnyrigg	73
Hs12	Hopefield Farm	Bonnyrigg	1,032
2019VR2	Airybank House	Cousland	2
2024DK1	120 High Street	Dalkeith	6
2022DK1	Newmills Road	Dalkeith	4
2023DK1	Glenarch Lodge	Dalkeith	5
Hs5	Thornybank North	Dalkeith	30
2018DK2	Wester Cowden Farm	Dalkeith	25
h44	North Danderhall	Danderhall	9
2024MN1	Former Newbattle High School	Easthouses	28
h24	Newbyres	Gorebridge	32
h40	Vogrie Road	Gorebridge	16
AHs5	Wellington School	Howgate	34
243	Elm Row	Lasswade	4
h41	North Mayfield	Mayfield	28
h38+	South Mayfield sites	Mayfield	926
Hs1	Newton Farm	Millerhill	833
2024VR1	SW of Newlandburn House	Newlandrig	10
2022MN2	Newtongrange Parish Church	Newtongrange	5
282	25 Newbattle Road	Newtongrange	8
2018VR1	Fordel	Nr Dalkeith	60

Site Ref	Site Name	Settlement	Capacity Remaining 2027-37
2023VR1	Barley Dean	Nr Rosewell	4
h58 Area F	Rullion Road (at NW Penicuik)	Penicuik	68
h25 Area D	Greenlaw Area D	Penicuik	65
h69	Whitehill House	Rosewell	18
h70	Grounds of Whitehill House	Rosewell	84
AHs1	Rosslynlee	Rosslynlee	172
h43	Shawfair	Shawfair	2,494
Hs0**	Cauldcoats	Shawfair	430
2017SA1	Land South of Hilltown House	Shawfair	3
TOTAL			6,913

* Site identified as constrained at time of publication.

** Site includes site R30 allocated in this plan for 220 units bringing site total to 650 units

Note: capacity figures in table refers to units to be completed from 2027 as indicated in the 2025 Housing Land Audit. Total site capacity may be higher.

Table 9: Allocated Sites considered Constrained

Site Ref	Site Name	Settlement	Capacity
h50	Redheugh	Gorebridge	700
R10	Redheugh West	Gorebridge	400
TOTAL			1,100

121. Table 10 summarises how the agreed Local Housing Land Requirement for MLDP2 will be met. A detailed explanation of this information is provided in the Housing Technical Note which accompanies this plan. Sites with a capacity less than 4 units cannot be counted towards the Local Housing Land Requirement.

developed as Service Families Accommodation. It will be permissible at this site to develop all or part of the affordable housing requirement as housing for veterans.

123. Site promoters may wish to identify an element of their site as suitable for self-build housing – the Council can assist in facilitating contact with persons on the self-build register. The site at R32 appears particularly suitable for self-build housing.

Table 10: Meeting the Local Housing Land Requirement 2027-2037

Supply of Residential Units	Number of Dwellings
Local Housing Land Requirement	8,851 units
Total Deliverable Supply 2027-2037 (from HLA 2025 excluding small sites and AHs3)	6,913 units
MLDP2 Proposed Plan land allocations (excluding small sites)	2,404 units
Total identified effective supply (see tables 6 and 8)	9,317 units
Constrained sites at Redheugh (h50 & R10) (see table 9)	1,100 units
Additional Potential Sites beyond plan period (see table 7)	400 units
Total Units (Identified supply plus constrained sites and additional potential sites)	10,817 units
Difference (Total Units minus LHLR)	1,966 units

122. The following sites are allocated in the expectation that they will be developed wholly for affordable housing: R2, R3, R12, R16, R18, R20 and R25 (this is in addition to affordable housing requirements at other sites). It is anticipated that a proportion of site R24 will be

Householder Developments

124. A significant proportion of the planning applications received by the Council relate to extensions and other alterations to existing dwellings. In line with [NPF4](#), the Council expects well designed development that considers the character of the host building and surrounding area and the amenity of neighbouring properties resulting in successful and pleasant places in which to live. Good quality design, careful siting and due consideration of scale are key to ensuring that domestic development does not erode the character and appearance of our residential areas. While increasing the accommodation of a dwelling, extensions can also add to their architectural interest. It is important that they do not detract from the appearance of the property or that of neighbouring properties.
125. While the impact of individual proposals is often localised, these can have a cumulative detrimental impact on the appearance and amenity of a wider area if not well regulated. In addition, proposals are sometimes submitted to the Council which may have a significant adverse effect on neighbours to the extent that they cannot be supported. In providing additional space for the existing building, there should be no material loss of amenity for adjoining houses.

Policy HOU7 – Householder Developments

Householder development proposals must be designed to improve the quality of an area. Proposals must be well designed and maintain or enhance the appearance of the dwelling and the locality. Development proposals that are poorly designed or detrimental to the amenity of the surrounding area will not be supported.

Householder development proposals will be supported where the development:

- Will not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials;
- Will not have a detrimental effect on the neighbouring properties in terms of physical impact, outlook, daylight, overshadowing or overlooking; and
- Provide adaptations in response to risks from climate change or relating to people with health conditions that lead to particular accommodation needs.

Development must not result in the loss of or damage to existing trees or their root protection areas. Tree removal will only be permitted where an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement which accord with BS5837 (or successor standard) are submitted as part of the planning application, clearly justify the need for removal and set out details of replacement tree planting for any trees that are lost or harmed.

Alternative design approaches to those outlined in Policies HOU8 and HOU9 will only be considered where:

- The host building is not of particular architectural merit;
- The proposal is of a very high design standard;
- The scale and design quality of the extension will preserve or enhance the special interest of the original building;
- The proposal forms part of a holistic coherent design approach; and
- The proposal will not significantly harm the character or amenity of the area or neighbouring properties.

126. Planning applications for householder developments must include measures to enhance biodiversity where practicable (Policy DES3) and be accompanied by a statement explaining how the proposals address climate change (Policy STR2). Bats and birds can be encountered when carrying out works to roofs and minor alterations or extensions. To disturb them can constitute an offence. A bat/bird survey may be required prior to determination of a planning application.

Policy HOU8 – Extensions

The design of an extension is expected to meet the following standards:

- The design must take into account the character of the host buildings and surrounding area, with architectural detailing, scale and proportions compatible with the host building;
- The extension must be designed as an integral part of the property and be clearly subservient, maintaining the original building as the dominant element;
- Use matching or complementary external wall and roof materials;
- Eaves and ridge heights on extensions must be lower or at the same height as those of the existing building;
- Flat roofs will only be supported where complementary to the existing roof, form part of a high-quality contemporary design or on non-principal elevations where they are an incidental element. It will not be acceptable to have areas of flat roof incorporated into the design of the roof as a means of increasing accommodation within the roof space;
- When extending in the same plane and there will be a change in external materials, a break or step from the main building should be pointed.

- The extension must not result in a significant loss of usable garden ground or the loss of existing on-site parking.

The scale and positioning of front extensions must be proportionate to the dwelling and maintain a balanced elevational composition.

Front porches on detached or semi-detached houses will be supported where they meet the design standards, project less than 2 metres from the front of the house, are set back from the footway/road and will not be overly dominant in the street scene. Front porches on terraced houses or flatted dwellings will be supported where they do not adversely impact on the visual appearance and character of the terrace/block as a whole. Where the street frontage has an established uniform style, front extensions are unlikely to be supported.

The design of dormer extensions must take the character of the building and surrounding area into account and must relate in style, proportion and alignment to the windows and doors below. Dormer extensions will only be supported where they incorporate dormer “windows.” “Box” dormers will not be supported. Dormers which rise off the wall head, rise above the existing ridge level or occupy a predominant proportion of the existing roof area will not be supported. Dormers must not extend other than to a limited extent beyond the glazed area.

Policy HOU9 – Outbuildings, Driveways, Micro-renewables, Fences and Walls

Outbuildings will only be supported where the building is smaller than the main dwelling and an appropriate scale for a domestic garden setting.

Garages will only be supported where there will be at least six metres between the public road (including footway) and the front of the garage, allowing vehicles to stand clear of the public road with the door(s) open. For garages on rear access lanes, the garage must be set back sufficiently so that when its doors are open, they do not project into the lane.

The design of outbuildings and garages is expected to meet the following standards:

- The design must take into account the character of the host building and surrounding area, with architectural detailing, scale and proportions compatible with the host building;
- Use matching or complementary external wall and roof materials;
- The proposal must not result in a significant loss of usable garden ground or the loss of existing on-site parking.

Driveways which will present a danger to pedestrian or road safety or have a significant impact on the visual amenity of an area will not be supported. Driveways should be at least six metres long and three metres wide. A reduction in this standard may be acceptable if it is demonstrated that there will be no impact on pedestrian or road safety.

Micro-renewables will be supported where:

- There will be no adverse impacts on residential amenity; and
- The scale of the proposal is appropriate to the surrounding context and does not detract from the streetscape, local landscape character or character of the property. Any adverse visual impact should be minimised and mitigated where possible.

Fences and walls in front gardens must not exceed 1 metre in height. Higher fences will only be acceptable where they are set back from the site boundary to allow for hedge planting to the public facing side and this is characteristic of the surrounding area.

Community and Sports Facilities

127. A community facility is any building, space or service that meets the everyday needs of local people and supports community life. They will usually accommodate a range of uses such as community meeting spaces, libraries and community education, health and social care, childcare, co-working space and other social spaces. Care homes, extra care housing and other residential institutions can also be considered as community facilities. Accessible and well-located community facilities are an essential component of local living.

Policy LOC1 – Community Facilities

The creation of new community facilities, whether new build facilities or involving the reuse of an existing building, will be supported where the facility:

- Meets specific local needs;
- Is designed to be multi-functional and easily adaptable to future requirements;
- Provides secure cycle parking;
- Is accessible by safe and direct routes for pedestrian and cyclists and by public transport if located in urban areas.
- Does not have an unacceptable detrimental impact on residential amenity; and
- Is of a size and design which is compatible to its location.

The creation of co-located employment opportunities and community facilities will also be supported where the employment opportunities are of a suitable scale and type.

Development proposals for the provision of health and/or social care related facilities, including community health hubs, will be supported within or on the edge of settlements where they are well related to residential areas, can be easily served by public transport and are accessible by walking and cycling. Co-location with other community services is encouraged.



128. Facilities for outdoor and indoor sports and physical activity are essential for the health and wellbeing of communities, providing accessible opportunities for people of all ages to be active. Maintaining and improving them encourages healthier lifestyles, contributes to resilient, connected and successful communities.



NPF4 Policy Connection – Policy 21

Policy LOC2 – Sports Facilities

Development that will have a detrimental impact on the operation of or will result in the loss of existing sports facilities (indoor or outdoor) will not be supported unless alternative provision of equal or better quality is provided.

Developments of four or more residential units will be required to make a financial contribution to the upgrade of local sports pitches and other sports facilities. This is separate from open space and equipped play space requirements.

Development of new sports pitches and sports facilities including indoor sports facilities will be supported where there will be safe and appropriate road access, access to public transport, connectivity to the active travel network, and the scale, layout, nature and design of the facility will be compatible with surrounding uses.

Existing golf courses are protected for golf course use and there is a presumption against their redevelopment for other uses. Ancillary development that will demonstrably contribute to maintaining the golf course function will be supported. Any change of use of a golf course will only be supported where:

- The development will deliver similar or enhanced outdoor recreational, landscape and biodiversity benefits;
- The development will maintain the greenspace function of the site; and
- It can be demonstrated that the golf course use is no longer financially viable.



Schools and Nurseries

129. The level of population growth experienced by Midlothian in the last two decades has resulted in serious issues with the availability of adequate school places despite ongoing significant investment in the school estate. The continued levels of growth required by the Scottish Government will place additional pressure on schools with limited to no places available. Developers of new homes will therefore be expected to fully fund the increase in capacity resulting from their development. More detail on this is provided in the Delivery Programme. As set out in the [Learning Estate Strategy 2017-2047](#), the Council's preferred model of primary school provision is a two-stream school with a capacity of 420 pupils (P1-P7).

130. The Council is required to consider the availability and safety of walking routes to school for pupils. A [Walked Routes to School Assessment](#) must be undertaken for a new residential developments. Home-to-School Transport policy is set out in the Council's [Integrated Transport Strategy](#).



Policy LOC3 – Schools and Nurseries

New residential development will only be supported where sufficient school capacity (including early learning, childcare and additional support needs) exists or can be delivered. Where additional capacity is needed, developers will be required to fully fund the capital costs of the agreed solution(s). The phasing of residential development must align with the delivery of the required school capacity.

Developers will be required to ensure pupils from a development will have access to safe walking routes to school. Developer contributions will be required for off-site infrastructure improvements related to these walking routes. Where a residential development will result in pupils requiring Home-to-School Transport, the Council will require financial contributions from the developer to cover the additional costs for an agreed period.

Land is safeguarded for potential school provision in Bilston, Shawfair and Gorebridge (see Proposals Map). Safeguarding of land for potential school provision is not a commitment to building a school but indicates potentially suitable locations.

The provision of new private nurseries to meet local demand will be supported where:

- a suitable and safe learning environment, including outdoor space, will be provided,
- residential amenity will be protected,
- the nursery will be accessible on foot and by public transport, and
- adequate provision for staff and parent/carer car and cycle parking will be available.

Allotments and Community Growing Spaces

131. Allotments are small plots of land that individuals can rent to grow their own vegetables, fruit, herbs and flowers. Allotment sites include shared facilities like water points, storage facilities and compost areas. Midlothian currently has a shortage of allotment sites. Development proposals relating to allotments and community growing spaces should take account of the Midlothian Food and Growing Strategy.

Policy LOC4 - Allotments

Development that will have a detrimental impact on the operation of an allotment site or will result in the loss of allotments will not be supported.

The design of new allotment sites is required to meet the needs of a range of individuals for the purposes of food growing. The supporting facilities for the site and at least one adapted plot must be accessible to wheelchair users. Allotment sites must include the following facilities:

- A secure communal storage unit
- Secure perimeter fencing and entrance gate(s)
- A storage area near the site entrance for deposit of materials such as manure
- A 3-metre wide track through the site to enable vehicular access for maintenance
- At least one adapted plot with features such as raised beds, located near the entrance
- Car and bike parking within 50 metres of the site and at least one bay suitable for disabled users immediately adjacent to the site.
- A rainwater harvesting system.

Full plots (250sqm) must be designed so they can be divided into quarter, half and three-quarter plots.

Chosen sites must provide optimal conditions for growing food:

- Soil is confirmed suitable for growing food with a pH of 6.0 – 7.0;
- A south facing or neutral aspect;
- No plots within the site should be overshadowed; and
- Adequate drainage must be installed.

Developments of 4 or more residential units will be required to make a financial contribution to the provision of allotments in Midlothian.

132. A community growing space is a shared area where people come together to grow food and plants and can take a variety of forms such as a community garden, shared orchard or planters in public spaces. They are designed to support local food production, social interaction and greener neighbourhoods. Successful community growing spaces make an important contribution to health and wellbeing, social cohesion, environmental sustainability and climate resilience.

Policy LOC5 – Community Growing Spaces

Existing community growing spaces are protected from development unless equivalent replacement is provided in an acceptable location.

Creation of new community growing spaces will be supported in locations which are accessible by active travel networks and public transport to the community the space will be serving.

For developments of 100 or more houses, the green infrastructure for the site must include an area which is suitable for community food growing in terms of soil quality and accessibility.



Burial Grounds

133. Burial grounds are an essential form of community infrastructure, providing places for burial, remembrance and reflection, and contributing to the cultural, historic and environmental fabric of settlements. Ensuring adequate burial provision is a statutory responsibility of the Council, and forms part of the wider infrastructure required to support local communities.

Policy LOC6 – Burial Grounds

Development that would compromise the operational use, cultural significance, setting or quiet character of existing burial grounds and cemeteries will not be supported.

The creation of new, or extension of existing burial grounds will be supported where the development is:

- In a suitable and accessible location;
- Compatible with surrounding land uses and landscape character;
- Avoids adverse impacts on the water environment and demonstrates compliance with relevant environmental and public health requirements; and is
- Sensitively designed and incorporates landscaping and biodiversity enhancement.

Land is safeguarded at Shawfair for a new burial ground (see Proposals Map).

Developer Contributions

134. Midlothian Council is committed to ensuring that new development is supported by the necessary infrastructure, facilities, and services. To assist with the consideration of cumulative impacts, the Delivery Programme provides an outline assessment of the development strategy. These cumulative impacts and the corresponding mitigation measures are expressed in the site briefs or delivery programme. The timing of infrastructure is set out in the Delivery Programme.

Policy IMP1 – Infrastructure Delivery and Planning Obligations

All development proposals must demonstrate that they will not place unacceptable additional demands on existing infrastructure. These impacts may be individual to the development or cumulatively with other developments in the locality.

Development will be supported where it is agreed that:

- There is sufficient existing infrastructure capacity to support the proposed development; or
- The phasing of development is effectively managed to mitigate the impact on infrastructure; or
- Proportionate funding for the necessary increase in infrastructure capacity is fully committed by way of a planning obligation; and
- Increasing the capacity of infrastructure, if deemed necessary, is deliverable.

Midlothian Council requires planning applications to be supported by sufficient information to allow for an assessment of the expected impacts of the development on infrastructure, facilities, services and

communities. This assessment will consider both individual and cumulative impacts with other developments and will consider the following types of infrastructure, facilities and services:

- Affordable housing
- Education provision including early years, primary, secondary and additional support needs (ASN) for both denominational and non-denominational services*
- Strategic transport
- Sustainable transport (active travel infrastructure and public transport services and infrastructure)
- Healthcare facilities
- Community facilities
- Town centre regeneration
- Employment generating programmes
- Children's play facilities
- Burial ground provision
- Landscaping and open space
- Biodiversity enhancement
- Sports facilities
- Public art
- Allotments
- Environmental improvements and climate change adaptation
- Safe Routes to School
- Home-to-School Transport

*Education provision includes any new Scottish Government requirement or programme that has an impact on the delivery or design of infrastructure.

Heads of terms will be provided as a consultation response on an application that is being determined. Heads of terms are required to be agreed in writing by parties to the agreement prior to the

conclusion of the determination of the application. Planning obligations are required to either be paid or secured through a legal agreement prior to the release of a planning consent.

Purpose and Overarching Principle

135. The Council's approach to securing developer contributions, whether financial or in-kind, adopts an "infrastructure first" approach. The approach accords with the five tests of a planning obligation established by [NPF4](#) Policy 18: Infrastructure First.

These tests are:

- Necessity;
- Serve a Planning Purpose
- Relate to the Development;
- Relate in Scale and Kind; and,
- Reasonable in all other Aspects.

More detail on the application of these tests is provided in the [Scottish Government Circular 4/2025: Planning Obligations and Good Neighbour Agreements](#), or any subsequent update/replacement of this document.

136. The Council is committed to ensuring that developer contributions align with these national requirements and are applied in a fair, consistent, and transparent manner.

137. In addition to these statutory requirements, the Council applies the following principles of good governance and practice.

Accountability: Financial contributions will be accounted for separately and used only for the purposes originally intended. The funds are held in an interest-bearing account until such time as they

are transferred to the Capital Plan budget for allocation to a specific project. The Council will spend contributions in accord with the up-to-date Delivery Programme.

Transparency: The Planning Service will report annually to the Council's Planning Committee on all financial contributions held for each infrastructure/service project. Officers will also regularly report to elected members directly on the developer contributions held within their ward. When an infrastructure project is delivered, reports on this project and the use of financial contributions will be issued to the parties who contributed. Individual requests for information not provided within these reports can be submitted to the Planning Service by any stakeholder.

Proportionality and Certainty: Contributions sought will be proportionate to the identifiable impact of the proposed development, whether individual or cumulative. This accords with the scale and kind test of a planning obligation. They will be directly related to the additional demand created or exacerbated by the development. The Plan provides clear and consistent guidance on the method used to calculate contributions expected of developments within the development strategy and any windfall development. This approach provides certainty to our development partners and the communities within which development is to take place.

Timely Delivery: The Council's approach prioritises an "infrastructure first" approach, ensuring that necessary infrastructure is delivered in step with, or in advance of, the new development it serves. The phasing of contributions will be agreed to align with the progress of the development and the delivery of infrastructure as directed by the

Delivery Programme. For on-site infrastructure delivery, the Council expects the phasing of provision to be directed by a Masterplan or Development Framework approved by the Council. For off-site infrastructure to be provided by the Council, the phasing of delivery will be provided by the Delivery Programme. The Council may also forward-fund infrastructure and recoup costs from subsequent developments where they benefit from additional infrastructure provided.

Monitoring: The Council undertakes ongoing monitoring of planning consents, and it is expected that the site developer will assist the Council in tracking development progress. Regular partnership working with all stakeholders is strongly encouraged. Eligible administrative costs for monitoring planning applications and managing funds will be covered by accrued interest. This cost will be indexed and will be deducted proportionately from any reimbursement.

Reimbursement: The Council will review the level of contributions secured and collected for each infrastructure item on a two-yearly basis. This will then form the foundation of the Delivery Programme as it is updated every two years. When a project is delivered, any budget surplus, along with any accrued interest, will be returned to payees on a proportionate basis. If a project that was anticipated is no longer required, then the unspent funds, along with accrued interest, will be returned to the original payee(s).

Scope of Contributions

138. The purpose of planning obligations is centred on the mitigation of significant adverse impacts arising from development. To support the assessment of cumulative impacts, the site briefs of the plan

set out the expected infrastructure requirements necessary to support the development strategy for that settlement. Individual development proposals will have regard to this cumulative assessment in the documents supporting an application. Where an application for development proposes variations to the development strategy, the Council will update the cumulative assessment. If this assessment determines that the variation cannot be supported by additional infrastructure, then the proposal will be revised by the applicant. Failing this it will be refused.

139. Developer contributions will be sought where new development creates an identifiable need for, or exacerbates deficiencies in, the following infrastructure, services, or facilities:

Affordable Housing: Contributions towards the provision of affordable housing to meet identified needs within Midlothian communities.

Education: New or improved primary and secondary schools (including ASN provision) and early learning and childcare centres to accommodate children generated by the development.

Strategic Transport: Improvements to the strategic and local transport networks, including roads, public transport and traffic management measures. This includes addressing cross-boundary impacts.

Sustainable Transport: Provision of connections to, from and through a site to support walking, cycling, wheeling to key destinations, and the provision and enhancement of public transport services and infrastructure.

Healthcare Provision: Expanded space for primary healthcare facilities to support the demands from an increased population.

Burial Ground Provision: Contributions towards new or expanded burial ground facilities support demand from an increased population.

Community Facilities: New or expanded community facilities where there is an identified deficiency to support an increased population.

Town Centre Regeneration: To support public realm enhancements within town centres to support the increase of use from an increased population.

Employment Generating Programmes: Support for local businesses to generate employment and training opportunities to service an increasing population and to mitigate impacts on strategic transport as a consequence of Midlothian's population travelling outwith Midlothian for employment opportunities.

Play facilities for Children and Young People: In instances where on-site provision is not feasible, a financial contribution will be made towards increasing play equipment at an existing Council-owned play park to support the increase in demand from developments likely to be occupied or used by children and/ or young people. This facility must be located close to the development so that it can effectively serve the needs of residents.

Landscaping and Open Space: In instances where on-site provision is not feasible, a financial contribution will be made towards environmental improvements at an existing Council-owned area of

open space to support the increase in demand for outdoor recreation for people of all ages.

Biodiversity Enhancements: In instances where on-site provision is not feasible, a financial contribution towards biodiversity enhancement measures within the locality will be made.

Sports Facilities: In instances where on-site provision is not feasible, a financial contribution will be made towards expansion of services available to the public at an existing Council-owned sport and leisure facility to support the increase in demand from an expanding population.

Public Art: Contributions necessary to enhance the public realm and the wider environment, aligned with the public art strategy for each settlement.

Allotments: Contributions necessary to expand the provision of allotments in areas where waiting lists exceed trigger points, to meet the Council's duties under the Community Empowerment (Scotland) Act 2015, or its subsequent amendment.

Environmental Improvements and Climate Change Adaptation: contributions necessary to delivering of any development plan outcomes including environmental improvements and climate change adaptation, identified in an adopted Local Place Plan, Scottish Government regulations/policy or an adopted Council strategy.

Safe Routes to School: contributions necessary to ensure off-site provision of safe walking routes to school for pupils from the development.

Home-to-School Transport: contributions necessary to ensure additional Home-to-School transport costs incurred by the Council are funded by the developer.

140. In all cases, the type of infrastructure a development will be required to contribute towards will be directly related to the impacts of that development. The Council's assessment of an individual planning application will confirm the nature of the development and the expected impacts it will generate. A development proposal must be supported by information necessary to determine the individual and cumulative impacts of development. This information will be proportionate to the level of detail of the application (i.e. either in principle or in detail).
141. The above provisions will apply to both allocated proposals and windfall developments.

Securing Contributions

142. **Early Engagement and Pre-Application Discussions:** Developers are strongly encouraged to engage with the planning service at the earliest opportunity. The extent of developer contributions can be discussed and agreed at an early stage, prior to submitting a planning application. This process is effective in reducing timescales to determine planning applications and negotiate the form of the final legal agreement.

143. **Mechanisms:** In accord with the necessary test, the Council will seek the most efficient way to secure the infrastructure required to support development. Infrastructure delivery on-site and part of the development will be secured through planning conditions. This can only be achieved where either the applicant or the Council are owners of the land on which infrastructure is to be delivered. In instances where infrastructure is required off-site or/ and cumulatively with other developments, conditions are not appropriate. A financial contribution towards mitigation can be secured through Section 69 of the Local Government Act 1973 if the contribution is a one-off payment of modest scale. But for multi-phased developments, agreements under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) will be the most appropriate mechanism.

144. **Masterplans and Development Frameworks:** For major developments, contributions will be informed by and integrated with requirements identified through comprehensive masterplans or development briefs. These will articulate arrangements for interim capacity requirements to support early phases of development ahead of the delivery of additional capacity.

145. **Delivery by Council:** There will be instances where development is delivered by the Council, for example in its capacity as provider of affordable housing. In these circumstances, the developer contributions calculation will be tenure blind. It is expected that the budget for the affordable housing developer will include the proportionate share of costs to mitigate the impact from the development.

Exemptions

146. Midlothian is a high-growth, high-demand area for high-value developments such as residential. The pressure on Council services together with restrained local government finance mean that there is no budget available to offer development exemptions. The method of calculating proportionate share means that, if a development were exempt, then the other developments that contribute must not be required make up the difference. The difference would be left to the Council to fund as the lead delivery agent of the majority of infrastructure requirements.
147. The Council will not budget for any exemptions to developer contributions for any development except in extremely rare and site-specific cases. The applicant will be expected to provide information to justify such an exemption. Whether an exemption applies or not will be at the discretion of the Council. It is expected that the land value increase from the majority of developments within the strategy will be sufficient to cover the costs to mitigate development impacts. If an applicant for planning permission presents a case that making the required developer contribution would make a development unviable, the Council will accept that the development may not proceed until it becomes viable to make the required developer contribution.

Protected Places

148. Midlothian's environment and the natural capital it supports is important to the local economy and to health and wellbeing for our communities. It is also a key component of climate change mitigation and adaptation. The natural and built environment assets of Midlothian are fundamental to the county's identity and sense of place. By understanding the sensitivities, character and significance of protected natural and historic environments, development can contribute to their long-term resilience and support biodiversity and climate objectives.

Midlothian Nature Network

149. A Nature Network connects nature-rich sites through a series of areas of suitable habitat, habitat corridors and stepping stones. Nature networks are a key means of ensuring positive effects for biodiversity from development. The main ways of achieving this are protecting the existing nature network, restoring degraded habitats, facilitating the creation of new elements of the nature network and strengthening connections between components of the nature network. The existing Midlothian Nature Network and strategic opportunities for connectivity are shown in Appendix 4.



NPF4 Policy Connection – Policy 3 and Policy 4

Policy ENV1 – Midlothian Nature Network

Development must be sited and designed to avoid detrimental effects on the biodiversity value of all features of the Midlothian Nature Network, including interruption to the Network at the site and local area level. In line with the mitigation hierarchy, where a negative impact cannot be avoided then the detrimental effects must be minimised. Development is expected to include compensatory measures related to any unavoidable detrimental effects at a level that exceeds any harm done so the development results in a net gain.

Development is expected to provide new additions to the Nature Network. Additions must be designed to strengthen the Nature Network at the local area level, strengthening existing connections and/or introducing new connections as appropriate. Any compensation must relate specifically to the type and scale of loss and should be provided as close by as possible, preferably within the development site. In some cases, a developer contribution may be required to mitigate any impact on the Nature Network.

Natural Places

150. There are designated sites in Midlothian that carry statutory protection at the international, national and local levels. These sites are listed in Appendix 3. There are also locally important non-statutory sites that are designated and protected for their biodiversity value through the development plan. These are called Local Biodiversity Sites. A list of Local Biodiversity Sites and Proposed Local Biodiversity Sites is also provided in Appendix 3.



NPF4 Policy Connection – Policy 4

Policy ENV2 – Natural Places

Development that is likely to have a significant effect on a designated or proposed European sites, which includes all Ramsar sites, will only be permitted where it can be demonstrated that:

- There are no alternative solutions, or
- There are imperative reasons of overriding public interest including those of a social or economic nature; and
- Compensatory measures are provided to ensure that the overall coherence of the site and the network of European sites is protected and enhanced.

Development which could affect the nature conservation interest of any Local Biodiversity Site or proposed Local Biodiversity Site will only be permitted where it can be demonstrated that:

- The development has been sited and designed to avoid and minimise damage to the value of the site and includes measures that will appropriately compensate for any damage which cannot be avoided; or
- The social, environmental or economic benefits of the development clearly outweigh the nature conservation interest of the site and compensation arrangements can be agreed with the planning authority.

Landscape

151. An “all landscape” approach is taken in Midlothian which recognises that every part of the landscape – urban, rural, industrial, highly valued or degraded – has intrinsic character, functions and opportunities for enhancement. This approach acknowledges that every landscape has its own character, sensitivities and potential, and aims to guide development so that it reflects local identity, strengthens ecosystems, supports climate change adaptation and enhances peoples’ experience of place.

Policy ENV3 – Landscape Character

Development will only be supported where it will contribute positively to landscape quality. Development will not be permitted where it may have an unacceptable effect on local landscape character.

Where development is acceptable, it must respect the local landscape character and be compatible in terms of scale, siting and design.

New developments will be required to incorporate proposals to maintain the diversity and distinctiveness of local landscapes and to enhance landscape characteristics where they have been weakened.

152. Special Landscape Areas are a local landscape designation sometime referred to as local landscape areas. The purpose of the designation is to identify areas of locally special importance with cultural, historic or scenic value or natural features such a geology or landform.

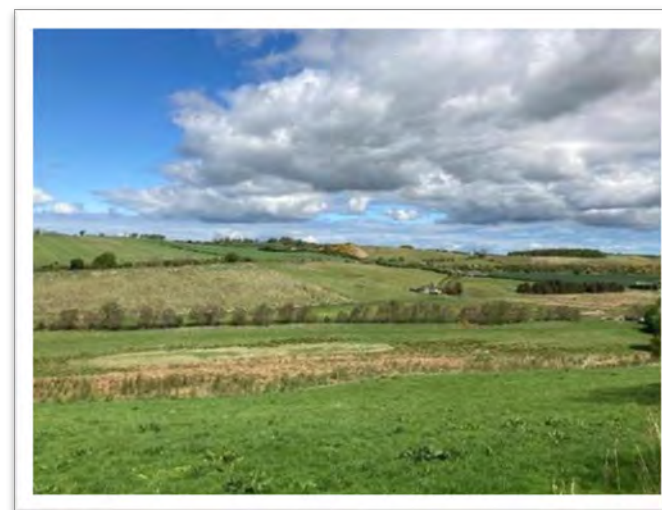
153. There are seven Special Landscape Areas in Midlothian – Fala Moor, Fala Rolling Farmland and Policies, Gladhouse Reservoir and Moorfoot Scarp, North Esk Valley, Pentland Hills, South Esk Valley and Carrington Farmland, and Tyne Water Valley. The Statements of Importance for the Special Landscape Areas are in Appendix 2.



NPF4 Policy Connection – Policy 4

Policy ENV4 – Special Landscape Areas

Development proposals affecting Special Landscape Areas will only be permitted where they incorporate high standards of siting and design and where they will not have an unacceptable impact on the special landscape qualities of the area and through new planting will enhance the Special Landscape Area.



154. Midlothian's incised river valleys are a highly distinctive and defining feature of the local landscape and the historical development of the area. They are important for their rich habitats, visual amenity and recreational value.

Policy ENV5 – Protection of River Valleys

Development within the river valley protection areas (see Proposals Map) will only be supported where it will not:

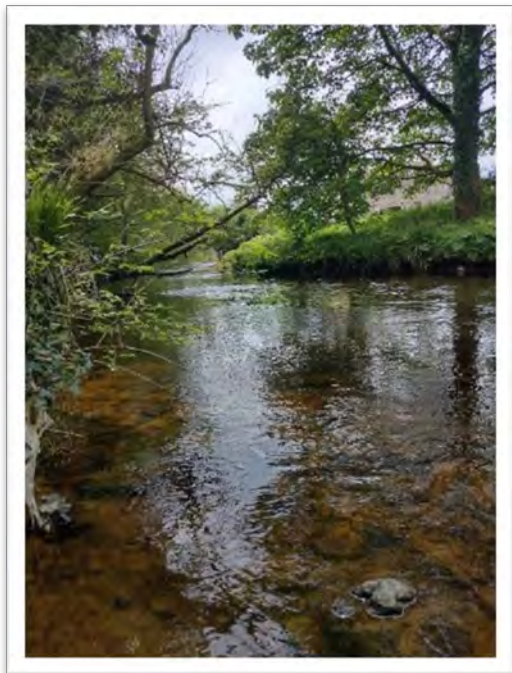
- Have an adverse impact on the landscape and conservation value of the area;
- Impede potential public access opportunities along the river; and
- Have a detrimental impact on the status of the waterbody or hydrology or ecology of the surrounding area.

Development within the river valley protection areas but outwith settlements will only be permitted where there is also a specific locational need for the development.



Water Environment

155. Protecting and enhancing water quality is necessary to safeguard public health, support biodiversity and adapt to our changing climate. Good water quality underpins healthy aquatic ecosystems, sustains wildlife corridors, supports the rural economy and contributes to the resilience of catchments to flooding and climate change. Ponds and wetlands are essential habitats which also play an important role in filtering pollutants, managing surface water and enriching local landscapes. Ensuring that development does not degrade water quality, harm the natural morphology of watercourses, or result in the loss of ponds, wetland or other freshwater habitats is therefore critical.



Policy ENV6 – Water Environment

Development which may cause a deterioration in water quality will not be supported.

Where development adjoins a watercourse, buffer strips of the following widths from the top of the bank must be provided to enable access for maintenance, promote biodiversity, support flood management and improve public amenity:

- Watercourse less than 2 metres wide, minimum 10 metre buffer;
- Watercourse less than 15 metres wide, minimum 15 metre buffer;
- Watercourse more than 15 metres, minimum 30 metre buffer.

Development which changes the natural morphology of a river or other water body will not be supported.

The formation of new culverts will not be supported.

Small-scale hydropower installations will only be supported provided that no deterioration of the water body's status occurs.

Proposals that conserve, restore or create ponds, wetland and other freshwater habitat will be supported where they will:

- Provide demonstrable biodiversity improvements;
- Improve water quality through nature-based solutions; and/or
- Avoid unacceptable flood risk and mitigate against the risks posed by drought.

Proposals which result in the loss of ponds, wetlands or other freshwater habitats will not be supported.

Newbattle Strategic Greenspace Safeguard

156. The Newbattle Strategic Greenspace is the area of countryside which functions as a “green lung” between the communities of Dalkeith, Eskbank, Bonnyrigg, Easthouses and Newtongrange. This area of countryside is currently under significant pressure for built development. The Strategic Greenspace was first designated in MLDP 2017. The rural resources within it remain key to local character and amenity, and increasingly important in terms of avoiding settlement coalescence, maintaining individual community identity and supporting opportunities for countryside access. In the context of the ongoing climate and nature crises, it is even more essential that the landscape resources and soils within the Strategic Greenspace are protected.

Policy ENV7 – Newbattle Strategic Greenspace Safeguard

Development will not be permitted within the safeguarded Newbattle Strategic Greenspace with the exception of:

- Appropriately sited ancillary development relevant to existing uses
- Development associated with agriculture, horticulture, woodland creation, forestry and existing woodland
- Outdoor recreation, play and sport or leisure and tourism uses, and developments that provide opportunities for access to the countryside
- Flood risk management such as development of blue and green infrastructure within a drainage catchment to manage/mitigate flood risk and/or drainage issues.

Any proposed development adjoining the safeguarded area will be required to incorporate a landscape buffer of minimum 15 metre width (or arborist-recommended Construction Exclusion Zone, whichever is greater) at the interface with the Safeguard.

Green Belt

157. The green belt is a strategic management tool that helps guide the long-term growth of settlements by controlling the ad-hoc spread of development. Rather than being a barrier to all change, the green belt provides a structured framework that helps to direct development to the right locations and support development within existing urban areas. There is sometimes the need to allow for green belt released through the local development plan to meeting strategic development requirements. The green belt in Midlothian forms part of the wider Edinburgh Green Belt and continues to have an important role in protecting the landscape setting, character and identity of Edinburgh and Midlothian settlements, and helping to prevent unplanned coalescence.



NPF4 Policy Connection – Policy 8

Policy ENV8 – Green Belt

The extent of the green belt in Midlothian is defined on the Proposals Map. Within the green belt, planning permission will not be granted for inappropriate development, as set out in [NPF4](#).

158. Development within the green belt will only be supported where it preserves its purposes, in accordance with NPF4. All other development outwith the requirements of NPF4 will be considered inappropriate.

Forestry and Woodland

159. Forestry and woodland are essential components of a sustainable and climate-resilient landscape. Woodland creation, expansion and regeneration are essential, ensuring that new planting is directed to the right places while safeguarding existing woodlands, ancient and veteran trees and areas of high ecological value. Planting proposals are expected to comply with the [UK Forestry Standard](#), [Scottish Forestry](#) guidance and industry best practice. Other controls on forestry and woodland removal may also be relevant and relevant licences and permissions may be required including felling permission, work to tree applications or permission from Scottish Ministers under [GAEC7](#).



NPF4 Policy Connection – Policy 6

Policy ENV9 – Forestry and Woodland Planting

Proposals for forestry and woodland planting will be supported in the areas of existing woodland and in areas identified as suitable for planting in the Midlothian Forestry and Woodland Strategy.

The design of forestry and woodland planting should complement and enhance local landscape character, reflect local conditions and species, support woodland habitat connectivity, optimise habitat for wildlife and include a mix of species to build resilience to the effects of climate change and tree diseases. When considering landscape impact, the cumulative impact of change on the landscape should be considered.

Works which result in the unsustainable removal of forestry or woodland planting will not be supported unless there is compensatory planting which results in net enhancement. Compensatory planting may be acceptable on a neighbouring or nearby site and potentially can be secured by way of a developer contribution in support of a community woodland.

Geodiversity

160. Local geodiversity sites represent the area’s most important geological and geomorphological features, providing evidence of the landscapes and processes that have shaped the region over millions of years. Geologically important sites support biodiversity, influence soil quality and water management, and offer educational and scientific value.

Policy ENV10 – Local Geodiversity Sites

Development that would adversely affect a designated Local Geodiversity Site or its setting will only be permitted where:

- Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or
- Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic benefits of at least local importance, and
- The special interest of the designated area has been safeguarded, enhanced and sustained, as much as possible, and suitable mitigation will be secured where impact is unavoidable.

The areas listed in Table 11 have been designated by Midlothian Council as Local Geodiversity Sites

Table 11: Local Geodiversity Sites

Site	Grid Ref (centre point)
Auchencorth River Cliff	NT190570
Black Burn	NT231576
Bowbeat Cleugh	NT300488
Burn Quarry	NT341562
Crichton Castle Quarry	NT380610
Currie Lee Quarry	NT380623
Currie Wood	NT375594
Dalkeith Country Park	NT336685
Esperston Lime Quarries	NT346573
Fullarton Quarry	NT278566
Habbie’s Howe	NT174564
Loganlee Inlier	NT185619
Mary Burn	NT334658
North Esk Headwaters East	NT150586
Roslin Glen	NT282635
Roslin Glen South	NT266623
Silverburn Quarry	NT199606
Upper Tyne Water Crichton	NT380606
Vogrie Burn	NT379634

Soils

161. Healthy soils are a nationally important resource, playing a critical role in supporting agricultural productivity and ecosystems, and providing carbon stores. This plan, together with [NPF4](#), supports safeguarding valuable soils by preventing avoidable soil loss and applying good soil management on construction sites. Soil Sustainability Plans should include site plans identifying locations and types of soils on site, areas where good quality soils will be retained and protected in situ, such as proposed landscape areas, and areas where soils are contaminated, compacted or of a quality unsuitable for planting and improvement or replacement will be required.

162. The [Land Capability for Agriculture](#) classification is shown on maps from the James Hutton Institute and the data is available for download. [Mapping of carbon rich soils and peatland](#) is also available online.



NPF4 Policy Connection – Policy 5

Policy ENV11 - Soils

On all greenfield development sites over 1 ha, Soil Sustainability Plans (SSP) are required to be submitted with relevant planning applications. The SSP will include soil identification for after-use purposes, top-soil handling, soil management during construction, site restoration, open space drainage and post-development monitoring.

Development on prime agricultural land, peatland, carbon-rich soils and priority peatland habitat will only be supported when it meets the requirements of [NPF4](#) Policy 5.

Historic Assets and Places

- 163.** The historic environment is a vital part of Midlothian’s identity, contributing to its character, distinctiveness and sense of place. This plan, together with [NPF4](#), supports the sustainable management of all historic assets and places, ensuring that their cultural, architectural and archaeological values are identified, protected and enhanced. Integrating heritage considerations into all stages of development will help to enable sensitive, well-informed growth that strengthens the quality and resilience of our places.
- 164.** [NPF4](#) provides the national planning policy for historic assets and places, including [conservation areas, listed buildings and archaeological sites](#). It is not necessary to replicate the policy here. Other relevant national guidance is contained in Historic Environment Scotland’s guidance and advice, including [Historic Environment Policy for Scotland](#) and [Managing Change in the Historic Environment guidance note series](#). Decision making for planning applications within Conservation Areas will also be guided by Conservation Area Appraisal and Management Plans.
- 165.** The boundaries of all Conservation Areas are shown on the Proposals maps. There has been one alteration to a Conservation Area boundary as proposed in a Local Place Plan. When a Conservation Area has been designated, it is the duty of Midlothian Council to pay special attention to the character or appearance of the Conservation Area when exercising powers under planning legislation. The character of a Conservation Area is not a simple matter of style, it is a combination of street layout, building density, scale and form, and landscape character.

Table 12: Conservation Areas

Borthwick and Crichton	Broomieknowe
Carrington	Dalhousie and Cockpen
Dalkeith House and Park	Dewartown
Edgehead	Eskbank and Ironmills
Fala	Fala Dam
Gorebridge	Howgate
Lasswade and Kevock	Mavisbank
Newbattle	Newlandrig
Newtongrange	Pathhead and Ford
Penicuik	Roslin
Temple and Arniston	

- 166.** The Category A listed Mavisbank House is one of Scotland’s earliest Palladian villas. Built in the 1720s, it was one of Scotland’s finest country houses. The House suffered from a devastating fire in 1973 which left it roofless and derelict. Action to address the dereliction has been pursued since the mid-1970s, but this has been made more challenging by uncertainties over the ownership of the House. Midlothian Council has committed to supporting this project through use of its compulsory purchase powers to acquire the House once viable project funding is secured for a suitable restoration project, and the project partners were able to take on ownership of the House immediately following the compulsory purchase. Full exterior restoration of Mavisbank House, combined with the creation of an interior which respects and reflects its original internal layout and design and its use for tourist accommodation and/or community or training uses will be supported in principle by the Council.



NPF4 Policy Connection – Policy 7

Policy ENV12 – Historic Assets and Places

Conservation Areas

The areas listed in Table 12 have been designated by Midlothian Council as Conservation Areas for their special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance. Development proposals will be assessed in terms of [NPF4](#) Policy 7 and other relevant policies and material considerations.

Where demolition of any building or other structure within a Conservation Area is proposed, it must be demonstrated that there are acceptable proposals for the immediate future use of the site which enhance the character or appearance of the Conservation Area.

Detailed plans for an acceptable replacement building must be in receipt of planning permission before Conservation Area Consent will be granted for demolition and redevelopment. Conditions will be applied to the planning permission to ensure that demolition does not take place in advance of the letting of a contract for the carrying out of a replacement building or alternative means of treating the cleared site having been agreed. These requirements may not apply in circumstances where the building is of no architectural or historic value, makes no material contribution to the Conservation Area, and where its early removal would not detract from the character and appearance of the Conservation Area.

Other Important Archaeological or Historic Sites

Development will not be permitted where it could adversely affect an identified regionally or locally important archaeological or historic site, or its setting, unless the applicant can show that:

- There is a public interest to be gained from the proposed development which outweighs the archaeological and historic importance of the site;
- There is no alternative location for the proposal; and
- The proposal has been sited and designed to minimise damage to archaeological and historic interest.

Site Assessment, Evaluation and Recording

Where development could affect an identified site of archaeological importance, the applicant will be required to provide an assessment of the archaeological value of the site and of the likely impact of the proposal on the archaeological resource.

Where the development is considered to be acceptable and it is not possible to preserve the archaeological resource in situ, the developer will be required to make arrangements for an archaeological investigation. The scope of this will be appropriate to the physical character of the site and proportionate to the importance of the information expected to be recoverable. Except for sites of minor local interest, this investigation will normally include excavation and recording prior to the start of development, followed by analysis and publication of field data.

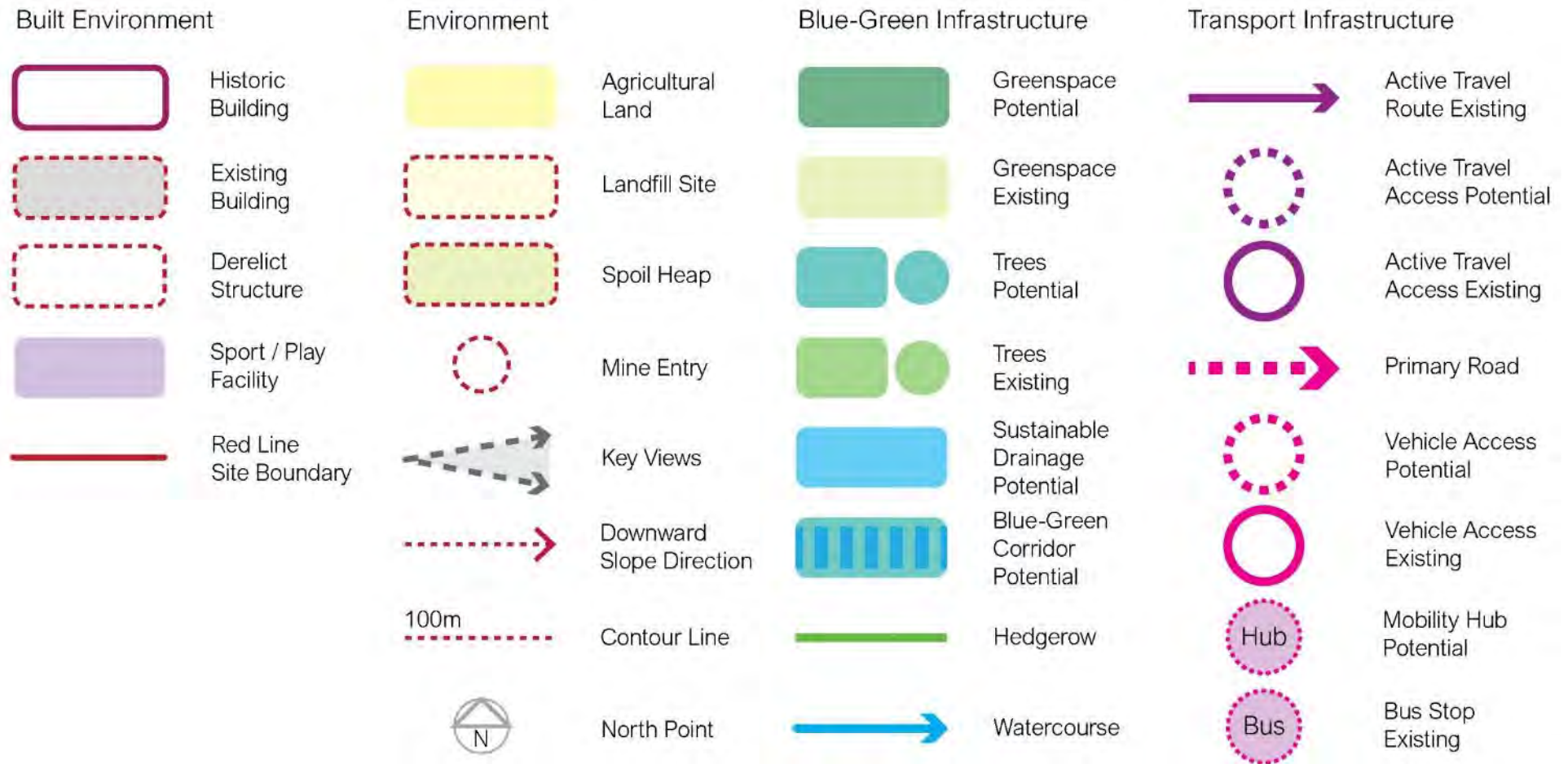
Place Statements

167. The purpose of planning is to manage the development and use of land in the long-term public interest. As part of this, one of the functions of a local development plan is to improve places for communities. The spatial strategy of this Plan sets out the ambitions and outcomes for the whole area, looking 20 years ahead. This section of the Plan sets out the distinctive characteristics of Midlothian's settlements, highlights key community infrastructure and summarises local place-based priorities and aspirations that are relevant to the Plan.
168. These Place Statements are not intended to be a comprehensive plan for all aspects of community life, rather the focus is on aspects of place that can be directly influenced by the local development plan.
169. Where a Local Place Plan (LPP) for an area has been validated by the Council, the registered LPP has been taken into account during the preparation of this Plan and referred to in the 'Local Priorities and Aspirations' section of the Place Statement for the settlement. Where there is no registered LPP, the local priorities and aspirations have been identified from the evidence gathered during the preparation of this Plan and through collaboration with Community Councils.

Site Briefs

170. For all new housing sites included in Table 6, a site brief has been prepared. These briefs should be used to inform future master planning and design processes. The site briefs contain information and guidance structured to reflect the principles and requirements of the development plan. Each brief includes an opportunities and constraints plan which highlights key development and infrastructure considerations. The Key for the plans is shown in Figure 7. Keys are also provided in each site brief.
171. As with all development proposals, those relating to sites with a 'Site Brief' are expected to take into account all relevant parts of the Development Plan ([NPF4](#) and MLDP2) and all other relevant considerations.

Figure 7: Site Briefs Key



Bilston

172. Bilston developed as a village from the 1930s, close to the historic Bilston Inn on the Edinburgh to Peebles Road. The modern village, which has grown significantly since 2010, sits to the west of the A701 approximately 1.5 miles south of the City Bypass. The core of the village was developed to house workers from the nearby Bilston Glen Colliery – a National Coal Board “super pit”. The number of homes in the village has increased from 420 in 2003 to 1040 in 2024, with consented new homes continuing to be built.

173. The new Bilston Primary School opened in 2016, replacing the former annexe to Roslin Primary School which served the village. The village is in the catchment area of Beeslack High School, which is currently located in Penicuik but is scheduled to relocate to a site in Bilston in the near future. Local services include small retail units at Castlelaw Crescent and Meadow Place. The nearest supermarkets are Aldi, Asda and Sainsbury’s at Straiton. The village is served by Roslin Medical Practice.

174. The main areas of public greenspace serving the village are at Bilston Burn Park, Eskgrove Drive, Charles Wilson Avenue and Reeforts Avenue. There are four equipped play spaces for children and young people (Bilston Park, Charles Wilson Avenue, Reeforts Avenue and Corby Craig Gardens).

Local Character

175. The core of the village is the area contained by the A701, Seafield Road, Castlelaw Crescent and Park Avenue. The dominant architectural style of the original village is the classic Scottish public sector built housing from the 1930s to 1960s, with a mix of

semi-detached houses, terraced houses and cottage flats with roughcast render, tiled roofs and front and rear gardens. The architectural character of the modern village extensions is largely the standard house types of the volume housebuilders in the 2000s.

176. Local landmarks include Bilston Parish Church (formerly the mission church), the Bilston Miners Welfare & Social Club and Bilston Primary School. There is a community growing space on Castlelaw Crescent. A key feature of the Nature Network in Bilston is the Bilston Burn corridor, and its tributary which runs through the Charles Wilson Avenue open space. There is a significant area of native woodland running between Seafield Road, Seafield Moor Road and Castlelaw Crescent.

Local Priorities and Aspirations

177. A Local Place Plan (LPP) for Roslin and Bilston was prepared by the Community Council in 2024. It identifies effects of the recent growth of housing in the village, including the character of modern housing not reflecting the individuality of the original community. The vision is for communities where the 20-minute neighbourhood concept becomes a reality, where local amenities both within the built-up areas and in the local countryside are safely accessible by means of active travel and where new development has a distinctive local character.

178. The LPP advocates for the first two streets built in the village (Caerketton Avenue and Allermuir Avenue) to be recognised for their historic value. It also highlights the lack of leisure provision and outdoor activities for young people in the area. This should be

addressed, at least in part, by the new facilities at the relocated Beeslack High School.

Committed and Proposed Development

179. The following table highlights the committed and proposed development for this settlement. The relevant allocations are covered by Policies ECON5, ECON8 and HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Committed Development

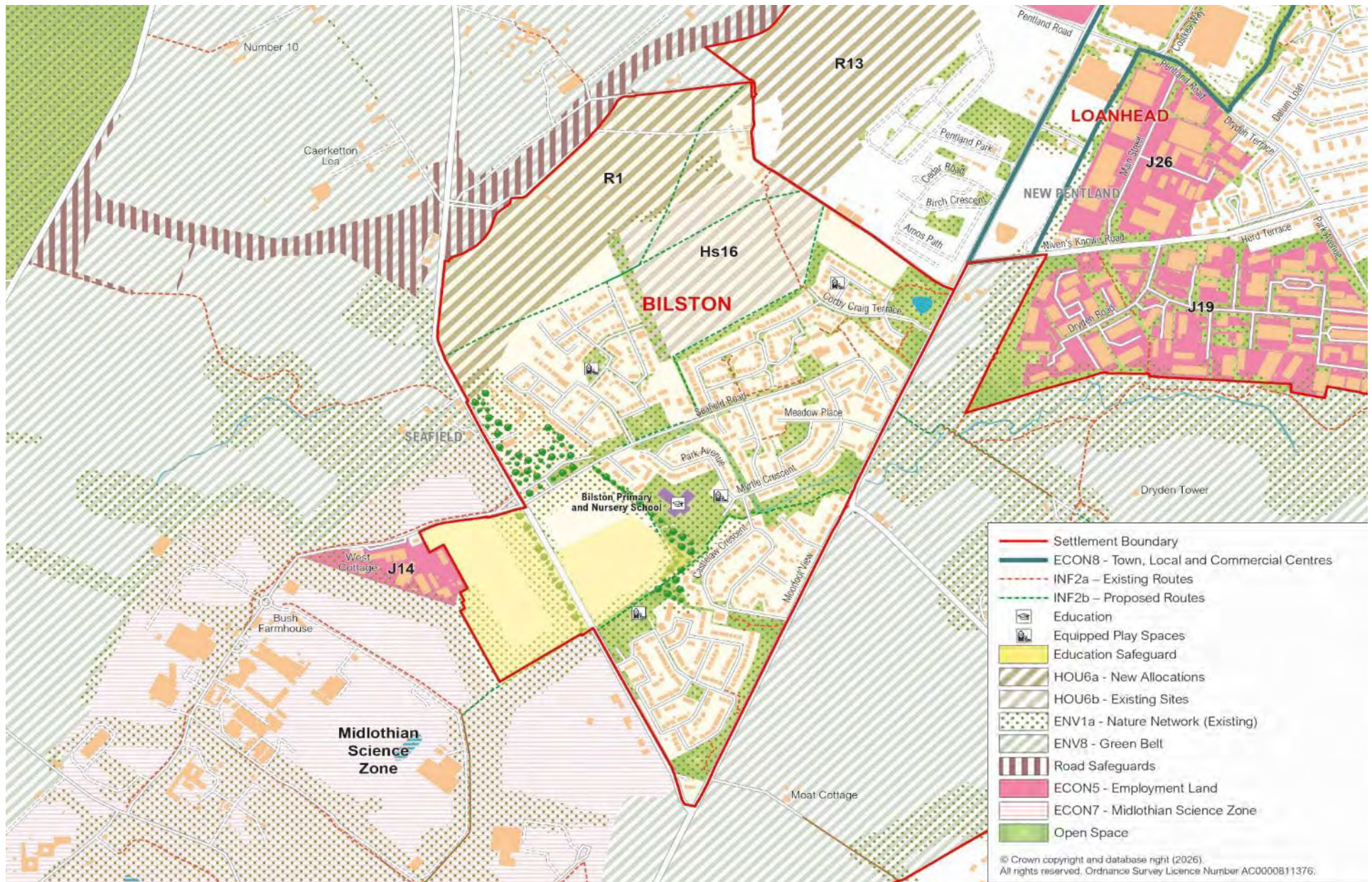
Development	Site Reference	Site Name	Units
Housing	Hs16	Seafield Road Area C	154*
High School	-	Land east and west of Seafield Moor Road	-

*This figure is not the total units for the site. It is the remaining units programmed to be completed during the plan period (2027-37). Information taken from the 2025 Housing Land Audit.

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R1	Bilston West	500
Local Centre	-	Bilston West	-

180. The site brief for site R1 is provided below.



R1 Bilston West

Site Area: 23.11ha **Residential Capacity:** 500 residential units (with local centre)

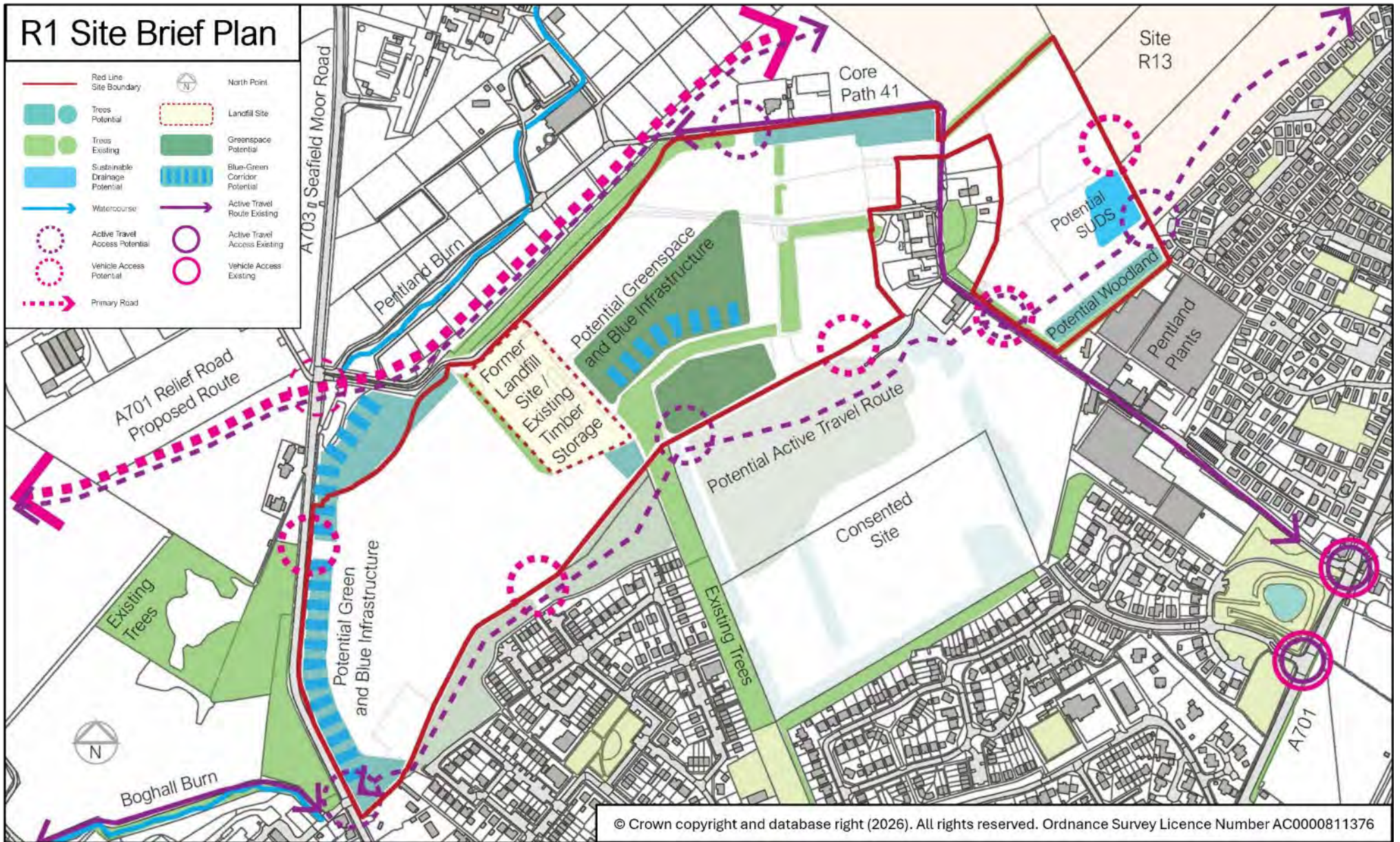
Site Context and Constraints

Site is currently in use as a grazing/arable and logging yard, with a minor road providing access to Pentland Mains Farm from Seafield Moor Road. The site is relatively level, gently sloping from west to east. There is an existing scattered tree belt between Gardyveen Court and Pentland Mains Farm and hedgerow along A703. The site is adjacent to the Pentland Biomass plant (at Pentland Plants) and is bound to the northwest by the A701 Relief Road safeguard. Pentland Burn is marginally within one corner of the site. Part of site is former landfill. There are recorded mine entries on site.

Development Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain trees and hedgerows on site. Increase tree cover to achieve 21% canopy cover. Create woodland buffers (minimum 15m) on western and northern boundaries and at Pentland Plants. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 required.
Urban Greening Factor	UGF score of at least 0.5
Open Space and Play	Minimum requirement for 3ha of onsite public greenspace (60sqm per unit). Minimum requirement for 2,778sqm equipped play space onsite. This should include at least 2 'neighbourhood' play spaces (minimum size 1,000sqm).
Landscape	A robust settlement edge is required to northwest and integration with neighbouring residential areas essential.
Soils	A Soil Sustainability Plan is required.
Coal Mining Risk	A Coal Mining Risk Assessment is required, and a remediation strategy may be necessary.
Contamination	A Site Investigation Report is required to address ground conditions and potential land contamination.

Infrastructure	Requirements
Active Travel	Connect to local path network including core paths 41 and 42. Provide clearly defined, direct shared use paths through the site which will form part of connection from A703 and existing settlement to Pentland Road (Active Travel Strategy Route 25). Ensure safe routes to school (Bilston Primary and proposed Beeslack High School site) and existing bus stops on A701.
Roads	Provide vehicle access point from A703 Seafield Moor Road, Corby Craig Terrace, Gardyveen Court and to site R13 (Pentland Road). Distributor roads should have avenue trees, paths and swales. Transport Assessment required.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.
Heat and Cooling	Located north of Loanhead DHN potential investment area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.
Housing and Local Living	Requirements
Affordable Housing	125 units (25%)
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 75 x 1 or 2 bed dwellings - 37 x 3 bed dwellings - 15 x bungalows
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Active travel and public transport - Access and junction improvements - Affordable housing - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Healthcare facilities



Bonnyrigg, Lasswade and Polton

- 181.** Bonnyrigg and Lasswade are located centrally within the county and form the largest settlement in Midlothian. Bonnyrigg began as a small mining village, and from the mid-1800s became a significant centre for manufacturing. Lasswade is an ancient parish on the River North Esk which began as a settlement with a 9th century church. In the 18th and 19th centuries it became an industrial centre harnessing the power of the river. The two towns joined to become the burgh of Bonnyrigg and Lasswade in 1929. Polton is a small village on the River North Esk which developed as a result of the establishment of paper mills in the 18th century.
- 182.** The development of the railway had a significant effect on the physical and economic development of Bonnyrigg, Lasswade and Polton. Bonnyrigg had two stations, one on the Edinburgh to Peebles line and one on the Eskbank branch line (which also served Lasswade and Polton). Both lines have left a significant legacy in the form of active travel routes and the Category B listed Lasswade Viaduct.
- 183.** There are five primary schools (Bonnyrigg PS, Burnbrae PS, Hawthornden PS, Lasswade PS and St Mary's RC PS) and one high school (Lasswade HS). The area is served by Dalhousie, Quarryfoot and Strathesk Medical Practices, which are located close to the town centre. Midlothian Community Hospital is located on the eastern edge of the town, adjacent to the A7.
- 184.** Bonnyrigg town centre has a range of shops and facilities including a small supermarket, Masonic Lodge, Parish Church and church hall, dentists, pharmacies, public houses, opticians, a Mosque and

community centre, car repair centres, a light industrial complex, two public car parks, a variety of hot food takeaways and numerous small retail units. There is also a variety of residential units, mainly flatted, including social housing. Bonnyrigg Rose Football Club has its ground (Dundas Park) adjacent to the town centre.

- 185.** Lasswade and Polton lie in the River North Esk Valley, which is a narrow, steeply sloped valley characterised in large parts by significant native woodland cover. Polton is nestled on the valley floor, surrounded by woodland, local biodiversity sites and small pockets of agriculture. The Mavisbank Policies on the northern slope and the remnants of the Polton Estate on the southern slope occupy the stretch of river between Polton and Lasswade. The northern boundary of Bonnyrigg is enclosed by Broomieknowe Golf Course.
- 186.** The main areas of public greenspace in Bonnyrigg are King George V Park, Poltonhall Recreation Ground, Hopefield Park, Waverley Park, Viewbank Park, St Cyr Park, Eldindean Park and the open spaces at Cameron Crescent, Bannockrigg Road, Pittendriech Burn, Harmony Crescent and Sherwood Crescent. The Poltonhall Recreation Ground continues to provide a significant local and Midlothian-wide sports pitch resource. There are equipped play spaces for children and young people at King George V Park, Eldindean Park, Viewbank Park, Waverley Park, Laird Terrace, Sherwood Crescent, St Cyr Park, Hopefield Park, Poltonhall Recreation Ground, Staiside and Lasswade Park. National Cycle Network (NCN) routes 1 and 196 run through Bonnyrigg and provide an active travel connection with Eskbank (including Eskbank Station), Rosewell and beyond.

Local Character

- 187.** Bonnyrigg town centre is a combination of traditional 19th century two and three storey buildings with retail units on the ground floor and residential on the upper floors, 1960s retail and residential units and modern infill.
- 188.** Broomieknowe is a Victorian suburb of Bonnyrigg which developed in the early to mid-19th century. It is a distinctive suburb containing old buildings of varying scale, forms and styles resulting in an area of high architectural and historic character. The Broomieknowe Conservation Area was designated in 1983.
- 189.** The character of Lasswade is clearly influenced by the valley terrain. The original village centre around High Street, School Green and the lower part of Polton Road is largely comprised of 18th and 19th century vernacular buildings, many of which front directly onto the road. There is modern infill residential development in places, for example on Westmill Road, School Green Close and Melville View. Roads with development strung alongside wind up the steep valley side, for example the Victorian villas at Kevock and Polton Road. The Lasswade and Kevock Conservation Areas was designated in July 1990.
- 190.** Polton village was the location of the Polton Paper Mill and Polton Station. The station was demolished in the 1970s and a small residential development constructed on the site. Polton Cottages and the Bowling Club survive from before the Mill closed. Polton Bank leads up the southern side of the valley to Poltonhall and Bonnyrigg. On either side of Polton Bank lie Victorian villas, largely set back from the road behind high walls and with substantial gardens with considerable tree cover. The walls, trees and

gardens, permitting only glimpses of the large houses is the predominant character. Polton lies within the Mavisbank Conservation Area, which was designated in 1977.

- 191.** Sherwood Cottages (Wolsey Avenue and Laird Terrace) is a distinctive area of single storey terraces of brick cottages, built in the early 1900s. By the 1930s, the growth of residential areas in Bonnyrigg was underway along Dobbies Road, Douglas Crescent and Eldindean. These areas have retained the characteristic bungalows and cottage flats (4 in a block) developed across the central belt in this period. Phases of growth since the 1950s have reflected the common residential vernacular of the relevant periods, including a mix of semi-detached houses, terraced houses and cottage flats with roughcast render, tiled roofs and front and rear gardens. By the 1990s and 2000s, detached houses became a more common form of development, for example around Baird's Way and at Hopefield.

Local Priorities and Aspirations

- 192.** A Local Place Plan (LPP) for Bonnyrigg and District was prepared by the Community Council in 2024. Local priorities identified in the LPP:
- Supporting the viability of the town centre, creation of a community hub and traffic management improvements in the town centre,
 - Mitigating the impact of new housing on local services
 - Improving safety for pedestrians and cyclists on the A7, widening of the Dalkeith-Penicuik walkway at Hopefield and improving active travel links to Hardengreen and Eskbank station,

- Safeguarding the sensitive landscapes of the North and South Esk river valleys,
- Limiting further housing-based growth due to recent and ongoing scale of change (e.g. Hopefield) and improve variety of types of the new homes that will be built
- Provide community allotments at the Hopefield economic site
- Improved bus links.

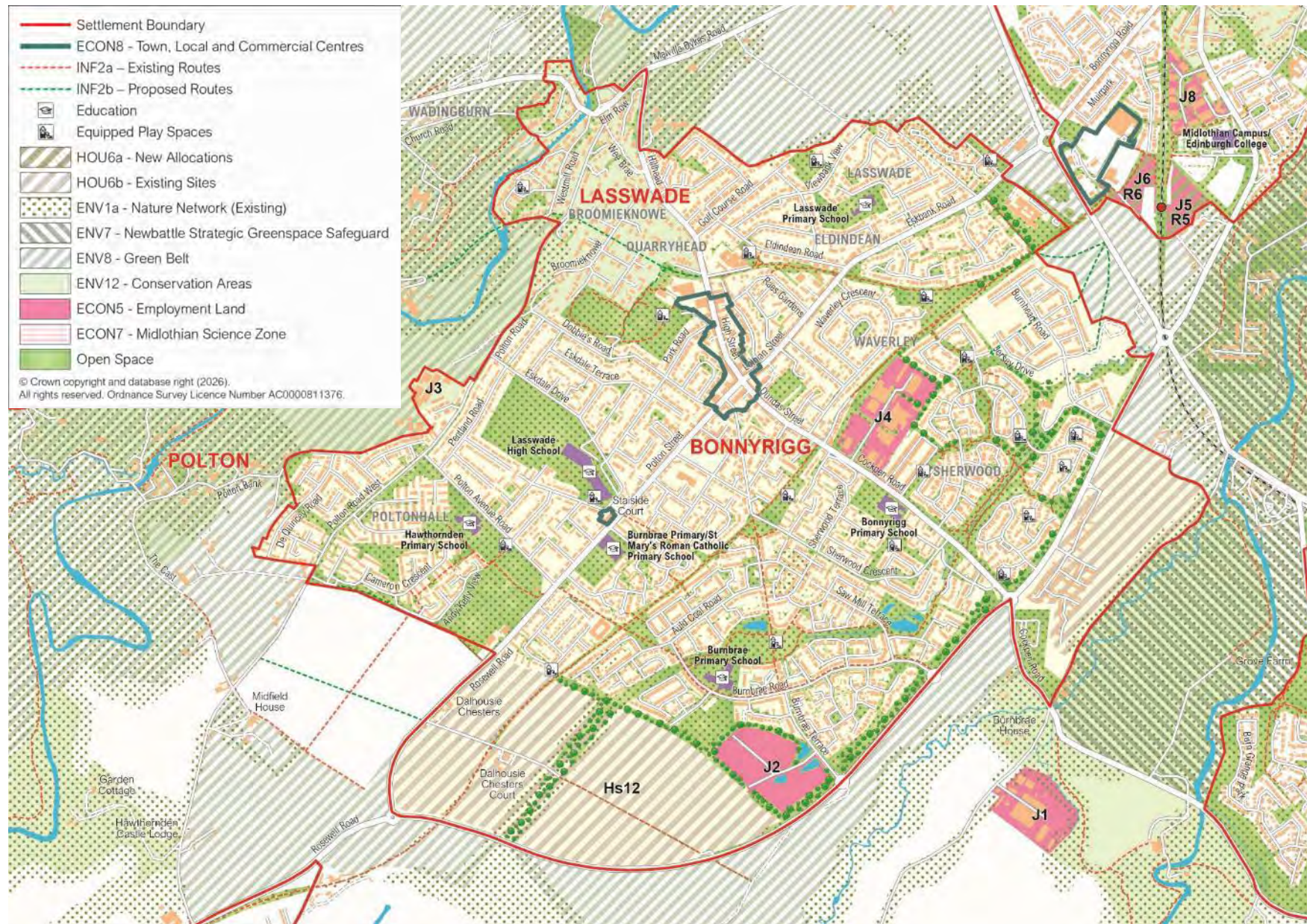
Committed and Proposed Development

193. The following table highlights the committed and proposed development for this area. The relevant allocations are covered by Policy HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Committed Development

Development	Site Reference	Site Name	Units
Housing	Hs11	Dalhousie South	73*
Housing	Hs12	Hopefield Farm	1032

*This figure is not the total units for the site. It is the remaining units programmed to be completed during the plan period (2027-37). Information taken from the 2025 Housing Land Audit.



Dalkeith

- 194.** Dalkeith is a historic market town and the administrative centre of Midlothian. The settlement's origins are linked to Dalkeith Palace, with the historic burgh developing along the elevated ridge between the River North Esk and River South Esk. The town now encompasses the key suburbs of Woodburn and Eskbank, and the historic village of Newbattle.
- 195.** Dalkeith has a rich and varied industrial history which has influenced its development as a place. The Ironmills area was the location of mills as early as the 1540s, and the Corn Exchange on the High Street was the largest in Scotland when it opened in 1854. The town centre largely retains its medieval layout.
- 196.** The development of Eskbank as a suburb was largely the result of the construction of the Edinburgh and Dalkeith Railway. The railway brought Dalkeith within commuting distance of Edinburgh, and Eskbank quickly developed as an area of substantial villas with large gardens for merchants and professionals. Dalkeith Station closed to passengers in 1942 and to goods traffic in 1954. The Waverley Route closed in 1969, reopening in 2015 between Edinburgh and Tweedbank as the Borders Railway, with a relocated Eskbank station. Edinburgh College has a campus adjacent to the relocated Eskbank Station.
- 197.** The Cistercian abbey at Newbattle adjoining Dalkeith was founded in 1140 and was one of the wealthiest medieval abbeys in Lothian. Following the reformation, ownership of the abbey and estate passed to the Kerr family (Earls of Lothian). The Marquess of Lothian gave Newbattle Abbey to the people of Scotland to be used as a college of education. The Abbey is a Category A listed building and scheduled monument and lies within a designated Garden and Designed Landscape. During WW2, an army training camp was created in the Abbey grounds, with the camp area still in use by a variety of small businesses. The residential area of Newbattle Abbey Crescent was built in the 1970s.
- 198.** There are three Conservation Areas – Dalkeith House and Park, Eskbank and Ironmills, and Newbattle – which together cover large parts of the town and surrounding areas.
- 199.** Woodburn developed as a largely public housing estate from the 1930s, providing homes for miners, their families and other local workers. The area grew in the 1960s, with the development of Thornybank Industrial Estate and further housing. The final main phase was completed in the 1970s. Key local facilities include a bowling club, shops, pharmacy and community centre. The eastward expansion of the town continued in the late 20th and early 21st century with large scale residential development at Thornybank and Wester Cowden, and the creation of the Dalkeith Schools Campus.
- 200.** There are three primary schools (Kings Park PS, Woodburn PS and St David's RC PS), two high schools (Dalkeith HS and St David's RC HS) and Saltersgate School (special education). The town is served by Dalkeith Medical Practice, which is located in the town centre.
- 201.** Dalkeith town centre has a range of shops and facilities including two supermarkets, Council offices, library, arts centre, local museum, a primary school, Masonic Lodge, churches and church

halls, dentists, cafes, public houses, cafes, restaurants, opticians, dentists, a post office, multiple public car parks, a variety of hot food takeaways and numerous small retail units. There is also a variety of flatted units, including social housing and retirement housing. Dalkeith Thistle FC and Dalkeith RFC are based at Kings Park adjacent to the town centre.

202. The main areas of public greenspace in Dalkeith are King's Park, Ironmills Park, Cowden Park, Dalkeith Schools Campus, Waterfall Park, Riverside Park, Shade Park, Easter Langside Park, Woodland View Park, Wester Kippielaw Park, Cortleferry Park and the open spaces at Clarinda Gardens, Magpie Gardens, Kippielaw Walk, Larkfield Road, Weir Crescent and Newbattle Abbey Crescent. There are equipped play spaces for children and young people at King's Park, St David's Avenue, Newbattle Gardens, College Medway, Cortleferry Park, Viscount Drive, Elginhaugh Gardens, Shade Park, Waterfall Park, Cowden Park, Thornyhall, Woodland View Park, Ryndale Drive, Easter Langside Park, Clarinda Gardens and Wester Kippielaw Park. National Cycle Network (NCN) routes 1 and 196 run through Dalkeith, providing an active travel connection with Musselburgh, Penicuik and beyond.

203. The Newbattle Strategic Greenspace is the safeguarded area of greenspace which lies between Dalkeith, Easthouses, Newtongrange and Bonnyrigg providing opportunities for recreation and countryside access for the surrounding communities. The major land uses within the Strategic Greenspace are woodland, agriculture and the Newbattle golf course.

Local Character

204. Dalkeith originally developed around the High Street, which along with surrounding streets, has retained its strong linear and historic character. Much of the High Street is characterised by traditional sandstone buildings with ground floor commercial premises and residential units above. Individual buildings of varying traditional styles together form terraces located onto the pavement edge, with multiple closes and lanes running parallel to the High Street following old burgage plots. Beyond the High Street, the character is more varied as a result of different phases of development, for example 19th century housing at Glebe Street and Mitchell Street, pre and post WW2 public sector housing at Gibraltar Gardens and Shade Park, the 1960s town centre redevelopment at Jarnac Court and Eskdaill Court, and more recent changes around St Andrew Street and the former rail station on Eskbank Road (now Morrisons).

205. Although the Ironmills area has been more heavily developed in the past, when the valley was a focus for industry in Dalkeith, it is now characterised largely by greenspace and woodland. Remnants of industrial heritage remain, for example Lade Cottage on Ironmills Road, but the built environment is mainly characterised by a mix in styles of late 20th and early 21st century housing.

206. Eskbank has developed in distinct phases. The core of Eskbank is a high-quality example of a Scottish Victorian suburb, which has survived largely intact. There are pockets of more recent residential development within the Conservation Area, for example Ancrum Bank, Strawberry Bank, Dalhousie Bank, Bonnyrigg Road, Eskbank Court and around Glenesk House. Since the 1970s there have been separate phases of residential development which

reflect the predominant house types of the volume housebuilders in the relevant decade. To the south of Eskbank, on both sides of the rail line, the character becomes more commercial, with the highly successful Hardengreen Business Park, Edinburgh College Midlothian Campus, Tesco and drive-thru food and drink units at Hardengreen all linked to the relocated Eskbank rail station.

- 207.** The Newbattle area is dominated by greenspace and by the woodlands linked to the River North Esk. The Abbey is the dominant architectural feature, along with the historic buildings on Newbattle Road north of the Abbey entrance such as the 17th century Newbattle House. Newbattle Road is narrow and winding, defined by high stone walls on both sides. Newbattle Abbey Crescent has a locally distinctive character characterised by groups of 1970s style homes separated by large areas of amenity greenspace.
- 208.** The different phases of Woodburn are discernible through the different domestic architectural styles. Distinctive features include small groups of houses set back from the road facing on to pedestrianised courtyard areas. Phases of growth across Dalkeith since the 1950s have reflected the common residential vernacular of the relevant periods, including a mix of semi-detached houses, terraced houses and cottage flats with roughcast render, tiled roofs and front and rear gardens. By the 1990s and 2000s, detached houses became a more common form of development, for example at Thornybank, Wester Cowden, Larkfield, College Medway and Eskfield Grove.

Local Priorities and Aspirations

- 209.** Local priorities include continuing investment in the town centre to maintain and enhance its vitality and viability, focusing on community facilities and serving local people as well as visitors. Protecting heritage, including the wider sense of history in areas like Woodburn, protecting greenspace, improving active travel, protecting local centres and supporting local businesses by ensuring a range of available premises are also important locally.

Committed and Proposed Development

210. The following table highlights the committed and proposed development for this settlement. The relevant allocations are covered by Policies ECON5 and HOU6. Information on the delivery of these developments is provided in the Delivery Programme.

Committed Development

Development	Site Reference	Site Name	Units
Housing	2024DK1	120 High Street	6*
Housing	2022DK1	Newmills Road	4*
Housing	2023DK1	Glenarch Lodge	5*
Housing	Hs5	Thornybank North	30*
Housing	2018DK2	Wester Cowden Farm	25*

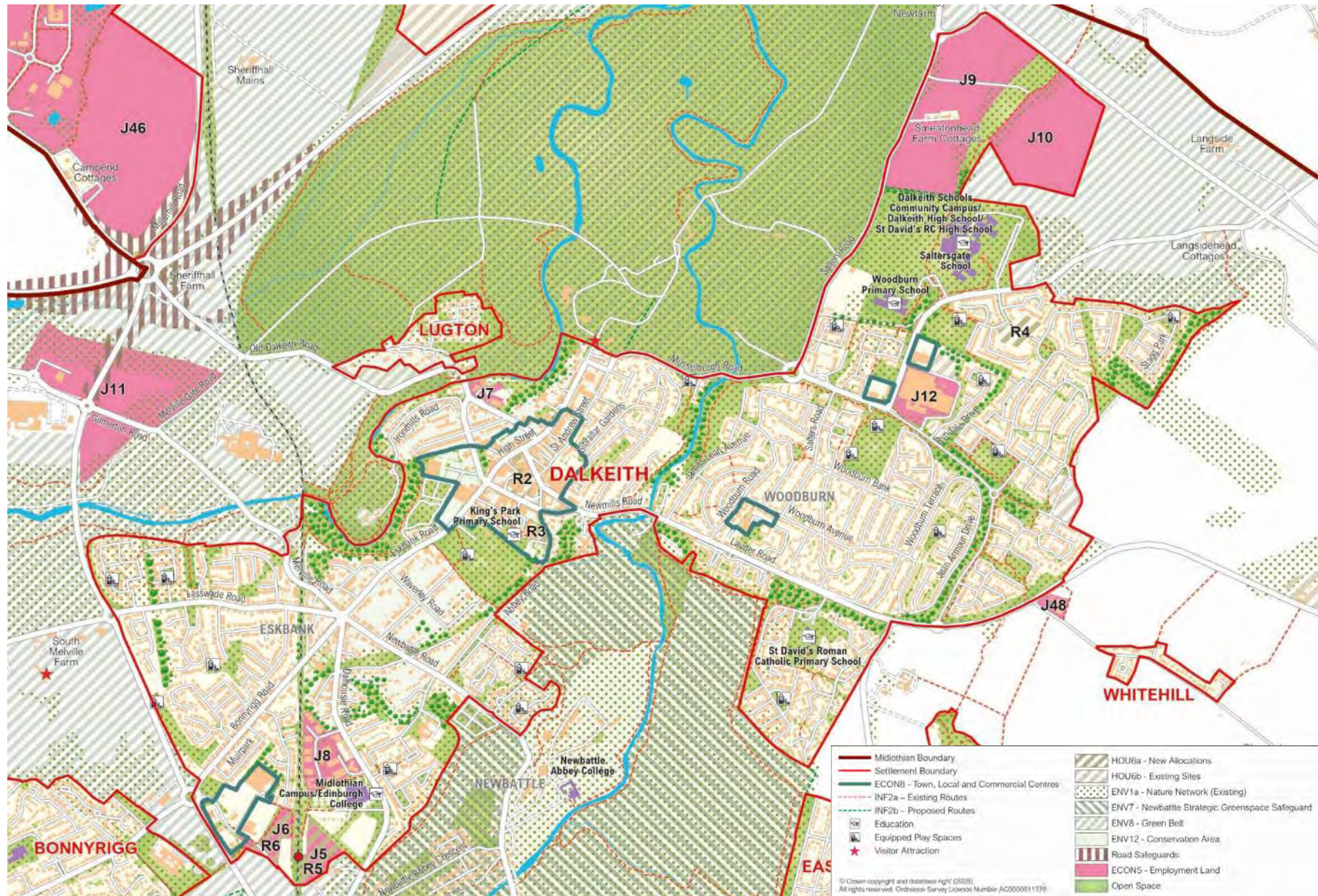
*This figure is not the total units for the site. It is the remaining units programmed to be completed during the plan period (2027-37). Information taken from the 2025 Housing Land Audit.

Proposed Development

Development	Site Reference	Site Name	Units
Regeneration	R2	Dalkeith Town Centre (Eskdaill Street)	65**
Housing	R3	Fairfield House	15
Housing	R4	Easter Langside Drive	20
Mixed Use	R5/J5	Eskbank Station East	20
Mixed Use	R6/J6	Eskbank Station West	50
Employment	J49	Melville West	-

**This is the net increase in units as it is anticipated that there will be some demolitions during the regeneration project

211. The site briefs for sites R2, R3, R4, R5/J5 and R6/J6 are provided below.



R2 Eskdaill Street

Site Area: 1.64ha **Mixed Used Development:** town centre regeneration

Residential capacity: 65 units (net increase)

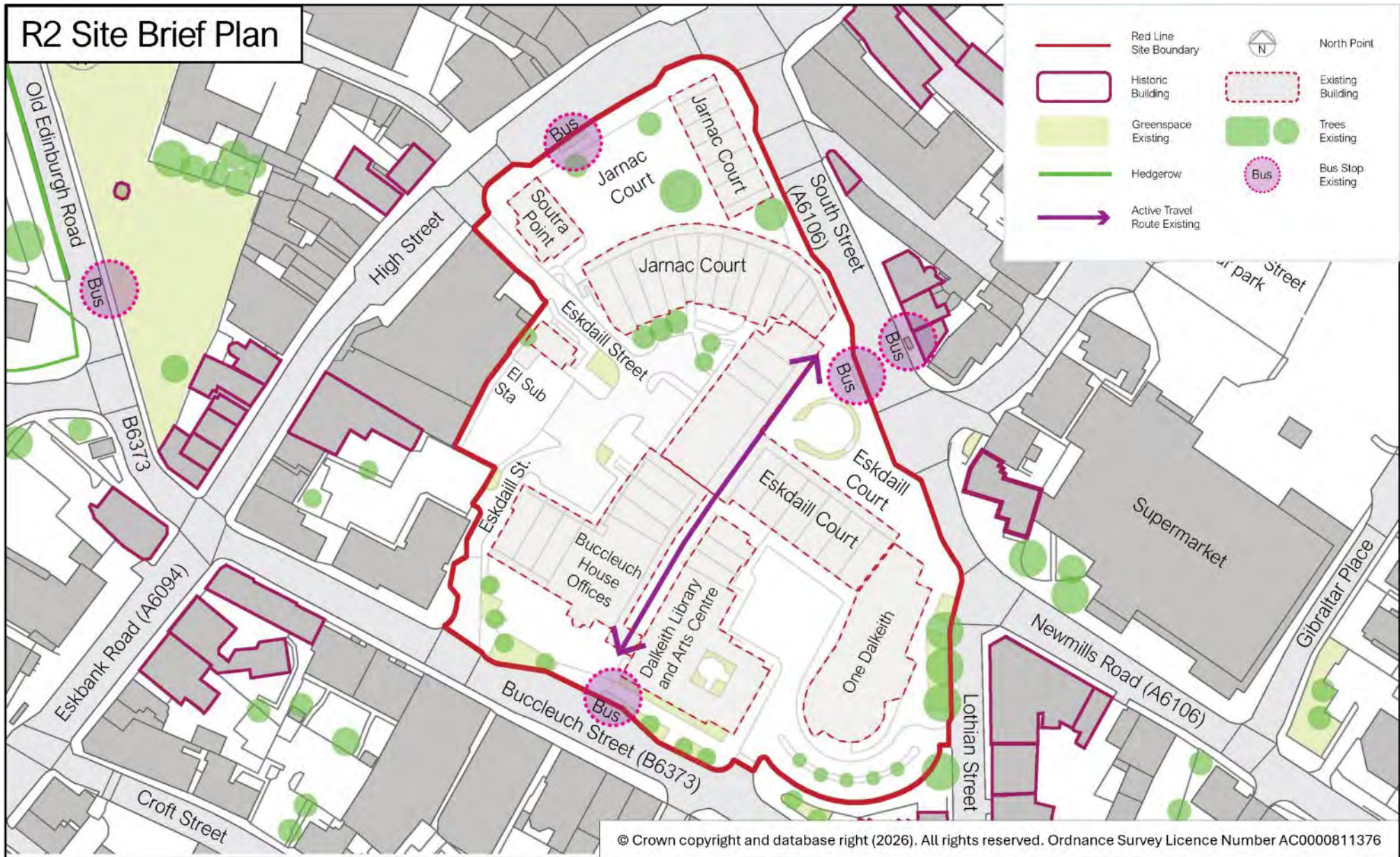
Site Context and Constraints

The site is situated in Dalkeith town centre, part of which was redeveloped in 1960s and includes Jarnac Court, Eskdaill Street, Eskdaill Court and White Hart Street. The site falls within the area covered by Midlothian Council's Dalkeith Regeneration Development Framework (August 2023), a Council-led multi-stage regeneration project with outline design. The site is situated within Dalkeith House and Park Conservation Area and is in the vicinity of listed buildings.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	Proposals should demonstrate that biodiversity enhancement can be achieved.
Trees and Hedgerows	Provide new green infrastructure and street trees.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Create public spaces which are accessible to everyone. Provide improved town square and enhanced civic spaces. Introduce play space within the public realm. A contribution should be made towards the upgrading of expansion of Kings Park.
Landscape	Incorporate gardens and green space to support local ecosystems and biodiversity.
Historic Environment	Potential impacts of development upon nearby listed buildings (including setting) and archaeological impacts should be assessed and appropriately mitigated. The scheduled area, and a suitable buffer around it, must be excluded from any development. A Design Statement will be required due to Conservation Area location.
Noise	A Noise Impact Assessment is required.
Design/Public Realm	Active surveillance of public realm and routes should be incorporated and lined by active building frontages. Overall massing should be appropriate to the scale of the existing historic townscape. Enhanced materials and public art should be incorporated within the public realm. Hard landscaping should be robust, natural stone, and provide route delineation.

Infrastructure	Requirements	
<p>Active Travel</p>	<p>Create shared use path on White Hart Street. Opportunity to connect to active travel routes within the town centre and to King’s Park, Ironmills Park, Dalkeith Country Park, and NCN routes 1 and 196. Proposed transport interchange/mobility hubs at Buccleuch Street and South Street. Incorporate residential parking. Integrate EV and bicycle charging infrastructure within site, including at interchange/mobility hubs.</p>	
Housing and Local Living	Requirements	
<p>Affordable Housing</p>	<p>100% affordable</p>	
Developer Contributions	Requirements	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Borders Rail - Active travel and public transport - Access and junction improvements - Healthcare facilities - Employment generating programmes - Landscaping and open space - Biodiversity enhancements - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation 	



R3 Fairfield House

Site Area: 0.52ha **Residential Capacity:** 15 units

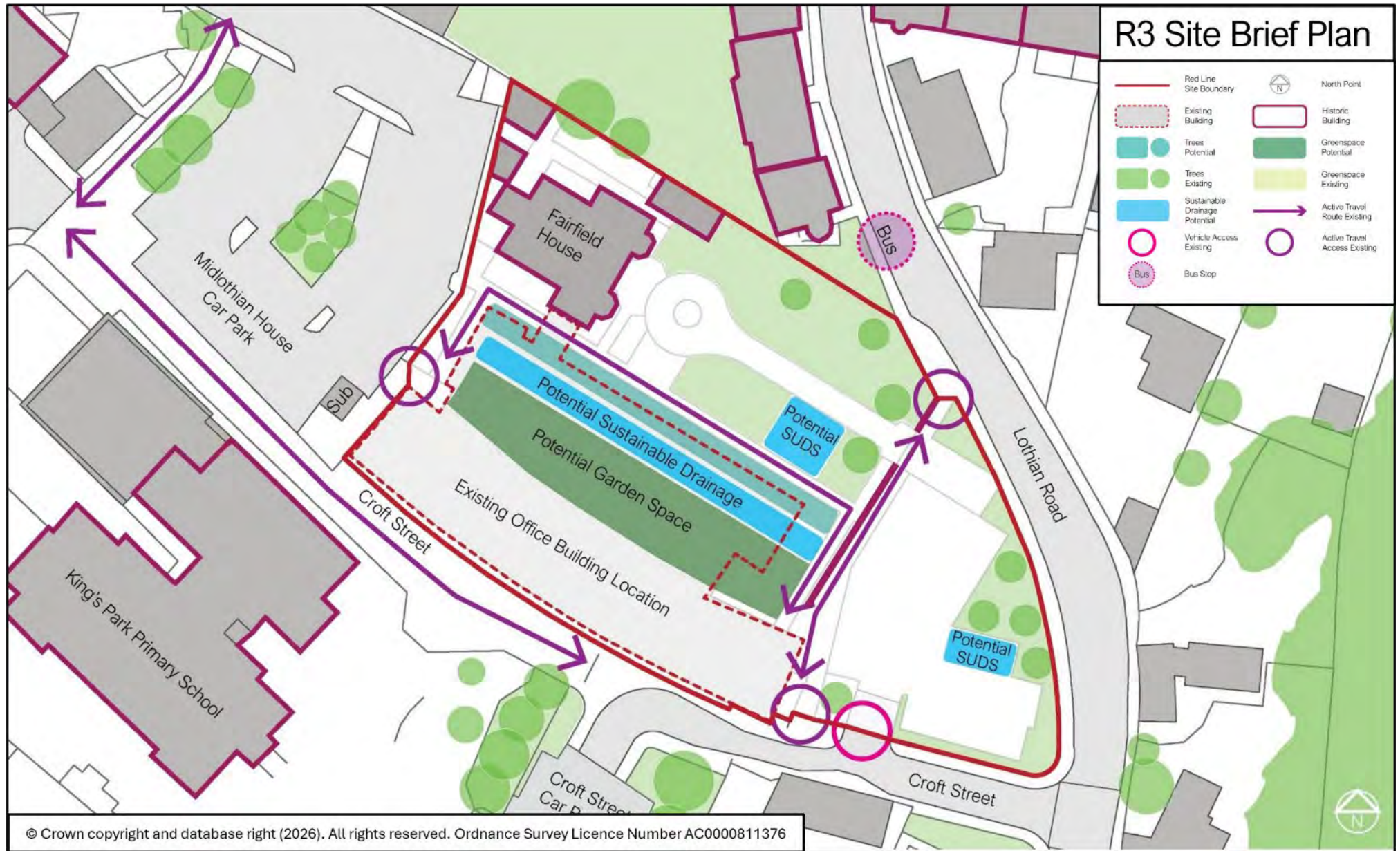
Site Context and Constraints

The site includes existing Midlothian Council office buildings, car park, Category B listed building Fairfield House, boundary walls and outbuildings (LB24340) and Category A listed building Hot House (LB24339). The site is bound by Lothian Road to the east, Croft Street (leading to Kings Park Primary School) to the south and car parking associated with Midlothian House to the west. The offices will be surplus to requirements following refurbishment of Midlothian House. The site is situated within the Dalkeith House and Park Conservation Area.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain existing trees and increase tree cover. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 will be required. Provide tree planting along Lothian Road and incorporate an avenue of trees south of Fairfield House to improve setting of listed building and provide shelter and outlook for housing development.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.09ha of onsite public greenspace (60sqm per unit). A contribution towards upgrading or expanding of Kings Park is required.
Landscape	Setting of adjacent listed buildings should be considered. A full set of landscape proposals including landscape layout is required.
Historic Environment	Listed buildings and garden area should be retained. Impact on listed buildings should be assessed and mitigated where necessary. A Design Statement is required due to Conservation Area location and Category A listed building.
Design	Consideration should first be given to the conversion of the existing office building to residential use prior to demolition proposals. Create active building frontages along Croft Street. Boundary treatment for proposed garden space required to respect the setting of Fairfield House. Massing and quality of materials should be appropriate to the character and setting of listed buildings and historic townscape and integrate with the conservation area surroundings.

Infrastructure	Requirements	
Active Travel	Existing pedestrian movement through site should be maintained and enhanced.	
Roads/Parking	Access to be gained as existing from Croft Street. Provide vehicle parking and bicycle storage within the existing car park space. Maintain vehicular access to Croft Street.	
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.	
Housing and Local Living	Requirements	
Affordable Housing	4 units (25%)	
Developer Contributions	Requirements	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Borders Rail - Active travel and public transport - Access and junction improvements - Healthcare facilities - Employment generating programmes - Children’s play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation 	



R4 Easter Langside Drive

Site Area: 1.26ha Residential Capacity: 20 units

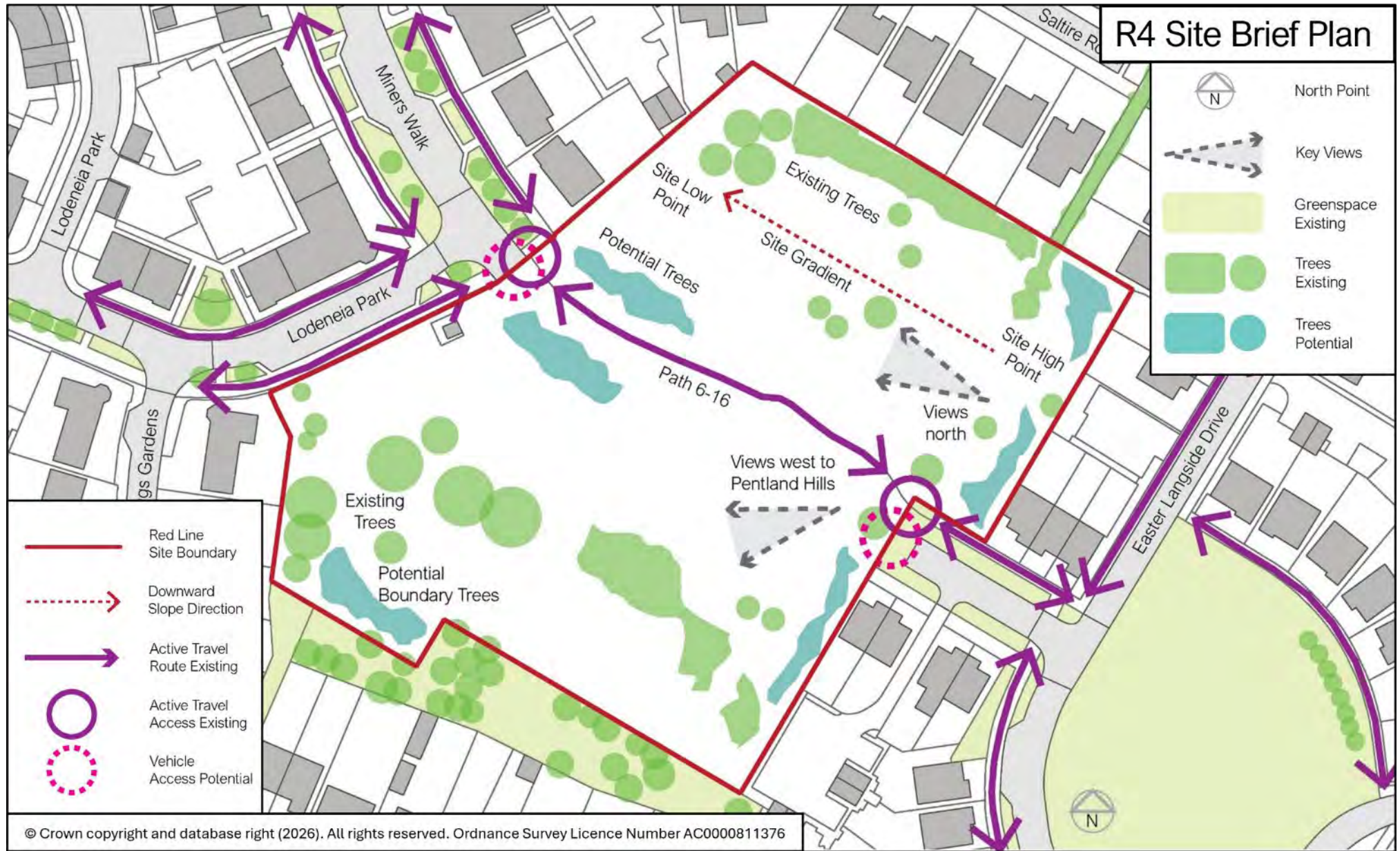
Site Context and Constraints

The current site use is an area of grassland with scattered trees and bushes, is bounded by residential properties. Topography is uneven with a significant level change across the site running east to west. An established informal footpath runs centrally through the site, connecting Easter Langside Drive with Lodenia Park. The site is subject to surface water flooding.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Increase tree cover to achieve 21% canopy. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.2ha of onsite public greenspace (60sqm per unit). Minimum requirement for 114sqm equipped play space onsite. A contribution towards the upgrading or expansion of Cowden Park will be required.
Landscape	A full set of landscape proposals including landscape layout is required.
Historic Environment	Potential impacts of development upon nearby listed buildings (including setting) and archaeological impacts should be assessed and appropriately mitigated. The scheduled area, and a suitable buffer around it, must be excluded from any development.
Infrastructure	Requirements
Active Travel	A clear and direct access link through the site will be important to retain connectivity between Easter Langside Drive and Lodenia Park, and access to schools and community facilities.
Roads	Vehicle access to site will likely be formed off Lodenia Park.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues

<p>Heat and Cooling</p>	<p>Located near LHEES Priority Cluster 6 (Dalkeith) area for heat network potential. Located east of Dalkeith and area (Woodburn) DHN potential investment area. Site in Green Heat in Greenspaces (GHIGs) High Viability area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.</p>	
<p>Housing and Local Living</p>	<p style="text-align: center;">Requirements</p>	
<p>Affordable Housing</p>	<p>5 units (25%)</p>	
<p>HOU1 Requirements</p>	<p>Minimum requirement of:</p> <ul style="list-style-type: none"> - 2 x 1 or 2 bed dwellings - 1 x 3 bed dwellings 	
<p>Developer Contributions</p>	<p style="text-align: center;">Requirements</p>	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Borders Rail - Active travel and public transport - Extended bus routes into development sites - Access and junction improvements Healthcare facilities - Environmental improvements and climate change adaptation - Employment generating programmes - Children’s play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Town centre regeneration 	



R5/J5 Eskbank Station East

Site Area: 1.92ha **Mixed Use Development:** residential, business & leisure

Residential Capacity: 20 Residential Units

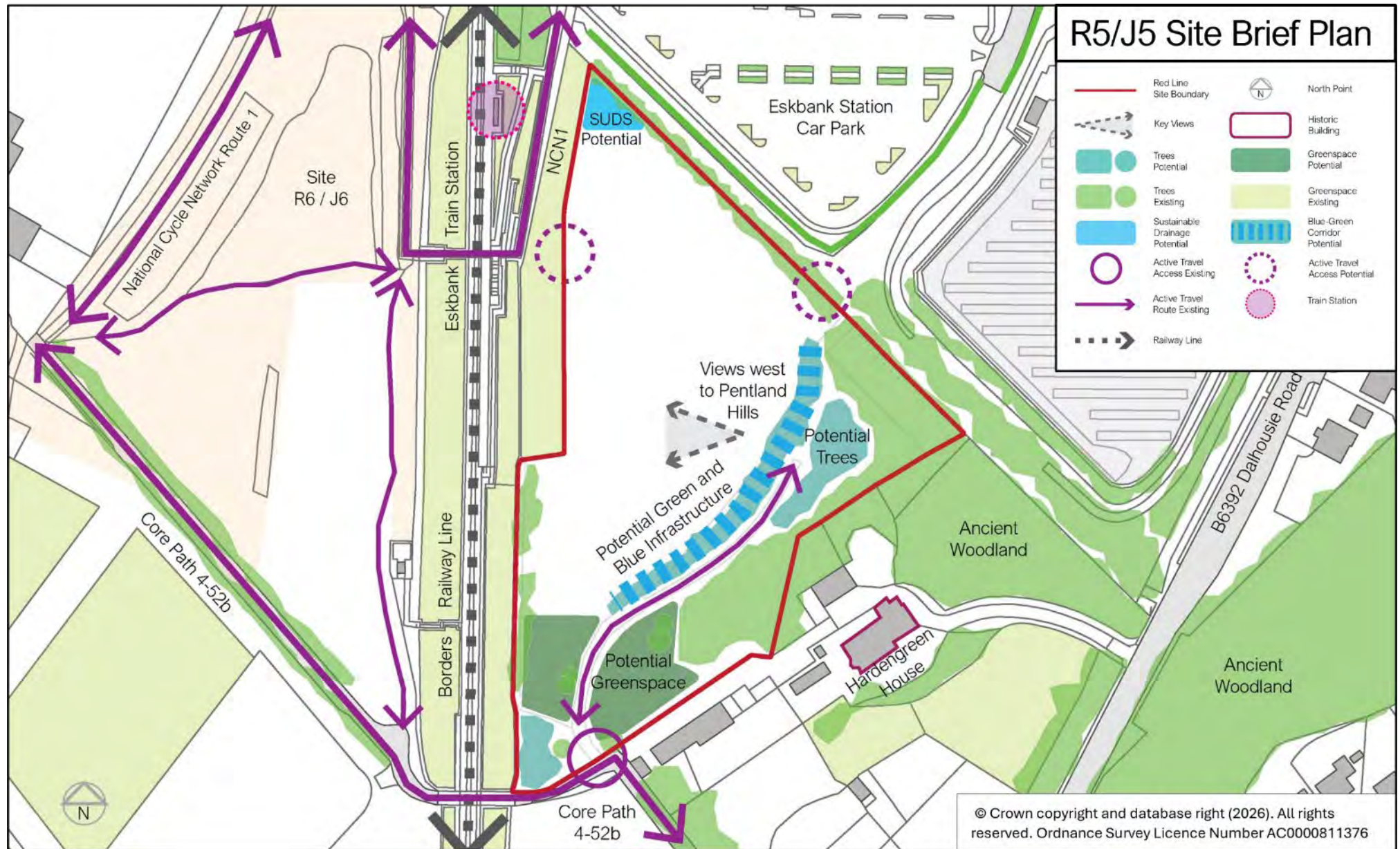
Site Context and Constraints

The site currently comprises an area of prime agricultural land (3.1) partially within the green belt and is bounded to the west by the Borders Railway line. Ancient Woodland, Hardengreen Enclosure (scheduled monument SM6336), Hardengreen House (category C listed building) and Newbattle Abbey Garden and Designed Landscape (00295) and Newbattle Conservation Area are located to the south. Eskbank Station car park and Edinburgh College's solar energy meadow is situated to the east of the site boundary. The site falls within a Coal Mining Development Risk Area with probable shallow coal mining and mine entries. Possible issues due to old landfill use on site may exist. Noise issues could arise due to proximity to the railway in addition to glare from adjacent solar farm.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	No development should take place within 30 metres of the adjacent ancient woodland. Retain trees on site and increase tree cover to achieve at least 21% canopy. A minimum planted 15m buffer should be applied alongside the Borders Railway. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.12ha of onsite public greenspace (60sqm per unit). A contribution to upgrade or expansion of Cortleferry Park (Eskbank) or Waverley Park (Bonnyrigg) is required.
Landscape	Strengthen green network connections between Eskbank, the Borders Rail and adjacent woodland.
Noise	A Noise Impact Assessment is required due to proposed residential development in proximity to the railway.
Soils	A Site Investigation Report and Soil Sustainability Plan will be required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.

Infrastructure	Requirements																
Active Travel	Provide clear and direct shared use paths which connect pedestrian bridge at Eskbank Station to core path 4-52b, along northeast perimeter from station to vehicular access and from core path 4-52b to vehicular access. Incorporate active surveillance of routes.																
Roads	Provide vehicular access from B6392 Dalhousie Road at Eskbank Train Station car park/Edinburgh College campus.																
Housing and Local Living	Requirements																
Affordable Housing	5 units (25%)																
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 2 x 1 or 2 bed dwellings - 1 x 3 bed dwelling All dwellings are required to be in the form of flatted development either over business units or separate.																
Employment and Economy	Requirements																
ECON5 Affordable Employment Space Requirements	ECON5 affordable employment space requirement applies.																
Business	Incorporate business/office use within flexible ground floor level space. It is fully intended to tie in delivery of employment space and residential development by way of conditions.																
Developer Contributions	Requirements																
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<table border="0"> <tr> <td>- Affordable housing</td> <td>- Healthcare facilities</td> </tr> <tr> <td>- Education</td> <td>- Employment generating programmes</td> </tr> <tr> <td>- Safe Routes to School</td> <td>- Children's play facilities</td> </tr> <tr> <td>- Home-to-School Transport</td> <td>- Biodiversity enhancement</td> </tr> <tr> <td>- Strategic transport</td> <td>- Sports facilities</td> </tr> <tr> <td>- Borders Rail</td> <td>- Public art</td> </tr> <tr> <td>- Active travel and public transport</td> <td>- Allotments</td> </tr> <tr> <td>- Access and junction improvements</td> <td>- Environmental improvements and climate change adaptation</td> </tr> </table>	- Affordable housing	- Healthcare facilities	- Education	- Employment generating programmes	- Safe Routes to School	- Children's play facilities	- Home-to-School Transport	- Biodiversity enhancement	- Strategic transport	- Sports facilities	- Borders Rail	- Public art	- Active travel and public transport	- Allotments	- Access and junction improvements	- Environmental improvements and climate change adaptation
- Affordable housing	- Healthcare facilities																
- Education	- Employment generating programmes																
- Safe Routes to School	- Children's play facilities																
- Home-to-School Transport	- Biodiversity enhancement																
- Strategic transport	- Sports facilities																
- Borders Rail	- Public art																
- Active travel and public transport	- Allotments																
- Access and junction improvements	- Environmental improvements and climate change adaptation																



R6/J6 Eskbank Station West

Site Area: 1.98ha **Mixed Use Development:** Business and Residential

Residential Capacity: 50 Residential Units

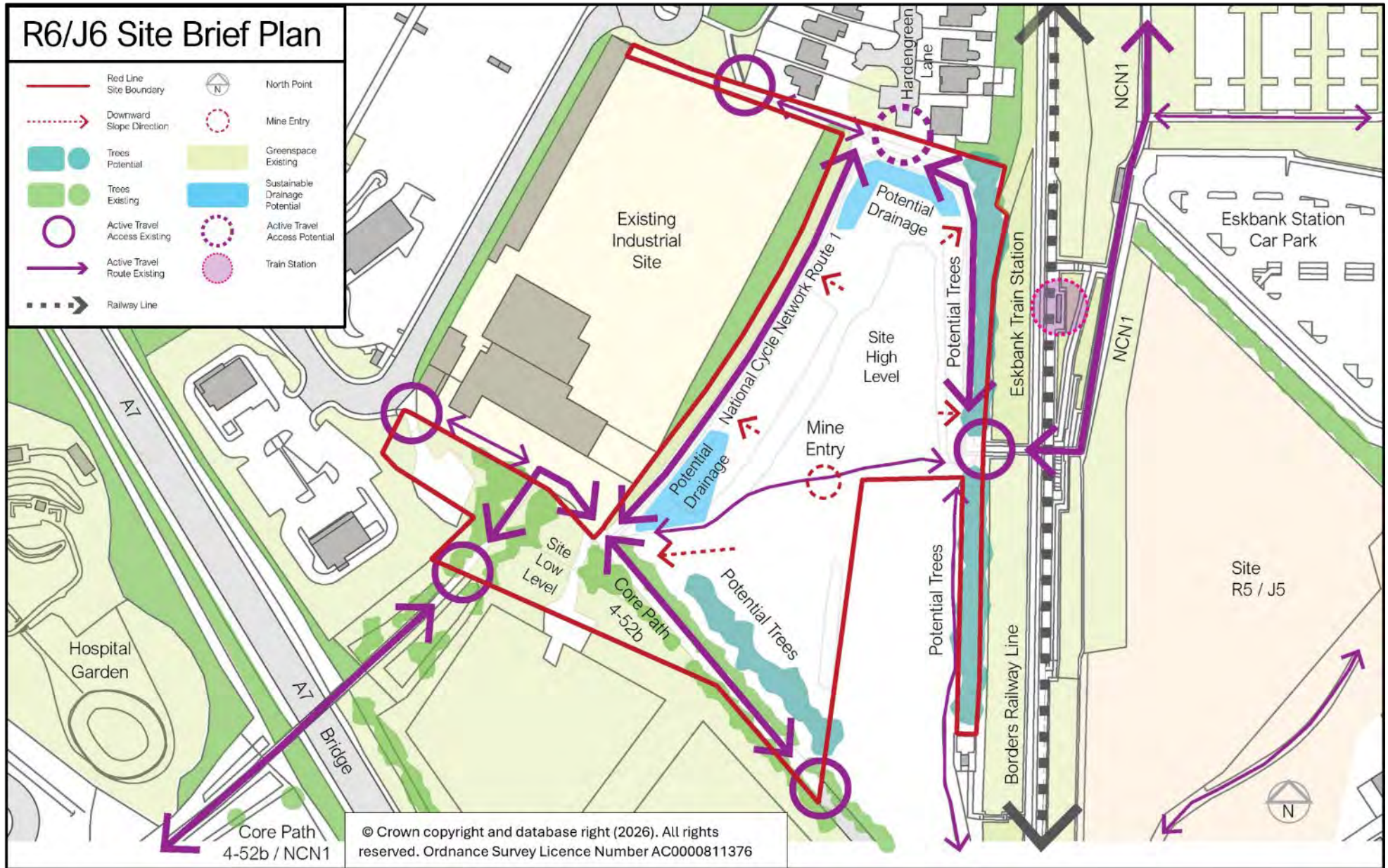
Site Context and Constraints

The site comprises an area of grassland, bounded by the Borders Railway line to the east, residential properties to the north, Hardengreen Industrial Estate to the west, and an avenue of trees adjacent to core path 4-52b to the southwest. The site is relatively flat with sloping edges, potentially a railway construction spoil heap, which leaves the site slightly elevated above surrounding land use. Informal pathways have been formed across the site and a lane with hedgerows is included along the southern boundary. Scheduled monument Hardengreen Enclosure (SM6336) lies within 300m southwest. Noise and odour issues could arise due to proximity of railway and industrial/commercial units.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Increase tree cover to achieve at least 21% canopy. Retain and strengthen existing hedgerows on southern boundary with a 15m offset or greater. Create woodland edge planting on the site's southeastern boundary with the Borders Rail line to reduce visual impact of existing and any future development. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 required.
Urban Greening Factor	UGF score of at least 0.4
Open Space and Play	Minimum requirement for 0.3ha of onsite public greenspace (60sqm per unit). Contribution required to upgrade or expansion of Cortleferry Park (Eskbank) or Waverley Park (Bonnyrigg).
Landscape	Landscape proposals, maintenance and management, and biodiversity enhancement plans required. Landscape strategy for site should be considered in conjunction with adjacent land to the southwest, which should be used to create open space and a woodland buffer between development and the A7 corridor.
Noise	A Noise Impact Assessment is required.
Air Quality	An Air Quality Impact Assessment may be required.
Soils	A Site Investigation Report and Soil Sustainability Plan will be required.

Infrastructure	Requirements
Active Travel	Improve surveillance and quality of existing routes, including route in northwest corner. Create clear and direct route across the site, with connections to Eskbank Station and A7 bridge.
Roads	Provide vehicle access from A7 Eskbank Road roundabout prioritising active travel route where it crosses.
Housing and Local Living	Requirements
Affordable Housing	13 units (25%)
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 8 x 1 or 2 bed dwellings - 4 x 3 bed dwelling All dwellings are required to be in the form of flatted development either over business units or separate.
Other	Area for community growing is required to be provided on site.
Employment and Economy	Requirements
ECON5 Affordable Employment Space Requirement	ECON5 affordable employment space requirement applies.
Business	Incorporate business/office use within flexible ground floor level space. It is fully intended to tie in economic and residential development by way of conditions.
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Home-to-School-Transport - Strategic transport - Borders Rail - Active travel and public transport - Access and junction improvements - Healthcare facilities - Employment generating programmes - Children’s play facilities - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation



Danderhall, Millerhill, Newton Village & Shawfair

- 212.** Danderhall was developed as a village from the 1930s incorporating the original hamlet and the neighbouring Edmonstone, to provide housing for workers at the nearby mines. The village has a primary school (Danderhall PS), library, Miners' Welfare and Social Club, GP practice, bowling club, public house and two churches.
- 213.** Newton is a small and distinctive area of housing focused around a village green. The former school was built in the early 20th century, with the houses following in the 1930s. Millerhill is the earliest village in the area which by the 1850s was served by a station on the Waverley line. The original station building survives following conversion to residential use. The nearby rail marshalling yard opened in the 1960s and is still an important rail centre. The newly built Millerhill Community Hub opened in 2023.
- 214.** At the heart of the new settlement of Shawfair lies the site of the former Monktonhall Colliery. Sunk in the 1950s, by the 1990s the mine was owned and run by a miner's cooperative and was the last deep mine in the Lothians when it closed in 1997.
- 215.** In the 1990s the "South East Wedge", which includes the Danderhall, Newton and Millerhill areas, was agreed as the location for major residential development. From this, the concept of creating a new settlement of Shawfair emerged which incorporates Newton and Millerhill and the expansion of Danderhall. Planning permission in principle for the masterplan area was granted in 2014. The new Shawfair station opened on the Borders Rail Line in 2015.

- 216.** The main existing areas of public greenspace are Millerhill Park, Newton Village Green, Woolmet Bing, Kaimes Park and Danderhall Park. New parks and greenspaces, including a strategic green corridor between The Wisp and Shawfair Park, will be created as part of the continuing development of the area. There are equipped play spaces for children and young people at Millerhill Park, Cocklerow Loan, Newton Village, Campview Crescent, Danderhall Park and Redcroft Street.
- 217.** Local shops are located on Newton Church Road at the junction with Edmonstone Road and the junction with Old Dalkeith Road. There are several small commercial businesses on the Old Dalkeith Road and Edmonstone Road.

Local Character

- 218.** The dominant architectural style of Danderhall and Newton is the classic Scottish public sector housing from the 1930s to 1960s, with a mix of semi-detached houses, terraced houses and cottage flats with roughcast render, tiled roofs and front and rear gardens.
- 219.** The core of Millerhill is characterised by terraces of traditional single storey and 1.5 storey stone cottages fronting directly onto the footway, with some more modern bungalows on infill sites.

Local Priorities and Aspirations

- 220.** Local priorities include maintaining the existing communities as the area continues to change, improving active travel links, protecting and improving community facilities and green spaces and promoting a distinct local identity.

Committed and Proposed Development

221. The following table highlights the committed and proposed development for this area. The relevant allocations are covered by Policies ECON5, ECON8 and HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Committed Development

Development	Site Reference	Site Name	Units
Housing	Hs0	Cauldcoats	430**
Housing	h43	Shawfair (all sites)	2494*
Housing	Hs1	Newton Farm	833*
Employment	J45	Shawfair Park	-

*This figure is not the total units for the site. It is the remaining units programmed to be completed during the plan period (2027-37).

Information taken from the 2025 Housing Land Audit.

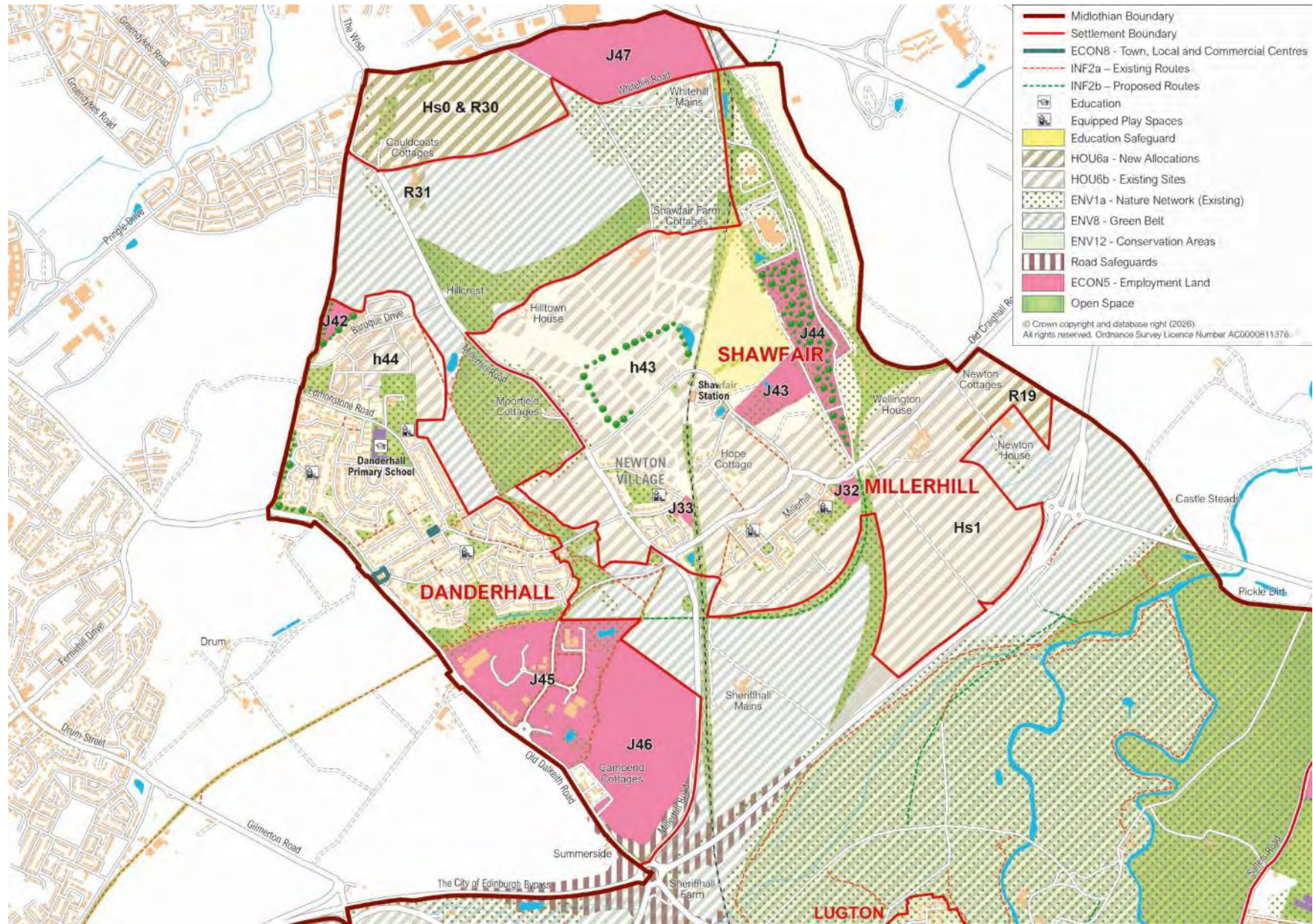
**Combined site total for Cauldcoats in 650 units.

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R19	Newton Farm East	70
Housing	R30	Cauldcoats	120**
Housing	R31	Cauldcoats Steading	12
Employment	J43	Monktonhall	-
Employment	J44	North Millerhill	-
Employment	J46	Sheriffhall Interchange	-

**Combined site total for Cauldcoats in 650 units.

222. Site briefs for sites R19, R30 and R31 are provided below.



R19 Newton Farm East

Site Area: 5.61ha **Capacity:** 70 units

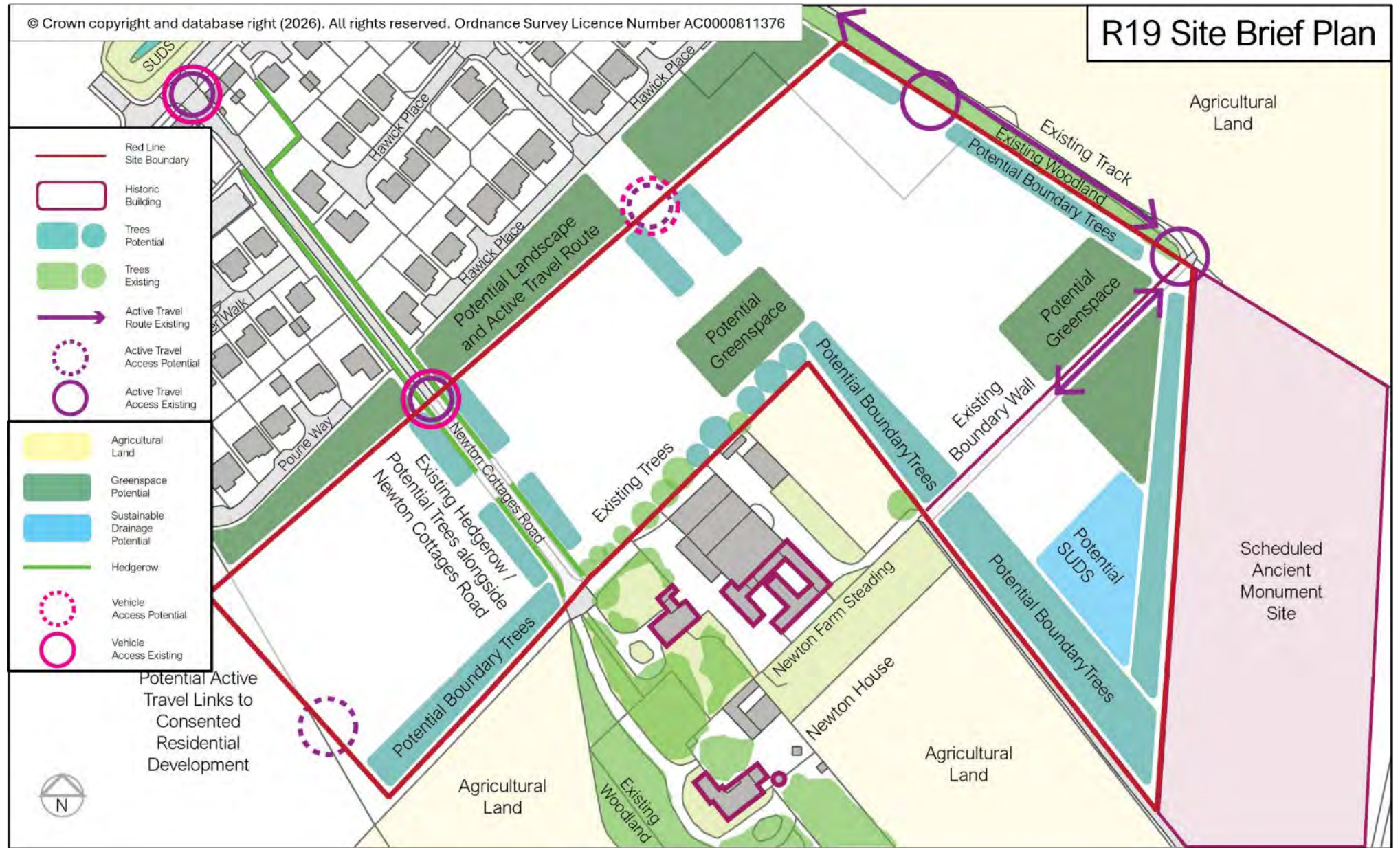
Site Context and Constraints

A green belt site comprises arable fields (prime agricultural land 2), bound by A720 City Bypass to the south, residential properties to the north and Newton Farm to the southwest. Constraints on this site include potential noise disturbance from the A720 City Bypass and Newton Farm and potential impacts upon SM5704 pit alignment and SM5729 pit alignment; adjacent listed buildings Newton House and walled garden (Category B) (LB14179); Newton Tower and Doocot (B) (LB14180); Newton Farm (Category B) (LB1418) and Newton Steading and gate piers (Category C) (LB47733) and MEL10847 Local Designed Landscape of Newton House. Developing this site would increase the likelihood of community coalescence.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Increase tree cover to achieve 21% canopy. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.42ha of onsite public greenspace (60sqm per unit). Minimum requirement for 392sqm onsite equipped play space. Minimum requirement of 0.2ha of onsite useable greenspace.
Landscape	Enhancement of settlement boundaries/ strengthened buffer between development in East Lothian and Midlothian as well as buffer to bypass and listed buildings are essential.
Historic Environment	Potential impacts of development upon nearby listed buildings (including setting) and archaeological impacts should be assessed and appropriately mitigated. The scheduled monument area and a suitable buffer around it, must be excluded from any development.
Noise	A Noise Impact Assessment is required.
Soils	A Soil Sustainability Plan is required.

Infrastructure	Requirements
Active Travel	Provide links to local path network and existing and consented residential development sites.
Roads	Vehicular access from B6415 Old Craighall Road/ Newton Cottages Road and potentially from consented planning application (17/00408/DPP) site, which has agreed road connection to A720/A68 junction.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.
Heat and Cooling	Site is east of Shawfair DHN potential investment area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.
Housing and Local Living	Requirements
Affordable Housing	18 units (25%)
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 11 x 1 or 2 bed dwellings - 5 x 3 bed dwelling - 2 bungalows
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Extended bus routes into development sites - Borders Rail - Active travel and public transport - Access and junction improvements - Healthcare facilities - Environmental improvements and climate change adaptation - Town centre regeneration - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Community heating



R30 Cauldcoats

Site Area: 29.49ha **Capacity:** 220 units (R30) & 430 units (Hs0). **Total capacity:** 650 units

This site brief focuses on Site R30 but will have some relevance to site Hs0 as the two sites are expected to be master planned as a single site.

Site Context and Constraints

The site comprises an area of brownfield land (former colliery), prime agricultural land (3.1) and safeguarded habitats. The northern part of the site was allocated for housing in the Midlothian Local Development Plan (2017) (Hs0). The remainder of the site was identified in MLDP2017 as a site for Longer Term Safeguarding (Hs0SC). Planning Permission in Principle has previously been granted for the site and subsequently Phase 1 (Hs0) was modified by a Section 42 Application (Ref: 20/00312/S42).

The site is bound by Fort Kinnaird to the north, industrial units to the west, and roads and agricultural fields to the south and east. Site R31 (Cauldcoats Steading) is located to the south. Hedgerows run along the eastern and southern boundaries and partly through the site. The site is located on the high point of a local ridgeline with the southern boundary, relatively prominent in the skyline. The site slopes downwards from the southeast to the north.

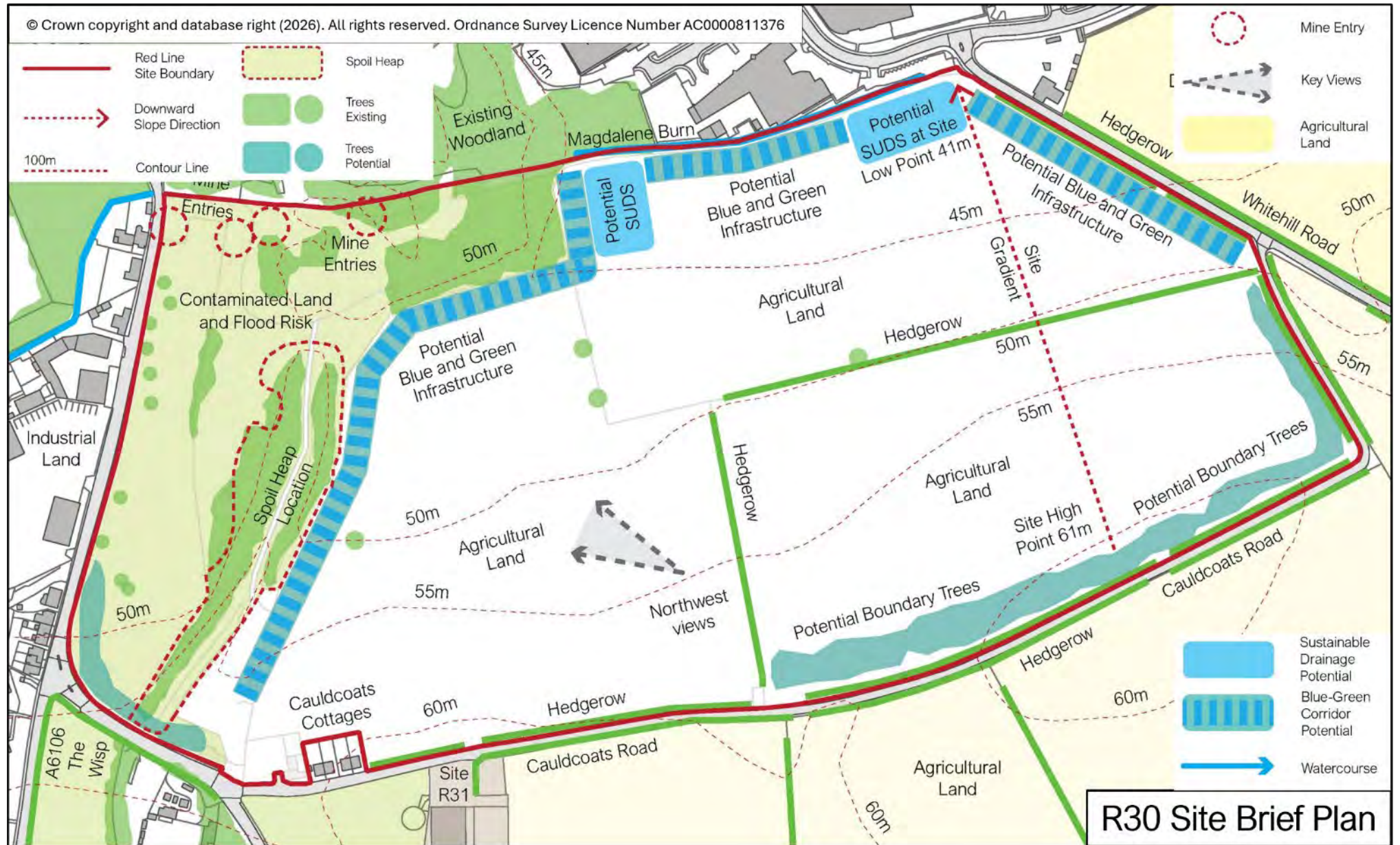
The west of the site falls within the Coal Authority's Development High Risk Area. Mineshafts and adits are identified in the north of this area and former colliery spoil has left sections of the west of the site with uneven topography and potential surface instability. Contaminated land issues exist in the northwestern portion of the site as well as invasive species in this area and along the northern boundary. Noise issues will arise from adjacent roads industrial units and retail uses. The site is also subject to river and surface water flooding.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain existing hedgerows and trees. Increase tree cover to achieved 21% canopy. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 3.9ha of public greenspace onsite (60sqm per unit). Minimum of 3,611sqm of equipped place spaces across the site including at least two 'neighbourhood' spaces. See also 'Coal Mining Risk' section, below.

Landscape	Development should include a substantial landscape edge, averaging 30m, to help provide containment along the southern boundary. Suitable landscaping on the northern boundary to provide a buffer between the proposed housing and the neighbouring land uses.
Historic Environment	Potential impacts of development upon nearby listed buildings (including setting) and archaeological impacts should be assessed and appropriately mitigated. The scheduled area, and a suitable buffer around it, must be excluded from any development.
Noise	Development will need to include measures to reduce noise impact from traffic and the operation of the retail and commercial uses. Significant noise barriers should be implemented on northeast and southwest boundaries. A Noise Impact Assessment will be required.
Air Quality	An Air Quality Assessment will be required.
Soils	A Soil Sustainability Plan will be required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary. Development of the site requires prior rehabilitation/ decontamination and appropriate landscaping of the Niddrie Bing. A detailed Site Investigation Report (including mineral instability) and Coal Mining Risk Assessment are required. A remediation strategy may be necessary. If remediation is required, a validation report will be required confirming that the site is suitable for the proposed use of the rehabilitated land. At least part of this area may contribute to the open space requirements.
Infrastructure	Requirements
Active Travel	Provide clear and defined shared use paths through the site, connecting to local path networks. Footpath and cycle links should be extended northwards. The development must also make provision for safer routes to school for both primary and secondary schools, and this may require off-site path/ cycle improvements south to Shawfair/ Danderhall.
Roads	Access to the site should be taken from The Wisp. To avoid 'rat-running' through the site to Edinburgh Fort, it is unlikely that the access route will extend though the entire site. Road realignment/ junction improvements of The Wisp/ Millerhill Road will be required. To maintain access to Fort Kinnaird, the existing road on the south and east boundary of the site should be upgraded and include footpath/ cycleway provision as appropriate. The developer will be required to deliver the agreed access/ junction improvements.

Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues. Rehabilitation of the Bing is likely to assist in resolving flooding problems associated with this area, especially adjacent to The Wisp.	
Heat and Cooling	The site is north of Shawfair DHN potential investment area. Site in Green Heat in Greenspaces (GHiGs) DHN High Viability area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.	
Housing and Local Living	Requirements	
Affordable Housing	163 units (25%)	
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 97 x 1 or 2 bed dwellings - 49 x 3 bed dwelling - 19 bungalows 	
Developer Contributions	Requirements	
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Strategic transport - Borders Rail - Access and junction improvements - Healthcare facilities 	<ul style="list-style-type: none"> - Employment generating programmes - Biodiversity enhancement - Community facilities - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation - Community heating



R31 Cauldcoats Steading

Site Area: 1.12ha **Capacity:** 12 units

At the time of publication, there is an active planning application relating to this site (22/00902/DPP). The Council resolved in August 2024 to be minded to grant planning permission subject to the satisfactory completion of a s75 legal agreement. Should this consent not be granted, then the provisions of this site brief will apply in the consideration of future applications.

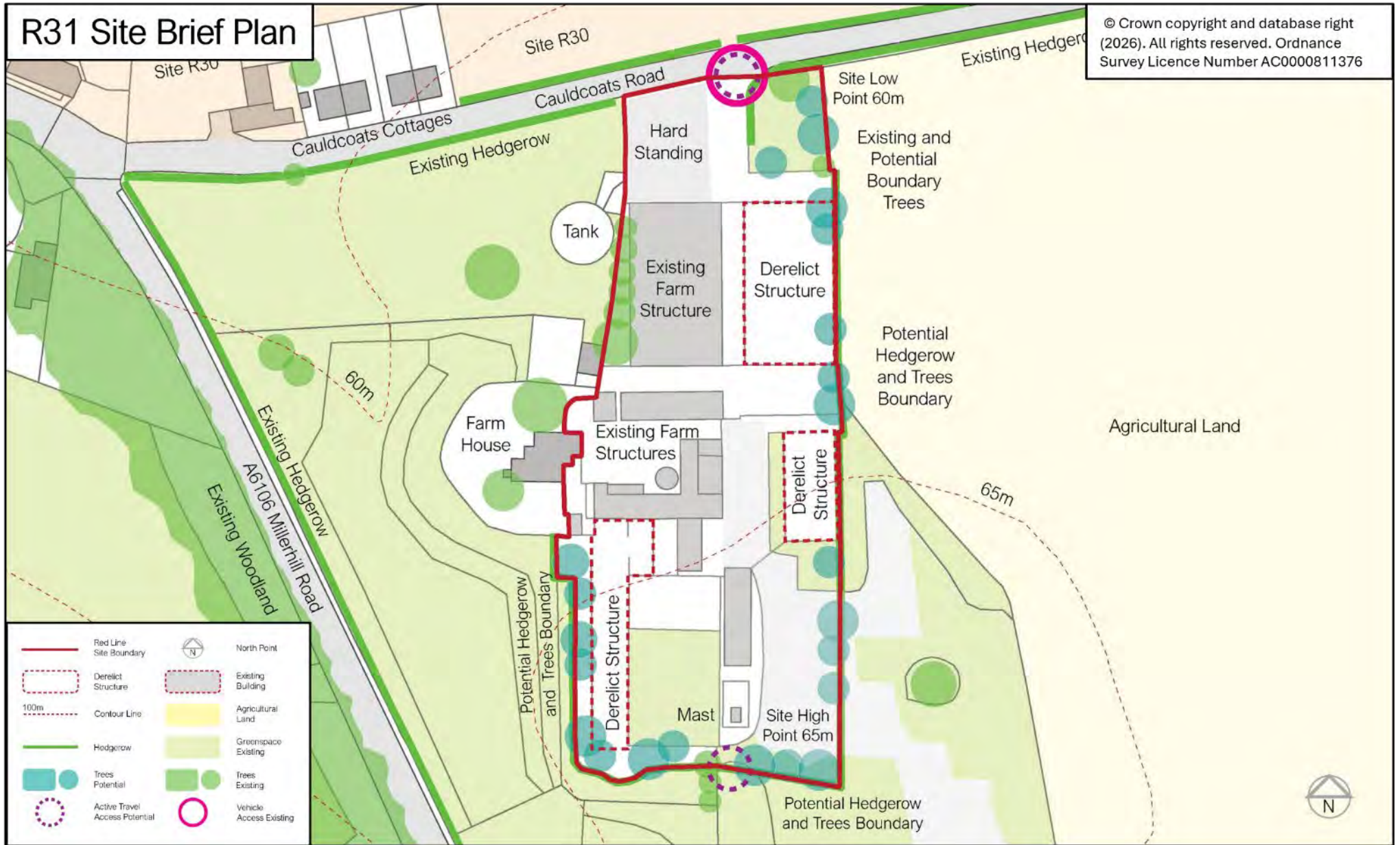
Site Context and Constraints

The former farm steading site comprises farm buildings, derelict structures and areas of hard standing. Existing boundaries comprise post and wire fences and hedgerows. The site is further bound to the north by Cauldcoats Road (existing site entrance), to the east by agricultural land and to the south and west by fields/grassland. Proposed housing site R30 is situated to the north beyond Cauldcoats Road. The existing farmhouse and associated garden are situated directly adjacent to the west of the site boundary. Topography extends from higher ground to the south of site sloping down towards the north. There is potential for land contamination from the site's use as a farm as well as odour issues from existing silage tank adjacent to the site. Noise issues may arise from traffic on Millerhill Road. MEL5072 Cauldcoats Farm steading is located within the proposal area and MEL8547 Hillfort in the vicinity of the site.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retention of existing hedgerows and trees. Increase tree cover to achieve 21% canopy.
Urban Greening Factor	UGF score of at least 0.4.
Landscape	Development should include a substantial suitable landscaping within the site and on all site boundaries. A full set of landscape proposals including landscape layout is required.
Historic Environment	Requires sensitive design to minimise impacts and to retain and re-use steading buildings. Historic Building Recording will likely be required on the historic steading.
Noise	Development will need to include measures to reduce noise impact from traffic and the operation of the retail and commercial uses. Significant noise barriers should be implemented on northeast and southwest boundaries. A Noise Impact Assessment will be required.

Infrastructure	Requirements
Active Travel	Provide clearly defined paths through the site, connecting to local path networks, including a footpath link from the south of the site to Millerhill Road.
Roads	Access to the site will be as existing from Cauldcoats Road
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.
Heat and Cooling	The site is north of Shawfair DHN potential investment area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.
Housing and Local Living	Requirements
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 2 x 1 or 2 bed dwellings - 1 x 3 bed dwelling
Housing Design	Requires sensitive design to minimise impacts and must retain and re-use at least part of steading buildings. A Building Survey is required to demonstrate this. New development must be of steading style design.
Developer Contributions	Requirements
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details).</p> <p>Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Borders Rail - Active travel and public transport - Access and junction improvements - Healthcare facilities - Community facilities - Employment generating programmes - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation - Community heating



Easthouses

- 223. Easthouses was developed to house workers for local miners from the 1920s. There is one primary school (Easthouses PS, opened 2024) and Newbattle High School with its associated community library and leisure facilities. Other community facilities include a bowling club and Miners Welfare & Social Club. Local services include small retail and hot food takeaways on Easthouses Road and Mayfield Road.
- 224. There are significant areas of greenspace, including Easthouses Park, the pitches adjacent to Newbattle High School and the Newbattle Strategic Greenspace. There is an equipped play space at Easthouses Park.
- 225. Key components of the nature network in the area are the Mary Burn and Bog Wood, which connect into the wooded areas of the Newbattle Strategic Greenspace.

Local Character

- 226. The original core of the village round Leighton Crescent, Hursted Avenue, Broadhurst Road and Gordon Street largely comprises single storey semi-detached miner’s cottages with characteristic bay windows and timber bargeboards with exposed rafter ends. Some have retained the distinctive timber framed porch area. Three distinctive phases of more recent development are located between Hursted Road and Mayfield Road, comprising terraced bungalows and 1.5 storey detached homes.
- 227. The area between Easthouses Road and Lothian Drive comprises post-war Scottish public sector semi-detached houses of various styles. On the east side of Easthouses Road (Little Acre, Barley

Bree Land, Barley Court and Easthouses Way) are small developments of late 20th and early 21st century detached homes.

Local Priorities and Aspirations

- 228. A Local Place Plan (LPP) for Mayfield and Easthouses was prepared by the Community Council and registered with Midlothian Council in 2024. Place-based priorities specific to Easthouses include providing a DDA (Disability Discrimination Act) compliant safe route to Easthouses Primary School from Lothian Drive, improvements to the shopping area in Easthouses and increasing and supporting community facilities for all ages.

Committed and Proposed Development

- 229. The following table highlights the committed development for this settlement. The relevant allocation is covered by Policy HOU6. Information on delivery of this development is provided in the Delivery Programme.

Committed Development

Development	Site Reference	Site Name	Units
Housing	2024MN1	Former Newbattle High School	28*

*This figure is not the total units for the site. It is the remaining units programmed to be completed during the plan period (2027-37). Information taken from the 2025 Housing Land Audit.



Gorebridge

- 230.** Gorebridge developed following the opening of Scotland's first gunpowder works at Stobs Mill in the 1790s. Coal mining from the mid-1800s had a significant influence on the development of the area. The town has incorporated neighbouring small villages as it has grown, including Stobhill, Arniston, Birken side, Gowkshill and Harvieston. The legacy of these early settlements is still evident in the layout and character of the modern town.
- 231.** The town has grown significantly since 2003, with major housing growth at Stobhill, Arniston, Newbyres, Harvieston and Vogrie Road. As a result, Gorebridge now has four primary schools – Gorebridge PS, Stobhill PS, St Andrews RC PS and Gore Glen PS – and is within the catchment of Newbattle High School. This rapid expansion reflects Gorebridge's role as a commuter settlement within Midlothian, supported by the reinstatement of the railway.
- 232.** Gorebridge town centre is on Main Street, which is also a Conservation Area. The Conservation Area benefited from investment through a Conservation Area Regeneration Scheme, funded by Historic Environment Scotland, which ran from 2013-18. There is also a local centre along Hunterfield Road which includes Gorebridge Leisure Centre, the Gorebridge Beacon, Gorebridge Parish Church, Gorebridge library and retail/commercial units near Engine Road.
- 233.** The railway station first opened in 1847 on the North British Railway line which would eventually run from Edinburgh to Hawick and Carlisle. The station closed, along with the whole route, in January 1969 and reopened in 2015 as part of the redeveloped Borders Rail Line. The reopening of the line has been

transformational, supporting sustainable travel, inward investment, and visitor access. The village is currently served by two Lothian Bus services. Continued enhancement of transport integration remains a community aspiration.

- 234.** The main areas of greenspace are Arniston Park, Auld Gala Park, Gore Glen Complex, Vogrie Crescent South Park, Stobhill Park and Birken side Park. There are 11 equipped play spaces and 2 other formal play spaces (a pump track and a MUGA). These spaces form vital green network supporting biodiversity, health and wellbeing, and community events.

Local Character

- 235.** Pockets of the original settlements which make up Gorebridge are still in place, providing the basis for the character of the town. Main Street is a fairly intact and relatively unaltered example of a 19th century commercial high street. Ground floor commercial premises have been retained in some buildings, adding a key element to the character of the area as a traditional town centre. Other 19th and early 20th century clusters of stone-built dwellings in various traditional styles are present on Private Road, Vogrie Road, Lady Brae, Mossend and Stobs Mills.
- 236.** The town experienced significant growth from the 1940s, with large housing schemes developed at Birken side and to the east in the area framed by Greenhall Road, Barleyknowe Road, Lady Brae and Vogrie Road. The dominant architectural style in these areas is the classic post-war Scottish public sector built housing, with a mix of semi-detached houses, terraced houses and cottage flats with roughcast render, tiled roofs and front and rear gardens. The architectural style of the more recent additions to the town is

largely the standard house types of the volume housebuilders in the 2000s.

237. Gorebridge is situated on a south-west facing slope at the southern end of the Mayfield-Tranent ridge, and this topography influences the built form and character of the town. Much of the town, particularly the areas further up the slope, are highly visible from across Midlothian and beyond. Managing visual impact and protecting key views will be an important consideration for any new development.

238. Local landmarks outwith the Conservation Area include Newbyres Castle, Arniston Rangers Football Club, the Gorebridge Beacon and Gorebridge Community Cares – The Hive, Arniston Miners Welfare Social Club (which along with the Laundry Cottages, the former Hunterfield Tavern and The Avenue is a surviving remnant of the Arniston Colliery) and the Old Station House. Together these landmarks reflect Gorebridge’s layered industrial, social and cultural heritage.

239. A key feature of the Nature Network is the Gore Glen Local Biodiversity Site, which includes much of the woodland along the River Gore, the Gore Glen Woodland Park and the former bings associated with the Gore and Emily pits. Much of the riverside woodland is native woodland, with significant parts also being ancient woodland. Other important features include the greenspace around Newbyres Castle, the woodland strip to the north of Arniston Park and Gore Glen Primary School, the Nancy Teuch path and the greenspaces and tree belts along Barleyknowe Road. These areas provide opportunities for habitat

restoration, outdoor learning and the expansion of the green corridor network proposed by the community.

Local Priorities and Aspirations

- 240.** A Local Place Plan (LPP) for Gorebridge was prepared by the Community Council and registered with Midlothian Council in 2024. The LPP sets out a community vision of “a vibrant, safe, welcoming and attractive place with opportunities for all” and a series of propositions. These propositions include:
- A green corridor with a path along Gore and Arniston Glens linking with the South Esk River;
 - Protecting the Nancy Teuch path for biodiversity;
 - Promoting the reuse of the Old Station House and derelict colliery site at Engine Road for community use;
 - Exploring the potential for hydro power on the Gore Water near Old Mills, community wind turbines, a community solar farm or a community geothermal heating scheme;
 - Integration of sustainable transport opportunities with the rail station, and improving pedestrian accessibility to the station;
 - Creation of safe cycle routes throughout the town;
 - Maintaining and improving the Gorebridge Circular walk and rights of way;
 - A new, affordable, supermarket in the town;
 - Develop new units for small businesses; and
 - Identifying a site for a new high school in Gorebridge, which could also accommodate a sports complex (swimming pools, all weather pitches, gym etc.) and health centre on the site.

Committed and Proposed Development

241. The following table highlights the committed and proposed development for this settlement. The relevant allocations are covered by Policies ECON5, ECON8 and HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Committed Development

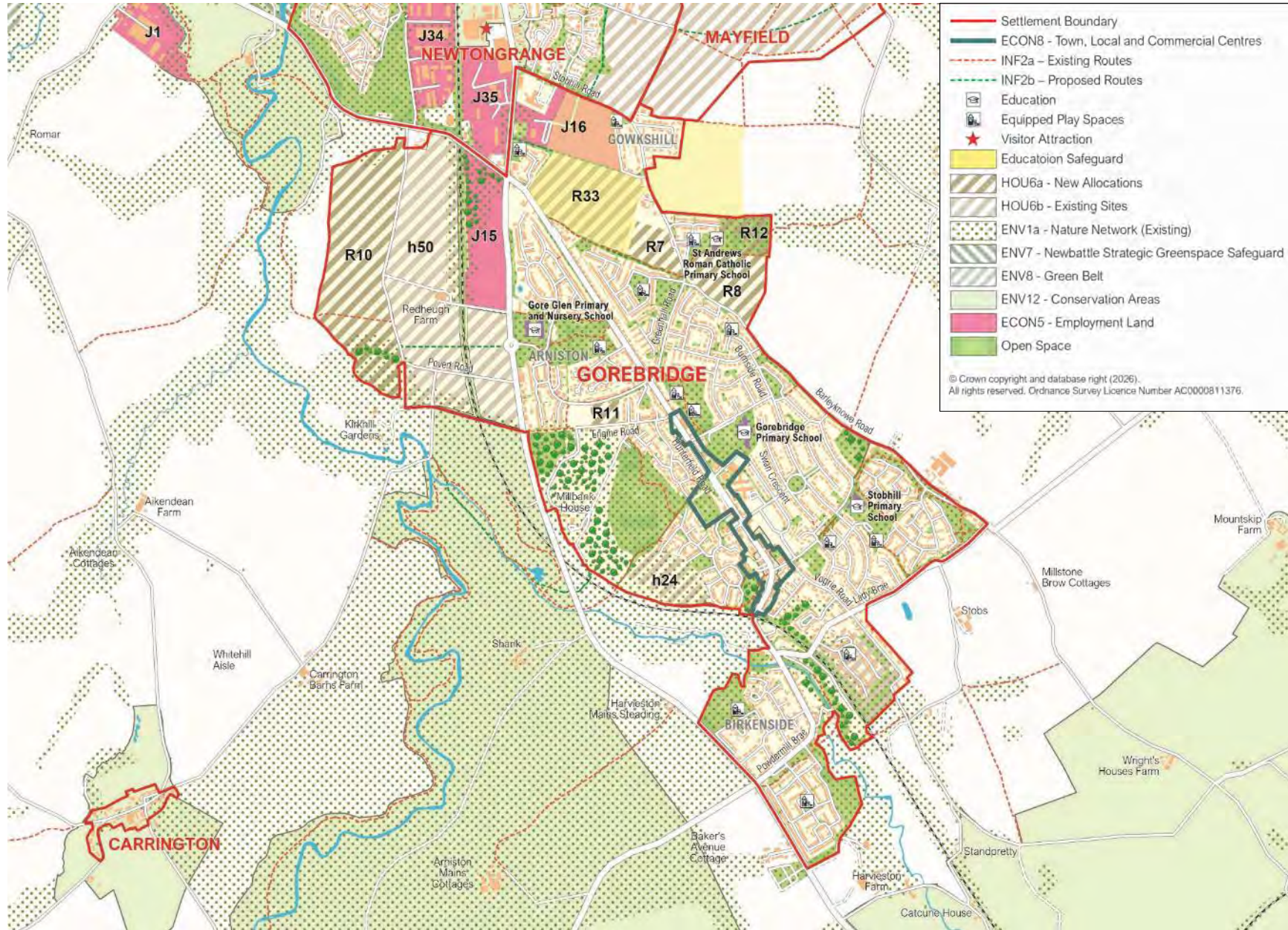
Development	Site Reference	Site Name	Units
Housing	h24	Newbyres	32*
Housing	h40	Vogrie Road	16
Housing	h50	Redheugh East	700
Employment	J15	Newtonloan Toll	-
Employment	J16	Stobhill Road	-

*This figure is not the total units for the site. It is the remaining units programmed to be completed during the plan period (2027-37). Information taken from the 2025 Housing Land Audit.

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R7	Gowkshill Farm	100
Housing	R8	Barleyknowe Road	150
Housing	R10	Redheugh West	400
Housing	R11	Engine Road	40
Housing	R12	David Herkes Way	30

242. Site briefs for sites R7, R8, h50 & R10, R11 and R12 are provided below.



R7 Gowkshill Farm

Site Area: 5.61ha **Capacity:** 100 units

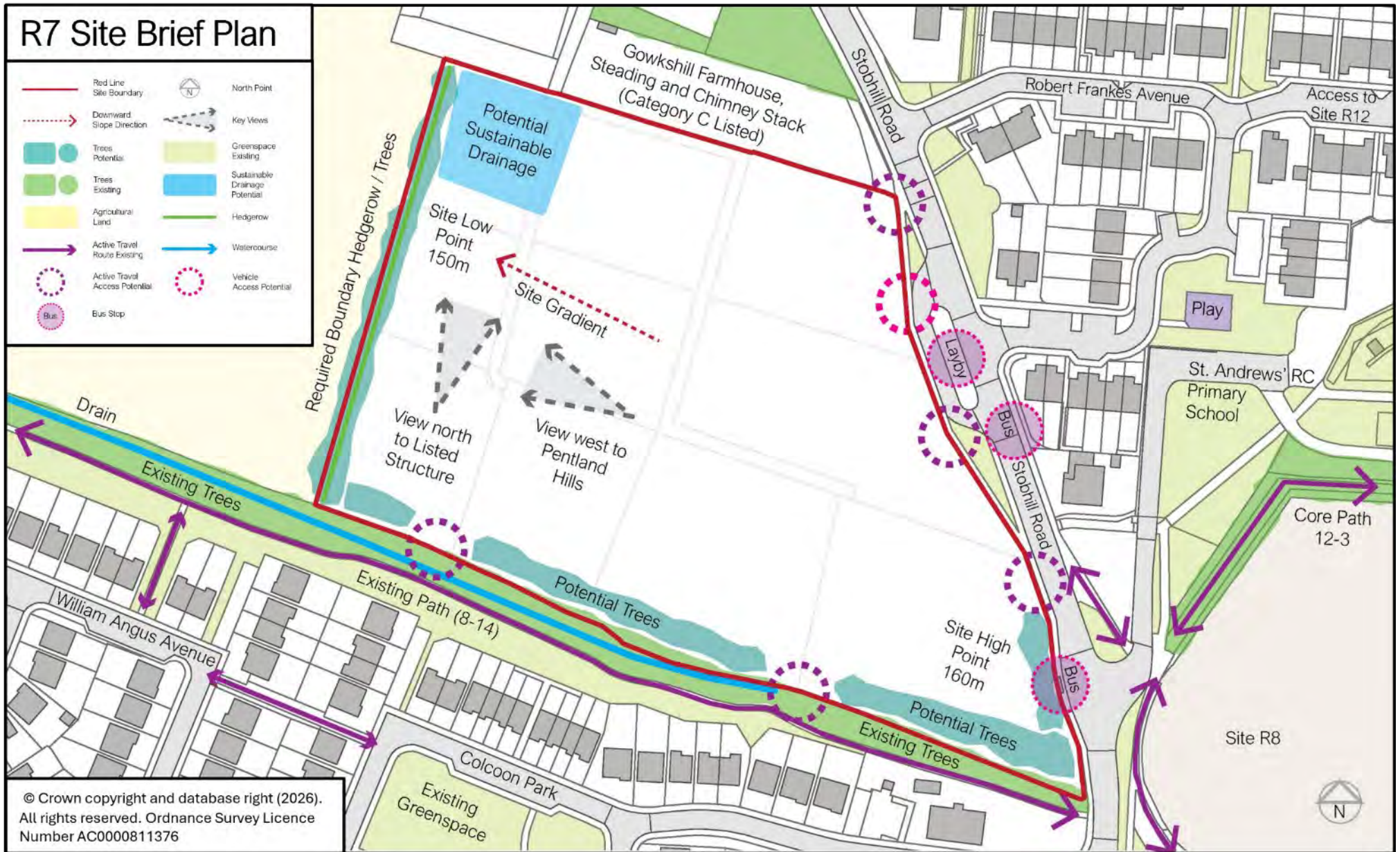
Site Context and Constraints

The current site is an area of grassland currently sub-divided into paddocks. The site is relatively level to the east, sloping down to the west. It is bounded by timber post and wire fence to the north and west, hedgerow and fencing to the east, with hedgerow and small trees to the south. Stobhill Road runs along the eastern site boundary. Listed building Gowkshill Farmhouse and steading (Category C) (LB 46133) is located within 200m to the north. The site is in proximity to Local Biodiversity Site (LBS) at Camp Hill/ Common Wood and is a potential strategic link between the LBS, the riparian woodland at Cockpen Dean and Dalhousie Burn to the west. The site is situated within a Coal Mining Risk Area and has known or probable shallow mine workings with possible mine entries. The site also falls within the Gorebridge Gas Protection Area.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Increase tree cover to achieve 21% canopy.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.6ha of onsite public greenspace (60sqm per unit). Minimum requirement for single onsite equipped play space of 558sqm.
Landscape	Site is visible from Stobhill Road, and setting of adjacent listed buildings should be considered. A full set of landscape proposals including landscape layout is required.
Historic Environment	Potential impact upon setting of nearby listed building Gowkshill Farmhouse and steading should be assessed and addressed.
Soils	A Soil Sustainability Plan will be required.
Air Quality	Given the number of houses proposed and resultant daily vehicle trips, an Air Quality Impact Assessment is required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.

Infrastructure	Requirements			
Active Travel	Provide clearly defined shared use paths through the site, connecting to local path network including paths 8-14 to the south and core path 12-3 to the east of the site.			
Roads	Vehicular access will be gained from Stobhill Road. A Transport Assessment will be required.			
Water, Flooding and Drainage	Provide details on how water infrastructure within the site will be protected or diverted.			
Heat and Cooling	Located south of Dalkeith and area (Gorebridge) DHN potential investment area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.			
Housing and Local Living	Requirements			
Affordable Housing	25 units (25%)			
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 15 x 1- or 2-bed dwellings - 8 x 3-bed dwelling - 4 bungalows 			
Developer Contributions	Requirements			
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> <ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Strategic transport - Borders Rail - Access and junction improvements </td> <td style="vertical-align: top; width: 50%;"> <ul style="list-style-type: none"> - Healthcare facilities - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation </td> </tr> </table>		<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Strategic transport - Borders Rail - Access and junction improvements 	<ul style="list-style-type: none"> - Healthcare facilities - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation
<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Strategic transport - Borders Rail - Access and junction improvements 	<ul style="list-style-type: none"> - Healthcare facilities - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation 			



R8 Barleyknowe Road

Site Area: 6.23ha **Capacity:** 150 units

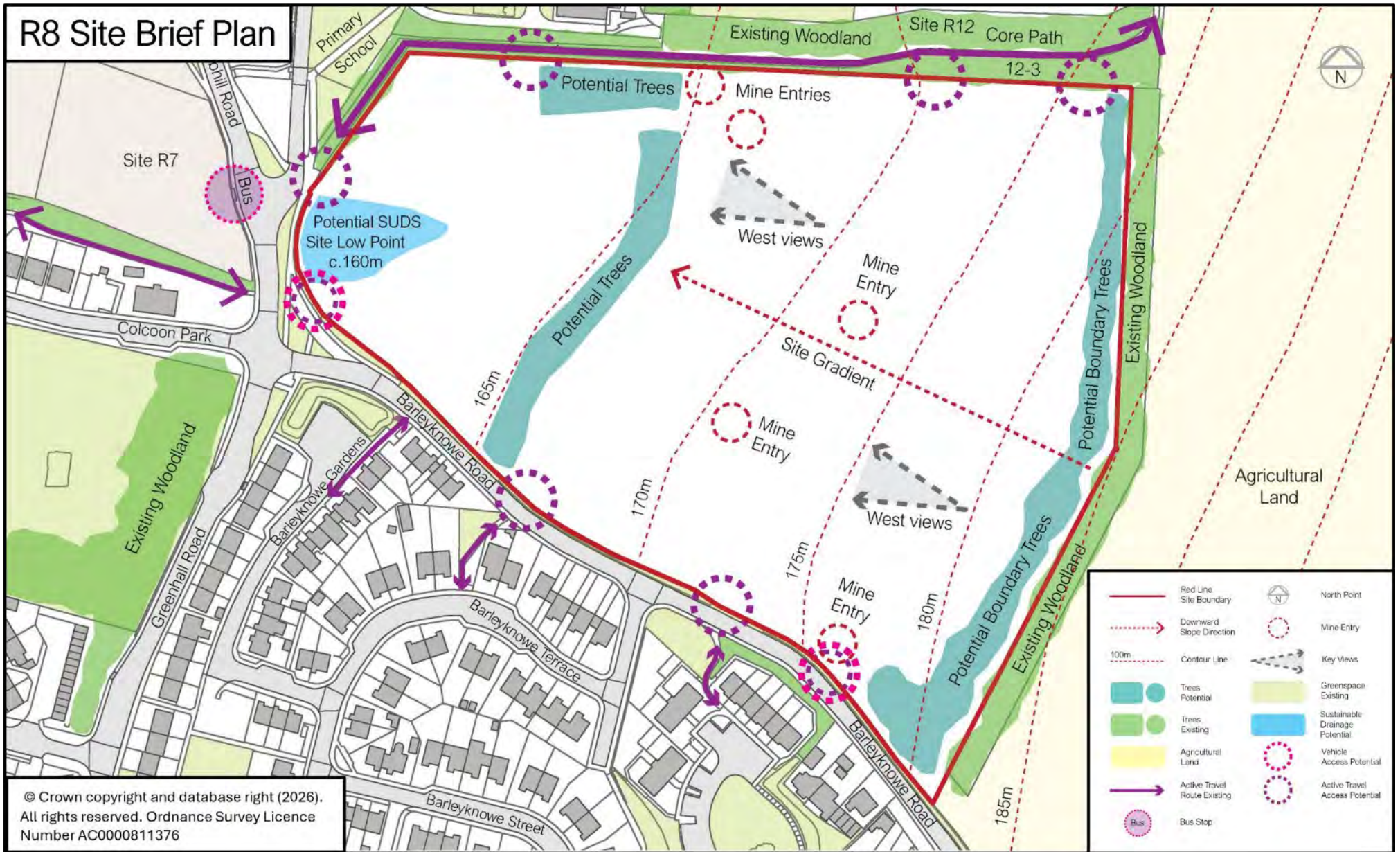
Site Context and Constraints

The current site is an area of arable land, bound to the south by Barleyknowe Road, Common Wood (TPO woodland) to the northeast, and tree shelterbelt to the east. Site levels steeply slope from Stobhill Road and Barleyknowe Road. The site is situated within a Coal Mining Risk Area with known or probable shallow mine workings with possible mine entries. The site also falls within the Gorebridge Gas Protection Area. The site experiences surface water flooding. Listed building Gowkshill Farmhouse and steading (Category C) (LB 46133) is located within 300m to the northwest. Scheduled monument (SM 6337) Gowkshill Enclosure lies within 400m of the northern site boundary. The site is in proximity to Local Biodiversity Site (LBS) at Camp Hill/Common Wood and is a potential strategic link between the LBS, the woodland at Cockpen Dean and Dalhousie Burn to the west. Potential for coalescence of Mayfield, Newtongrange, Gowkshill and Gorebridge.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Increase tree cover to achieve 21% canopy. Creation of buffer and green network connections running west to east across this site by minimum 15m. Enhance settlement boundaries by protecting and extending TPO woodland to the north with significant woodland edge buffer of minimum 15m. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837, Tree Retention and Protection Plan and Arboricultural Method Statement are required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.9ha of onsite public greenspace (60sqm per unit). Minimum requirement for single onsite equipped play space of 836sqm.
Landscape	All built form restricted to below the 175-180m contour to limit visual impact.
Historic Environment	Potential impact of development upon nearby historic assets should be assessed and addressed.
Soils	A Soil Sustainability Plan will be required.
Air Quality	Given the number of houses proposed and resultant daily vehicle trips, an Air Quality Impact Assessment is required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.

Infrastructure	Requirements
Active Travel	Provide clearly defined shared use paths through the site, connecting to local path networks.
Roads	Vehicular access likely from Barleyknowe road or Stobhill Road. Transport Assessment should be produced.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.
Heat and Cooling	Located south of Dalkeith and area (Gorebridge) DHN potential investment area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.
Housing and Local Living	Requirements
Affordable Housing	25 units (25%)
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 22 x 1- or 2-bed dwellings - 11 x 3-bed dwelling - 5 bungalows
Other	An area for community growing required should be provided onsite
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> <li style="display: inline-block; width: 45%;">- Affordable housing <li style="display: inline-block; width: 45%;">- Healthcare facilities <li style="display: inline-block; width: 45%;">- Education <li style="display: inline-block; width: 45%;">- Employment generating programmes <li style="display: inline-block; width: 45%;">- Safe Routes to School <li style="display: inline-block; width: 45%;">- Biodiversity enhancement <li style="display: inline-block; width: 45%;">- Strategic transport <li style="display: inline-block; width: 45%;">- Sports facilities <li style="display: inline-block; width: 45%;">- Active travel and public transport <li style="display: inline-block; width: 45%;">- Public art <li style="display: inline-block; width: 45%;">- Borders Rail Access and junction improvements <li style="display: inline-block; width: 45%;">- Allotments <li style="display: inline-block; width: 45%;">- Environmental improvements and climate change adaptation



h50 Redheugh East and R10 Redheugh West

h50 Site Area: 35.65ha **h50 Capacity:** 700 units

R10 Site Area: 24.36ha **R10 Capacity:** 400 units

Planning permission in principle was granted for residential development and supporting uses on site h50 in 2017 (15/00045/PPP). At the time of writing MLDP2, there was an ongoing Section 42 application associated with this permission (25/00328/S42).

At the time of writing the MLDP2, there was a live planning application for planning permission in principle for residential development on site R10.

Site Context and Constraints

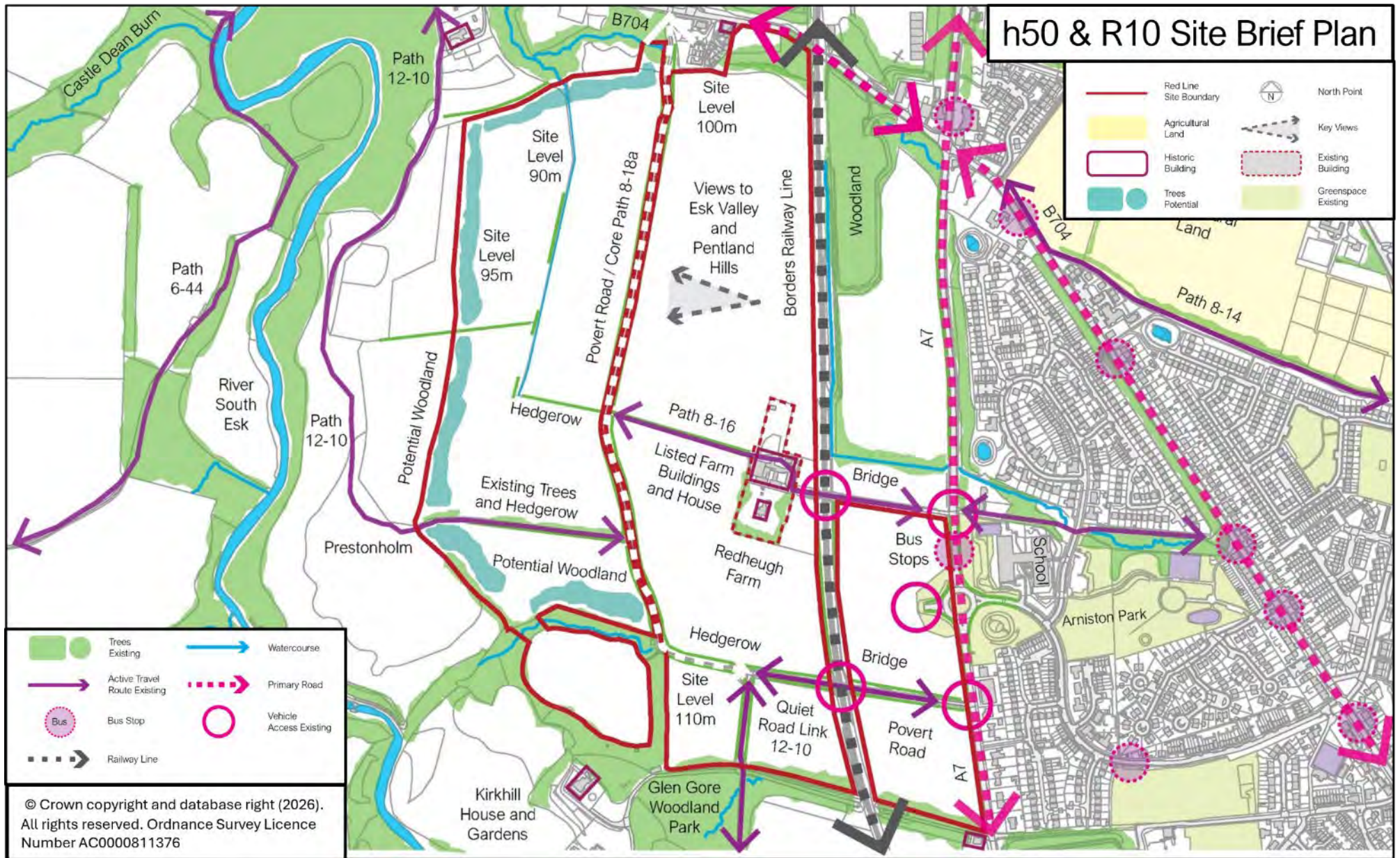
This Site Brief relates to both Redheugh sites (h50 and R10) to ensure that development phases are coordinated and that services, facilities and landscaping/open space are properly planned from the outset. Together, sites h50 (Redheugh East) and R10 (Redheugh West) comprise an area of arable farmland (prime agricultural land 3.1), bound to the north by the B704 and the A7 to the east. h50 was allocated as site h50 and R10 as site Hs7 in Midlothian Local Development Plan 2017. The Borders Railway intersects site h50, creating a significant access constraint. The development of h50 is contingent on a bridge being constructed over the Borders Railway line. The development of site R10 is also dependent on the bridge over the railway and the development of site h50. Neither site can be developed until this access constraint is overcome. Listed building Redheugh Farmhouse (Category C) (LB46139) is situated centrally within site h50 and Brewers Bush (LB46126) (Category C) is sited adjacent to the northern boundary of both sites. Local Garden and Designed Landscape at Dalhousie Castle is situated to the northwest. Both sites fall within the Gorebridge Gas Protection Area. Former Prestonholm Landfill sits adjacent to site west of R10. Both sites are subject to surface water flooding.

Development Opportunities and Requirements

Development Quality	Requirements
Design	Development of these Redheugh sites must be guided by a single masterplan to be prepared by the developer in conjunction with, and to the satisfaction of, Midlothian Council. It is essential that the masterplan relates to both sites h50 (Redheugh East) and R10 (Redheugh West). Although Redheugh will be considered as part of the wider Gorebridge area, its location, separated by the A7 provides an opportunity for the development to have its own identity and character, and therefore, a range of building styles, scales and materials could be acceptable, allowing for innovation where appropriate. Adherence to sustainable development principles will be expected.
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.

Trees and Hedgerows	Existing trees and hedgerows should be retained. Increase tree cover to at least 21% canopy. Development of site R10 should include 30m wide woodland buffer along the western and southwestern edges of to counteract the elevated location and contaminated land. Woodland edge exists around the paddock at site R10. A green network should be incorporated in site R10 to link into the edge-planting to create a river path. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	Both sites should individually achieve a UGF score of at least 0.5.
Open Space and Play	<p>h50 requires:</p> <ul style="list-style-type: none"> • a minimum of 4.2ha of onsite public greenspace (60sqm per unit); and • a minimum requirement for 3,888sqm onsite equipped play space. This should include multiple play spaces including least two 'neighbourhood' play spaces (minimum size 1,000sqm). <p>R10 requires:</p> <ul style="list-style-type: none"> • a minimum of 2.4ha of onsite public greenspace (60sqm per unit); and • a minimum requirement for 2,223sqm onsite equipped play space. This should include multiple play spaces including least two 'neighbourhood' play spaces (minimum size 1,000sqm).
Landscape	Existing tree belts and hedgerows should be incorporated into the development layout of both sites, as the basis of the landscape framework, and to minimise the impact on the Dalhousie Castle and its landscape.
Historic Environment	Potential impact of development upon nearby listed buildings should be assessed. Site R9 includes listed farm buildings which should be retained and incorporated into the layout.
Noise	A Noise Impact Assessment is required to assess noise impact from Borders Railway upon site h50.
Air Quality	Given the number of houses proposed and resultant daily vehicle trips, an Air Quality Impact Assessment is required.
Soils	Ground conditions and potential land contamination should be addressed. A Soil Sustainability Plan will be required.
Infrastructure	Requirements
Active Travel	Provide clearly defined shared use paths through the site, connecting to local path networks. The existing hedge-lined Povert Road Core Path 8-18a (linking north to south) should be retained as a recreational link.
Roads	It is essential that an access bridge is constructed over the Borders Railway which intersects site h50. Neither site is developable without overcoming this significant access constraint. Site h50 should also include a reservation for a future rail halt to allow for a new station to be provided on the Borders Railway, should this be practical/deliverable.

<p>Water, Flooding and Drainage</p>	<p>A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems (SUDS) must be designed into the development to address any existing surface water issues. Buffer strips along watercourses and alignment of the River South Esk will be required.</p>			
<p>Housing and Local Living</p>	<p style="text-align: center;">Requirements</p>			
<p>Affordable Housing</p>	<p>h50 has an affordable housing requirement of 175 units (25%). R10 has an affordable housing requirement of 100 units (25%).</p>			
<p>HOU1 Requirements</p>	<p>h50 has a minimum requirement of:</p> <ul style="list-style-type: none"> - 105 x 1- or 2-bed dwellings - 56 x 3-bed dwelling - 21 bungalows <p>R10 has a minimum requirement of:</p> <ul style="list-style-type: none"> - 60 x 1- or 2-bed dwellings - 30 x 3-bed dwelling - 12 bungalows 			
<p>Other</p>	<p>An area for community growing required should be provided on each site.</p>			
<p>Developer Contributions</p>	<p style="text-align: center;">Requirements</p>			
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Borders Rail - Access and junction improvements - Dalhousie Bridge upgrade - Active travel and public transport </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> - Healthcare facilities - Community facilities - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation </td> </tr> </table>		<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Borders Rail - Access and junction improvements - Dalhousie Bridge upgrade - Active travel and public transport 	<ul style="list-style-type: none"> - Healthcare facilities - Community facilities - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation
<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Borders Rail - Access and junction improvements - Dalhousie Bridge upgrade - Active travel and public transport 	<ul style="list-style-type: none"> - Healthcare facilities - Community facilities - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation 			



R11 Engine Road

Site Area: 1.02ha **Capacity:** 40 residential units

Site Context and Constraints

A former Gas Works and Colliery site mostly naturalised by grassland and trees. It is bounded by stone walling along Engine Road to the south, Aspen Drive to the north and residential properties to the east and west. The site's topography is uneven and sloping and subject to surface water flooding. Remains of demolished buildings and hardstanding exist. The site is situated within a Coal Mining Risk Area and has probable shallow coal workings and mine entries. The site also falls within the Gorebridge Gas Protection Area. Adjacent wooded bing to west and wider woodland as part of Gore Glen connecting the Arniston Garden and Designed Landscape and the South Esk and Carrington Special Landscape Area and Arniston Conservation Area. These include significant green network connections of the River South Esk wooded valley including woodland listed on the Ancient woodland inventory, occurring within 200m to the west of the site boundary. Listed building Emily Bank Overseer House (Category C) (LB46132) is situated within 50m to the south of the site boundary.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain and incorporate areas of tree cover and regenerating vegetation to the maximum extent possible given extent of ground remediation that will be required for this site. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.24ha of onsite public greenspace (60sqm per unit). Minimum requirement for 225sqm onsite equipped play space. A contribution towards the upgrading or expansion of Arniston or Auld Gala Park required.
Landscape	Enhancement of settlement boundaries, green network and path links required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required and a remediation strategy may be necessary.
Soils	A Phase 1 and Phase 2 Site Investigation Report should be produced. The outcome of site investigations will determine the extent of tree cover to be retained on site.

Infrastructure	Requirements	
Active Travel	Provide clear and direct links from Engine Road/ Quiet Road Active Travel Link 12-9 and Aspen Drive.	
Roads	Vehicular access potentially formed Engine Road.	
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.	
Housing and Local Living	Requirements	
Affordable Housing	10 units (25%)	
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 6 x 1- or 2-bed dwellings - 13 x 3-bed dwellings 	
Developer Contributions	Requirements	
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Borders Rail - Access and junction improvements - Active travel and public transport - Healthcare facilities 	<ul style="list-style-type: none"> - Employment generating programmes - Children's play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation



R12 David Herkes Way

Site Area: 2.73ha **Capacity:** 30 residential units

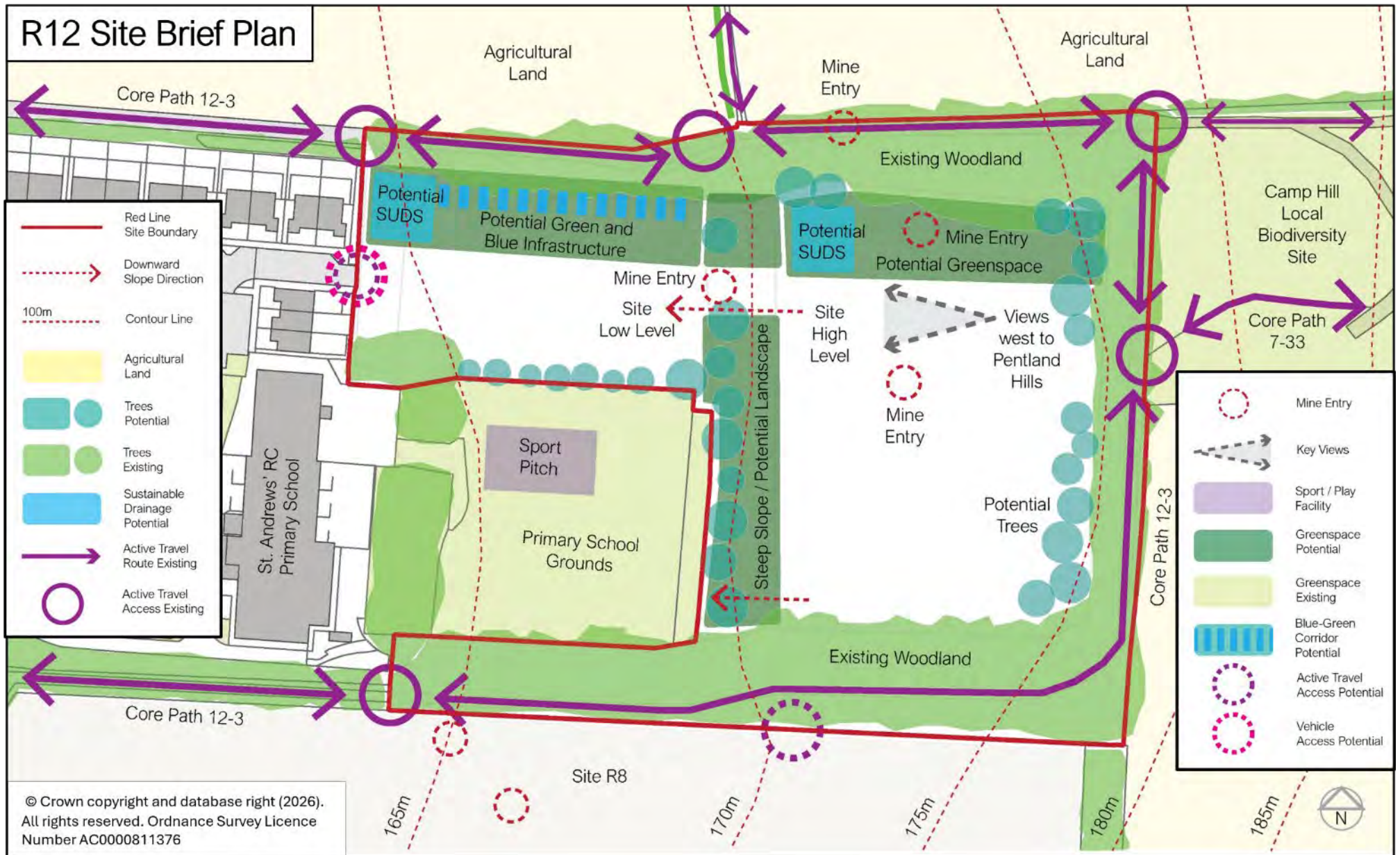
Site Context and Constraints

This Council owned site, the remainder of a site allocated in Midlothian Local Development Plan 2017 (Hs8) comprises grassland, adjacent to an existing residential area and primary school on the western boundary. The site includes significant tree belt to the north, east and south. Camp Hill/Common Wood Local Biodiversity Site (LBS) abuts the eastern boundary. The site is a former spoil heap and quarry with shallow mine workings and mine entries. The site also falls within the Gorebridge Gas Protection Area. Core path 12-3 runs through the site.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain existing boundary trees and incorporate areas of tree cover and regenerating vegetation to the maximum extent possible given extent of ground remediation that will be required for this site. Increase tree cover to achieve 21% canopy. Increase buffer woodland planting by at least 15m minimum to the site's eastern edge to enhance green network connections between the site and adjacent LBS. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.18ha of onsite public greenspace (60sqm per unit). Incorporate green space which support local biodiversity and link to existing woodland and the Camp Hill LBS. Contribution to upgrade or expand Robert Franks Gardens play space is required.
Landscape	Develop landscape and tree planting through the steep section of the site, which separates the higher and lower-level site areas. This landscaped area should provide screening between the residential and primary school areas. A full set of landscape proposals including landscape layout is required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.
Soils	A Phase 1 and Phase 2 Site Investigation Report should be produced. The outcome of site investigations will determine the extent of tree cover to be retained on site.

Infrastructure	Requirements	
Active Travel	Clear and direct routes through the site should be provided, ensuring internal connectivity and connection to local path networks, including core paths 7-33 and 12-3.	
Roads	Provide vehicle access point from David Herkes Way.	
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.	
Housing and Local Living	Requirements	
Affordable Housing	The total number of housing units must be affordable homes (100% / 30 units). Phasing of development should accord with the MLDP2 Delivery Programme. On the upper site level, massing should be appropriate for the topography and surrounding area, and views to the west should be incorporated into the layout. HOU1 housing type requirements apply.	
Developer Contributions	Requirements	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Borders Rail - Access and junction improvements - Active travel and public transport - Healthcare facilities - Employment generating programmes - Children’s play facilities - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation 	



Loanhead and Straiton

- 243.** Loanhead developed from a small village in the 16th century to a small town by the 1750s, following the granting of a market charter in 1669. Coal mining from the 17th century onwards and limestone and shale mining in the 18th and 19th centuries further supported the growth of the town, which was granted burgh status in 1884. Two major coal pits opened in the 19th century – Ramsay Pit (1850s) and Burghlee Pit (1860s). These pits remained open until the 1960s when the NCB “super pit” at Bilston Glen was created. The Bilston Glen colliery closed in 1989.
- 244.** Straiton was a separate small village until the 1990s when the development of the Straiton Retail Park effectively merged Straiton with Loanhead. Surviving remnants of the village include the stone-built single storey terraces of cottages at 60-82 and 88-104 Straiton Road, and the homes on Tinkers Row.
- 245.** Loanhead and Straiton are a regionally significant location for employment and retail. The highly successful Bilston Glen and Pentland Industrial Estates, the MacTaggart Scott Head Office and Manufacturing Facility, Straiton Retail Park and neighbouring retail stores including Ikea and Costco, Edgefield Industrial Estate and Eldin Industrial Estate combine to offer a very wide range of premises and services.
- 246.** The town centre of Loanhead grew from High Street along Clerk Street and The Loan. The town centre currently has a range of shops and facilities including a post office, small supermarket, pharmacy, public houses, a variety of hot food takeaways and small service businesses, and numerous small retail units. There is also a variety of residential units, mainly flatted. The Engine Road

industrial area is immediately adjacent to the town centre, located on the site of the former Ramsay Pit.

- 247.** There are three long-established, fully residential park home sites located adjacent to the A701 in Loanhead – Nivensknowe, Pentland Park and Straiton Park. These sites have evolved from their origins in the 20th century providing homes in periods of housing shortages, to provide a distinctive and locally important form of housing and community.
- 248.** There are two primary schools in Loanhead – Loanhead PS and Paradykes PS. Young people from the town currently attend either Lasswade HS or Beeslack HS. The town is served by the Loanhead Medical Practice, which is co-located with the library, leisure centre, family learning centre and Paradykes PS at the Loanhead Centre. The Link Community Centre is located on Mayburn Walk.
- 249.** The main areas of greenspace in Loanhead and Straiton are Loanhead Memorial Park, Burghlee Park, King George’s Field, Straiton Pond Local Nature Reserve and Ramsay Bing. Mavisbank Policies is a significant open space to the south-east of the town. There are equipped play spaces at Hunter Terrace, Loanhead Memorial Park, Paradykes (Charpentier Avenue) and Burnbank Crescent.

Local Character

- 250.** The linear character of the original village is still evident in the historic core of the town. There is a cluster of late-Victorian civic and commercial buildings along Clerk Street in the town centre, which retains its character as a compact industrial market town.

The industrial influence of mining and associated activities are still evident in the employment areas at Engine Road, Edgefield and Foundry Lane. Loanhead grew westwards in the 1930s and post war period, with classic Scottish public sector built housing, with a mix of semi-detached houses, terraced houses and cottage flats with roughcast render, tiled roofs and front and rear gardens.

Local Priorities and Aspirations

251. Local priorities include increasing the supply of affordable homes locally, particularly on brownfield sites, retaining local identity and minimising coalescence. Tackling congestion on the A701, protection of greenspace including Ramsay Bing, safeguarding the town centre and retaining access to the countryside have also been identified as local priorities. Aspirations include family leisure facilities at Straiton North and additional all-weather sports pitches for community use.

Committed and Proposed Development

252. The following table highlights the committed and proposed development for this settlement. The relevant allocations are covered by Policies ECON5, ECON8 and HOU6. Information on delivery of these developments is provided in the Delivery Programme.

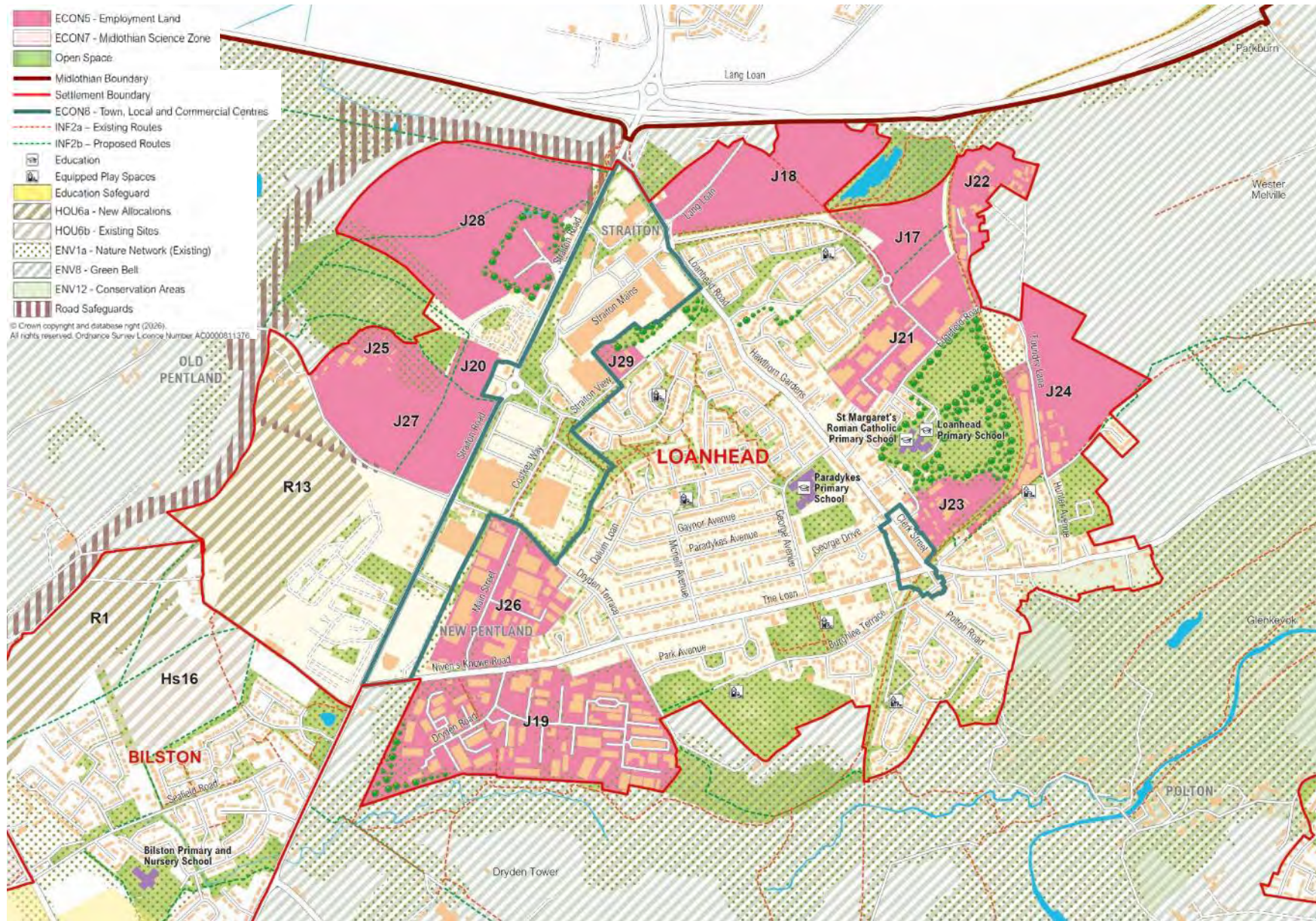
Committed Development

Development	Site Reference	Site Name	Units
Employment	J17	Ashgrove	-
Employment	J18	Ashgrove North	-
Employment	J27	Pentland Road	-
Employment	J28	Straiton North	-

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R13	Pentland Road	400
Employment	J24	MacTaggart Scott (extension)	-

253. Site briefs for sites R13, J27 and J28 are provided below.



R13 Pentland Road

Site Area: 17.34ha **Capacity:** 400 residential units

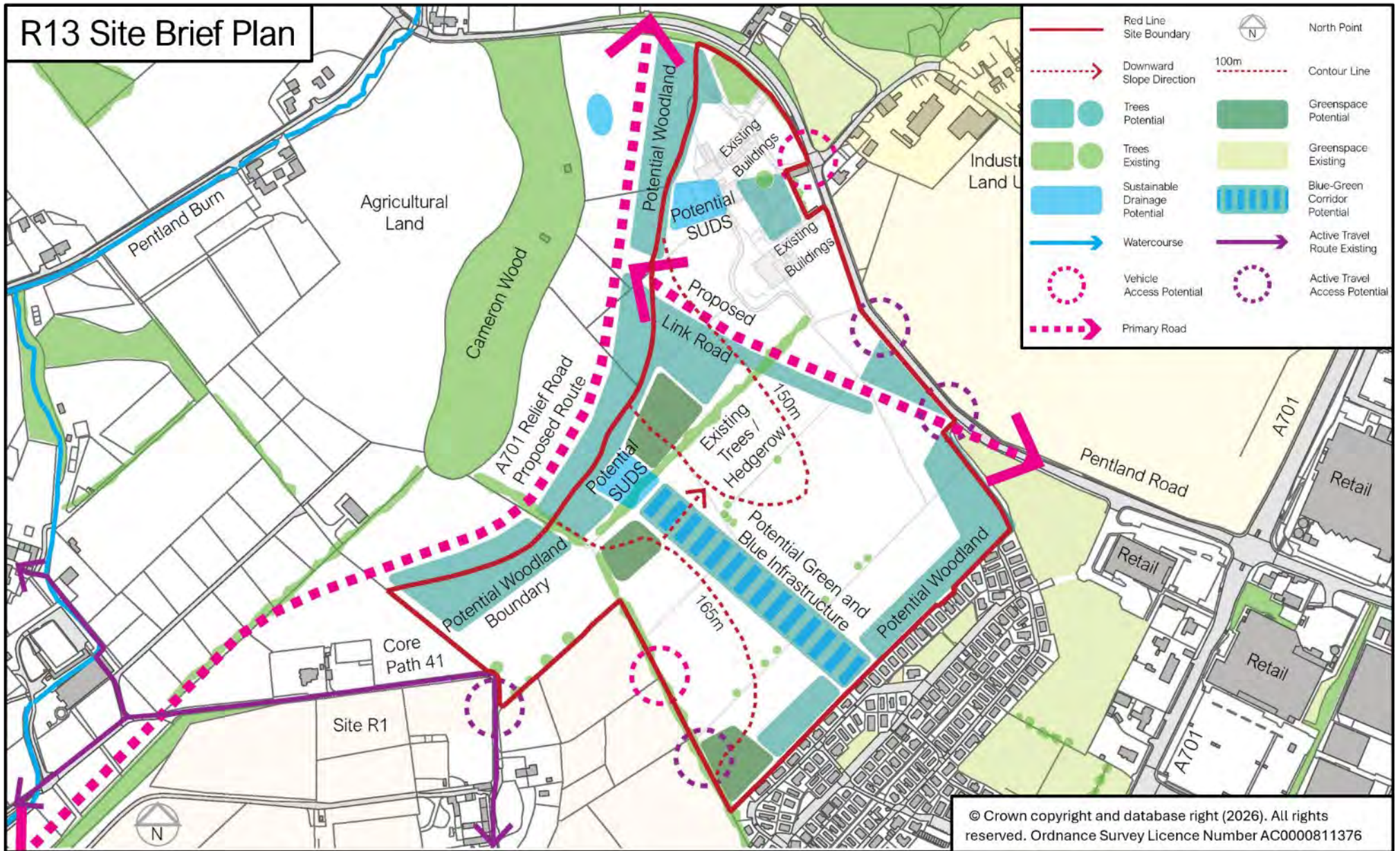
Site Context and Constraints

The site comprises grazing/arable land with hedgerow boundaries. The site is bound by Pentland Road to the east, residential properties to south, hedgerow to the west and Cameron Wood to the north. The A701 relief road safeguard is situated beyond the west of the site boundary. Known constraints on the site included the presence of recorded mine entries, surface water flooding and noise and air quality issues arising from proximity to the Edinburgh City Bypass, A703 and A701 relief road.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain existing trees and hedgerows on site. Create tree canopy cover of 21%. Create woodland buffers on western boundary and boundary with adjacent Pentland Park (minimum width 15m). Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 2.4 hectares of onsite public greenspace (60sqm per unit). Minimum requirement of 2,223sqm equipped play space onsite. This should include at least one 'neighbourhood' play space.
Landscape	Robust settlement edge is required to the west. Full set of landscape proposals including landscape layout is required.
Historic Environment	Archaeological potential of the site should be assessed and appropriate mitigation measures implemented.
Noise	A Noise Impact Assessment is required.
Soils	A Soil Sustainability Plan will be required.
Air Quality	An Air Quality assessment is required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.

Infrastructure	Requirements
Active Travel	Provide clearly defined, direct shared use paths through the site which will form part of connection from Pentland Road to Bilston and A703 (Active Travel Strategy Route 25). Ensure safe routes to schools and existing bus stops on A701. Connect to local path network including core path 41.
Roads	Provide road connection of suitable standard from Pentland Road to A701 relief road from outset of development. Provide vehicle access points from Pentland Road and site R1, ensuring access to proposed Local Centre, existing Bilston settlement and to A703.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.
Heat and Cooling	Located north of Loanhead DHN potential investment area. Site in Green Heat in Greenspaces (GHIGs) High Viability area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.
Housing and Local Living	Requirements
Affordable Housing	100 units (25%)
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> - 60 x 1- or 2-bed dwellings - 30 x 3-bed dwellings - 12 x bungalows
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> <li style="width: 50%;">- Affordable housing <li style="width: 50%;">- Healthcare facilities <li style="width: 50%;">- Education <li style="width: 50%;">- Employment generating programmes <li style="width: 50%;">- Safe Routes to School <li style="width: 50%;">- Biodiversity enhancement <li style="width: 50%;">- Home-to-School-Transport <li style="width: 50%;">- Sports facilities <li style="width: 50%;">- Active travel and public transport <li style="width: 50%;">- Public art <li style="width: 50%;">- Strategic transport <li style="width: 50%;">- Allotments <li style="width: 50%;">- Access and junction improvements <li style="width: 50%;">- Environmental improvements and climate change adaptation



J27 Pentland Road

Site Area: 13.05ha **Business, General Industry**

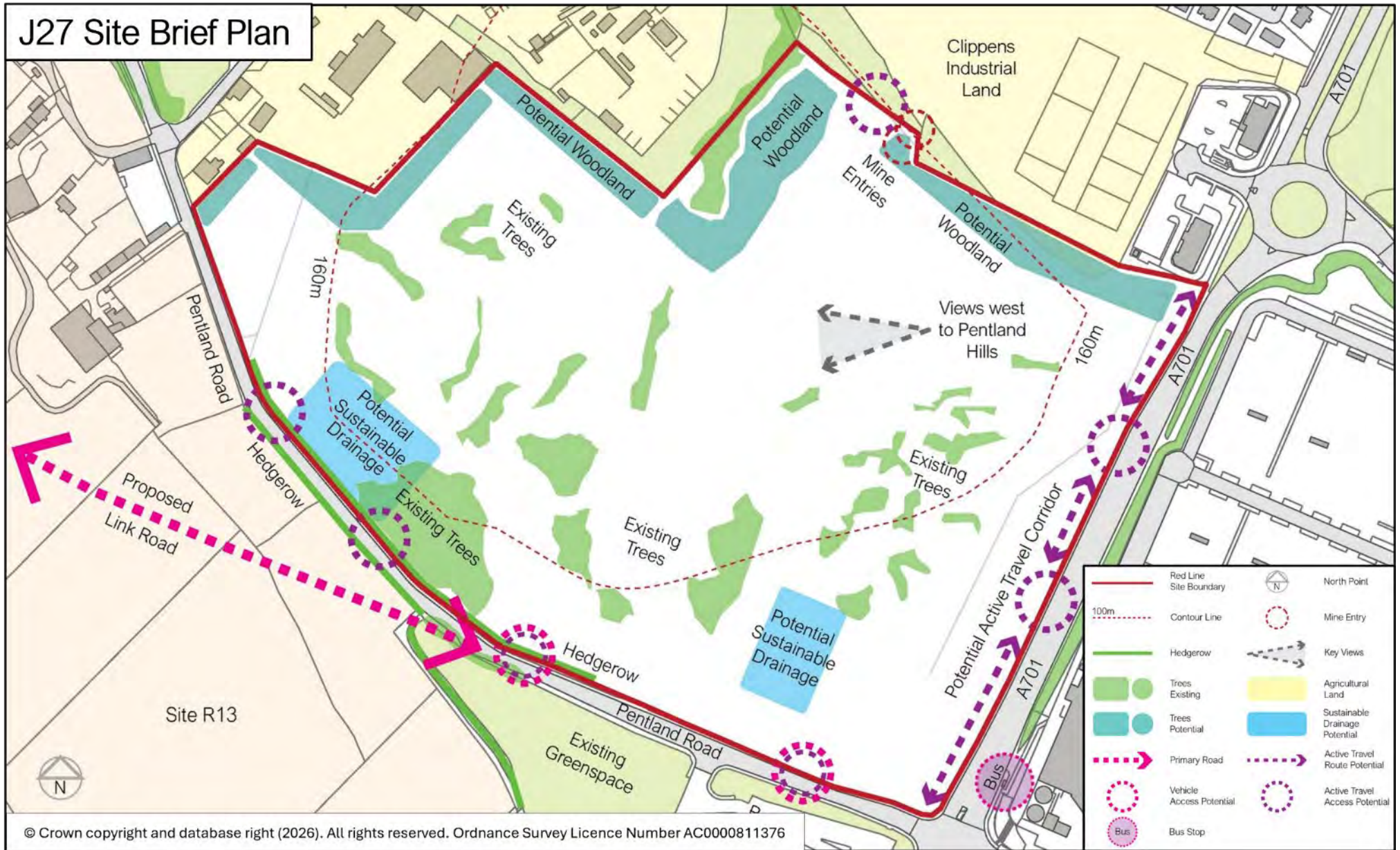
Site Context and Constraints

The site forms the southern extent of a site which was previously allocated for a mixed-use development in the 2017 Local Development Plan (Ec3). The site comprises agricultural grassland with scattered trees and hedges, bound by industrial uses to the west and north, Straiton Road (A701) to the east and Pentland Road to the east. The northern part of the site is former landfill. Shallow limestone and oil shale workings are present. The site is subject to surface water flooding. There are recorded mine entries on site. Major infrastructure improvements are likely required to accommodate traffic generation associated with the development of the site. Noise arising from the A701 and adjacent industrial/commercial operations, as well as odour and dust from industrial units could present issues.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain and incorporate areas of tree cover and regenerating vegetation to the maximum extent possible (at least 21% canopy cover). Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 are required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.4.
Historic Environment	Archaeological mitigation likely to be required dependent upon the final submitted proposals, the exact nature and scope will be determined by the finalised proposals.
Noise	A Noise Impact Assessment is required.
Soils	A Soil Sustainability Plan is required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.
Infrastructure	Requirements
Active Travel	The site must provide clear and direct connections to existing local path networks.
Roads	A Transport Assessment will be required.

<p>Water, Flooding and Drainage</p>	<p>A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.</p>	
<p>Economy and Employment</p>	<p style="text-align: center;">Requirements</p>	
<p>Affordable Employment Space</p>	<p>ECON5 affordable employment space requirement applies.</p>	
<p>Developer Contributions</p>	<p style="text-align: center;">Requirements</p>	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Active travel and public transport - Strategic transport - Access and junction improvements - Public art - Employment generating programmes - Biodiversity enhancement 	<ul style="list-style-type: none"> - Landscaping and open space - Environmental improvements and climate change adaptation



J28 Straiton North

Site Area: 25.1ha **Business, General Industry, Storage and Distribution, Assembly or Leisure**

Site Context and Constraints

The site forms the northern extent of a site which was previously allocated for a mixed-use development in the 2017 Local Development Plan (Ec3). The site comprises prime agricultural land (2) with trees and hedgerows. The site includes an area with significant level changes. Straiton Park and Ride is situated within the southeast of the site. The site is bound to the east by Straiton Road (A701), woodland and residential properties to the south, agricultural land to the west and the Edinburgh City Bypass (A720) to the north.

Straiton Bing is situated to the southwest of the site. There are recorded mine entries on site and shallow limestone workings are present. Major infrastructure improvements are likely required to accommodate traffic generation associated with the development of the site. Noise arising from the A701 and adjacent industrial/commercial operations, as well as odour and dust from industrial units could present issues. The site is subject to surface water flooding.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain and incorporate areas of tree cover and regenerating vegetation to the maximum extent possible (at least 21% canopy cover) for biodiversity and to create connections between the site and the woodland to south. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.4.
Landscape	The site must be master planned, establishing the development layout, access arrangements, mix of uses and landscaping/ open space.
Air Quality	An Air Quality Impact Assessment is required.
Soils	A Soil Sustainability Plan is required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.

Infrastructure	Requirements
Active Travel	The site must provide clear and direct connections to existing local path networks.
Roads	A Transport Assessment will be required.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.
Economy and Employment	Requirements
Affordable Employment Space	ECON5 affordable employment space requirement applies.
Developer Contributions	Requirements
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Active travel and public transport - Strategic transport - Access and junction improvements - Public art - Employment generating programmes - Biodiversity enhancement - Landscaping and open space - Environmental improvements and climate change adaptation



Mayfield

254. Mayfield is located in an elevated position to the south of Dalkeith on the north-west facing slope of the Mayfield-Tranent ridge. The settlement was developed from the 1950s as a purpose-built area of housing for colliery and other industrial workers. Homes in Mayfield are a mix of houses and flats, with a significant proportion of homes being social rented accommodation.

255. Economic changes since the 1980s, including the end of coal mining in the area, have contributed to the levels of deprivation in the area. There is a strong tradition of self-employment in the area and there are locally important employment locations at the McSense Business Enterprise Park, Mayfield Industrial Estate and Easthouse Industrial Estate.

256. There are three primary schools in Mayfield (Mayfield PS, Lawfield PS and St Luke's RC PS). There is also a high school with community library and leisure facilities (Newbattle HS) in neighbouring Easthouses. There are additional community facilities including churches, community centres and a shopping area.

257. The significant areas of greenspace in Mayfield include Mayfield Park, Westhouses Park and Oak Crescent, and many areas of structural amenity greenspace which contribute significantly to the character of the area. The woodland in the area, particularly around the eastern sides of the settlement and at Bryanswood and Bog Wood are key components of the nature network in the area.

Local Character

258. As a planned, post war suburban settlement, much of the built fabric of Mayfield consists of mid-century social housing, including semi-detached houses and medium-rise flats, laid out with green spaces and verges between streets to provide informal community space. These public and green spaces are integral to the neighbourhood layout.

Local Priorities and Aspirations

259. A Local Place Plan (LPP) for Mayfield and Easthouses was prepared by the Community Council and registered with Midlothian Council in 2024. The place-based priorities specific to Mayfield include:

- Regenerating Mayfield town centre through the redevelopment of existing townscape and built environment, and improvements to social housing, safety, amenities, services, facilities, employment and transport;
- Discouraging HGV and school bus traffic on Crawlees Road through traffic calming and other road safety measures
- Improving cycle access through off road paths including separate walking and cycling routes to Dalkeith and Pathhead;
- Improving play provision in eastern parts of Mayfield;
- Improving variety of shops and maintenance of the public realm/public spaces; and
- Increasing and supporting community facilities for all ages.

Committed and Proposed Development

260. The following table highlights the committed and proposed development for this settlement. The relevant allocations are covered by Policies ECON5, ECON8 and HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Committed Development

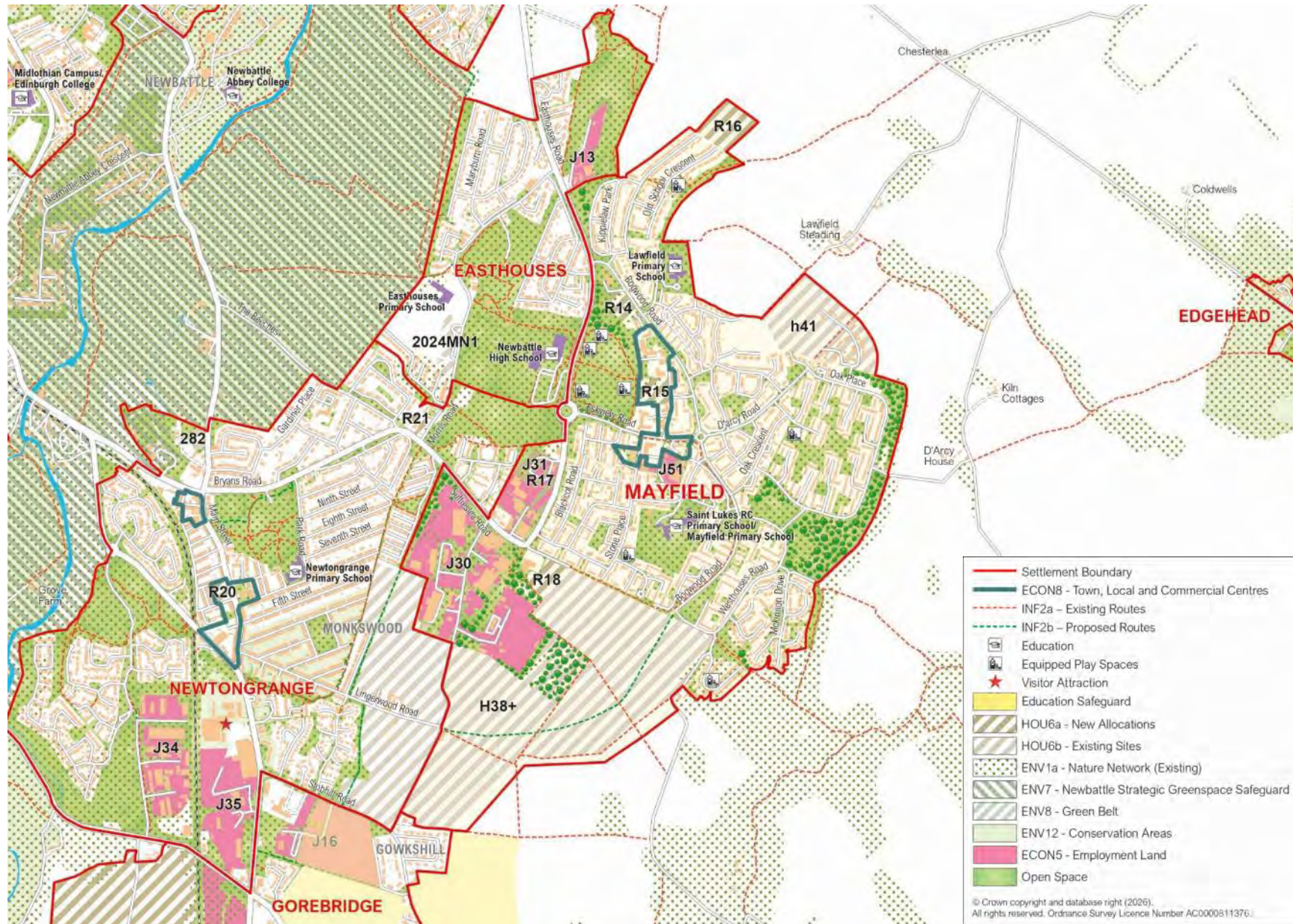
Development	Site Reference	Site Name	Units
Housing	h41	North Mayfield	28*
Housing	h38+	South Mayfield sites	926

*This figure is not the total units for the site. It is the remaining units programmed to be completed during the plan period (2027-37). Information taken from the 2025 Housing Land Audit.

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R14	Bogwood Road	40
Housing	R15	Mayfield Place	40
Housing	R16	Old School Crescent	60
Mixed Use	R17/J31	Scott's Caravans	40
Housing	R18	Blackcot Drive	16

261. Site briefs for sites R14, R15, R16, R17/J31 and R18 are provided below.



R14 Bogwood Road

Site Area: 0.82ha **Capacity:** 40 residential units

This site falls within the area covered by the Mayfield Town Centre Regeneration Masterplan (2022). The 2022 Masterplan marks this site for “potential housing development” with no further detail as to how the site could be developed. Any future application should apply, and will be considered against, the provisions of this site brief.

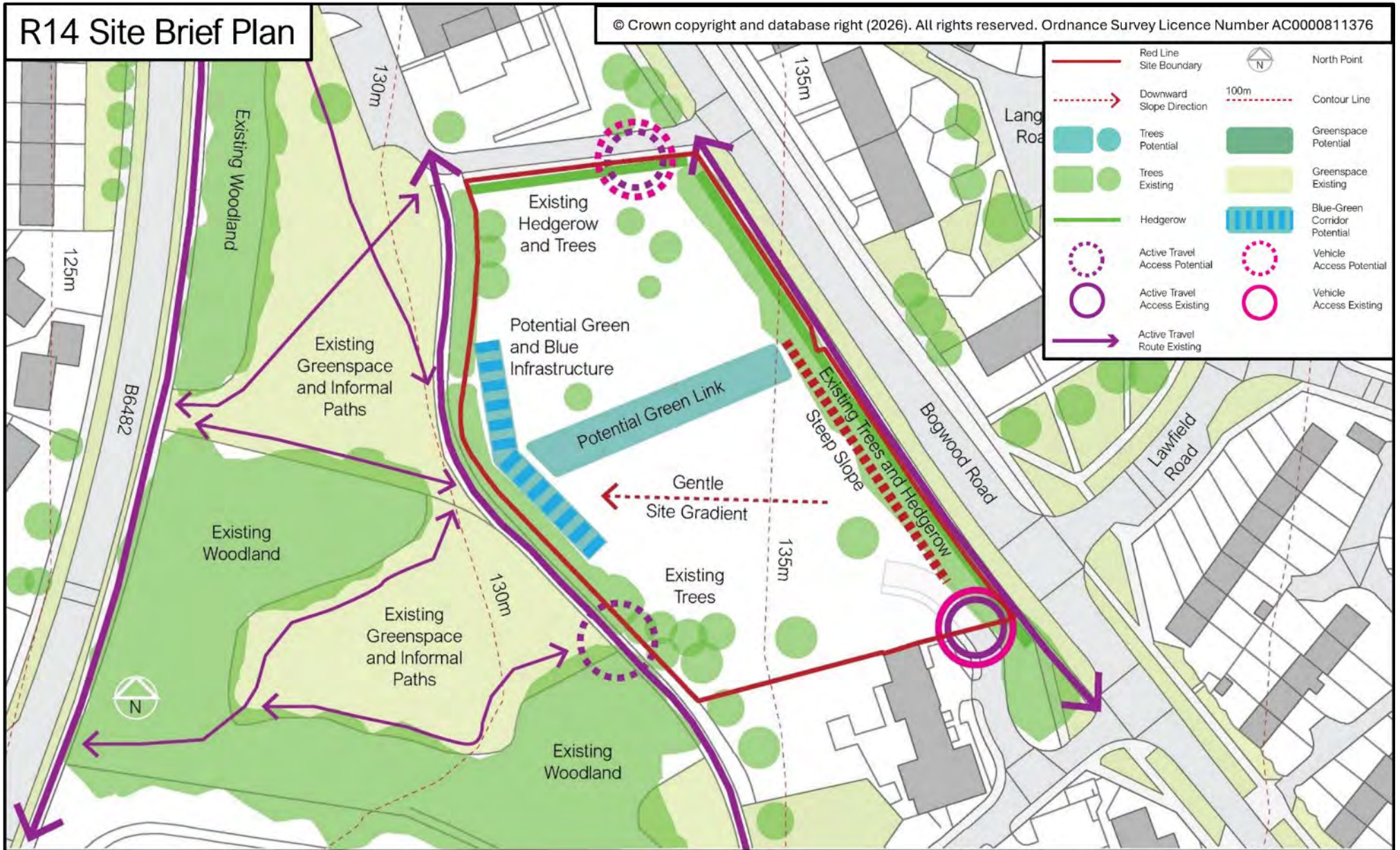
Site Context and Constraints

The site comprises an area of open space, predominantly flat in topography, with a gentle gradient sloping from east to west. The site has significant amount of tree and hedgerow cover, especially on east and west boundaries. Adjacent to woodland habitat and forms part of a greenspace that links to Mayfield Park. Constraints on the site include surface water flooding, known shallow mine workings and noise from traffic.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain trees and hedgerow along Bogwood Road frontage and west site boundary to enhance settlement boundaries. Enhance existing habitat by the expansion of tree canopy cover to achieve minimum future canopy cover of at least 21%. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.24ha of onsite public greenspace (60sqm per unit). Contribution to upgrade or expand Mayfield Park play space is required.
Infrastructure	Requirements
Active Travel	Provide clear and direct active travel infrastructure. Connect to local path networks, including paths leading to Mayfield Park and core path 5-14. Provide new active travel access points on east and west boundaries.
Roads	Utilise existing vehicle access point in south and provide new vehicle access point in north.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.

<p>Heating and Cooling</p>	<p>Located near LHEES Priority Cluster 1 (Easthouses / Mayfield) area for heat network potential. Located at Dalkeith and area (Easthouses) DHN potential investment area. Site in Green Heat in Greenspaces (GHiGs) DHN High Viability area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.</p>	
<p>Housing and Local Living</p>	<p style="text-align: center;">Requirements</p>	
<p>Affordable Housing</p>	<p>The total number of housing units must be affordable homes (100% / 40 units). Phasing of development should accord with the MLDP2 Delivery Programme. On the upper site level, massing should be appropriate for the topography and surrounding area, and views to the west should be incorporated into the layout. HOU1 housing type requirements apply.</p>	
<p>Housing Design/Layout</p>	<p>The layout should enhance the character of the adjoining urban area, should be proportionate in scale. Adequate spacing should be provided between dwellings. Flatted dwellings may be appropriate here.</p>	
<p>Developer Contributions</p>	<p style="text-align: center;">Requirements</p>	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Access and junction improvements - Healthcare facilities - Town centre regeneration - Employment generating programmes 	<ul style="list-style-type: none"> - Children’s play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation



R15 Mayfield Place

Site Area: 1.08ha **Capacity:** 40 residential units (including commercial and community use)

This town centre site falls within the area covered by the Mayfield Town Centre Regeneration Masterplan (2022). The masterplan demonstrates how the site could be developed as a mixed-use Town Centre development. Should a future application be made which does not follow the provisions of the 2022 masterplan, then the specifications of this site brief will apply.

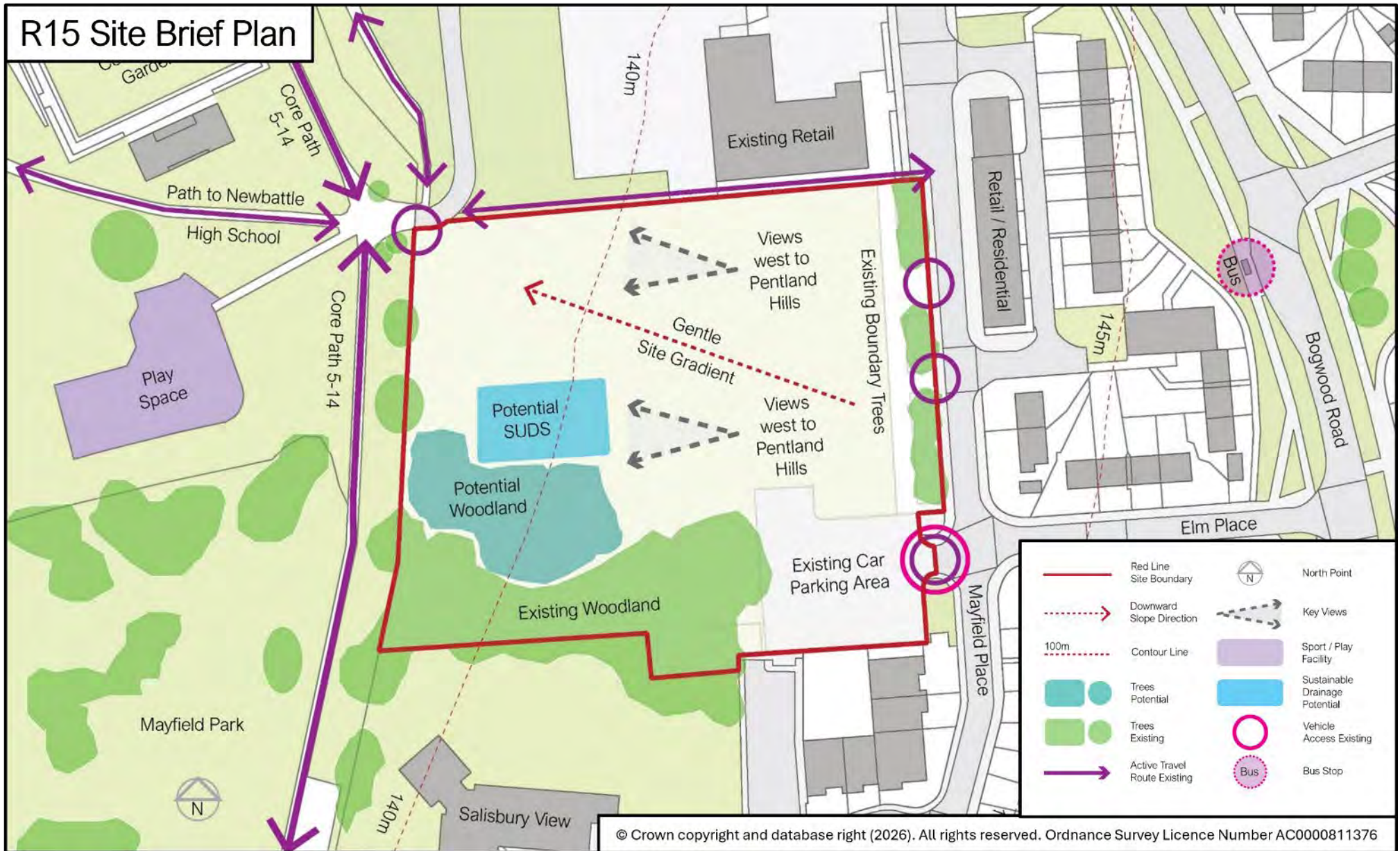
Site Context and Constraints

This flat, brownfield site is situated on the footprint of the former leisure centre and sports pitches and remaining car parking. Mayfield shopping area is situated to the north of the site, Mayfield Park to the west, trees to the south and Mayfield Place to the east.

Development Opportunities and Requirements

Development Quality	Constraints
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain trees and hedgerow along Mayfield Place frontage and western site boundary to enhance settlement boundaries. Enhance existing habitat by the expansion of tree canopy cover to achieve minimum future canopy cover of at least 21%. Increase buffer woodland planting by 15m minimum to the site's southern edge to enhance the green network connections across Mayfield. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement is required.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.24ha of onsite public greenspace (60sqm per unit). Contribution to upgrade or expand Mayfield Park play space is required.
Infrastructure	Constraints
Active Travel	Provide clear and direct active travel infrastructure and connect to local networks, including core path 5-14 and other Mayfield Park paths leading to Community Campus, community garden, and play space. Provide improved active travel access points on north, east and west boundaries.
Roads	Utilise existing vehicle access point in south and provide new vehicle access from Mayfield Place.

<p>Heating and Cooling</p>	<p>Located near LHEES Priority Cluster 1 (Easthouses / Mayfield) area for heat network potential. Located at Dalkeith and area (Easthouses) DHN potential investment area. Site in Green Heat in Greenspaces (GHiGs) DHN High Viability area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.</p>			
<p>Housing and Local Living</p>	<p style="text-align: center;">Requirements</p>			
<p>Affordable Housing</p>	<p>The total number of housing units must be affordable homes (100% / 40 units). Phasing of development should accord with the MLDP2 Delivery Programme. On the upper site level, massing should be appropriate for the topography and surrounding area, and views to the west should be incorporated into the layout. HOU1 housing type requirements apply.</p>			
<p>Housing Design/Layout</p>	<p>The layout should enhance the character of the adjoining urban area, should be proportionate in scale. Adequate spacing should be provided between dwellings. Flatted dwellings may be appropriate here.</p>			
<p>Community Facilities</p>	<p>The development of the site should include the provision of community facilities.</p>			
<p>Employment and the Economy</p>	<p style="text-align: center;">Requirements</p>			
<p>Town Centre, Retail and Commercial</p>	<p>Provide retail and commercial use as part of town centre.</p>			
<p>Developer Contributions</p>	<p style="text-align: center;">Requirements</p>			
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> <ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Access and junction improvements - Healthcare facilities - Town centre regeneration - Employment generating programmes </td> <td style="vertical-align: top; width: 50%;"> <ul style="list-style-type: none"> - Children’s play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation </td> </tr> </table>		<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Access and junction improvements - Healthcare facilities - Town centre regeneration - Employment generating programmes 	<ul style="list-style-type: none"> - Children’s play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation
<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Access and junction improvements - Healthcare facilities - Town centre regeneration - Employment generating programmes 	<ul style="list-style-type: none"> - Children’s play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation 			



R16 Old School Crescent

Site Area: 2.24ha **Capacity:** 60 residential units

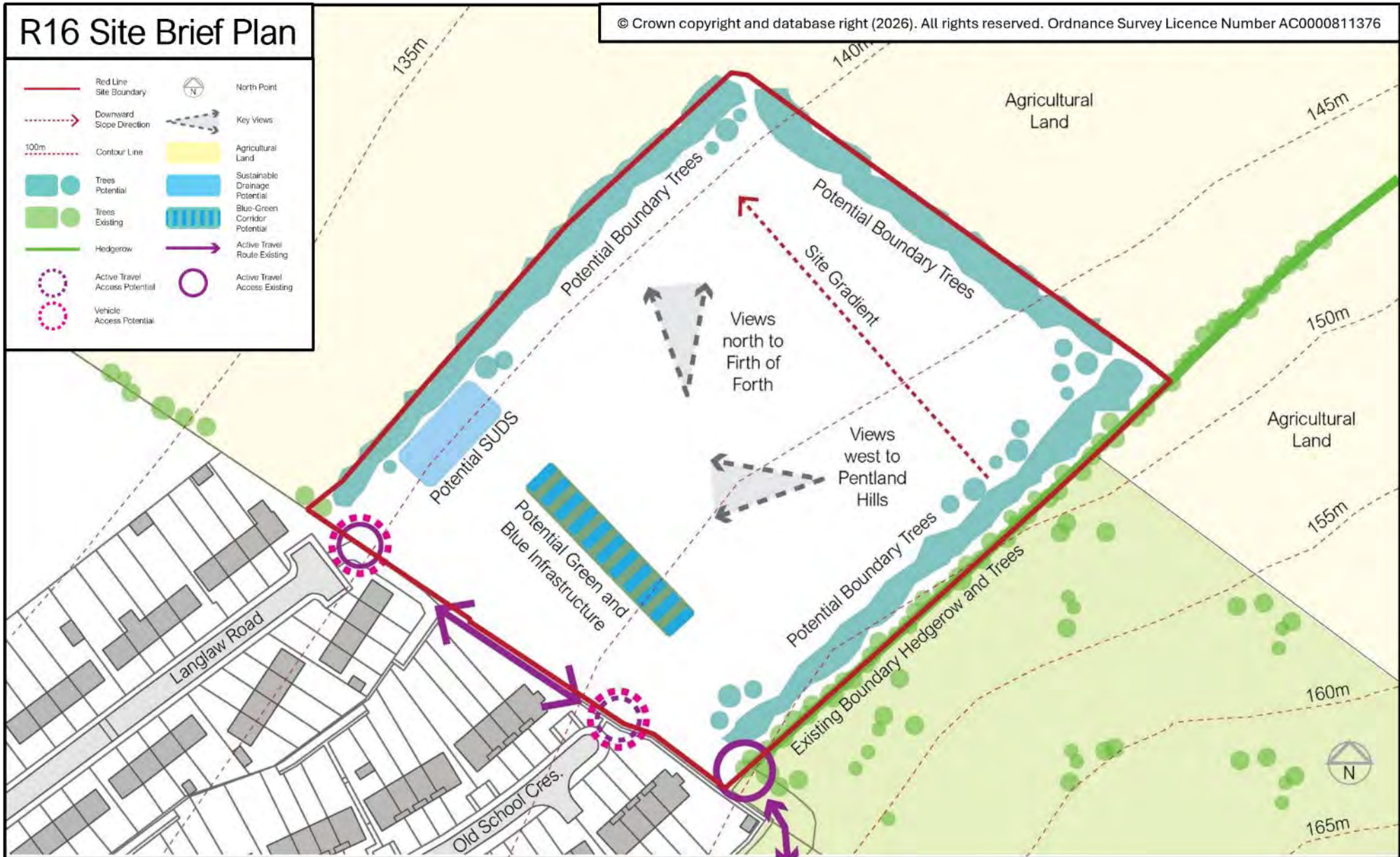
Site Context and Constraints

This elevated, grassland site is partially located on class 3.1 prime agricultural land and is in a relatively elevated open position. The site is bound by residential development at Old School Crescent and Langlaw Road to the southwest, agricultural land to the northwest and northeast and hedgerow along the southeastern boundary. The site falls within a Coal Mining Risk Area with probable shallow mine workings. There is potential for coalescence between Whitehill and Easthouses through development of this site.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Increase tree cover to achieve at least 21% canopy. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837, Tree Retention and Protection Plan and Arboricultural Method Statement are required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement is required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.36ha of onsite public greenspace (60sqm per unit). A contribution to upgrade or expand Old School Crescent (Langlaw) play space is required.
Landscape	The site should provide a significant woodland buffer and strong landscaped urban edge due to the relatively elevated and open site position.
Soils	A Soil Sustainability Plan will be required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.
Infrastructure	Requirements
Active Travel	Provide clear and direct routes through the site and connect to local path networks.
Roads	Provide vehicle site entry point at Langlaw Road, a one-way system within the site, and a vehicle exit point at Old School Crescent.

Heating and Cooling	Site is east of Dalkeith and area (Easthouses) DHN potential investment area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.	
Housing and Local Living	Requirements	
Affordable Housing	The total number of housing units must be affordable homes (100% / 60 units). Phasing of development should accord with the MLDP2 Delivery Programme. On the upper site level, massing should be appropriate for the topography and surrounding area, and views to the west should be incorporated into the layout. HOU1 housing type requirements apply.	
Developer Contributions	Requirements	
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Access and junction improvements - Healthcare facilities - Town centre regeneration 	<ul style="list-style-type: none"> - Employment generating programmes - Children’s play facilities - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation



R17/J31 Scott's Caravans

Site Area: 2.24ha

Mixed Use: Business and Leisure uses and residential. **Residential Capacity:** 40 residential units

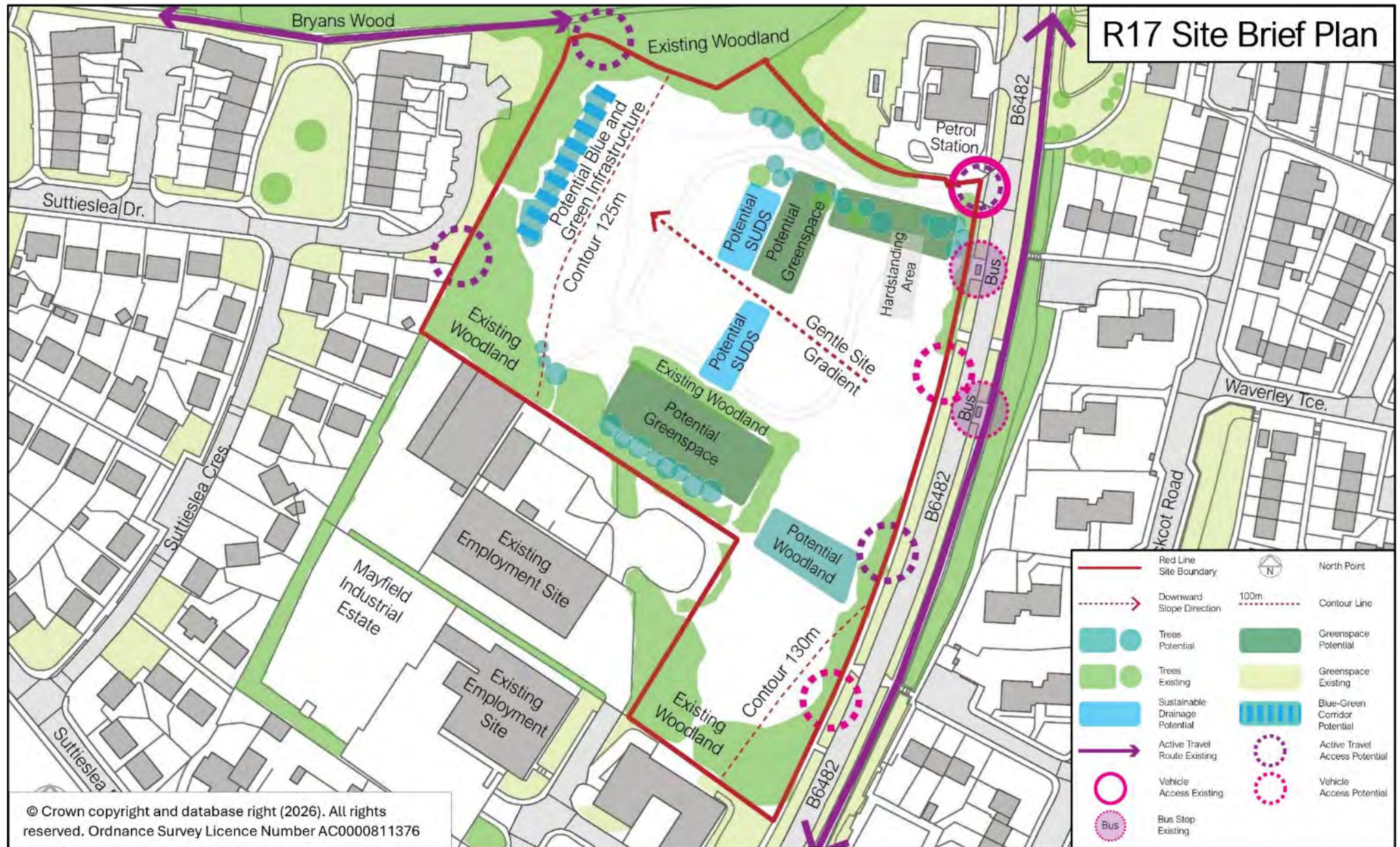
Site Context and Constraints

Brownfield, grassland, and woodland site with area of hardstanding. Adjacent to residential areas, Mayfield Industrial Estate, petrol station, Bryans Wood, path network, and B6482 road. The site is south of Mayfield Park and Newbattle Community Campus. The site is situated adjacent to historic lime works. Existing known shallow mine working exists below the site which would require careful remediation including treatment of any potential issues arising from gas. Noise and odour issues from industrial estate units and petrol station. Potential for sensitive development to be accommodated provided existing vegetation (trees, woodland and hedgerows) are retained and enhanced.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Incorporate green network connections, through the provision greenspace and woodland corridors. The creation of a strong green network connection to Bryans Wood is required. Retain and protect existing trees and hedgerows on site and develop woodland buffers at site boundaries. Provide screening and mitigate noise by the expansion of tree canopy cover to achieve a minimum future cover of 21%. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837, Tree Retention and Protection Plan and Arboricultural Method Statement are required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement is required.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.24 hectares of onsite public greenspace (60sqm per unit). Minimum requirement of 240sqm equipped play space onsite (6sqm per unit). Incorporate active surveillance of open spaces, routes, and access points. Contribute to the upgrade or expansion of Mayfield Park.
Noise	A Noise Impact Assessment may be required.
Air Quality	An Air Quality Impact Assessment may be required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.

Soils	A Site Investigation Report will be required, and a Gas Migration Strategy could be required depending on final submitted proposals.	
Infrastructure	Requirements	
Active Travel	Develop active travel access points on the east and west boundaries. Provide clear and direct active travel infrastructure and connect to local networks.	
Roads	Provide two new vehicle access points from B6482 on east boundary, where vegetation removal will be minimal, to access the proposed residential and employment areas.	
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.	
Heating and Cooling	Site is near LHEES Priority Cluster 1. Site is west of Dalkeith and area (Mayfield) DHN potential investment area. Site in Green Heat in Greenspaces (GHIGs) DHN High Viability area. Demonstrate consideration of connection to district heat network and co-locate district heat connections with other grey and green infrastructure.	
Housing and Local Living	Requirements	
Affordable Housing	10 units (25%)	
HOU1 Requirements	Minimum requirement of: <ul style="list-style-type: none"> • 6 x 1- or 2- bed dwellings • 3 x 3-bed dwellings 	
Economy and Employment	Requirements	
ECON5 Requirements	ECON5 affordable employment space requirement applies.	
Developer Contributions	Requirements	
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Active travel and public transport - Access and junction improvements - Healthcare facilities - Town centre regeneration 	<ul style="list-style-type: none"> - Borders Rail - Employment generating programmes - Children’s play facilities - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation



R18 Blackcot Drive

Site Area: 1.01ha **Capacity:** 16 residential units

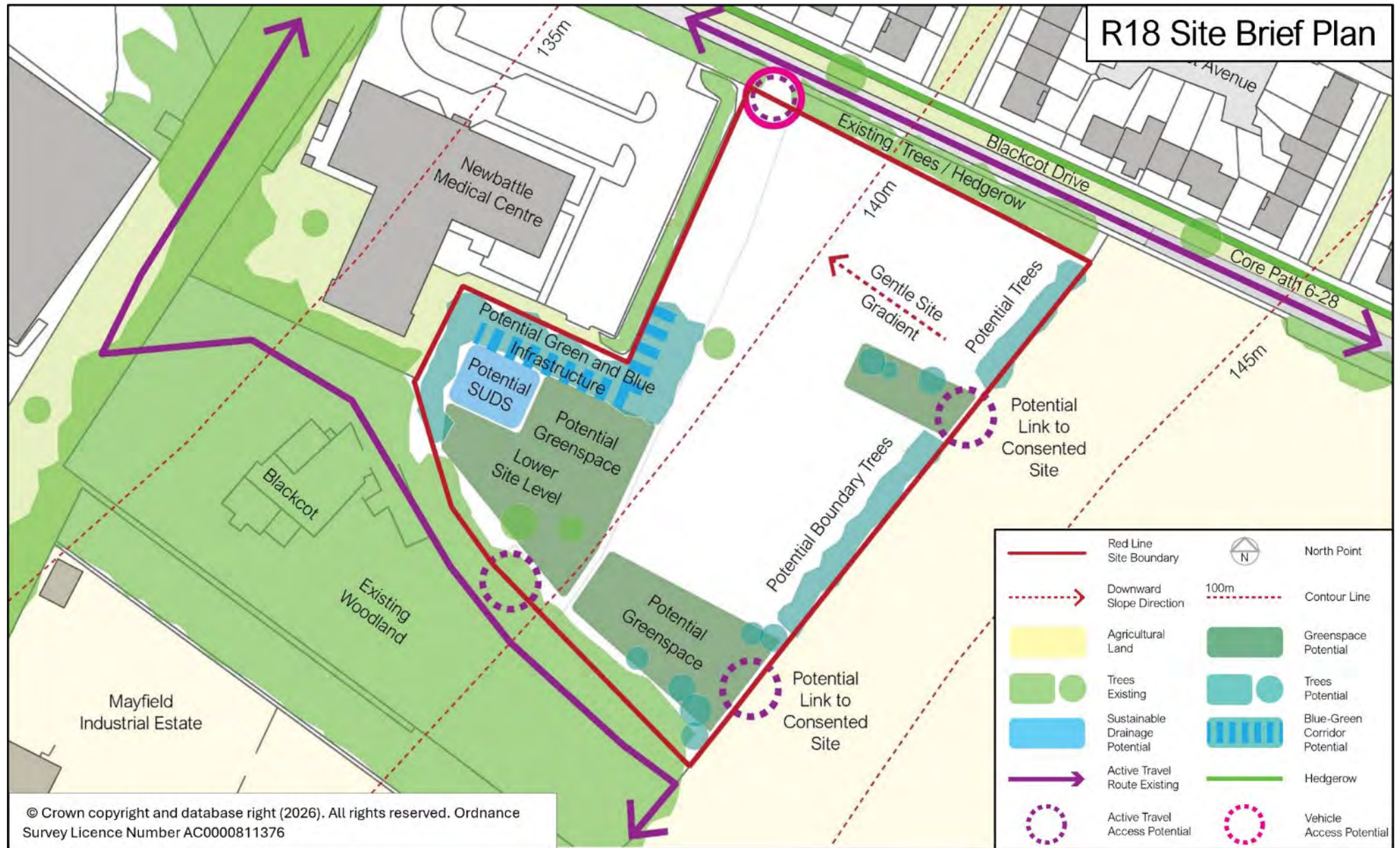
Site Context and Constraints

Council owned, grassland site, adjacent to residential and industrial areas, medical centre, woodland, and path network. The site slopes gently from east to west. A lower site level is located in the southwest corner. An area of mature woodland borders the site to the south and contains derelict Blackcot buildings. Potential safety issues associated with accessing the wooded area and remedial works to the Blackcot buildings. Hedgerow and trees run along the other site boundaries, including at Blackcot Drive. Potential noise and air quality issues in relation to adjacent industrial land use. A consented residential development (22/00027/PPP) borders the site to the east.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	Develop biodiversity and greenspace connections in the southern site area, adjacent to existing woodland. A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Increase tree cover to achieve at least 21% canopy. Provide tree planting screening on the west/east boundaries. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837, Tree Retention and Protection Plan and Arboricultural Method Statement are required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement is required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 960ha of onsite public greenspace (60sqm per unit). Minimum requirement for single equipped play space onsite of 96sqm (6sqm per unit). Contribution to the upgrade or expansion of Dougall Court (Stone Place, Mayfield).
Noise	A Noise Impact Assessment is required. Arising noise issues should be appropriately addressed within the site layout.
Air Quality	An Air Quality Impact Assessment is required.
Soils	A Soil Sustainability Plan is required.

Infrastructure	Requirements	
Active Travel	Connect to local networks, including core path 6-28 to north and existing paths to south. Potential for connections to the consented residential site to east.	
Roads	Develop vehicle access points from Blackcot Drive, which leads to B6482. Signalisation of Blackcot Drive/B6482 junction.	
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.	
Housing and Local Living	Requirements	
Affordable Housing	100% affordable	
Developer Contributions	Requirements	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Access and junction improvements - Healthcare facilities - Town centre regeneration - Employment generating programmes - Children's play facilities - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation 	



Newtongrange

262. Newtongrange developed as a settlement in the 19th century as part of the Marquess of Lothian's estate. In the 1890s a new mine was developed adjacent to the Edinburgh to Carlisle railway. When it opened, the Lady Victoria Colliery was the deepest mine in Scotland. Between 1890 and the 1930s a large number of brick cottages were built to house colliery workers, laid out in a very distinctive pattern of parallel rows with front and rear gardens and back service lanes linked to the streets by narrow access paths.
263. Lady Victoria Colliery was an outstanding example of a model colliery built at a time when the Scottish coal industry was at its peak. Most of the surface elements of the colliery survived after the pit closed in 1981, providing a clear illustration of the evolution of large colliery sites during the 20th century. It is for this reason that part of the colliery became the National Mining Museum Scotland in 1984. The remainder of the colliery site became the Lady Victoria Business Centre which is mainly occupied by Tillicoultry Quarries. The Butlerfield Industrial Estate, west of the rail line, is an important employment location for Midlothian.
264. Services in the town are mainly located in or close to Main Street, including the community owned Dean Tavern, library, leisure centre, small supermarket, a community centre in the former Parish Church and Newtongrange Primary School. Newtongrange Star FC has its ground at the north of the town and there is a Community Learning Centre on Gardiner Place.
265. Newtongrange expanded north of Bryans Road and at Suttieslea in the 1930s and 1940s. Further expansion occurred in the 1990s between the rail line and A7. This was followed by housing

development west of the A7 at Murderdean, with the latest phase at Cockpen being completed in the early 2020s.

266. There are significant areas of greenspace in and around Newtongrange, including Welfare Park, Murderdean, Kingsfield Drive, Cockpen Dean Burn, the Newbattle Strategic Greenspace and the River South Esk - Dalhousie Bridge to Lothian Bridge Local Biodiversity Site. These areas, along with the woodland corridor from Lingerwood Road via the embankment and northern part of the National Mining Museum site to the River South Esk are key components of the nature network in the area.

Local Character

267. The built form of large parts of Newtongrange is one of its key defining characteristics. Its development as a planned village to housing colliery workers is an inherent part of the town's character and identity. The terraces of single storey brick cottages laid out along rectangular grids on First to Fifth Streets, Lingerwood Road and Dean Park are excellent examples of purpose-built, single storey, brick miners housing from the late 19th and early 20th centuries which have largely retained their distinctive character both within and outwith the Newtongrange Conservation Area. Modern infill, for example on Fourth Street and Lingerwood Road were successfully designed to replicate the form and styles of the miners' rows, therefore blending successfully into the streetscape. The pattern of development in these rows, which includes back rows and access paths, means there is a high degree of pedestrian permeability through the town.
268. A later phase of miners' housing is evident at Sixth to Tenth Streets, Park Road, Galadale and Abbey Grange, characterised by

single storey, semi-detached cottages with bay windows, rendered external walls and slate roofs. Many of these cottages have retained the distinctive woodwork around a front open porch. Expansion of the village in the post war period occurred around Bryans Road and Mansfield Road, characterised by the classic Scottish public sector built housing of the era. The architectural character of the modern expansion areas accessed from the A7 and at the site of the former Lingerwood Colliery is largely the standard house types of the volume housebuilders in the 1990s and 2000s. The more recent development at Wester Suttieslea Terrace successfully reflects the pattern of development in the miners’ rows, whilst incorporating modern house types and new greenspace.

269. The rich industrial heritage of this former colliery village is reflected in the retained Lady Victoria Colliery buildings (now [National Mining Museum Scotland](#), many of which are Category A listed buildings, and the key industrial areas at Lady Victoria Business Centre and Butlerfield Industrial Estate.

Local Priorities and Aspirations

270. A Local Place Plan (LPP) for Newtongrange was prepared by the Community Council and registered with Midlothian Council in 2024. Local place-based priorities include:

- Address road safety issues on Crawlees Road;
- Prioritise the redevelopment or renovation of derelict buildings;
- Improve and maintain the tennis courts and park buildings, and public seating spaces;
- Preserve the original character of the village and carefully plan new development to avoid dilution of the traditional village character;

- Protect the Miners Statue on Main Street and its setting; and
- Safeguard and improve community facilities including leisure centre and library.

Committed and Proposed Development

271. The following table highlights the committed and proposed development for this settlement. The relevant allocations are covered by Policy HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Committed Development

Development	Site Reference	Site Name	Units
Housing	2022MN2	Newtongrange Parish Church	5*
Housing	282	25 Newbattle Road	8

*This figure is not the total units for the site. It is the remaining units programmed to be completed during the plan period (2027-37). Information taken from the 2025 Housing Land Audit.

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R20	Main Street	20
Housing	R21	Morris Road	10

272. A site brief for R21 is provided below. Site R20 Mainstreet is included in the Newtongrange Town Centre Regeneration Masterplan (2018). A Site Brief has not been included in this plan because it is included within the Masterplan.



R21 Morris Road

Site Area: 0.32ha **Capacity:** 10 residential units

Site Context and Constraints

L-shaped, naturalised brownfield site comprising tarmac access off Morris Road with areas of hardstanding. The site is relatively flat, gently sloping in a western direction. The site is situated at the junction of B6482 and Morris Road, bounded by residential property to the west and business units to the northeast. Several large mature trees mark the north and west boundaries. Self-seeded trees and scrub have colonised much of the site. Newbattle Conservation Area and the Newbattle Greenspace Safeguard lie within 300m to the northwest of the site. The site falls within a Coal Mining Risk Area with probable shallow mine workings. Noise from adjacent roads could pose a potential noise disturbance. The site is within the vicinity of MEL8538 Bryans Farm.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retention of existing mature trees and increase tree cover. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.6ha of onsite public greenspace (60sqm per unit). Contribution to upgrade or expand Reed Drive play space is required.
Historic Environment	Archaeological mitigation is likely to be required dependent upon the final submitted designs. It is also likely that a Historic Building Survey will be required on any extant structures associated with Bryans Farm.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.
Infrastructure	Requirements
Active Travel	Provide connections to local path networks.
Roads	Access to the site likely to be formed via existing entrance off Morris Road.
Heat and Cooling	Demonstrate consideration of connection to district heat network LHEES Priority Cluster 1 (Easthouses / Mayfield) and co-locate district heat connections with other grey and green infrastructure.

Housing and Local Living	Requirements	
<p>HOU1 Requirement</p>	<p>Minimum of:</p> <ul style="list-style-type: none"> - 2 x 1- or 2-bed dwelling - 1 x 3-bed dwelling 	
Developer Contributions	Requirements	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Strategic transport - Active travel and public transport - Borders Rail - Access and junction improvements - Healthcare facilities - Community facilities - Employment generating programmes - Children's play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation 	



Pathhead

- 273.** Pathhead sits either side of the A68, one of the major north-south arterial routes between Scotland and England. The original route of Dere Street – the Roman road between York and the Forth – runs largely along the route of the A68, with the original crossing point of the Tyne River being in Ford. The village of Pathhead grew following the opening of a linen mill on the Tyne Water in 1738. Following improvements to the road network in the 1830s, including the construction of the Lothian Bridge in 1831, the village grew in significance.
- 274.** The village has a community hall, pharmacy, public house, post office, bakery, a small general store, hot food takeaway, medical practice, primary school (Tynewater PS) and bowling club. Main Street lies within the Pathhead and Ford Conservation Area.
- 275.** The main area of public greenspace serving the village is Callander Park, with an additional smaller greenspace at Oxenfoord Drive. There is an equipped play space for children and young people at Callander Park. The pavilion at Callander Park is used by local community groups.

Local Character

- 276.** The historic core of Pathhead is concentrated on Main Street. The form of the original 18th century cottages remains to a considerable extent despite alterations, extensions and modern additions. Some of the original cottages were replaced with larger houses and the Main Street lengthened to the south in the 19th and 20th centuries. Key elements of the character of Main Street are the largely unbroken street frontage, the retention of the original house

plot widths, the use of stone, slate and pantiles, and period detailing.

- 277.** Following WW2, the village expanded to the south along Crichton Road. This area is characterised by classic public sector built housing of the era with a mix of semi-detached houses, terraced houses and cottage flats with roughcast render, tiled roofs and front and rear gardens. Later phases of expansion include Roman Camp in the 1970s, characterised by single storey cottages with roughcast render and pantile roofs, and Roman Court in the 1990s, which is characterised by 1.5 storey detached houses with roughcast render and pantile roofs.
- 278.** Local landmarks include the former primary school at the southern end of Main Street, Pathhead Village Hall, the Foresters public house, Tynewater Primary School and the Pathhead and District Bowling Club. The village is set in the farmland of the Tyne Water Valley Special Landscape Area.

Local Priorities and Aspirations

- 279.** Local place-based priorities include addressing the lack of available affordable housing and poor public transport links. Development of new active travel routes for recreation and commuting and supporting local community services and businesses have also been identified as priorities by the local community.

Committed and Proposed Development

280. The following table highlights the committed and proposed development for this settlement. The relevant allocations are covered by Policy HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R22	Whippielaw Yard	25

281. A site brief for R22 is provided below.



R22 Whippielaw Yard

Site Area: 1.29ha **Capacity:** 25 residential units

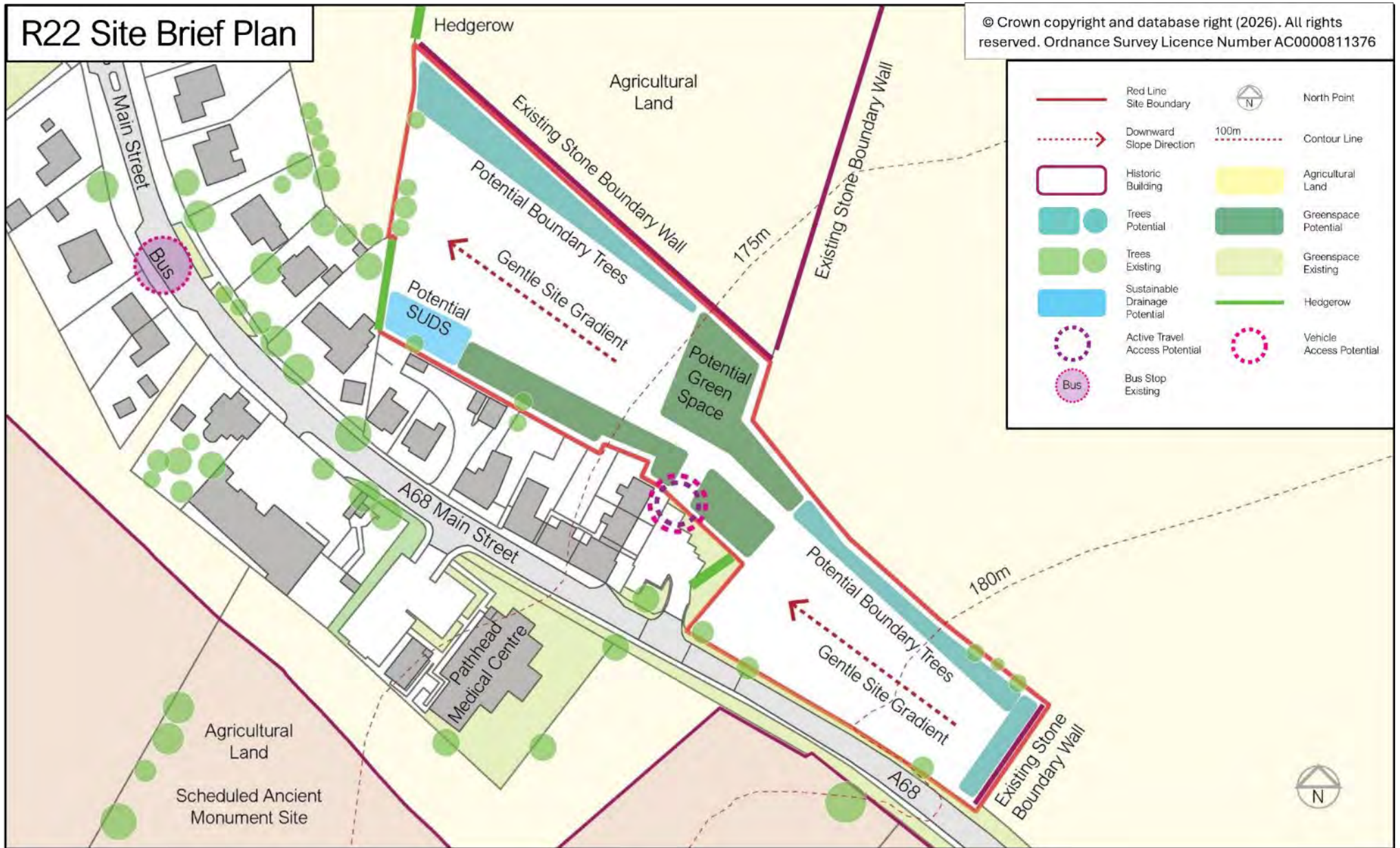
Site Context and Constraints

The site, situated within Pathhead Conservation Area, is gently sloping and comprises grazing farmland (Prime Agricultural Land 3.1) partially bounded by the A68 (potential noise source), residential properties to the south and hedgerows on remaining sides. The site falls within the Tyne Valley Special Landscape Area (SLA). There is moderate potential for unidentified buried remains within the site to be impacted upon.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain existing hedgerows and increase tree cover to achieve 21% canopy. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.15ha of onsite public greenspace (60sqm per unit). Contribution to upgrade or expand Callander Park is required.
Landscape	The creation of woodland buffer to northern site edge and a green network connection across the site is required. Building style to be small scale, single or 1.5 storey in a sympathetic layout to respect the SLA.
Historic Environment	A Design Statement will be required due to the site's location within the Conservation Area. Archaeological mitigation likely required dependent upon the final submitted designs.
Design	Building materials and detailing should respect the Conservation Area and maintain the original character of the north side of Main Street.
Soils	A Phase 1 and Phase 2 Site Investigation Report should be produced. The outcome of site investigations will determine the extent of tree cover to be retained on site. A Soil Sustainability Plan will be required.

Infrastructure	Requirements
Active Travel	Clear and direct paths through the site are required, with connection to existing Prestonhall Estate path network. Pedestrian connectivity along the A68 north verge will be required.
Roads	Site partially bounds A68 therefore consideration of site boundary and landscaping along trunk road will be required.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues. Limited capacity at Pathhead waste waterworks therefore growth required.
Housing and Local Living	Requirements
Affordable Housing	7 units (25%)
HOU1 Requirements	Minimum of: <ul style="list-style-type: none"> • 4x 1 or 2-bed dwellings • 1x 3-bed dwelling
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active travel and public transport - Access and junction improvements - Healthcare facilities - Community facilities <ul style="list-style-type: none"> - Employment generating programmes - Children's play facilities - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation



Penicuik & Auchendinny

- 282.** Penicuik is an ancient settlement which was developed as a planned village on the main Edinburgh to Peebles road in 1770s by the Clerk family of Penicuik Estate. The layout of the planned village is still evident in the historic core of the town centre, which is located on the plateau north of the steep sided River North Esk valley.
- 283.** Mills, particularly paper mills were developed in the river valley from the early 1700s, which contributed significantly to the growth of the town. Mining also contributed significantly to the growth of the town following the opening of collieries at Mauricewood and Eastfield in the late 19th century. Coal mining had ceased in Penicuik by 1909. Penicuik also has a significant military history, with the Glencorse Barracks continuing to be an important base for the British Army.
- 284.** Large scale expansion of local authority housing was commenced before WW2 at Cuiken, and this was the dominant form of new build housing in the decades afterward with large developments at Eastfield, Deanburn and Ladywood. In the 1970s, considerable growth of owner-occupied housing occurred, for example at Cornbank and Mauricewood. In more recent years, private sector housing growth has continued with redevelopment of old mill sites by the River North Esk, and the development of significant areas of new homes at Greenlaw, Mauricewood and Deanburn.
- 285.** Penicuik Conservation Area is focused on the town centre, extending from the junction of John Street and Eskhill to Uttershill Castle to the south. The historic centre of the town is formed by High Steet, Bridge Street, The Square and John Street, and includes the distinctive Penicuik Town Hall. Part of John Street was pedestrianised and modern retail buildings added in the 1970s, with the A701 diverted to the immediate east. The town centre has a range of shops and facilities including a small supermarket, dentists, pharmacies, public houses and restaurants, opticians, a public car park, Parish Church, the community owned and run Penicuik Storehouse shop, café and community space, Town Hall, post office, a variety of hot food takeaways and numerous small retail units.
- 286.** There are five primary schools – Mauricewood PS, Cornbank St James PS, Cuiken PS, Strathesk PS - and two high schools – Penicuik HS and Beeslack HS – in the town. There are two medical practices – Penicuik and Eastfield – serving the town. There are two leisure centres – Penicuik Leisure Centre (which is co-located with Penicuik Library and Penicuik High School) and the community owned Ladywood Leisure Centre.
- 287.** The main areas of public greenspace in Penicuik are Montgomery Park, Greenhill Park, Cornbank Park, Cuiken Glen, Mauricewood Park, Meikle Drive, Beeslack Wood and the sections of the Penicuik-Dalkeith walkway along the River North Esk. There are nine equipped play spaces, including a MUGA and skate park at Montgomery Park.
- 288.** Auchendinny is a small village lying between Penicuik and Roslin on the steep river valley slope. The village developed on the original Peebles to Edinburgh road, and the first paper mill in the village opened around 1716. It was the location of the last paper mill in Midlothian (Dalmore Mill) which closed in 2005 before being redeveloped as a residential area. The village is currently

undergoing a period of significant change with the development of 400 new homes.

Local Character

289. Penicuik town centre incorporates a mix of traditional 18th and 19th century two and three storey buildings along the original axis of Bridge Street, High Street and John Street. Buildings have largely retained the vernacular style of commercial properties on the ground floor with residential use above, with sandstone masonry and slate roofs. Part of the town centre was redeveloped in the 1980s when a new road was route in a curve to the east of John Street. These newer buildings reflect the buff sandstone and slate roof style.

290. The post war residential areas are characterised by the common residential vernacular of the relevant periods. The neighbourhoods which developed in the 1970s are of a larger scale than in other parts of Midlothian and are therefore locally distinctive. The neighbourhoods connected to Rullion Road are an example of this.

291. Penicuik has a distinctive layout, with the town centre being unusually located to the far south of the town rather than being more centrally located. This is mainly due to the constraining features of the Penicuik Estate to the southeast, the incised valley of the River North Esk to the south and east, and the slope of the Pentland Hills to the west. Large scale residential development at Mauricewood and Greenlaw in the past two decades has further expanded Penicuik northwards.

Local Priorities and Aspirations

292. Local place-based priorities include developing local employment opportunities to balance the increase commuting elsewhere for work; supporting the town centre; limiting the further growth of the settlement following a period of sustained growth; and addressing infrastructure constraints.

Committed and Proposed Development

293. The following table highlights the committed and proposed development for this area. The relevant allocations are covered by Policy HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Committed Development

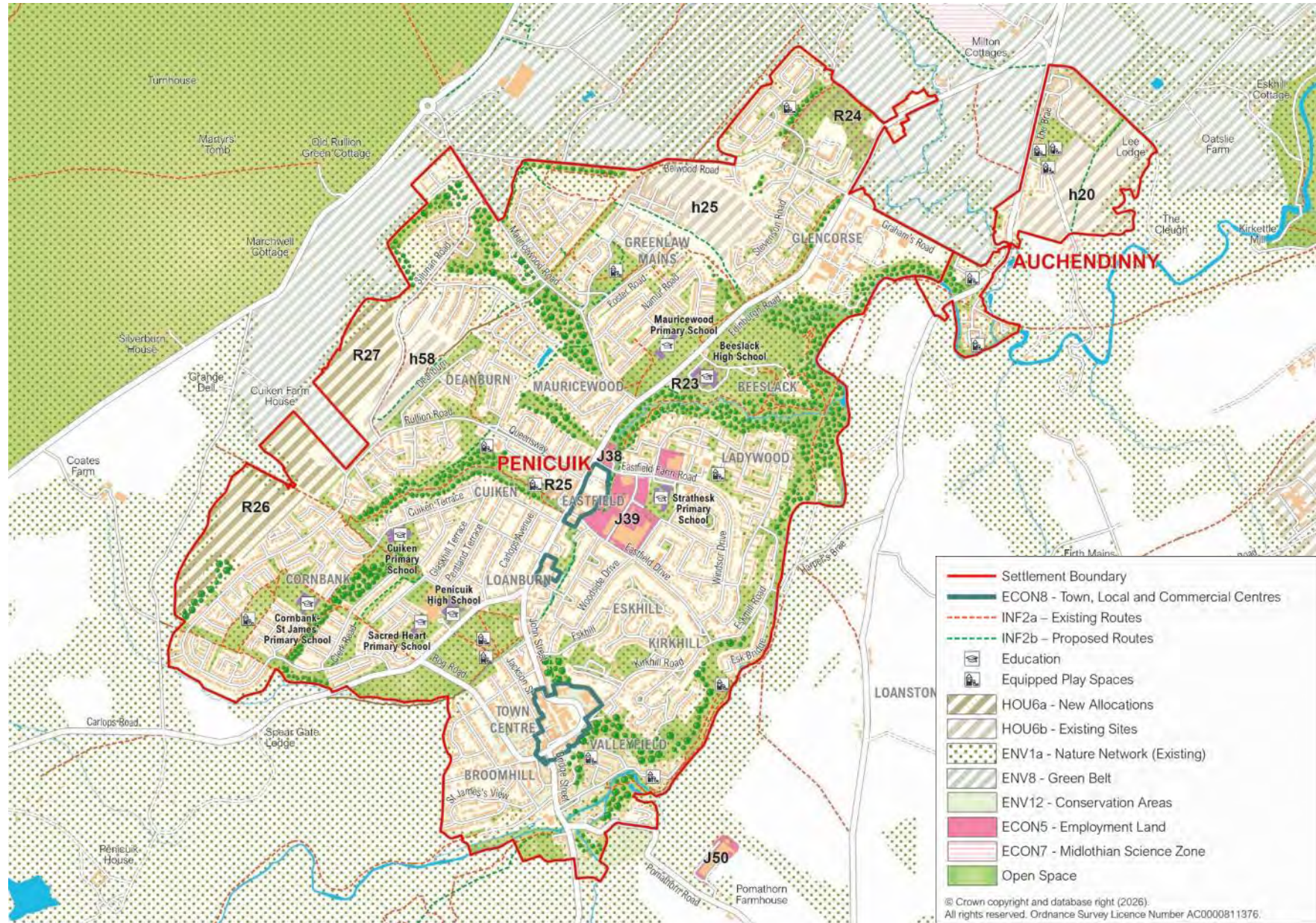
Development	Site Reference	Site Name	Units
Housing	Hs20	Auchendinny	251*
Housing	h58 Area F	Rullion Road (at NW Penicuik)	68*
Housing	h25 Area D	Greenlaw Area D	65*

*This figure is not the total units for the site. It is the units programmed to be completed during the plan period (2027-37). Information taken from the 2025 Housing Land Audit.

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R23	Beeslack	30
Housing	R24	Belwood Crescent	130
Housing	R25	Dykes Road	16
Housing	R26	Rullion Road	222
Housing	R27	Silurian Road	200

294. Site briefs for R23, R24, R25, R26 and R27 are provided below.



R23 Beeslack

Site Area: 1.72ha **Capacity:** 30 residential units

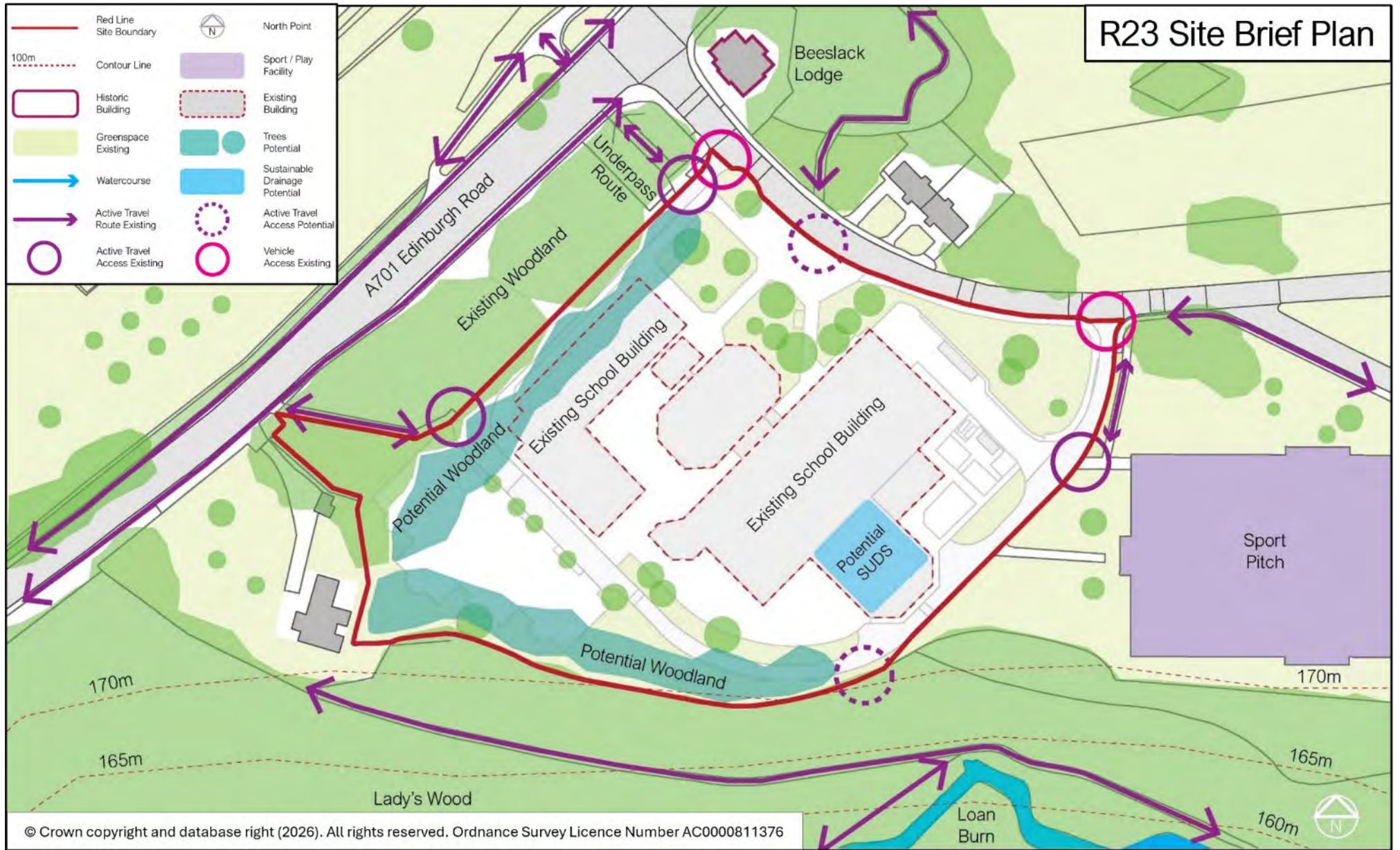
Site Context and Constraints

The former Beeslack High School site is situated to the east off A701 Edinburgh Road and is bounded by a belt of woodland to the west, Lady's Wood to the south, a sports pitch to the east and open space to the north. The site and adjoining woodland and playing fields are in an area of Protection of River Valleys; this incorporates Beeslack Woods and Haughhead Local Biodiversity Site. Listed building, Beeslack Lodge (Category C) (LB47743) is situated within 50m of the site boundary. The amenity of the former janitor houses directly to the north of the site will require protection. The sports pitch and associated car park are not included within the site boundary and will remain in use upon completion of development.

Development Opportunities and Requirements

Development Quality	Constraints
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retention of all existing trees and increase tree cover to achieve 21% canopy. A 30m buffer should be applied as an offset to existing areas of semi natural ancient woodland with no development (including built form, hard surfaces, infrastructure or private gardens to be constructed within the buffer. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.18ha of onsite public greenspace (60sqm per unit). Contribution to upgrade or expand Ladywood Park is required.
Historic Environment	Any potential impacts of development upon Beeslack Lodge should be assessed.
Infrastructure	Constraints
Active Travel	Provide clearly and defined shared use paths through the site, connecting to local path networks.
Roads	Vehicular access will likely be as existing off A701 Edinburgh Road.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.

Housing and Local Living	Requirements	
Affordable Housing	8 (25%)	
HOU1 Requirements	Minimum of: <ul style="list-style-type: none"> - 4x 1- or 2 -bed dwellings - 1x 3- bed dwellings. 	
Developer Contributions	Requirements	
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active Travel and Public Transport - Strategic transport - Extended bus routes into development sites - Access and junction improvements - Healthcare facilities - Environmental improvements and climate change adaptation - Children's play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Employment generating programmes 	



R24 Belwood Crescent

Site Area: 4.62ha **Capacity:** 130 residential units

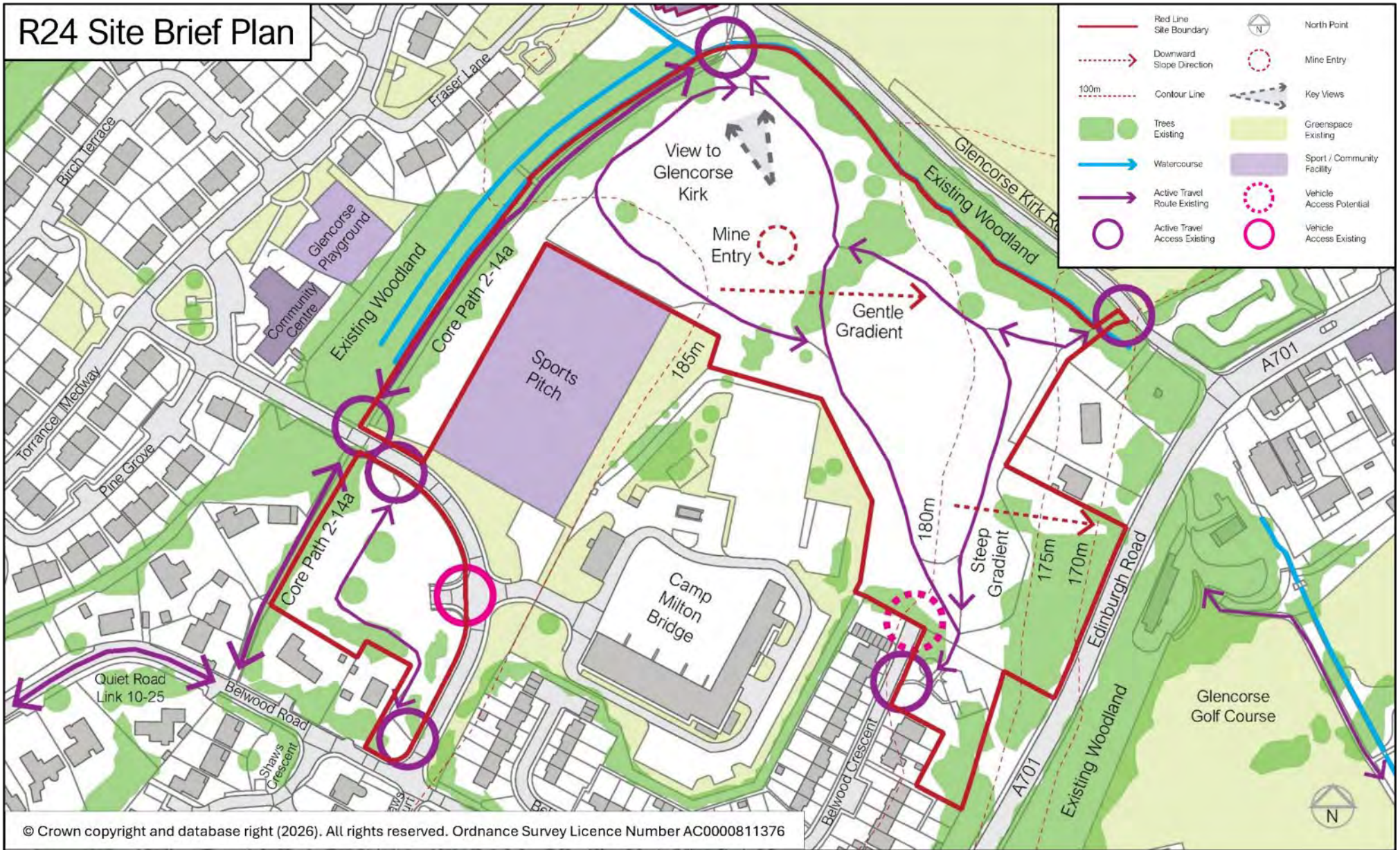
Site Context and Constraints

This site was previously identified as an additional housing site (Ahs3) in MLDP 2017. The site comprises an area of open space and is bound by Camp Milton Bridge MOD facility to the south and woodland/mature tree belts on all other site edges. Glencorse Parish Church (Category A listed) is located north of the site. The A701 Edinburgh Road runs beyond the eastern site boundary. The site falls within a Coal Mining High Risk Area and probable shallow mine workings exist. Development will need to take account of its relationship with the neighbouring MOD operations and the principles of Agent of Change.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Existing vegetation along the south-eastern and north-eastern boundaries should be maintained and enhanced. Retention of all existing hedgerows and increase tree cover to achieve 21% canopy. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.79ha of onsite public greenspace (60sqm per unit). Minimum requirement to provide single equipped onsite play space of 725sqm.
Historic Environment	Any potential impacts of development upon Beeslack Lodge should be assessed.
Soils	A Soil Sustainability Plan will be required.
Infrastructure	Requirements
Active Travel	Provide clearly and defined shared use paths through the site, connecting to local path networks. Potential path link across the site from Belwood Crescent to Glencorse Kirk Road.
Roads	Vehicular access to the site is likely to be formed off Belwood Crescent, which leads to Belwood Road and A701 Edinburgh Road.

Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.	
Housing and Local Living	Requirements	
Affordable Housing	33 units (25%)	
HOU1 Requirements	Minimum of: - 19 x 1- or 2 -bed dwellings - 9 x 3- bed dwellings - 4 x bungalows	
Other	Area for community growing space is required to be provided on site.	
Developer Contributions	Requirements	
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active Travel and Public Transport - Strategic transport - Extended bus routes into development sites - Access and junction improvements - Healthcare facilities 	<ul style="list-style-type: none"> - Town centre regeneration - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation - Community facilities



R25 Dykes Road

Site Area: 0.88ha **Capacity:** 16 residential units

Site Context and Constraints

The site comprises an area of allocated open space containing Pentland house and associated semi-private garden ground. The site is enclosed by embankment along Cuiken Burn to the south and garden fencing at adjoining residential properties to the north. The site is gradually sloping in a northwestern direction to housing at Dykes Road with a steep embankment south of the Cuiken Burn. Matured trees are scattered within the site boundary and along the banks of Cuiken Burn. Established trees within Cuiken Glen park, trees and woodland along the Cuiken Burn and Dean Burn to the north connects the site to Ancient Woodland at Lady's Wood. The site is subject to surface water flooding.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved. It will be required to demonstrate how the site can create green network connection from Cuiken Burn to Lady's Wood.
Trees and Hedgerows	Retention of all existing hedgerows and increase tree cover to achieve 21% canopy. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 0.10ha of onsite public greenspace (60sqm per unit). Requirement to replace current play space.
Design	Requirement to prepare masterplan based on PEA, Baseline Habitat Assessment and canopy cover assessment to demonstrate how significant biodiversity enhancement and canopy cover increase can be achieved. The layout and orientation of buildings should provide for passive surveillance of the existing path through the site.
Infrastructure	Requirements
Active Travel	Retain existing shared use paths through the site ensuring that it is clear and defined and connects to local path network (core path 2-33a).
Roads	Vehicular access to the site is likely to be as existing, off A701 Edinburgh Road.

Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.	
Housing and Local Living	Requirements	
Affordable Housing	16 units (100%)	
Developer Contributions	Requirements	
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Education - Safe Routes to School - Active Travel and Public Transport - Strategic transport - Extended bus routes into development sites - Access and junction improvements - Healthcare facilities - Town centre regeneration 	<ul style="list-style-type: none"> - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Environmental improvements and climate change adaptation - Community facilities



R26 Rullion Road

Site Area: 17.78ha **Capacity:** 222 residential units

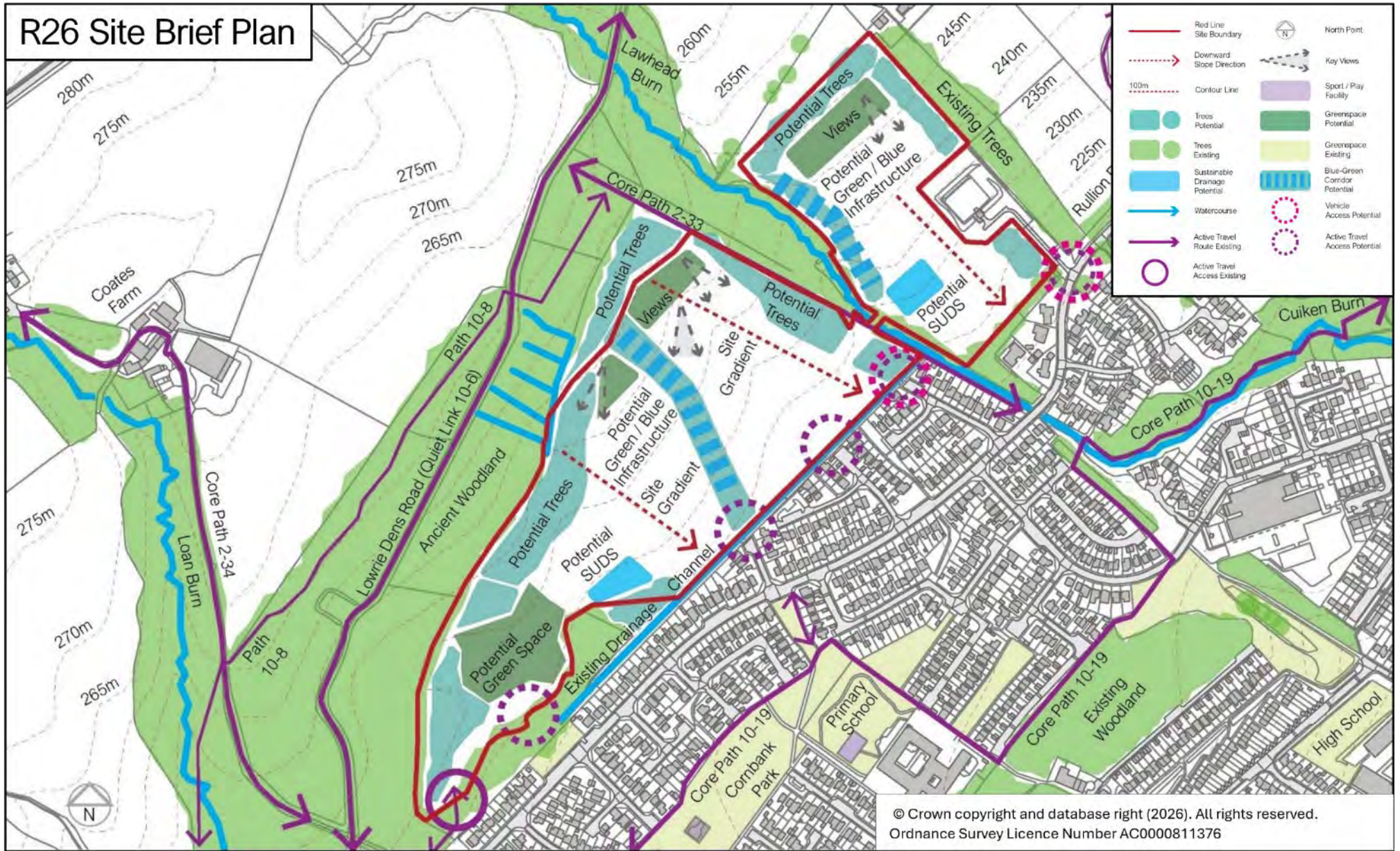
Site Context and Constraints

The site comprises an area of elevated grassland north of residential development along Rullion Road. The site is located south of agricultural land, A702 road, Lowries' Den Road, a network of paths, areas of native and ancient woodland, and the Pentland Hills Special Landscape Area. Woodland, containing ancient woodland bounds the site to north and south. The Lawhead Burn and core path 2-33 run through the site. Water and drainage constraints on the site include surface water flooding and risk to pollutants entering the raw water aqueduct.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retain trees on site and enhance existing habitat by the expansion of tree canopy cover to achieve minimum future canopy cover of 21%. Increase buffer woodland planting by 15m minimum to the site's northern and eastern boundaries. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 1.33ha of onsite public greenspace (60sqm per unit). Minimum requirement to provide onsite neighbourhood equipped play space of 1,235sqm.
Landscape	Full landscaping proposals are required. Incorporate green network connections, including green space and woodland corridors. Link to native and ancient woodland. Any proposed landscaping to the north of the site will need to consider proximity to A702 and be designed appropriately.
Air Quality	Given the number of houses proposed and resultant daily car trips, an Air Quality Impact Assessment will be required.
Soils	A Soil Sustainability Plan will be required.

Infrastructure	Requirements
Active Travel	Provide clear and defined active travel infrastructure and safe routes to school. The site should connect to local networks including core path 2-33, woodland paths to north and residential and riverside paths to south as well as active travel linkages with site R27.
Roads	Provide vehicle access points on southern boundary connecting to Rullion Road. A Transport Assessment is required.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems must be designed into the development to address any existing surface water issues.
Heating and Cooling	Demonstrate consideration of district heat network options, enable connection to heat network (LHEES Priority Cluster 3 (Penicuik A)), and co-locate district heating connections with other grey and green infrastructure.
Housing and Local Living	Requirements
Affordable Housing	56 units (25%)
HOU1 Requirements	Minimum of: <ul style="list-style-type: none"> - 33 x 1- or 2 -bed dwellings - 5 x 3- bed dwellings - 6 x bungalows
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active Travel and Public Transport - Strategic transport - Extended bus routes into development sites - Access and junction improvements - Environmental improvements and climate change adaptation - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Talla Aqueduct protection - Healthcare facilities



R27 Silurian Road

Site Area: 9.64ha **Capacity:** 200 residential units

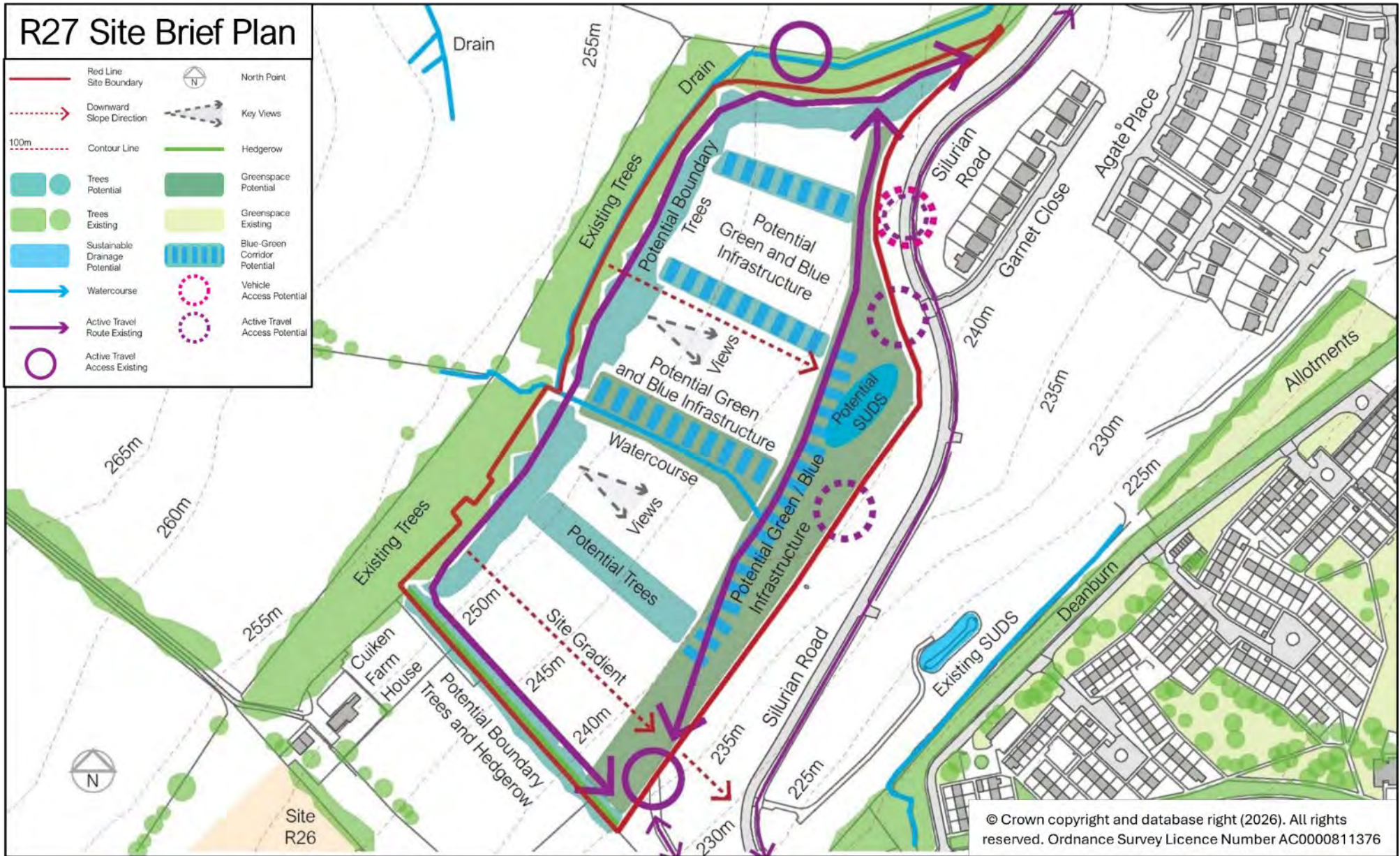
Site Context and Constraints

The site comprises an area of elevated grassland north of residential development and the Cuiken Glen burn and greenspace. The site is south of agricultural land, A702 road, areas of native and ancient woodland, the Pentland Hills Special Landscape Area, and a green belt review area. Paths run through the site along the contour lines. Water and drainage constraints on the site include surface water flooding and risk to pollutants entering the raw water aqueduct. Transport and roads considerations for development of this site include adequacy of A702/Lowrie Den junction, Bush Loan junction and A702(T)/A703/Old Pentland Road.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Incorporate green network connections, including green space and woodland corridors. Retain trees on site and enhance existing habitat by the expansion of tree canopy cover to achieve minimum future cover of at least 21%, including along site boundaries. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. The AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.5.
Open Space and Play	Minimum requirement for 1.2ha of onsite public greenspace (60sqm per unit). Minimum requirement to provide onsite neighbourhood equipped play space of 1,113sqm.
Landscape	Incorporate green network connections, including green space and woodland corridors. Link to native and ancient woodland. Full landscaping proposals are required to support a planning application on this site.
Air Quality	Given the number of houses proposed and resultant daily car trips, an Air Quality Impact Assessment will be required.
Soils	A Soil Sustainability Plan will be required.

Infrastructure	Requirements
Active Travel	Integrate existing active travel access points and provide new access points along southern boundary and with site R26. Develop existing routes on site and connect to local routes including residential paths to the south.
Roads	Provide vehicle access points on northeast and southern boundaries. A Transport Assessment is required.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems (SUDS) must be designed into the development to address any existing surface water issues.
Heating and Cooling	Demonstrate consideration of district heat network options, enable connection to heat network (LHEES Priority Cluster 3 (Penicuik A)), and co-locate district heating connections with other grey and green infrastructure.
Housing and Local Living	Requirements
Affordable Housing	50 units (25%)
HOU1 Requirements	Minimum of: <ul style="list-style-type: none"> - 30 x 1- or 2 -bed dwellings - 15 x 3- bed dwellings - 6 x bungalows
Other	An area for community growing is required to be provided on the site.
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active Travel and Public Transport - Strategic transport - Extended bus routes into development sites - Healthcare facilities - Environmental improvements and climate change adaptation - Employment generating programmes - Biodiversity enhancement - Sports facilities - Public art - Allotments - Access and junction improvement



Rosewell

295. A colliery village was developed at Rosewell from the 1850s to support the Whitehill Colliery. By the late 1890s a new generation of miner’s cottages, built by the Lothian Coal Company, formed the core of the village which has mostly survived until the present day. The village expanded in the 1950s with the additional of public sector housing, and the colliery closed in 1961.

296. The village has more than doubled in size since the late 1990s, with significant residential development at Lindsay Row, Rosewell Mains, Gortonlee, Gorton Loan and Doctor’s Field. This growth was supported by the development of a village bypass to the northwest.

297. The village has a community hub at Rosewell Steading, two primary schools (Rosewell PS and St Matthew’s RC PS), local shop, churches, bowling club and football club (Whitehill Welfare FC). The main areas of greenspace are Rosewell Park, Lindsey Row and Pentland Crescent. There are three equipped play spaces at Rosewell Park, Shiel Hall Square and Villa Dean.

Local Character

298. The historic core of Rosewell is characterised by terraces of single storey cottages. On Carnethie Street the cottages are harled. The terraces on Louisa Square, Lothian Street and Victoria Street are brick with slate roofs and were built by the Newbattle and Whitehill Building Company, and were a forerunner of the pit cottages later built in Newtongrange.

299. There are a number of local landmarks on Carnethie Street including St Matthew’s Church, St Matthew’s RC PS, Rosewell PS,

the auction house, Rosewell Parish Church and the former Rosewell Institute. Brick is a characteristic of local buildings as a result of the Whitehill Brickworks.

Local Priorities and Aspirations

300. A Local Place Plan (LPP) for Rosewell was prepared by the Community Council and registered with Midlothian Council in 2024. The place-based priorities specific to Rosewell include working toward a 20-minute neighbourhood, maintaining the village boundary, allocating unused land and vacant buildings, improving the path network and addressing inadequate transport links (particularly by bus).

Committed and Proposed Development

301. The following table highlights the committed and proposed development for this settlement. The relevant allocations are covered by Policies ECON5, ECON8 and HOU6. Information on delivery of these developments is provided in the Delivery Programme.

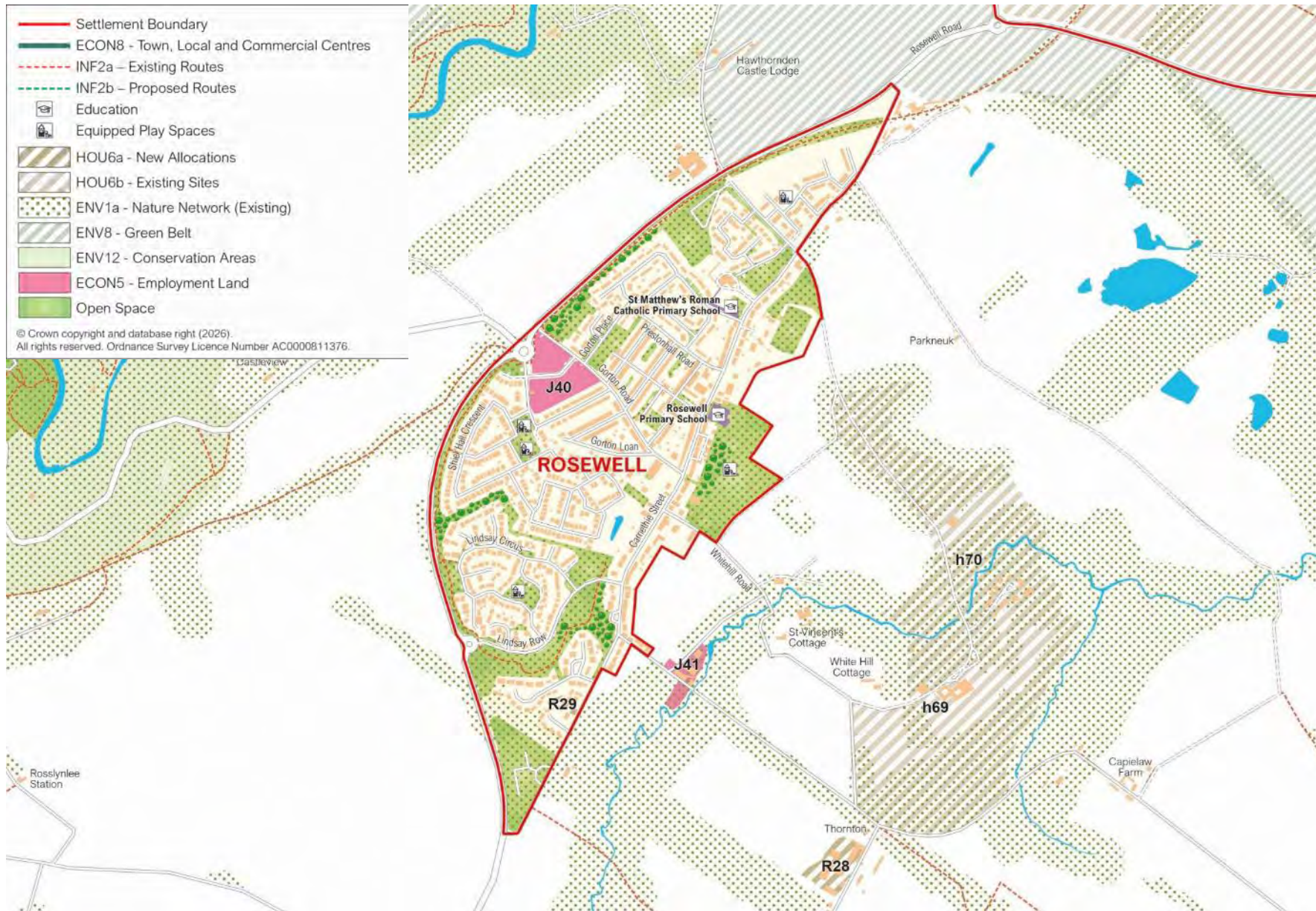
Committed Development

Development	Site Reference	Site Name	Units
Housing	h69	Whitehill House	18
Housing	h70	Grounds of Whitehill House	84

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R28	Thornton Farm	13
Housing	R29	Whitehill Forge	3
Employment	J40	Gorton Road	-

302. Site briefs for R28 and R29 are provided below.



R28 Thornton Farm

Site Area: 1.22ha **Capacity:** 13 residential units

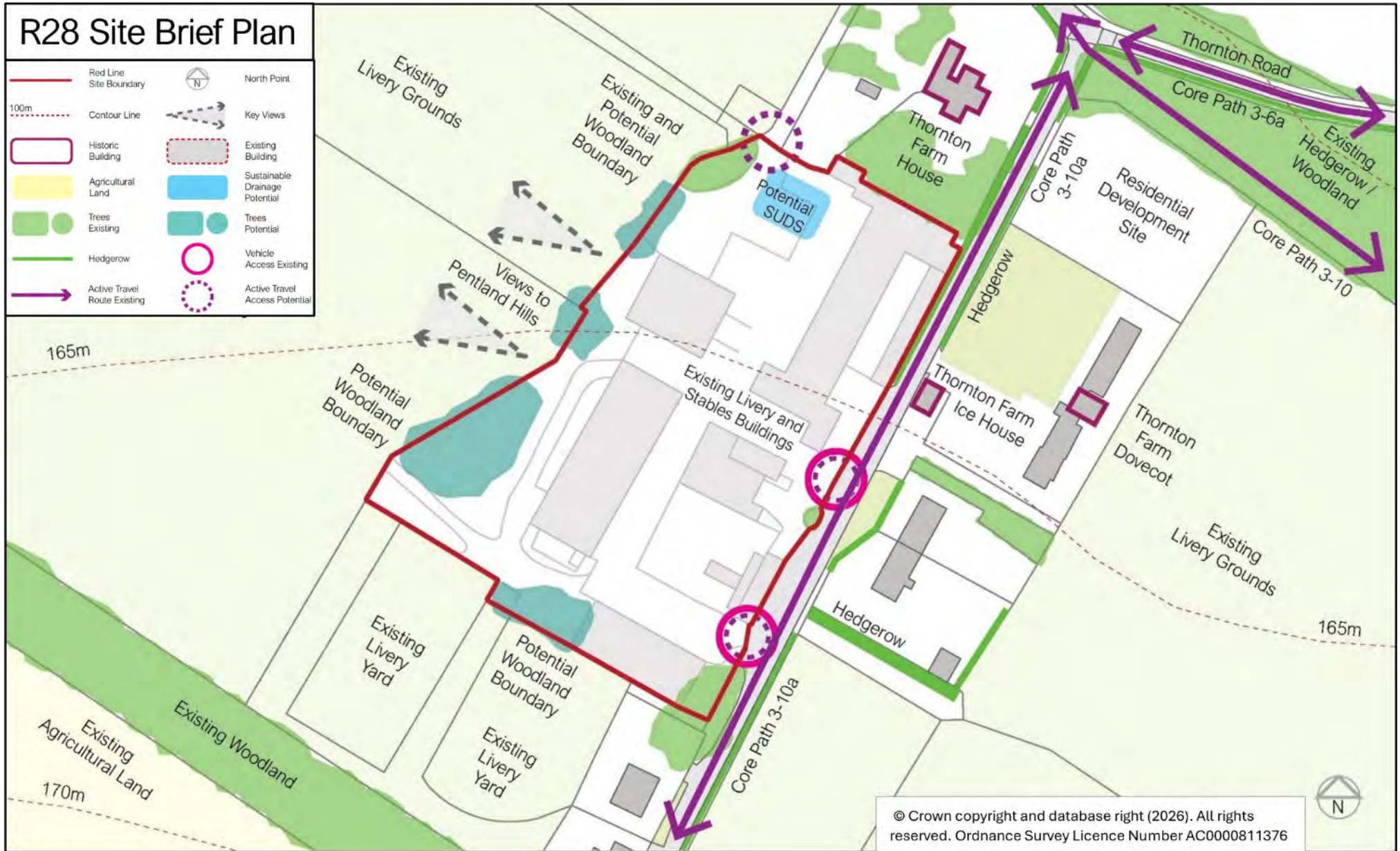
Site Context and Constraints

The site is a livery yard comprising of farm buildings stables, areas of hard standing and storage containers. The site is relatively flat, small in scale and is partly enclosed by post and wire fencing. The site is access by a network of unsurfaced countryside roads/tracks. The site lies within the South Esk & Carrington Farmland SLA. Nearby woodland belts comprise ancient woodland with Shiel Burn Wood LBS extends along the burn corridor to the west. Listed building Thornton Farm (LB45567) (Category C) sits partially within the site boundary. Thornton Farm Icehouse (LB45569) (Category C) and Thornton Farm Dovecot (Category B) (LB45568) are within 20m and 50m to the east of the site, respectively. The site is situated within a Coal Mining Development Risk Area with probable shallow mine workings. Potential noise and odour issues arising from the farm and livery yard.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Existing trees on the site should be retained and safeguarded. Increase tree cover to achieve 21% canopy. Tree Survey and Arboricultural Impact Assessment (AIA) to BS3837 is required. AIA should consider construction access and level changes. A Tree Retention and Protection Plan and Arboricultural Method Statement will also be required.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.08ha of onsite public greenspace (60sqm per unit). A contribution towards upgrading or expanding Rosewell Park is required.
Landscape	A robust landscape framework is required to allow for positive landscape and visual integration (particularly in views from the adjoining rural roads) and establish links with the surrounding green network. Woodland boundary landscaping is required to the south to enclose the site.
Historic Environment	Impact of development upon listed buildings should be assessed. Any development should be of a scale and design that is appropriate to the setting and character of historic buildings.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.

Infrastructure	Requirements
Active Travel	Provide clearly and defined shared use paths through the site, connecting to local path networks.
Roads	Existing access points reused or altered to serve the proposed new uses.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems (SUDS) must be designed into the development to address any existing surface water issues.
Housing and Local Living	Requirements
Affordable Housing	3 units (25%)
HOU1 Requirements	Minimum of: <ul style="list-style-type: none"> - 3 x 1- or 2 -bed dwellings - 2 x 3- bed dwellings - 1 x bungalows
Developer Contributions	Requirements
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active Travel and Public Transport - Extended bus routes into development sites - Access and junction improvements - Healthcare facilities - Environmental improvements and climate change adaptation - Children’s play facilities - Landscaping and open space - Biodiversity enhancement - Sports facilities - Public art - Allotments - Employment generating programmes



R29 Whitehill Forge

Site Area: 0.19ha **Capacity:** 3 residential units

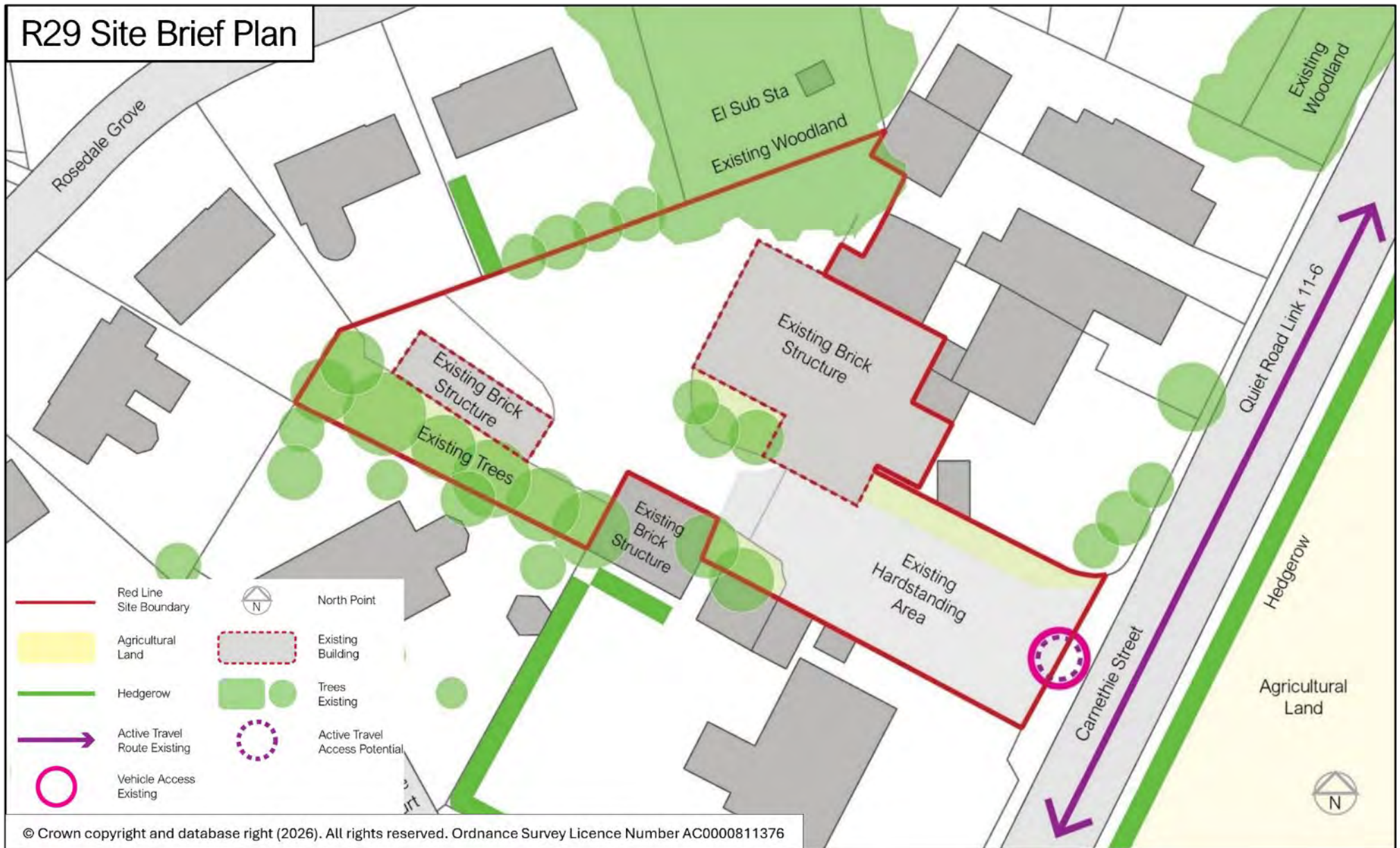
Site Context and Constraints

The site comprises brownfield (old forge) land amongst existing residential development of Rosedale Court to the southwest, Rosedale Grove to the north and northeast and Carnethie Street to the east. The site itself is level with existing brick structures and areas of hardstanding. Existing trees bound the southern western and northeastern edges of the site. Although no onsite designations, South Esk and Carrington Farmland SLA is situated approximately 120m east of the site. The site falls within a Coal Mining Risk Development Area with probable shallow mining sites and adjacent lime works.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Existing trees on the site should be retained and safeguarded.
Urban Greening Factor	UGF score of at least 0.4.
Open Space and Play	Minimum requirement for 0.08ha of onsite public greenspace (60sqm per unit). A contribution towards upgrading or expanding Rosewell Park is required.
Landscape	A robust landscape framework is required to allow for positive landscape and visual integration (particularly in views from the adjoining rural roads) and establish links with the surrounding green network. Woodland boundary landscaping is required to the south to enclose the site.
Historic Environment	Impact of development upon listed buildings should be assessed. Any development should be of a scale and design that is appropriate to the setting and character of historic buildings. A building survey should be carried out to establish whether the existing buildings can be reused rather than demolished. to reuse or enhance extant building possibly associated with colliery. If extant building to be retained and reused. Historic Building Recording likely to be required.
Coal Mining Risk	A Coal Mining Risk Assessment will be required, and a remediation strategy may be necessary.

Infrastructure	Requirements
Active Travel	Provide clearly and defined shared use paths through the site, connecting to local path networks.
Roads	Existing access points reused or altered to serve the proposed new use.
Water, Flooding and Drainage	A Flood Risk Assessment and/or Drainage Impact Assessment may be required depending on the detail of the finalised design. Sustainable Urban Drainage Systems (SUDS) must be designed into the development to address any existing surface water issues.
Developer Contributions	Requirements
<p>The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.</p>	<ul style="list-style-type: none"> - Education - Safe Routes to School - Active Travel and Public Transport - Access and junction improvements - Landscaping and open space - Biodiversity enhancement - A commuted payment (in-lieu) will be sought for affordable housing - Affordable housing - Environmental improvements and climate change adaptation <ul style="list-style-type: none"> - Healthcare facilities - Employment generating programmes - Extended bus routes into development sites - Children’s play facilities - Public art



Roslin

- 303.** Roslin originated as a Pictish settlement in the 3rd Century CE. In 1456 the village became a Burgh with the right to a market cross, weekly market and annual fair. The foundations of the original market cross are buried under the crossroads of Main Street, Manse Road, Penicuik Road and Chapel Loan. The village developed further in the 1800s as a mining village and to provide homes for workers at the bleachfield, gunpowder factory and later carpet factory located by the River North Esk in Roslin Glen. Roslin Colliery (also known as the Moat Pit) operated between 1901 and 1969, with the associated Brickworks closing in 1977.
- 304.** The village remained relatively compact until the 1970s, with only significant change being the development of public sector housing in the 1930s and 1950s. The development of a large area of owner-occupied housing, largely detached and semi-detached homes, in the 1970s led to the doubling in size of the village. In the last decade there has been further significant redevelopment to the northwest and at the former Roslin Institute site.
- 305.** The village is internationally recognised and has been a significant tourist destination since the 1800s, mainly because of Rosslyn Chapel, Roslin Castle and Roslin Glen. The historical and cultural significance of the area is recognised through the designation of Roslin Conservation Area and the protection of the site of the 1303 Battle of Roslin.
- 306.** The village has a primary school (Roslin PS), community hall, bowling club, The main areas of greenspace in Roslin are Roslin Park and Roslin Moat. The Roslin Glen Country Park is located along the River North Esk to the south of the village. There are

equipped play spaces at Roslin Park, Kilburn Wood Drive, Walth Crescent and Widnell Square.

Local Character

- 307.** The historic core of Roslin village is largely Victorian in character, built in sandstone and slate. On Main Street there is a mix of one- and two-storey buildings, some of which retain the traditional ground floor commercial and upper floor residential character. There has been some more recent infill development which largely respects the historic character.
- 308.** Along Manse Road, Penicuik Road and the northern parts of Main Street, there is a mix of Victorian and early 20th century residential properties with characteristic vernacular from the relevant period. The residential areas developed in the 1970s and more recently are also characteristic of the residential architecture of the period.

Local Priorities and Aspirations

- 309.** A Local Place Plan (LPP) for Roslin and Bilston was prepared by the Community Council in 2024. It identifies effects of the recent growth of housing in the village, including the character of modern housing not reflecting the individuality of the original community. The vision is for communities where the 20-minute neighbourhood concept becomes a reality, where local amenities both within the built-up areas and in the local countryside are safely accessible by means of active travel and where new development has a distinctive local character.
- 310.** Local place-based priorities include improved and new active travel links (including to the replacement Beeslack High School), preservation of the Roslin battlefield from encroachment by

development – to be achieved in part by formation of a new Conservation Area, extension of the Roslin Conservation Area, identification of a new Conservation Area at the Curling Pond/ Moat Colliery, identification of a site for allotments, and provision of additional facilities to support the increased population of the village (particularly in health care and leisure facilities).

Committed and Proposed Development

311. There are no committed or proposed developments during the plan period.



Moorfoot Villages

Temple

312. Temple is a small, historic, linear village set in the foothills of the Moorfoot Hills. The village and extensive area around it is a designated conservation area (Temple and Arniston) and the surrounding countryside is a designated Special Landscape Area (South Esk Valley and Carrington Farmland).

313. The village has ancient origins and associations with the Knights Templar, later developing as an agricultural village. It is a high-quality example of a Lothians linear village, characterised by terraces of stone built, mostly single or one and half storey, cottages with slate roofs and sash and case timber windows. Post WW2 two rows of cottages, at Temple Park and Temple View, were added to the village as public sector housing. Community facilities include a village hall, community run nursery and playgroup, and equipped play space for children and young people.

Carrington

314. Carrington is a small village set within rolling countryside which forms part of the South Esk Valley and Carrington Farmland Special Landscape Area. The designated Carrington Conservation Area covers the village and its setting. Carrington Mains Farm lies at the centre of the village, with the cottages in the village providing homes for agricultural workers. Later additions to the village include two areas of public sector built cottages on Manse Road and at the western end of Main Street.

315. Traditional stone and pantile cottages radiate from the farm buildings along the southern edge of the road. The predominantly single storey properties are located on the edge of the pavement or have a grass verge in front. Later cottages are irregularly placed along the north of the road. These properties are set back in gardens and give a sense of enclosure to the village. Community facilities include a village hall and equipped play space for children and young people.

Borthwick

316. Borthwick is a small hamlet with properties and farm buildings grouped in a sporadic manner around the dominating feature of Borthwick Castle. The hamlet is within the Borthwick and Crichton Conservation Area and Tyne Valley Special Landscape Area. Key features include stone boundary walls, buildings of contrasting architectural styles using a consistent palette of stone, slate and pantiles, and native tree cover. Local facilities include a Scout Campsite and Parish Church. Borthwick Castle is now an exclusive use venue for weddings and private stays.

North Middleton

317. North Middleton was originally a small village providing homes for agricultural and limestone quarry workers. Public sector homes were added following WW2. Until a bypass was opened in 1989 the A7 (Edinburgh to Carlisle road) ran through the village. The east end of the village is within the Borthwick and Crichton Conservation Area. The Tyne Valley Special Landscape area surrounds the village on three sides.

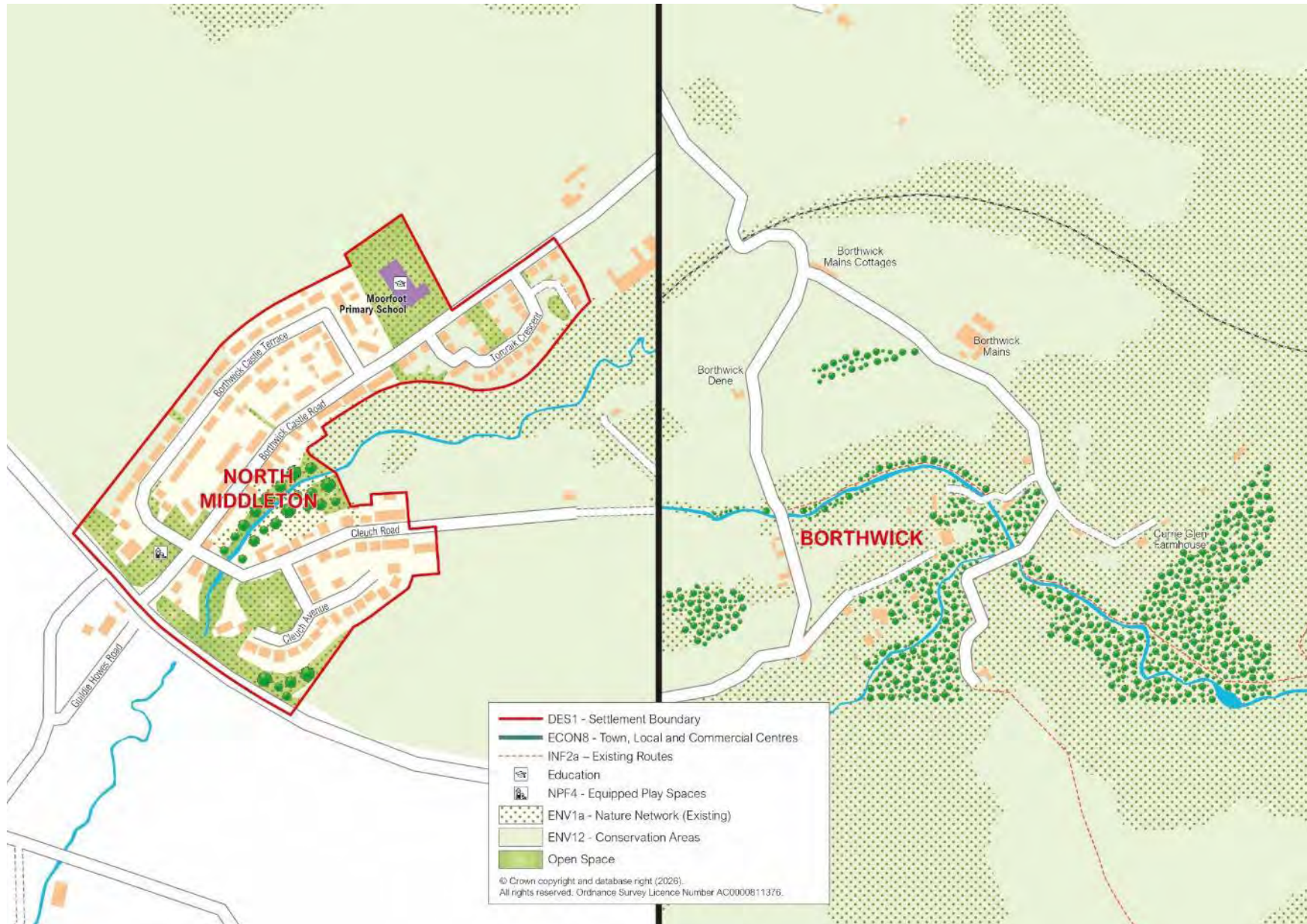
318. The village is largely characterised by single storey terraces of cottages and single storey and one and a half storey detached homes. Modern phases of development at Cleuch Avenue and Borthwick Castle Terrace respected this dominant style. The most recent phase of development at Torcraik Crescent reflects the standard house types of the volume housebuilders in the 2000s. Local facilities include a primary school, community hall and equipped play space for children and young people.

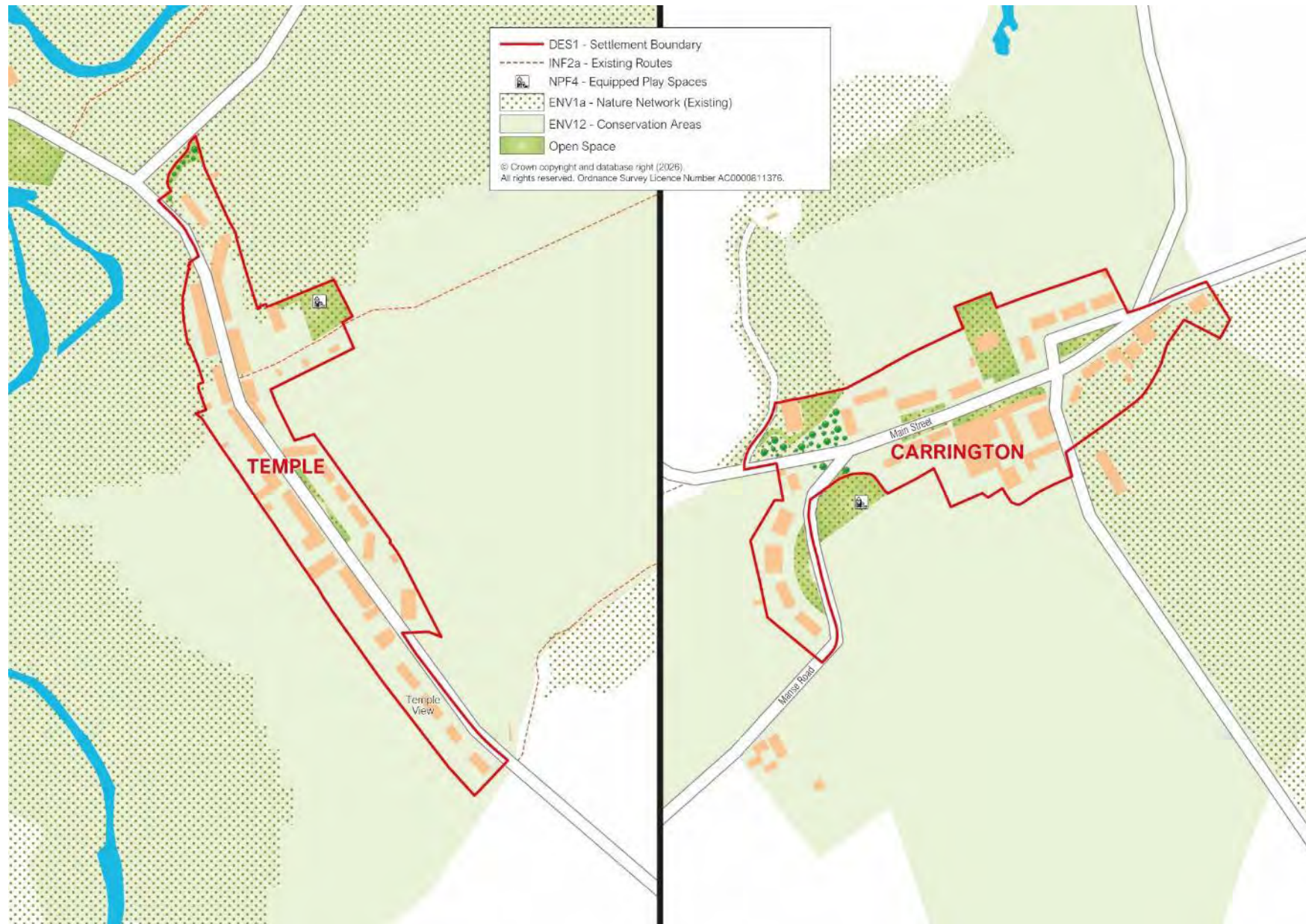
Local Priorities and Aspirations

319. Although there is no adopted Local Place Plan for the Moorfoot area, the Community Council and members of the public have engaged with the MLDP2 process to help define place-based priorities. These include a concern to maintain the rural character of the area and to avoid significant additional development, and to ensure that the needs of the more landward areas are considered alongside growth in the more northerly parts of the A7 and A68 corridors, as these often increase pressure of shared infrastructure and facilities (particularly with regard to health and transport).

Committed and Proposed Development

320. There are no committed or proposed developments during the plan period.





Tynewater Villages

Cousland

321. Cousland is a small rural village set in prime arable land. The Tyne Water Valley Special Landscape Area abuts the south side of the village. Its origins lie in agriculture and the former limestone workings. The architecture is a mix of Lothians vernacular rural style and some postwar additions. There is a village hall, equipped play space and small park in the village. Historic features include the ruins of the 15th century Cousland Castle in the centre of the village and the community run Cousland Smiddy and Heritage Hub. Associated with the Smiddy are the organic allotments, paddock and orchard. There have been recent small-scale additions to the village at Castle View Court and Portland View.

Crichton

322. Crichton is a small hamlet south of Pathhead. It developed in association with Crichton Mains farm, including the Category B listed cottages at 10-14 Crichton Village which, along with the farmhouse, were designed by Sir Robert Rowand Anderson. The village sits within the Borthwick and Crichton Conservation Area and the Tyne Water Valley Special Landscape Area.

323. The hamlet has experienced very little change since the 1800s, however planning permission for a new home was granted in 2024 on a site adjacent to the Old Joiners Shop (9 Crichton Village). The hamlet possesses an intimate domestic scale. Key elements are the rural setting and landscape; linear development on one side of the road; and the use of stone, slate and pantiles.

Dewartown

324. Dewartown is a small linear village on the B6372, close to Vogrie Country Park. It is a good example of a late 18th century planned village, built to house workers and tradespeople associated with the Vogrie Estate. It is a cohesive linear settlement with an almost continuous terrace of single-storey cottages on the east of Main Street. To the west of Main Street, between the road and Dewar Town Burn, are later additions in the form of detached and semi-detached cottages. The village sits within the Dewartown Conservation Area and the Tyne Water Valley Special Landscape Area.

325. The architectural and historic character of Dewartown is generally well preserved. Key elements are a strong linear definition; a sense of unity provided by cottages with rectangular plan form located on the edge of the pavement; low rooflines with horizontal emphasis; the use of stone and pantiles, with some slate; and a distinctive edge to the village provided by building curtilages.

Edgehead

326. Edgehead is a linear village located in an elevated position on the south slope of the Mayfield-Tranent ridge and along the old Roman road “Dere Street” which ran from York to the Antonine Wall. Part of the village was formerly known as Chesterhill, with the whole village becoming known as Edgehead over time after the farm and colliery of that name. The village developed in the 19th century to house workers from the colliery. The village expanded along the road during the 20th century, and a small addition was developed more recently at Elizabeth Dickson Gardens.

327. The village sits within Edgehead Conservation Area and the Tyne Water Valley Special Landscape Area. Key elements are the linear development either side of the wide road; buildings with simple detail and solid grouping; the retention of plot widths; and the use of stone, slate and pantiles. Modern cottages to the south of the village, located outside the Conservation Area, give continuity and definition to the street scene.

Fala

328. The small village of Fala sits adjacent to the A68 trunk road, south of Pathhead. The current village is formed from the two, originally separate, villages of Fala and Blackshiels which were separated by the original north-south road. The bypassing of the village by the new Edinburgh to Lauder road in 1834 removed the function of the village as a resting place for travellers. Lying within the Fala Conservation Area and adjacent to the Fala Rolling Farmland and Policies Special Landscape Area, the village has a park, equipped play space and a community-run village hall

329. The village has an irregular plan, with three main approaches currently and is very compact. Although it was originally two separate settlements, the village now forms a single coherent settlement with clearly defined boundaries. Buildings in the village are largely traditional stone buildings of various forms and styles, with slate roofs. A number of more modern buildings have been added in the 20th and 21st century but their impact on the built form and character of the village has been minimised through careful design and use of materials. The architectural styles in the village range from the 18th century traditional houses, cottages and farm buildings to modern houses and bungalows. Smaller cottages and older buildings tend to front directly onto the road or close to

the road. Larger buildings such as Fala House and Kirkland House, and the more modern buildings, are set back from the road behind high walls and hedges. There are a number of public buildings and former public buildings in the village, including the Church and Session House, the Village Hall and the former school building

Fala Dam

330. The small hamlet of Fala Dam is an informal cluster of houses which developed as a sheltered settlement in the incised valley of the Cakemuir Burn around the crossing point of the burn. The hamlet is surrounded by woodland and sits within the Fala Dam Conservation Area and the Fala Rolling Farmland and Policies Special Landscape Area.

331. Fala Dam is characterised by an informal cluster of stone and rendered buildings with predominately slate roofs with ridges running predominantly parallel to the road, however, there are a couple of gables fronting on to the road. Some properties are set close to the edge and below the road, whilst others are set back in gardens with stone walls.

Ford

332. The small hamlet of Ford is located in the incised wooded valley Tyne Water, where the old Roman road “Dere Street” crossed the river. Immediately to the east of the hamlet is the Lothian Bridge, a Category A listed viaduct designed by Thomas Telford in 1831. The hamlet is a loose grouping of individual houses formed around the Category A listed 17th century Ford House.

333. The hamlet sits within the Pathhead and Ford Conservation Area and the Tyne Water Valley Special Landscape Area. The houses are a combination of traditional cottages and larger 19th century houses with stone walls and slate roofs.

Newlandrig

334. Newlandrig developed in the 18th century in connection with the nearby Ford Mill which was owned by the Dewars of Vogrie. The hamlet has a linear form with an informal, irregular layout. Cottages are mostly single storey with a narrow plan form and roofs running parallel to the road giving a horizontal emphasis. The hamlet sits within the Newlandrig Conservation Area and the Tyne Water Valley Special Landscape Area.

335. The hamlet retains a cohesive character with the pantile roofs of the cottages, stone walls, narrow green strips between the roads and cottage fronts and mature trees contributing significantly to this. Local landmarks include the Category B listed Newlandburn House, Category B listed 11 Newlandrig (built in 1659) and the Category C listed Newlandburn Lodge.

Whitehill

336. Whitehill is a small hamlet located south of Dalkeith on the northern slope of the Mayfield-Tranent ridge and on the old Roman road “Dere Street.” The hamlet developed as housing for agricultural workers. The Whitehill Business Centre is located on the site of the Whitehill Infectious Diseases Hospital.

337. The hamlet is linear with the exception of small cul-de-sac of modern detached 1- and 2-storey homes at Witholm and The Brambles. There is no dominant scale or type of housing within

Whitehill. Homes on the main street are set back from the road behind low walls or hedges.

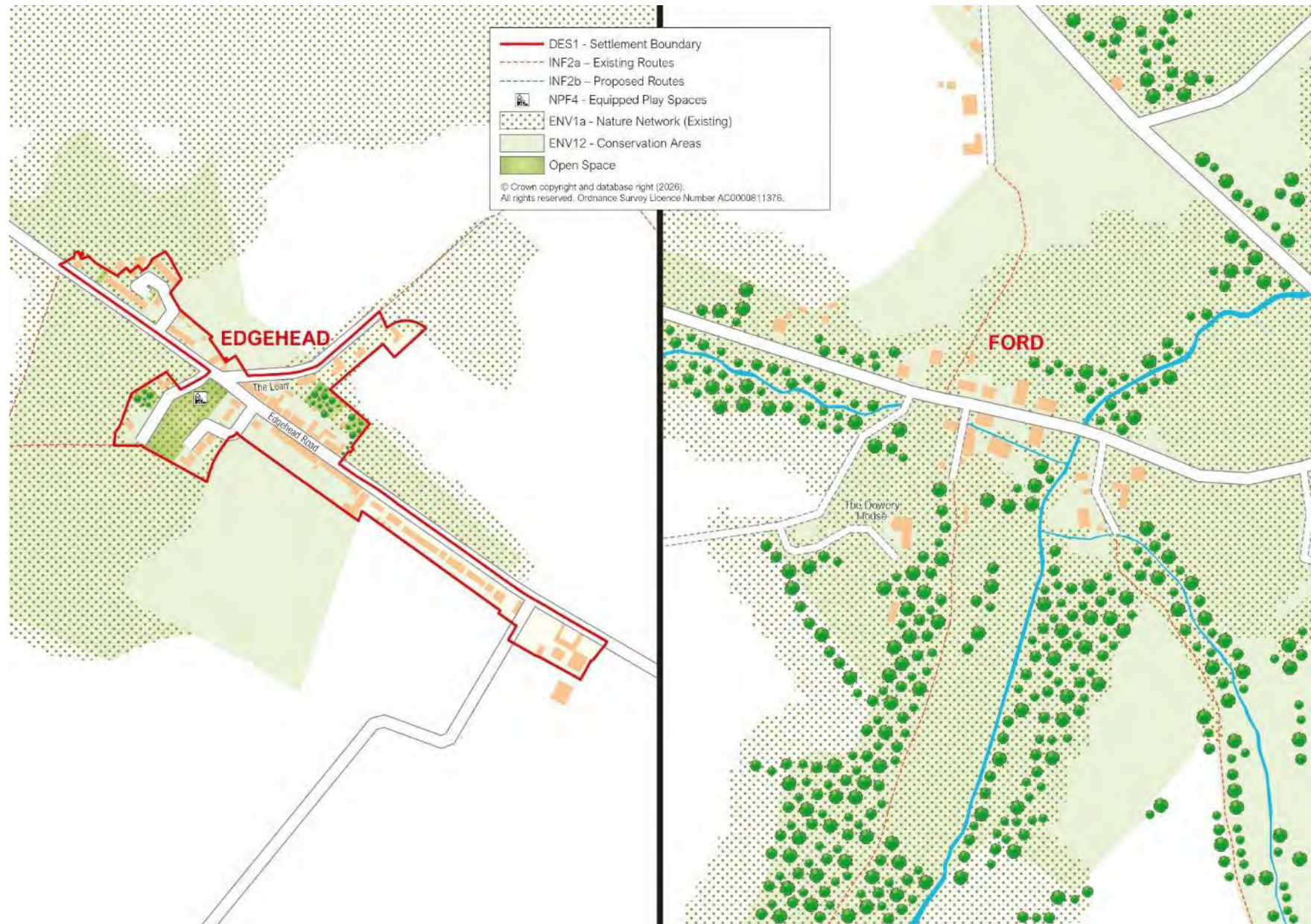
Local Priorities and Aspirations

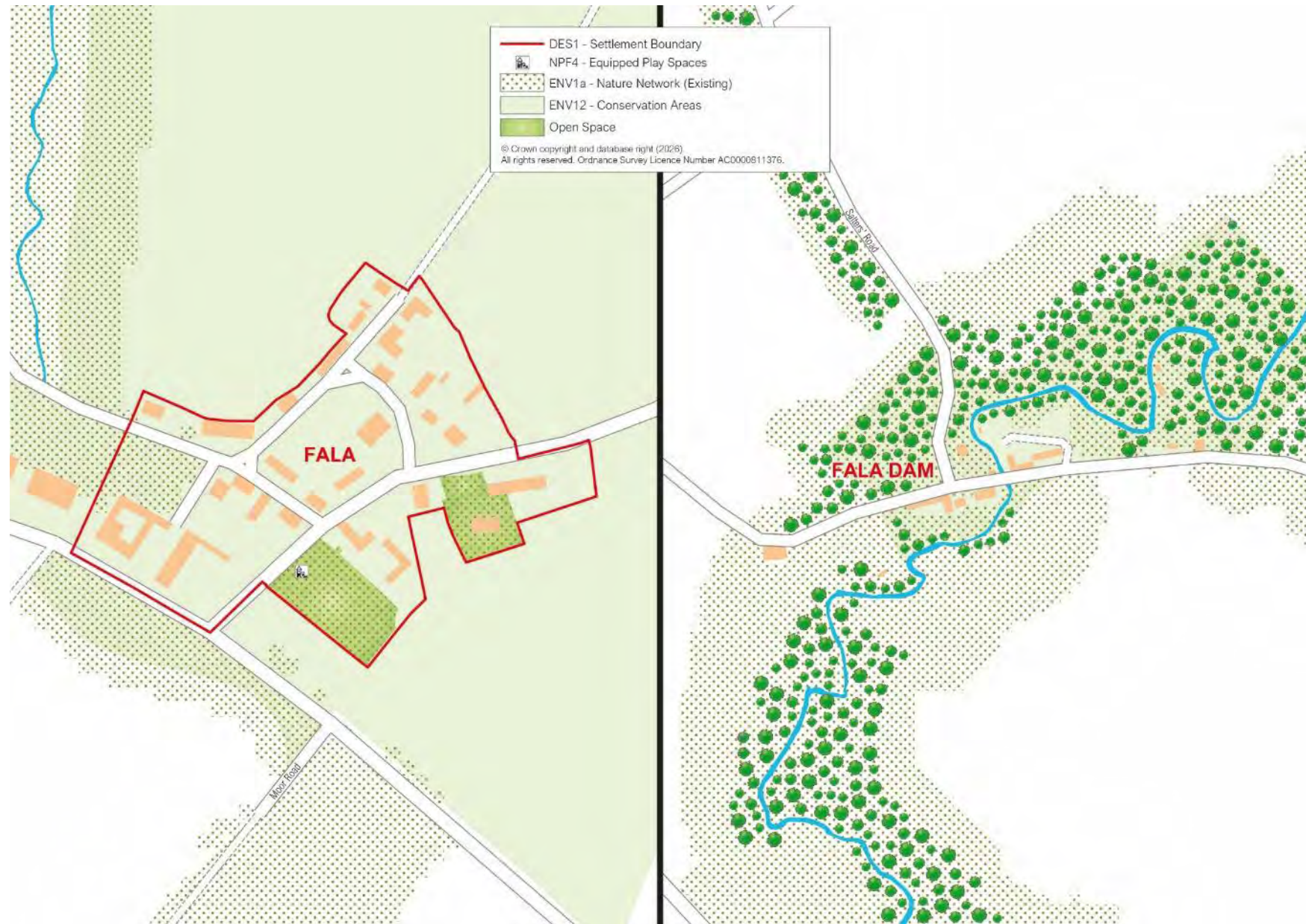
338. There is no adopted Local Place Plan for the Tynewater area, however the Community Council and members of the public have engaged with the MLDP2 process to help define place-based priorities. Local priorities and aspirations include improvements to public transport and active travel routes; better sport and play facilities for children and young people; further local economic and business opportunities to boost job opportunities; safeguarding of existing community spaces and more affordable housing.

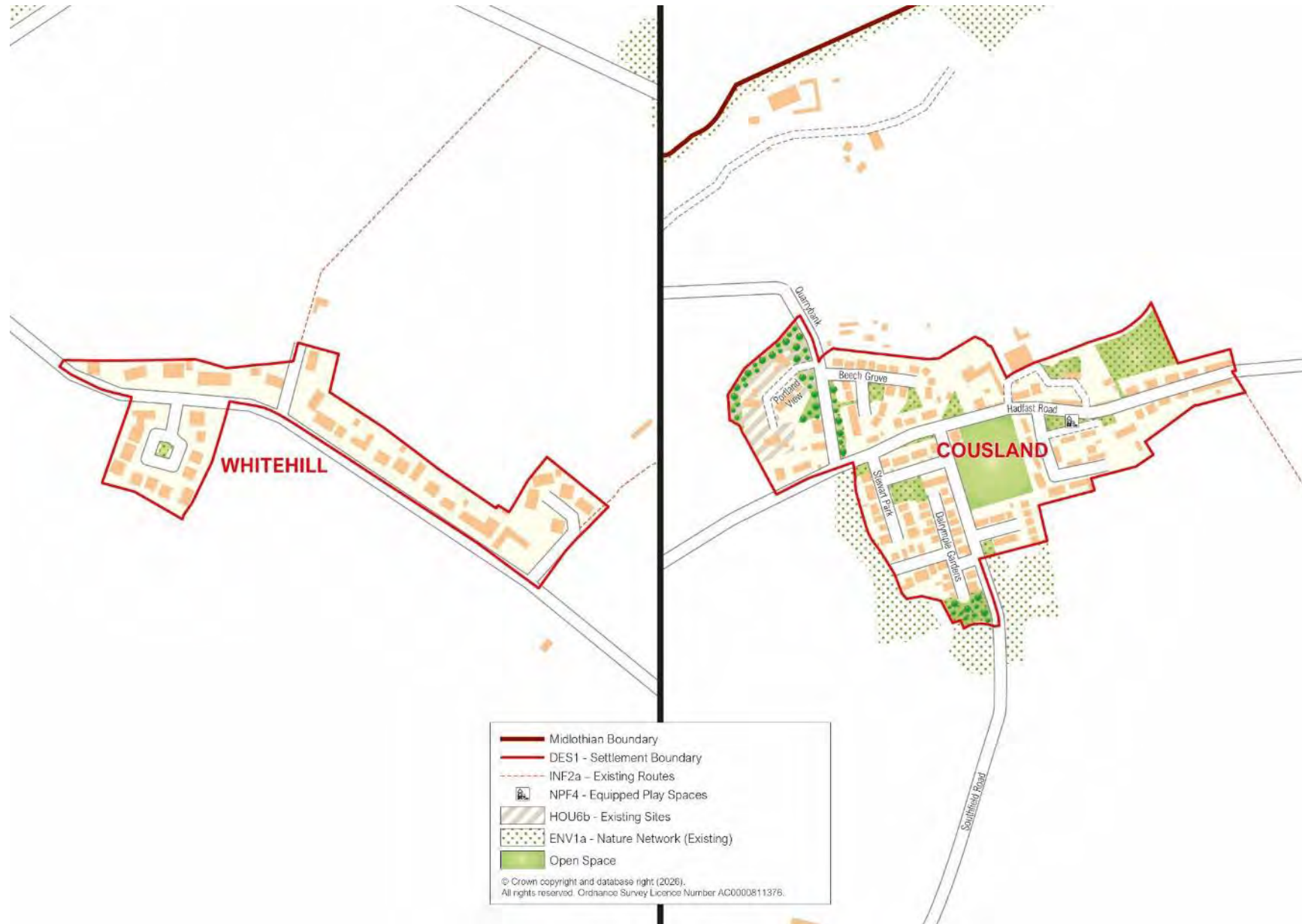
Committed and Proposed Development

339. There are no committed or proposed developments during the plan period.









Other Small Settlements

Howgate

340. Howgate is a village in the south of Midlothian, around 2 miles from Leadburn and the administrative boundary with Scottish Borders Council. The village originated as a farming community and further developed around the Old Howgate Inn, which was the first stage for horse changes on the Edinburgh to Carlisle stagecoach route. It is a rural, linear village in the undulating countryside between the Pentland and Lammermuir Hills and sits within the Howgate Conservation Area.

341. Older individually sited buildings strung out along the roadside are vernacular or Victorian with the former Howgate Inn and the church providing focal points. Earlier buildings are single storey cottages or two storey stone houses frequently harled and most often with slated roofs. The original farm buildings have now been converted to domestic use but retain their agricultural character. The village was expanded in the 2000s through the development of a cul-de-sac of detached homes at Tipperwell Way. The village has an equipped play space for children and village green at Tipperwell Way, and a private allotment site.

Damhead

342. Damhead is located south of the A720 between Loanhead and Bilston and the Pentland Hills. It is not a clearly defined hamlet or village, but can broadly be described as the building groups on Pentland Road, Old Pentland Road, Burnside Road and the western side of Seafield Moor Road. Old Pentland is a small hamlet dating back to the 13th century when the parish church was established. The Category B listed burial ground survives.

Most buildings in the area were originally developed for agricultural purposes, including providing homes for agricultural workers. Following WW1 Damhead Holdings served as an agricultural resettlement area. There is a strong tradition of small businesses in the area, and the predominant land use is still agriculture.

343. The built form in the area is predominately agricultural, with varying individual styles of cottages depending on when the home was designed. Most dwellings have rendered external walls and slate roofs, with some older buildings being largely sandstone such as Damhead Farm Steading. The natural environment has a strong defining influence on the character of the area, particularly the burns (including Pentland and Boghall Burns) and mature hedgerows.

Silverburn

344. Silverburn is a small agricultural hamlet on the A702 west of Penicuik at the base of the Pentland Hills. It lies within the Pentland Hills Special Landscape Area. Silverburn has a community hall and community garden and is served by a bus service via stops on the A702.

345. The character of buildings in the hamlet is varied, with no dominant style. The houses generally reflect the common vernacular in the period they were built.

Local Priorities and Aspirations

346. A Local Place Plan (LPP) for Damhead was prepared by the Community Council in 2024. Priorities and aspirations arising from the LPP include maintaining rural aspects of the area, open spaces and good quality agricultural land; promoting a safe environment

through safe and efficient transport and travel options; development of green networks; support the development of local businesses; improve infrastructure and services (healthcare in particular); safeguarding of the green belt and improve the integration of social housing. While no LPP was prepared by Howgate and Silverburn communities, engagement undertaken at Evidence Report stage reflected the following priorities and aspirations for those areas, including, safer active travel route connections between smaller rural communities and Penicuik, and improvements to local bus services.

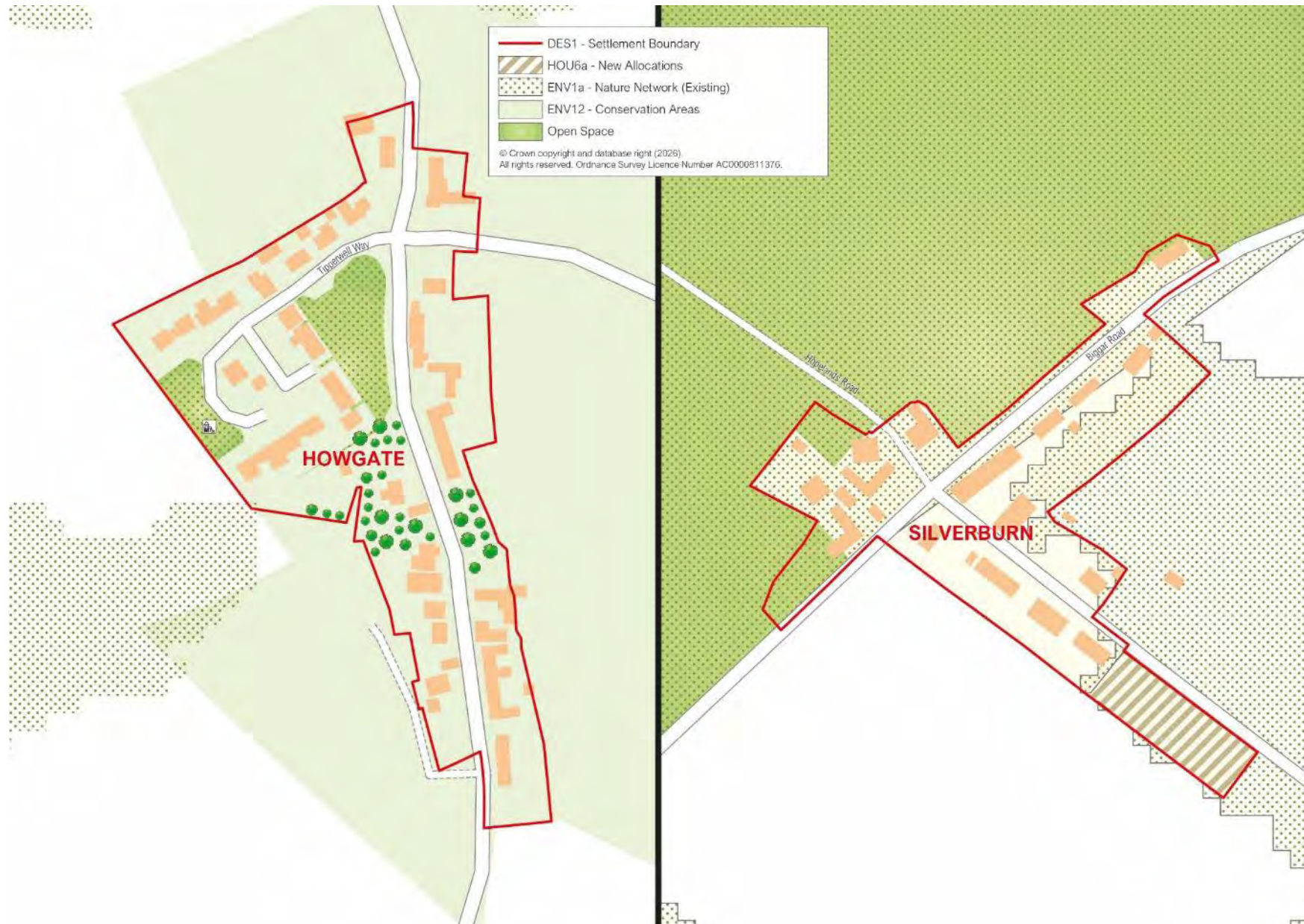
Committed and Proposed Development

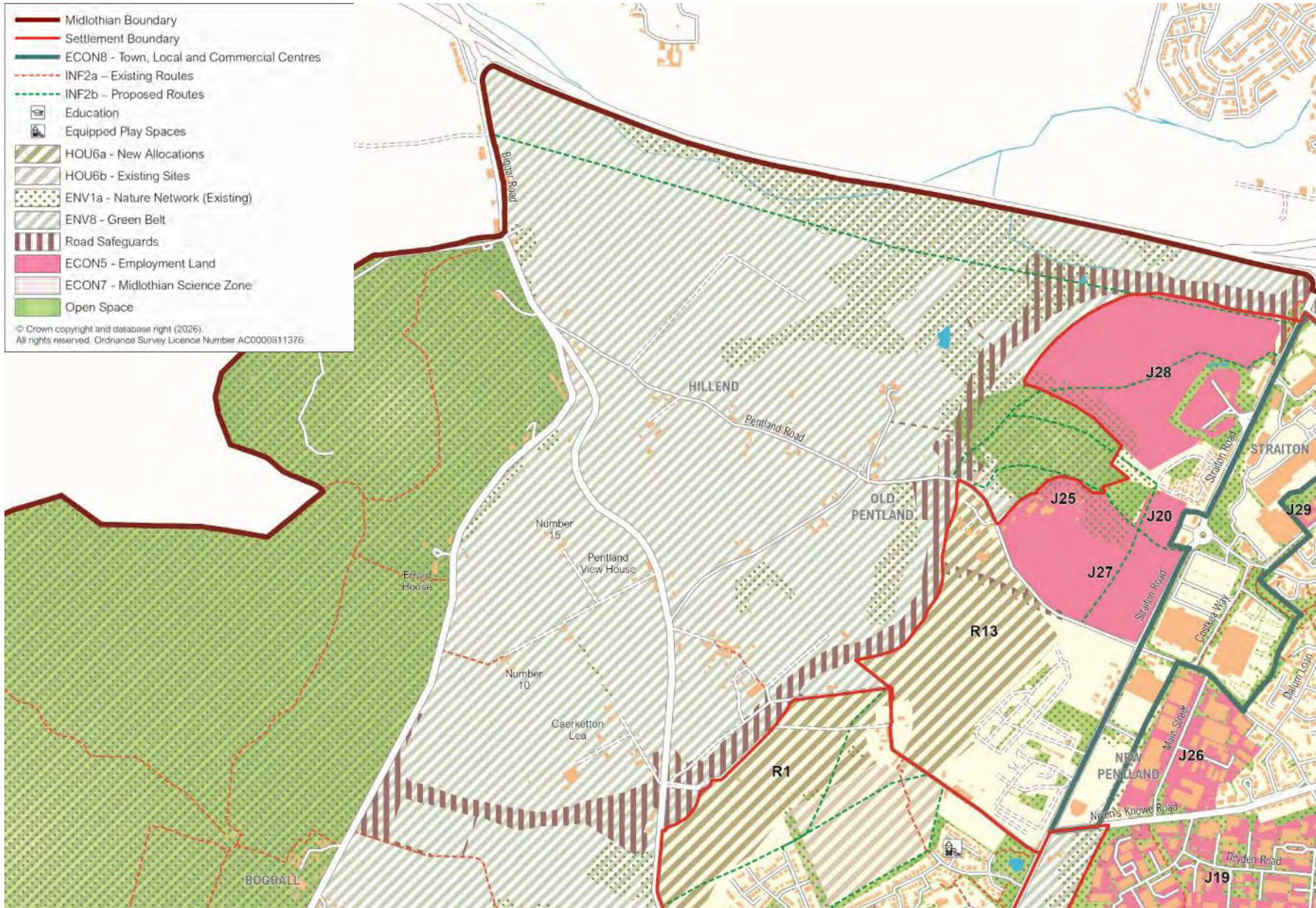
347. The following table highlights proposed development these settlements. The relevant allocations are covered by Policy HOU6. Information on delivery of these developments is provided in the Delivery Programme.

Proposed Development

Development	Site Reference	Site Name	Units
Housing	R32	Silverburn	3

348. A site brief for R32 is provided below.





R32 Silverburn

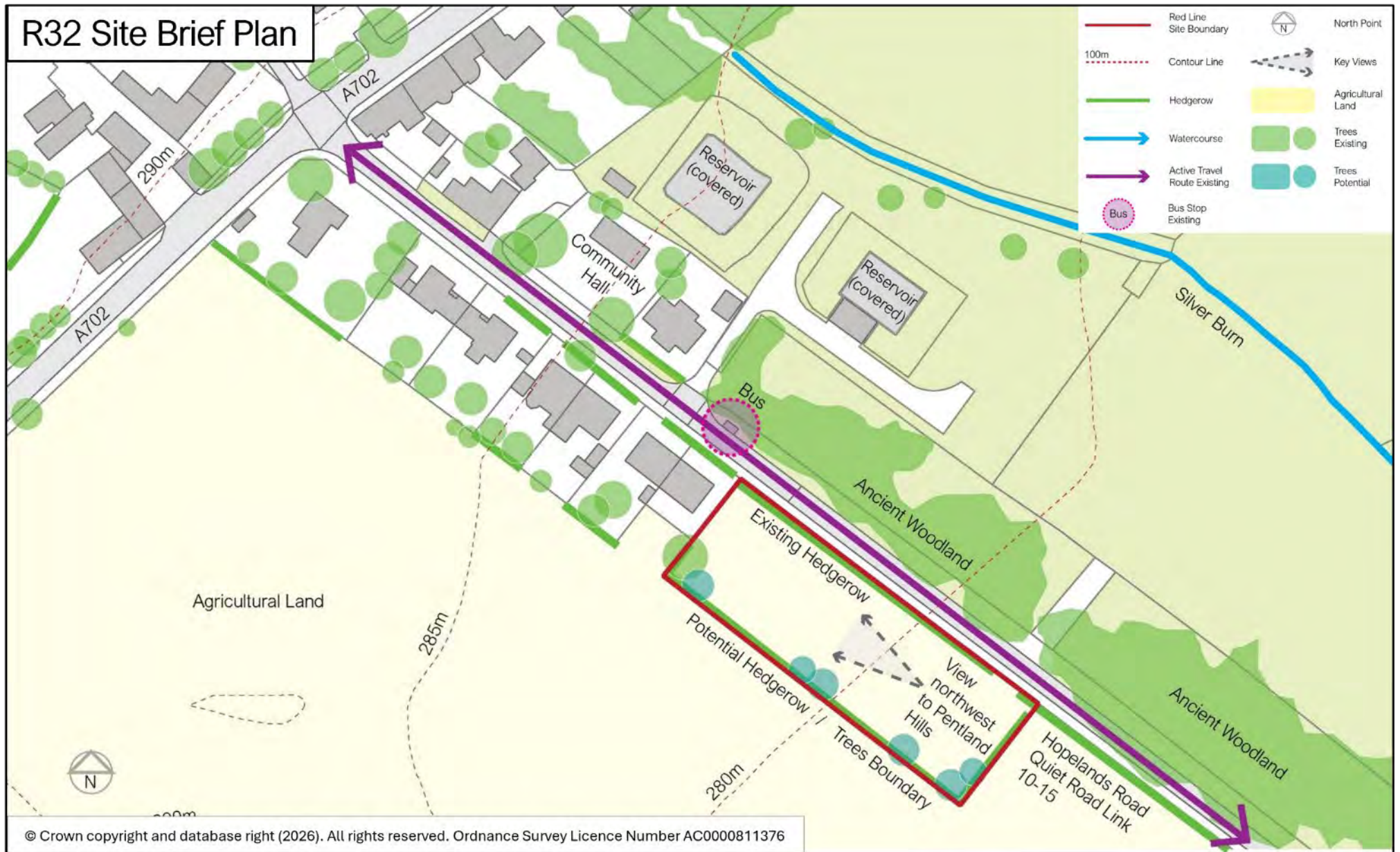
Site Area: 0.31ha **Capacity:** 3 residential units

Site Context and Constraints

The current site use is an area of agricultural land situated off Hopelands Road. Hedgerow bounds the north of the site and a private garden of a residential property to the west. A large mature tree is situated to the southwest of the site. The site is subject to surface water flooding centrally within the site boundary.

Development Opportunities and Requirements

Development Quality	Requirements
Biodiversity	A preliminary Ecology Assessment and a Baseline Habitat Survey required to confirm that significant onsite biodiversity enhancement can be achieved.
Trees and Hedgerows	Retention of existing trees and hedgerows. It is acknowledged that some hedgerow may need to be removed for access purposes.
Urban Greening Factor	UGF score of at least 0.5.
Landscape	Landscape proposals including landscape layout is required which should include tree planting or some other form of landscaping to form a definitive boundary edge.
Design and Layout	The site should appear as three separate residential plots, each with their own access.
Infrastructure	Requirements
Water, Flooding and Drainage	A Flood Risk Assessment and Drainage Impact Assessment required. Sustainable Urban Drainage Systems (SUDS) must be designed into the development to address any existing surface water issues.
Developer Contributions	Requirements
The following contributions are likely to be required (see IMP1 and Delivery Programme for more details). Additional contributions may be required subject to the assessment of relevant planning applications.	<ul style="list-style-type: none"> - Affordable housing - Education - Safe Routes to School - Active Travel and Public Transport - Access and junction improvements



Appendices

1. Schedule of Land Ownership
2. Special Landscape Area Statements of Importance
3. Statutory Nature Conservation Sites, Local Biodiversity Sites and Potential Local Biodiversity Sites
4. Existing Nature Network and strategic connectivity opportunities
5. UGF Surface Cover Weightings

APPENDIX 1 – Schedule of Land Ownership

Description of Land Owned by Planning Authority	Reference to policies, proposals or views contained in the Plan which relate to the occurrence of development of the land*
Land east and west of Seafield Moor Road	Bilston Place Statement: Committed Development, Relocation of High School.
Beeslack, Penicuik	Policy HOU6: Housing Land Allocations -Site R23: Beeslack, Penicuik. Penicuik Place Statement: Proposed Development, Housing.
Blackcot Drive, Mayfield	Policy HOU6: Housing Land Allocations -Site R18: Blackcot Drive, Mayfield. Mayfield Place Statement: Proposed Development, Housing.
Bogwood Road, Mayfield	Policy HOU6: Housing Land Allocations -Site R14: Bogwood Road, Mayfield. Mayfield Place Statement: Proposed Development, Housing.
David Herkes Way, Gorebridge	Policy HOU6: Housing Land Allocations -Site R12: David Herkes Way, Gorebridge Gorebridge Place Statement: Proposed Development, Housing.
Dykes Road, Penicuik	Policy HOU6: Housing Land Allocations -Site R25: Dykes Road, Penicuik. Penicuik Place Statement: Proposed Development, Housing.
Eskdail Street, Dalkeith	Policy HOU6: Housing Land Allocations -Site R2: Eskdail Street, Dalkeith. Dalkeith Place Statement: Proposed Development, Housing.
Fairfield House, Dalkeith	Policy HOU6: Housing Land Allocations -Site R3: Fairfield House, Dalkeith. Dalkeith Place Statement: Proposed Development, Housing.
Main Street, Newtongrange	Policy HOU6: Housing Land Allocations -Site R20: Main Street, Newtongrange. Newtongrange Place Statement: Proposed Development, Housing.
Mayfield Place, Mayfield	Policy HOU6: Housing Land Allocations -Site R15: Mayfield Place, Mayfield. Mayfield Place Statement: Proposed Development, Housing.
Midlothian Snowsport Centre, Biggar Road, Near Edinburgh, EH10 7DU	Policy ECON3 – Tourism and Visitor Attractions
Rullion Road, Penicuik	Policy HOU6: Housing Land Allocations -Site H58(AreaF): Rullion Road (at NW Penicuik), Penicuik
Stobhill Road, Gorebridge	Policy ECON8 – Town, Local and Commercial Centres. Gorebridge Place Statement: Committed Development, Employment.
Millerhill Marshalling Yards, Millerhill	Policy INF10 – Waste Facilities.
A701/A702	Policy INF2: Transport Network Interventions – Strategic Roads: A701/ A702 relief road.
A702/A703	Policy INF2: Transport Network Interventions – Junction Improvements: A702/ A703 interchange.

Description of Land Owned by Planning Authority	Reference to policies, proposals or views contained in the Plan which relate to the occurrence of development of the land*
A720/ Gilmerton Road	Policy INF2: Transport Network Interventions – Junction Improvements: A720 interchange/ Gilmerton Road roundabout.
A68/ A720	Policy INF2: Transport Network Interventions – Junction Improvements: A68/ A720 Millerhill interchange.
Straiton Interchange	Policy INF2: Transport Network Interventions – Junction Improvements: Straiton interchange.
A701	Policy INF2: Transport Network Interventions – Park and Ride: A701 Straiton corridor replacement provision.
A7	Policy INF2: Transport Network Interventions – Active Travel: A7 Urbanisation.

* This relates to policies, proposals or views relating to specific built developments on specific sites, and not to broad policy designations.

APPENDIX 2 – Special Landscape Area Statements of Importance

- Fala Moor Special Landscape Area
- Fala Rolling Farmland and Policies Special Landscape Area
- Gladhouse Reservoir and Moorfoots Scarp Special Landscape Area
- North Esk Valley Special Landscape Area
- Pentland Hills Special Landscape Area
- South Esk Valley and Carrington Farmland Special Landscape Area
- Tyne Valley Special Landscape Area

Fala Moor Special Landscape Area

Name and Location

This Special Landscape Area (SLA) comprises the Fala Moor area. It is located in the south-eastern part of Midlothian, on the boundary with the Scottish Borders.

Overview

Fala Moor forms the core of this Special Landscape Area. Contained by foothills to the south, it is an open and seemingly remote landscape, largely screened from surrounding views, yet offering dramatic panoramic vistas northwards across the Lothians. The uninhabited plateau is characterised by extensive blanket bog and moorland – a rare habitat within Midlothian of significant ecological value. This upland landscape contrasts strongly with the surrounding farmed hill slopes and coniferous shelterbelts that frame it.

The SLA boundaries largely coincide with the NatureScot Landscape Character Type known as *Plateau Grassland – Lothians*. For the purposes of the SLA, these boundaries are defined by:

- the administrative boundary with the Scottish Borders to the west, south and south-east.
- Cakemuir Burn to the north-west.
- The transition to farmed hill slopes, shelterbelts and forestry plantations along the northern edge.
- Minor burns, woodland blocks and infrastructure corridors which provide clear physical and visual containment.

Together, these landscape elements reflect the extent of the plateau grassland, enclosing a distinctive moorland landscape that defines much of this SLA. In terms of its spatial landscape role, the SLA does not

serve as an important separation or gateway. However, the open moorland provides an elevated, semi-natural setting to the surrounding farmland.

Scenic Interest

The open moor accommodates Fala Luggie Tower, the ruin of a small tower house. Dating from the late 16th or early 17th century, today only part of one wall remains standing, with rubble indicating the original footprint of the structure. The tower likely served as a minor defensive dwelling or hunting lodge, possibly connected to local gentry or royal visitors, though its early history is not well documented. What survives—particularly the remaining wall with exposed window openings—reflects its original multi-storey design. It is a scheduled monument, recognised for its archaeological and historical importance, and occupies an isolated, exposed position overlooking the surrounding moorland and landscape.

On lower ground near the north-eastern boundary, Cakemuir Castle is a historic tower house and country residence set within mature trees and woodland. Originally constructed in the mid-16th century on the site of an earlier structure, it remains a private house today and is protected as a Category B listed building for its historic and architectural significance. The design includes a rectangular keep, a projecting circular stair tower, and defensive features typical of the period, such as gun loops.

Wider cultural value is afforded by the long-standing time depth of the moorland landscape, which has remained largely unchanged for many hundreds of years. The surrounding estate farmland also contributes to the area's cultural significance.

Natural Interest

Fala Flow — often considered part of Fala Moor — is designated as a Special Protection Area (SPA) due to its importance for wild birds, particularly migratory species. The extensive composition of semi-natural habitats supports an internationally important population of pink footed geese (*Anser brachyrhynchus*) during the non-breeding (winter) season, with around 2–3 % of the Greenland and Iceland breeding population using the area as a roost and feeding ground. This makes the site significant at both European and global levels for this migratory species.

The moor comprises blanket bog and upland mire, relatively undisturbed and occurring at a lower altitude than many other bogs in Midlothian. It contains important peatland vegetation, including cotton grasses and sphagnum mosses, which contribute to water retention and carbon storage. In addition to SPA status, Fala Flow is recognised as a Site of Special Scientific Interest (SSSI) and a Ramsar site for wetlands of international importance, reflecting both its bird populations and habitat value.

Lines of Scots Pine and shelterbelts on the slopes that contain the moor provide additional ecological value. Mature Scots Pine supports a wide range of wildlife, including birds such as crossbills, owls, and woodpeckers, mammals such as red squirrels, and numerous invertebrates. The woodland understorey also hosts mosses, lichens, fungi, and rare plants, enhancing overall species richness. The patterns of shelterbelts and pine lines create ecological corridors, linking upland habitats with lowland farmland and woodland, and contributing to landscape connectivity.

Recreation and Enjoyment

Located in close proximity to the A68, the landscape is relatively accessible to the towns and villages within Midlothian, as well as those in the wider region. A Core Path leads north from Brothershiels Farm, crossing the open moorland towards the settlement of Fala. The moorland also features several other tracks that provide good access for visitors, allowing them to enjoy this highly scenic landscape and its associated natural and cultural qualities. In addition to opportunities for wildlife observation and the solitude offered by the striking moorland, the landscape provides significant benefits for people's health and well-being, including walking, tranquillity, and a connection with nature.

Local Distinctiveness and Sense of Place

The open moorland landscape is highly distinctive, exhibiting a very strong sense of place that is enhanced by the surrounding hills and the long views north towards the dramatic skyline of the Pentlands. Features such as Fala Flow Loch and Fala Luggie Tower further reinforce this unmistakable identity. Around the lower slopes, the lines of Scots Pine and linear shelterbelts also contribute to the sense of place, as does the distinctive wooded setting of Cakemuir Castle.

Summary Evaluation

Fala Moor is a highly distinctive and ecologically important upland landscape in Midlothian, characterised by expansive blanket bog and heather moorland on a flat, open plateau. Its semi-natural habitats support internationally important species, including pink-footed geese at Fala Flow SPA, while peatland vegetation contributes to carbon storage and water retention. The landscape's dramatic views north to the Pentlands, together with features such as Fala Flow Loch, Fala Luggie Tower, and the wooded Cakemuir Castle, underpin a strong sense of place. Lines of Scots Pine and shelterbelts on the lower slopes enhance

landscape structure and ecological connectivity. Accessible via a Core Path and other tracks, the moorland provides a wealth of opportunities for informal recreation, wildlife observation, and tranquillity, supporting both cultural value and human well-being.

Special Qualities

- Highly scenic upland plateau: Expansive blanket bog and heather moorland with dramatic long views north to the Pentlands offer striking contrasts between open moorland, wooded slopes, and surrounding farmland, creating layered and memorable scenic experiences.
- Ecologically significant semi-natural habitats: Blanket bog, upland mire, and peatlands support rare and specialized species, including internationally important pink-footed geese at Fala Flow SPA, while providing critical ecosystem services such as carbon storage and water regulation.
- Historic time depth: The moorland landscape exhibits a long-standing time depth, having remained largely unchanged for many hundreds of years. Fala Luggie Tower and Cakemuir Castle, along with estate farmland, reflect centuries of human activity and reinforce the landscape's identity.
- Landscape structure and ecological connectivity: Lines of Scots Pine and shelterbelts link upland and lowland habitats, visually frame the moorland, and enhance both biodiversity and scenic coherence.
- Accessible recreation and well-being: Core Paths and tracks provide opportunities for walking, wildlife observation, and experiencing tranquillity, while connecting people with both natural and cultural heritage.
- Experience of tranquillity, remoteness, and solitude: The vast moorland, with its quiet, open spaces, creates a profound sense of tranquillity and remoteness, offering an ideal setting for solitude. This

combination enables visitors to escape the pressures of modern life, immersing themselves in a peaceful, restorative environment that enhances well-being and fosters a deep sense of mental and emotional release.

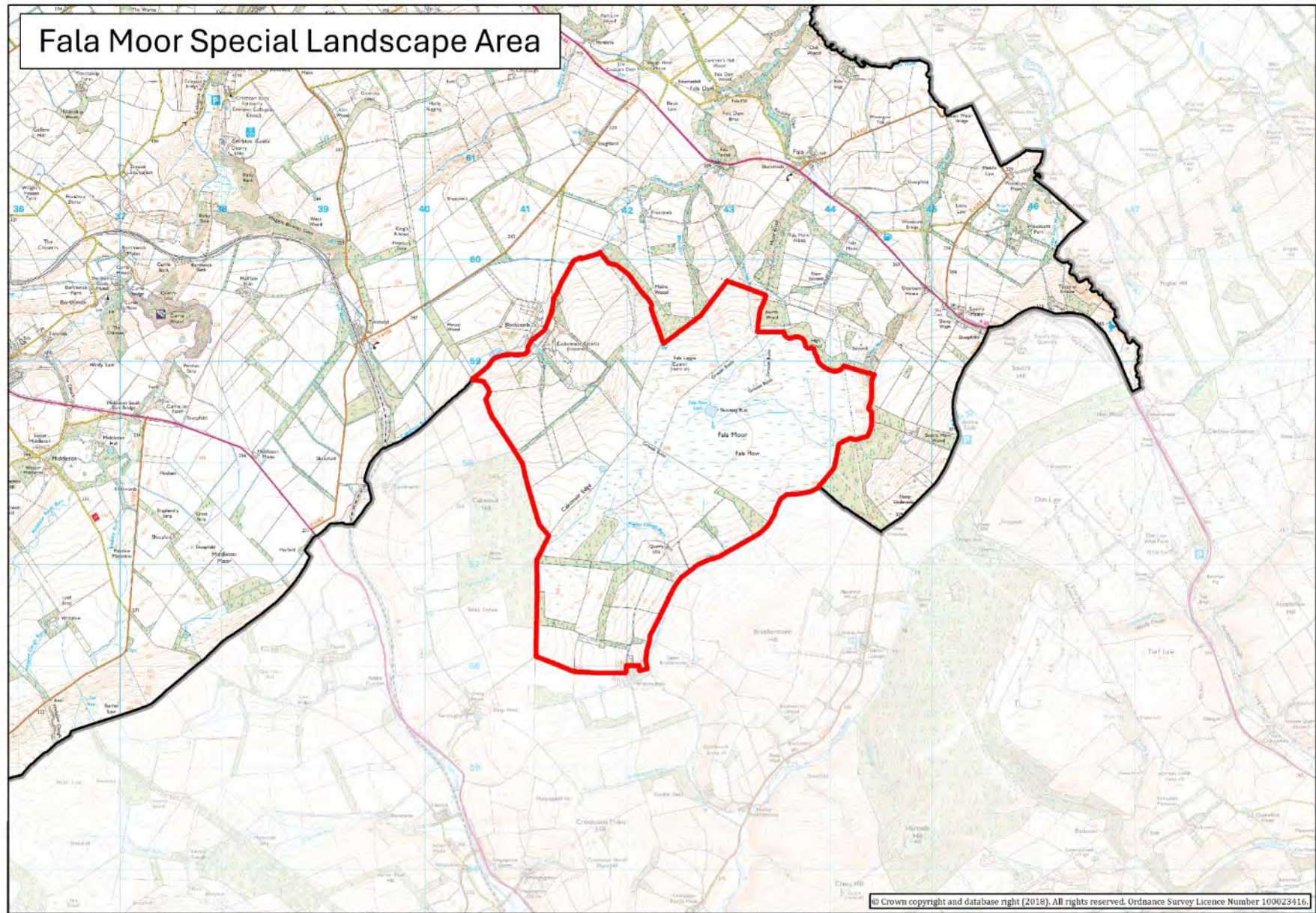
- Unmistakable strong sense of place: The combination of natural, ecological, scenic, and historic features—from Fala Flow Loch to distant Pentland vistas—creates a distinctive identity and a strong sense of place, resonating deeply with visitors and locals alike.

Landscape Guidance

Planning and management of Fala Moor should conserve and enhance its distinctive upland character, ecological integrity, and cultural heritage. Key guidelines include:

- Protect semi-natural habitats and species – Safeguard blanket bog, heather moorland, and internationally important species such as pink-footed geese at Fala Flow SPA, ensuring the preservation of these ecologically significant areas that contribute to the region's natural heritage.
- Protect peatland function – Avoid developments or activities that compromise carbon storage, water retention, or peatland stability, maintaining the important ecological processes of these vital habitats that also provide significant benefits for the local climate and biodiversity.
- Maintain scenic and visual qualities – Protect open views, contrasts between moorland, wooded slopes, and surrounding hills, and the prominence of historic features such as Fala Luggie Tower and Cakemuir Castle. These features are integral to the landscape's aesthetic, offering visitors striking scenic experiences and a strong sense of place.

- Support landscape structure and ecological connectivity – Manage lines of Scots Pine and shelterbelts to enhance biodiversity and link upland and lowland habitats. This strategy helps to sustain ecological processes and preserve the landscape’s visual coherence.
- Resist further intrusive development – Oppose the development of wind farms, pylons, or other structures in the nearby surroundings that could compromise the landscape’s openness, sense of remoteness, and visual coherence. The tranquillity and solitude of the landscape must be protected to maintain its unique character.
- Manage surrounding forestry to support landscape and ecological integrity – Maintain existing coniferous and mixed woodlands along the lower slopes and moor edges to provide visual framing and enhance ecological connectivity. Careful forestry management can help strengthen the sense of place by blending development into the natural environment.
- Avoid large-scale planting that disrupts open moorland character – New forestry should be limited in scale, sympathetic to the topography, and sited to minimize visual intrusion. This ensures the preservation of long-range views and the open, rugged character of the moorland landscape.
- Manage recreational access sensitively – Maintain Core Paths and tracks to allow walking, wildlife observation, and enjoyment of tranquillity, while preserving the remoteness and solitude of the area. Careful management ensures that recreational activities do not degrade sensitive habitats or the peaceful environment that promotes well-being.
- Consider some limited small-scale visitor-based development – On the lower slopes, there is potential to accommodate small-scale visitor facilities, closely integrated with existing farmsteads. These developments should enhance the visitor experience while respecting the landscape’s rural character and not detract from its scenic and ecological value.
- Conserve cultural and historic features – Ensure that archaeological sites, tower houses, and estate landscapes are preserved and respected in land management practices, maintaining the rich historic time depth of the area. This helps reinforce the landscape’s identity and cultural heritage.
- Promote awareness and education – Encourage responsible use of the landscape to support public enjoyment, well-being, and appreciation of both the natural and cultural heritage. Engaging visitors with the importance of conservation helps protect the tranquillity and sense of place for future generations.



Fala Rolling Farmland and Policies Special Landscape Area

Name and Location

This Special Landscape Area (SLA) comprises the Fala Rolling Farmland and Policies. It is located in eastern Midlothian on its border with East Lothian.

Overview

The Fala Rolling Farmland & Policies SLA forms a transitional landscape on the northern edge of Midlothian, lying between the upland moors and lowland farmland. This gently undulating farmland and wooded fringes create a distinctive rural character, with an open, scenic quality offering panoramic views across the surrounding Lothians. The landscape is dominated by a mix of agricultural fields, shelterbelts, and woodlands, which contrast with the more rugged upland areas to the north and east. The SLA is located within the Upland Fringes – Lothians (LCT 269) character type, which is defined by rolling hills and a patchwork of farmland, and the SLA boundaries are defined by:

- The administrative boundary between Midlothian and East Lothian to the north, following major valleys to provide a clear and natural boundary.
- Woodland strip west of Fala Mains, providing a defining edge to the SLA.
- Dean Burn to the south, which serves as a natural boundary separating the SLA from adjacent land uses.
- Minor road branching off from the A68 trunk road to the northwest, further reinforcing the SLA's limits.

Together, these elements of farmland, woodland, and watercourses create a coherent and recognisable rural character that defines this SLA. While the landscape does not provide key separation or gateway

functions, it offers an important rural scenic setting to the villages of Fala Dam and Fala, as well as a scenic backdrop to the nearby A68.

Scenic Interest

The SLA exhibits a gently rolling landscape, with long, open field patterns interspersed with shelterbelts and linear woodlands that provide visual structure. Wooded gorges and minor watercourses, such as Linn Dean and Kate's Cauldron, create layered vistas and visual interest, with woodland edges framing farmland and guiding views through the landscape. The small clusters of historic buildings, including cottages and houses within the Fala and Fala Dam Conservation Areas, serve as focal points within the open fields, adding depth and rhythm to the rural scenery. The SLA's composition of rolling fields, scattered trees, and semi-natural woodland pockets forms a landscape of subtle contrasts, balancing openness with enclosure and seamlessly integrating natural and cultural elements.

Cultural Interest

The SLA contains several historic and architectural features that enhance its character. Within the Fala and Fala Dam Conservation Areas, which extend into the SLA, there are multiple listed cottages and houses, as well as heritage estate elements such as Costerton House (former gardener's cottage), walled garden, icehouse, and doocot. These features collectively form a cluster of cultural interest, reflecting centuries of rural settlement, agricultural management, and estate planning. Although Fala village and its listed buildings lie outside the SLA, the extension of the Fala Conservation Area into the SLA strengthens the connection between the village and its surrounding landscape. The SLA's historic fabric, including vernacular buildings and landscape features, reinforces the area's sense of continuity and contributes to the visual and experiential qualities of the countryside.

Natural Interest

The SLA supports a rich mosaic of semi-natural habitats that provide ecological value and scenic variety. Local Biodiversity Sites — Linn Dean, Kate’s Cauldron, Costerton, and Fala Woods West — contain woodland, riparian corridors, gorges, and small watercourses that connect farmland with forested pockets, enhancing ecological networks. These habitats support a range of species including breeding birds, invertebrates, and small mammals. Woodland belts and shelterbelts within fields also provide corridors for wildlife and enhance landscape structure. The combination of open farmland, tree-lined corridors, and semi-natural woodland contributes to the SLA’s distinctive visual identity and underpins its scenic and ecological integrity.

Recreation and Enjoyment

Compared to other SLAs, this area has limited Core Paths, but the villages of Fala and Fala Dam are well-connected by the Core Path network, offering several opportunities for walking and exploring the landscape. A Core Path leads north-west from Fala Dam, another section leads north-east from Fala, and a third path heads south, connecting this SLA with the Fala Moor SLA. These paths provide residents and visitors the chance to enjoy scenic views and the rural surroundings, linking the villages to the wider landscape. Beyond the Core Path network, open access land also offers opportunities for quiet enjoyment, including wildlife observation, birdwatching, and simply soaking in the tranquillity of the area.

Local Distinctiveness and Sense of Place

The SLA is highly distinctive, exhibiting a cohesive rural character where gently rolling farmland, tree lines, and wooded gorges integrate seamlessly. The combination of semi-natural habitats, historic buildings, policy woodlands, and watercourses creates a strong sense of place,

balancing ecological function, scenic beauty, and cultural identity. Settlement is dispersed, closely linked to both the historic and natural landscape, further reinforcing the SLA’s identity as a traditional, well-managed part of Midlothian’s countryside, rich in layered historic, ecological, and visual qualities.

Summary Evaluation

The Fala Rolling Farmland & Policies SLA is a highly distinctive rural landscape in Midlothian, characterised by gently rolling farmland, tree lines, and wooded gorges. The landscape features semi-natural habitats, including woodland and watercourses, which support biodiversity and enhance ecological connectivity. Historic elements such as Fala and Fala Dam Conservation Areas, along with listed buildings and estate features like Costerton House and walled gardens, contribute to a strong sense of place and reflect centuries of agricultural management. The SLA offers scenic views and is connected by a Core Path network, providing opportunities for walking, wildlife observation, and tranquil enjoyment of the countryside. The landscape provides a harmonious and scenic balance of natural and cultural heritage, with strong visual interest, reinforcing its identity as a traditional, well-managed part of Midlothian’s countryside.

Special Qualities

- Scenic quality of rolling agricultural landscape – The gently undulating farmland, with its patchwork of fields, hedgerows, and hedgerow trees, creates a rural landscape that feels both open and intimate. Views across the valley are framed by rising hills, wooded ridges, and the distant Pentland Hills, adding to the area’s visual quality. The combination of pastoral farmland and natural features enhances the scenic interest of the SLA, offering a distinctive rural character that draws on the region’s agricultural heritage.

- Ecologically rich landscapes – The river corridors, wet meadows, and woodlands along the River South Esk tributaries form a mosaic of semi-natural habitats that support local wildlife. These areas act as ecological corridors, connecting fragmented habitats, while also enhancing the overall rural character. The diversity of grasslands, wetlands, and woodlands adds ecological value, supporting the sustainability of the landscape while reinforcing its rural identity.
- Cultural heritage linked to agricultural traditions – This landscape has been shaped over centuries by farming practices, seen in its traditional field systems, boundary walls, and scattered listed buildings. Historic features such as farmsteads, threshing barns, and estate cottages contribute to the rural heritage and cultural richness of the area. Prehistoric enclosures and settlement sites provide insight into early agricultural life, further cementing the SLA's identity as a historic rural landscape.
- Prominent historical and estate features – Fala Castle, Fala House, and Old Fala are embedded within the landscape, acting as key focal points that enrich the rural setting. The estate woodlands, such as Fala Wood, provide visual contrast to the open farmland, contributing to the landscape quality by enhancing both scenic views and biodiversity. These features deepen the sense of place, reflecting the longstanding agricultural and estate heritage that defines the area.
- Recreational opportunities in a tranquil rural setting – The gently undulating landscape, quiet rural roads, and footpaths offer excellent opportunities for outdoor activities, from walking and cycling to birdwatching. The area's peaceful atmosphere, coupled with the River South Esk tributaries, provides an ideal setting for solitude and the enjoyment of nature.
- Strong sense of rural place – The combination of scenic agricultural land, ecological corridors and cultural heritage creates a cohesive

and unique sense of rural place. The landscape, with its strong ties to farming traditions, feels both lived in and wild, blending historical, ecological, and scenic elements into a harmonious whole. This distinct rural character reinforces the SLA's identity as a cherished part of Midlothian's countryside, contributing to the overall quality and continuity of the rural environment.

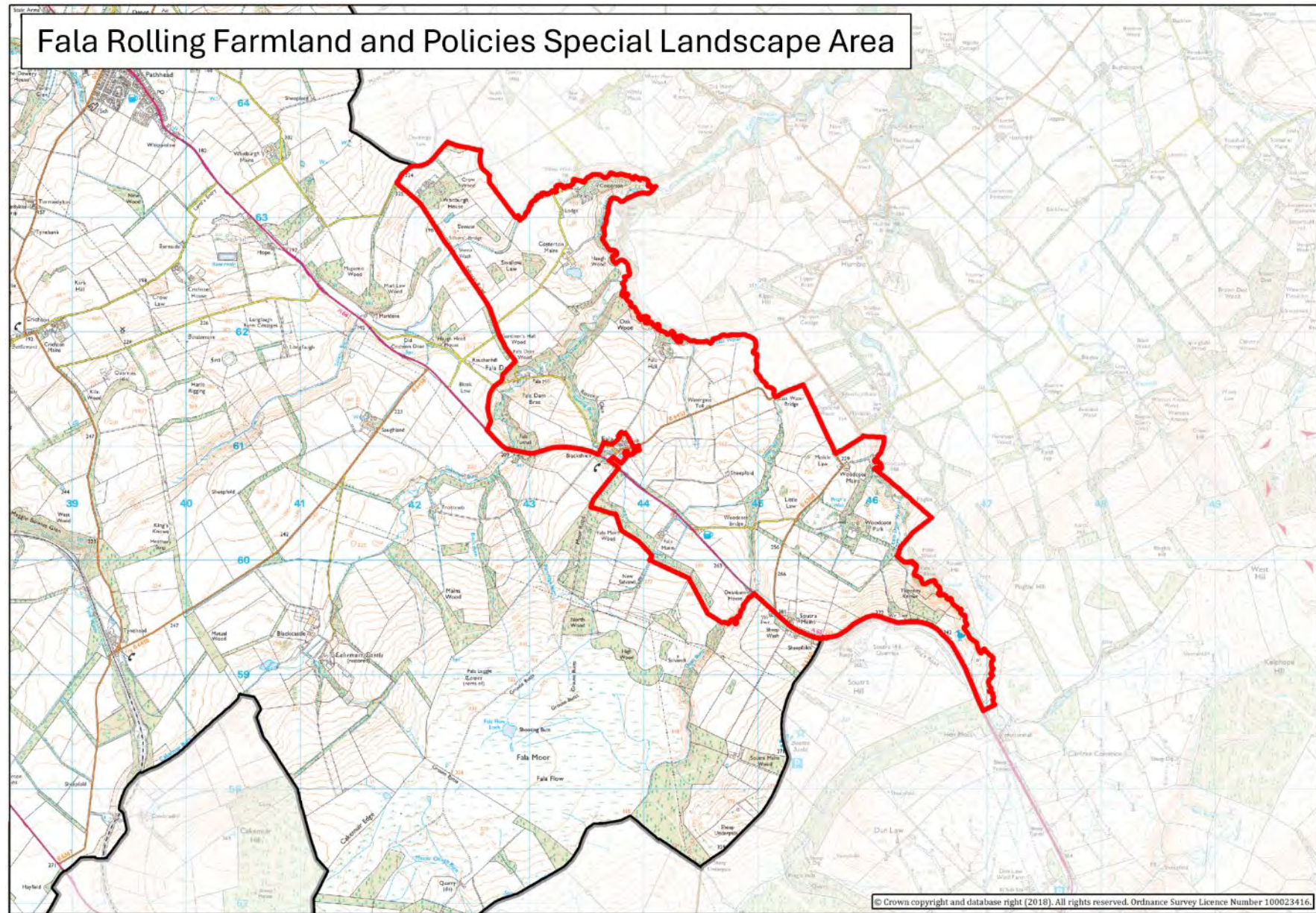
Landscape Guidance

Planning and management of the Fala Rolling Farmland & Policies SLA should conserve and enhance its distinctive rural character, ecological richness, and cultural heritage. Key guidelines include:

- Conserve and manage semi-natural habitats – Safeguard important habitats such as Linn Dean, Kate's Cauldron, Costerton, and Fala Woods West LBS to maintain biodiversity, ecological connectivity, and the landscape's visual character. These areas play a key role in supporting local wildlife and enhancing the ecological function of the SLA.
- Protect historic and cultural features – Safeguard historic elements within the Fala and Fala Dam Conservation Areas, including listed buildings and estate features. Ensure their settings within the rural landscape are respected, reinforcing the area's cultural heritage and maintaining its historical depth.
- Maintain the structure and enclosure of farmland – Ensure continuity and visual coherence by protecting the hedgerows, shelterbelts, and woodland belts that define the landscape. These features provide important structure to the farmland, contributing to the rural character and aesthetic appeal of the SLA.
- Support recreational access and create new paths sensitively – Enhance recreational access through existing tracks and paths, while avoiding disturbance to sensitive habitats. New paths should be designed to follow natural contours, minimize visual intrusion, and

connect key scenic and cultural features such as historic estates and woodland areas. Paths should complement the existing network, linking areas of interest without fragmenting habitats, while ensuring that public enjoyment of the landscape's natural and cultural qualities does not degrade its ecological integrity or peaceful atmosphere.

- Consider some limited small-scale visitor-based development – there is potential to accommodate small-scale visitor facilities, closely integrated with existing farmsteads. These developments should enhance the visitor experience while respecting the landscape's rural character and not detract from its scenic and ecological value.
- Avoid intrusive development – Resist development that would disrupt the SLA's rural character, open views, or sense of place. Any new structures or developments must be carefully managed to ensure they do not compromise the landscape's visual integrity or the tranquil environment that defines this area.
- Encourage sensitive management of woodland and riparian corridors – Support the careful management of woodland, policy woods, and riparian corridors, enhancing ecological connectivity and scenic quality. These areas are vital for biodiversity and contribute to the landscape's aesthetic value.
- Promote public awareness and understanding – Foster awareness of the SLA's integrated natural, scenic, and cultural features, encouraging responsible enjoyment and active landscape stewardship. Engaging the public in conservation efforts helps maintain the SLA's unique qualities and supports its long-term preservation.



Gladhouse Reservoir and Moorfoots Scarp Special Landscape Area

Name and Location

This Special Landscape Area (SLA) comprises Gladhouse Reservoir and the Moorfoots Scarp. It is located at the southern boundary of Midlothian with the Scottish Borders and is centred upon Gladhouse Reservoir and the moorland and farmland surrounding it together with the containing scarp and hill fringes of the Moorfoot Hills to the south and east.

Overview

Gladhouse Reservoir forms the focal point of this Special Landscape Area, nestled within a dramatic upland setting. The landscape is enclosed by the northern scarp of the Moorfoot Hills to the south and east and framed by gently rolling farmland and shelterbelts to the north. The SLA encompasses the reservoir, surrounding mosses, wetlands, woodlands, and farmland, as well as the steep valley of the South Esk and the hill fringes of the Moorfoots. This area presents a secluded, sparsely settled landscape, where open water, upland mosses, rough pasture, semi-natural woodlands, and well-managed farmland coalesce.

The landscape's transitional nature bridges the rugged uplands to the south and the rolling lowlands to the north, offering sweeping panoramic views across Midlothian to the Pentland Hills and the Firth of Forth. The mix of upland and lowland features creates a distinct sense of place, shaped by both natural and cultural elements.

The SLA boundaries are defined by:

- The Midlothian–Scottish Borders administrative boundary to the south and south-east.

- Tweeddale Burn and Fullarton Water to the north-west.
- A combination of roads, field boundaries, and shelterbelts providing physical and visual containment.

Located within the Upland Fringe Landscape Character Type, these boundaries enclose a distinctive reservoir basin and moorland upland landscape, with the dramatic Moorfoot scarp forming a prominent backdrop.

While the SLA does not serve as a separation or gateway, it plays a key role in conserving a distinctive upland environment. The northern boundary adjoins the South Esk & Carrington Farmland SLA, providing a transitional setting, while a small section of the north-eastern boundary also adjoins the Tyne Valley SLA.

Scenic Interest

The SLA is highly scenic, offering a combination of open water, upland moss and rough pasture, semi-natural woodland, and dramatic scarp slopes. Gladhouse Reservoir, with its irregular shape, small wooded islands, fringing wetland, and woodland edges, provides a naturalistic composition that contrasts with the sculptural form of the Moorfoot scarp. From the B7007 and other elevated viewpoints, panoramic views stretch northwards across rolling farmland to the Pentland Hills and across the Lothians to the Firth of Forth. The contrast between the gently undulating reservoir basin, the steeply incised South Esk valley, and the dramatic spurs and ridges of the scarp creates a striking sense of depth and variety in the landscape.

Angular coniferous plantations on the lower slopes of the scarp and linear shelterbelts on the surrounding farmland form visual framing for the reservoir, while semi-natural mosses and wetlands soften the transition

between upland and lowland. Rosebery Reservoir, tucked within gently folded hills and woodland, provides a more intimate and contained water landscape, contrasting with the expansive open character of Gladhouse Reservoir. Together, these features combine to create a landscape of broad, panoramic vistas, intimate water and woodland settings, and dramatic upland topography.

However, the turbines at Aikengall Wind Farm, located near Browbeat Hill, are very close to the southern boundary of the South Esk & Carrington Farmland SLA. Their presence on nearby hilltops affects the character and enjoyment of the landscape, introducing modern infrastructure that contrasts with the otherwise rural and tranquil setting.

Cultural Interest

The SLA contains a number of historic and archaeological features that reinforce its cultural value. Moorfoot Chapel and its associated monastic grange are Scheduled Monuments, reflecting early religious activity and medieval land use. Hirendean Castle, also a Scheduled Monument, is a prominent historic tower whose ruins form a distinct focal point in views from surrounding farmland and tracks.

Traditional farmsteads and cottages, such as Maudslie Farmhouse and Steading, Toxside School and Farm Cottages, and Gladhouse Villa, also contribute to the historic rural character of the area, retaining vernacular building styles and integrating with woodland and field patterns. The structures associated with Gladhouse Reservoir—including the dam, weirs, gangway, revetments, measuring house, and Tweeddale Burn aqueduct—demonstrate engineering heritage while enhancing the reservoir's naturalistic appearance. Upperside Limekiln represents historic industrial activity, now forming part of the visual composition of farmland and scarp fringe.

Together, these features reflect centuries of human interaction with the upland and lowland landscape, from agriculture and water management to religious and defensive structures, reinforcing a sense of continuity and depth in the cultural landscape.

Natural Interest

The Gladhouse Reservoir area is a key feature for biodiversity, offering a rich mosaic of wetlands, shallow islands, riparian woodland, and fringing vegetation that support waterfowl and other wildlife. The reservoir, along with the surrounding mosses, wetland depressions, and semi-natural pasture, contributes significantly to ecological connectivity between upland and lowland habitats. The integration of water, wetlands, and upland pasture provides a diverse range of habitats for numerous species, making it a crucial area for local biodiversity.

In addition to the reservoir, the Dundreich Plateau SSSI protects significant upland moss and blanket bog communities, providing breeding grounds for birds and supporting characteristic upland flora. Peeswit Moss SAC and SSSI, a raised bog of European importance, further enhance the area's ecological value and international significance. Other Local Biodiversity Sites (LBS), such as Torfichen Hill, Side Moss, and sections of the River South Esk and Fullarton Water corridors, add additional biodiversity value, supporting mosses, sedges, wetland plants, riparian woodland, and upland species. These sites contribute to the overall habitat diversity and strengthen ecological networks across the landscape.

Mature shelterbelts, mixed woodlands, and streamside copses throughout the SLA further enhance its ecological value, providing nesting sites, cover, and movement corridors for birds, mammals, and invertebrates. The integration of these diverse habitats, including open

water, wetlands, mosses, moorland, and woodland, reinforces the SLA's naturalistic and semi-wild character, supporting both ecological function and visual interest. These interconnected habitats not only provide crucial ecosystem services such as water filtration, flood regulation, and carbon storage, but they also enhance the area's scenic quality and ecological resilience.

The combination of upland and lowland habitats, coupled with the rich diversity of plant and animal species, underpins the distinctive semi-natural character of the SLA. This diversity not only enhances its ecological integrity but also provides vital ecosystem services to the surrounding environment, including water filtration, flood regulation, and carbon storage. Additionally, it significantly contributes to the landscape's scenic and experiential value, enriching the visitor experience.

Recreation and Enjoyment

The SLA offers a variety of recreational opportunities, with well-established Core Paths forming a circular route around Gladhouse Reservoir. These paths are connected by additional sections that extend north, east, south, and west, linking the reservoir to the broader Moorfoot landscape. This network provides accessible walking routes through upland mosses, moorland, farmland, and woodland, supporting both informal recreation and wildlife observation. The circular paths around the reservoir allow visitors to experience intimate water and woodland settings, while also enjoying panoramic views of the dramatic Moorfoot scarp.

The B7007 provides formal stopping points and elevated viewpoints for walkers, cyclists on the National Cycle Route, and other visitors. The open character of the reservoir and surrounding upland areas, combined with woodland, moss, and rolling farmland, offers a sense of tranquillity

and immersion in natural beauty, promoting health, well-being, and a deeper connection to nature. The contrast between expansive open water, intimate woodland and reservoir islands, and dramatic scarp slopes enhances the recreational experience, offering a diverse range of landscapes within a compact area. Additionally, the wider Core Path network ensures easy access to the broader SLA for exploration and enjoyment.

Local Distinctiveness and Sense of Place

The SLA has a highly distinctive character, shaped by the contrast between Gladhouse Reservoir's expansive open water, the sculptural form of the Moorfoot scarp, and the deeply incised South Esk valley. The texture and framing provided by woodland shelterbelts, mosses, wetlands, and semi-natural pasture enhance the visual coherence of the landscape. Historic and engineered features, such as scheduled monuments, farmsteads, reservoir structures, and limekilns, serve as focal points, contributing to the area's cultural identity.

The transitional nature of the landscape, bridging the upland scarp, reservoir basin, and lowland farmland, offers a memorable sense of place. Panoramic views stretch northwards to the Pentlands and across Midlothian, further enriching the landscape. A mix of ecological richness, open water, steep scarp slopes, and cultural landmarks shape a distinct scenic landscape, with a cohesive and visually striking identity.

Summary Evaluation

The Gladhouse Reservoir & Moorfoot Scarp SLA is a distinctive upland-lowland landscape of ecological, scenic, and cultural significance. The reservoir, mosses, wetlands, and semi-natural woodlands provide vital habitats, while the Dundreich Plateau SSSI and Peeswit Moss SAC highlight its conservation importance. The dramatic Moorfoot scarp and

South Esk valley create a striking visual contrast with the gently undulating reservoir basin and surrounding farmland. Historic monuments, farmsteads, and reservoir structures enrich the cultural landscape, while accessible paths and viewpoints offer opportunities for recreation and a deeper connection with nature. The transitional nature of the landscape further contributes to its distinctiveness, creating a cohesive area that seamlessly integrates natural, cultural, and recreational elements.

Special Qualities

- **Dramatic escarpment and upland backdrop:** The striking Moorfoot scarp forms a bold, elevated edge to Midlothian, rising sharply above the lowlands and offering expansive, panoramic views. The contrast between the elevated moorland ridge and the surrounding farmland enhances the landscape's scale, visual drama, and sense of place.
- **Prominent waterbody and scenic focal point:** Gladhouse Reservoir serves as a visual centrepiece within the SLA, reflecting the surrounding hills and sky while creating a constantly changing display of light and colour. Its connection with the enclosing slopes and open moorland contributes to the visual cohesion and overall scenic attraction of the area.
- **Diverse semi-natural habitats and ecological networks:** The mix of upland moorland, rough grassland, wetlands, and reservoir margins supports a variety of bird species, aquatic life, and upland flora. These habitats are connected by burns, gullies, and hillside vegetation, creating ecological corridors that link the upland and lowland environments, enhancing habitat diversity and resilience.
- **Textural and visual contrasts across the landscape:** The interaction between open moorland, enclosed pasture, woodland blocks, and water creates a rich mosaic of colours, textures, and seasonal variations. These contrasts are particularly striking where the scarp

meets the farmland, adding depth and visual interest to the landscape.

- **Cultural landscape shaped by land use and water management:** Gladhouse Reservoir and its associated infrastructure reflect the historical importance of water management and agricultural land use. The surrounding farmland, estate influences, and scattered rural buildings highlight the area's long-standing agricultural history, with the landscape shaped by both natural processes and human intervention.
- **Opportunities for quiet recreation and landscape experience:** The SLA offers a range of recreational opportunities, including walking, cycling, angling, and informal recreation. Core paths around the reservoir and along the scarp allow visitors to engage with the landscape's open views, water features, and upland character, while the area's tranquillity fosters well-being and a strong connection to nature.
- **Strong sense of place and landscape identity:** The combination of the dramatic escarpment, open moorland, prominent waterbody, and rural land use creates a highly recognisable and cohesive landscape. The integration of scenic, ecological, and cultural elements contributes to the SLA's distinctive identity, reinforcing its importance within Midlothian.

Landscape Guidance

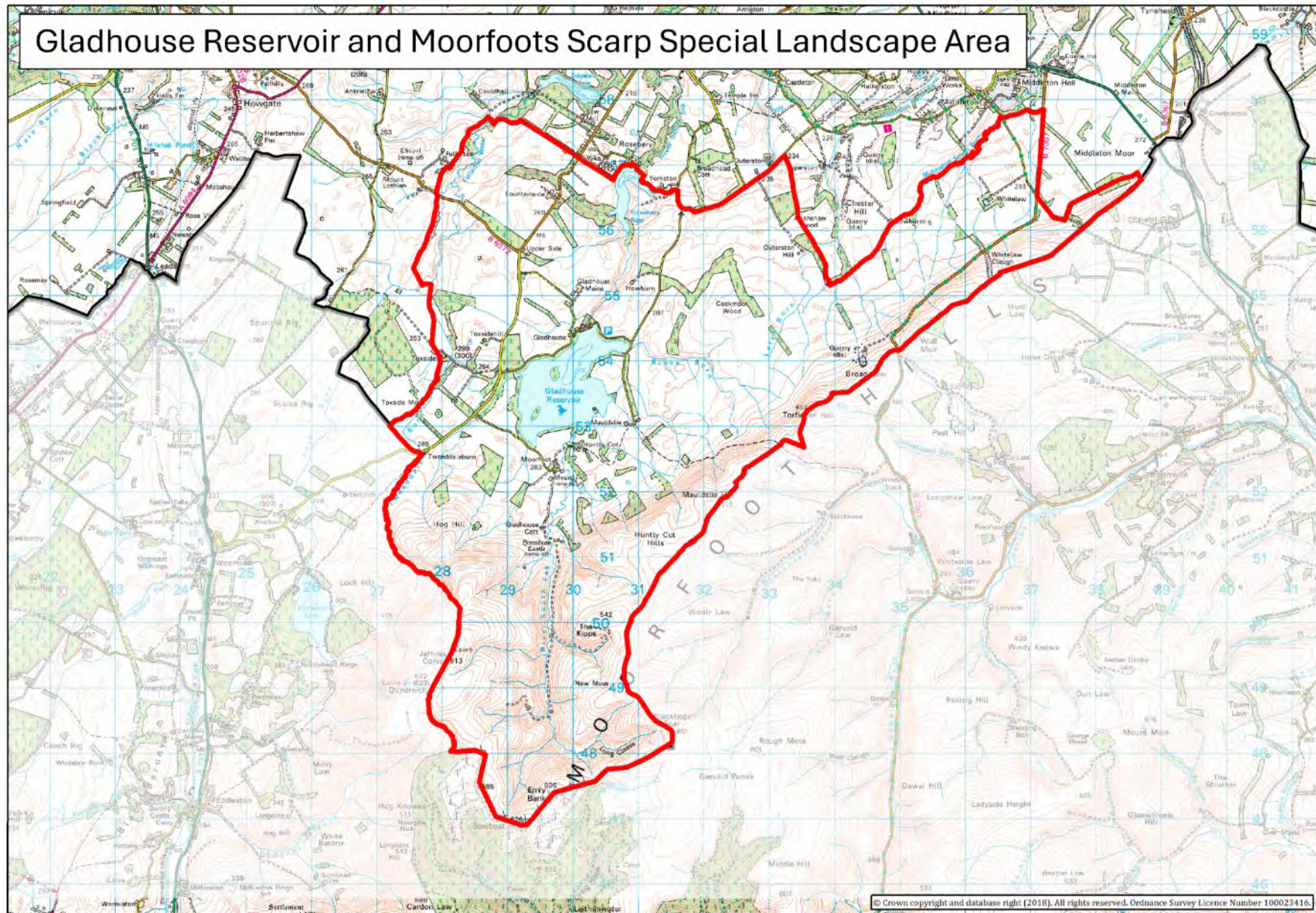
Planning and management of Gladhouse Reservoir & Moorfoot Scarp SLA should prioritise the conservation and enhancement of the area's scenic and ecological qualities, as well as its quiet enjoyment. Key guidelines include:

- Protect semi-natural habitats and ecologically significant sites – Safeguard Peeswit Moss SAC, Dundreich Plateau SSSI, wetlands,

mosses, and surrounding woodlands, ensuring their ecological integrity and supporting biodiversity.

- Maintain scenic qualities and open views – Preserve the dramatic Moorfoot scarp and Gladhouse Reservoir’s prominence, ensuring that panoramic views, including vistas to the Pentland Hills, remain intact and continue to enhance the landscape’s visual appeal.
- Conserve historic and cultural features – Protect scheduled monuments, farmsteads, reservoir structures, and limekilns to maintain the area’s cultural heritage and its integration with the natural landscape.
- Support ecological connectivity – Manage shelterbelts, woodland, and riparian corridors to strengthen habitat linkages between upland and lowland areas, promoting biodiversity and ecosystem resilience.
- Manage recreational access sensitively – Maintain Core Paths and circular routes to allow walking, wildlife observation, and quiet recreation, while ensuring that these paths do not degrade habitats or disrupt the area’s tranquil atmosphere.
- Consider some limited small-scale visitor-based development – there is potential to accommodate small-scale visitor facilities, closely integrated with existing farmsteads. These developments should enhance the visitor experience while respecting the landscape’s rural character and not detract from its scenic and ecological value.
- Limit intrusive development – Avoid large-scale infrastructure such as wind farms, pylons, or inappropriate planting that could disrupt the openness, views, and visual coherence of the landscape.
- Enhance visitor facilities appropriately – Improve amenities such as parking and stopping points in a way that respects the natural and scenic character of the area, ensuring that facilities do not detract from the landscape's integrity.
- Promote awareness and education – Encourage responsible use of the landscape by fostering understanding and appreciation of its

natural, scenic, and cultural qualities, enhancing visitors' connection to the area while supporting its conservation.



North Esk Valley Special Landscape Area

Name and Location

This Special Landscape Area (SLA) comprises the North Esk Valley. It is situated in northern Midlothian and follows the North Esk river and valley on its route between the outskirts of the towns of Penicuik in the south-west and Dalkeith in the north-east.

Overview

The North Esk Valley Special Landscape Area (SLA) encompasses the river corridor of the North Esk in northern Midlothian, extending from the outskirts of Penicuik in the south-west to Dalkeith in the north-east. This steep-sided, densely wooded landscape is framed by enclosed farmland, historic estates, and settlements. Its narrow gorges, rolling valley shoulders, and sinuous river course create a strong sense of enclosure and seclusion, while the presence of 18th-century country houses, designed landscapes, and industrial heritage sites contributes to a rich cultural character.

As part of the Lowland River Valleys Landscape Character Type (LCT 270), the SLA plays a critical role in providing wooded valley settings for nearby settlements. It offers a natural, visual backdrop that enhances the distinctiveness and rural character of settlements such as Dalkeith, Bonnyrigg, Rosewell, Rosslyn, Auchendinny, and Penicuik. The valley's wooded slopes and riparian woodlands form a seamless transition between the settlements and the surrounding countryside, providing a sense of separation and enclosure that helps define the character of each settlement while preserving the overall rural atmosphere.

The boundaries of the SLA are defined by:

- The designed landscape and settlement edges, including Dalkeith to the northeast and Penicuik to the southwest.
- Roads, tributary valleys, field boundaries, and woodland that define the SLA's physical and visual limits.
- The river corridor of the North Esk, which, together with surrounding gorges and valley shoulders, creates a clear boundary to the landscape.

The SLA serves as both a visual and physical separation between settlements while enhancing the wooded valley settings that connect these communities to nature. Its rich ecological, scenic, and cultural features provide a backdrop that reinforces the rural character of the area.

Scenic Interest

The North Esk Valley SLA is highly scenic, characterised by its sinuous, incised river corridor, steep-sided gorges, and enclosed woodland. The valley's topography offers a layered visual experience, with dense riparian woodlands lining the river and enclosing intimate water meadows and pastoral terraces. These natural features are complemented by the rolling valley shoulders, which provide occasional panoramic views to surrounding hills and the Pentland Hills. A diverse composition of riparian habitats, open meadows, and woodland corridors, which enhances the landscape's richness and diversity.

Designed landscapes, including Dalkeith House, Melville Castle, and Mavisbank, punctuate the valley with mature parkland trees, specimen plantings, and policy woodlands, further enhancing the visual appeal and historic elegance of the area. The interplay of natural wooded slopes, agricultural terraces, and historic structures creates a varied and

textured landscape that offers a strong sense of enclosure, while also framing scenic views from nearby settlements and transport routes. The combination of these elements reinforces the visual cohesion and scenic quality of the river valley, creating an environment where both natural and cultural features contribute to the area's distinctive beauty.

Cultural Interest

The SLA is deeply enriched by its cultural heritage, spanning from the medieval to the modern period. The valley is home to several listed buildings, scheduled monuments, and registered battlefields, each adding layers to its rich history. Notable examples include Rosslyn Chapel (14th century), a masterpiece of medieval architecture, and Hawthornden Castle (16th century), renowned for its stunning gardens and historical significance. The surrounding Hawthornden Castle Garden and Designed Landscape (GDL) is a prime example of 16th-century landscaping, contributing significantly to the area's aesthetic and cultural depth. Its classical design principles, ornamental features, and terraced gardens enhance the valley's scenic beauty.

The valley also features prominent 18th-century country houses, including Dalkeith House and Melville Castle, both set within their respective GDLs. The Dalkeith House GDL is famous for its formal parklands, water features, and integrated views, which significantly contribute to the valley's overall scenic value. These expansive estates help define the valley's visual composition while enriching its cultural fabric through historical parklands, specimen plantings, and tree avenues. Similarly, the Melville Castle GDL adds another layer of historic grandeur, with its scenic design, ornamental lakes, and carefully crafted woodlands, further enhancing the valley's richness.

The Battle of Roslin site (1303), located within Roslin Glen Country Park also contributes to the valley's historical importance, marking a significant moment in Scottish history. Roslin Glen itself, with its scenic wooded landscape, waterfalls, and historical connections, is a key natural feature that provides both recreational opportunities and deepens the cultural and historic identity of the area.

Together, the Hawthornden Castle GDL, Dalkeith House GDL, and Melville Castle GDL form an essential part of the North Esk Valley's character. These large estates, with their expansive grounds, historical design features, and integration of natural elements, contribute greatly to the cultural depth of the landscape. The combination of grand architectural estates, historic battlefields, and ornamental landscapes creates a cohesive cultural heritage that enhances this distinctive SLA, reinforcing its scenic beauty and historic significance.

Natural Interest

The Sites of Special Scientific Interest (SSSIs) in the North Esk Valley SLA, including Old Wood, Bilston Burn, and Hewan Bank, protect rare and valuable habitats that are fundamental to the area's ecological integrity. These sites preserve ancient woodlands, species-rich grasslands, and wetland systems, contributing significantly to both biodiversity and the scenic quality of the valley. The woodlands, along with their associated riparian and wetland habitats, shape the valley's aesthetic, creating natural corridors that enhance the visual depth of the landscape. These habitats are not only ecologically valuable but also form a key part of the valley's identity, contributing to the sense of seclusion and tranquillity that visitors experience.

In addition, a variety of Local Biodiversity Sites—including Dalkeith Estate, Melville Estate, Mavisbank, Springfield Mill, The Maiden Castle,

Auchendinny Ponds, Glencorse Burn Wood, Rosewell to Auchendinny Disused Railway, and Roslin Glen Country Park—add further ecological richness. These sites provide continuous networks of woodland, wetland, and riparian habitats that support a wide range of species, such as breeding birds, bats, and invertebrates. The interconnectedness of these areas contributes to a strong sense of naturalness within the valley, helping to preserve the rural character and offering a rich, biodiverse environment that visitors can enjoy.

The seamless integration of these semi-natural habitats within the landscape not only enhances ecological connectivity but also reinforces the valley's visual and experiential appeal. The combination of wooded corridors, flowing waters, and semi-natural pastures contributes to the valley's scenic value, while maintaining a strong sense of place and a feeling of immersion in nature, even in areas near urban settlements.

Recreation and Enjoyment

The SLA offers a wealth of high-quality recreational opportunities that allow visitors to experience its diverse natural and cultural features. Core Paths and public access tracks follow the river corridor, linking surrounding settlements such as Penicuik, Lasswade, Polton, Rosewell, and Dalkeith. These routes provide a seamless connection to the heart of the valley, encouraging exploration of its scenic beauty and tranquil environment.

Key destinations like Roslin Glen Country Park and Dalkeith Country Park offer formal walking, cycling, and nature observation opportunities. Meanwhile, informal trails meander through designed landscapes and woodlands, providing a sense of discovery and immersion in the area's rich heritage and natural beauty. Visitors can enjoy a mix of wooded gorges, riparian habitats, historic estates, and open pastures, each

offering distinct settings within a compact area. This variety allows for a blend of relaxation, exploration, and cultural engagement.

The recreational network is deeply integrated with the valley's ecological and cultural features, enabling people to experience its full range of qualities. The presence of historic sites, such as designed landscapes and heritage features, alongside the natural beauty of woodlands, wetlands, and waterways, enriches the recreational experience. The combination of tranquillity, scenic variety, and cultural depth makes the North Esk Valley an ideal destination for outdoor activities and a deep connection to nature.

Local Distinctiveness and Sense of Place

The SLA is defined by its linear, enclosed character, offering seclusion despite its proximity to urban areas. The combination of gorges, wooded slopes, meadows, and designed landscapes creates a visually rich experience. Historic estates, castles, and industrial heritage enhance its cultural identity, reflecting the area's deep history. Semi-natural woodlands along the river reinforce the valley's natural character, contributing to its sense of tranquillity and seclusion. Pastoral terraces, shelterbelts, and hedgerows serve as transitions between the valley floor and surrounding landscapes, adding cohesion. Together, these features create a landscape that feels both enclosed and connected to the wider rural setting, maintaining a unique identity within Midlothian.

Summary Evaluation

The North Esk Valley SLA is a highly distinctive and heavily wooded river corridor with significant scenic, ecological, cultural, and recreational value. The highly distinctive composition of narrow gorges, meandering river, semi-natural habitats, historic estates, and recreational networks

underpins a landscape of strong character and high experiential quality. The combination of Local Biodiversity Sites and SSSIs ensures ecological richness and connectivity, while the designed landscapes and historic structures provide visual contrast and cultural depth. The integration of recreational infrastructure and access routes enables public enjoyment, enhancing the sense of tranquillity and seclusion that defines the SLA.

Special Qualities

- **Dramatic river gorge and wooded valley landscape:** The deeply incised River North Esk valley forms a striking landform, with steep, wooded valley sides that enclose the river corridor, creating a strong sense of enclosure and contrast. This enhances the scenic drama and distinctive character of the landscape.
- **Rich woodland and riparian habitats:** Extensive ancient and semi-natural woodlands, along with riparian vegetation and wetland areas, line the river. These habitats support a diverse range of species and enhance the visual richness of the landscape, providing seasonal variation and reinforcing the valley's natural character.
- **Interplay of water, landform, and vegetation:** The river's movement through narrow gorges, pools, and rocky sections creates dynamic visual and sensory experiences. The combination of flowing water, woodland, and varied topography produces a landscape of high scenic and ecological value.
- **Strong cultural and historic associations:** The valley is home to a range of historic estates, castles, bridges, mills, and archaeological features that reflect the long-standing use of the river for transport, industry, and settlement. These elements are closely integrated with the natural landscape, forming a layered cultural narrative that adds depth and identity to the area.

- **Tranquil and immersive recreational experience:** A network of paths, riverside walks, and woodland trails allows visitors to experience the valley's enclosed environment up close. The sense of seclusion, coupled with the natural sounds and minimal intrusion, supports quiet recreation and contributes to overall well-being.
- **Contrast with surrounding landscapes:** The enclosed, wooded gorge contrasts sharply with the surrounding settlements, open farmland and upland areas, enhancing the valley's distinctiveness. This contrast strengthens its role as a sheltered, intimate landscape within the wider Midlothian region.
- **Wooded valley sense of place and identity:** The seamless integration of the river, woodland, landforms, and historic features creates a highly distinctive and cohesive landscape. The combination of natural processes and human history offers a powerful sense of place, where the area's unique identity is rooted in its natural and cultural heritage.

Landscape Guidance

The planning and management of the North Esk Valley SLA should prioritise the protection and enhancement of its natural, scenic, and cultural qualities while supporting sustainable recreational use. Key guidelines include:

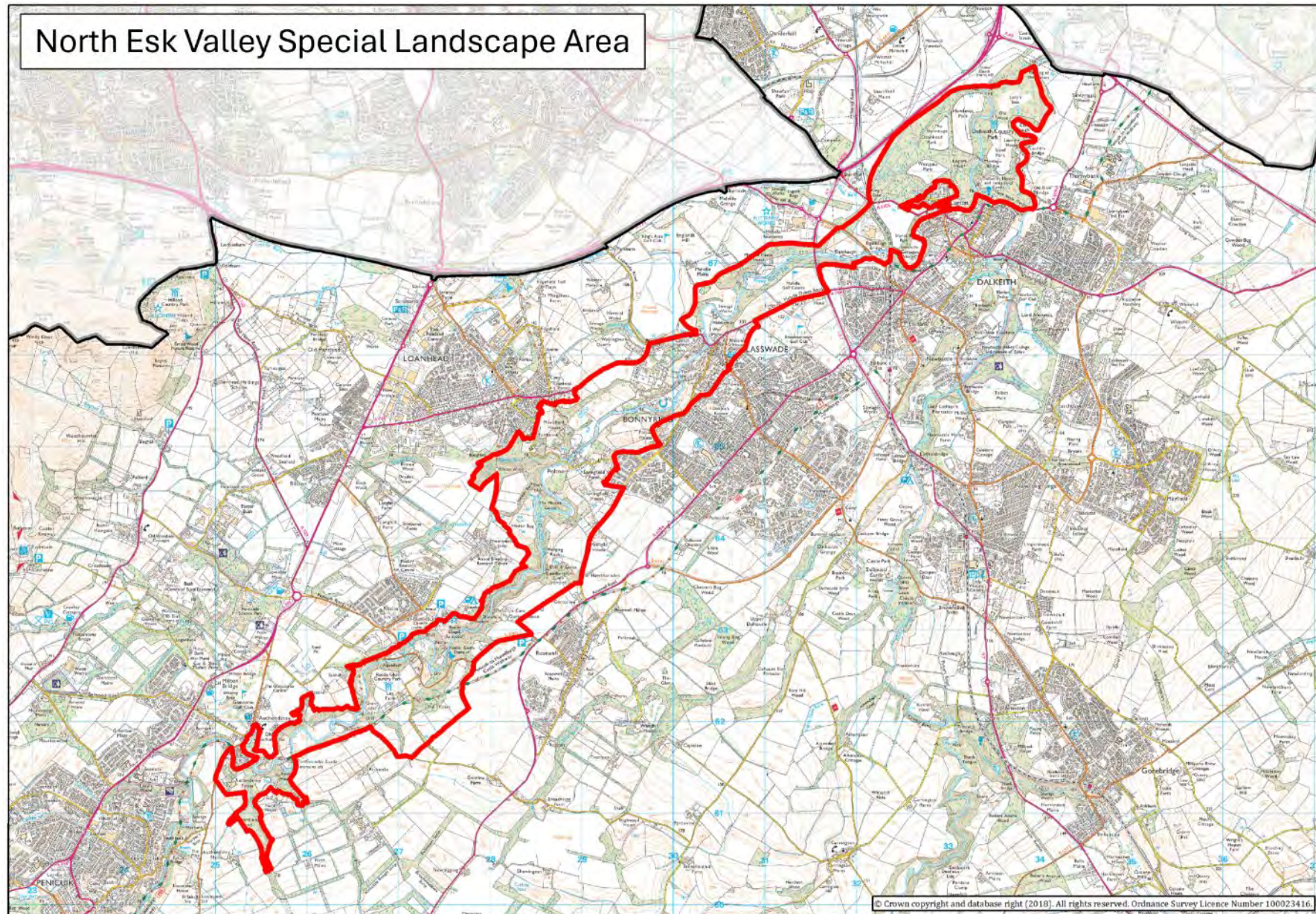
- **Protect Semi-natural Habitats and Ecologically Significant Sites – Safeguard Sites of Special Scientific Interest (SSSIs),** such as Old Wood, Bilston Burn, and Hewan Bank, along with riparian woodlands, wetlands, and other biodiversity-rich habitats, ensuring their ecological integrity is maintained to support local wildlife and habitat connectivity.
- **Prevent Encroachment from Nearby Settlements –** Ensure that urban sprawl and development from surrounding settlements like Dalkeith, Penicuik, and Lasswade do not encroach into the valley. Protect the

valley's natural and scenic qualities by maintaining green buffers and preventing urbanisation from affecting its visual integrity, rural character, and sense of place.

- Maintain Scenic Qualities and Open Views – Preserve the dramatic landforms and prominent features of the valley, including the incised river gorge, wooded slopes, and panoramic views from the valley shoulders. Ensure that the valley's open views, including vistas to the Pentland Hills, remain intact to enhance its visual appeal.
- Conserve Historic and Cultural Features – Protect and manage historic sites and their settings such as Rosslyn Chapel, Hawthornden Castle, Dalkeith House, Melville Castle, and other listed buildings, along with designed landscapes and archaeological remains, to preserve the valley's rich cultural heritage and its integration with the natural landscape.
- Support Ecological Connectivity – Manage and protect riparian corridors, shelterbelts, and woodlands to strengthen the valley's habitat networks and ensure resilience to changes.
- Manage Recreational Access Sensitively – Ensure the Core Path network and woodland trails allow for walking, wildlife observation, and quiet recreation without degrading habitats or disturbing the valley's tranquillity. Maintain access while balancing visitor use and ecological protection.
- Enhance Visitor Facilities Appropriately – Improve amenities such as parking, signage, and stopping points to support sustainable recreation, ensuring these additions are designed to blend harmoniously with the landscape and do not detract from its natural and scenic values.
- Consider some limited small-scale visitor-based development – there is potential to accommodate small-scale visitor facilities in visually concealed locations. These developments should enhance the

visitor experience while respecting the landscape's rural character and not detract from its scenic and ecological value.

- Promote Awareness and Education – Foster public understanding and appreciation of the North Esk Valley's natural, scenic, and cultural significance through educational programs, interpretive signage, and community engagement. Encourage responsible use of the valley by visitors to support long-term conservation.



Pentland Hills Special Landscape Area

Name and Location

This Special Landscape Area (SLA) of the Pentland Hills comprises, in addition to the hills themselves, the designed landscape of Penicuik House, the upper North Esk valley and Auchencorth Moss. This landscape is located on the western boundary of Midlothian. The Pentland Hills extend into neighbouring City of Edinburgh, Scottish Borders and West Lothian, where they are covered by a similar landscape designation.

Overview

The Pentland Hills Special Landscape Area (SLA) encompasses an upland ridge system rising southwest from the edge of Edinburgh through Midlothian and West Lothian. This visually prominent landscape features north-facing escarpments, parallel ridgelines with internal valleys, and a diverse land cover that includes moorland, grassland, woodland, and open water. A substantial portion of this SLA is designated as the Pentland Hills Regional Park, reflecting its significance for landscape quality, nature conservation, recreational use, and cultural heritage. The park is managed to balance conservation with public access, supporting traditional land uses such as grazing and forestry.

To the south, where the SLA meets the Scottish Borders and administrative area, the Pentland Hills are also designated as a locally important landscape. This continuation of designation ensures that these hills are protected as a unified landscape, preserving their natural integrity and maintaining their role as a distinctive feature within the region.

The SLA is part of LCT 270 - Upland Hills Lothians, which is defined by expansive ridgelines and dramatic topography, making the Pentland Hills a crucial feature in the wider landscape.

The SLA boundaries are defined by:

- Upland ridges and skylines forming clear visual edges to the lowland plains.
- Transition zones to lower farmland and enclosed slopes to the north and east.
- Escarpments and watercourses providing physical and visual containment.
- Roads and minor infrastructure framing the hills without dominating the landscape.

The SLA forms a distinctive and prominent backdrop to surrounding settlements, including Edinburgh, Penicuik, and the smaller communities in Midlothian and West Lothian. It provides an important visual and physical setting for these areas, enhancing their connection to nature while also maintaining a sense of separation from the surrounding lowlands.

Scenic Interest

The Pentland Hills SLA is defined by its expansive, panoramic views from the summits and ridgelines that stretch across Edinburgh, Midlothian, and beyond. The north-facing escarpment, in particular, offers strikingly long views into the lowlands, showcasing the dramatic contrast between the rugged upland landscape and the more developed areas below. This visual transition enhances the sense of elevation and scale within the landscape, providing visitors with a strong connection to both the upland and lowland environments.

The interplay between open moorland plateaux, wooded slopes, and enclosed lower farmland creates a rich and varied visual experience, where the open expanses of moorland gradually give way to the shelter and texture of wooded areas and pastoral fields. Heather and grass moorland change in appearance depending on the light, weather, and season, enhancing the area's natural charm and giving it a dynamic, ever-changing character.

Nestled in upland dips, reservoirs offer focal points within the wide, open moorland panoramas, providing a foreground contrast to the expansive upland landscape. These water bodies, often surrounded by wooded glens, introduce a sense of calm and serenity amidst the vastness of the uplands. The sheltered, wooded glens create deeper, intimate spaces within the larger landscape, where visitors can enjoy the peaceful interplay of light and shade, further enhancing the sense of contrast and richness in the scenery.

Allermuir Hill Scenic Viewpoint is one of the key vantage points in the area, providing dramatic views of both the surrounding uplands and the city of Edinburgh. From this elevated point, visitors can appreciate the full scale of the SLA's scenic quality, including the variety of intervisible summits, ridgelines, and water features that create a layered and dynamic visual experience. Additional notable scenic viewpoints include Carnethy Hill, South Black Hill, and Spittal Hill.

Cultural Interest

The SLA is rich in heritage, with a wide variety of features that reflect thousands of years of human activity. The landscape is dotted with archaeological sites, offering a glimpse into ancient settlement and ritual practices. Key features include hill forts, cairns, prehistoric enclosures, and forts such as Camp Hill, Lawhead Hill, Castlelaw Fort, and

Caerketton Hill Fort. These sites reveal the strategic use of the uplands, indicating early human settlement, ceremonial practices, and the defensive nature of the landscape.

Later medieval heritage is also prominent, with features such as Howlet's House Towerhouse and its associated enclosures, illustrating the evolution of upland dwelling and defensive architecture. These structures serve as remnants of a time when the Pentland Hills offered both refuge and strategic importance.

The landscape also contains historic estates like Penicuik House and Newhall, which reflect centuries of settlement, agricultural management, and architectural development. These estates not only add to the historical depth of the landscape but also embody traditional land-use practices that have shaped the area's character over time.

The Battle of Rullion Green, a significant historical event in 1666, further underscores the cultural importance of the Pentland Hills. The battle site remains a poignant reminder of the area's role in Scotland's turbulent history.

Together with enduring field systems, drystone dykes, and traditional pastoral land uses, these heritage features form a deeply layered historical narrative. The Pentland Hills SLA remains an active, living landscape where the traces of past human activities are still legible and visible today, contributing to its unique cultural identity.

Natural Interest

The SLA supports a diverse range of semi-natural habitats that contribute to its ecological richness and importance. These habitats include heather moorland, grassland, blanket bog, and patches of

woodland, which provide vital resources for a variety of upland birds, mammals, and invertebrates. The water bodies, such as reservoirs and burns, add hydrological diversity and support aquatic habitats, enhancing the overall biodiversity of the area.

Sheltered glens and woodland blocks act as ecological corridors, connecting different upland areas and linking to adjacent lowland habitats, thus facilitating the movement of species and maintaining genetic diversity across the landscape. Traditional grazing practices play a crucial role in maintaining open moorland communities, keeping the habitat in good condition for species that thrive in these environments. Additionally, the varied land cover—ranging from moorland to woodland—reflects the region’s geological diversity, which adds further depth to its ecological value.

Key ecological sites within the SLA include Habbies Howe - Logan Burn SSSI and Auchencorth Moss SSSI, both of which are designated for their important habitats and species. Local Geodiversity Sites such as Loganlee Inlier, Pentland Hills, and Silverburn Quarry contribute to the area’s geological significance, further enhancing its environmental and ecological importance. Together, these sites underpin the Pentland Hills SLA’s role as a critical area for habitat conservation and biodiversity.

Recreation and Enjoyment

The SLA, as part of the Regional Park, is a highly valued recreational resource, offering a diverse range of outdoor activities for visitors. A well-connected network of paths and trails in the northern hills supports a variety of activities, including walking, hillwalking, cycling, horse riding, fishing, orienteering, and wildlife observation. These routes allow visitors to immerse themselves in the scenic beauty of the area while engaging with the natural landscape.

Visitor facilities such as car parks, ranger-led programs, and interpretive signage help manage access responsibly, ensuring that recreational activities are balanced with conservation objectives and maintain the integrity of the landscape. These measures promote sustainable use of the area, allowing people to enjoy its natural beauty without compromising its ecological and cultural value.

Hillend Country Park, located in the north-eastern part of the SLA, complements the upland trails and viewpoints by providing accessible recreational opportunities. Its more gentle terrain makes it suitable for a wider range of visitors, enhancing the overall recreational appeal of the SLA and offering an easy transition between more rugged upland areas and the surrounding settlements. Together, these facilities contribute to the Pentland Hills SLA’s role as a very popular and well-managed destination for outdoor recreation and nature-based experiences.

Local Distinctiveness and Sense of Place

The SLA is geographically distinct, defined by its ridgelines, escarpments, and internal valleys that create a dramatic, visually striking landscape. The combination of open high moorland, varied land cover, heritage features, and reservoir basins contributes to a strong sense of place, providing a landscape that feels both expansive and cohesive. The Pentland Hills Regional Park designation further strengthens this identity by coordinating landscape protection, recreation, and traditional land use across administrative boundaries. This unified approach ensures the SLA’s character and significance are preserved, supporting both conservation goals and sustainable public access.

Summary Evaluation

The Pentland Hills SLA is a distinctive upland landscape, providing a prominent backdrop to Edinburgh and surrounding settlements. Its combination of dramatic ridgelines, moorland plateaux, and wooded slopes creates a visually striking and ecologically rich landscape. The SLA supports a variety of habitats, including heather moorland and grassland, which sustain upland wildlife, and key ecological sites such as Habbies Howe - Logan Burn SSSI and Auchencorth Moss SSSI.

The area is historically significant, featuring archaeological sites, medieval castles, and historic estates, reflecting centuries of human activity. These heritage features, alongside traditional land uses, contribute to the valley's layered cultural identity.

As part of the Pentland Hills Regional Park, the SLA offers a well-managed network of trails for walking, cycling, and wildlife observation, balancing recreational use with conservation. Overall, the Pentland Hills SLA is a unique and valuable landscape, combining scenic beauty, cultural heritage, and ecological importance within the region.

Special Qualities

- **Expansive upland ridges and panoramic views:** The summits, ridgelines, and escarpments of the Pentland Hills offer dramatic long-range vistas across Edinburgh, Midlothian, and surrounding lowlands. These expansive views are enhanced by the contrasts between open moorland plateaux, wooded slopes, and lower farmland, creating a visually rich and dynamic landscape.
- **Diverse habitats supporting wildlife:** The SLA contains a mosaic of habitats, including heather moorland, grassland, blanket bog, and woodland patches. These habitats support a range of upland birds, mammals, and invertebrates, while reservoirs such as Glencorse

Reservoir contribute to hydrological diversity and aquatic habitats, enhancing the area's ecological value.

- **Interplay of landform, water, and vegetation:** The varied topography, including upland ridgelines, escarpments, and sheltered glens, creates a dynamic landscape. Water bodies such as reservoirs and burns, combined with heather moorland and woodland, contribute to the sensory richness of the area, offering both visual appeal and ecological importance.
- **Rich cultural heritage:** The Pentland Hills SLA is home to a range of prehistoric and historic sites, including hill forts, cairns, and medieval towerhouses. Sites like Castlelaw Fort, Caerketton Hill, and Howlet's House Towerhouse reflect millennia of human occupation and contribute to the area's layered cultural identity, integrating seamlessly with the natural landscape.
- **Recreational opportunities:** The SLA is a popular destination for walking, hillwalking, cycling, wildlife observation, and other outdoor activities. The network of trails in the northern hills, along with accessible visitor facilities and ranger-led programs, provides opportunities for diverse recreational experiences while promoting landscape conservation.
- **Contrast with surrounding landscapes:** The Pentland Hills SLA forms a dramatic contrast with the surrounding urban and rural areas, including Edinburgh and nearby towns like Penicuik, Bonnyrigg, and Currie. The upland ridges and escarpments provide a natural boundary and backdrop to these settlements, reinforcing the area's distinctiveness and enhancing the sense of place for surrounding communities.
- **Unique sense of place and identity:** The integration of dramatic landforms, diverse habitats, historical features, and recreational access creates a highly distinctive landscape. The Pentland Hills SLA offers a very strong sense of place, rooted in its natural,

historical, and cultural heritage, and provides a cohesive identity that ties together the wider landscape.

Landscape Guidance

Planning and management of the Pentland Hills SLA should conserve and enhance its striking upland ridgelines, diverse habitats, and rich cultural heritage. This distinctive landscape, with its expansive moorlands, wooded slopes, historic sites, and panoramic views, requires careful stewardship to maintain its scenic and ecological integrity while supporting sustainable recreational use. Key guidelines include:

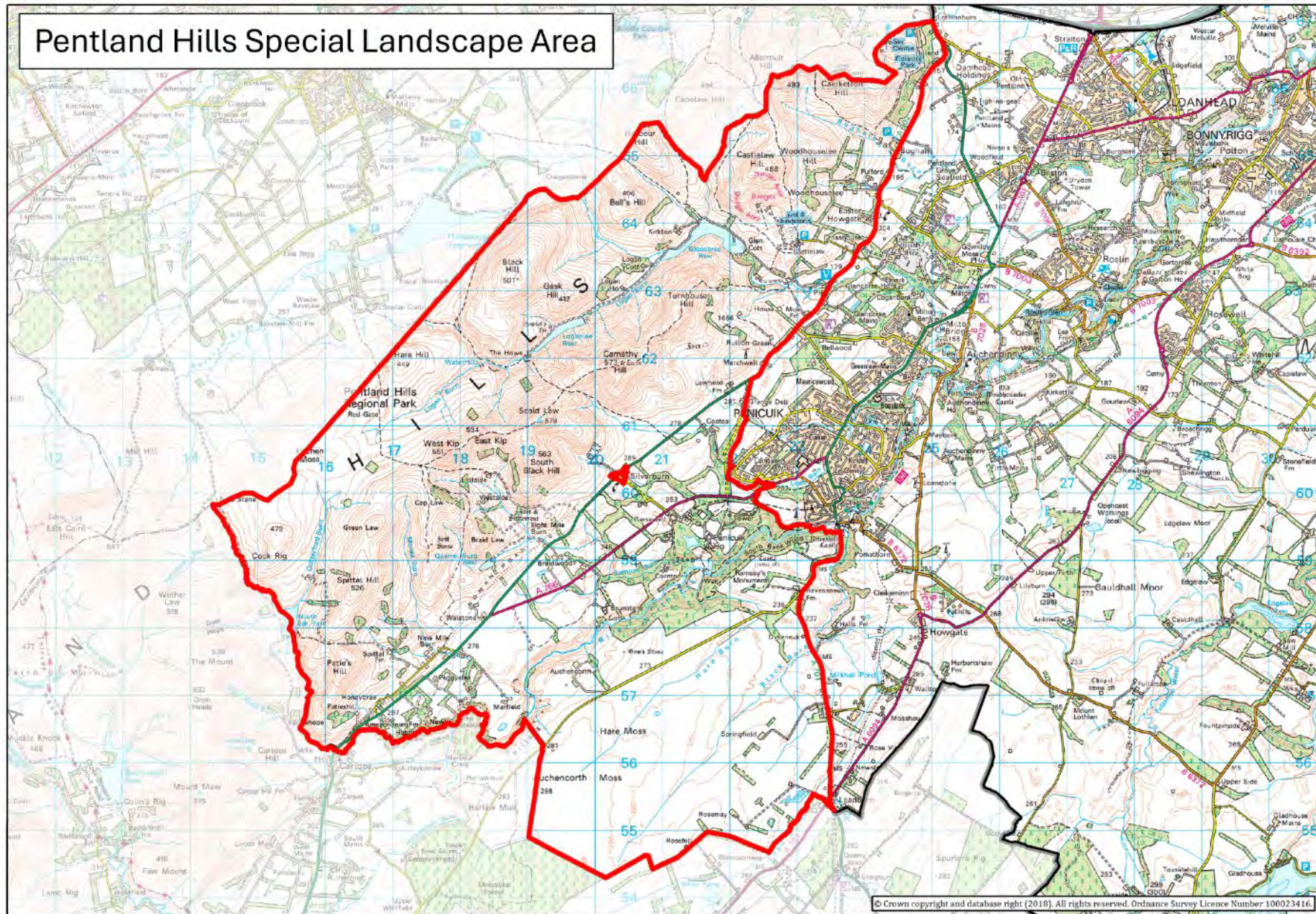
- **Protect Upland Habitats and Ecologically Significant Sites** – Safeguard the heather moorland, grassland, blanket bog, and woodland habitats, ensuring they are preserved for biodiversity and ecological resilience. Protect Sites of Special Scientific Interest (SSSIs) like Habbies Howe – Logan Burn SSSI and Auchencorth Moss SSSI, alongside key Local Geodiversity Sites.
- **Prevent Encroachment from Nearby Settlements** – Ensure that urban sprawl and development from surrounding settlements do not encroach into the SLA. Maintain green buffers and prevent influence of nearby urbanisation from impacting the visual integrity, rural character, and sense of place.
- **Maintain Scenic Qualities and Panoramic Views** – Preserve the dramatic ridgelines, escarpments, and summits to ensure long-range vistas across Edinburgh, Midlothian, and surrounding lowlands remain uninterrupted. Protect key scenic viewpoints such as Allermuir Hill and Carnethy Hill to enhance the visual appeal and experience of the landscape.
- **Conserve Cultural and Historic Features** – Protect and manage historic sites and their settings, including hill forts, cairns, medieval towerhouses, and historic estates like Penicuik and Newhall. Ensure

these cultural features are preserved and interpreted as part of the landscape's broader historical narrative.

- **Support Ecological Connectivity** – Manage upland woodlands, water bodies, and glens to promote habitat connectivity across the landscape. Enhance ecological corridors that link upland and lowland areas, maintaining biodiversity and strengthening the resilience of the natural environment.
- **Manage Forestry Sensitively** – Ensure that forestry operations are conducted sustainably, with selective thinning rather than clear-felling. Avoid planting in prominent areas where visual impact could detract from the scenic qualities of the uplands. Support sustainable land management that respects both ecological and visual integrity.
- **Manage Recreational Access Sensitively** – Ensure that the network of trails and paths, including those in Hillend Country Park and other parts of the SLA, are well-managed to allow for walking, cycling, wildlife observation, and quiet recreation. Balance recreational access with the protection of habitats and the maintenance of tranquillity.
- **Enhance Visitor Facilities Appropriately** – Improve visitor amenities such as parking, signage, and information points to support sustainable recreation. Ensure that these developments are designed to blend seamlessly with the landscape and do not detract from the natural and scenic values of the SLA.
- **Consider Small-Scale Visitor-Based Development** – Where appropriate, allow for small-scale, visitor-focused developments (such as visitor centres or recreational based) in visually discreet locations. These facilities should be designed to enhance the visitor experience without detracting from the area's natural beauty or cultural significance.
- **Restrict Intrusive Infrastructure** – Prevent the introduction of visually intrusive infrastructure, such as telecommunications masts, large-

scale wind turbines, or power lines, within the SLA. Any such developments should be sited carefully to minimize their impact on the landscape's visual and scenic integrity.

- Promote Awareness and Education – Foster public understanding and appreciation of the Pentland Hills SLA's natural, scenic, and cultural significance through interpretive programs, signage, and community engagement. Encourage responsible recreation and conservation efforts among visitors to ensure the long-term protection of the landscape.



South Esk Valley and Carrington Farmland Special Landscape Area

Name and Location

This Special Landscape Area (SLA) comprises the South Esk Valley and Carrington Farmland. It is located at the core of Midlothian and broadly follows the river from the hamlet of Rosebery in the south to the outskirts of Bonnyrigg and Newtongrange in the north. The SLA then extends south-east and, to a greater extent, north- westwards from the river valley to incorporate adjoining farmland and estate policies.

Overview

The South Esk & Carrington Farmland SLA is located in central Midlothian, following the River South Esk and its tributary, Redside Burn, extending from Rosebery in the south to Bonnyrigg and Newtongrange in the north. It includes surrounding farmland and estate landscapes, exhibiting a cohesive rural character shaped by rolling agricultural land, wooded glens, and river valleys. Key features of the SLA include historic estates like Arniston Estate, Dalhousie Castle Estate, and Prestonhall, which enrich the area's cultural landscape. The SLA is further defined by woodlands and tree-lined field boundaries, with stone walls and shelterbelts contributing to the landscape's character and quality.

The SLA is characterised by parts of the Lowland River Valleys (LCT 270), with wooded slopes and river corridors providing ecological continuity. To the west, parts of the Lowland Hills and Ridges (LCT 272) create visual contrast and variety.

The SLA boundaries are defined by:

- The A7 road to the east, providing a firm, clear boundary for the SLA.

- Designed landscapes, streams, and shelterbelts marking the southern, western, and northern boundaries, reinforcing both visual and ecological containment.
- Minor roads and field boundaries that further define the edges of the SLA, ensuring long-term robustness and containment of the landscape's features.

This landscape provides an important rural setting for local settlements such as Carrington, Gorebridge, Temple, and Newtongrange. The southern boundary adjoins the Gladhouse Reservoir & Moorfoot Scarp SLA, and to the east, a small part of the SLA shares a boundary with the Tyne Valley SLA, enhancing its role within the wider landscape.

Scenic Interest

The SLA offers a visually diverse landscape, shaped by the winding River South Esk and its tributary, Redside Burn, which carve through rolling farmland, wooded glens, and scenic river valleys, creating layers of visual depth.

Key scenic features include the meandering South Esk, framed by woodlands such as Arniston Estate Woodlands and Carrington Mill Wood, which provide strong ecological connectivity. The valley's historic estates, including Arniston and Dalhousie Castle, add both visual interest and historical significance, with parklands and policy woodlands that enrich the overall texture of the landscape. The estate influence extends into surrounding farmland, which is patterned by mature oak and ash trees aligning field and roadside boundaries, along with stone estate walls and historic buildings.

The area's wooded glens, including Gore Glen and Aikendean Glen, offer intimate and secluded settings, with dense vegetation and

watercourses enhancing the sense of enclosure. The secluded Edgelaw Reservoir, nestled within dense woodland, provides an additional focal point. These smaller, intimate spaces contrast with expansive views to the north, where the river corridor opens up, framed by gently undulating farmland and distant hills.

Seasonal changes in vegetation and water levels further enrich the visual experience, offering different textures and colours throughout the year. The overall landscape provides a harmonious composition of natural features, estate landscapes, and agricultural land, offering a varied yet cohesive scenic experience for visitors. Key scenic experiences are found along the river, in the wooded valleys, and from higher vantage points, where the interplay of light and landscape creates a sense of tranquillity and connection to nature.

Cultural Interest

The SLA contains a rich and multi-layered cultural landscape, shaped by long-standing patterns of settlement, agriculture, and estate management. Historic designed landscapes, including the Arniston GDL, Prestonhall GDL, and Dalhousie Castle Estate, form key components of the landscape structure, seamlessly integrating woodlands, parklands, and built features that enhance the scenic and historical quality of the area. These estates are vital to the character of the SLA, with their parklands and policy woodlands contributing to the texture of the landscape and reinforcing the continuity of the region's cultural heritage.

The southern section of the SLA intersects with the Dalhousie & Cockpen Conservation Area, which contains a number of historic buildings and settlement patterns that play a significant role in shaping the local character. Throughout the landscape, various listed buildings,

ranging from temples to farmsteads, further enrich the cultural landscape.

The SLA also includes a range of scheduled monuments, such as enclosed settlements, forts, and enclosures at Stonefieldhill, Capielaw, Highwood House, and Preston Toll, which provide evidence of prehistoric and later occupation. These monuments illustrate the long-term evolution of human activity in the area, highlighting the enduring relationship between the land and its people, and further enriching the SLA's historical and archaeological significance.

Together, these elements form a distinctive and cohesive cultural landscape that reflects the history of land use, settlement, and estate management over centuries, enhancing the region's overall heritage and scenic identity.

Natural Interest

The South Esk & Carrington Farmland SLA supports a diverse mosaic of semi-natural habitats that are closely integrated with the surrounding farmed landscape. Key woodland areas, including Carrington Mill Wood, Arniston Estate Woodlands, Shiel Burn Wood, and Borthwick Glen, provide crucial habitats for a range of species, including birds, mammals, and invertebrates. These woodlands also play a key role in reinforcing the visual structure of the landscape, enhancing its scenic depth and diversity.

The River South Esk and its tributaries, including Dalhousie Burn and Aikendean Burn, form vital ecological corridors that support a variety of aquatic and riparian species. These watercourses help link habitats across the SLA, fostering ecological connectivity throughout the landscape. Wetlands and waterbodies such as Edgelaw Reservoir

contribute further to this diversity, offering key habitats for wildlife while also adding to the visual appeal of the area.

The Crichton Glen SSSI is particularly significant, supporting rich woodland and riparian habitats. This site contributes to both local biodiversity and the scenic quality of the enclosed glen landscapes, enhancing the overall natural value of the SLA.

Local geodiversity sites such as Currie Wood, Vogrie Burn, Currie Lee Quarry, Borthwickge, and Crichton provide valuable insights into the geological foundations of the landscape. These sites not only support a range of habitats but also contribute to the educational value of the SLA, enhancing its understanding of natural history and deepening the connection between landform, habitat diversity, and ecological evolution.

Recreation and Enjoyment

The South Esk & Carrington Farmland SLA boasts a well-connected network of paths and routes, particularly in the southern part of the area, linking woodlands, glens, river corridors, and historic estates. These routes offer abundant opportunities for walking, cycling, and nature-based recreation, allowing visitors to explore the varied landscapes and appreciate the scenic beauty and cultural significance of the area.

Key features such as Arniston Estate, Carrington Mill Wood, Gore Glen, and Edgelaw Reservoir are accessible via these paths, providing intimate experiences of the landscape's natural and historic richness. The SLA's river corridors, such as those surrounding the Redside Burn and Dalhousie Burn, are particularly scenic, with tranquil settings offering opportunities for peaceful reflection and wildlife observation. These areas also provide a sense of seclusion, where dense vegetation, rock outcrops, and riparian habitats create a serene environment for

exploration. The wide open spaces and gently rolling farmland further complement the intimate wooded glens and river valleys, offering a dynamic and diverse range of experiences.

The character of the area reflects a working countryside, where agricultural land and estate management practices exist alongside public access and informal recreation. This allows for a rich and immersive experience, where visitors can enjoy both active recreation and moments of tranquillity, all while staying connected to the landscape's ongoing land use.

Local Distinctiveness and Sense of Place

The South Esk & Carrington Farmland SLA is defined by its combination of river valleys, wooded glens, and rolling farmland, creating a landscape that feels both expansive and intimate. The winding River South Esk, flanked by Redside Burn and dense woodlands, forms the heart of the area, offering a sense of seclusion while staying connected to the wider rural setting. Historic estates like Arniston and Dalhousie Castle, along with traditional settlements such as Temple, enhance the area's cultural identity, grounding it in a deep historical narrative.

The presence of semi-natural woodlands, agricultural land, and designed landscapes shapes the area's unique rural character. Seasonal changes add depth to both the visual and experiential quality of the landscape. This integration of nature and history, along with ongoing land use, fosters a distinctive sense of place that is both tranquil and culturally rich, setting the SLA apart within Midlothian.

Summary Evaluation

The South Esk & Carrington Farmland SLA is a landscape of high scenic, ecological, and cultural value. The meandering River South Esk and its tributaries, along with wooded glens, rolling farmland, and historic estates

such as Arniston and Dalhousie Castle, define the area's visual character and cultural significance. The SLA's diverse habitats, including woodlands, riparian corridors, and wetlands, support a rich biodiversity, while a network of paths and routes offers opportunities for outdoor recreation. The presence of historic landscapes alongside ongoing agricultural use enhances the area's distinct identity.

Special Qualities

- Rolling farmland and river valley framework: The meandering River South Esk and its tributaries define a landscape of open fields and wooded glens, creating a visually striking rural setting with layered views. The valley's enclosed character contrasts with expansive, gently rolling farmland, offering varied and dynamic vistas across the landscape.
- Diverse habitats and ecological connectivity: Woodlands, wetlands, and riparian corridors, such as Carrington Mill Wood and Gore Glen, form a connected ecological network that supports a rich diversity of wildlife. These habitats not only enhance the visual appeal but also contribute to the area's ecological value, linking key natural features across the SLA.
- Layered landscape structure and contrasts: The interplay of open farmland, wooded glens, and watercourses creates a landscape with strong visual depth and contrast. The combination of sheltered, intimate spaces alongside expansive views to the north adds a sense of scale and richness, reinforcing the unique identity of the area.
- Rich cultural landscape: Historic estates like Arniston and Dalhousie Castle, along with designed landscapes, listed buildings, and scheduled monuments, such as Stonefieldhill and Preston Toll, reflect long-standing human interaction with the land. These cultural features are closely integrated with the natural environment, enhancing the area's sense of heritage and historical depth.

- Accessible recreation within a working landscape: A network of paths and routes, including those around Edgelaw Reservoir and Dalhousie Burn, provides access to scenic and cultural landmarks while respecting ongoing agricultural practices. The integration of recreation with working farmland ensures that the landscape remains both accessible and productive.
- Strong sense of place: The combination of natural systems, historic landscapes, and agricultural land use creates a cohesive and distinctive identity that is characteristic of Midlothian's rural landscape. The rich mix of natural beauty and cultural heritage fosters a deep sense of place, offering a landscape that is both tranquil and full of historical significance.

Landscape Guidance

Planning and management of the South Esk & Carrington Farmland SLA should focus on preserving its river valley landscape, ecological networks, and cultural heritage, while supporting sustainable land use and recreational opportunities. Key guidelines include:

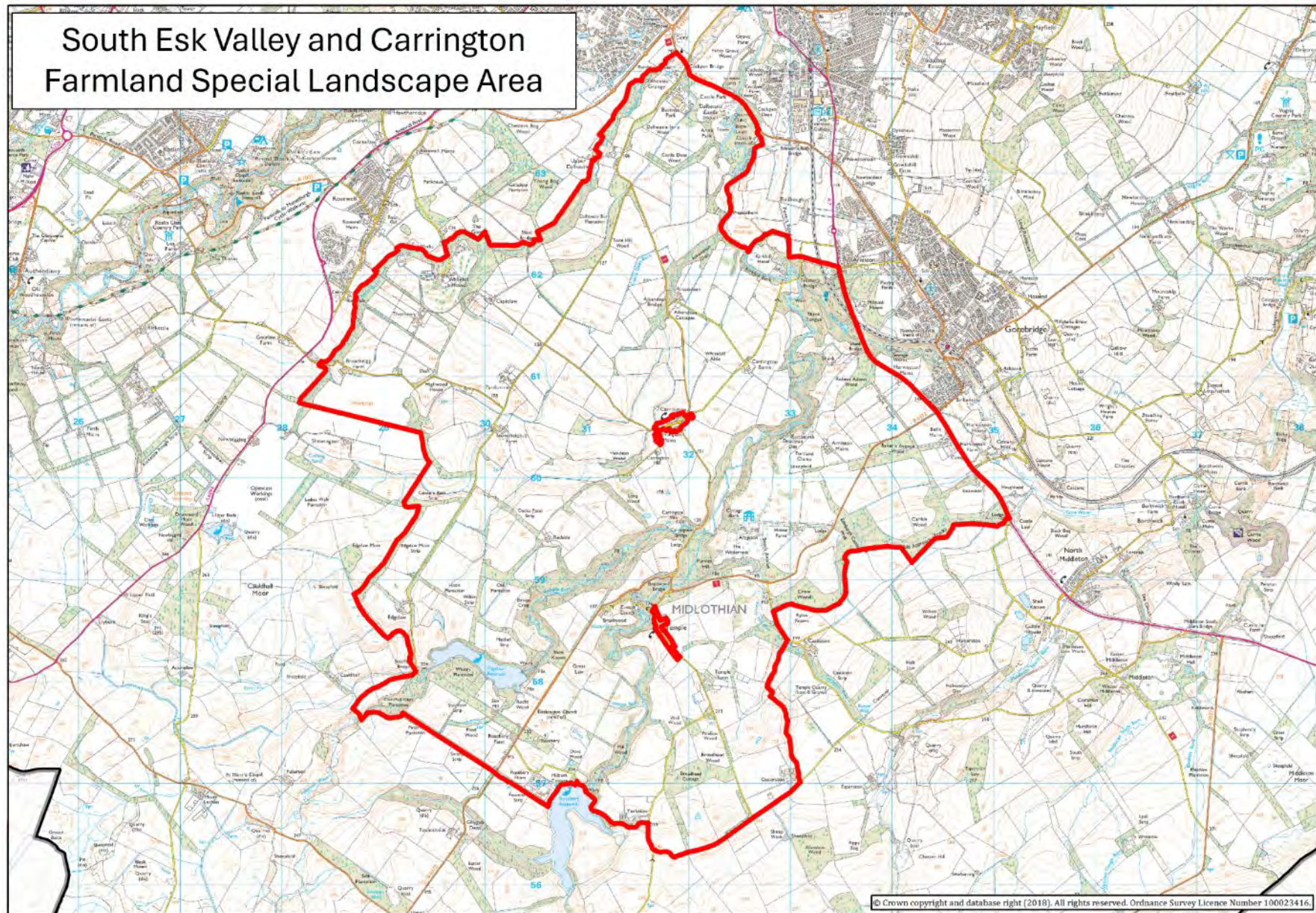
- Conserve and Protect Semi-natural Habitats – Safeguard key woodlands (e.g., Carrington Mill Wood, Arniston Estate Woodlands), wetlands, riparian zones, and glens such as Gore Glen and Aikendean Glen, which support diverse flora and fauna. Prioritize the conservation of ecological corridors along the South Esk, Redside Burn, Dalhousie Burn, and other tributaries, strengthening habitat connectivity between upland and lowland areas.
- Protect Scenic Qualities and Views – Retain the open, rolling farmland and enclosed glens that define the landscape, ensuring that views across the river valleys, wooded slopes, and surrounding hills remain unobstructed. Safeguard key viewpoints from ridgelines and public access points, particularly along the A7 and surrounding

minor roads, to maintain the visual cohesion and rural character of the SLA.

- Protect Cultural and Historic Features – Conserve historic estates (e.g., Arniston Estate, Dalhousie Castle, Prestonhall), designed landscapes, and listed buildings scattered throughout the SLA. Ensure the protection of conservation areas and scheduled monuments, including the significant heritage of Temple and Carrington. New development or land management practices should be designed to respect the historic character and settings, maintaining the relationship between these features and the surrounding landscape.
- Enhance Ecological and Recreational Connectivity – Expand and maintain the Core Path Network and local trails, ensuring safe and accessible routes for walking, cycling, and wildlife observation. Strengthen wildlife corridors by managing riparian zones, woodlands, and farmland edges, linking key natural features such as the South Esk River, wetlands, and woodlands. This will facilitate biodiversity movement and provide improved recreational access.
- Support Sustainable Recreation and Small-Scale Visitor Facilities – Promote low-impact recreational activities, such as walking, cycling, and bird watching, that complement the natural and historic features of the SLA. Encourage the development of small-scale, discreet visitor infrastructure (e.g., information signage, picnic areas) in locations where they won't compromise the landscape's scenic, ecological, or cultural values. Ensure any visitor facilities are well-concealed within existing landforms, such as woodland or sheltered glens.
- Manage Forestry and Agricultural Practices Sensitively – Encourage land management practices that respect the visual and ecological integrity of the SLA. Promote sustainable forestry operations and agricultural practices that retain the landscape's characteristic

hedgerows, shelterbelts, and stone walls. These features, combined with agricultural land use, contribute to the area's biodiversity and scenic beauty while supporting the rural economy.

- Resist Intrusive Development – Prevent large-scale, intrusive development or infrastructure projects (such as telecommunications masts or urban sprawl) that would disrupt the visual, ecological, or cultural fabric of the SLA. Carefully manage any new building or industrial development to avoid encroaching on the SLA's key views, historic estates, and ecological corridors. Development should be designed to integrate with the landscape, respecting its rural and tranquil character.
- Promote Public Awareness and Education – Increase public understanding of the South Esk & Carrington Farmland SLA's unique natural and cultural qualities through interpretive signage, educational programs, and community engagement. Encourage responsible recreation and stewardship, fostering a greater connection between local communities and the landscape. Emphasize the significance of the SLA's ecological, scenic, and historical attributes in public awareness campaigns.



Tyne Valley Special Landscape Area

Name and Location

The Special Landscape Area (SLA) comprises the Tyne Water Valley. It is located in the north-east of Midlothian and follows the valleys of the Tyne and Gore Waters and adjacent ridges and valley slopes between Cousland in the north and Middleton in the south.

Overview

The Tyne Valley Special Landscape Area (SLA) is a distinctive landscape located in Midlothian, characterised by its rolling hills, deep river valley, and rich natural and cultural heritage. The valley is defined by its natural beauty, which combines wooded slopes, river meanders, and well-preserved historic sites, including important Scheduled Monuments and Listed Buildings (LBS). The landscape is heavily shaped by the River Tyne, which meanders through the valley, providing not only scenic beauty but also an essential ecological and recreational resource.

The SLA spans parts of LCT 275 - Lowland Farmed Plain, LCT 270 - Lowland River Valleys, and smaller portions of LCT 269 - Upland Fringes, creating a varied yet cohesive landscape. The key landscape features include steep, wooded slopes, expansive agricultural lands, and notable historic landmarks such as Crichton Castle and the surrounding Crichton Glen.

The SLA boundaries are defined by:

- Eastern boundary following the top of the valley slopes, with a combination of prominent woodlands, tracks, and minor roads.
- Western boundary following the top of the valley slopes, similarly marked by woodlands and minor roads.

- Northern boundary skirting Cousland/Cousland Park and partially following the boundary with East Lothian.
- Southern boundary defined by the A7 and the wooded policies of Middleton Hall, providing both physical and visual containment.

The Tyne Valley SLA provides an important rural setting for nearby settlements, including Pathhead and those to the west, such as Mayfield. To the south-west, the SLA adjoins the South Esk & Carrington Farmland Special Landscape Area, while to the south, a small section borders the Gladhouse Reservoir & Moorfoot Scarp SLA. These adjoining areas further contribute to the region's overall landscape value and ecological connectivity.

Scenic Interest

The Tyne Valley SLA offers a striking landscape, defined by the meandering River Tyne and its tributary, the Gore Water, which carve through steep, wooded slopes. These intimate valleys are characterised by their secluded, natural beauty, where rugged topography and rich vegetation—comprising rough grassland, scrub, and broadleaved woodlands—create a visually captivating scene. The valley is framed by rolling agricultural lands and ridges dotted with mature field trees and mixed woodlands, which enhance the valley's texture and visual depth.

Prominent landmarks like Crichton and Borthwick Castles rise above the valley, their medieval architecture adding historical layers to the landscape. These castles, along with the churches of Crichton and Borthwick, provide focal points in the valley's composition, offering dramatic views from surrounding roads. The historic estates of Oxenford Castle, Preston Hall, Vogrie House, and Middleton Hall, set within parklands and policy woodlands, further enrich the valley's visual appeal. The intricate mix of wooded slopes, parkland, and ornamental

plantings creates a dynamic backdrop, harmoniously integrating nature and human history.

The southern section of the SLA, marked by the tightly confined Gore Water valley, offers a more intimate and tranquil setting. The narrow valley floor is lined with wetland meadows and rocky knolls, while the upper slopes transition into rough grasslands and scrub. Small woodlands along the tributaries and valley sides enhance the sense of isolation and natural beauty.

The gently meandering Tyne Water to the north provides a softer contrast, with expansive views of the valley opening up to the north. The sweeping policies of Vogrie House and the surrounding landscapes of Oxenfoord Castle and Preston Hall dominate this lower section, where the combination of ornamental trees, parkland, and farmland creates a visually varied and textured landscape.

This rich tapestry of landforms, vegetation, and historic sites not only shapes the visual experience but also contributes to a powerful sense of place. The Tyne Valley's natural features, combined with its historic landmarks, offer a varied scenic experience. Recreational opportunities, particularly along the river valley path network and Vogrie Country Park, provide access to these views, allowing visitors to immerse themselves in the valley's beauty. While roads like the A68 and A7 offer sweeping views from higher ground, the valley itself feels more enclosed, enhancing its tranquil and secluded atmosphere.

Cultural Interest

The SLA is rich in cultural heritage, with a wealth of archaeological sites, historic monuments, and listed buildings scattered across the landscape. A key feature is Crichton Castle, a Scheduled Monument

that provides a direct link to the region's medieval past. The castle is complemented by Crichton Glen, a historically significant area with ancient woodlands and field systems that reflect the long history of agriculture and settlement in the valley.

Other notable cultural landmarks include the Prestonhall Gardens (GDL), which contains listed buildings and structures that underscore the architectural significance of the estate, and Borthwick Castle, a striking reminder of the region's feudal history. These landmarks enhance the valley's visual and cultural appeal.

The valley is also home to several other Scheduled Monuments, such as Longfaugh Fort, Beech Knowe, and Preston Toll Fort. These prehistoric and medieval sites contribute layers of history, further enriching the valley's cultural narrative and strengthening its sense of place. Together, these monuments and historic features provide a deep connection to the past, adding historical depth and significance to the landscape.

Natural Interest

The Tyne Valley is rich in natural diversity, with a wide range of habitats that enhance its ecological importance. The valley's intricate mix of woodlands, wetlands, riparian habitats, and grasslands creates a varied and dynamic landscape, providing valuable homes for a wide range of species. The meandering River Tyne is a key feature, sustaining aquatic life and contributing to the valley's overall ecological richness. Its waters support fish, birds, and invertebrates, while also enriching the landscape with its varied flow, from slow meanders to more active sections.

In the upper valleys of the Tyne and Gore Waters, the landscape is defined by steep slopes, rocky knolls, and wetland meadows. These

habitats offer a rich diversity of flora and fauna, with rough grassland, scrub, and broadleaved woodlands providing shelter and food for a range of species. The valley is further enriched by small mixed woodlands that edge the slopes and line tributaries, helping to connect different parts of the valley's ecosystem.

One of the valley's most ecologically important features is Crichton Glen SSSI, which supports ancient woodlands and contributes significantly to the region's biodiversity. The site's role in carbon storage and its provision of habitat for various species makes it a vital part of the landscape's ecological structure. In addition, the valley is home to several Local Geodiversity Sites, such as Currie Wood, Borthwick, Vogrie Burn, and Currie Lee Quarry. These sites offer important geological insights and contribute to the valley's natural history, adding another layer to its ecological value.

The valley's habitat diversity includes grasslands, meadows, and woodlands that support a variety of species. These habitats, along with wetlands and riparian corridors, are crucial for maintaining local biodiversity. The mature field trees, hedgerows, and mixed woodlands found in areas such as the Oxenfoord Castle and Vogrie House estates contribute to the habitat complexity of the landscape, providing shelter and foraging areas for wildlife.

Recreation and Enjoyment

The SLA is a key recreational resource, offering a well-connected network of walking, cycling, and equestrian paths that allow visitors to explore the valley's natural, cultural, and scenic features. The Core Path network follows the river and valley slopes, providing access to intimate upper valleys, wooded glens, and wetland meadows, while connecting

historic sites such as Crichton Castle, Borthwick Castle, and the estates of Vogrie, Oxenfoord, and Preston Hall.

Vogrie Country Park offers additional facilities, including picnic areas, playgrounds, and interpretive signage, enhancing public engagement with the valley's landscape, heritage, and biodiversity. Recreational use is focused along these established routes, allowing for quiet enjoyment of the river, grassland, and woodland habitats while protecting ecological and scenic values.

The recreational network supports a variety of experiences—from tranquil riverside walks and wildlife observation in the secluded upper valleys of the Gore Water, to more challenging routes along ridges and valley sides that reveal expansive views and distinctive landscape patterns. By concentrating access along well-managed paths, the SLA enables public enjoyment of its scenic contrasts, historic features, and ecological richness while helping to maintain the valley's tranquillity, natural character, and sense of place.

Local Distinctiveness and Sense of Place

The Tyne Valley SLA is defined by its contained, intimate character, with steep escarpments, wooded ridges, and meandering river corridors. The contrast between upland ridges and lowland meadows creates a visually rich and unique landscape. Crichton Castle and Borthwick Castle, along with Crichton Glen, highlight the valley's medieval history, while small settlements like Pathhead and Ford further enhance its cultural identity.

Ecologically, the valley's woodland glens, riparian meadows, and wetlands contribute to its visual and natural distinctiveness, reinforcing the valley's rural charm. The combination of natural beauty, historic landmarks, and recreational access creates a strong sense of place,

offering a cohesive and memorable landscape that reflects both human and natural history.

Summary Evaluation

The Tyne Valley SLA is a landscape of high scenic, ecological, and cultural value. Its distinctive features, including wooded ridges, the Tyne River, and historical sites like Crichton Castle, contribute to its visual richness and cultural depth. The valley's biodiversity and recreational opportunities, supported by an extensive Core Path network, make it a valuable destination for both nature enthusiasts and history buffs.

Overall, the Tyne Valley SLA offers a cohesive landscape with a strong sense of place, shaped by its natural beauty, cultural heritage, and ecological significance.

Special Qualities

- **Diverse River Valley and Agricultural Mosaics:** The Tyne Valley features rolling farmland framed by woodlands, glens, and the River Tyne meandering through the valley. The interplay of these landforms creates strong visual contrasts and enhances the valley's cohesive rural character. Scenic vistas are punctuated by wooded ridges and meadows, strengthening the overall landscape integrity and making it an important scenic corridor.
- **Ecologically Rich Habitats and Corridors:** Semi-natural woodlands, riparian zones, and wetland areas, including Crichton Glen SSSI, support a diverse array of species. These habitats ensure ecological continuity, while the Gore Water and Tyne River corridors provide critical water-based ecosystems. The woodlands and meadows offer both habitat connectivity and seasonal variation, contributing to the region's biodiversity.
- **A Rich and Varied Cultural Heritage:** The Tyne Valley SLA is rich in historical monuments, Scheduled Monuments, and listed buildings,

including Borthwick Castle, Crichton Castle, and the Lothian Bridge. Historic estates such as Vogrie and Oxenfoord Castle, with their parklands and designed landscapes, highlight the long-standing relationship between settlement and land use. These landmarks add depth to the visual character and historical context of the area, weaving a narrative of medieval heritage and agricultural history.

- **Strongly Connected Recreational Network:** The Core Path network facilitates a seamless experience for recreational activities, from walking and cycling to wildlife observation. This network offers easy access to both the valley floor and ridgetops, connecting key natural and cultural sites. Particularly, the southern glens are a focal point for outdoor activities, enhancing the recreational experience without compromising ecological or scenic values.
- **Distinctive Valley Sense of Place:** The scenic quality, ecological diversity, and cultural heritage of the Tyne Valley form a strong, integrated sense of place. This SLA stands out for its layered visual richness—combining wooded slopes, meadows, and historical landmarks with active agriculture. The area is distinctive not only in identity but also in the experiential quality it offers, making it a memorable destination for both residents and visitors. The valley is resilient in its natural and cultural value, offering a cohesive experience of both past and present.

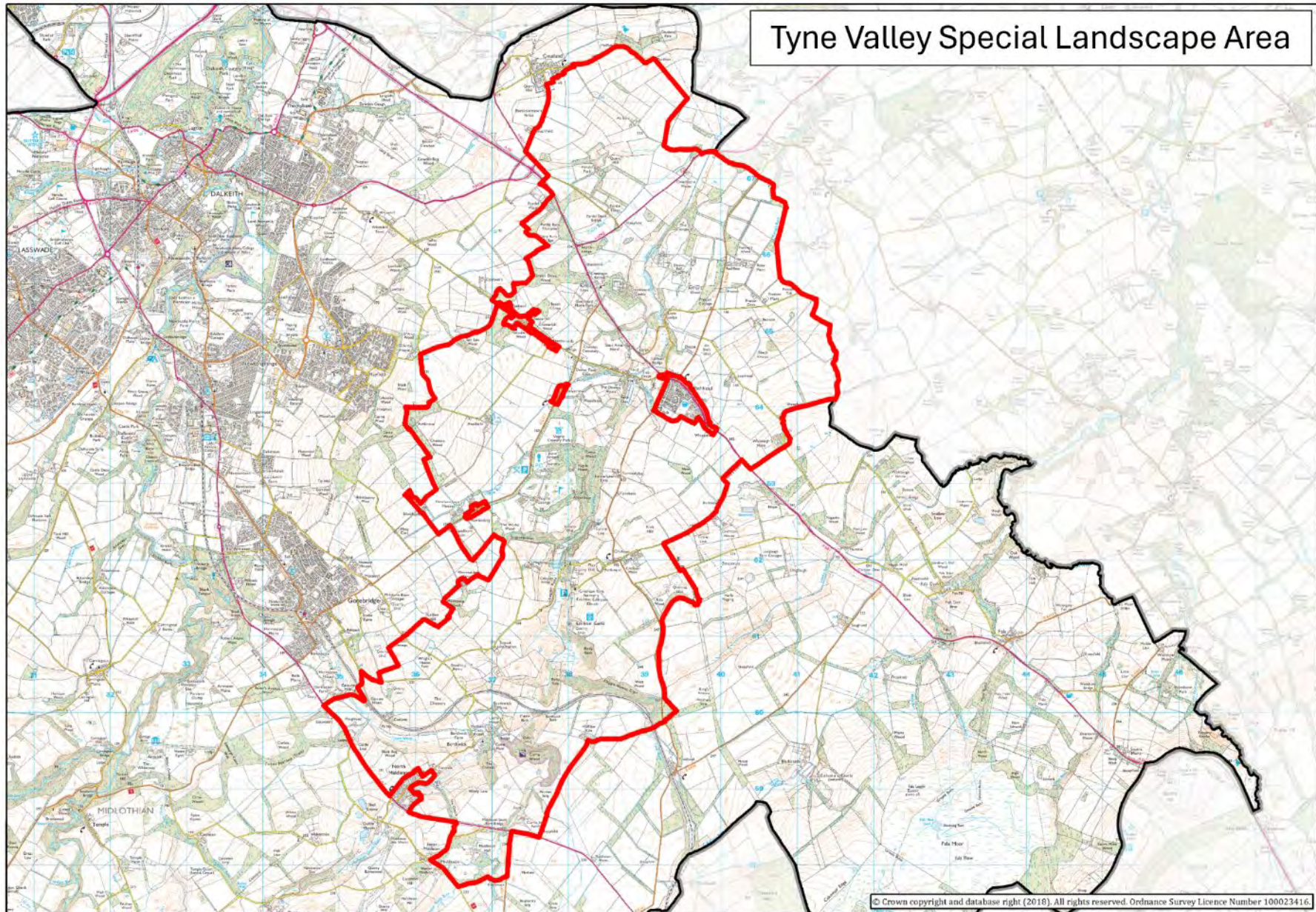
Landscape Guidance

Planning and management of the Tyne Valley SLA should conserve and enhance its distinctive river valley character, scenic quality, ecological diversity, and rich cultural heritage. Key guidelines include:

- **Conserve and Protect Semi-natural Habitats –** Safeguard woodlands, wetlands, riparian zones, and glens, including Crichton Glen SSSI, to maintain ecological function, support biodiversity, and enhance habitat connectivity between upland and lowland areas.

- Preserve Scenic Qualities and Views – Maintain the valley’s layered landscape, including river meanders, farmland mosaics, and panoramic views from ridgelines. Manage recreational access and land use to avoid visual intrusion and retain the valley’s distinctive rural character.
- Protect Cultural and Historic Features – Conserve Scheduled Monuments, listed buildings, historic estates (Crichton, Borthwick, Prestonhall, Vogrie, Middleton Hall), and designed landscapes. Ensure these features are preserved within land management and development strategies, maintaining the valley’s cultural narrative.
- Enhance Ecological and Recreational Connectivity – Manage woodlands, riparian corridors, and farmland edges to strengthen wildlife corridors. Maintain and improve the Core Path Network and local trails to provide safe, low-impact public access that links key natural and cultural areas.
- Support Sustainable Recreation and Small-Scale Visitor Facilities – Encourage low-impact recreational use, including walking, cycling, and wildlife observation. Where appropriate, accommodate small-scale visitor infrastructure in visually concealed locations that complement the landscape without compromising scenic, ecological, or cultural values.
- Manage Forestry and Land Use Sensitively – Ensure forestry operations, agricultural practices, and habitat management maintain the valley’s visual and ecological integrity. Promote land uses that reinforce the rural character and biodiversity of the SLA.
- Resist Intrusive Development – Prevent inappropriate development, including large-scale infrastructure, telecommunications masts, or urban expansion that would disrupt scenic views, ecological networks, or cultural heritage.
- Promote Awareness and Education – Foster public understanding of the valley’s natural, scenic, and cultural qualities through interpretive

signage, educational programs, and community engagement.
Encourage responsible recreation and stewardship of the landscape.



APPENDIX 3 – Designated Nature Conservation Sites

Statutory Designations

Location/Site	Grid Ref	Designation
Auchencorth Moss	NT 208552	SSSI
Bilston Burn	NT 270649 & NT 282648	SSSI
Black Burn	NT 235583	SSSI
Carlops Meltwater Channels	NT 174565	SSSI
Crichton Glen	NT 382606	SSSI
Dalkeith Oakwood	NT 337688	SSSI
Dundreich Plateau	NT 285489	SSSI
Fala Flow	NT 432586	SSSI/SPA/Ramsar
Gladhouse Reservoir	NT 299535	SSSI/SPA/Ramsar
Habbies Howe – Logan Burn	NT 184618	SSSI
Hadfast Valley	NT 388688	SSSI
Hewan Bank	NT 285646	SSSI
Keith Water	NT 439620 & NT 438623	SSSI
North Esk Valley	NT 154582	SSSI
Peeswit Moss	NT 288550	SSSI/SAC
Roslin Glen	NT 280633	SSSI
Straiton Pond	NT 282667	LNR

SSSI – Site of Special Scientific Interest

SPA – Special Protection Area

SAC – Special Area of Conservation

LNR – Local Nature Reserve

Non-Statutory Designations

Location/Site	Grid Ref	Designation
Aikendeen Glen	NT322622	LBS
Arniston Estate Woodlands and River South Esk	NT327603	LBS
Auchendinny Ponds and Glencorse Burn Wood	NT254617	LBS
Auchendinny Wood	NT255613	LBS
Beeslack Wood and Haughhead	NT245613	LBS
Bellyford Burn West	NT376689	LBS
Black Burn North	NT236589	LBS
Black Hill	NT190630	LBS
Black Springs	NT190664	LBS
Bonnyrigg to Rosewell Disused Railway	NT299663	LBS
Borthwick Glen	NT375595	LBS
Brothershiels Marsh	NT430572	LBS
Bush Estate and Glencorse Burn	NT247636	LBS
Camp Hill	NT356637	LBS
Carrington Mill Wood	NT310590	LBS
Cockmuir Marsh	NT263552	LBS
Costerton and Fala Woods West	NT438625	LBS
Dalhousie Burn	NT317634	LBS
Dalhousie Castle Estate	NT324633	LBS
Dalkeith Estate	NT336685	LBS
Edgelaw Reservoir	NT300582	LBS
Erraid Wood	NT247661	LBS
Ford Glen and Dewar Town Glen	NT387643	LBS
Fullarton Water	NT282563	LBS
Glencorse Reservoir and Glen	NT222634	LBS

Gore Glen	NT335616	LBS
Hare Moss and Auchencorth Moss	NT212566	LBS
Hope Quarry	NT404628	LBS
Kate's Caldron	NT464597	LBS
Linn Dean	NT468591	LBS
Logan Burn	NT174612	LBS
Loganlee Reservoir and Logan Burn	NT196625	LBS
Mavisbank	NT291653	LBS
Melville Estate and Melville Castle Estate	NT312669	LBS
Middleton Lime Quarries (East)	NT354574	LBS
Middleton Lime Quarries (West)	NT342574	LBS
Milkhall Pond	NT242573	LBS
Mount Lothian Quarry Ponds	NT268561	LBS
Newbattle Woods	NT334659	LBS
Penicuik House Estate	NT219588	LBS
Penicuik Mill Lade and the River Esk to Esk Bridge	NT242601	LBS
River South Esk - Dalhousie Bridge to Lothian Bridge	NT327641	LBS
River North Esk - Drumbuie to Brunston Castle	NT191575	LBS
River South Esk - Dundreich Plateau to Little Gladhouse	NT296504	LBS
River North Esk - Eskbank	NT325673	LBS
River North Esk - Lasswade	NT300658	LBS
River South Esk - Little Gladhouse to Moorfoot	NT298520	LBS
Rosebery Reservoir and River South Esk	NT308557	LBS
Rosewell to Auchendinny Disused Railway	NT271623	LBS

Roslin Glen Country Park	NT260634	LBS
Roslin-Moat and Curling Pond	NT266624	LBS
Scroggy Brae	NT165564	LBS
Shiel Burn Wood	NT295622	LBS
Springfield Mill and The Maiden Castle	NT287644	LBS
Straiton Pond	NT282667	LBS
Strechendean Wood	NT377620	LBS
Temple Wood	NT315579	LBS
Toxside Moss (north)	NT276546	LBS
Toxside Moss (south)	NT274534	LBS
Tyne Water and Preston Hall Estate	NT396661	LBS
Vogrie Country Park	NT384633	LBS
Birky Side	NT375602	pLBS
Hewan Bank	NT285647	pLBS
Middleton House Pond	NT369582	pLBS
Monktonhall Bing	NT319709	pLBS
Old Pentland Bing	NT265663	pLBS
Torfichen Hill	NT338545	pLBS
Tyne Water & Waverley Railway at Tynehead	NT393590	pLBS
Waverley Railway - Gorebridge to Tynehead	NT344613 - NT390599	pLBS
Waverley Railway - Newbattle to Gorebridge	NT328647 - NT332621	pLBS

LBS – Local Biodiversity Site

pLBS – potential Local Biodiversity Site

APPENDIX 4 – Midlothian Nature Network

Nature Network is defined in NPF4:

“A Nature Network is a joined-up system of places important for wild plants and animals, on land and in water. It allows plants, animals, seeds, nutrients and water to move from place to place and enables the natural world to adapt to change, providing plants and animals with places to live, feed and breed. Effectively functioning nature networks will connect existing nature rich areas through habitat corridors, habitat ‘stepping stones’, or habitat restoration areas.

Scotland’s Nature Networks will enable opportunities for achieving ecological connectivity that meet local priorities for biodiversity and nature; whilst building and strengthening an evolving regional and national connectivity.”

The first step in the spatial definition of the existing Midlothian Nature Network is to utilise available data. The illustrative diagrams below show the data used when the diagrams were prepared. Table 4.1 shows the data which has been used and the source of the data.

Inclusion in the mapping of the existing Nature Network does indicate there is currently high biodiversity value, or that the biodiversity value of the identified areas is equal. It is intended to provide an appropriate framework for the future improvement and expansion of the Midlothian Nature Network.

Table 4.1

Data	Source
Local Biodiversity Sites	Midlothian Council
Local Geodiversity Sites	Midlothian Council
Local Nature Reserve	Midlothian Council
Country Parks	NatureScot (Open Data Hub)
Regional Park	NatureScot (Open Data Hub)
Sites of Special Scientific Interest	NatureScot (Open Data Hub)
Special Protection Area	NatureScot (Open Data Hub)
Special Areas of Conservation	NatureScot (Open Data Hub)
CSGN Bog & Heath Habitat	NatureScot (Open Data Hub)
CSGN Grassland Habitat	NatureScot (Open Data Hub)
CSGN Wetland Habitat	NatureScot (Open Data Hub)
Scottish Wetland Inventory	SEPA
CSGN Woodland Habitat	NatureScot (Open Data Hub)
Ancient Woodland Inventory	Scottish Forestry (Open Data)
Native Woodland Survey	Scottish Forestry (Open Data)
National Forest Inventory	Scottish Forestry (Open Data)
Gardens and Designed Landscapes	Historic Environment Scotland
Peat Soils	James Hutton Institute
Open Space	Midlothian Council
Newbattle Strategic Greenspace Safeguard	Midlothian Council

The diagrams in this Appendix are for illustrative purposes only. The existing Nature Network is included in the Proposals Map, but the mapping should be treated with caution and always confirmed on the ground by a qualified ecologist on a site-by-site basis.

The buffer areas shown in the diagrams are based on the following maximum dispersal distances for each habitat types:

- Woodland – 500 metres
- Grassland – 300 metres
- Wetland – 150 metres
- Bog & Heath – 500 metres.

This has been a desk-based exercise only.

Diagram 1 shows protected greenspaces. This includes:

- Country Parks
- Regional Park
- Newbattle Strategic Greenspace Safeguard
- Local Biodiversity Sites
- Local Geodiversity Sites
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Area
- Local Nature Reserve
- Open Space (parks and functional amenity greenspace, structural amenity greenspace, school grounds, paths, growing spaces, burial grounds)

Diagram 2 shows Bog and Heath Habitat plus buffer based on 500 metre maximum dispersal distance. It also shows the location of known peat soils.

Diagram 3 shows Grassland Habitat plus buffer based on 300 metre maximum dispersal distance.

Diagram 4 shows Wetland Habitat plus buffer based on 150 metre maximum dispersal distance.

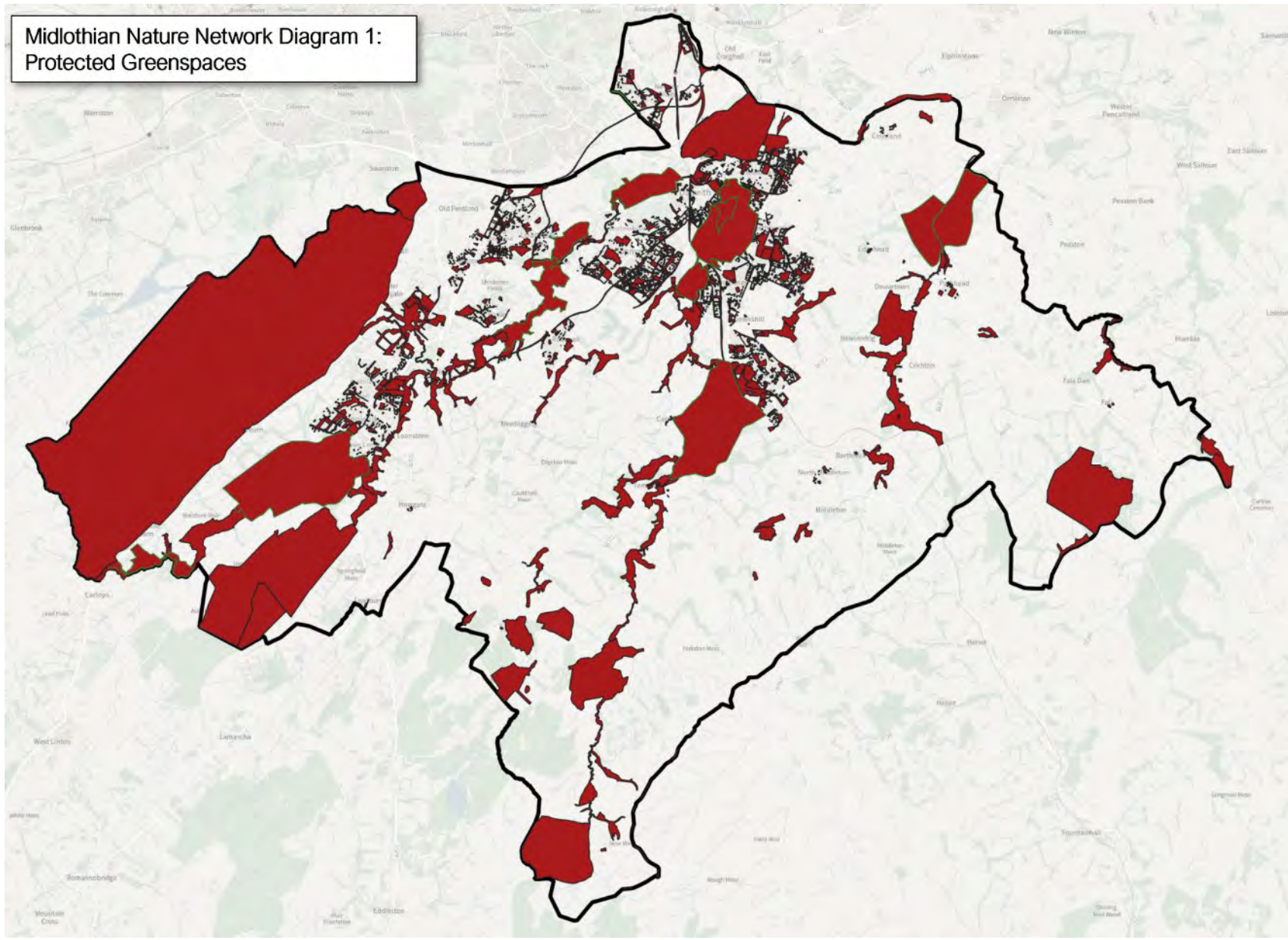
Diagram 5 shows Woodland habitat plus buffer based on 500 metre maximum dispersal distance.

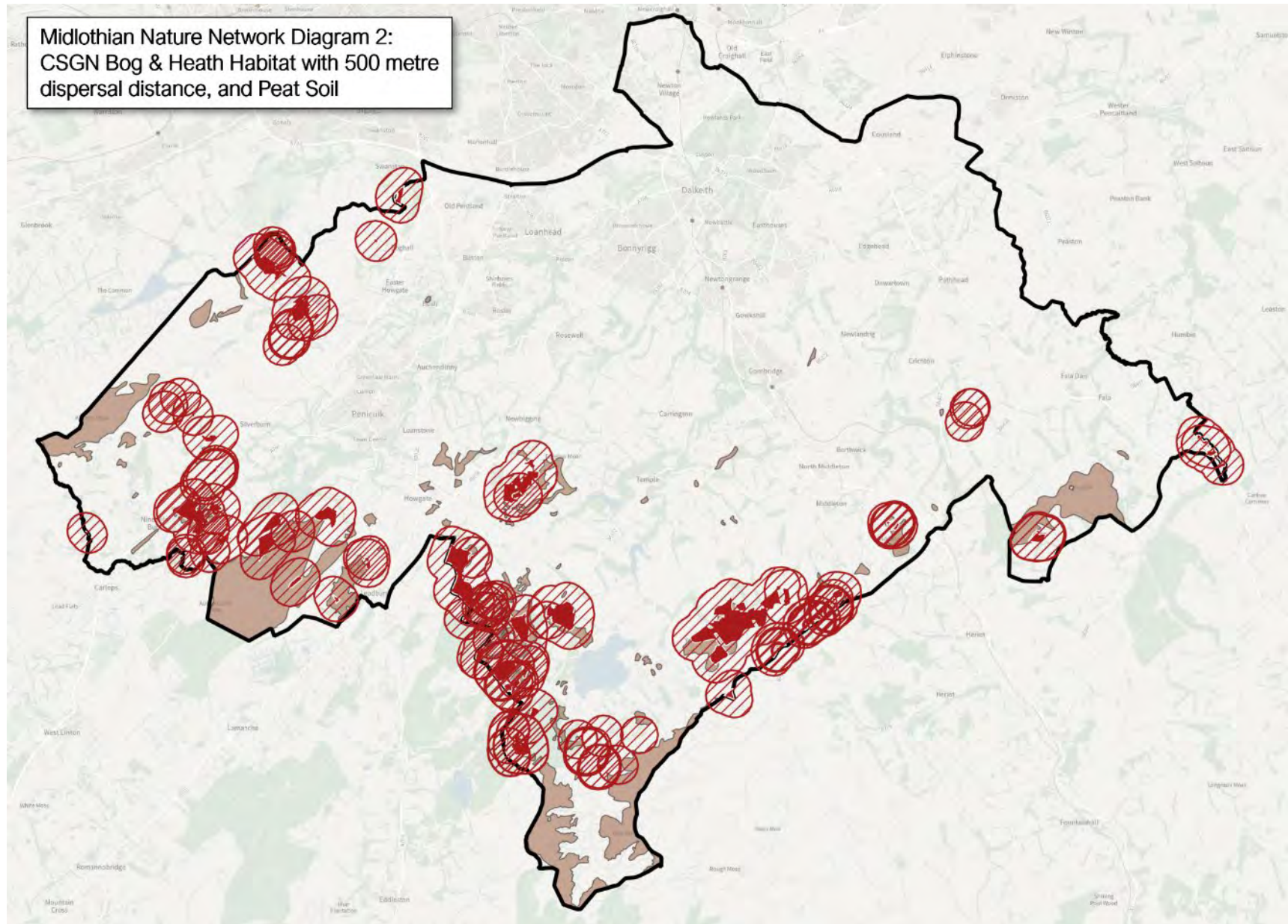
Connectivity Opportunities

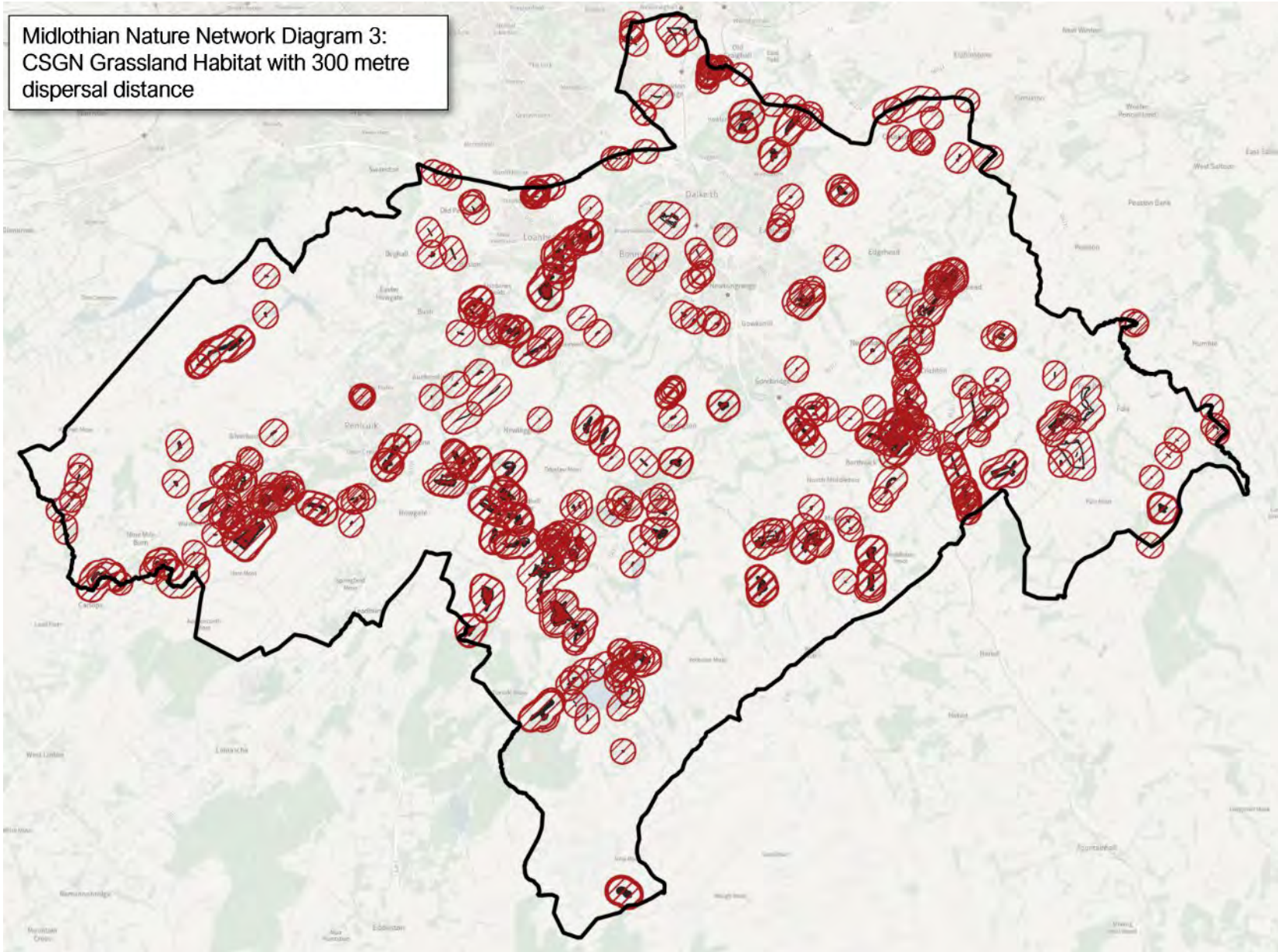
The primary purpose of a nature network is ecological connectivity, working at the local, national and regional scale, initially through strategic connections of important areas for biodiversity (ecological corridors or ‘stepping stones’). A spatially defined nature network is about identifying area where the improvement or creation of habitats would contribute significantly to connectivity across the landscape for important areas of biodiversity. Nature networks are not the sole means by which connectivity and ecosystem health can be improved.

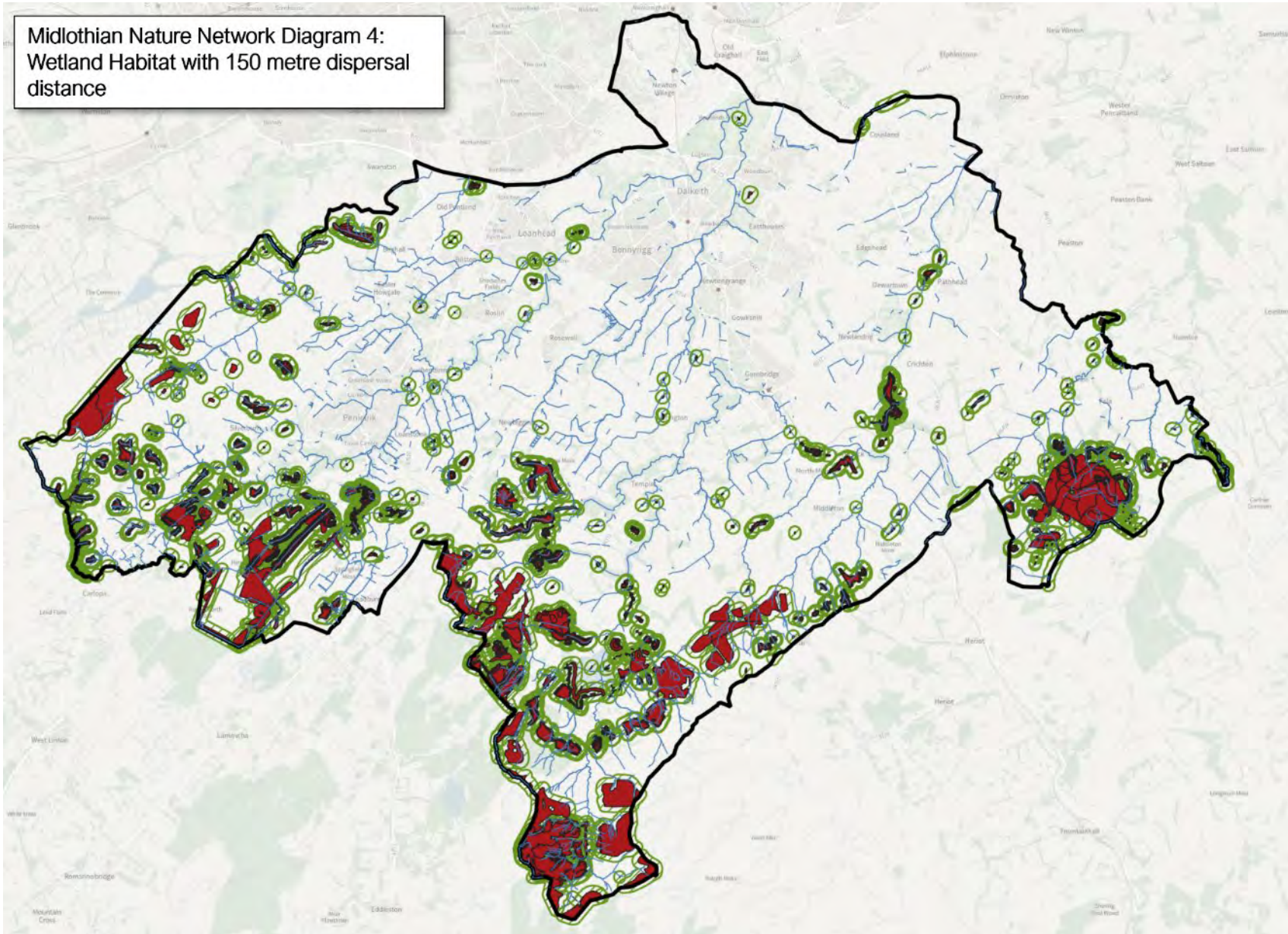
The [CSGN 2021 Habitat Connectivity Map](#) identifies key sites for connecting habitats (woodland, grassland, wetland and bog and heath) so that species can move between them. Rather than duplicate this work for the LDP, the connectivity opportunities identified through the CSGN Habitat Connectivity Map are supported in this Local Development Plan. More localised connectivity improvements are also encouraged, where supported by professional ecological advice, to provide corridors or stepping stones connecting the habitats and buffers shown in Diagrams 3, 4 and 5.

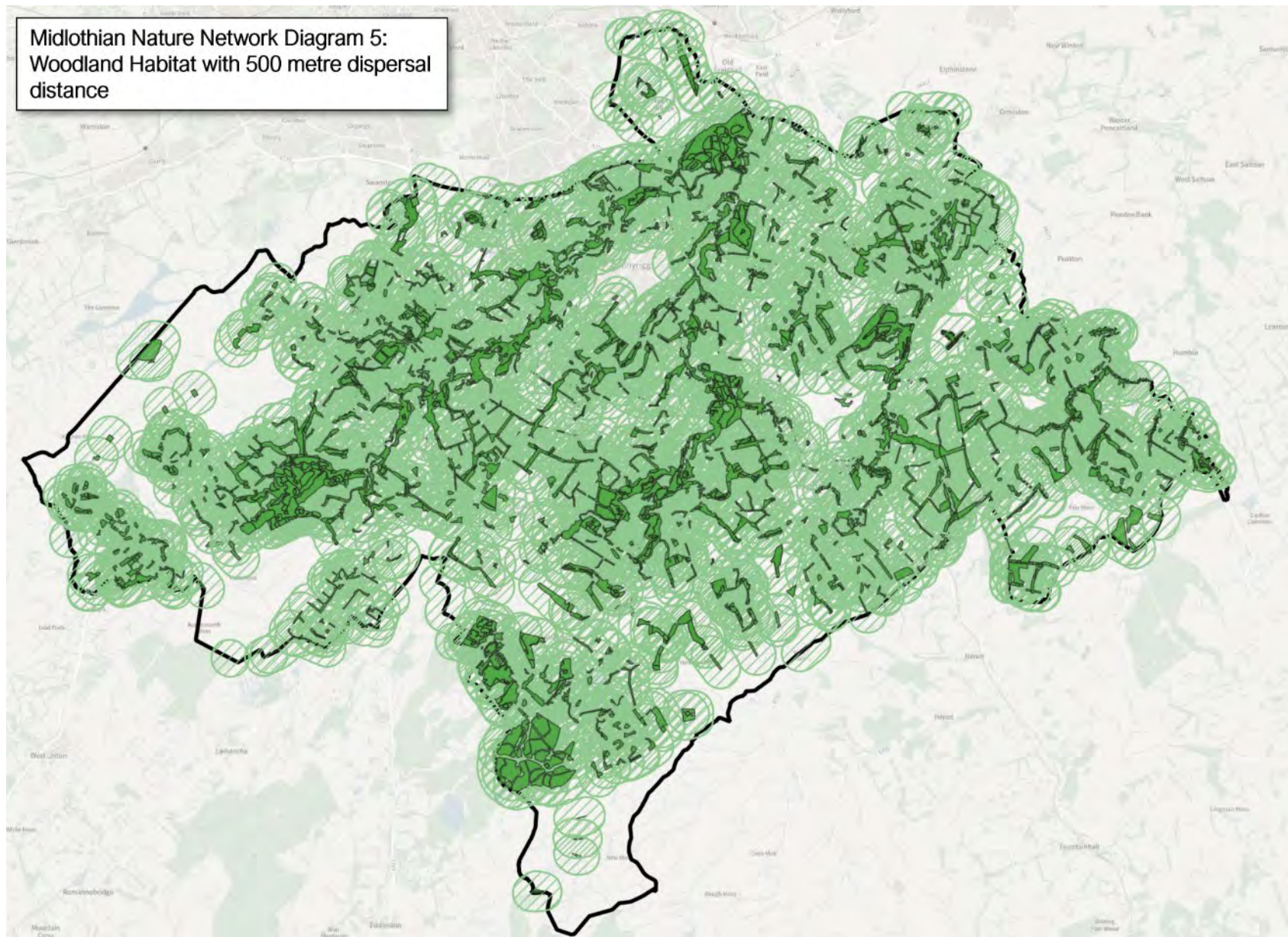
Midlothian Nature Network Diagram 1:
Protected Greenspaces











APPENDIX 5 – UGF Surface Cover Weightings

Source: [Urban Greening Factor User Guide](#)

Vegetation and Tree Planting

No	UGF Surface Cover Type	Factor	General Description
1	Semi-natural vegetation and wetlands retained on site (including existing/ mature trees)	1.0	Protection and enhancement of existing vegetation within the development site including mature trees and habitats
2	Semi-natural vegetation established on site	1.0	New areas of vegetation and species-rich habitats within the development site that are connected to sub-soils at ground level
3	Standard/ semi-mature trees (planted in connected tree pits)	0.9	Tree planting established within engineered and interconnected systems with structural soil to maintain tree health at maturity
4	Native hedgerow planting (using mixed native species)	0.8	Dense linear planting of mixed native hedgerow species, at least 800mm wide and planted two or more plants wide
5	Standard/ semi-mature trees (planted in individual tree pits)	0.7	Tree planting established within separate designed tree pits with structural soils to maintain tree health at maturity
6	Food growing, orchards, allotments	0.7	Areas and facilities provided for local allotment and community-based food growing including formal orchards with fruit trees
7	Flower rich perennial and herbaceous planting	0.7	New areas of mixed native and ornamental herbaceous and perennial plant species to support seasonal cycles of pollinating insects
8	Mixed hedge planting (including linear planting of mature shrubs)	0.6	Dense linear planting to native or ornamental shrub and hedgerow species, closely spaced with one or more plants wide
9	Amenity shrub and ground cover planting	0.5	Areas of formal and informal non-native shrub and ground cover planting connected to sub-soils at ground level or in planters
10	Amenity grasslands including formal lawns	0.4	Areas of short mown grass and lawn used for active sports or informal recreation that is regularly cut and generally species-poor

Green Roofs and Walls

No	UGF Surface Cover Type	Factor	General Description
11	Intensive green roof (meets Green Roof Organisation/GRO Code)	0.8	High maintenance accessible green roof with planting and a depth of growing substrate with a minimum settled depth of 150mm
12	Extensive biodiverse green roof (meets the GRO Code, may include Biosolar)	0.7	Green roof with species-rich planting, with limited access, may include photovoltaics, the depth of growing substrate is 100-150mm
13	Extensive green roof (meets GRO Code)	0.5	Low maintenance green roof, limited species mix in planting and with no access, the depth of growing substrate is 80-150mm
14	Extensive sedum only green roof (does not meet the GRO Code)	0.3	Low maintenance sedum green roof, no access, combined depth of growing substrate, including sedum blanket, is less than 80mm
15	Green facades and modular living walls (rooted in soil or with irrigation)	0.5	Vegetated walls with climbing plants rooted in soil supported by cables or modular planted systems with growing substrate and irrigation

SUDS and Water Features

No	UGF Surface Cover Type	Factor	General Description
16	Wetlands and semi-natural open water	1.0	Areas of semi-natural wetland habitat with open water for at least six months per year contributing to surface water management
17	Rain gardens and vegetated attenuation basins	0.7	Bio-retention drainage features including vegetated rain gardens and attenuation basins that also provide biodiversity benefit
18	Open swales and unplanted detention basins	0.5	Sustainable drainage systems to convey and temporarily hold surface water in detention basins with minimal vegetation cover
19	Water features (unplanted and chlorinated)	0.2	Ornamental and generally chemically treated water features providing amenity value but with minimal biodiversity and habitat benefit

Paved Surfaces

No	UGF Surface Cover Type	Factor	General Description
20	Open aggregate and granular paving	0.2	Porous paving using gravels, sands and small stones as well as recycled materials that allow water to infiltrate across the entire surface
21	Partially sealed and semi-permeable paving	0.1	Semi-permeable paving using precast units and filtration strips that allow water to drain through defined joints and voids in the surface
22	Sealed paving (including concrete and asphalt)	0.0	Impervious paving constructed of concrete, asphalt or sealed paving units that do not allow water to percolate through the surface

Note: [Urban Greening Factor User Guide](#) Table 2 provides detailed descriptions of each surface cover type.