



MLDP2 Environmental Report

DRAFT
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Midlothian



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Introduction

Introduction

Purpose of this Environmental Report

1. To satisfy the requirements of the Town and Country Planning Act 1997, as amended, Midlothian Council has prepared a Proposed Local Development Plan (MLDP2 Proposed Plan) which will replace the adopted Midlothian Local Development Plan 2017 (MLDP 2017). When preparing MLDP2, the Council is required by Section 16(2a) to take into account the National Planning Framework. National Planning Framework 4 (NPF4) was adopted by Scottish Ministers on 13 February 2023. The Town and Country Planning (Scotland) Act 1997, updated by the Planning (Scotland) 2019 Act, and the Development Planning (Scotland) Regulations 2023 set out the process and requirements for the production of local development plans. The Environmental Assessment (Scotland) Act 2005 mandates that Strategic Environmental Assessment (SEA) is undertaken on public bodies' plans, programmes and strategies. This includes assessing and consulting on the environmental impacts of such documents produced by public bodies. SEA is required for MLDP2.
2. The purpose of this draft Environmental Report is to:
 - provide information on the MLDP2 Proposed Plan and its environmental assessment;
 - identify, describe and evaluate any likely significant environmental effects of the MLDP2 Proposed Plan, its development strategy and reasonable alternatives identified by the Council, as required by legislation; and
 - provide an effective opportunity for the Consultation Authorities (CAs), (Historic Environment Scotland (HES), Scottish Environment Protection Agency (SEPA), and NatureScot) and the public to offer views on the Draft Environmental Report.
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](#) (NPF4). Together NPF4 and MLDP2 (following adoption) will constitute the statutory development plan for Midlothian. The strategic aims of MLDP2, listed below, are set in the context of the following spatial drivers for change identified in MLDP2: infrastructure capacity, climate change and influence of the city (Edinburgh). The strategic 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; and
 - New development is energy efficient, sensitively designed and carefully integrated into the landscape.
4. Preparation of the MLDP2 Proposed Plan has been informed by the views and comments received during:
- preparation of the Evidence Report in 2023-2024;
 - engagement with Scottish Government Key Agencies;
 - the Scottish Government Gate Check of the Evidence Report;
 - the Call for Ideas and Opportunities for MLDP2 undertaken in 2024; and
 - direct engagement with community and other interested parties, such as landowners and development interests.
5. The above list represents key stages and opportunities for those with an interest in development in Midlothian and protection of its environment to input to the MLDP2 plan-making process. Publication of the MLDP2 Proposed Plan is the next key stage for engagement and involvement.
6. Should any changes be made to the MLDP2 Proposed Plan following the public consultation, a revised Environmental Report may be required. Also, if changes were made to the MLDP2 Proposed Plan following Examination and held into unresolved objections to the Proposed Plan, then the Environmental Report may also require to be amended. If the changes made to the Plan, in either situation, would create significant environmental effects, then further public consultation on the Environmental Report may be required. That would represent further opportunity for public comment. After adoption of MLDP2, a statement will be prepared as required under Environmental Assessment (Scotland) Act 2005, setting out MLDP2's relationship with the Environmental Report and the influence of comments received in relation to it.

Key Facts

7. The key facts relating to the Proposed MLDP2 are set out in Table 1.

Table 1: Key Facts

Name of Responsible Authority	Midlothian Council
Title	Midlothian Local Development Plan 2 (MLDP2)
What Prompted the Plan	Town and Country Planning (Scotland) Act 1997
Subject	Town and Country Planning
Period Covered by Plan	Ten years from adoption of MLDP2 (anticipated May 2027)
Frequency of Updates	At least every ten years
Area Covered by Plan	Midlothian Council area
Purpose of Plan	<p>The purpose of the local development plan is to:</p> <ul style="list-style-type: none"> • set out a clear vision for shaping the future of Midlothian’s communities and surrounding countryside • promote and manage sustainable growth; • ensure the availability of infrastructure to support such growth; • protect and mitigate against any adverse impacts of development on environmental and cultural assets; • promote sustainable travel; • provide a framework to guide decisions on development proposals; and • give confidence to investors and communities alike with respect to the location of future development and investment. <p>Section 15 of The Town and Country Planning (Scotland) Act 1997 sets out the form and content of local development plans:</p> <p>Section 15 (1)(a) set out a spatial strategy being a detailed statement of the planning authority's policies and proposals as to the development and use of the land (taking account of the matters mentioned in subsection (5) of Section 15).</p> <p>Section 15 (1A) include targets for meeting the housing needs of people living in the part of the district to which it relates (i.e. Midlothian in this instance).</p> <p>Section 15 (5) the matters to be taken into account in preparing the local development plan’s policies and proposals as to development include:</p> <p>(a) the principal physical, cultural, economic, social, built heritage and environmental characteristics of the district,</p>



	<p>(b) the principal purposes for which the land is used,</p> <p>(c) the size, composition, health and distribution of the population of the district,</p> <p>(ca) the housing needs of the population of the area, including, in particular, the needs of persons undertaking further and higher education, older people and disabled people,</p> <p>(cb) the availability of land in the district for housing, including for older people and disabled people,</p> <p>(cc) the desirability of allocating land for the purposes of resettlement,</p> <p>(cd) the health needs of the population of the district and the likely effects of development and use of land on those health needs,</p> <p>(ce) the education needs of the population of the district and the likely effects of development and use of land on those education needs,</p> <p>(cf) the extent to which there are rural areas within the district in relation to which there has been a substantial decline in population,</p> <p>(cg) the capacity of education services in the district,</p> <p>(ch) the desirability of maintaining an appropriate number and range of cultural venues and facilities (including in particular, but not limited to, live music venues) in the district,</p> <p>(d) the infrastructure of the district (including communications, transport and drainage systems, systems for the supply of water and energy, and health care and education facilities),</p> <p>(e) how that infrastructure is used.</p>
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Environmental Assessment Activities to Date

8. The process of environmental assessment for MLDP2 has been underway since the decision taken by Midlothian Council at its 28 February 2023 Planning Committee to commence work on preparing it (MLDP2) and replacing MLDP 2017.

Table 2: Environmental Assessment Activities

Environmental Assessment Action/ Activity	When Carried Out	Comment
Develop objectives for MLDP2 environmental assessment based on assessment of MLDP 2017 and NPF4.	June 2023-April 2024	Developed at same time as early engagement with the Consultation Authorities on the Scoping Report and Environmental Baseline.
Meet with Consultation Authorities (CAs) to discuss draft Scoping Report for the Environmental Report, including levels of detail and assessment methodology	June-December 2023	Conducted through regular meetings and engagement
CAs review draft Scoping Report including site assessment methodology	September-December 2023	Conducted through regular meetings and engagement
Establish environmental baseline as part of the Scoping Report and for inclusion in the Evidence Report	September-December 2023	Conducted through regular meetings and engagement
Submit Scoping Report to CAs	October-December 2023	Conducted through regular meetings and engagement
Liaise with CAs on information to support sites assessment methodology	September-December 2023	Conducted through regular meetings and engagement
Publish invitation to community bodies to prepare and submit Local Place Plans.	March 2023-March 2024	Content of Local Place Plans informed preparation of the MLDP2 Proposed Plan and this accompanying Draft Environmental Report.
Prepare Strategic Flood Risk Assessment	October 2023-April 2024	Conducted through regular and engagement with, and input from, SEPA and Scottish Water.
Prepare Evidence Report	September 2023-April 2024	Engagement with CAs and Key Agencies
Submit Evidence Report to Scottish Government	June 2024	
Scottish Government Gate Check Approval of Evidence Report	September 2024	

Environmental Assessment Action/ Activity	When Carried Out	Comment
Sites Assessments	October 2024-June 2025	Site assessments undertaken for all sites, not just the “preferred” and “alternative” sites in line with Environmental Assessment (Scotland) Act 2005.
Prepare MLDP2 Proposed Plan	June 2025-April 2026	Included engagement with necessary parties including community councils, landowners/developers, infrastructure providers.
Prepare Draft Environment Report and Draft Habitats Appraisal	November 2025-May 2026	
Publish MLDP2 Proposed Plan, Draft Environmental Report and Draft Habitats Appraisal	June 2026	





Context

Context

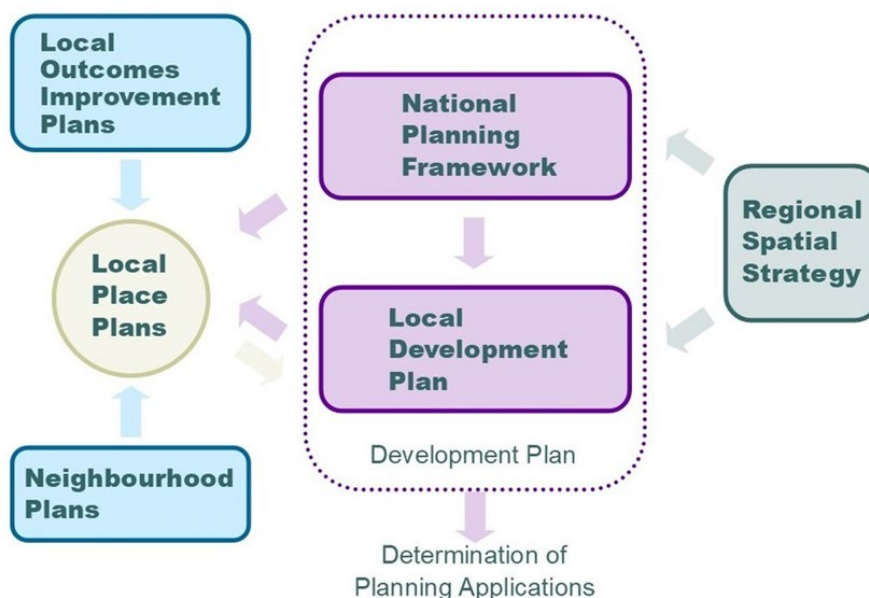
Outline and Objectives of MLDP2

9. When preparing the local development plan, the planning authority is required by Section 16(2a) of the Town and Country Planning (Scotland) Act 1997 (as amended) to take into account the National Planning Framework. The MLDP2 Proposed Plan includes policies and proposals which together guide development and safeguard and encourage improvements to the environment. The MLDP2 Proposed Plan allocates land for development to meet identified requirements (relating to NPF4) and needs for a period of ten years after adoption of MLDP2. Section 16(1a) of the 1997 Act requires the Council to prepare a local development plan at intervals of no more than 10 years. MLDP2 is programmed for adoption in 2027 and will cover the 10-year period 2027-2037.
10. Once adopted, MLDP2 will replace MLDP 2017. While parts of the policy framework of MLDP 2017 remain relevant, much of the policy framework is being updated in MLDP2. This is being done to reflect NPF4 and changes to planning legislation and the wider policy context since the adoption of MLDP 2017. In particular this relates to policy matters such as the climate emergency and blue and green infrastructure. To avoid duplication, MLDP2 will rely as much as possible on the policy framework of NPF4. However, MLDP2 will contain a policy framework that seeks to reflect more local circumstances of Midlothian.

Relationship with Other Plans, Programmes and Strategies and Environmental Objectives

11. MLDP2 and NPF4 together will form the statutory development plan for Midlothian, against which all development proposals requiring planning consent will be assessed. Production of MLDP2 is required to take into account NPF4 and other plans, strategies and statements of policy, e.g. from the Scottish Government. Figure 1 shows the relationship between the Development Plan and other relevant plans and strategies.

Figure 1: Relationship of Midlothian Local Development 2 with Other Plans and Strategies



National Planning Framework 4 (NPF4)

12. The Scottish Government approved and published the Fourth National Planning Framework (NPF4) on 13 February 2023. NPF4, along with MLDP2017, form the current statutory development plan for Midlothian.
13. NPF4 sets out the Scottish Government's vision, ambition and policy for land use and development until 2045. It includes an updated collection of national planning policies, superseding the previous Scottish Planning Policy (2014), and sets out a comprehensive land use plan for the future. NPF4 is ambitious in that it combines land use strategy and policy framework in their traditional forms, with the inclusion of wider environmental, economic, social, health and wellbeing and human rights and equality priorities. It also sets out development requirements for local authorities.

Regional Spatial Strategies

14. Regional spatial strategies can identify areas for future population growth, align with regional economic strategies and identify key sectors and clusters for future development and investment. They are expected to set out a clear place-based spatial strategy that guides future development across different areas of Scotland. This will include identification of networks of regionally significant centres, growth and investment areas and ensuring that future development and infrastructure work with each area's assets, whilst conserving and enhancing nationally and regionally recognised natural and historic areas and assets.
15. Regional Spatial Strategies are not part of the development plan. However, local development plans must have regard of their contents. The Interim Regional Spatial Strategy covering Midlothian was approved by SESplan in June 2021. No further work has been

undertaken on the document. It has not had a direct role in informing production of the MLDP2 Proposed Plan.

Local Development Plans (LDP)

16. LDP set out detailed policies and proposals to guide development in a local area. The topic areas usually cover housing, business, retail, transportation and other strategic infrastructure, and strategic 'greenspace' such as green belts. They are also supplemented by topics such as the natural and built heritage, community facilities and recreation, health and wellbeing, local living, energy, waste management, minerals and utilities that may be covered at the strategic level.
17. An LDP must take into account NPF4 as approved by Scottish Ministers. The LDP is to be accompanied by a Delivery Programme to ensure that the necessary infrastructure is programmed to be in place to deliver the policies and proposals contained in the Development Plan. Scottish Government Key Agencies (including but not exclusively NatureScot, Historic Environment Scotland, SEPA, Scottish Water and Transport Scotland), are required to be active partners in plan preparation.

Local Place Plans (LPP)

18. While Local Place Plans do not form part of the Development Plan, they are part of the Scottish Government's wider work on planning reform and implementation of the Planning (Scotland) Act 2019. LPP allow community bodies to set out their own proposals for the development or use of land in their area. LPP provide an opportunity for communities to contribute to development planning in their area. They are a tool for local communities to think about how to make their 'place' better and work with others to make change happen.
19. Planning authorities are required to have regard for LPP when preparing their LDP, and community bodies need to take the LDP into account in their LPP preparation.

Neighbourhood Plans

20. While there are still Neighbourhood Plans in Midlothian, they are dated and have in many instances been replaced by LPP. Therefore, Neighbourhood Plans have not had a role in informing the production of MLDP2.

Single Midlothian Plan 2023-2027

21. The Single Midlothian Plan is the Local Outcome Improvement Plan for Midlothian. It sets out outcomes and actions for the Midlothian Community Planning Partnership across different themes. The Council's Planning Service participates in this partnership and in developing the outcomes and actions, which in turn inform and compliment the production of MLDP2.

Other Midlothian Strategies, Plans and Programmes

22. In addition, there are a number of other strategies, plans and programmes which inform MLDP2 and with which it needs to be integrated. These include:
- SEStran 2035 Regional Transport Strategy
 - Midlothian Strategy for Growth 2025-2030
 - Midlothian Local Transport Strategy 2025-2035
 - Midlothian Local Housing Strategy 2026-2031
 - Midlothian Local Biodiversity Action Plan 2019-2024
 - Replacement Midlothian Open Space Strategy
 - Midlothian Strategic Flood Risk Assessment
 - Draft Midlothian Forestry and Woodlands Strategy
 - Draft Midlothian Strategic Tourism Infrastructure Development Plan
 - Neighbouring Local Development Plans

Neighbouring Local Authorities

23. Neighbouring authorities also have development plans and these are taken into account to ensure cross-boundary integration of planning policies and proposals. Midlothian Council has undertaken a green belt review and liaised with adjacent Councils on the methodology for undertaking the review. Preparation of MLDP2 has been informed by working with adjacent planning authorities on natural environment matters, including natural heritage designations and woodland. Preparation of the Transport Appraisal involves cross border working.

Environmental Assessment Objectives for MLDP2

24. The Council has identified a number of environmental objectives and sub-objectives for the assessment of MLDP2 and for setting out in this Environmental Report. These objectives and sub-objectives are informed by those used for MLDP 2017 to help with consistency, and by the intents and outcomes of NPF4 policies, including the example SEA objectives set out in the SEA Scoping Report accompanying NPF4.
25. The Council has also had regard to and has incorporated environmental objectives relating to climate change upon the recommendation from Consultation Authorities in response to the MLDP2 SEA Scoping Report. The Council engaged with the SEA Consultation Authorities (Historic Environment Scotland, NatureScot and SEPA) for the preparation of the Scoping Report for this Environmental Report and its environmental assessment process.
26. Consideration has been given to whether significant effects arising from NPF4 should be identified and assessed by this SEA. The Council has concluded that this SEA will not include NPF4 policies in the assessment as NPF4 has been subject to its own separate SEA and to do so would create unnecessary duplication. However, the Council acknowledges the status of NPF4 and the need for MLDP2 to take it into account. Therefore, the proposed SEA assessment framework embeds the principles of NPF4 and seeks to ensure that the SEA objectives are informed by national policy directions. The SEA and environmental objectives for MLDP2 are therefore, as stated, supported by the intent and outcomes of

relevant NPF4 policy, and example SEA objectives as set out in the SEA Scoping Report accompanying NPF4. Not every intent and outcome from every NPF4 policy has been included, rather only those which are considered relevant and would strengthen the MLDP2 SEA assessment framework.

27. The environmental assessment requirements were also reviewed to take full account of current priorities from other plans, programmes and strategies. These were included in the MLDP2 Scoping Report and feedback was received from the Consultation Authorities. This feedback has been incorporated into the environmental assessment objectives for MLDP2 as included in this Environmental Report. The resulting SEA assessment objectives and sub-objectives for MLDP2 are set out in Table 3.

Table 3: Environmental Assessment Objectives for MLDP2

SEA Topic/ Receptor	SEA Environmental Objective	SEA Environmental Sub-objective
AIR	To protect and improve current air quality	Maintain (and improve) current levels of air quality
		Reduce the need to travel by private vehicle
		Provide opportunities for access to sustainable forms of transport
BIODIVERSITY, FLORA AND FAUNA	To protect, enhance and restore biodiversity	Protect/ enhance/ restore international and national nature conservation areas
		Protect/ enhance/restore regional/local nature conservations areas/ local biodiversity/geodiversity sites
		Protect/ enhance/restore undesignated habitats and species
		Protect/ enhance/restore existing woodland and trees
		Increase habitat connectivity and ecosystem function/Protect nature networks/ wildlife corridors of nature conservation importance in response to climate change
		Protect and enhance green infrastructure including green and blue networks
CLIMATIC FACTORS	To reduce greenhouse gases, avoid new greenhouse gas emissions, and support the transition to Net Zero	Reduce greenhouse gas emissions
		Promote energy efficient locations/ buildings
	Improve Midlothian's resilience to climate change	Support Midlothian's resilience to anticipated extreme weather events and climate change
POPULATION AND HUMAN HEALTH	To improve the quality of life, human health and reduce health inequalities for communities in Midlothian	Provide a range of houses across tenures that meet the diverse housing needs
		Improve access to employment and essential services
		Provide access to greenspace/ footpaths/ cycle routes
		Safeguard against negative environmental impact
		Improve health and reduce health inequalities
CULTURAL HERITAGE	To protect and enhance historic environment assets	Protect/ enhance listed buildings
		Protect scheduled monuments
		Protect non-designated historic sites
		Protect/ enhance Gardens & Designed Landscapes
		To make the historic environment more climate resilient and to reduce emissions from the historic environment.
		Protect/ enhance conservation areas/ historic urban form/ settlement pattern
		Protect / enhance Battlefields

SEA Topic/ Receptor	SEA Environmental Objective	SEA Environmental Sub-objective
LANDSCAPE, TOWNSCAPE AND PLACEMAKING	To protect and enhance Midlothian's landscape and areas of valuable landscape	Protect/ enhance designated landscapes
		Conserve and enhance landscape character and scenic value of the area
		Protect character of the landscape/townscape
		Protect and enhance geodiversity
		Maintain/ enhance quality/ distribution/ availability of publicly accessible open space
		Avoid settlement coalescence
MATERIAL ASSETS	To promote the sustainable use of natural resources and ensure quality in new development	Protect existing woodland and trees and cover expanded.
		Encourage waste minimisation/ recycling
		Reduce use and promote sustainable management of natural resources
		Promote use of brownfield, vacant and derelict land and empty buildings
LAND AND SOIL	To protect and restore valuable land and soil resources and minimise detrimental effects of land use change	Improve approach to sustainable energy
		Safeguard prime quality agricultural land and peatland
		Minimise disturbance to soils from development
WATER	To protect the quality and quantity of water and prevent flooding	Reduce soil sealing
		Protect and enhance quality and quantity of major waterbodies
	Strengthen resilience to flood risk	
	Protect, maintain and improve the ecological status and physical state of the water environment	Avoid adverse impacts on the ecological status and physical state of water bodies





Midlothian's Environment

Midlothian's Environment

Current State of the Environment and Likely Future of Midlothian With and Without MLDP2

Introduction and Limitations

28. This section summarises the state of the environment and key environmental characteristics of Midlothian relevant to preparation of MLDP2 and how MLDP2 in turn may affect the environment. It also summarises the likely trends in environmental change if MLDP2 is not implemented. The summary updates the Environmental Baseline Report which was submitted alongside the Scoping Report and as a supporting document for the Evidence Report.
29. MLDP2's policy framework takes into account the policy framework of NPF4. If MLDP2 were not implemented, the policy framework of NPF4 would be used to assess development proposals. However, MLDP2 contains a policy framework tailored to Midlothian circumstances and this would be lost and not implemented if MLDP2 did not exist.
30. There is a considerable amount of environmental information in different datasets underpinning this baseline summary. It is not practical to attempt to reproduce these datasets or describe the environmental characteristics in detail because it would make this report unworkable and unreadable. As part of the environmental assessment process, the Council sought to integrate its record of relevant baseline environmental data into this Environmental Report. This section of the report has drawn on the data and provides commentary on it.
31. It is not practical, or possible, to forecast every environmental change that may occur if MLDP2 were not implemented. This section identifies those changes that would be the more significant and likely in the event of non-implementation. Furthermore, the description of the environment and environmental changes is concentrated on those aspects of the environment that are most likely to be affected by MLDP2, such as the natural and cultural heritages that are vulnerable to change by built development.
32. As waste is an aspect of the environment less likely to be significantly affected by MLDP2, such information is omitted from the summary here. However, the following identified by SEPA may be of interest:
[Waste | Beta | SEPA | Scottish Environment Protection Agency](#)
[Waste data for Scotland | Scottish Environment Protection Agency \(SEPA\)](#)

Population and Human Health

33. The 2022 national census recorded Midlothian's population as 96,527. This represents an increase of approximately 15% from the 2011 census figure of 83,187. Estimates produced by the National Records of Scotland (NRS) indicated that at mid-2024 the population of Midlothian had risen to 99,880.
34. In terms of future population, the NRS 2022-based Population Projections by Council Area in Scotland predict the population of Midlothian could increase to 111,292 by 2032; an increase of 14,600 (15%) in 10 years. Midlothian has, over recent years, been Scotland's fastest growing Council area in terms of population growth and that trend is projected to continue.
35. Midlothian comprises a number of small and medium sized towns, together with many villages and hamlets. It is characterised by multiple identities, including commuter 'suburbs' and former mining communities. Midlothian's largest and most significant settlements include Bonnyrigg, home to 18,049 residents, Penicuik with 16,409 and 15,146 in Dalkeith. Other notable communities include Gorebridge with 8,905 residents and Loanhead, home to 6,995. In recent years, areas including Roslin and Bilston and the Shawfair area have experienced significant growth driven by new housing developments. For many the appeal of Midlothian lies in its combination of proximity to Edinburgh and countryside, and the opportunity to live within small communities that maintain strong local identities.
36. The health of the Midlothian population is generally better than the national average across a range of health outcomes. For the period 2021-23, the life expectancy at birth of both males and females is above the national average with 77.8 for males (Scotland: 76.8) and 81.6 for females (Scotland: 80.8). Nevertheless, disparities persist between different groups within Midlothian, reflecting the area's varied socio-economic composition and the diverse circumstances of its communities.
37. The growing pressure on Midlothian's affordable housing sector is demonstrated by a significant rise in demand. In 2024 the Council housing waiting list stood at approximately 6,500 households, an increase of 68% since 2021. This highlights the escalating need for more affordable homes across Midlothian. Over the past five years Midlothian has seen the completion of approximately 1,037 affordable homes. Midlothian's latest Strategic Housing Investment Plan 2025/26 – 2029/30 identifies sites for 2,082 potential homes, with a strategy to deliver 1,583 homes over the next five years to help address growing local housing demand. The plan would require approximately £159 million in grant funding from the Scottish Government to facilitate the delivery of these homes.
38. MLDP2 can help address these issues by, for example: allocating land for housing (including affordable) which provides for an increasing population whilst addressing 'place' and wider human health issues; supporting the provision for healthcare and community facilities; securing improvements to the existing infrastructure, particularly roads and sewage/water provision; and including design policies, e.g. in relation to street design, active travel and designing out the fear of crime.



39. If MLDP2 was not prepared and implemented, there may be a shortfall in affordable and other housing provision and/or new housing may be built in inappropriate places. This is because, without the plan, developers would submit planning applications for housing wherever they were able to obtain the land for building at the most favourable terms commercially; and these may not be optimum locations from a planning/environmental perspective. If the Council refused unacceptable housing proposals in the absence of an up-to-date local development plan, a developer would be likely to appeal against the refusal and may succeed in getting planning permission because the Reporters and Scottish Ministers would have to decide the acceptability of the proposals without the benefit of the Plan. This would represent an ad hoc and piecemeal approach to delivering housing. Adequate provision of healthcare and community facilities may not be provided in the right places, which could negatively affect people. It is however difficult to forecast whether such scenarios would be likely to have significant effects on human health within the Plan area *per se*.
40. The effects of MLDP2 on the population and human health of the area's most likely to be affected by it have been assessed through the checklist for each policy and development allocation, set out in Appendices 1 and 2.

Water

41. The water environment includes rivers, reservoirs, their valleys and catchments and groundwater resources. The river valleys of the North and South Esk and the Tyne are important physical features and natural systems with high visual amenity and rich habitats that also provide recreational opportunities for local residents. There are 25 surface water bodies, defined by length and area located wholly or partly within Midlothian. Of these, 23 have a combined length of 255km and the remaining two have a total area of 2.25km². Overall, in terms of water quality, 4% of those recorded are classed as 'Bad', 88% as 'Poor', 4% as 'Moderate' and none as 'Good' or 'High'. In terms of groundwater, of the 14 assessed, 21.4% are classed as poor while the remaining 78.6% are classed as good.
42. A relatively small proportion of Midlothian's area and properties are projected to be at future flood risk from watercourses, based on SEPA's flood risk management maps. Surface water flooding in Midlothian, by comparison, is more a significant issue.
43. Whilst MLDP2 alone cannot remedy or prevent water pollution and flooding, it does have a role in directing development away from areas of flood risk, promoting and raising the quality of Sustainable Urban Drainage Systems (SUDS). Careful consideration of flood risk during site selection in MLDP2 will be important to prevent additional properties from being exposed to the risk of flooding. Without it there would be an increased danger of development in areas of flood risk, and most likely a higher level of water pollution and/or inappropriate use of water resources.
44. The effects of MLDP2 on the water environment of those areas most likely to be affected by it have been assessed through the checklist for each MLDP2 proposed policy and development allocation, set out in Appendices 1 and 2.

Air

45. Legislation sets out prescribed air quality objectives for target pollutants against which each local authority must assess air quality and identify areas where the air quality objectives are not likely to be met. Where air quality objectives are not likely to be met in areas where members of the public will be exposed, local authorities must put in place an Air Quality Management Area (AQMA). Air quality objectives are specified for benzene, 1-3 butadiene, carbon monoxide, lead, nitrogen dioxide, PM10 (particulates matter with a diameter less than 10 microns) and sulphur dioxide.
46. Monitoring of air quality in Midlothian is conducted using two different methods to monitor nitrogen dioxide levels and a range of pollutants. Monitoring of PM10 and sulphur dioxide has not been in place since before the adoption of MLDP 2017. Furthermore, an AQMA has not been introduced since before this time. Monitoring of nitrogen dioxide is carried out at 18 locations throughout Midlothian using diffusion tubes. Diffusion tubes are sited in all the major towns in Midlothian. Nitrogen dioxide is typically associated with road traffic emissions, with the highest levels typically occurring near busy roads, junctions and areas of congested traffic. The 2025 Annual Air Quality Report for Midlothian indicates that only 3 diffusion tubes recorded a slight increase from 2023, while the remaining 15 sites showed stable or declining levels. Over a five-year period, air quality has remained consistent and substantially below regulatory limits. A review of the location sites was conducted, and monitoring from 2025 will see 10 of the 18 monitoring sites relocated in response to a number of large housing developments being constructed.
47. Traffic on all roads in Midlothian reached a peak of 718 million vehicle kilometres per annum in 2019. This figure subsequently declined to 566 million in 2020, representing a decrease of approximately 21.1% largely associated with restrictions on travel due at this time. Since then, traffic levels have risen to 694 million vehicle kilometres in 2023, as reported in the latest Scottish Transport Statistics 2024.
48. A transport appraisal has been prepared for MLDP2. The transport appraisal undertaken for MLDP 2017, appraised that the new A701 Relief Road proposed in that plan, would have development air quality effects relating to the road, but likely improvements for the existing A701 road.
49. MLDP2 can have a beneficial impact in terms of air quality by securing separation between new industrial operations and residential/other sensitive areas, and in terms of the pollution generated by traffic through policies that encourage development in locations which are less car reliant as well as facilitating cycleways, footpaths and improved public transport services. In the absence of MLDP2, new development might be concentrated in locations less well served by public transport. Not having the plan would give less control in this matter. There would be less likelihood of mixed developments or other development patterns occurring that avoid the need to travel.
50. The effects of MLDP2 on the air quality of those areas most likely to be affected by it have been assessed through the checklist for each MLDP2 proposed policy and development allocation, set out in Appendices 1 and 2.



Climatic Factors

51. The Climate Change (Scotland) Act 2009 was replaced by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 increasing the ambition of Scotland's emissions reduction targets to net zero by 2045. The 2024 revision maintains the 2045 goal. The 2019 Act introduces five-year statutory carbon budgets replacing the annual and interim targets. Estimated levels of territorial emission (kt CO₂e – kilotonnes of carbon dioxide equivalent) for Midlothian and Scotland for the period are set out in the Figure 2.

Figure 2 Estimated Levels of Territorial Emission (kt CO₂e) for Midlothian and Scotland

Year	2019	2020	2021	2022	2023
Industry	18.1	15.3	18.9	19.8	19.0
Commercial	48.2	42.2	52.8	46.9	40.7
Public Sector	15.5	15.0	16.6	15.4	14.0
Domestic (use)	145.6	139.6	144.3	122.2	120.3
All Transport	139.6	117.1	138.0	141.8	139.7
LULUCF	55.3	55.3	54.2	48.8	48.3
Agriculture	68.4	66.1	68.2	67.8	66.7
Waste Management	38.7	24.0	20.1	18.5	20.6
Midlothian Total (kt CO₂e)	529.4	474.6	513.1	481.2	469.6
Industry	6210	6009	5953	6025	5761
Commercial	3,292	2,822	3,122	2,964	2,554
Public Sector	1,238	1,157	1,275	1,147	1,008
Domestic (use)	8,886	8,452	8,656	7,259	7,078
All Transport	10,427	8,498	9,929	10,047	9,921
LULUCF	1,751	1,530	1,655	1,678	2,351
Agriculture	7,845	7,789	7,894	7,666	7,713
Waste Management	1,729	1,487	1,480	1,633	1,398
Scotland Total (kt CO₂e)	41,379	37,745	39,964	38,419	37,784

52. MLDP2 can contribute to the reduction of greenhouse gas emissions by planning the distribution of land uses in a way that reduces the need to travel and discourages the use of private motor vehicles. MLDP2 can further avoid travel and discourage the use of private motor vehicles by encouraging economic development within Midlothian itself and sustaining and improving public transport and cycle routes and paths to the city and elsewhere. Through policies relating to transport, heat networks, the siting and design of development, MLDP2 can actively support the generation of renewable energy, decarbonisation initiatives, and driving higher standards of energy efficiency in new buildings. In doing so, these measures will help to reduce greenhouse gas emissions, and support the delivery of a more sustainable, low-carbon future.
53. In terms of adapting to the impacts of a changing climate, the main challenges for MLDP2 are those relating to changing precipitation and warmer temperatures. MLDP2 can help build environmental resilience through policies supporting biodiversity, wildlife habitat protection, green networks, improved water catchment and flood prevention.



54. If MLDP2 is not implemented, new development could be expected to generate more private car-borne trips, higher energy consumption, less building-integrated low and zero carbon technology, and uncertainty in relation to renewable energy development and peatland protection. There would be less environmental resilience, including more development susceptible to flooding. The difference that implementation of MLDP2 would make in terms of climate change mitigation is more important when seen as a contribution to the cumulative effects of small reductions in the national consumption of energy from non-renewable sources.
55. The effects of MLDP2 on climatic factors in the areas most likely to be affected by it have been assessed through the checklist for each MLDP2 policy and development allocations subject to Strategic Environmental Assessment, as set out in Appendices 1 and 2.

Soils

56. Soil is an important resource, most particularly for agriculture and sequestering carbon dioxide. Approximately 27% of the total area of Midlothian agricultural land is classed as grade 1, 2 or 3.1 under the James Hutton Institute Land Classification system, compared with only 7% of all farmland nationally. Areas of peat soil and peaty soil with peat, particularly important for their carbon content, are found in some areas of Midlothian. MLDP2 will have a role in protecting prime agricultural land from development, encouraging development instead in other areas where this is possible, and steering it away from peat and peaty soil. In the absence of the implementation of MLDP2, it is possible that more prime quality agricultural land may be used than is absolutely necessary and peatland etc. being disturbed, releasing greenhouse gases.
57. Some areas of Midlothian have a legacy of dereliction, degraded or contaminated land with polluted or degraded soils. It is to be expected that MLDP2 will prioritise the redevelopment of this previously developed land and derelict, unused or degraded land in preference to the use of "greenfield" land. In the absence of MLDP2, it is likely that derelict, degraded and polluted or contaminated land would less likely be subject to remediation and redevelopment, or very much less land would be, because there would be little or less incentive to address these issues and use such land.
58. The effects of MLDP2 on the soil of the areas most likely to be affected by it have been assessed through the checklist for each MLDP2 proposed policy and development allocation, set out in Appendices 1 and 2.

Biodiversity, Flora and Fauna, Geology and Geomorphology

59. Midlothian has a wide range of wildlife habitats including moorlands, gorge woodlands, incised river valleys and wetlands. Many rare and endangered species and other species identified as priorities in the UK and Local Biodiversity Action Plans occur in the area. There are two Special Protection Areas (SPAs), at Gladhouse and Fala Flow covering a total of 504 hectares. There is a Special Area of Conservation (SAC) at Peeswit Moss/Side Moss extending to about 53 hectares. There are also 16 Sites of Special Scientific Interest (SSSIs) covering a total area of 1,366 hectares.



60. In addition to these nationally and internationally important sites, Midlothian has one Local Nature Reserve at Straiton Pond; 62 Local Biodiversity Sites (not including 5 potential sites); two Woodland Trust woodland sites in the form of Beeslack Wood and Currie Wood, approximately 2,600 hectares of ancient woodland, and five Scottish Lowland Raised Bog Inventory Sites. Currently there are three Regionally Important Geological sites (Bilston Burn (Glen), Hewan Bank, and The Howe (Pinnacle), and six Geological Conservation Review sites (Hewan Bank, Keith Water, Carlops, Gutterford Burn (x2), and Bilston Burn). Some sites have more than one designation. However, preparation of MLDP2 has involved a review of a range of geodiversity sites. MLDP2 will identify 18 geodiversity sites and rationalise and enhance the protection of these acknowledged areas of geodiversity value. These local designations are intended to protect sites and features that help to sustain the overall biodiversity and geodiversity of the area and help to link the statutorily protected sites. Many other features in the landscape are of importance for the migration, dispersal and genetic exchange of plant and animal species.
61. The natural heritage assets of Midlothian will largely be protected through application of NPF4 policies, 3 Biodiversity and 4 Natural places, rather than MLDP2. The Midlothian Nature Network identified in MLDP2 has protection in MLDP2, as will the 18 geodiversity sites already mentioned. However, the Scottish Government's intent is to avoid duplication of policies in NPF and LDPs. Therefore, NPF4 policies 3 and 4 will be relied upon to safeguard other designated and undesignated natural environment assets and features. If MLDP2 was not implemented, the safeguarding of natural heritage features and assets, with the exception of the identified Midlothian Nature Network and geodiversity sites, would be through the application of NPF4 policies 3 and 4. This would represent a policy framework in place to protect these features. Even without MLDP2, individual feature components of the identified Midlothian Nature Network would still be protected by the NPF4 policy framework.
62. The effects of MLDP2 on the biodiversity, fauna, flora and natural features of the areas most likely to be affected by it have been assessed through the checklist for each MLDP2 proposed policy and development allocation, set out in Appendices 1 and 2.

Material Assets including Cultural Heritage

63. Midlothian's towns and villages have many areas and individual buildings of special architectural or historic interest that contribute to the distinctive character of the urban and rural environment. Across Midlothian, there are 21 designated conservation areas intended to preserve the character and historic significance of these places. Midlothian has 698 buildings registered with Historic Environment Scotland as being listed for their architectural and/or historic and cultural significance. They are largely located within conservation areas. The majority of them are in and around Dalkeith town centre, Borthwick and Crichton and Mavisbank conservation areas. Of the listed buildings, 10% are Category A, about 44% Category B and about 46% Category C. There are 38 buildings on the register of buildings at risk. There are 10 Nationally Important Gardens and Designed Landscapes on the inventory that was compiled by Historic Scotland and Scottish Natural Heritage (now Historic Environment Scotland and NatureScot respectively).
64. A variety of archaeological and other historic monuments are found throughout Midlothian including castles, churches, standing stones, remains of ancient settlements and



fortifications and industrial archaeology. There are currently 74 Scheduled Monuments (SMs) that mainly comprise (58%) prehistoric, domestic and defensive sites. This relatively high proportion of SMs reflects the area's historical importance in the Lothians and Scotland. Midlothian contains two battlefields listed in the Inventory of Historic Battlefields; Battle of Rullion Green and Battle of Roslin, added to the inventory in November 2011 and December 2012 respectively.

65. These cultural heritage features will essentially be protected through the application of NPF4 policy 7 Historic assets and places. However, MLDP2 still has a role. As stated, Scottish Government's intent is to avoid duplication of policies in NPF and LDPs. Therefore, in this area the Council is relying to a degree on the policy framework of NPF4. If MLDP2 was not implemented, the safeguarding of cultural heritage features would be through the application of NPF4 policy 7. This would represent a policy framework in place to protect these features.
66. The effects of MLDP2 on the material assets, including the cultural heritage of the areas most likely to be affected by it, have been assessed through the checklist for each MLDP2 proposed policy and development allocation, set out in Appendices 1 and 2.

Landscape

67. The wide variety of soils and geological strata and features, and the complex hydrology of Midlothian results in a varied landform and land cover. It includes significant areas of arable farmland, lowland grasslands, improved and unimproved upland pastures, broadleaved woodland, coniferous plantations, peatlands and grass or heather moorland. NatureScot's 2019 republished Landscape Character Assessment of Scotland identifies eight different categories (some with sub-categories) of landscape character type in Midlothian. They include Plateau Moorland; Plateau Grassland; Upland Fringes; Lowland River Valleys; Lowland Hills and Ridges and Urban Area. This demonstrates the wide variety of landscape types present in a comparatively small area.
68. Midlothian has seven Special Landscape Areas (SLAs), which together cover approximately 58% of the land area in Midlothian. These areas are Pentland Hills, North Esk Valley, South Esk Valley and Carrington Farmland, Gladhouse Reservoir and Moorfoot Scarp, Tyne Water Valley, Fala Moor and Fala rolling farmland and policies. The SLA designation is a local landscape protection designation first introduced through the MLDP 2017 to replace the previous Areas of Great Landscape Value (AGLVs) designation. The Statements of Importance for the SLAs have been updated as part of the preparation of MLDP2.
69. The Midlothian landscape is sensitive to a wide variety of changes, many of which are out with the control of the planning system and over which MLDP2 can contribute little influence. However, other changes include pressures on the landscape that are, at least in part, subject to planning control. These include changes of use in rural areas; increasing pressure for built development, especially on the edges of expanding settlements; new or intensified recreational uses and poor design of development, especially where there is a failure to take account of local character and distinctiveness. In MLDP2, landscape capacity will also influence wind energy developments. Guidance on landscape sensitivity and siting of wind energy has been undertaken as part of preparation of MLDP2.



70. In 2025 there were 66 hectares of vacant and/or derelict land in Midlothian, representing a 27% reduction since 2017. Over this period, more than 29 hectares have been removed as land has naturalised. It should be noted that this figure is dynamic, as sites can enter or exit the register over time. Further reductions are expected in the coming years as land is brought back into use, such as housing.
71. It is expected that MLDP2 will encourage good design and a better fit in the landscape for new development, including high quality landscaping and policies relating to trees and hedgerows. If MLDP2 was not implemented, there would be likely to be an erosion of landscape character and distinctiveness and more buildings and other structures appearing in the landscape that would detract from its character and quality. Areas of acknowledged landscape value and historic landscapes would be likely to be undervalued and their amenity and historic values diminished. Furthermore, MLDP2 is expected to be a key driver for the restoration of derelict and degraded land, and, in the absence of the Plan, it is possible that many of these areas would may not be restored.
72. The effects of MLDP2 on the landscape of the areas most likely to be affected by it have been assessed through the checklist for each MLDP2 proposed policy and development allocation, set out in Appendices 1 and 2.

Interrelationship between these Factors

73. For approximately 20 years Midlothian has had significant human population and housing growth. It has had the fastest population growth of all Scottish local authorities for a number of years. There are a number of reasons for this, including its immediate proximity to Edinburgh. This growth will be continuing due to the housing requirement placed on Midlothian by NPF4 and has brought significant development pressures on Midlothian. The associated pressures have a diverse relationship with environmental factors which can lead to conflict between different environmental and development objectives and requirements.
74. MLDP2 is required to have a policy framework that compliments and is consistent with NPF4's policy framework. NPF4 and MLDP2 represent the development plan for Midlothian, against which development needs to accord for it to be supported.
75. MLDP2 has a wide range of policies, on a variety of topics, of equal importance. For development to be in accordance with MLDP2, it will need to be consistent with all the policies in the plan. Potential divergence between environmental policy objectives can be identified and considered in planning decisions. This will help identify, in the assessment of proposals, where development won't help achieve wider environmental policy objectives.
76. If MLDP2 was not implemented, it is likely that decisions would be made on a more ad hoc basis and environmental objectives may be seen as competing for priority rather than being considered in an integrated way. Greater weight may be given to other non-environmental priorities in the consideration of development proposals. Additionally, policies that have much longer-term environmental benefits may be more likely to be overlooked, or less favoured, compared to the protection of locally valued, widely recognised or statutorily designated historical or landscape features.



77. MLDP2 will provide a spatial strategy and consistent statutory policy framework for the assessment of development proposals that can help deliver wider and longer-term environmental policy objectives. Without such a policy framework it is very likely that such objectives would not be met.

Key Environmental Problems

78. The MLDP2 Scoping Report indicated that relevant environmental problems would be identified through analysis of baseline environmental information, professional judgement and input from the Key Agencies. Bearing in mind the baseline environmental information which accompanied the Scoping Report and Evidence Report, and the preceding analysis, the following is a summary of the key environmental problems/ issues which will be influenced by MLDP2 and whether the plan is likely to aggravate, reduce or otherwise affect these:

Climate Change: CO2 emissions in Midlothian require to be avoided and reduced to support the objectives of NPF4. The biggest CO2 emissions in Midlothian are from transport and domestic heating. MLDP2's spatial strategy and policy framework will seek to reduce and mitigate the effects of CO2 emissions in Midlothian. MLDP2 will not be able to reduce emissions itself from the increased development required to be located in Midlothian. CO2 emissions in Midlothian require to be avoided in support of the Climate Change (Emissions Reduction Targets) (Scotland) Act 2024 targets and the Single Midlothian Plan 2023-2027, and subsequent successors. It is expected that the MLDP2 spatial strategy and policies will help mitigate greenhouse gases and maintain resilience to the impacts of a changing climate. NPF4 (policy 5) seeks the protection of peatland and carbon rich soils and MLDP2 supports this. Localised soil surveys may be required to support proposals. The climate and nature crises are very strongly linked and more is set out under the biodiversity heading in this section. Climate change and biodiversity issues are closely interlinked with climate change contributing to habitat loss and species decline and healthy ecosystems playing a key role in mitigation and adaptation.

Scale of Growth: Midlothian has been the fastest growing local authority in Scotland in percentage population growth for a considerable period. This is projected to be the case until at least 2032. This places pressure on the built environment (including infrastructure) and the natural environment. This growth has come from strategic growth requirements placed on Midlothian, including through NPF4 for MLDP2. MLDP2's spatial strategy and policy framework will seek to manage the effects of this required development.

Affordable Housing: There is a shortage of affordable housing due to house prices, demand and availability of homes. The policy framework of MLDP2 seeks to reduce this problem and try and help deliver more affordable housing.

Biodiversity: The significant growth and other land use pressures in Midlothian have implications for habitat connectivity (hedgerows, trees and some grassland, wildlife corridors) and habitat fragmentation. Development pressure necessitates the protection and enhancement of the nature network identified in MLDP2, and habitat across Midlothian, wherever possible. It is crucial that habitat is supported and fragmentation is reduced to

help support biodiversity and support climate adaptation. The nature network identified in MLDP2 will be able to help Midlothian adapt to and mitigate the effects of climate change, such as from changed weather patterns. The climate and nature crises are intrinsically linked, sharing very similar drivers and solutions. MLDP2's spatial strategy and policy framework seeks to mitigate the effects of the scale of required development from NPF4, through trying to safeguard and enhance existing assets and support creation of new habitat. The existing wealth of habitat, including international, national and particularly the extensive range of local level nature conservation designations, needs to be protected. They provide a strong foundation for working with the identified nature network to support and grow habitat connectivity. Due to the geographical location of the designated sites, many of them are sited away from development sites. MLDP2 will support other relevant programmes and strategies aimed at safeguarding and enhancing biodiversity, helping deliver the Scottish Biodiversity Strategy. Key areas for intervention, but by no means exclusively, would likely be pollinator habitats, wetland/pond creation/maintenance, wildlife and river corridors and watercourse ecology/river basin management.

Landscape Character: The Midlothian landscape is sensitive to development. MLDP2's spatial strategy and policy framework will seek to minimise adverse impact on character and appearance of the local and wider area from development proposals.

Quality of the Water Environment: Water bodies are generally of 'moderate' quality at best. Any further deterioration in water quality that might be considered attributable to implementation of MLDP2 is expected to be mitigated by its policies.

Access to Employment: Due to its proximity to Edinburgh and other parts of central Scotland, Midlothian offers potential access to a variety of different employment locations. However, levels of travelling out of Midlothian for employment are comparatively high. This increases the need for transport, with associated emissions and congestion. Another issue is that many of the larger employment locations in Midlothian are in the west of the area (around Loanhead) and statistics indicate the areas with greatest financial deprivation are in eastern Midlothian. Again, this increases transport movement demands, and raises issues of equalities through it being harder to access employment opportunities in the eastern half of Midlothian. The MLDP2 spatial strategy seeks to influence this by providing more employment opportunities across the county. This has been tried in Midlothian local plans for more than 20 years. A key challenge has been the difficulty of getting sites allocated for economic development delivered, particularly greenfield sites.

Access to Public Transport: Midlothian benefits from having bus connections to Edinburgh. The variety of destinations and access to services from some locations in Midlothian is an issue. MLDP2's spatial strategy and policy framework will help support access to and provision of public transport, but it cannot deliver public transport services, which is an issue.





Assessment of Effects

Assessment of Effects

Background

79. MLDP2 sets out a policy framework to be used in conjunction with NPF4 for the assessment of development proposals. As already stated, MLDP2 needs to take NPF4 into account.
80. It is for MLDP2 to establish where new development allocation requirements are to be located. This section of the Environmental Report sets out details of the assessment methodology and the outcome of the SEA assessment of MLDP2's policies, sites and spatial strategy.
81. In line with SEA legislation, it must be emphasised that the assessment concentrates on how significant the likely effects generated by MLDP2 will be. It is not possible, or necessary, to assess every conceivable effect. Whilst all the potential environmental effects must at least be considered, the assessment should highlight and record the considered significant effects. Some detailed effects of a proposal may be significant to local people, and merit careful consideration at the planning application stage to see if the development should be permitted. However, these detailed effects cannot always be anticipated or assessed as part of the assessment of the whole plan, which necessarily must be more strategic and appropriate to the scale and nature of the Plan.
82. As with the approach for the Midlothian Local Plan (2008) and MLDP 2017, assessment of the policies is confined to a general professional judgement of the beneficial, uncertain and negative effects shown in Appendices 1 and 2. The method of identifying development sites also relied on professional judgement and input from engagement, focusing on infrastructure capacity, Midlothian's natural assets, existing settlement patterns and the local living assessment undertaken as part of the site assessment. The application of professional judgment included consideration of the extent of the environmental significance of the effect of the MLDP2 policy and also the significance of the environmental effect of the development site measured against assessment criteria. It is difficult to realistically quantify and tabulate a "scoring/rating" system for such criteria. However, the extent, severity and duration of the effects were considered in applying professional judgement in policy and site assessment. It is acknowledged that there is likely to be differences of opinion between individuals.



Policy Assessment Methodology

83. At the Scoping Report and Evidence Report the environmental objectives (set out in Table 3) were converted into environmental questions set out in Table 4. As part of the SEA of the MLDP2 policy framework, the questions in Table 4 were applied as test criteria to each of the policies in the MLDP2 Proposed Plan to give a view on the significance of the environmental effect of each policy in relation to each question. The outcome of the assessment is set out later in this section and in Appendix 1.

Table 4: Environmental Questions for Assessment of MLDP2 Policies

Will this policy be likely to significantly affect:	
AIR	To protect and improve current air quality
A1	Air quality?
A2	Need to travel by private vehicle?
A3	Opportunities for access to sustainable forms of transport?
BIODIVERSITY, FLORA AND FAUNA	To protect and enhance biodiversity
BFF1	International nature conservation areas/sites?
BFF2	Designated national/ regional/ local nature conservation sites/ Ancient Woodlands/ local biodiversity/ geodiversity sites/ species/ habitats/ wildlife corridors?
CLIMATIC FACTORS	To reduce greenhouse gases and avoid new greenhouse gas emissions
CF1	Midlothian's capacity to adapt to the climate crisis?
CF2	The energy efficiency of buildings?
CULTURAL HERITAGE	To protect and enhance historic environment assets
CH1	Listed buildings, scheduled monuments, Gardens and Designed Landscapes, non-designated historic sites or their settings?
CH2	Conservation areas/ historic urban form/ settlement pattern?
CH3	Battlefields?
CH4	The vulnerability of historic environment assets to current or future impacts of climate change? The energy efficiency or energy supply of historic environment assets? The retention and reuse of historic buildings?
LANDSCAPE, TOWNSCAPE & PLACEMAKING	To protect and enhance Midlothian's landscape and areas of valuable landscape
LTP1	Designated landscapes?
LTP2	Visual amenity, character or distinctiveness of the landscape/townscape?
LTP3	Open space provision?
LTP4	Settlement coalescence?
LTP5	Geodiversity?



LTP6	Existing woodland and trees?
MATERIAL ASSETS	To promote the sustainable use of natural resources and ensure quality in new development
MA1	Waste minimisation?
MA2	Use of mineral resources?
MA3	Re-Use of brownfield land, vacant and derelict land and empty buildings?
MA4	The quality of the built environment?
MA5	Energy efficiency/ provide for sustainable energy?
POPULATION & HUMAN HEALTH	To improve the quality of life, human health and reduce health inequalities for communities in Midlothian
PH1	Provision of housing across all tenures?
PH2	Opportunities for access to sustainable forms of transport?
PH3	Provision of greenspace/ footpaths/ cycleways?
PH4	Sensitive receptors and/or residential areas by way of noise or air quality?
PH5	Health and health inequalities?
LAND & SOIL	To protect and restore valuable land and soil resources and minimise detrimental effects of land use change
LS1	Prime quality agricultural land and carbon-rich peatland?
LS2	Soil disturbance, particularly carbon rich soils?
LS3	Re-use of brownfield land?
WATER	To protect the quality of water and prevent flooding
W1	Status of water bodies? [refer River Basin Management Plan]
W2	Extent of flood risk?
W3	Ecological status and physical state of water bodies?

84. The assessment of the MLDP2 Proposed Plan policy framework used the assessment classification set out in Table 5 to identify the assessment outcomes. The outcome of the assessment is set out in Appendix 1.

Table 5 MLDP2 Policy Assessment Method

Symbol	Effect
+	Likelihood of significant beneficial effect(s) – policy convergence with environmental objectives of MLDP2.
Blank cell	Criterion not relevant, or likelihood of no significant, or only neutral, effect(s).
?	Uncertain or unpredictable effect(s) and/ or some potential for policy divergence with environmental objectives in MLDP2. High reliance on cross compliance in the application of the objective, or high reliance on more detailed assessment
x	Likelihood of significant adverse effect(s) and/ or likelihood of policy divergence with environmental objectives in MLDP2.
N/A	Not assessed as part of the environmental assessment of this Plan for the reason stated in the comments column, e.g. because assessed at a higher or lower tier, or this Plan is simply referring to a proposal generated elsewhere or required to be safeguarded in this Plan.
C	This policy provides for site-specific development allocations subject to detailed assessment and summarising the effects would be impractical and potentially misleading.
O	Assessment result different to that for MLDP 2017 Environmental Report. SEA Policy Assessment for MLDP2 includes some new assessment criteria to those used for MLDP 2017. Therefore, a comparison between assessment of MLDP 2017 and MLDP2 policies was made where the assessment criteria were the same. No comparison was made for policies that are new in MLDP2.

Site and Spatial Strategy Assessment Methodology

85. As with the MLDP2’s policies, the MLDP2 environmental assessment objectives (see Table 3) were converted into environmental questions to assess development sites considered in the preparation of MLDP2 for their environmental impact. Only new sites or existing identified sites without a planning consent were subject to site assessment. This approach was set out in the Council’s Evidence Report.
86. All sites submitted to the Council through its July-October 2024 Call for Ideas and Opportunities and sites identified by the Council itself were assessed. This Environmental Report does not set out the results of the assessment of all the sites submitted to the Council and sites identified by the Council. This Environmental Report only sets out assessment results of development sites subject to SEA, those that were in SEA legislative terms, considered “preferred” or “alternative” sites. These sites, and the assessment results, are shown in Appendix 2. The Housing Technical Note provides details of the site assessment process undertaken for all sites. That process was separate but complimentary to the SEA process detailed in this document.
87. The SEA site assessment template used for MLDP2 was submitted to the Consultation Authorities and agreed at the Scoping Stage. It is based on the environmental objectives for

MLDP2 set out in Table 3. A copy of the template used for SEA site assessments is provided in Appendix 2, together with details of which sites were assessed for SEA and the assessment results.

Preferred and Alternative Sites

88. In relation to housing land allocations, the preferred and alternative sites assessed for the SEA were the sites before Planning Committee on 26 June 2025 [Midlothian Council > Meetings](#). The preferred housing sites for allocation in MLDP2 were agreed by Planning Committee on 18 November 2025 [Midlothian Council > Meetings](#). The outcome of the SEA assessment informed these choices. The sites before the 26 June 2025 Planning Committee but not chosen at the 18 November 2025 Planning Committee for inclusion in MLDP2 were, for SEA purposes, taken as the reasonable alternative sites. During production of the MLDP2 Proposed Plan one of the sites (site R33 Land south of Gowkshill) not chosen as a preferred housing site on 18 November 2025, became identified in MLDP2 as an additional potential housing site beyond the plan period. Also 150 units of site R1 (Bilston West) are identified as an additional potential housing site beyond the plan period. The remainder of site R1 is allocated for 350 units for delivery within the MLDP2 plan period.
89. Midlothian's economic sites are identified in the MLDP2 Proposed Plan. Most of these sites are operational, therefore do not need to be assessed. Previously allocated sites where there is no planning consent have been assessed, along with a small number of new MLDP2 allocations. A summary of the SEA site assessment undertaken is provided in this section and in Appendix 2. The economic sites in Appendix 2 are the Council's preferred economic sites. No alternative economic sites were identified for assessment for SEA purposes as the Council considers the suite of sites identified in the MLDP2 Proposed Plan the best range for meeting current and future needs. The two additional land areas referenced in MLDP2 Proposed Plan policy INF13 Minerals where mineral extraction is acceptable in principle were considered. The Upper Dalhousie (sand extraction) location was assessed for SEA, but the additional land at Temple Quarry (sand and gravel extraction), near North Middleton, was not assessed for SEA as it has a planning consent.

Strategic Flood Risk Assessment (SFRA)

90. The Council prepared an SFRA and this informed the development site assessment process. This document was produced at the MLDP2 Evidence Report stage. New flood risk data will be taken into account, as is reasonable to do so, as MLDP2 production progresses.



Assessment Results

Vision and Aims

91. MLDP2 's Vision and Aims incorporate the vision of the Midlothian Community Planning Partnership. They in themselves do not create significant adverse environmental effects. It is a matter of how they are met and delivered in a pressurised growth area, like Midlothian, as to whether they create a significant environmental effect.
92. MLDP2's Strategic Aims have been created so that the plan's policy framework creates positive environmental effects and avoids negative effects. In this regard they have a significant positive environmental effect. The changes that are likely to have a significant environmental effect, over which MLDP2 has control and influence, will arise from its development allocations and the provisions of its policy framework. The allocations and policy framework are designed to reduce and mitigate adverse effects that may arise from development proposals.

Spatial Strategy

93. The spatial strategy of MLDP2 is largely continuing the development strategy of MLDP 2017 of seeking to primarily locate development in the best location as close as possible to existing services. There have been some adjustments, and land for 1,913 homes has to be identified to meet the 8,851 indicative local housing land requirement (LHLR). MLDP2's Spatial Strategy has been informed by infrastructure capacity, Midlothian's natural assets, existing settlement patterns and the local living assessment process has been undertaken for all sites. The design of development allocations allows opportunities for matters raised in site assessments to be incorporated into proposals, such as biodiversity and archaeological matters.
94. The A701 Relief Road is included in MLDP2 as committed development. It was first identified and assessed in MLDP 2017. The planning application for the road has been submitted to Midlothian Council for consideration, along with its associated Environmental Impact Assessment. It has therefore not been included in this SEA. The road is expected to allow improved public transport and cycling on the existing A701.
95. In order to integrate Infrastructure First and local living approaches into the spatial strategy, i.e. have people living closer to infrastructure and facilities, development on prime agricultural land is unavoidable. This is due to the location of prime agricultural land surrounding many of Midlothian's settlements. The spatial strategy has sought to minimise the losses given the scale of growth required in Midlothian by NPF4, but it does create an impact.

Assessment of Midlothian Local Development Plan 2 Policies

96. The MLDP2 environmental assessment process subjected each of the policies of the MLDP2 to a robust assessment that examined them with a range of criteria to consider potential environmental impact. The assessment criteria are set out in Table 4. Clearly the



application of MLDP2 policies to the assessment of actual proposals is fundamental, but key environmental questions have been posed through the SEA process.

- 97. Table 6 summarises the assessment of the MLDP2 policies undertaken by applying the assessment criteria set out in Table 4. A small number of policies have been assessed as having a mix of beneficial, uncertain and adverse effects for the same SEA environmental assessment topic. This is due to each SEA topic covering a number of environmental criteria and the assessment generating different results within the topic. The policies where this has arisen are underlined in Table 6. Appendix 1 provides further information on the individual policy assessments.
- 98. Policy ECON5 Employment Land and HOU6 Housing Land Allocations were not assessed as they are policies that allocate land for development. They are not included in Table 6, but in the relevant site assessment parts of this document – later in this section and in Appendix 2.
- 99. MLDP2 Policy ENV8 Green Belt was not assessed, and no assessment is included for it in Table 6 or Appendix 1. This is because MLDP2 is relying on NPF4 policy 8: Green belts on this policy matter. No SEA is required for MLDP2 policy ENV8 as NPF4 policies have already been subject to SEA.

Table 6 Summary of the Likely Environmental Effects of MLDP2 Policies

Environmental Topic/ Assessment Criteria	Policies with effects that are likely to be:			
	Beneficial	Uncertain	Adverse	No effects / neutral
AIR (A1-A3)	STR1, DES1, DES2, DES3, DES4, INF2, INF3, INF4, INF5, INF6, INF7, INF12, HOU1, LOC1, LOC3, ENV1, ENV2	INF10, INF13, ECON3, <u>ECON4</u> , <u>ECON7</u> , ECON9, ECON11, <u>HOU4</u>	ECON2, <u>ECON4</u> , <u>ECON7</u> , HOU3, <u>HOU4</u>	All other policies in Proposed MLDP2.
BIODIVERSITY, FLORA AND FAUNA (BFF1-BFF2)	STR1, STR2, DES1, DES2, DES3, DES4, DES5, DES7, DES8, INF1, INF5, INF8, ECON6, ECON8, ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV9	INF13, ECON2, ECON3, ECON4, ECON7		All other policies in Proposed MLDP2.

<p>CLIMATIC FACTORS (CF1-CF2)</p>	<p>STR2, DES2, DES3, DES4, DES8, INF1, INF5, INF6, INF7, INF10, INF11, LOC3, ENV1, ENV2, ENV5, ENV7, ENV9, ENV11</p>	<p>ECON4</p>		<p>All other policies in Proposed MLDP2.</p>
<p>CULTURAL HERITAGE (CH1-CH4)</p>	<p>DES1, DES2, DES8, INF1, INF8, <u>ECON2</u>, <u>ECON3</u>, <u>ECON4</u>, ECON6, ENV1, ENV3, ENV4, ENV5, ENV7, ENV12</p>	<p>INF13, <u>ECON2</u>, ECON3, <u>ECON4</u></p>		<p>All other policies in Proposed MLDP2.</p>
<p>LANDSCAPE, TOWNSCAPE AND PLACEMAKING (LTP1-LTP6)</p>	<p>STR1, STR2, DES1, DES2, DES3, DES4, DES5, DES6, DES8, INF1, INF5, INF8, ECON6, ECON8, HOU1, ENV1, ENV2, ENV3, ENV4, ENV5, ENV7, ENV10, ENV12</p>	<p>INF10, INF13, ECON2, ECON3, ECON4, ECON7</p>		<p>All other policies in Proposed MLDP2.</p>
<p>MATERIAL ASSETS (MA1-MA5)</p>	<p>STR1, DES1, DES3, DES5, DES6, DES7, DES8, INF1, INF6, INF10, INF11, ECON2, ECON3, ECON4, HOU1, LOC3, ENV1, ENV12</p>	<p>INF13</p>		<p>All other policies in Proposed MLDP2.</p>
<p>POPULATION AND HUMAN HEALTH (PH1-PH5)</p>	<p>STR1, DES1, DES2, DES3, DES4, DES5, <u>DES6</u>, DES8, INF1, INF2, INF3, INF4, INF5, INF7,</p>	<p><u>DES6</u>, INF10, INF12, INF13, <u>ECON2</u>, ECON3, <u>ECON4</u>, ECON7,</p>	<p><u>ECON2</u>, <u>ECON4</u>, <u>HOU3</u></p>	<p>All other policies in Proposed MLDP2.</p>

	INF9, INF11, HOU1, HOU2, <u>HOU3</u> , HOU4, HOU5, LOC1, LOC2, LOC3, LOC4, LOC5, ENV1, ENV5, ENV7	ECON9, ECON11, HOU4		
LAND AND SOIL (LS1-LS3)	DES1, DES8, <u>ECON2</u> , ECON3, ENV7, ENV11	INF13, <u>ECON2</u> , ECON4, ECON7		All other policies in Proposed MLDP2.
WATER (W1-W3)	STR2, DES2, DES8, INF1, INF8, LOC3, ENV5, ENV6, ENV9, ENV11	INF10, INF13		All other policies in Proposed MLDP2.

Note: Some policies appear in multiple columns. This is because sometimes the responses differed on sub-category assessment questions within the overarching SEA theme. These are underlined.

100. The assessment of policies for the MLDP2 Proposed Plan addresses 63 policies. Five policies are assessed as having potentially significant adverse effects when assessed against SEA topic categories. The five policies are ECON2 Rural Development, ECON4 Rural Development, ECON7 Midlothian Science Zone, HOU3 Rural Housing and HOU4 Land for Gypsy and Traveller Accommodation. The identified potential adverse effects relate to the need to travel by private vehicle and opportunities for access to sustainable forms of transport. Proposals subject to these policies will need to demonstrate how they can help reduce such potential adverse effects. The geography and rural nature of large parts of Midlothian will make access to sustainable transport more difficult in certain locations. With the exception of policy ECON7 Midlothian Science Zone, it is arguable that the quantity of journeys travelled in relation to the policies with an identified adverse effect may not actually be considered significant. The assessment has judged them as significant so as not to dismiss the effect of the policies, in regard of the SEA topic.

101. The effects of many of the policies are uncertain and rely on cross-compliance with other MLDP2 policies. The uncertainties are spread across the environmental assessment topics. This is not to be unexpected and does reflect the unknown nature of proposals that may come forward. The effects of proposals will need to be considered against all MLDP2 policies. The overwhelming effect of the policies is considered to be positive.

Assessment of Development Sites

102. The spatial strategy for the time period of MLDP2 includes 31 housing allocations (R1-R32 – note: there is no site R9) of which 30 have been subject to SEA. It also includes 30 other previously identified housing sites, of which one (site Hs5) has been subject to SEA. In

addition to these MLDP2 identifies two additional potential sites beyond the MLDP2 plan period: R1 Bilston West (part) and R33 Land south of Gowkshill, Gorebridge. Site R1 has been assessed for SEA as a single site and site R33 was also subject to SEA. Therefore 32 housing sites have been subject to SEA. As already stated earlier, housing sites identified in the MLDP2 Proposed Plan with a planning consent have not been subject to SEA. Seven reasonable alternative housing sites (in SEA terms) have been subject to SEA assessment.

103. The MLDP2 spatial strategy includes 52 economic site allocations, sites J1-J51 and the Midlothian Science Zone. Of these, 16 sites have been subject to SEA assessment. Appendix 2 provides further details of the SEA assessments undertaken on the development sites. Table 7 provides a summary of the assessment.
104. The additional land areas referenced in MLDP2 Proposed Plan policy INF13 Minerals where mineral extraction is acceptable in principle were considered. The outcome of the SEA assessment is set out in Appendix 2. Upper Dalhousie (sand extraction) was assessed for SEA, but the additional land at Temple Quarry (sand and gravel extraction), near North Middleton, was not assessed for SEA as it has a planning consent.
105. Table 7 shows the assessment of the preferred housing sites and the economic sites identified in the MLDP2 Proposed Plan and the mineral extraction site (sand) at Upper Dalhousie – 49 sites in total. It does not include alternative housing sites assessed as that may confuse matters. As already set out earlier in this section, no alternative economic sites were identified. Some of the SEA Environmental Topics include several assessment criteria and this has created a mix of assessment results within the same SEA environmental topic. Where this is the case, it is flagged up in the uncertain effects column of Table 7. Appendix 2 provides details of the responses to individual assessment criteria.
106. It is considered that the development process can help remove or reduce the effects of some of the negative scores from the site assessment process. The requirements of MLDP2 will assist in this across a range of policy topics. Site briefs have been prepared for new site allocations. These will help secure environmental benefits from new developments from enhancements to blue and green infrastructure and green networks. The site briefs will help develop the sites in a manner that helps them integrate with their surroundings and protect adjacent environmental and cultural assets. The geography and topography of Midlothian mean that it is not possible for all negative effects to be removed, such as the loss of prime agricultural farmland.
107. It should be noted that weighting has not been applied to the sites assessment criteria as this is not considered appropriate. Assessment criteria are not equal.



Table 7: Summary of the Likely Environmental Effects of MLDP2 Development Sites

Environmental Topic/ Assessment Criteria	Policies with effects that are likely to be:			
	Sites meeting criteria	Sites with a negative assessment	Sites with uncertain effects	Comments
AIR (AQ1, CC1-CC2)	35		14	See Appendix 2 for each site assessment
BIODIVERSITY, FLORA AND FAUNA (BD1-BD5)	17		32	See Appendix 2 for each site assessment
CLIMATIC FACTORS (CC3)	40		9	See Appendix 2 for each site assessment
CULTURAL HERITAGE (CH1-CH4)	34		15	See Appendix 2 for each site assessment
LANDSCAPE, TOWNSCAPE AND PLACEMAKING (LT1-LT7)	22		27	See Appendix 2 for each site assessment
MATERIAL ASSETS (MA1-MA3)			49	See Appendix 2 for each site assessment
POPULATION AND HUMAN HEALTH (PH1-PH2, PH4)	8		41	See Appendix 2 for each site assessment
LAND AND SOIL (LS1)	29	20		See Appendix 2 for each site assessment
WATER (SW1-SW2)	47		2	See Appendix 2 for each site assessment

Assessment of Cumulative, Synergistic and Other Effects

- 108.** NPF4 sets out a minimum development requirement which Midlothian must meet. MLDP2 has a lifespan of 10 years from adoption, and it needs to meet the requirements of NPF4. Delivery of all the identified development in MLDP2 is unlikely to occur within 10 years adoption of the plan. MLDP2 provides a view of Midlothian as a place in 20 years' time. The LDP section in Quality homes of NPF4 sets out that areas that may be suitable for new homes beyond 10 years (the lifespan of the LDP) are also to be identified (in the LDP). This is achieved in MLDP2.
- 109.** Section 14 and Schedule 3 of the Environmental Assessment (Scotland) Act 2005 require that short, medium and long-term; permanent and temporary; positive and negative; and secondary, cumulative and synergistic effects are included in the Environmental Report where reasonable to do so. In general, the assessment undertaken and expressed in the sections above address the short, medium, long-term, permanent, positive and negative effects.
- 110.** Cumulative effects, in the context of this environmental assessment, are the effects that are increased in magnitude by successive additions. Synergistic effects are those where the combined effects are greater than the sum of the separate effects. As synergistic effects rely on cumulation, both effects can be considered together. Both positive and negative cumulative and synergistic effects should be considered. Given that MLDP2 contains significant development commitments from previous local plans in Midlothian for almost 25 years, it is difficult to separately identify the short, medium and long-term effects of each of these previous plans.
- 111.** Subject to unknown future interventions and/or technologies, the effects from MLDP2 can be considered as permanent. The assessment does flag up that some negative effects and uncertainties of development sites need consideration in detailed proposals that come forward and that the negative effects can be mitigated against and reduced, e.g. potential surface water flooding, landscape impact and archaeological impact.
- 112.** The Environmental Reports for the Midlothian Local Plan (2008) and MLDP 2017 broadly concluded that cumulative or synergistic negative effects were unlikely to arise from the policies of those documents. As identified in Appendix 1 and Table 6, there is uncertainty in respect of some MLDP2 policies. The scale of required growth witnessed in Midlothian in recent decades, which will continue, will create cumulative and synergistic effects and impacts on the built and natural environment.
- 113.** The policies and spatial strategy of MLDP2 have been designed, as far as is reasonable and deliverable, to reduce the impact and mitigate against the effects of development. This is reflected in the assessment outcomes of policies and sites in Appendices 1 and 2 and Tables 6 and 7. The scale of required growth will have impacts on built infrastructure, including road infrastructure, when development sites are built. MLDP2 through its policy framework seeks to reduce the effects as sites are built out, but there will be cumulative impacts in the short, medium and likely long-term.



114. MLDP2 will contain a wide framework of environmental conservation and enhancement policies that are likely to have beneficial cumulative and synergistic effects on Midlothian's environment. They seek to safeguard and enhance the natural and built environment. This is similar and follows on from the policy frameworks of Midlothian Local Plan (2008) and MLDP 2017. This will be needed due to the scale of growth required in Midlothian. MLDP2's spatial strategy has sought, where it can, to maximise use of brownfield land and land within settlement boundaries. However, there is limited previously used land available within Midlothian settlement boundaries.
115. The negative effect on soils (loss of prime agricultural land) and greenfield land is significant, and is unlikely to be resolved, as there are limited options available for previously used land and non-prime agricultural farmland sites to meet NPF4's growth requirements. Many of the development sites will require flood risk assessment, particularly for surface water, which will address the issues of the individual sites, but also impact beyond. A Strategic Flood Risk Assessment has been prepared to accompany MLDP2. This has allowed the cumulative impacts of development on flood risk to be considered in identifying the spatial strategy.
116. Landscape impact in general, and loss of community identity and community coalescence in particular, have been consistent issues raised in previous local plan Environmental Reports. They remain as issues. The scale of growth and need for new sites creates cumulative and synergistic effects. MLDP2's spatial strategy and policy framework has sought to mitigate against these matters. The policy framework MLDP2 seeks to incorporate full consideration of landscape impact in development. The Newbattle Strategic Safeguard is retained in MLDP2, and a suite of sites has been identified which try where possible to reduce settlement coalescence.

Measures for the Prevention, Reduction and Offsetting of Significant Adverse Effects

117. The MLDP2 Spatial Strategy has been informed by a sites assessment exercise that included appraisals of infrastructure capacity, Midlothian's natural assets including its landscape, existing settlement patterns, a local living assessment, local place plans and a strategic flood risk assessment. This aimed to help identify sites that 'prevent' inclusion of significant adverse effects, where this is possible, in a spatial strategy.
118. Mitigation measures can be used to prevent or reduce potential adverse environmental effects that may arise from implementation of the Plan. Mitigation measures are set out in policies. The main mitigation measure of MLDP2 will be the application of all relevant policies and site briefs. MLDP2 and NPF4 contain a full range of environmental protection policies. MLDP2 environmental protection policies apply to all development proposals to mitigate impacts, regardless of specific cross-references. These policies will avoid or reduce the potentially adverse effects of development on landscape and visual impacts matters, biodiversity, the built and historic environment, air, water, soils, material assets, and on people. Where the site's assessment has identified potentially negative or uncertain effects, application of MLDP2 policy framework should support and help identify specific requirements to mitigate these potential issues. Assessment of proposals before the Council



will involve consideration of the whole policy framework of MLDP2 and NPF4, and not consideration of policies in isolation.



Monitoring

Monitoring

Monitoring the Environmental Effects of MLDP2

119. To comply with section 19 of the Environmental Assessment (Scotland) Act 2005, and as set out in its Schedule 3, the Environmental Report is required to include a description of the measures envisaged concerning monitoring of the significant environmental effects of the implementation of the LDP in order, amongst other things, to identify at an early stage unforeseen adverse effects, so that appropriate remedial action can be implemented.
120. The Council included a number of monitoring measures in the Environmental Report for MLDP 2017 relating to the below bulleted list. However, particular consideration was to be given to waste minimisation, biodiversity loss/ mitigation/ compensation and green network provision.
- Biodiversity: review how allocated and windfall sites address biodiversity loss/ mitigation/ compensation.
 - Green Networks: consider the contribution from allocated and windfall sites to providing components of the proposed green network.
 - Green Belt: monitor planning approvals in the Green Belt relating to accordance, or otherwise, with policy.
 - Greenfield/ Brownfield: analyse the proportion of windfall development which is on greenfield or brownfield land.
 - Sustainable Urban Drainage Systems (SUDS): analyse the implementation of SUDS through monitoring of the adoption of SUDS features.
 - Flooding: firstly, monitor the number of properties within the indicative 1:200 year flood zone (what is now the 1:200 plus climate change allowance area) at the commencement of the MLDP 2017 plan period, and 4/5 years later, on commencement of the Plan review; and secondly, that for all allocated and windfall sites where SEPA has recommended that a Flood Risk Assessment is undertaken, how the development process has accommodated the recommendations.
 - Cultural Heritage: analyse how the proposals for allocated and windfall sites have addressed features of cultural heritage interest, e.g. Scheduled Monuments, local archaeology, Historic Gardens and Designed Landscapes, including mitigation or compensation arrangements.
121. Since adoption of MLDP 2017 regular internal Council meetings have been held to record effects of the implementation of MLDP 2017 and of the planning applications received by the Council. As well as the above list, monitoring was undertaken on the decisions made on planning applications submitted to the Council.

122. The monitoring process was labour intensive and, although the results have informed preparation of MLDP2, the value and understanding obtained from the monitoring of some environmental effects is less certain and at times difficult to understand.
123. The approach to monitoring MLDP2 needs to be proportionate. The monitoring needs to focus on key environmental effects, acknowledging that at times this will be difficult to achieve and obtain a clear understanding of the environmental effects. many of the matters monitored followed adoption of MLDP 2017 remain important for the monitoring of MLDP2. The matters to be monitored following adoption of MLDP2 are set out in the below Proposed Monitoring Framework.
124. Monitoring will focus on significant environmental effects that are capable of being measured consistently over the lifespan of the plan and for which reliable information is available or can reasonably be obtained. Monitoring will also assist in assessing the effectiveness of MLDP2 policies and mitigation measures.
125. The monitoring framework has been designed to be proportionate and outcome-focused, recognising the practical limitations of monitoring while ensuring compliance with the requirements of the Environmental Assessment (Scotland) Act 2005.
126. Monitoring information will be reviewed annually or biennially, as appropriate, through internal Council review processes and with input from the Consultation Authorities where relevant.
127. Where monitoring identifies significant adverse environmental effects, or where mitigation measures are found to be ineffective, the Council may:
- review implementation of relevant policies;
 - prepare additional planning guidance;
 - review development management practices and mitigation requirements;
 - engage with relevant agencies and stakeholders; and/or
 - consider amendments through future reviews of the Local Development Plan and future Strategic Environmental Assessment work.
128. Given the 10-year lifespan of MLDP2, the monitoring framework may be updated over time to reflect changes in legislation, national policy, environmental baseline conditions, available datasets and best practice.
129. Where appropriate, monitoring information will be obtained collaboratively with NatureScot, SEPA, Historic Environment Scotland and other relevant bodies.



Proposed Monitoring Framework

130. Below is the monitoring framework for MLDP2 setting out the matters to be monitored, monitoring indicators to be used, sources of information, frequency of monitoring and responses to monitoring outcomes.

Topic	Indicator	Source / Method	Frequency	Potential Response if Adverse Effects Identified
Biodiversity Enhancement	Percentage of major developments incorporating biodiversity enhancement measures	Planning applications and approvals	Annual	Review effectiveness of policy requirements and guidance
Habitat Condition	Area and condition of habitats affected, created or restored through development	Planning conditions, habitat surveys and NatureScot data	Biennial	Require additional mitigation or restoration measures
Nature Networks and Connectivity	Changes in habitat connectivity and fragmentation, including delivery of green infrastructure links	GIS mapping and development assessments	Biennial	Review spatial priorities and green network policies
Nature-Based Solutions	Proportion of developments incorporating nature-based SUDS, urban greening or multifunctional green infrastructure	Planning application monitoring	Annual	Update guidance and policy expectations
Designated Nature Conservation Sites	Condition status of SSSIs, SPAs and SACs within or adjacent to the plan area	NatureScot monitoring data	Biennial	Investigate potential plan-related pressures and mitigation
Green Belt	Number and scale of planning approvals within the Green Belt contrary to policy	Planning application records	Annual	Review policy implementation and decision-making trends
Brownfield / Greenfield Land	Proportion of development on previously developed land and greenfield land	Housing land audit and planning records	Annual	Review land release strategy and site prioritisation
Renewable Energy	Number, scale and location of renewable energy developments approved	Planning records	Annual	Review cumulative landscape and environmental effects



Topic	Indicator	Source / Method	Frequency	Potential Response if Adverse Effects Identified
Flood Risk	Number of developments within indicative flood risk areas (the 1:200 plus climate change allowance area) and number requiring Flood Risk Assessment	SEPA flood maps and planning records	Annual	Review site allocations and flood mitigation requirements
Sustainable Urban Drainage Systems (SUDS)	Number and proportion of developments incorporating adopted SUDS	Planning approvals and Roads Authority / Scottish Water adoption records	Annual	Strengthen implementation and maintenance requirements
Water Environment	Water quality status of main water bodies	SEPA Water Framework Directive data	Biennial	Investigate potential development-related impacts
Cultural Heritage	Number of developments affecting designated and non-designated heritage assets and effectiveness of mitigation measures	Planning application monitoring and consultation responses	Annual	Review mitigation requirements and policy guidance
Prime Agricultural Land	Area of prime agricultural land lost to development	Planning permissions and GIS analysis	Biennial	Review spatial strategy and land allocation priorities
Peatland	Area of peatland affected, restored or protected through development proposals	Planning applications and peat surveys	Biennial	Strengthen avoidance and restoration requirements
Climate Change Mitigation	Carbon reduction measures incorporated into new development, including low and zero carbon technologies	Planning submissions and energy statements	Annual	Review policy effectiveness and supplementary guidance
Trees and Woodland	Net loss or gain in tree cover and woodland associated with development	Forestry and planning records	Biennial	Increase woodland protection or compensatory planting requirements



Next Steps

Next Steps

Programme for MLDP2 and Environmental Assessment

131. The timetable for MLDP2 and the Environmental Assessment is:

Date	Action
June 2026	Publication of MLDP2 Proposed Plan, draft MLDP2 Environmental Report, draft MLDP2 Habitats Regulations Appraisal and draft MLDP2 Delivery Programme followed by a 12-week consultation period.
March 2027	Submission to Scottish Ministers for Examination of Proposed MLDP2, MLDP2 Environmental Report, MLDP2 Habitats Regulations Appraisal, Statement of Conformity with the Participation Statement and any Modification Report setting out changes to the MLDP2 Proposed Plan following consultation. The Delivery Programme will also be submitted but is not subject to examination.
March 2027- November 2027	Examination by Scottish Ministers into unresolved objections to the MLDP2 Proposed Plan.
December 2027	Adoption of MLDP2 by Midlothian Council.
December 2027	Notify SEA Consultation Authorities of MLDP2 adoption and prepare Post-Adoption SEA Statement for submission to SEA Consultation Authorities.
January 2028 onward	Refine SEA monitoring regime and undertake monitoring.

Expressing Opinions on the Environmental Report

132. Expressions of opinion on this Draft Environmental Report are invited during the publicised consultation period. These can be made online via Citizen Space through the Planning pages of Midlothian Council’s website:

[Midlothian Local Development Plan 2 | Development plans and policies | Midlothian Council](#)

133. Expressions of opinion can also be emailed to LDP@midlothain.gov.uk or posted to:

Planning, Sustainable Growth and Investment Service
 Midlothian Council
 Fairfield House
 8 Lothian Road
 DALKEITH
 EH22 3AA



Appendix 1

Appendix 1: Proposed MLDP2 Policies Assessment - Results

This appendix sets out the Strategic Environmental Assessment (SEA) undertaken on the Proposed MLDP2 policies. The following assessment results of the policies use the abbreviations set out immediately below. See section 4 for explanation of the policy assessment process.

Environmental Questions for Assessment of MLDP2 Policies

Will this policy be likely to significantly affect:	
AIR	To protect and improve current air quality
A1	Air quality?
A2	Need to travel by private vehicle?
A3	Opportunities for access to sustainable forms of transport?
BIODIVERSITY, FLORA AND FAUNA	To protect and enhance biodiversity
BFF1	International nature conservation areas/sites?
BFF2	Designated national/ regional/ local nature conservation sites/ Ancient Woodlands/ local biodiversity/ geodiversity sites/ species/ habitats/ wildlife corridors?
CLIMATIC FACTORS	To reduce greenhouse gases and avoid new greenhouse gas emissions
CF1	Midlothian's capacity to adapt to the climate crisis?
CF2	The energy efficiency of buildings?
CULTURAL HERITAGE	To protect and enhance historic environment assets
CH1	Listed buildings, scheduled monuments, Gardens and Designed Landscapes, non-designated historic sites or their settings?
CH2	Conservation areas/ historic urban form/ settlement pattern?
CH3	Battlefields?
CH4	The vulnerability of historic environment assets to current or future impacts of climate change? The energy efficiency or energy supply of historic environment assets? The retention and reuse of historic buildings?

LANDSCAPE, TOWNSCAPE & PLACEMAKING	To protect and enhance Midlothian's landscape and areas of valuable landscape
LTP1	Designated landscapes?
LTP2	Visual amenity, character or distinctiveness of the landscape/townscape?
LTP3	Open space provision?
LTP4	Settlement coalescence?
LTP5	Geodiversity?
LTP6	Existing woodland and trees?
MATERIAL ASSETS	To promote the sustainable use of natural resources and ensure quality in new
MA1	Waste minimisation?
MA2	Use of mineral resources?
MA3	Re-Use of brownfield land, vacant and derelict land and empty buildings?
MA4	The quality of the built environment?
MA5	Energy efficiency/ provide for sustainable energy?
POPULATION & HUMAN HEALTH	To improve the quality of life, human health and reduce health inequalities for communities in Midlothian
PH1	Provision of housing across all tenures?
PH2	Opportunities for access to sustainable forms of transport?
PH3	Provision of greenspace/ footpaths/ cycleways?
PH4	Sensitive receptors and/or residential areas by way of noise or air quality?
PH5	Health and health inequalities?
LAND & SOIL	To protect and restore valuable land and soil resources and minimise
LS1	Prime quality agricultural land and carbon-rich peatland?
LS2	Soil disturbance, particularly carbon rich soils?
LS3	Re-use of brownfield land?
WATER	To protect the quality of water and prevent flooding
W1	Status of water bodies? [refer River Basin Management Plan]
W2	Extent of flood risk?
W3	Ecological status and physical state of water bodies?



MLDP2 Policy Assessment Method (Table 5 in the body of the document)

Symbol	Effect
+	Likelihood of significant beneficial effect(s) – policy convergence with environmental objectives of MLDP2.
Blank cell	Criterion not relevant, or likelihood of no significant, or only neutral, effect(s).
?	Uncertain or unpredictable effect(s) and/ or some potential for policy divergence with environmental objectives in the MLDP2. High reliance on cross compliance in the application of the objective, or high reliance on more detailed assessment
x	Likelihood of significant adverse effect(s) and/ or likelihood of policy divergence with environmental objectives in the MLDP2.
N/A	Not assessed as part of the environmental assessment of this Plan for the reason stated in the comments column, e.g. because assessed at a higher or lower tier, or this Plan is simply referring to a proposal generated elsewhere or required to be safeguarded in this Plan.
C	This policy provides for site-specific development allocations subject to detailed assessment and summarising the effects would be impractical and potentially misleading.
O	Assessment result different to that for MLDP 2017 Environmental Report. SEA Policy Assessment for MLDP2 includes some new assessment criteria to those used for MLDP 2017. Therefore a comparison between assessment of MLDP 2017 and MLDP2 policies was made where the assessment criteria were the same. No comparison was made for policies that are new in MLDP2.



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Appendix 2

Appendix 2: Proposed MLDP2 Development Sites Assessment - Results

This appendix sets out the Strategic Environmental Assessment (SEA) undertaken on the MLDP2 Proposed Plan development sites. This includes assessment of preferred and reasonable alternative sites.

The SEA site assessment criteria and template (provided later in this appendix) used for the assessment was agreed with the Consultation Authorities at the SEA Scoping Stage.

The following should be taken into account in reading the SEA assessment of MLDP2 development sites:

- The assessment records either a Y; N; ?; or N/A where the criterion does not apply. A 'Y' represents that the site is acceptable in respect of the criterion and that there would be no significant adverse effects. A 'N' represents that the site is not acceptable in respect of the criterion and that there would be significant adverse effects. A '?' indicates that the effects are uncertain. Where appropriate notes are included in the comments section to help clarify the assessment.
- The SEA site assessment template sets out the SEA Topic and Objective and the criteria code references for each of the criteria questions.
- The assessment table is a summary sheet. If not mentioned in the table, all matters would still need to be considered in the design and layout of developments. The site assessment is intended to be a simplified representation of the characteristics of a site.
- Capacity details refer to either number of units, e.g. homes, proposed on the site or the site size in hectares.



MLDP2 Development Sites SEA Assessment Pro Forma

SEA site assessment template used for housing and economic sites. It was agreed with the Consultation Authorities at the SEA Scoping Stage.

Table 8 Strategic Environmental Assessment (SEA) Site Assessment Proforma

Strategic Environmental Assessment (SEA) Site Assessment Proforma				
Site Reference		[site map]		
Settlement				
Address				
Description				
Site Size				
Proposed Use				
Site Capacity				
SEA Topic & Objective	Does the proposal/ allocation:	Assessment (Y/N/Uncertain)	Mitigation/ Enhancement	Comments
AIR To protect and improve current air quality	AQ1 - avoid AQMA areas?			
	CC1 - have good proximity to services (enabling access within walking distance)?			
	CC2 - have good access to existing or committed public transport services?			
BIODIVERSITY, FLORA AND FAUNA To protect and enhance biodiversity	BD1 - Avoid negative effects on designated biodiversity site?			
	BD2 - Avoid causing negative effect on species / habitats or wildlife corridors?			
	BD3 - Ensure that biodiversity and geodiversity, including outwith designated sites, is protected and enhanced?			
	BD4 - Contribute to protection, creation and enhancement of nature networks or wildlife corridors of nature conservation importance?			
	BD5 – Where development is on brownfield land, avoids loss of biodiversity value			
CLIMATIC FACTORS To reduce greenhouse gases, avoid new greenhouse gas emissions, and support the transition to Net Zero	CC3 – located in a Heat Network Zone (HNZ)			
CULTURAL HERITAGE	CH1 - Avoid adverse effects on listed buildings, Scheduled Ancient Monuments, locally important			



To protect and enhance historic environment assets and their settings	archaeological sites, Gardens and Designed Landscapes and their settings?			
	CH2 - Avoid adverse effects on Conservation Areas and other areas of historic urban form?			
	CH3 – Avoid sites with high or moderate potential impact upon battlefield features?			
	CH4 - Contributes to reuse of historic buildings?			
LANDSCAPE, TOWNSCAPE & PLACEMAKING To protect and enhance Midlothian's landscape and areas of valuable landscape	LT1 - avoid Special Landscape Areas?			
	LT2 - avoid conspicuous locations that require extensive landscape treatment?			
	LT3 - Avoid loss of land important to avoidance of coalescence / preservation of settlement identity?			
	LT4 - Avoid loss of identified or candidate Geodiversity Site?			
	LT5 - avoid loss of land in Regional or Country Park?			
	LT6 - Avoid loss of public open space?			
	LT7 - Avoid Ancient and semi-natural woodland or other important woodland of nature and landscape value identified in Forest and Woodland strategy?			
MATERIAL ASSETS To promote the sustainable use of natural resources and ensure quality in new development	MA1 – Re-uses an existing building (waste minimisation)?			
	MA2 - safeguard aggregate mineral resources from sterilisation?			
	MA3 – Reuses empty buildings (embedded carbon)?			
	MA4 – Avoids use of greenfield land?			
POPULATION & HUMAN HEALTH To improve the quality of life, human health and reduce health inequalities for communities in Midlothian	PH1 - avoid co-location of sensitive development with industrial facilities or intrusive infrastructure?			
	PH2 - avoid location of development on land where there are significant contaminated land or geotechnical constraints?			
	PH3 - Provision of housing across all tenures? <i>This was not included as an SEA assessment criterion as Midlothian Council considers that this matter is better addressed through MLDP2 policy.</i>			
	PH4 – traffic and transport safety – avoid locations where access would raise safety concerns on the public road network?			
	PH5 - proximity to existing or planned core path or green active network?			



LAND & SOIL To protect and restore valuable land and soil resources and minimise detrimental effects of land use change	LS1 - avoid loss of prime agricultural land and peatland?			
WATER To protect the quality of water and prevent flooding	SW1 - avoid locations at risk of flooding or which increase flood risk elsewhere?			
	SW2 - avoid deterioration of water body status?			

SEA Status of Proposed MLDP2 Housing Sites

As set out in the Council's Evidence Report, committed housing sites with a planning consent were not to be, and have not been, subject to SEA.

Table 9 MLDP2 Proposed Plan Housing Land Allocations (Site SEA Status)

Site Ref.	Site Name, Location	Subject to SEA Y/N	Site Status – Reason for SEA Undertaken Or Not
R1	Bilston West, Bilston	Y	Site part of MLDP 2017 site Hs16 which has planning consent. Part of the site is identified in MLDP2 as an additional potential housing site for beyond the 10 year lifespan of the plan. The long-term safeguard area for MLDP 2017 site Hs16 does not have planning consent. Decision taken to SEA the whole site.
R2	Eskdail Street, Dalkeith	Y	New site
R3	Fairfield House, Dalkeith	Y	New site
R4	Easter Langside Drive, Dalkeith	Y	New site. No planning consent. Listed on Scottish Vacant and Derelict Land Survey 2025.
R5	Eskbank Station East, Dalkeith	Y	Part of allocated economic site (e11) in MLDP 2017. Housing use on site would be a new allocation.
R6	Eskbank Station West, Dalkeith	Y	New site
R7	Gowkshill Farm, Gorebridge	Y	New site
R8	Barleyknowe Road, Gorebridge	Y	New site
R9	Intentionally Blank		No site

R10	Redheugh West, Gorebridge	Y	Allocated site Hs7 MLDP 2017. No planning permission.
R11	Engine Road, Gorebridge	Y	New site. No planning consent. Listed on Scottish Vacant and Derelict Land Survey 2025.
R12	David Herkes Way, Gorebridge	Y	Allocated site Hs8 in MLDP 2017.
R13	Pentland Road, Loanhead	Y	New site
R14	Bogwood Road, Mayfield	Y	New site
R15	Mayfield Place, Mayfield	Y	New site
R16	Old School Crescent, Mayfield	Y	New site
R17	Scott's Caravans, Mayfield	Y	New site
R18	Blackcot Drive, Mayfield	Y	Part of site allocated site (h38) in MLDP 2017. No planning permission.
R19	Newton Farm East, Shawfair	Y	New site
R20	Main Street, Newtongrange	Y	New site
R21	Morris Road, Newtongrange	Y	New site
R22	Whippielaw Yard, Pathhead	Y	New site
R23	Beeslack, Penicuik	Y	New site
R24	Belwood Crescent, Penicuik	Y	New site
R25	Dykes Road, Penicuik	Y	New site
R26	Rullion Road, Penicuik	Y	New site
R27	Silurian Road, Penicuik	Y	New site
R28	Thornton Farm, Rosewell	Y	New site
R29	Whitehill Forge, Rosewell	Y	New site
R30	Cauldcoats, Shawfair	Y	This site is the long-term safeguard area for MLDP 2017 site Hs0 and it does not have planning consent.
R31	Cauldcoats Steading, Shawfair	N	Site has minded to consent planning permission subject to legal agreement.
R32	Silverburn East Silverburn	Y	New site

Additional Potential Sites beyond Plan Period			
R1	Bilston West (part)	Y	Site part of the long-term safeguard area for MLDP 2017 site Hs16, which does not have planning consent.
R33	Land south of Gowkshill, Gorebridge	Y	New site

Table 10 MLDP2 Existing Allocations and Consents which will still be delivering units during plan period (2027-2037) (Preferred Site for SEA purposes)

Site Ref.	Site Name, Location	Subject to SEA Y/N	Site Status – Reason for SEA Undertaken Or Not
Hs5	Thornbank North, Dalkeith	Y	Allocated in MLDP 2017 but had no planning consent at time SEA undertaken.

Table 11 MLDP2 Proposed Plan Reasonable Alternative Housing Sites (for SEA purposes)

Site Ref.	Site Name, Location	Subject to SEA Y/N	Site Status – Reason for SEA Undertaken Or Not
SUB053	Kippielaw, Easthouses	Y	New site
SUB055	Melville Grange, nr Dalkeith	Y	New site
SUB057	Cauldcoats South (1), Shawfair	Y	New site
SUB080	Straiton View, Loanhead	Y	Part of committed economic site e5 in MLDP 2017. New site (for housing).
SUB086	Shawfair (Coal Authority)	Y	Part of committed economic site e25 in MLDP 017. New site (for housing).
SUB117	Land north of Danderhall, Shawfair	Y	New site
SUB118	Shawfair Additional Site 2 (north of community woodland)	Y	New site



SEA Status of MLDP2 Economic Sites

Table 12 MLDP2 Proposed Plan Employment Site Allocations (Site SEA Status)

Site Ref	Site Name, Location	Subject to SEA Y/N	Site Status – Reason for SEA Undertaken Or Not
J1	Dalhousie Business Park, Bonnyrigg	N	Operational Site
J2	Hopefield, Bonnyrigg	Y	Committed economic site e16 in MLDP 2017 with no planning consent.
J3	Polton House, Bonnyrigg	N	Operational Site
J4	Sherwood Industrial Estate, Bonnyrigg	N	Operational Site
J5	Eskbank Station East, Dalkeith	Y	New Proposed Use
*J6	Eskbank Station West, Dalkeith	Y	New Site
J7	Grannies Park, Dalkeith	N	Operational Site
J8	Hardengreen Industrial Estate, Dalkeith	N	Operational Site
J9	Salter's Park West, Dalkeith	Y	Committed economic site e14 in MLDP 2017 with no planning consent.
J10	Salter's Park East, Dalkeith	N	Has planning consent
J11	Sheriffhall South, Dalkeith	N	Operational Site and has planning consent.
J12	Thornybank Industrial Estate, Dalkeith	N	Operational/Consented Site
J13	Easthouses Industrial Estate, Easthouses	N	Operational Site
J14	Midlothian Innovation Centre, Easter Bush	N	Operational Site
J15	Newtonloan Toll, Gorebridge	Y	Committed economic site e22 in MLDP 2017 with no planning consent.
J16	Stobhill Road, Gorebridge	Y	Committed economic site e21 in MLDP 2017 with no planning consent.
J17	Ashgrove, Loanhead	N	Operational Site
J18	Ashgrove North, Loanhead	Y	Committed economic site Ec4 in MLDP 2017 with no planning consent.
J19	Bilston Glen, Loanhead	N	Operational Site
J20	Clippen's Yard, Loanhead	N	Operational Site
J21	Edgefield Industrial Estate, Loanhead	N	Operational Site
J22	Eldin, Loanhead	N	Operational Site

J23	Engine Road, Loanhead	N	Operational Site
J24	MacTaggart Scott, Loanhead	Y	New site part (the extension, outside the settlement built up area)
J25	Old Pentland Sawmill, Loanhead	N	Operational Site
J26	Pentland Industrial Estate, Loanhead	N	Operational Site
J27	Pentland Road, Loanhead	Y	Part of committed economic site Ec3 in MLDP 2017 with no planning consent.
J28	Straiton North, Loanhead,	Y	Part of committed economic site Ec3 in MLDP 2017 with no planning consent.
J29	Straiton View, Loanhead	Y	Previous allocation but has no planning consent.
J30	Mayfield Industrial Estate, Mayfield	N	Operational Site
*J31	Scott's Caravans, Mayfield	Y	New Site
J32	Millerhill	N	Operational Site
J33	Scotway Centre, Newton Village	N	Operational Site
J34	Butlerfield Industrial Estate, Newtongrange	N	Operational Site
J35	Lady Victoria Business Centre, Newtongrange	N	Operational Site
J36	Rosemains, Pathhead	N	Operational Site
J37	Vineyard Business Centre, Pathhead	N	Operational Site
J38	Eastfield Farm Road Industrial Estate, Penicuik	N	Operational Site
J39	Eastfield Industrial Estate, Penicuik	N	Operational Site
J40	Gorton Road, Rosewell	Y	Committed economic site e24 in MLDP 2017 with no planning consent.
J41	Thornton Road, Rosewell	N	Operational Site
J42	Hunter's Yard, Shawfair	N	Operational Site
J43	Monktonhall, Shawfair	N	Operational Site
J44	North Millerhill, Shawfair	Y	Previous allocation but has no planning consent.
J45	Shawfair Park, Shawfair	N	Operational Site
J46	Sheriffhall Interchange, Shawfair	Y	Part of committed economic site Ec1 in MLDP 2017 with no planning consent (part of site also includes committed economic site e27).

J47	Whitehill Mains, Shawfair	N	Has planning consent
J48	Whitehill Business Centre, Whitehill	N	Operational Site
J49	Melville West, Dalkeith	Y	New Use
J50	Pomathorn Mill, Penicuik	N	Operational Site
J51	McSense Business Park, Mayfield	N	Operational Site
MSZ	Midlothian Science Zone, Easter Bush	N	Operational Site

Note: sites marked with * are new allocations in MLDP2.

SEA Environmental Assessment Record – MLDP2 Proposed Plan Development Sites

SEA assessment of Development Sites identified in the MLDP2 Proposed Plan, SEA of Reasonable Alternative Housing Sites and SEA of mineral extraction sites identified in MLDP2 Proposed Plan policy INF13 Minerals.

The tables of Appendix 2 are best viewed as a PDF on a computer. Printing copies off and viewing on paper will be difficult.

Appendix 1 - Environmental Assessment Record of Midlothian Local Development Plan 2 (MLDP2) Proposed Plan Policies (for the Draft Environmental Report)

Current Policy Reference - MLDP2 Proposed Plan	MLDP 2017 Policy Reference	Policy Title in MLDP2 Proposed Plan	A1	A2	A3	BFF1	BFF2	CF1	CF2	CH1	CH2	CH3	CH4	LTP1	LTP2	LTP3	LTP4	LTP5	LTP6	MA1	MA2	MA3	MA4	MA5	PH1	PH2	PH3	PH4	PH5	LS1	LS2	LS3	W1	W2	W3	Comments
STR1	N/A	Health and Wellbeing	+	+	+	+	+								+	+			+						+	+	+	+								Helps deliver a range of natural and built environment and access benefits to support health and wellbeing.
STR2	N/A	Climate Change Mitigation and Adaptation		+	+	+	+	+											+							+	+			+	+		+	+	+	Supports varied action to mitigate and adapt to the effects of climate change.
DES1	DEV 2	Protecting Quality and Place	+				+			+	+			+	+	+			+				+					+							Protects the natural and built quality assets, and amenity of an area, in new development.	
DES2	DEV 6, DEV 7	Design, Layout and Landscape Standards	+	+	+		+	+	+	+	+			+	+	+			+			+	+		+	+	+	+				O	O		Multi purposed policy seeking quality in a range of aspects related to new development.	
DES3	N/A	Biodiversity and New Development	+			+	+	+							+				+				+					+							Safeguards and promotes biodiversity in new development.	
DES4	N/A	Urban Greening Factor	+				+	+							+													+							Will increase and enhance natural assets, helping make developments more resilient to climate change.	
DES5	DEV 9	Open Space Standards					+				O				+	+	O		+				+			+		+							Will ensure new developments have access to open spaces.	
DES6	N/A	Play Space Standards													+	+							+				?	+							Will bring opportunities for outdoors interaction and activity, adding to the quality of an area. Care needed on the design and location of facilities.	
DES7	N/A	Private Outdoor Space for Dwellings					+	+															+					+							Provides outdoor space with improvements to the built environment and potential for permeable surfaces and habitat planting.	
DES8	N/A	Change of Use of Open Space to Garden Ground																																	Intentionally Blank	
DES9	N/A	Trees and Hedgerows in New Development				+	+	+		+	+		+	+	+				+				+			+	+			+					Will help safeguard existing trees and hedgerows and enhance planting. Thereby making a more climate resilient, biodiverse and attractive development.	
INF1	N/A	Blue and Green Infrastructure				+	+	+					+	+									+			+									Will help safeguard and enhance natural assets helping to make Midlothian more climate resilient and enhance new development.	

Current Policy Reference - MLDP2 Proposed Plan	MLDP 2017 Policy Reference	Policy Title in MLDP2 Proposed Plan	A1	A2	A3	BFF1	BFF2	CF1	CF2	CH1	CH2	CH3	CH4	LTP1	LTP2	LTP3	LTP4	LTP5	LTP6	MA1	MA2	MA3	MA4	MA5	PH1	PH2	PH3	PH4	PH5	LS1	LS2	LS3	W1	W2	W3	Comments
INF2	TRAN2	Transport Network Interventions	+	+	+		?			O	O															+	+		+	?	?					Will help promote more sustainable travel and active lifestyles, but will also help support car based travel. Impacts on wildlife corridors would need to be considered at detailed planning stage.
INF3	TRAN 1	Sustainable Transport	+	+	+																					+	+		+							Will help promote more sustainable travel and active lifestyles.
INF4	N/A	Transport Interchanges	+	+	+																					+	+		+							Will support, amongst other transport modes, public transport and cycling.
INF5	TRAN 4	Freight Facilities	+	+	+		O			O	O			O	O	O	O									+				O						Increased freight distribution by rail is a positive. However, this may encourage road freight accessing the site. Impact of road based freight would need to assessed at the application stage.
INF6	N/A	Safeguarding of Former Rail Lines	+		+		+	+											+								+		+							Secures assets for recreation and biodiversity value, and any possible longterm transport projects.
INF7	NRG 1, NRG 2	Renewable Energy Generation and Infrastructure	+					+						?	?				?		O			+												Supports renewable energy, but landscape impacts uncertain.
INF8	TRAN 5	Electric Vehicle and Bicycle Charging	+		+			+																		+										Supports promotion and use of lower emission vehicles.
INF9	IMP 3	Water and Drainage				O	+	+						O	+																		+	+	+	Supports care for water supplies and sustainable water management.
INF10	WAST 1 WAST 2 WAST 4	Waste Facilities	?					+							?					+				+				?		O			?	?	Prevents development that may compromise operation of existing waste management facilities. Policy does not necessarily promote waste reduction. It sets a framework for assessment of proposals and safeguarding of existing facilities. Proposals could have environmental effects, positive and negative. Policy relies on compliance with other policies.	
INF11	NRG 6	Heat Networks	O					+	+											+	+			+											Aimed at achieving lower carbon heating sources and utilisation of existing heat sources.	

Current Policy Reference - MLDP2 Proposed Plan	MLDP 2017 Policy Reference	Policy Title in MLDP2 Proposed Plan	A1	A2	A3	BFF1	BFF2	CF1	CF2	CH1	CH2	CH3	CH4	LTP1	LTP2	LTP3	LTP4	LTP5	LTP6	MA1	MA2	MA3	MA4	MA5	PH1	PH2	PH3	PH4	PH5	LS1	LS2	LS3	W1	W2	W3	Comments	
INF12	IT 1	Digital Infrastructure		+											0	0												?									Offers potential for greater connectivity and flow of information. May be environmental impact from the installation of infrastructure.
INF13	MIN 1 MIN 2	Minerals	?				?			?	?		?	?	?			?	?		?							?	?	?	?		?	?	?	?	Compliance with policy required. Mineral working will affect environment, but actual effects unknown at this stage and would need assessed at planning application stage.
ECON1	N/A	Community Wealth Building																																		Intentionally Blank	
ECON2	RD 1	Rural Development		X	X	?	?			?	?		+	?	?			?			+					X	?		?	?	?	+				Policy supports defined appropriate businesses in rural locations and the reuse of redundant buildings. The effects of proposals are unknown and care is required. The nature of their location is likely to mean access is more likely to be by private vehicle.	
ECON3	VIS 1	Tourism and Visitor Attractions	?	?	?		?			?	?	?	+	?	?		0		?			+	0			?	?		0		+					Policy has many positives but the effects are unknown and need to be carefully considered at the proposal stage.	
ECON4	VIS 2	Visitor Accommodation	?	X	X		?	?		?	?		+	?	?			?			+	0				X	?		0		+					Policy has many positives but the effects are unknown and need to be carefully considered at the proposal stage. Private vehicle travel will likely increase.	
ECON5	STRAT 5	Employment Locations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Allocations are assessed separately in Appendix 2.
ECON6	ECON 7	Further and Higher Education Facilities					+			+	+			+	+							+														Explicitly presumes against development that will have adverse effect on character and amenity. Policy makes reference to a particular institution in a sensitive location, giving these assessment scores.	
ECON7	ECON 2	Midlothian Science Zone		X	?		?		0						?			?								?			?							Policy sets out a framework for assessment of proposals. Despite the area being accessed by a variety of of transport types, a lot of access will likely be by private vehicle.	

Current Policy Reference - MLDP2 Proposed Plan	MLDP 2017 Policy Reference	Policy Title in MLDP2 Proposed Plan	A1	A2	A3	BFF1	BFF2	CF1	CF2	CH1	CH2	CH3	CH4	LTP1	LTP2	LTP3	LTP4	LTP5	LTP6	MA1	MA2	MA3	MA4	MA5	PH1	PH2	PH3	PH4	PH5	LS1	LS2	LS3	W1	W2	W3	Comments	
ECON8	TCR 1	Town, Local and Commercial Centres		+											+																					NPF4 policy 27 will be heavily relied upon for the assessment of proposals. The policy is aimed at supporting more small scale local facilities.	
ECON9	TCR 2	Retail and Commercial Development	?	?	?										0	0					0	0				?											Major new facilities could affect local environment, traffic and townscape. Can be mitigated through policy criteria, e.g. design, and support for public transport.
ECON10	N/A	Petrol and Vehicle Recharging Stations																																		The policy applies where deficiencies in provision of these facilities are identified. It is not known which of these services will come forward in proposals. Therefore it is not reasonable to estimate the significance of their impact.	
ECON11	N/A	Hot Food Takeaways		?																							?	?								Policy may increase travel by private vehicle, residential areas may be effected by hot food takeaway premises and health issues may be exacerbated by the presence of these facilities.	
HOU1	N/A	Housing Types and Density			+										+						+				+	+	+										Policy seeks to increase variety in house types and create attractive developments.
HOU2	DEV 3	Affordable Housing																							+												Policy seeks to increase levels of affordable housing.
HOU3	RD 2	Rural Housing		X	X		0			0	0				0												X			0							Development supported by the policy is less likely to be supported by frequent public transport services to a variety of locations.
HOU4	N/A	Land for Gypsy and Traveller Accommodation		X	?																					?			+								The policy sets out the conditions where a site for gypsy and traveller accommodation will be supported. While permanent sites may provide benefits, a location may not be supported by public transport and it is likely private vehicles would need to be used for travel to and from a site.
HOU5	DEV 4	Residential Park Homes			+																				+	+			+								Policy helps secure affordable housing in a location served by existing public transport routes.

Current Policy Reference - MLDP2 Proposed Plan	MLDP 2017 Policy Reference	Policy Title in MLDP2 Proposed Plan	A1	A2	A3	BFF1	BFF2	CF1	CF2	CH1	CH2	CH3	CH4	LTP1	LTP2	LTP3	LTP4	LTP5	LTP6	MA1	MA2	MA3	MA4	MA5	PH1	PH2	PH3	PH4	PH5	LS1	LS2	LS3	W1	W2	W3	Comments	
HOU6	STRAT 3	Housing Land Allocations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Allocations are assessed separately in Appendix 2.
HOU7	DEV 6, DEV 7	Householder Developments	O				+			O	+	+				+	+		+								+										Protects the natural and built quality assets, and amenity of an area, in new development.
HOU8	N/A	House Extensions																																			Intentionally Blank
HOU9	N/A	Outbuildings, Driveways, Micro-renewables, Fences and Walls																																			Intentionally Blank
LOC1	N/A	Community Facilities			+																						+	+									Policy supports community facilities in locations accessible by public transport. Such facilities may have potential to help reduce health inequalities.
LOC2	DEV 10	Sports Facilities					O								O	O	O					O				O											Policy will help safeguard and support sport facilities which can help improve health.
LOC3	N/A	Schools and Nurseries		+	+				+																	+	+		+						+		Policy seeks to create schools accessible by walking and public transport, in locations that avoid flood risk and buildings that positively contribute to local character.
LOC4	N/A	Allotments																																			Policy can help improve health for those who get access to an allotment. It is reasonable to expect only a comparatively small number would get access to an allotment. Therefore the effects have not been considered significant in more than one criteria in this assessment.
LOC5	N/A	Community Growing Spaces																																			Policy can help improve health for those who get access to an allotment. It is reasonable to expect only a comparatively small number might use a community growing space. Therefore the effects have not been considered significant in more than one criteria in this assessment.

Current Policy Reference - MLDP2 Proposed Plan	MLDP 2017 Policy Reference	Policy Title in MLDP2 Proposed Plan	A1	A2	A3	BFF1	BFF2	CF1	CF2	CH1	CH2	CH3	CH4	LTP1	LTP2	LTP3	LTP4	LTP5	LTP6	MA1	MA2	MA3	MA4	MA5	PH1	PH2	PH3	PH4	PH5	LS1	LS2	LS3	W1	W2	W3	Comments	
LOC6	N/A	Burial Grounds		?	?		+																		?											The location of cemeteries and their proximity to settlements and public transport will influence the amount of travel to them by public transport. Mature cemeteries can often become good habitat for biodiversity. The location and design of cemeteries will influence their impact on surrounding areas.	
IMP1	IMP 2	Infrastructure Delivery and Planning Obligations				O	O																											O	Intent of the policy is that no unacceptable additional demands are placed from new development on existing infrastructure. The outcome should not therefore be "significant".		
ENV1	ENV 2	Midlothian Nature Network	+	O	O	+	+	+		+	+			+	+	O	O		+						O			+				+	+	+	Policy will help support and enhance nature networks in Midlothian.		
ENV2	ENV 11-15	Natural Places	+			+	+	+		+	+			+	+				+									+					+	+	+	Policy will help support and enhance natural places and locations designated in Midlothian for their natural environment qualities.	
ENV3	ENV 7	Landscape Character				+	+			+	+	+		+	+	+	+		+																	In conjunction with other policies, it will help safeguard landscape character and form.	
ENV4	ENV 6	Special Landscape Areas				+	+			+	+	+		+	+	+	+		+																		In conjunction with other policies, it will help safeguard landscape character and form.
ENV5	ENV 8	Protection of River Valleys					+	+		+	+			+	+				+								+						+	+	+	In conjunction with other policies, it will help safeguard important landscapes, important to local character.	
ENV6	ENV 10	Water Environment					+							O	O																		+	+	+	Policy aims to safeguard water quality, reduce flood risk and ecological status of water bodies.	
ENV7	ENV 3	Newbattle Strategic Greenspace Safeguard		O			+	+		+	+				+	+	+		+						O	+			+				+			Helps safeguard this important location for preventing settlement coalescence and identity, and supporting the natural environment.	
ENV8	ENV 1	Green Belt	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Policy not assessed as MLDP2 will use NPF4 policy 8 Green belts.	

Current Policy Reference - MLDP2 Proposed Plan	MLDP 2017 Policy Reference	Policy Title in MLDP2 Proposed Plan	A1	A2	A3	BFF1	BFF2	CF1	CF2	CH1	CH2	CH3	CH4	LTP1	LTP2	LTP3	LTP4	LTP5	LTP6	MA1	MA2	MA3	MA4	MA5	PH1	PH2	PH3	PH4	PH5	LS1	LS2	LS3	W1	W2	W3	Comments	
ENV9	N/A	Forestry and Woodland Planting					+	+																													Policy will help promotion of biodiversity, climate change adaptation, including care for the water environment.
ENV10	N/A	Local Geodiversity Sites																+																			Protection will be afforded to local geodiversity sites.
ENV11	ENV 5	Soils						+																					+	+			+	+	+	Policy will help support care for soils, which will assist with adaptation to climate change, including flood risk amelioration and helping safeguard water quality.	
ENV12	ENV 19-25	Historic Assets and Places								+	+	+	+	+	+				+				+													Policy will help support protection of the historic environment and will be applied in association with NPF4 policy 7.	

N/A appears under the assessment criteria for policy ENV8 Green Belts because it was not assessed as the equivalent policy in NPF4, Policy 8 Green belts, is being used. Strategic Environmental Assessment (SEA) is not required in these circumstances as NPF4 policies have been subject to SEA.

The SEA policy assessment for MLDP2 has sought to compare the policy assessment outcome for the MLDP2017. The MLDP2 policy assessment included some new assessment criteria to those used for MLDP (2017). Therefore a comparison between assessment of MLDP2017 policies and MLDP2 policies was only made where the assessment criteria were the same.

N/A in the column "MLDP 2017 Policy Reference" means that for that MLDP2 policy there was no equivalent in MLDP 2017.

Appendix 2 - Environmental Assessment Record of Midlothian Local Development Plan 2 (MLDP2) Proposed Plan Preferred and Alternative Housing Sites and Economic Sites (for the Draft Environmental Report)

Strategic Environmental Assessment (SEA) of the Preferred Housing Sites for Midlothian Local Development Plan 2 (MLDP2) Proposed Plan

Environmental Assessment Topics		AIR				BIODIVERSITY, FLORA AND FAUNA				CLIMATIC FACTORS		CULTURAL HERITAGE				LANDSCAPE, TOWNSCAPE & PLACEMAKING							MATERIAL ASSETS				POPULATION & HUMAN HEALTH				LAND & SOIL		WATER		Comments
Site Ref	Site Name	Capacity	AQ1	CC1	CC2	BD1	BD2	BD3	BD4	BDS	CC3	CH1	CH2	CH3	CH4	LT1	LT2	LT3	LT4	LT5	LT6	LT7	MA1	MA2	MA3	MA4	PH1	PH2	PH4	PH5	LS1	SW1	SW2		
R1	Bilston West, Bilston 500 capacity: 350 for the MLDP2 plan period and 150 is additional potential for beyond the plan period	500	Y	N ¹	Y	Y	Y ²	Y ²	Y ²	N/A ²	N ²	Y ²	Y	Y	N/A	Y	N ²	Y ²	Y	Y	Y	Y ⁴	N ²	Y	N ²	N ²	N ²	Y ¹¹	Y	N ¹²	Y ¹³	Y ¹²	<p>This is intentionally no PH3 score criteria in Population & Human Health.</p> <p>*1: Services are comparatively close, but not within comfortable walking distance.</p> <p>*2: Need to be considered in design of the development, including present grassland and wetland habitat and woodland and connectivity with woodland outwith the site. Greenfield site, but part of it was a former landfill site. Adjacent to proposed Heat Network Zone.</p> <p>*3: Moderate potential for unidentified buried remains.</p> <p>*4: Needs to be considered in a Development Framework.</p> <p>*5: Design and layout of the development will need to consider settlement identity, in an area where there has been significant recent changes and development in the area.</p> <p>*6: Individual mature trees on site in northeastern area. Shelterbelt at centre of site and linear tree belts. Trees along northern edge of site.</p> <p>*7: The site does not contain existing buildings.</p> <p>*8: Site is not within a settlement boundary but part of site was a former landfill site.</p> <p>*9: Potential Noise Issues from new relief road & chipping at adjacent biomass operation.</p> <p>*10: Not in a Coal Mining High Risk Area but the site has Recorded Mine Entry points. Site effected by Pentland Mains Landfill site (Domestic & Commercial/ Industrial).</p> <p>*11: Major issues/concerns expressed on road infrastructure.</p> <p>*12: Site contains class 2 prime agriculture land. Land not expected to be agriculturally viable due to location and previous land uses.</p> <p>*13: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development (Pentland Burn marginally in corner of site) - no other source of flooding highlighted.</p> <p>*14: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
R2	Eskdail Street, Dalkeith	65	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y ¹	Y ¹	Y	N/A	Y	Y	Y	Y	Y	Y	Y	Y ²	Y	Y ²	Y	Y	Y	Y	Y	Y	Y	Y ³	Y ⁴	<p>*1: Design of development would need to consider effect on surrounding heritage assets.</p> <p>*2: To be confirmed at planning application stage.</p> <p>*3: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*4: Development would need to be designed to ensure there is no deterioration of water body status.</p>
R3	Fairfield House, Dalkeith	15	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y ¹	Y ²	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y ³	Y	Y ³	Y	Y	Y	Y	Y	Y	Y	Y ⁴	Y ⁵	<p>*1: Development would include works to a listed building. Development can be controlled via planning conditions.</p> <p>*2: Site is located a conservation area. Development can be controlled via planning conditions.</p> <p>*3: Proposals not confirmed.</p> <p>*4: Risk of surface water or other forms of flooding not highlighted, but needs to be taken into account in the design and layout of the development.</p> <p>*5: Development would need to be designed to ensure there is no deterioration of water body status.</p>
R4	Easter Langside Drive, Dalkeith	20	Y	Y	Y	Y	Y	Y	Y	Y ¹	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	N ²	Y	N ²	Y	Y	Y	Y	Y	Y	Y	Y ³	Y ⁴	<p>*1: Site is an infill in a much larger development area, the design and development of the site would need to take habitat safeguarding and enhancement into account.</p> <p>*2: The site does not contain existing buildings.</p> <p>*3: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*4: Development would need to be designed to ensure there is no deterioration of water body status.</p>
R5	Eskbank Station East, Dalkeith	20	Y	Y	Y	Y	Y	Y	Y	Y ¹	N/A ¹	Y	Y ²	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y ¹	N ³	Y	N ³	N ⁴	N ⁵	N ⁶	Y	Y	N ⁷	Y ⁸	Y ⁹	<p>*1: Site is previously undeveloped and the design will need to consider naturalised scrub and trees on site and adjacent woodland on site boundaries.</p> <p>*2: Design will need to consider nearby listed structures. Moderate potential for unidentified buried remains.</p> <p>*3: The site does not contain existing buildings.</p> <p>*4: The site never previously developed, but it is within a settlement boundary and is part of a current development allocation.</p> <p>*5: Noise from adjacent/nearby railway. Possible glare issues from solar farm adjacent to the site.</p> <p>*6: In a Coal Mining High Risk Area with recorded Mine Entry Points on site. Probable shallow coal mining history. Possible issues with old landfill (old cutting) but should be inert waste only.</p> <p>*7: Site is class 3.1 prime agriculture land.</p> <p>*8: Risk of surface water or other forms of flooding not highlighted, but needs to be taken into account in the design and layout of the development.</p> <p>*9: Development would need to be designed to ensure there is no deterioration of water body status.</p>
R6	Eskbank Station West, Dalkeith	50	Y	Y	Y	Y	Y ¹	Y ¹	Y ¹	N/A ¹	Y	Y ²	Y	Y	N/A	Y	Y	Y ³	Y	Y	Y	Y	Y	N ⁴	Y	N ⁴	N ⁵	N ⁶	Y ⁸	Y	N ⁹	Y ¹⁰	Y ¹¹	<p>*1: Needs consideration in the design and development of the site.</p> <p>*2: Design will need to consider nearby listed structures. Low-medium potential for unidentified buried remains.</p> <p>*3: Needs consideration in development design, particularly the site's southern boundaries.</p> <p>*4: Site does not contain existing buildings.</p> <p>*5: The site never previously developed, but it is within a settlement boundary.</p> <p>*6: Noise from adjacent/nearby railway, vehicle repair workshop, supermarket and dog care facility. Possible odour from vehicle repair workshop.</p> <p>*7: In a Coal Mining High Risk Area with recorded Mine Entry points on site. Probable shallow coal mining history and mine entry points on site. Possible issues with old landfill (old cutting) but should be inert waste only.</p> <p>*8: Major infrastructure required from A7.</p> <p>*9: Site is class 2 prime agriculture land.</p> <p>*10: Risk of surface water or other forms of flooding not highlighted, but needs to be taken into account in the design and layout of the development.</p> <p>*11: Development would need to be designed to ensure there is no deterioration of water body status.</p>	
R7	Gowkhill Farm, Gorebridge	100	Y	Y	Y	Y	Y ¹	Y ¹	Y ¹	N/A ¹	Y	Y ²	Y	Y	N/A	Y	N ³	N ⁴	Y	Y	Y	Y	Y	N ⁵	Y	N ⁵	N	Y ⁸	N ⁷	Y ⁹	Y	Y	Y ¹⁰	Y ¹⁰	<p>*1: Needs consideration in the design and development of the site. Woodland uphill to east and to west. Hedgerow and trees on southern and eastern boundary.</p> <p>*2: Impacts on listed structures to be considered and low potential for impacts upon any unidentified buried remains.</p> <p>*3: Locally the site is visible from Stobhill Road, and setting of adjacent listed buildings should be considered.</p> <p>*4: Development would contribute to coalescence of Gorebridge, Gowkhill and Newtongrange.</p> <p>*5: Site does not contain existing buildings.</p> <p>*6: Development will need to consider possible noise from Gowkhill Farm and possibly Stobhill depot. Possible odour from Gowkhill Farm.</p> <p>*7: Site is in a Coal Mining High Risk Area with mining legacy.</p> <p>*8: Road infrastructure improvements required.</p> <p>*9: Risk of surface water or other forms of flooding not highlighted, but needs to be taken into account in the design and layout of the development. Watercourse on site's southern boundary.</p> <p>*10: Development would need to be designed to ensure there is no deterioration of water body status.</p>
R8	Barleyknowe Road, Gorebridge	150 (SEA 250)	Y	Y	Y	Y ¹	Y ¹	Y ¹	Y ¹	N/A	Y	Y ²	Y	Y	N/A	Y	N ³	N ⁴	Y	Y	Y	Y	Y ⁵	N ⁵	Y	N ⁶	N	Y	N ⁷	Y ⁸	Y	Y	Y ⁹	Y ¹⁰	<p>SEA undertaken on basis of site being allocated for 250 units.</p> <p>*1: Needs consideration in the design and development of the site. Part of the northern boundary borders a designated biodiversity site but is not included within the proposed site.</p> <p>*2: Potential for impact on Gowkhill Enclosure. Moderate potential for unidentified remains to be impacted.</p> <p>*3: Site is visually exposed.</p> <p>*4: Gorebridge and Gowkhill would be coalesced.</p> <p>*5: Established woodland falls beyond the development boundary of the site.</p> <p>*6: Site does not contain existing buildings.</p> <p>*7: Site is in a Coal Mining High Risk Area and has recorded mine entry points on site. Known and Probable Shallow Mine Workings and mine entries.</p> <p>*8: Infrastructure improvements needed, major upgrade Barleyknowe Road.</p> <p>*9: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*10: Development would need to be designed to ensure there is no deterioration of water body status.</p>
R9	Intentionally Blank - No Site																																		
R10	Redheugh West, Gorebridge	400 (SEA 650)	Y	N ¹	N ¹	Y ²	Y ²	Y ²	Y ²	N/A	Y	Y ³	Y	Y	N/A	Y ⁴	N ⁵	Y	Y	Y	Y	Y	Y ⁶	N ⁷	Y	N ⁷	N	Y ⁸	Y ⁹	Y ¹⁰	Y	N ¹¹	Y ¹²	Y ¹³	<p>SEA undertaken on basis of site being allocated for 650 units.</p> <p>*1: Future development of adjacent site R9 (Redheugh East) will assist in provision of services.</p> <p>*2: South and west boundary of the site borders a designated biodiversity site but is not included within the proposed site. This would need to be considered in site layout and design, including existing woodland and hedgerows.</p> <p>*3: Low potential for impacts upon unidentified buried archaeological remains.</p> <p>*4: South and western boundaries of the site border a special landscape area. This would need to be considered in the design and layout of the development.</p> <p>*5: Potential to be prominently visible from rural routes along Povert Road and The South Esk. Need for robust landscape buffers and boundary treatment to allow for landscape/ visual integration.</p> <p>*6: Presence of ancient woodland would need to be considered in the design and layout of the development.</p> <p>*7: Site does not contain existing buildings.</p> <p>*8: Possible noise from road on northern boundary of the site.</p> <p>*9: Former Prestonholm Landfill adjacent to site but should only be inert waste.</p> <p>*10: Infrastructure improvements needed.</p> <p>*11: Site is designated as prime agricultural land (class 2).</p> <p>*12: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development (watercourses in site, tributaries of Cockpen Dean Burn) - no other source of flooding highlighted.</p> <p>*13: Development would need to be designed to ensure there is no deterioration of water body status.</p>
R11	Engine Road, Gorebridge	40	Y	Y	Y	Y	N ¹	N ¹	Y ¹	N ¹	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	N ²	Y	N ²	Y	Y	N ³	Y	Y	Y	Y	Y ⁴	Y ⁵	<p>*1: The design and development of the site would need to take into account biodiversity value that has arisen through naturalisation on the site.</p> <p>*2: Site does not contain existing buildings.</p> <p>*3: Site is in a Coal Mining High Risk Area and has recorded mine entry points on site. Former Gas Works and spoil heaps on site. Probable Shallow Coal workings.</p> <p>*4: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*5: Development would need to be designed to ensure there is no deterioration of water body status.</p>
R12	David Herkes Way, Gorebridge	30 (SEA 40)	Y	Y	Y	Y ¹	Y ¹	Y ¹	Y ¹	Y ¹	Y	Y ²	Y	Y	N/A	Y	Y ³	Y	Y	Y	Y	Y	Y ¹	N ⁴	Y	N ⁴	Y	Y	N ⁵	Y	Y	Y	Y ⁶	Y ⁷	<p>SEA undertaken on basis of site being allocated for 40 units.</p> <p>*1: Design and layout of site would need to take account of this. Part of the eastern boundary borders a designated biodiversity site but is not included within the proposed site. Naturalisation has occurred on the site and woodland is on the site's eastern edge.</p> <p>*2: Potential setting impacts on scheduled monument north of site, not within the development boundary. Moderate potential for impacts on unidentified buried remains.</p> <p>*3: Locally the site is visible from Stobhill Road, and Gowkhill, the centre of the site is screened by woodland on the site edges. Existing trees on the boundary of the site need to be retained.</p> <p>*4: Site does not contain existing buildings.</p> <p>*5: Site is in a Coal Mining High Risk Area and has Recorded Mine Entry Points on site. Former Spoil Heap and Quarry. Probable shallow mine workings and mine entries.</p> <p>*6: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*7: Development would need to be designed to ensure there is no deterioration of water body status.</p>

Environmental Assessment Topics		Capacity	AIR			BIODIVERSITY, FLORA AND FAUNA				CLIMATIC FACTORS			CULTURAL HERITAGE				LANDSCAPE, TOWNSCAPE & PLACEMAKING							MATERIAL ASSETS				POPULATION & HUMAN HEALTH					LAND & SOIL		WATER		Comments
Site Ref	Site Name		AQ1	CC1	CC2	BD1	BD2	BD3	BD4	BD5	CC3	CH1	CH2	CH3	CH4	LT1	LT2	LT3	LT4	LT5	LT6	LT7	MA1	MA2	MA3	MA4	PH1	PH2	PH4	PH5	LS1	SW1	SW2				
R30	Cauldcoats, Shawfair	220	Y	N ⁺	N ⁺	Y	Y ⁺	Y ⁺	Y ⁺	N/A	Y	Y ⁺	Y	Y	N/A	Y	Y ⁺	Y ⁺	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y ⁺	Y ⁺	There is intentionally no PH3 score criteria in Population & Human Health. SEA undertaken on Z20 at the longterm safeguard adjacent MLDP (2017) housing site H50. H50 has PPP for 430 units. *1: Services not within accessible walking distances. Shawfair continues to grow and more access to services and public transport will likely be available as this continues. *2: Site within 200 metres of bus routes. Site not very close to Shawfair train station. As Shawfair continues to grow more access to services and public transport likely. *3: The design and development of the site would need to take this into account, including the existing hedgerows on the site boundaries. *4: Moderate potential for impacts on unidentified buried archaeological remains. *5: Locally visible. Site layout will require extensive shelterbelt along the southern and eastern edge and creation of robust woodland and open space. *6: Site currently forms part of landscape buffer between Edinburgh and adjoining bing and agricultural fields to the south and areas under development to Shawfair new town. *7: Site does not contain existing buildings. *8: Noise from Roads (The Wisp & Whitehill Road) nearby commercial units. *9: Invasive species in the north west corner and northern part of the site. In a Coal Mining High Risk Area with recorded mine entry points on site. *10: Site raises major infrastructure challenges. *11: Land is class 3.1 prime agricultural land. *12: River flooding not highlighted as an issue, but a small burn entering the site going beneath the bing and remerging requires consideration in the design and layout of development. No other surface water flooding issues highlighted. *13: Development would need to be designed to ensure there is no deterioration of water body status.	
R31	Cauldcoats Steading, Shawfair	12																																No SEA required as site has planning consent subject to conclusion of a legal agreement.			
R32	Silverburn East, Silverburn	3	Y	N	Y ⁺	Y	Y ⁺	Y ⁺	Y ⁺	N/A	N	Y	Y	Y	N/A	N ⁺	Y ⁺	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y ⁺	Y ⁺	*1: Bus route passes close to site. *2: The design and development of the site would need to take this into account. Retain hedgerow at site front and safeguard existing tree. *3: Site falls within a special landscape area (ENVG) in MLDP (2017). *4: Layout and sensitive boundary treatment required. *5: Site does not contain existing buildings. *6: Risk of surface water or other forms of flooding not highlighted, but needs to be taken into account in the design and layout of the development. *7: Development would need to be designed to ensure there is no deterioration of water body status.	
R33	Land south of Gowkshill, Gorebridge (Site is identified as an Additional Potential Site beyond the MLDP2 Plan Period. It is not allocated in the Proposed MLDP2)	250	Y ⁺	Y	Y	Y ⁺	Y ⁺	Y ⁺	Y ⁺	N/A	Y	Y ⁺	Y	Y	N/A	Y	N ⁺	N ⁺	Y	Y	Y	Y ⁺	N ⁺	Y	N ⁺	N	Y	N ⁺	Y ⁺	Y	Y	Y	Y	Y ⁺	Y ⁺	*1: Air quality assessment likely due to size of development. Possible odour issues from Gowkshill Farm. *2: The design and development of the site would need to take this into account. Existing hedgerows should be safeguarded. *3: Potential impacts on listed buildings and scheduled monument. Moderate potential for impacts upon unidentified buried remains. *4: Locally the site is visible from Stobhill Road, and from the B704 New Hunterfield Road. *5: Would contribute to coalescence of Gorebridge and Gowkshill. *6: Site does not contain existing buildings. *7: Site is in a Coal Mining High Risk Area, but has no recorded mine entry points on the site. Known shallow mine workings. *8: Road infrastructure improvements required. *9: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development (watercourse on southern boundary of site) - no other source of flooding highlighted. *10: Development would need to be designed to ensure there is no deterioration of water body status.	
Current Sites Contributing to Committed Housing Land Supply																																					
H55	Thornbank North, Dalkeith	30	Y	Y	Y	Y	Y ⁺	Y ⁺	Y ⁺	Y ⁺	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y ⁺	Y ⁺	*1: The self seeded trees on the site would be removed, but the design of the development would need to seek safeguarding of trees on the boundaries. *2: Site does not contain existing buildings. *3: Noise from adjacent retail unit and factory requires consideration. *4: Former Factory on site. The site investigation on adjacent retail unit identified asbestos in made ground and gas issues. *5: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted. *6: Development would need to be designed to ensure there is no deterioration of water body status.	

Strategic Environmental Assessment (SEA) of the Alternative Housing Sites for Midlothian Local Development Plan 2 (MLDP2) Proposed Plan

Environmental Assessment Topics		Capacity	AIR			BIODIVERSITY, FLORA AND FAUNA				CLIMATIC FACTORS			CULTURAL HERITAGE				LANDSCAPE, TOWNSCAPE & PLACEMAKING							MATERIAL ASSETS				POPULATION & HUMAN HEALTH					LAND & SOIL		WATER		Comments
Site Ref	Site Name		AQ1	CC1	CC2	BD1	BD2	BD3	BD4	BD5	CC3	CH1	CH2	CH3	CH4	LT1	LT2	LT3	LT4	LT5	LT6	LT7	MA1	MA2	MA3	MA4	PH1	PH2	PH4	PH5	LS1	SW1	SW2				
SUB055-ALTSITE	Kippilaw, Easthouses	300	Y ⁺	N	Y	Y ⁺	Y ⁺	Y ⁺	Y ⁺	N/A	Y ⁺	Y ⁺	Y	Y	N/A	Y	Y ⁺	N ⁺	Y	Y	Y	Y	Y ⁺	N ⁺	Y	N ⁺	N	N ⁺	N ⁺	Y	Y	N ⁺	Y ⁺	Y ⁺	There is intentionally no PH3 score criteria in Population & Human Health. *1: Air quality assessment likely due to size of development. *2: Design would need to take into account scattered trees and hedgerows around periphery of the site, area of woodland located centrally in site, immediately south of Kippilaw Steading. Ancient woodland present at Queen Margaret's Burn to the southwest. Local biodiversity site at western corner of the site. *3: Located adjacent to potential Heat Network Zone. *4: Potential impacts on Easthouses ventilation shaft (C). Moderate potential for impacts upon unidentified buried remains. In vicinity of Kippilaw House and walled garden, and the associated steading (renovated). *5: There is landscape visibility from the A6106 road, in the northern part of the site. *6: Development of the site would increase coalescence between Dalkeith and Easthouses. *7: Site does not contain existing buildings. *8: High pressure gas pipe through parts of the site. *9: In a Coal Mining High Risk Area and Recorded Mine Entry points on site. Former railway line and sidings and coal depot. Probable shallow coal workings. *10: Site is class 3.1 prime agriculture land. *11: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted. *12: Development would need to be designed to ensure there is no deterioration of water body status.		
SUB055-ALTSITE	Melville Grange, nr Dalkeith	900	Y ⁺	N ⁺	Y	Y	Y ⁺	Y ⁺	Y ⁺	N/A	N	N ⁺	Y	Y	N/A	Y	N ⁺	N ⁺	Y	Y	Y	Y	Y ⁺	Y ⁺	Y	N	N ⁺	N ⁺	?	Y	N ⁺	Y ⁺	Y ⁺	*1: Air quality assessment likely due to size of development. *2: Site is comparatively close to large outdoor retail centre. *3: Needs consideration in design, including existing hedgerows and structural planting. TPO trees within the site and Ancient Woodland habitat adjoining the site (parts covered by TPO) require safeguarding. *4: Scheduled monument on the eastern portion of the site. Potential impacts raised on listed structures, garden and designed landscape and archaeological features. *5: Site comprises open farmland and is prominently visible from adjoining road network. *6: Development would go up to A720 and boundary with City of Edinburgh Council. *7: Not known if the small number of existing buildings on site would be reused. *8: Noise from A720 City Bypass and Gilmerton Road. Possible issue with lights from golf driving range. *9: Part of the site is in a Coal Mining High Risk Area and there are recorded Mine Entry points. Probable shallow mine workings and mine entries. Part of former sand pit. *10: Site is class 2 and 3.1 prime agriculture land. *11: Risk of surface water and river flooding highlighted (including the Dead Burn). Needs to be taken into account in the design and layout of the development. *12: Development would need to be designed to ensure there is no deterioration of water body status.			
SUB057-ALTSITE	Cauldcoats South, Shawfair	600	Y	N ⁺	N ⁺	Y	Y ⁺	Y ⁺	Y ⁺	N/A	Y	Y ⁺	Y	Y	N/A	Y	Y ⁺	N ⁺	Y	Y	Y	Y	Y	Y	Y	Y	N ⁺	N ⁺	Y	Y	N ⁺	Y ⁺	Y ⁺	*1: As Shawfair/Cauldcoats continue to grow more access to services and public transport will be available. *2: The design of the site would need to take this into account, including habitat networks, such as hedgerows, on the site boundaries. *3: "Y" due to moderate potential for impacts on unidentified buried archaeological remains and industrial heritage. *4: Local visibility from Millerhill Road, southern edge of Edinburgh and within new settlement of Shawfair. *5: Site is not located on the Midlothian boundary but would contribute towards coalescence. Would form part of additional development in Shawfair at Cauldcoats. *6: Site does not contain existing buildings. *7: Noise from A1 and road to waste facility at northern end of site would need to be considered. *8: Part of the site is in a Coal Mining High Risk Area and has recorded mine entry points on site. Site has probable shallow mining legacy. *9: Site raises major infrastructure challenges. *10: Land is class 3.1 prime agricultural land. *11: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted. *12: Development would need to be designed to ensure there is no deterioration of water body status.			
SUB090-ALTSITE	Straiton View, Loanhead	50	Y	Y	Y	Y	Y ⁺	N ⁺	Y ⁺	N/A	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N ⁺	N ⁺	Y	Y	Y	Y	Y	Y	Y ⁺	Y ⁺	*1: need to be considered in the design of a development. Site has naturalised vegetation and trees on it. *2: Site does not contain existing buildings. *3: Adjacent commercial industrial units and associated noise. *4: Part of the site is in the Coal Mining High Risk Area and there are Recorded Mine Entry points. Large area of Japanese Knotweed in the north east of the site. Former reservoirs on site and possibly part of former Straiton Oil Works. *5: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development (Flood Risk Assessment required to understand impact of the May Burn watercourse) - no other source of flooding highlighted. *6: Development would need to be designed to ensure there is no deterioration of water body status.	
SUB096-ALTSITE	Shawfair (Coal Authority)	150	Y	Y	Y	Y	Y ⁺	Y ⁺	Y ⁺	N ⁺	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y ⁺	N ⁺	Y	N ⁺	Y	N ⁺	Y ⁺	Y	Y ⁺	Y ⁺	N ⁺	Y ⁺	Y ⁺	*1: Trees present on site. This would need to be considered in the design of the site. Potential impacts to woodland belt along the Cairnie Burn to south and to woodland immediately adjacent to eastern boundary. Removal works required prior to development starting. *2: Site does not contain existing buildings. *3: Site in close proximity to noise from railways, marshalling yards, A1 road and Energy Centre. *4: Site is in a Coal Mining High Risk Area and has recorded mine entry points on site. Contamination from water treatment ponds associated with the former Monktonhall Colliery. *5: Infrastructure improvements required. *6: Land is class 2 prime agricultural land. However, this is not applicable as the site was a minewater treatment location for the former Monktonhall Colliery. *7: Risk of surface water and river flooding highlighted. Needs to be taken into account in the design and layout of the development. *8: Development would need to be designed to ensure there is no deterioration of water body status.		
SUB117-ALTSITE	Shawfair Additional Site 1 (north of North Danderhall)	390	Y	N	N	Y	Y	Y	Y	N/A	Y	Y ⁺	Y	Y	N/A	Y	Y	N ⁺	Y	Y	N ⁺	Y	Y	Y	N	N ⁺	N ⁺	Y ⁺	Y	N ⁺	Y ⁺	Y ⁺	Y ⁺	Y ⁺	*1: "Y" due to high potential for impacts on unidentified buried archaeological remains. *2: Site is located on the Midlothian boundary and would contribute towards coalescence. *3: A park/open space is planned on this land as part of the Shawfair development, through application 21/00936/MSC. *4: Site does not contain existing buildings. *5: Noise from The Wisp and Millerhill Road should be assessed and addressed as necessary in the design and layout of the development. *6: Site is in a Coal Mining High Risk Area and has recorded mine entry points on site. Site has probable shallow mining legacy. There is a spoil heap at the very west of the site. *7: Infrastructure improvements required. *8: Land is class 2 prime agricultural land. *9: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted. *10: Development would need to be designed to ensure there is no deterioration of water body status.		

Environmental Assessment Topics		Capacity	AIR			BIODIVERSITY, FLORA AND FAUNA					CLIMATIC FACTORS	CULTURAL HERITAGE				LANDSCAPE, TOWNSCAPE & PLACEMAKING							MATERIAL ASSETS				POPULATION & HUMAN HEALTH					LAND & SOIL		WATER		Comments
Site Ref	Site Name		AQ1	CC1	CC2	BD1	BD2	BD3	BD4	BD5	CC3	CH1	CH2	CH3	CH4	LT1	LT2	LT3	LT4	LT5	LT6	LT7	MA1	MA2	MA3	MA4	PH1	PH2	PH4	PH5	LS1	SW1	SW2			
SUB118-ALTSIFE	Shawfair Additional Site 2 (north of community woodland)	330	Y	N	N	Y ⁺	Y ⁺	Y ⁺	Y ⁺	N/A	Y	Y ⁺	Y	Y	N/A	Y	Y ⁺	N ⁺	Y	Y	Y	Y	N ⁺	Y	N ⁺	N	Y	N ⁺	N ⁺	Y	N ⁺	Y ⁺	Y ⁺	<p>There is intentionally no PH3 score criteria in Population & Human Health.</p> <p>*1: The design of the site would need to take this into account, including habitat networks, such as hedgerows, on the site boundaries.</p> <p>*2: " due to moderate potential for impacts on unidentified buried archaeological remains.</p> <p>*3: Local visibility from Millershill Road, southern edge of Edinburgh and within new settlement of Shawfair.</p> <p>*4: Site is not located on the Midlothian boundary but would contribute towards coalescence. Would form part of additional development in Shawfair at Caudcoats.</p> <p>*5: Site does not contain existing buildings.</p> <p>*6: The site is in a Coal Mining High Risk Area and has recorded mine entry points on site. Probable shallow coal mining.</p> <p>*7: Site raises major infrastructure challenges.</p> <p>*8: Land is class 3.1 prime agricultural land.</p> <p>*9: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*10: Development would need to be designed to ensure there is no deterioration of water body status.</p>		

Strategic Environmental Assessment (SEA) of the Economic Sites for Midlothian Local Development Plan 2 (MLDP2) Proposed Plan

Environmental Assessment Topics		Capacity	AIR			BIODIVERSITY, FLORA AND FAUNA					CLIMATIC FACTORS	CULTURAL HERITAGE				LANDSCAPE, TOWNSCAPE & PLACEMAKING							MATERIAL ASSETS				POPULATION & HUMAN HEALTH					LAND & SOIL		WATER		Comments
Site Ref	Site Name		AQ1	CC1	CC2	BD1	BD2	BD3	BD4	BD5	CC3	CH1	CH2	CH3	CH4	LT1	LT2	LT3	LT4	LT5	LT6	LT7	MA1	MA2	MA3	MA4	PH1	PH2	PH4	PH5	LS1	SW1	SW2			
J2	Hopefield, Bonnyrigg	6.6 ha.	Y	?	?	Y	Y	Y	Y	N/A	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	N ⁺	Y	N ⁺	N ⁺	Y	Y ⁺	Y ⁺	Y	N ⁺	Y ⁺	Y ⁺	<p>There is intentionally no PH3 score criteria in Population & Human Health.</p> <p>*1: Site does not contain existing buildings.</p> <p>*2: Site never previously developed, within a settlement boundary and is an unconsented economic development allocation.</p> <p>*3: No former historic contaminative uses on site apart from probable shallow mine workings. Intrusive site investigation required. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing.</p> <p>*4: Requires further assessment and investigation.</p> <p>*5: Site is class 3.1 prime agricultural land, but is an existing economic allocation.</p> <p>*6: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted. Water body present on site.</p> <p>*7: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J5	Eskbank Station East, Dalkeith	1.9 ha.	Y	Y	Y	Y	Y	Y	Y ⁺	N/A ⁺	Y	Y ⁺	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	N ⁺	Y	N ⁺	N ⁺	N ⁺	N ⁺	Y	Y	N ⁺	Y ⁺	Y ⁺	<p>*1: Site is previously undeveloped and the design will need to consider naturalised scrub and trees on site and adjacent woodland on site boundaries.</p> <p>*2: Design will need to consider nearby listed structures. Moderate potential for unidentified buried remains.</p> <p>*3: The site does not contain existing buildings.</p> <p>*4: The site never previously developed, but it is within a settlement boundary and is part of a current development allocation.</p> <p>*5: Noise from adjacent/nearby railway. Possible glare issues from solar farm adjacent to the site.</p> <p>*6: In a Coal Mining High Risk Area with recorded Mine Entry Points on site. Probable shallow coal mining history. Possible issues with old landfill (old cutting) but should be inert waste only.</p> <p>*7: Site is class 3.1 prime agricultural land.</p> <p>*8: Risk of surface water or other forms of flooding not highlighted, but needs to be taken into account in the design and layout of the development.</p> <p>*9: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J6	Eskbank Station West, Dalkeith	2 ha.	Y	Y	Y	Y	Y ⁺	Y ⁺	Y ⁺	N/A ⁺	Y	Y ⁺	Y	Y	N/A	Y	Y	Y ⁺	Y	Y	Y	Y	N ⁺	Y	N ⁺	N ⁺	N ⁺	N ⁺	Y	Y	N ⁺	Y ⁺	Y ⁺	<p>*1: Needs consideration in the design and development of the site.</p> <p>*2: Design will need to consider nearby listed structures. Low-medium potential for unidentified buried remains.</p> <p>*3: Needs consideration in development design, particularly the site's southern boundaries.</p> <p>*4: Site does not contain existing buildings.</p> <p>*5: The site never previously developed, but it is within a settlement boundary.</p> <p>*6: Noise from adjacent/nearby railway, vehicle repair workshop, supermarket and dog care facility. Possible odour from vehicle repair workshop.</p> <p>*7: In a Coal Mining High Risk Area with recorded Mine Entry points on site. Probable shallow coal mining history and mine entry points on site. Possible issues with old landfill (old cutting) but should be inert waste only.</p> <p>*8: Major infrastructure required from A7.</p> <p>*9: Site is class 2 prime agricultural land.</p> <p>*10: Risk of surface water or other forms of flooding not highlighted, but needs to be taken into account in the design and layout of the development.</p> <p>*11: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J9	Satter's Park West, Dalkeith	17.4 ha	Y	?	?	Y	Y ⁺	Y ⁺	Y ⁺	N/A	Y	Y ⁺	Y	Y	N/A	Y	Y ⁺	Y	Y	Y	Y	Y	N ⁺	Y	N ⁺	N ⁺	Y ⁺	Y ⁺	Y ⁺	Y	Y	Y ⁺	Y ⁺	<p>*1: Design to take account of existing vegetation.</p> <p>*2: Archaeological mitigation will be required, depending on proposal. High potential for unidentified buried remains. Consider impact on adjacent Garden and Designed Landscape. Site is an existing unconsented economic allocation.</p> <p>*3: Large open site. Care required with design, layout and development framework.</p> <p>*4: Recorded ancient woodland on western boundary. Design would need to take this into account.</p> <p>*5: Site does not contain existing buildings.</p> <p>*6: Site never previously developed, within a settlement boundary and is an unconsented economic development allocation.</p> <p>*7: The adjacent site is also an economic allocation. Adjacent school campus requires consideration.</p> <p>*8: Former Smeaton Colliery is included within the site boundary along with a number of mine entries and probable shallow coal workings. Intrusive site investigation required. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing.</p> <p>*9: Requires further assessment and investigation.</p> <p>*10: Risk of surface water and river flooding highlighted. Needs to be taken into account in the design and layout of the development.</p> <p>*11: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J15	Newtonloan Toll, Gorebridge	9.8 ha.	Y	?	?	Y	Y ⁺	Y ⁺	Y ⁺	N/A	Y	Y	Y	Y	N/A	Y	Y ⁺	Y	Y	Y	Y	Y	N ⁺	Y	N ⁺	N ⁺	Y	Y ⁺	Y ⁺	Y	N ⁺	Y ⁺	Y ⁺	<p>*1: Existing trees on site and local biodiversity site on western boundary. Care required with design, layout and development framework.</p> <p>*2: Large open site. Care required with design, layout and development framework.</p> <p>*3: Site does not contain existing buildings.</p> <p>*4: Site never previously developed, within a settlement boundary and is an unconsented economic development allocation.</p> <p>*5: Former railway sidings are included within the site boundary along with an area of potential waste disposal. Intrusive site investigation required. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing.</p> <p>*6: Requires further assessment and investigation.</p> <p>*7: Site is class 3.1 prime agricultural land.</p> <p>*8: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development (Water bodies present on site) - no other source of flooding highlighted.</p> <p>*9: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J16	Stobhill Road, Gorebridge	8.7 ha.	Y	Y	Y	Y	Y	Y	Y	Y	Y ⁺	Y	Y	Y	N/A	Y	Y	N ⁺	Y	Y	Y	Y	N ⁺	Y	N ⁺	N ⁺	Y	Y ⁺	Y ⁺	Y	Y	Y ⁺	Y ⁺	<p>*1: Moderate potential for unknown buried remains. Mitigation likely required on the undeveloped eastern side of the site.</p> <p>*2: Allocated economic site. Development would contribute to coalescence between Newtongrange and Gowkshill. Open site. Needs to be considered in the design of the development.</p> <p>*3: Site does not contain existing buildings.</p> <p>*4: Site never previously developed, within a settlement boundary and is an unconsented economic development allocation.</p> <p>*5: No former historic contaminative uses on site apart from the past and probable shallow mine workings and the mine entry. Intrusive site investigation required. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing.</p> <p>*6: Requires further assessment and investigation.</p> <p>*7: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*8: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J18	Ashgrove North, Loanhead	13.4 ha.	Y	Y	Y	Y ⁺	Y	Y	Y	N/A	N ⁺	Y	Y	Y	N/A	Y	N ⁺	Y ⁺	Y	Y	Y	Y	N ⁺	Y	N ⁺	N ⁺	N ⁺	Y ⁺	Y ⁺	Y	N ⁺	Y ⁺	Y ⁺	<p>*1: Adjacent to Straiton Local Nature Reserve - design would need to address any biodiversity issues.</p> <p>*2: Adjacent to proposed Heat Network Zone. Previously allocated unconsented economic allocation.</p> <p>*3: Difficult to integrate the site and development would bring Loanhead visually closer to Edinburgh, split by the A720 City Bypass.</p> <p>*4: Site does not contain existing buildings.</p> <p>*5: Site never previously developed, within a settlement boundary and is an unconsented economic development allocation.</p> <p>*6: Site adjacent to A720 City Bypass - associated noise and possible air quality issues. Noise perhaps less of an issue for economic uses.</p> <p>*7: A number of former quarries, a claypit and mineral railway are included within the site boundary along with shallow workings for oilshale, limestone and coal. Intrusive site investigation will be required. Given the proximity of the City Bypass to the site and it is unlikely that a noise assessment will be required. A light impact assessment may be required depending on the proximity of the housing.</p> <p>*8: Requires further assessment and investigation.</p> <p>*9: Site is class 3.1 prime agricultural land.</p> <p>*10: Risk of surface water and river flooding highlighted. Needs to be taken into account in the design and layout of the development. Implication of adjacent Straiton Pond and also the May Burn/ Park Burn require consideration in design. Flood Risk Assessment may be required.</p> <p>*11: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J24	MacTaggart Scott, Loanhead	12.6 ha.	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y ⁺	Y	Y	N/A	Y	Y ⁺	Y	Y	Y	Y	Y	N ⁺	Y	N ⁺	N	Y ⁺	Y ⁺	Y ⁺	N	N ⁺	Y ⁺	Y ⁺	<p>*1: Moderate potential for unknown buried remains.</p> <p>*2: Openness of site requires design and framework.</p> <p>*3: Site does not contain existing buildings.</p> <p>*4: Residential properties adjacent to site need to be considered.</p> <p>*5: Site investigation required, along with noise and light impact assessments, depending on proximity of residential properties</p> <p>*6: Requires further assessment and investigation. Upgrades to Edgefield road and Foundary lane for increased traffic flows and widths.</p> <p>*7: Class 3.1, and parts class 2, Prime Agricultural Land.</p> <p>*8: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development (watercourse on southern boundary of site and the Wadingburn Burn) - no other source of flooding highlighted.</p> <p>*9: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J27	Pentland Road, Loanhead	13 ha.	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y ⁺	Y	Y	N/A	Y	Y ⁺	Y	Y	Y	Y	Y	N ⁺	Y	N ⁺	N	Y ⁺	Y ⁺	Y ⁺	N	N ⁺	Y ⁺	Y ⁺	<p>*1: Moderate potential for local archaeological remains. Mitigation likely to be required, depending on the proposals.</p> <p>*2: Site is conspicuous and needs to be taken into account in a development framework.</p> <p>*3: Site does not contain existing buildings.</p> <p>*4: Impact on nearby/adjacent residential park homes needs to be considered.</p> <p>*5: Significant ground contamination and condition issues - former tips and mining legacy. Former Clippens Landfill which is still actively producing landfill gas at high levels. Shallow workings for oil shale and limestone with noted mine working collapses. Extensive INNS across the site.</p> <p>*6: Requires further assessment and investigation.</p> <p>*7: Site is Class 2 Prime Agricultural Land. Land not expected to be agriculturally viable due to location, previous land uses and historic resource extraction in the area.</p> <p>*8: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*9: Development would need to be designed to ensure there is no deterioration of water body status.</p>		

Environmental Assessment Topics		AIR			BIODIVERSITY, FLORA AND FAUNA					CLIMATIC FACTORS		CULTURAL HERITAGE				LANDSCAPE, TOWNSCAPE & PLACEMAKING							MATERIAL ASSETS				POPULATION & HUMAN HEALTH					LAND & SOIL		WATER		Comments
Site Ref	Site Name	Capacity	AQ1	CC1	CC2	BD1	BD2	BD3	BD4	BD5	CC3	CH1	CH2	CH3	CH4	LT1	LT2	LT3	LT4	LT5	LT6	LT7	MA1	MA2	MA3	MA4	PH1	PH2	PH4	PH5	LS1	SW1	SW2			
J28	Straiton North, Loanhead	27.2 ha.	Y	Y	Y	Y	Y	Y	Y	N/A	N ¹	Y ²	Y	Y	N/A	Y	Y ³	Y	Y	Y	Y	Y	N ⁴	Y	N ⁴	N	Y ⁵	Y ⁶	Y ⁷	N	N ⁸	Y ⁹	Y ¹⁰	<p>There is intentionally no PH3 score criteria in Population & Human Health.</p> <p>*1: Adjacent to proposed Heat Network Zone.</p> <p>*2: Low/moderate potential for local archaeological remains. Mitigation may be required.</p> <p>*3: Site is conspicuous and needs to be taken into account in a development framework.</p> <p>*4: Site does not contain existing buildings.</p> <p>*5: Impact on nearby/adjacent residential park homes needs to be considered.</p> <p>*6: A number of former sandstone quarries and mine entries in the site boundary along with shallow workings for oilshale and limestone. Intrusive site investigation required. Given the proximity of the City Bypass to the site and it is unlikely that a noise assessment will be required. Light impact assessment may be required depending on the proximity of the housing.</p> <p>*7: Requires further assessment and investigation.</p> <p>*8: Part of the site is Class 3.1 Prime Agricultural Land. Land not expected to be agriculturally viable due to location, previous land uses and historic resource extraction in the area.</p> <p>*9: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*10: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J29	Straiton View, Loanhead	1 ha.	Y	Y	Y	Y	Y	Y	Y	Y ¹	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	Y ²	Y	Y ²	Y	Y	Y ³	Y ⁴	Y	Y	Y ⁵	Y ⁶	<p>*1: Existing vegetation needs to be considered in the development.</p> <p>*2: Depends on the nature of a proposal.</p> <p>*3: Site investigation required. Noise and light impact assessments required if development is towards residential properties.</p> <p>*4: Requires further assessment and investigation.</p> <p>*5: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*6: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J31	Scott's Caravans, Mayfield	2.33 ha.	Y	Y	Y	Y	Y ¹	Y ¹	Y ¹	Y ¹	Y	Y	Y	Y	N/A	Y	Y	Y ²	Y	Y	Y	Y	N ³	Y	N ³	Y ⁴	N ⁵	Y ⁶	Y ⁷	Y	Y	Y ⁸	Y ⁹	<p>*1: Design and layout of the development would need to consider the location and impact on existing trees and vegetation.</p> <p>*2: Design and layout of the development would need to consider the impact of redevelopment on settlement identity and character.</p> <p>*3: Unlikely any existing structures would be retained in a redevelopment of the site.</p> <p>*4: Part of site has been naturalised. Site is within the settlement boundary.</p> <p>*5: The impact of the industrial estate on the southern boundary of the site needs to be considered in development design and layout. Possible odour issues from adjacent industrial units.</p> <p>*6: Site is in a Coal Mining High Risk Area. There are no Recorded Mine Entry points with the Coal Authority but there are known shallow mine workings and adjacent lime workings. Any gas issues would need to be resolved. A number of adits are located on or near the boundary of the site. Intrusive site investigation required. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing.</p> <p>*7: Require junction improvements, links to core path and junction separation from petrol station.</p> <p>*8: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*9: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J40	Gorton Road, Rosewell	1.8 ha.	Y	Y	Y	Y	Y	Y	Y	N/A	N	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	N ¹	Y	N ¹	Y	Y	Y ²	Y ³	Y	Y ⁴	Y ⁵	Y ⁶	<p>*1: Site does not contain existing buildings.</p> <p>*2: No former historic contaminative uses on site, apart from past and probable shallow mine workings. Number of mine entries located on or near the boundary of the site. Intrusive site investigation required. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing.</p> <p>*3: Requires further assessment and investigation.</p> <p>*4: Site classified as Class 2 Prime Agricultural Land. However, mining legacy means this is now unlikely and site not expected to be agriculturally viable.</p> <p>*5: Risk of surface water or other forms of flooding not highlighted, but needs to be taken into account in the design and layout of the development.</p> <p>*6: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J44	North Millerhill, Shawfair	11.6 ha.	Y	N	Y	Y	Y	Y	Y	Y ¹	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	Y	N ²	Y	N ²	Y ³	Y ⁴	Y ⁵	Y ⁶	Y	Y	Y ⁷	Y ⁸	<p>*1: Design and layout of the development would need consider the location and impact on existing trees and vegetation.</p> <p>*2: Site does not contain existing buildings.</p> <p>*3: Site has had significant natural regeneration. Unconsented economic allocation.</p> <p>*4: Design needs to take account of adjacent railway marshalling yards.</p> <p>*5: No former historic contaminative uses on site apart from the probable shallow mine workings and significant number of mine entries that are located within the boundary of the site. Intrusive site investigation required. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing.</p> <p>*6: Requires further assessment and investigation.</p> <p>*7: Risk of flooding highlighted from watercourse crossing the site. This and surface water needs to be taken into account in the design and layout of the development.</p> <p>*8: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J46	Sheriffhall Interchange, Shawfair	25.7 ha.	Y	N	Y	Y	Y	Y	Y	N/A	Y	N ¹	Y	Y	N/A	Y	N ²	Y	Y	Y	Y	Y	N ³	Y	N ³	N ⁴	Y	Y ⁵	Y ⁶	Y	N ⁷	Y ⁸	Y ⁹	<p>*1: High potential for unidentified archaeological remains (temporary Roman camp and mining history). Mitigation will be required.</p> <p>*2: Local landscape ridge and prominence needs to be considered in design. Relying on landscaping may not be possible.</p> <p>*3: Site does not contain existing buildings.</p> <p>*4: Unconsented existing economic allocated site.</p> <p>*5: No former historic contaminative uses on site apart from probable shallow mine workings. Significant number of mine entries located within the boundary of the site. Anecdotally, there appears to have been some waste disposal on site. Intrusive site investigation required. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing (small number) to parts of the site.</p> <p>*6: Requires further assessment and investigation.</p> <p>*7: Designated Class 3.1 Prime Agricultural Land.</p> <p>*8: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*9: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
J49	Melville West, Dalkeith	2.4 ha.	Y	Y	Y	Y	Y ¹	Y ¹	Y ¹	N/A	N	Y ²	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	Y ³	Y	?	Y ⁴	Y	Y ⁵	Y ⁶	Y	N ⁷	Y ⁸	Y ⁹	<p>*1: Site adjacent to ancient woodland and part of it is within a 30 metre buffer.</p> <p>*2: Low potential for unidentified archaeological remains due to existing development, significant remains known to exist nearby. Mitigation may be required.</p> <p>*3: Depend on the proposal.</p> <p>*4: No former historic contaminative uses on site. Intrusive site investigation will be required given its use as a nursery. Likely that noise and light impact assessments will be required. Possible uses of the site may be limited by proximity of housing.</p> <p>*5: Requires further assessment and investigation.</p> <p>*6: Designated Class 3.1 Prime Agricultural Land, but is already built on.</p> <p>*7: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*8: Development would need to be designed to ensure there is no deterioration of water body status.</p>		

Strategic Environmental Assessment (SEA) of additional land where further mineral extraction is acceptable in principle (policy INF13) for Midlothian Local Development Plan 2 (MLDP2) Proposed Plan

Environmental Assessment Topics		AIR			BIODIVERSITY, FLORA AND FAUNA					CLIMATIC FACTORS		CULTURAL HERITAGE				LANDSCAPE, TOWNSCAPE & PLACEMAKING							MATERIAL ASSETS				POPULATION & HUMAN HEALTH					LAND & SOIL		WATER		Comments
Policy Ref	Site Name	Capacity	AQ1	CC1	CC2	BD1	BD2	BD3	BD4	BD5	CC3	CH1	CH2	CH3	CH4	LT1	LT2	LT3	LT4	LT5	LT6	LT7	MA1	MA2	MA3	MA4	PH1	PH2	PH4	PH5	LS1	SW1	SW2			
INF13	Upper Dalhousie (sand) - additional land	N/A	Y	N/A	N/A	Y	Y ¹	Y ¹	Y ¹	N/A	N	Y ²	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y	N ³	Y	N ³	N	Y ⁴	Y	Y	N ⁵	N ⁶	Y ⁷	Y ⁸	<p>There is intentionally no PH3 score criteria in Population & Human Health.</p> <p>*1: Requires assessment and consideration at detailed planning stage.</p> <p>*2: Archaeological mitigation likely to be required. High potential for direct impact on areas of known archaeological remains. Mitigation undertaken on previous quarrying phases.</p> <p>*3: Site does not contain existing buildings.</p> <p>*4: Impact on Rosewell and other properties requires investigation at detailed planning stage.</p> <p>*5: Core paths pass eastern and western site boundaries.</p> <p>*6: Designated Class 2 Prime Agricultural Land.</p> <p>*7: Risk of surface water flooding highlighted and needs to be taken into account in the design and layout of the development - no other source of flooding highlighted.</p> <p>*8: Development would need to be designed to ensure there is no deterioration of water body status.</p>		
INF13	Temple Quarry (sand and gravel) - additional land	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	<p>No SEA undertaken as site has planning consent.</p>	

Proposed MLDP2 Housing, Economic and Mineral Sites subject to Strategic Environmental Assessment (SEA)

- Midlothian Boundary
- Housing Sites
- Economic Sites

Mineral Extraction Areas

- Operational Mineral Areas - Not subject to SEA
- Identified in Proposed MLDP2 - Temple Quarry, nr North Middleton, not subject to SEA

Note: sites J5/R5, J6/R6 and J31/R17 are each allocated for mixed use, so are both housing and economic sites.

