

Midlothian

Edinburgh & Lothians Structure Plan 2015

Review of Midlothian & Shawfair Local Plans

Consultation on suggested development sites

Planning Unit
Strategic Services Division
Midlothian Council

October 2004

Structure Plan Requirements

The Edinburgh & the Lothians Structure Plan 2015 was approved in June this year by the Scottish Ministers. This means that all the Lothian Councils are required to review their Local Plans by the end of 2005. The Structure Plan sets out a strategy to meet development needs to 2015, and gives broad guidance as to where future development can best be accommodated.

The Edinburgh city region continues to be the 'hotspot' of the Scottish economy and the scale of growth experienced over recent years shows little sign of slowing down. Whilst this brings jobs and prosperity, the popularity of the area as a place to live has resulted in high land values and house prices, a shortage of land for local employment opportunities, increasing traffic congestion and pressure on services and facilities.

While both the Midlothian and Shawfair Local Plans have only recently been adopted, they only meet the requirements of the 1994 Lothian Structure Plan. There is an obligation on the Council to ensure its Local Plans comply with the latest Structure Plan. Both are therefore being reviewed and replaced by a single Local Plan (to be called the **Midlothian Local Plan**) consistent with the newly approved development strategy.

This will provide the opportunity to address the need for more housing and economic development land in a planned way, taking account of environmental and traffic impact. Just as importantly, it will allow the Council to review its current policies on the provision of affordable housing and the infrastructure essential for development to take place, and on developer contributions towards community facilities.

The key Structure Plan requirements to be met are as follows:

⇒ **The provision of sites for 2,200 new houses of all tenures (including affordable houses) to be located within two Core Development Areas (CDAs):**

- ❖ **A7/A68/Waverley Line Corridor (excluding Shawfair) 1,350 houses**
- ❖ **A701 Corridor 850 houses**

Note - Outwith the CDAs, there is a presumption against housing on greenfield sites, with the exception that small-scale developments identified through the Local Plan process might be acceptable outwith the Green Belt

⇒ **The provision of 50 hectares of economic development land across both CDAs**

⇒ **The provision of an additional 25 hectares of land for biotechnology/knowledge-based industries in the A701 Corridor**

L o c a l P l a n I s s u e s

Midlothian's communities are only just beginning to see development appearing as a result of proposals identified in the Midlothian and Shawfair Local Plans. Delays occur because of the need to agree planning briefs to achieve good quality development that fits well with the location, and to secure legal agreements on developer contributions towards infrastructure and facilities. It will be some time yet until the already allocated housing sites are fully built and new residents integrated into existing communities. Similarly, new sites identified for business and industry are gradually coming forward as existing business parks become fully occupied and cannot meet demand.

You can find details of the proposals contained in the current Local Plans on the Council's web site www.midlothian.gov.uk

Within this context, the review of the current Local Plans must address a number of important issues when considering how to meet the new Structure Plan requirements, including:

⇒ social and community impact of more large-scale development and potential deficiencies in community facilities
⇒ possible erosion of the Edinburgh Green Belt and coalescence between communities of the North Midlothian towns
⇒ potential growth in traffic congestion on the key routes throughout Midlothian
⇒ impact of large-scale development on primary and secondary education provision
⇒ potential constraints in the drainage and water supply capacity of existing settlements

The replacement Local Plan will be subject to Strategic Environmental Appraisal (SEA) in accordance with EU legislation and some of the above issues will be considered in detail for SEA purposes.

Housing: In identifying sites to meet the new housing requirements, the replacement Midlothian Local Plan must:

⇒ focus development on sites within the two CDAs identified in the Structure Plan to meet strategic requirements
⇒ relate new housing development to employment opportunities and the transport network / public transport services
⇒ overcome infrastructure constraints and deficiencies in facilities
⇒ identify large- and small-scale housing opportunities to provide range and choice, and include adequate provision of affordable housing

In accordance with government guidance, housing development should be encouraged on brownfield land but this is in fairly scarce supply in Midlothian and some greenfield sites will also be required to meet development needs. Where Green Belt releases are unavoidable, sites should be chosen which minimise the impact on Green Belt objectives. Sites should have good access to public transport to meet sustainable transport objectives.

As with the current Local Plans, developer contributions will be required to remedy deficiencies in infrastructure and in local facilities and amenities that result from the additional housing or other types of development. Developers will also be required to contribute towards the provision of affordable housing in Midlothian's communities, where a need has been justified.

The Structure Plan has a presumption against new housing on greenfield sites other than where needed to meet the requirements set out for the CDAs. Exceptions to this policy can only be considered where these are:

- ❖ not in the Green Belt;
- ❖ limited to small-scale developments in keeping with the character of the settlement;
and
- ❖ identified through the Local Plan process.

(refer to pages 39-41 below)

Business and industry: Sites to meet the Structure Plan's requirements for economic development should be within the CDAs, highly accessible and well integrated into the public transport network. Green Belt releases may be permissible. When identifying land to meet the needs of the biotechnology/knowledge-based industries sector in the A701 Corridor, it will be important to consider proximity to existing centres of excellence in research and development already located in this corridor.

T h e R e v i e w P r o c e s s

Immediately following the approval of the new Structure Plan, the Council advertised its Notice of Intention to Start Preparation of the replacement Midlothian Local Plan (incorporating Shawfair Local Plan) and distributed an information leaflet. The following is an indicative timetable for the review process:

⇒ Notice of Intention to Start Preparation	June 2004
⇒ Public consultation on suggested sites	October/December 2004
⇒ Development options appraisal and SEA	January/March 2005
⇒ Cabinet agreement on preferred options and developer requirements	Spring 2005
⇒ Possible second public consultation, if required	May/June 2005
⇒ Finalised Plan on deposit	December 2005
⇒ Local Plan inquiry / hearing, if required	Spring/Summer 2006

Around 120 possible development sites in Midlothian have been suggested to the Council either in the run-up to Structure Plan approval or since the publication of that notice. Some of these are clearly contrary to current planning policies, some are not within the CDAs and some raise access or infrastructure issues. In addition, there are a small number of sites which the Council has identified that may meet the criteria set by the Structure Plan and these are included in the consultation.

In total, the sites amount to more than 1,400 hectares of land for residential, economic or other use which is **around 6 times the amount of land required** to meet the new Structure Plan requirements. Clearly, there are difficult choices to be made about which of these suggested sites should be taken forward as part of the Council's development strategy - **the vast majority of sites will be ruled out on environmental or infrastructure grounds. The Council has not made any decisions about development sites to meet the Structure Plan requirements.** It considers that the best way forward is to ask the public, outside bodies and the development industry what they think are the most suitable sites to meet the strategic criteria and accommodate development needs. The results of the consultation process will help the Council select sites to take forward as options for further investigation.

C o n s u l t a t i o n

This document, setting out all the development sites suggested by landowners and developers for consideration, is the main focus for consultation. As well as having comments to make about the suitability of any of these sites, you may wish to suggest alternative sites. Comments are also welcome on other topics raised as Local Plan issues such as policies relating to retail development, waste management or renewable energy such as windfarms.

The following 9-week programme has been arranged for consultation with community councils, local communities, business interests, and representatives of the key agencies, statutory undertakers and health/emergency services (**note: all workshops will be held between 7.00 pm and 9.00 pm**):

⇒ Community Council introductory workshop*	26 October
⇒ Travelling exhibition:	
<ul style="list-style-type: none"> ❖ Danderhall Library ❖ Tesco, Hardengreen ❖ Dalkeith Library ❖ Gorebridge Library ❖ Newtongrange Library ❖ Sainsburys, Straiton ❖ Loanhead Library ❖ Tesco, Penicuik ❖ Penicuik Library ❖ Bonnyrigg Library 	27 to 29 October 30 & 31 October 1,2 & 4 November 8 & 9 November 10 & 12 November 13 & 14 November 15,16 & 18 November 20 & 21 November 22,23 & 25 November 2 to 6 December
⇒ Public workshops A7/A68 Corridor:	
<ul style="list-style-type: none"> ❖ Dalkeith Community Campus ❖ Scottish Mining Museum, Newtongrange 	3 November 11 November
⇒ Public workshops A701 Corridor:	
<ul style="list-style-type: none"> ❖ Loanhead Miners' Social Club ❖ Beeslack High School 	17 November 24 November
<ul style="list-style-type: none"> ❖ Additional public workshop for Bonnyrigg/Rosewell: Lasswade Rugby Club, Bonnyrigg 	7 December
⇒ Topic workshop for agencies/statutory undertakers/health & emergency services*	30 November
⇒ Topic workshop for business interests*	8 December
⇒ Community Forum	2nd week of December

* by invitation only

The consultation period will finish on **24 December 2004**. To submit your views, please refer to the 'How to Get in Touch' section below and use the response sheet provided at the end of the document.

All responses received will be summarised and reported to the Council. They will be taken into account in drawing up the preferred options for meeting development needs and reviewing the policies to be included in the finalised Midlothian Local Plan.

The finalised Local Plan will then be placed 'on deposit' which means that there will be a period when you can make formal objections or representations on the chosen development sites or on policies with which you disagree.

H o w T o G e t I n T o u c h

You can submit views and comments to the Council, using the response form at the end of this document, in the following ways:

By FREEPOST to:	Local Plans Review Midlothian Council Strategic Services FREEPOST SCO3651 DALKEITH EH22 0BR
By fax to:	0131 271 3537 (mark correspondence 'Local Plans Review')

Alternatively, you can access the response sheet on-line at www.midlothian.gov.uk and submit it electronically as follows:

By e-mail to:	local.planreview@midlothian.gov.uk
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The Council should receive your response by **24 December 2004**.

Up-to-date information on progress with the Local Plans review will be posted on the Council's web site: www.midlothian.gov.uk

T h e C o r e D e v e l o p m e n t A r e a s

The two Core Development Areas (CDAs) within which the Local Plan must bring forward the sites to meet development needs to 2015 are based on the main transportation corridors. These have potential for improved accessibility with investment in road and rail proposals, and for employment growth, particularly in the biotechnology/ knowledge-based sectors, to reduce out-commuting for work purposes.

The Structure Plan identifies the communities which fall within the CDAs as follows:

<p>⇒ A7/A68/Waverley Line Corridor</p>	<p>Dalkeith, Mayfield, Newtongrange, Gorebridge, Rosewell and Shawfair*</p> <p>*Note: the Shawfair area is included only for the purposes of identifying further opportunities for economic development</p>
<p>⇒ A701 Corridor</p>	<p>Loanhead/Straiton, Bilston, Roslin, Auchendinny and Penicuik</p>

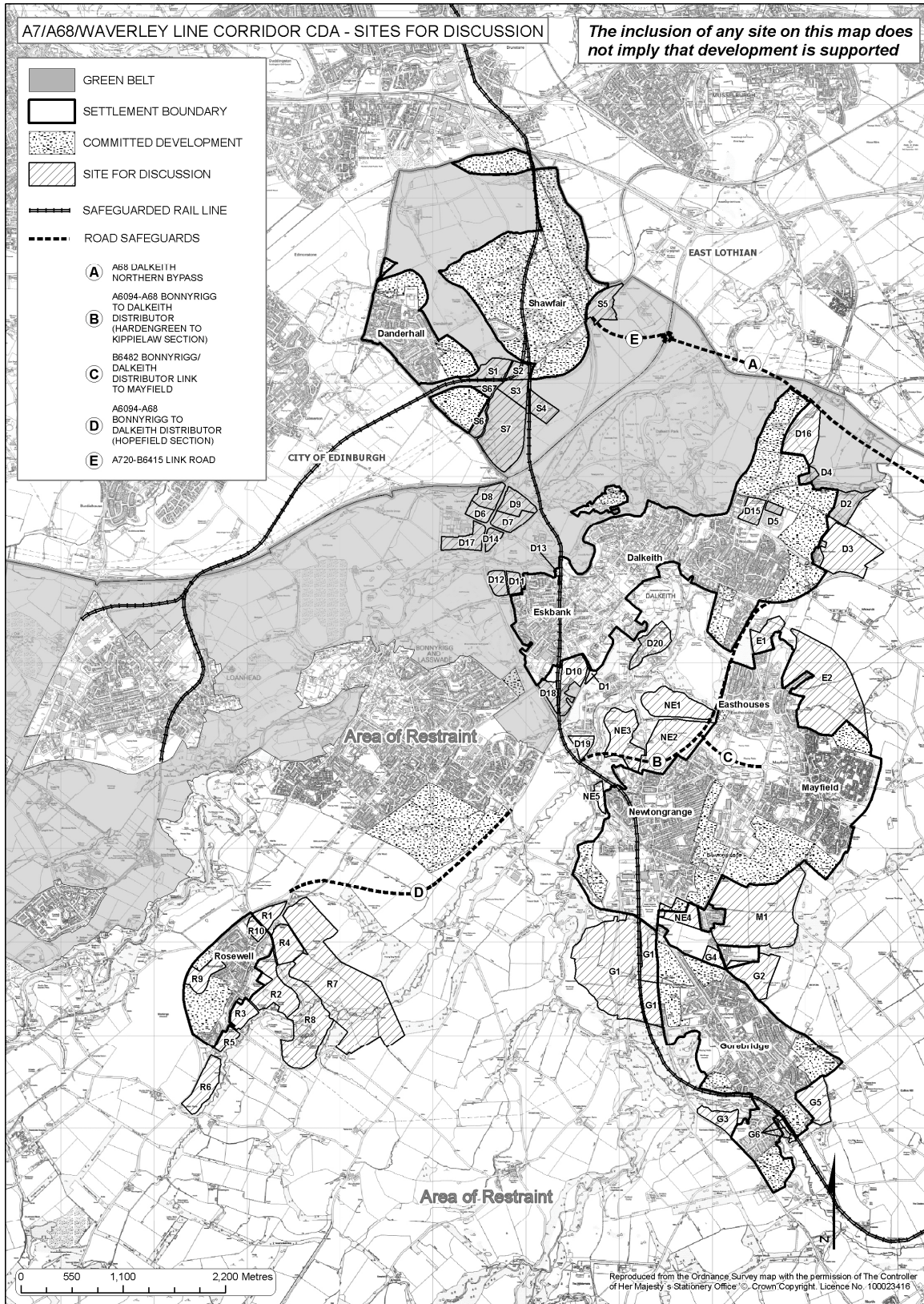
It is important to note that, even within the CDAs, there may be some environmentally sensitive locations and villages where new development is to be restrained. Pages 39-48 make reference to the Areas of Restraint which include such locations within the CDAs.

The following section provides a map of each of the two CDA corridors identifying all the development sites suggested by landowners/developers together with current settlement boundaries, the Green Belt (and, where appropriate, the areas designated as non-conforming uses in the Green Belt such as the science parks) and potential transport improvements.

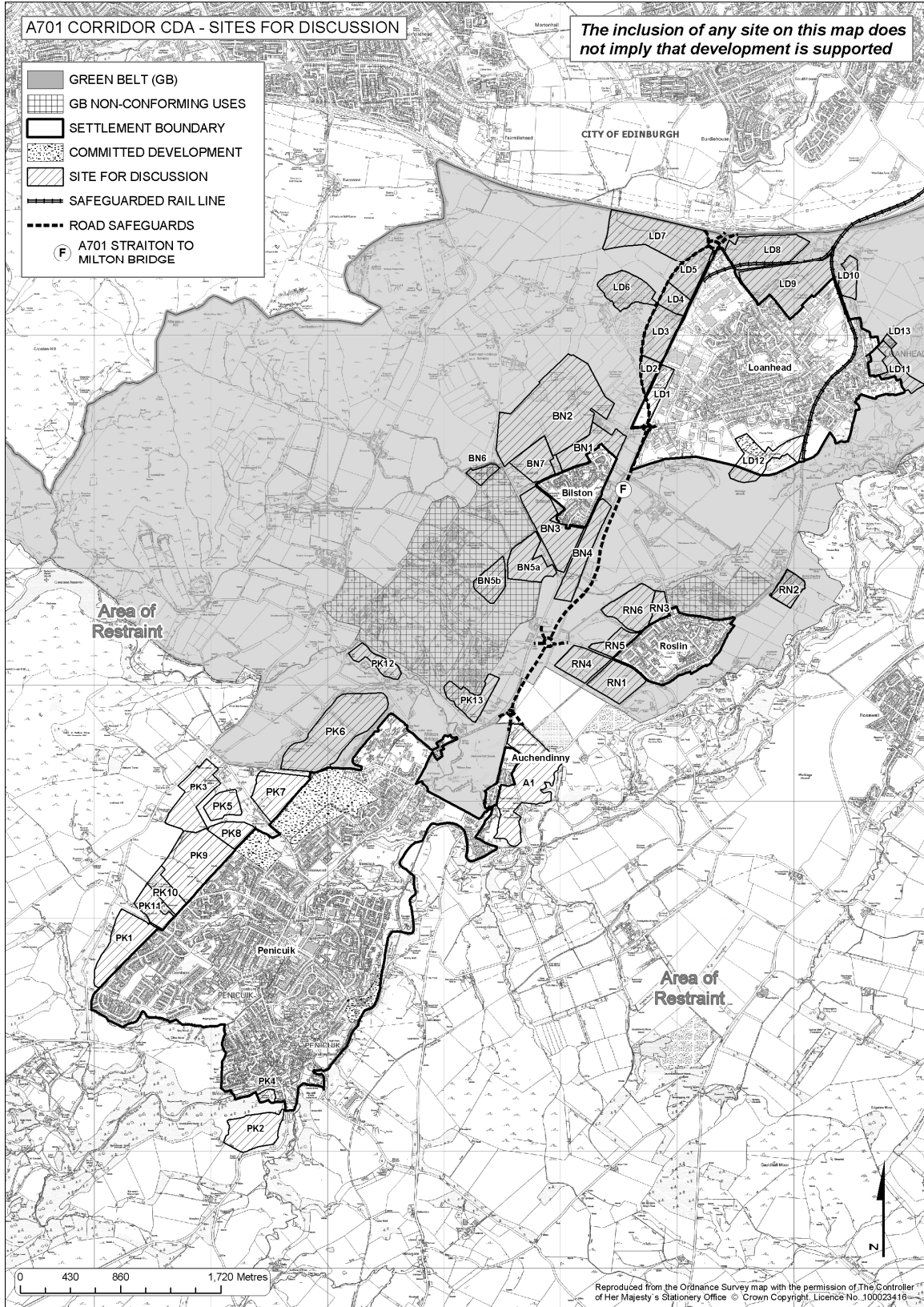
It then provides larger scale maps of each settlement or group of settlements together with a list of possible advantages and disadvantages of development in each locality. The suggested sites are listed, with an indication of site size, proposed use(s) and some of the points for consideration in weighing up the relative merits of each (though there may be other matters for consideration also). Where a site capacity is given (for example, number of houses), this is notional and may vary according to factors such as ground conditions. For those sites where developers have not suggested a site capacity, a notional figure of 15 houses per hectare (gross density) has been applied.

It should be noted that the inclusion of any site on these maps and in these lists does not imply that development is supported by the Council. It is also important to remember that only some of these sites will be required to meet Structure Plan requirements – the suggested sites far exceed requirements!

A7/A68/Waverley Line Corridor

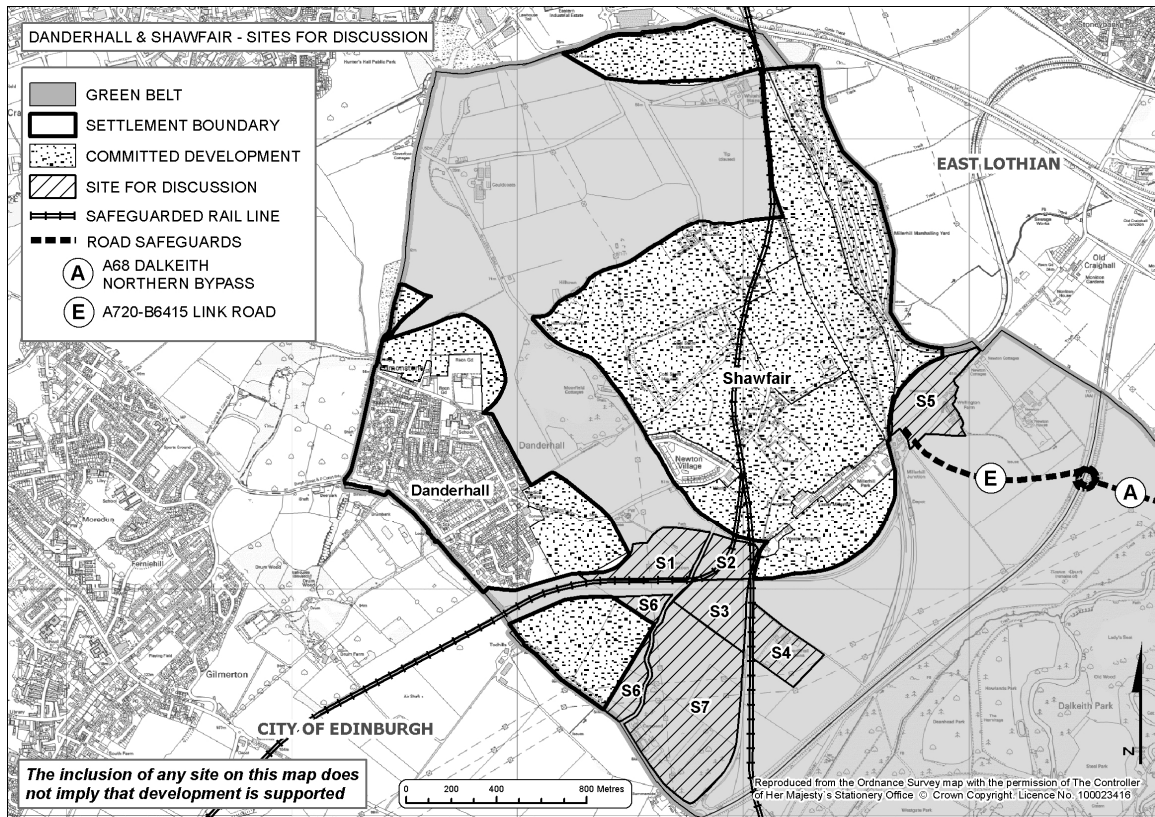


A 701 Corridor



A7/A68/Waverley Line Corridor

Suggested Sites: Danderhall & Shawfair



Listed below are some of the advantages and disadvantages of development in this locality.

Note: In accordance with the Structure Plan, this area is included for consideration for the provision of additional land for business/industry only.

Advantages:

- well-served by existing public transport services along A7
- well related to proposed transport initiatives, including Waverley rail line and park and ride facility at Todhills
- potential for development to contribute to funding of Sheriffhall junction improvements
- would provide employment opportunities for existing and future residents of Shawfair, Dalkeith and A7 communities

Disadvantages:

- loss of Green Belt and prime agricultural land
- quite visible from A7, A720 City Bypass and proposed Waverley rail line and would require substantial structure planting to mitigate impact

SITE S1: Danderhall East 7.2 hectares: business/industry

- Green Belt
- would provide local employment opportunities highly accessible from new and expanded communities of Shawfair and Danderhall
- good access to potential future rail halt at Danderhall
- would intrude on green corridor separating Danderhall and Shawfair new settlement

SITE S2: Wester Millerhill 4.3 hectares: business/industry

- Green Belt
- would provide local employment opportunities highly accessible from new and expanded communities of Shawfair and Danderhall
- would intrude on green corridor separating Danderhall and Shawfair new settlement

SITE S3: Todhills Phase 3 6.4 hectares: business/industry

- Green Belt
- could be considered as 3rd phase of Todhills Business Park
- would provide local employment opportunities highly accessible from new and expanded communities of Shawfair and Danderhall
- would intrude on green corridor separating Danderhall and Shawfair new settlement

SITE S4: Sheriffhall Mains 4.0 hectares: steading conversion & new build (37/38 units)

- Green Belt
- proposed as reuse of redundant farm steading – maybe housing but could be small business/tourist facility

SITE S5: Wellington Farm 8.6 hectares: 130 houses or business/industry

- Green Belt
- includes possible reuse of farm steading
- adjoins former Millerhill Marshalling Yards subject to redevelopment proposals
- may be affected by proposals to create new access to former marshalling yards site

SITE S6: Todhills Phase 2 5.0 hectares: business/industry

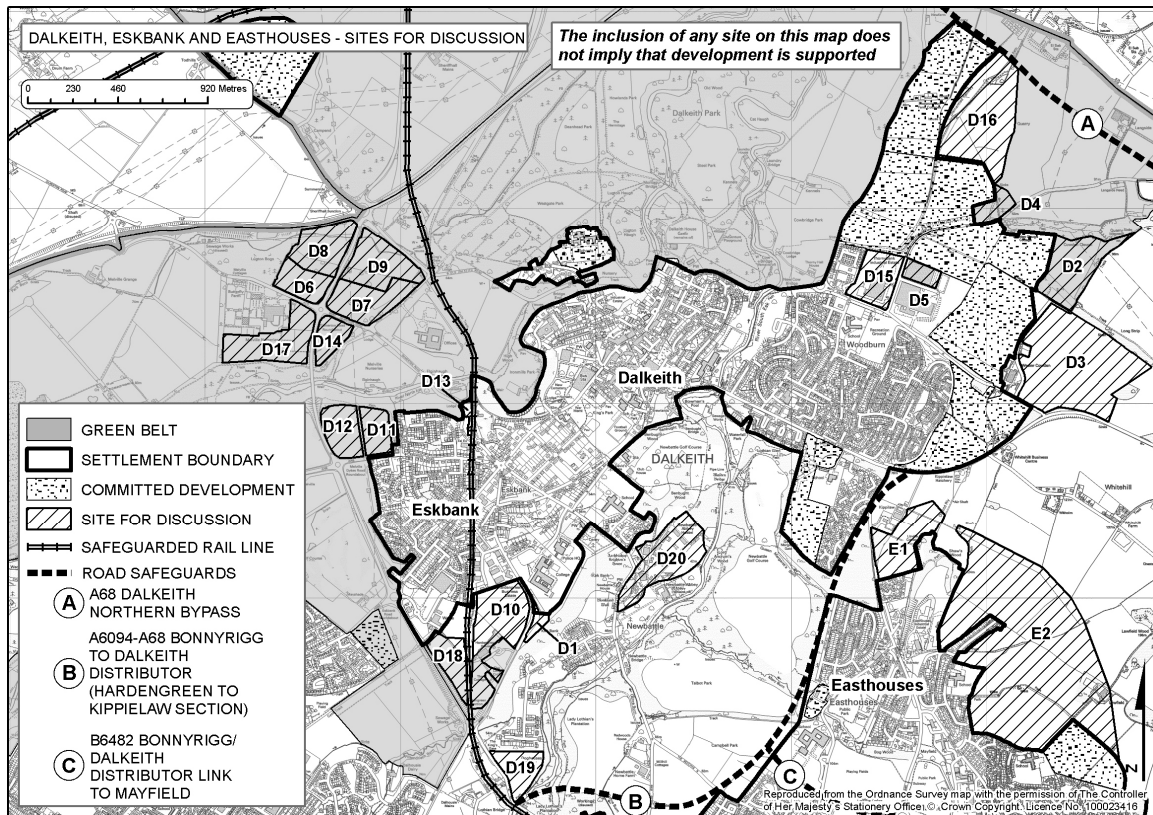
- avoids Green Belt
- highly marketable site as extension to Todhills Business Park Phase 1
- would complement plans for sustainable mixed-use settlement at Shawfair

SITE S7: Campend 28.0 hectares: business/industry

- Green Belt
- could be considered as major expansion of Todhills Business Park
- would provide employment opportunities for Midlothian residents to help address problems of out-commuting
- would be highly accessible from A7 and A720 City Bypass and therefore attractive to business and industry
- visible from A7 and A720 City Bypass so substantial landscaping required to reduce impact on Green Belt
- access issues to be resolved

A7/A68/Waverley Line Corridor

Suggested Sites: Dalkeith, Eskbank & Easthouses



Listed below are some of the advantages and disadvantages of development in this locality.

Advantages:

- would enhance Dalkeith's role and potential as Midlothian's centre for services
- sites along the A7 and A68 are well-served by existing public transport services
- western sites relate well to Waverley rail line proposals
- potential for development to south of A720 Sheriffhall junction to contribute to junction improvements (e.g. grade separation)
- sites to east of Dalkeith and at Easthouses would avoid Green Belt land
- education, leisure and community services available at Dalkeith community campus and Newbattle community school though education capacity would need to be supplemented
- may be some brownfield potential for development

Disadvantages:

- loss of Green Belt and prime agricultural land (in some cases)
- some sites affect Area of Great Landscape Value, Conservation Areas and Nationally Important Gardens and Designed Landscapes
- A68 Dalkeith Northern Bypass still to be constructed and further development would add to congestion in Dalkeith town centre
- western sites quite visible from A7 and would require substantial structure planting
- significant ground stability issues at Easthouses

SITE D1: Dalhousie Road East 0.9 hectares: 15 houses

- avoids Green Belt
- very small site on edge of urban envelope
- adjoins Newbattle Conservation Area, Newbattle Woods wildlife site and Nationally Important Garden / Designed Landscape (Newbattle Abbey)

SITE D2: Cowden Cleugh 8.8 hectares: 100 houses

- Green Belt
- would integrate well with planned housing development at Wester Cowden and Thornybank
- close to Dalkeith community campus

SITE D3: Wester Cowden East 24.5 hectares: 600 houses

- avoids Green Belt
- would further extend already extensive area of committed development at Wester Cowden/Thornybank - eastern boundary would require substantial structure planting
- would not relate well to existing community and distant from Dalkeith town centre, but relatively close to Dalkeith community campus

SITE D4: Cowden Cleugh North 1.2 hectares: 40 houses

- Green Belt
- small brownfield site included in Vacant and Derelict Land Survey – part of former mining operations
- adjoins Dalkeith community campus

SITE D5: Thornybank East 2.0 hectares: 60 houses or industrial/office/leisure uses

- within existing urban envelope
- brownfield site comprising vacant industrial premises included in Vacant and Derelict Land Survey
- subject of current planning application for mix of industrial and business accommodation and leisure uses (indoor karting centre)
- if used for housing, loss of employment land would have to be compensated for by replacement economic site(s)
- close to existing public transport routes
- close to new Dalkeith community campus

SITE D6: Sheriffhall South West 4.0 hectares: business/industry/tourism

- Green Belt
- close to main transport networks including A7 tourist route
- attractive 'gateway' location for inward investment and local employment generation to help reduce out-commuting
- existing tree belts would provide established landscape structure
- could be developed in conjunction with Sites D7, D8 and D9 to form a high quality business park

SITE D7: Sheriffhall South East 6.6 hectares: business/industry

- Green Belt
- close to main transport networks
- attractive 'gateway' location for inward investment and local employment generation to help reduce out-commuting
- existing tree belts would provide established landscape structure
- electricity pylon line would constrain site to some extent
- could be developed in conjunction with Sites D6, D8 and D9 to form a high quality business park

SITE D8: Sheriffhall North West 6.4 hectares: business/industry

- Green Belt
- close to main transport networks
- attractive 'gateway' location for inward investment and local employment generation to help reduce out-commuting
- existing tree belts would provide established landscape structure but additional structure planting would be required to mitigate impact from City Bypass
- could be developed in conjunction with Sites D6, D7 and D9 to form a high quality business park

SITE D9: Sheriffhall North East 7.3 hectares: business/industry

- Green Belt
- close to main transport networks
- attractive 'gateway' location for inward investment and local employment generation to help reduce out-commuting
- existing tree belts would provide established landscape structure but additional structure planting would be required to mitigate impact from City Bypass and A68
- could be developed in conjunction with Sites D6, D7 and D8 to form a high quality business park

SITE D10: Hardengreen East 10.6 hectares: 160 houses or business/industry

- could combine housing with business development as extension to Hardengreen Industrial Estate
- part only Green Belt
- highly accessible to proposed Eskbank station on Waverley rail line
- relatively close to main bus routes
- close to large foodstore and employment opportunities
- development restricted by route of gas pipeline

SITE D11: North East Larkfield 3.2 hectares: 60 houses

- Green Belt
- part of Area of Great Landscape Value and Nationally Important Garden / Designed Landscape (Melville Castle)
- relates well to adjacent built-up area
- close to local PO/shopping facilities
- electricity pylon line could form western boundary to development

SITE D12: North West Larkfield 4.2 hectares: 60 houses

- Green Belt
- part of Area of Great Landscape Value and Nationally Important Garden / Designed Landscape (Melville Castle)
- could only be considered for housing if combined with Site D11
- close to local PO/shopping facilities
- electricity pylon line on eastern boundary

SITE D13: Melville Road 0.5 hectares: 5-10 houses

- very small brownfield site within existing urban envelope, comprising vacant premises and land included in Vacant and Derelict Land Survey
- known access difficulties
- adjoins Green Belt, Eskbank and Ironmills Conservation Area and Area of Great Landscape Value
- adjacent to proposed Waverley rail line

SITE D14: Gilmerton Road 2.9 hectares: business/tourism

- Green Belt
- close to main transport networks including A7 tourist route
- attractive 'gateway' location for inward investment and local employment generation to help reduce out-commuting
- existing tree belts would provide established landscape structure
- could be developed in conjunction with Sites D6, D7, D8 and D9 to form high quality business park or expansion of existing tourist facilities at Melville Nurseries (Dobbies Garden Centre)

SITE D15: Thornybank West 5.4 hectares: 200 houses

- within existing urban envelope
- brownfield site comprising vacant industrial premises and land included in Vacant and Derelict Land Survey
- loss of employment land would have to be compensated for by replacement economic site(s)
- close to existing public transport routes
- close to new Dalkeith community campus

SITE D16: Langside 16.8 hectares: business/industry/250 houses (if all housing)

- not Green Belt but adjacent to it - substantial structure planting needed to provide defensible boundary
- adjoining major site currently allocated for business park development – potential for expansion on to this site
- relatively close to existing public transport routes
- gas pipeline crossing site
- ground stability issues

SITE D17: Melville Nurseries 8.1 hectares: expansion of existing business/hotel

- Green Belt
- close to main transport networks including A7 tourist route

- attractive 'gateway' location for promotion of tourism as an expansion of existing tourist facilities at Melville Nurseries (Dobbies Garden Centre)

SITE D18: Hardengreen West 4.0 hectares: 60 houses

- mostly Green Belt
- highly accessible to proposed Eskbank station on Waverley rail line
- relatively close to main bus routes
- close to large foodstore and employment opportunities
- development restricted by route of gas pipeline
- may contribute to coalescence of communities

SITE D19: Kings Gate, Newbattle 3.8 hectares: 70 houses

- avoids Green Belt
- would form extension to existing residential development located within Newbattle Conservation Area and Nationally Important Garden / Designed Landscape (Newbattle Abbey)
- close to proposed Eskbank station on Waverley rail line
- close to A7 but may be access issues
- close to shopping facilities
- may contribute to coalescence of communities

SITE D20: Newbattle Abbey 10.0 hectares: 150 houses or business/industry

- avoids Green Belt
- located within Newbattle Conservation Area and Nationally Important Garden / Designed Landscape (Newbattle Abbey)
- currently used in part for low level business activities; some premises / land included in Vacant and Derelict Land Survey
- current access difficulties would need to be resolved before intensification of use or change of use to residential
- relatively close to Dalkeith town centre
- may be flooding issues

SITE E1: Kippielaw Farm Steading 7.7 hectares: 150 houses

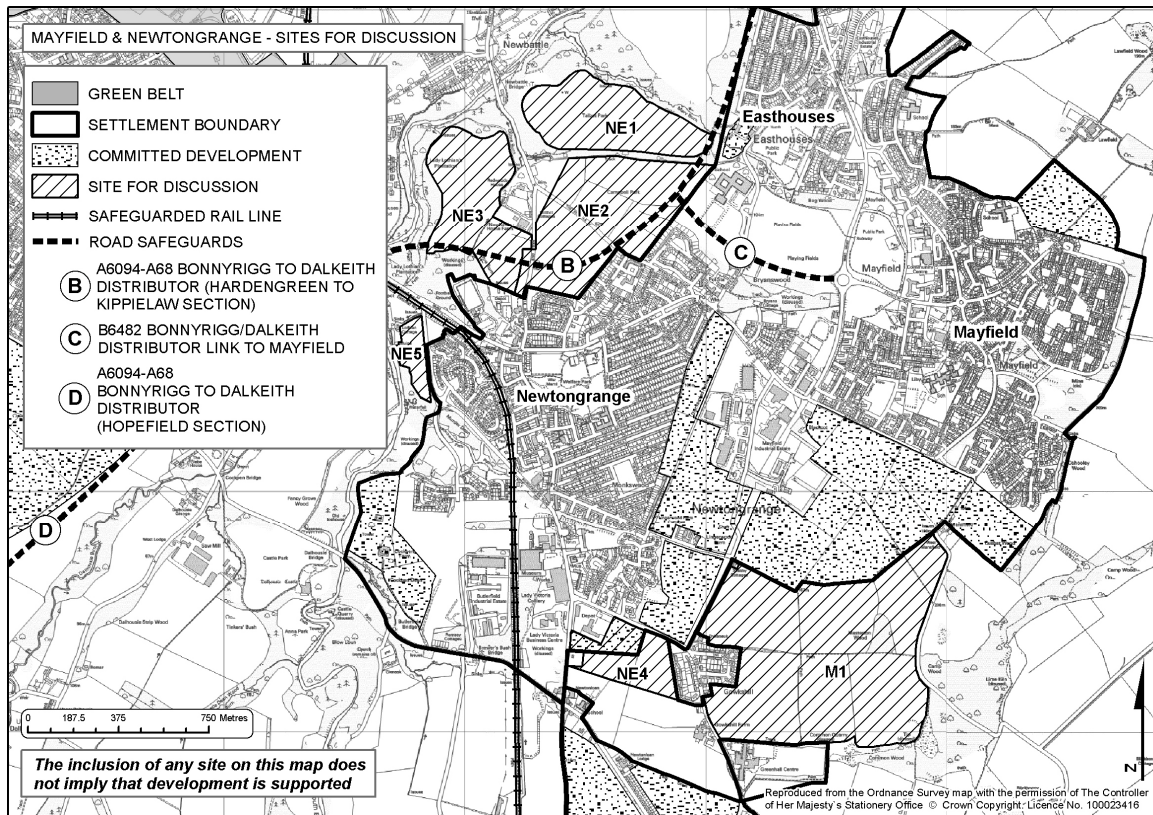
- avoids Green Belt
- well served by existing public transport
- coalescence could be a problem - landscape screening could reduce effect
- development restricted by route of gas pipeline
- rather remote from Easthouses community

SITE E2: North East Easthouses 64.0 hectares: 1,105 houses

- avoids Green Belt
- parts of site steeply sloping and highly visible
- extensive addition to Easthouses and Mayfield communities – would need to be phased / part reserved for longer term development
- structure planting required to provide defensible boundary to north and east
- ground stability issues
- well located for new primary school to replace Bryans and Langlaw schools
- reasonable access to public transport

A7/A68/Waverley Line Corridor

Suggested Sites: Mayfield & Newtongrange



Listed below are some of the advantages and disadvantages of development in this locality.

Advantages:

- sites along the A7 are well-served by existing public transport services
- sites relate well to Waverley rail line proposals
- avoids Green Belt land
- would support local shopping and community facilities in each community but services may need to be supplemented
- well located for Newbattle community school but capacity may need to be increased

Disadvantages:

- loss of some prime agricultural land
- sites to north of Newtongrange would affect Conservation Area and Nationally Important Garden / Designed Landscape
- potential for coalescence between communities would have to be addressed
- committed development in south Mayfield/east Newtongrange still to be built and new residents to be integrated into communities
- some sites remote from town/village centres and some rather elevated and exposed
- may be ground stability issues

SITE NE1: Talbot Park 18.8 hectares: 245 houses

- located in Newbattle Conservation Area and Nationally Important Garden / Designed Landscape (Newbattle Abbey)
- together with Sites NE2 and NE3, would be extensive addition to Easthouses and Newtongrange communities – would need to be phased / part reserved for longer term development
- site boundaries are well defined
- close to existing public transport routes
- constrained by poor access – needs part of Bonnyrigg - Dalkeith Distributor Road to provide relief
- coalescence could be a problem, but landscape screening could reduce effect

SITE NE2: Newbattle Home Farm 28.5 hectares: 530 houses

- located in Newbattle Conservation Area and Nationally Important Garden / Designed Landscape (Newbattle Abbey)
- together with Sites NE1 and NE3, would be extensive addition to Easthouses and Newtongrange communities – would need to be phased / part reserved for longer term development
- site boundaries are well defined
- close to existing public transport routes
- constrained by poor access – needs part of Bonnyrigg - Dalkeith Distributor Road to provide relief
- coalescence could be a problem, but landscape screening could reduce effect

SITE NE3: Lady Lothian's Plantation 18.3 hectares: 240 houses

- located in Newbattle Conservation Area and Nationally Important Garden / Designed Landscape (Newbattle Abbey)
- together with Sites NE1 and NE2, would be extensive addition to Easthouses and Newtongrange communities – would need to be phased / part reserved for longer term development
- site boundaries are well defined
- close to existing public transport routes and proposed new Newtongrange station on Waverley rail line
- constrained by poor access – needs part of Bonnyrigg - Dalkeith Distributor Road to provide relief
- coalescence could be a problem, but landscape screening could reduce effect

SITE NE4: Stobhill 5.8 hectares: business/industry

- adjoins existing allocation for general industry
- could provide local employment opportunities for residents in Gorebridge, Newtongrange and Mayfield
- adjacent to major road network and close to proposed Newtongrange station on Waverley rail line
- coalescence could be a problem, but landscape screening could reduce effect

SITE NE5: Victoria Park West 2.8 hectares: 30 houses

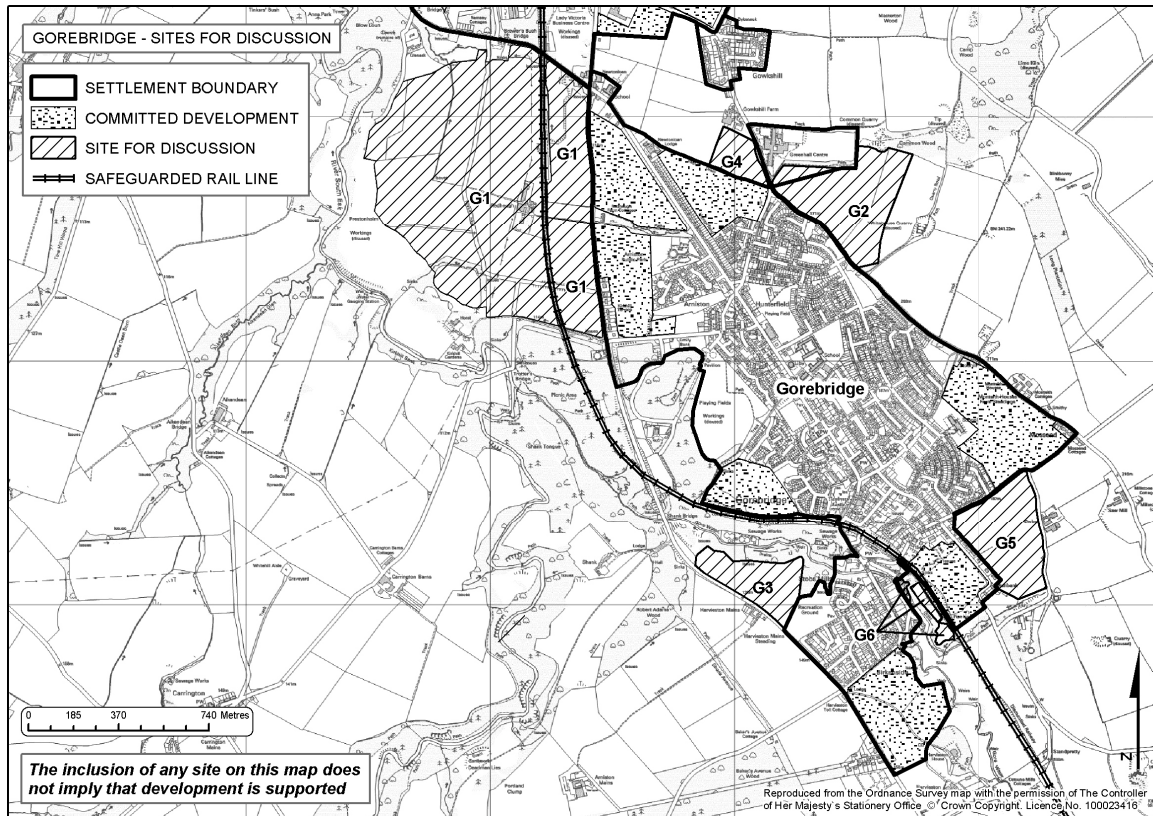
- would form an extension to existing residential development at Victoria Park but would not relate well to Newtongrange community
- sloping site relating well to adjoining countryside
- adjacent to major road network and close to proposed Newtongrange station on Waverley rail line

SITE M1: Gowkshill 60.6 hectares: 1,180 houses

- would further extend large area of committed development at South Mayfield which may take some time to 'build out' and integrate new residents into community
- would be an extensive addition which would most likely need to be reserved for longer term development
- would not relate well to existing community
- distant from Mayfield town centre but close to employment opportunities
- contains two Scheduled Ancient Monuments
- coalescence could be a problem, but landscape screening could reduce effect

A7/A68/Waverley Line Corridor

Suggested Sites: Gorebridge



Listed below are some of the advantages and disadvantages of development in this locality.

Advantages:

- well-served by existing public transport services
- some sites relate well to Waverley rail line proposals
- avoids Green Belt land
- would support local shopping and community facilities in Gorebridge but services may need to be supplemented
- development to west of Gorebridge would provide potential for first phase of new settlement with primary school, other facilities and local jobs

Disadvantages:

- loss of some prime agricultural land
- potential for coalescence between communities would have to be addressed
- committed development in Gorebridge still to be built and new residents integrated into community
- sites to west of Gorebridge would affect Nationally Important Garden / Designed Landscape and adjacent to Conservation Area
- some sites are remote from town centre and rather elevated and exposed
- sites on eastern boundary very visible, particularly from long distances
- may be ground stability issues

SITE G1: Redheugh 79.4 hectares: 700+ houses plus business/industry (potential for longer term development and rail station)

- potential for maybe 700 houses as Phase 1 of new settlement plus substantial allocation for economic use to provide local jobs / potential for longer term expansion
- close to major road network, existing public transport routes and proposed Waverley rail line with possible station in longer term
- requires new primary school/community facilities to create 'self-sufficient' community
- established woodland setting
- part within a Nationally Important Garden / Designed Landscape (Dalhousie Castle)

SITE G2: Barleyknowe Road 11.3 hectares: 396 houses

- development would breach a strong settlement edge and may lead to pressure for further development
- elevated site visible from longer distances and would need substantial structure planting to mitigate impact and create well-defined boundary to development
- does not relate well to Gorebridge community but can access primary schools and shops/community facilities
- ground stability problems
- close to public transport network and employment opportunities
- coalescence could be a problem, but landscape screening could reduce effect

SITE G3: Stobs Mills 7.0 hectares: 105 houses

- although adjoins Birkenhead, physically divided from main Gorebridge community by steep wooded valley of Gore Water and proposed Waverley rail line
- difficult access through existing housing schemes
- reasonable access to public transport facilities and major road network

SITE G4: Gowkshill Farm South 3.3 hectares: 75 houses

- development would breach a strong settlement edge and could lead to coalescence
- does not relate well to Gorebridge community but can access primary schools and shops/community facilities
- close to public transport network and employment opportunities

SITE G5: Lady Brae South 11.8 hectares: 180 houses

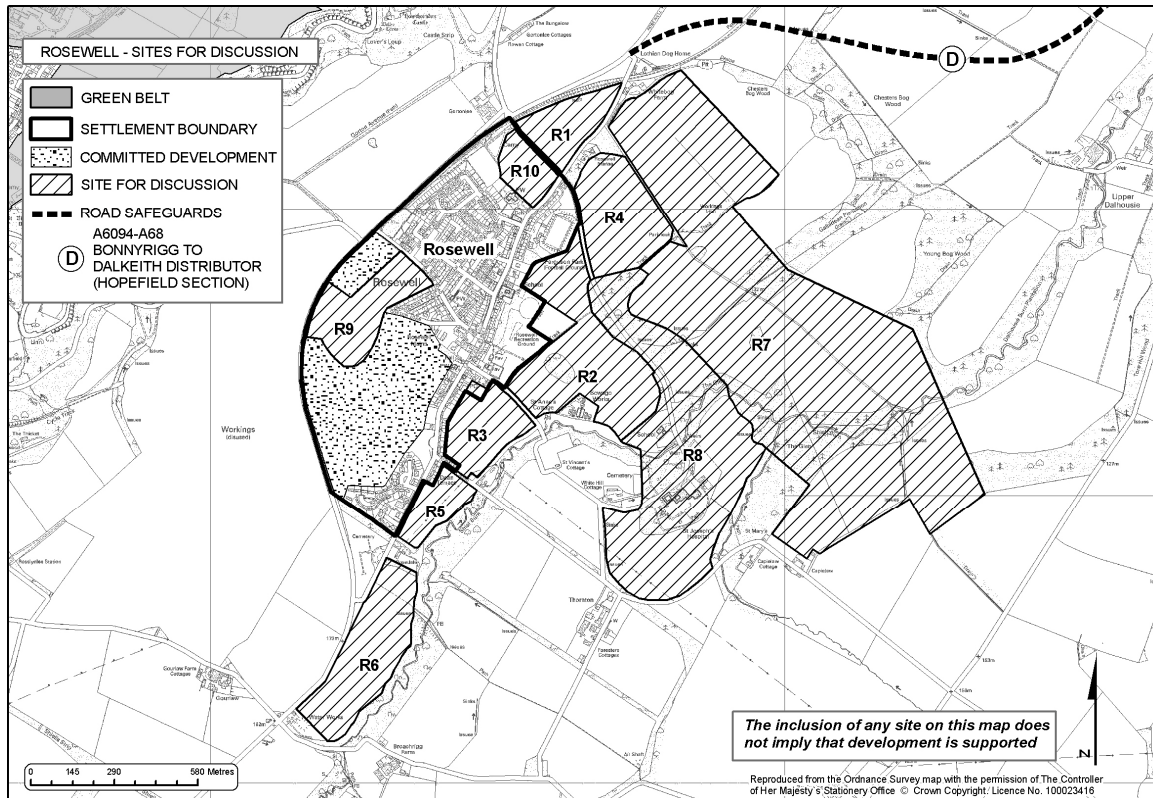
- site remote from town centre and does not relate well to Gorebridge community
- three major allocated housing sites in south Gorebridge still to be built and new residents integrated into community
- structure planting needed to integrate site into landscape, particularly for long distance views
- well placed for proposed Gorebridge station on Waverley rail line
- local road network may not cope with additional traffic

SITE G6: Robertsons Bank 1.2 hectares: 15-20 houses

- small site adjoining urban envelope
- close to Gorebridge town centre and proposed station on Waverley rail line
- likely to be access problem

A7/A68/Waverley Line Corridor

Suggested Sites: Rosewell



Listed below are some of the advantages and disadvantages of development in this locality.

Advantages:

- potential for development to be contained within existing settlement envelope
- well-served by existing public transport services
- potential for improved road access with completion of southern section of Bonnyrigg to Dalkeith Distributor Road
- avoids Green Belt land
- would support local shopping and community facilities in Rosewell but services may need to be supplemented

Disadvantages:

- loss of some prime agricultural land
- committed development in Rosewell still to be built and new residents integrated into community
- sites to south and east of Rosewell may affect Area of Great Landscape Value
- known ground stability issues

SITE R1: Rosewell Road 5.2 hectares: 80 houses

- beyond northern edge of village envelope but relates well to village form
- lies between Rosewell Road and Rosewell bypass so physical limit to growth
- ground stability problems
- reasonable access to public transport
- could experience disturbance from boarding kennels

SITE R2: St Joseph's Drive 16.6 hectares: 250 houses

- northern and western parts relate well to existing community, being close to village centre, primary school and park
- would be difficult to restrict site to that part close to village; Shiel Burn is only well defined boundary
- reasonable access to public transport, at least in part
- adjoins Area of Great Landscape Value
- would need to screen from sewage treatment works

SITE R3: Whitehill Road 6.2 hectares: 95 houses

- would relate well to existing community, being close to village centre, primary school and park
- reasonable access to public transport
- southern boundary defined by wooded valley of Shiel Burn (Area of Great Landscape Value)

SITE R4: Parkneuk West 9.8 hectares: 150 houses

- rather remote from village centre – would be difficult to integrate new residents
- large site with poorly defined boundaries – would need substantial structure planting to resist development extension beyond site boundaries
- reasonable access to public transport, at least in part
- northern part could experience disturbance from boarding kennels

SITE R5: Dean Terrace 3.5 hectares: 50 houses

- would relate well to existing community, being relatively close to village centre, primary school and park
- reasonable access to public transport
- southern boundary defined by wooded valley of Shiel Burn (Area of Great Landscape Value)

SITE R6: Rosedale 11.5 hectares: 170 houses

- would form a large southerly extension to community, rather remote from village centre and facilities
- could appear as ribbon development southwards from Duke Street
- would have strong physical boundaries; southern boundary defined by wooded valley of Shiel Burn (Area of Great Landscape Value)

SITE R7: Parkneuk East 88.4 hectares: golf course

- very extensive site with no defined boundaries
- reasonable access to public transport
- southern part extends across Shiel Burn into Area of Great Landscape
- northern part would experience disturbance from boarding kennels

SITE R8: Whitehill House 33.7 hectares: 77 houses plus 2,000 m² office space and private leisure development

- outline planning application submitted
- houses would be remote from village centre; would be difficult to integrate new residents into community
- part crosses Shiel Burn into Area of Great Landscape Value
- would affect setting of 'A' listed building and other listed structures

SITE R9: Rosewell Mains Extension 7.6 hectares: 115 houses

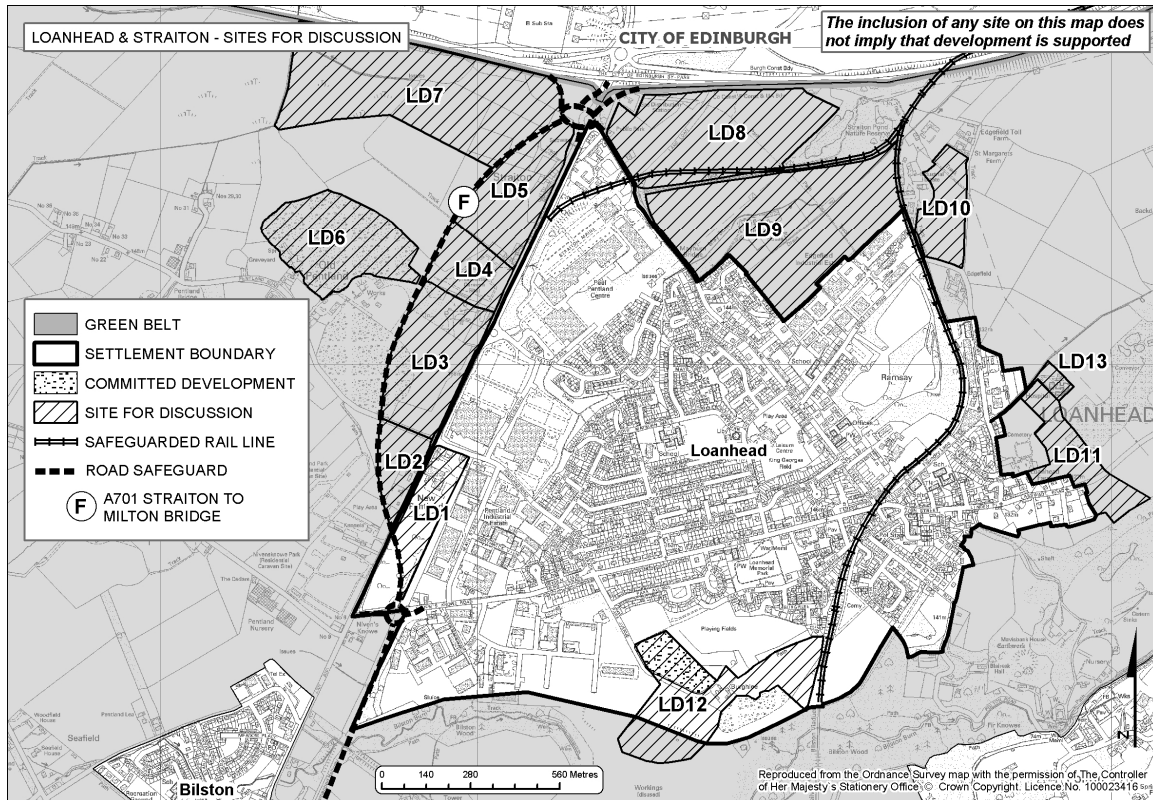
- within village envelope and would integrate well with existing/planned development
- adjacent to committed Rosewell Mains development site and site for business/industry
- close to village centre and primary school
- reasonable access to public transport
- would reuse former opencast land but possible ground stability problems

SITE R10: Gortonlee 3.4 hectares: 50 houses

- within village envelope and would integrate well with existing development
- reasonably close to village centre and primary school
- reasonable access to public transport
- ground stability problems
- development would need to avoid detracting from views of adjacent church which is important feature in village

A 701 Corridor

Suggested Sites: Loanhead & Straiton



Listed below are some of the advantages and disadvantages of development in this locality.

Advantages:

- well-served by existing public transport services on A701 and good road access from A720 City Bypass
- potential for improved road access through A701 improvement scheme and for development to contribute to funding of improvements
- longer term potential for re-establishment of rail link from Edinburgh via Shawfair to Straiton/Loanhead
- A701 Multi Modal Study supports development at northern end of A701 Corridor
- would support local services and shopping/community facilities
- proximity to local job opportunities and employment growth area (biotechnology)
- potential for new business/industry at attractive 'gateway' to provide additional jobs for A701 communities
- may be some brownfield potential for development - could assist in regeneration

Disadvantages:

- loss of Green Belt and some prime agricultural land
- potential for coalescence with Bilston would need to be addressed
- lack of natural boundaries to limit westward expansion unless A701 loop road constructed
- parts visible from A720 City Bypass

SITE LD1: Former Dansco Dairy/New Pentland 4.4 ha.: retail/business/industry/leisure

- avoids Green Belt
- brownfield site on A701 within urban envelope; derelict buildings at north end
- high level of accessibility to major transport networks
- could form southwards extension of Straiton retail park
- currently included within established economic land supply - loss of employment land would have to be compensated for by replacement economic site(s)

SITE LD2: Pentland Road South 3.3 hectares: business/industry/leisure/retail

- Green Belt - some housing currently on site
- within loop of proposed realignment of A701
- could form westwards extension of Straiton retail park
- high level of accessibility to major transport networks
- possible ground stability problems

SITE LD3: Pentland Road North/Callyr Inn 10.2 ha.: business/industry/leisure/retail

- Green Belt
- brownfield site included within Vacant and Derelict Land Survey; small-scale industrial uses at north end of site
- within loop of proposed realignment of A701
- could form westwards extension of Straiton retail park
- high level of accessibility to major transport networks
- possible ground stability problems

SITE LD4: Straiton Park 4.5 hectares: business/industry/leisure/retail

- Green Belt - currently in use as residential caravan park
- within loop of proposed realignment of A701
- could form westwards extension of Straiton retail park
- high level of accessibility to major transport networks
- possible ground stability problems

SITE LD5: Straiton Road 8.3 hectares: park & ride/business/industry/leisure/retail

- Green Belt - part (4.5 ha.) already with planning consent for park & ride facility
- within loop of proposed realignment of A701
- could form westwards extension of Straiton retail park
- high level of accessibility to major transport networks including City Bypass
- possible ground stability problems

SITE LD6: Straiton Bing 12.3 hectares: 185 social houses or business/leisure

- Green Belt
- brownfield site included within Vacant and Derelict Land Survey (former bing requiring rehabilitation)
- ground stability, contamination and land re-grading issues
- outwith loop of proposed A701 realignment but would be close to bus services if loop constructed
- proposed A701 realignment would improve access

SITE LD7: North West Straiton 23.1 hectares: hotel/country club/golf course

- Green Belt
- previously considered for proposed stadium development
- prime location next to A720 City Bypass; A701 realignment would improve access
- highly visible with poorly defined boundaries to south and west - may be difficult to reduce landscape impact

SITE LD8: Ashgrove North 16.3 hectares: business/industry & possible rail station/park and ride

- Green Belt
- prime location next to A720 City Bypass
- highly visible and may be difficult to reduce landscape impact
- would be well-located to take advantage of Straiton/Loanhead rail link
- need to ensure protection for Straiton Pond Local Nature Reserve

SITE LD9: Ashgrove 23.5 hectares: 350 houses

- Green Belt
- access would be improved by proposed relief road for Edgefield Industrial Estate
- well-served by public transport
- would be well located to take advantage of Straiton/Loanhead rail link
- would need substantial structure planting on south eastern boundary
- need to ensure protection for Straiton Pond Local Nature Reserve

SITE LD10: Eldin Industrial Estate 4.5 hectares: business/industry

- Green Belt
- adjacent to Eldin Industrial Estate (not part of established economic land supply)
- would require access improvements
- substantial structure planting required to establish boundaries and mitigate impact

SITE LD11: Lasswade Road 5.7 hectares: 85 houses

- Green Belt
- to south of Lasswade Road, extends into Mavisbank Conservation Area (designated outstanding), Area of Great Landscape Value and Nationally Important Garden / Designed Landscape (Mavisbank House)
- poorly defined eastern boundary – substantial structure planting required

SITE LD12: Burghlee 13.4 hectares: 200 houses or part business/industry

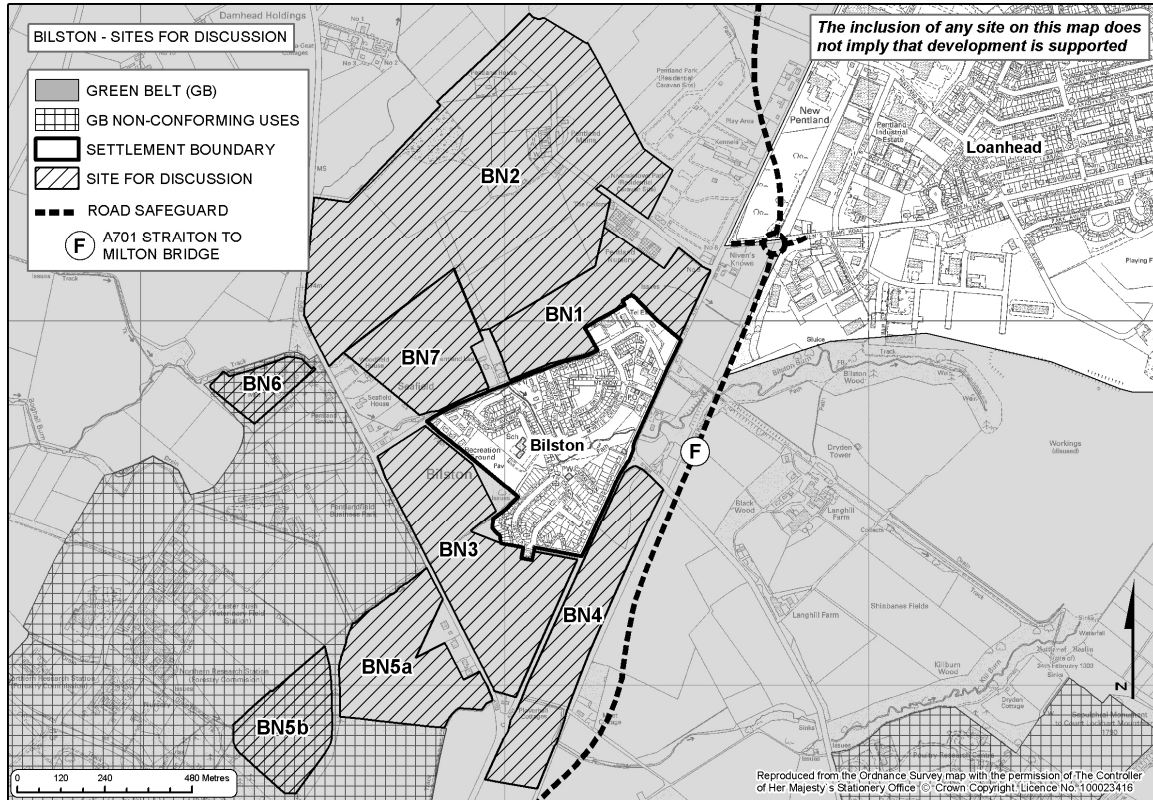
- western part of site (2.5 hectares) allocated for business - loss of employment land would have to be compensated for by replacement economic site(s)
- former colliery and landfill site - site investigations required to address ground stability, contamination, methane gas, mine gas and minewater discharge issues
- access issues to be addressed

SITE LD13: Loanhead Hospital 0.8 hectares: 10-15 houses

- Green Belt but brownfield site – currently in use as hospital until Midlothian Community Hospital constructed

A 701 Corridor

Suggested Sites: Bilston



Listed below are some of the advantages and disadvantages of development in this locality.

Advantages:

- established community with few recent development opportunities
- well-served by existing public transport services on A701
- potential for improved road access through A701 improvement scheme
- would support existing shops in Bilston and may encourage improved range of local shopping and community facilities
- may allow provision of separate primary schools for Roslin and Bilston
- would be well placed for Loanhead and Straiton retail/community facilities
- proximity of new housing to employment growth area (Edinburgh Technopole, BioCampus, etc.)
- new employment sites would be well located for existing research institutes

Disadvantages:

- loss of Green Belt and prime agricultural land
- potential for coalescence with Loanhead/Straiton would need to be addressed
- lack of natural boundaries to north west of Bilston to limit expansion
- parts highly visible from Pentland Hills
- may have difficulty integrating new residents into community

SITE BN1: Seafield Road 10.0 hectares: 200 houses

- Green Belt
- development would breach well-marked boundary
- north western boundary not well defined – would require substantial structure planting
- development would not relate particularly well to village form
- coalescence could be a problem, but landscape screening could reduce effect
- close to main transport networks

SITE BN2: Pentland Mains Farm 31.0 hectares: 465 houses

- Green Belt
- very extensive development site with no clearly defined physical boundaries
- does not relate to village form
- development would depend on Sites BN1 and BN7 being developed and could only be considered for longer term potential
- part of the site included in Vacant and Derelict Land Survey (former Seafield Moor Road Refuse Tip)
- would be very visible from longer distances including Pentland Hills
- coalescence could be a problem, but landscape screening could reduce effect

SITE BN3: Seafield Moor Road 16.6 hectares: 250 houses

- Green Belt
- development would breach strong physical boundaries though new boundaries would be well-defined
- would relate well to village form
- close to main transport networks
- close to Bilston Annexe and park, reasonably close to village centre
- coalescence with Bush/Gowkley Moss development areas could be a problem, but landscape screening could reduce effect

SITE BN4: East of A701 11.2 hectares: 170 houses

- Green Belt
- would effectively fill in gap between existing A701 and route safeguarded for realignment
- would appear as ribbon development along A701
- close to main transport networks but would experience environmental problems associated with proximity to major road
- on opposite side of A701 from village centre

SITE BN5a: Gowkley Moss North 10.6 hectares: knowledge-based industry

- Green Belt – adjoins area of non-conforming use within Green Belt
- would form natural extension to existing BioCampus development
- would benefit from close proximity to research and development institutes
- coalescence could be a problem, but landscape screening could reduce effect
- close to main transport networks

SITE BN5b: Easter Bush 6.4 hectares: knowledge-based industry

- falls within area of non-conforming use within Green Belt
- would form natural extension to existing Easter Bush facilities
- would benefit from close proximity to research and development institutes

SITE BN6: Seafield Mill 3.5 hectares: knowledge-based industry

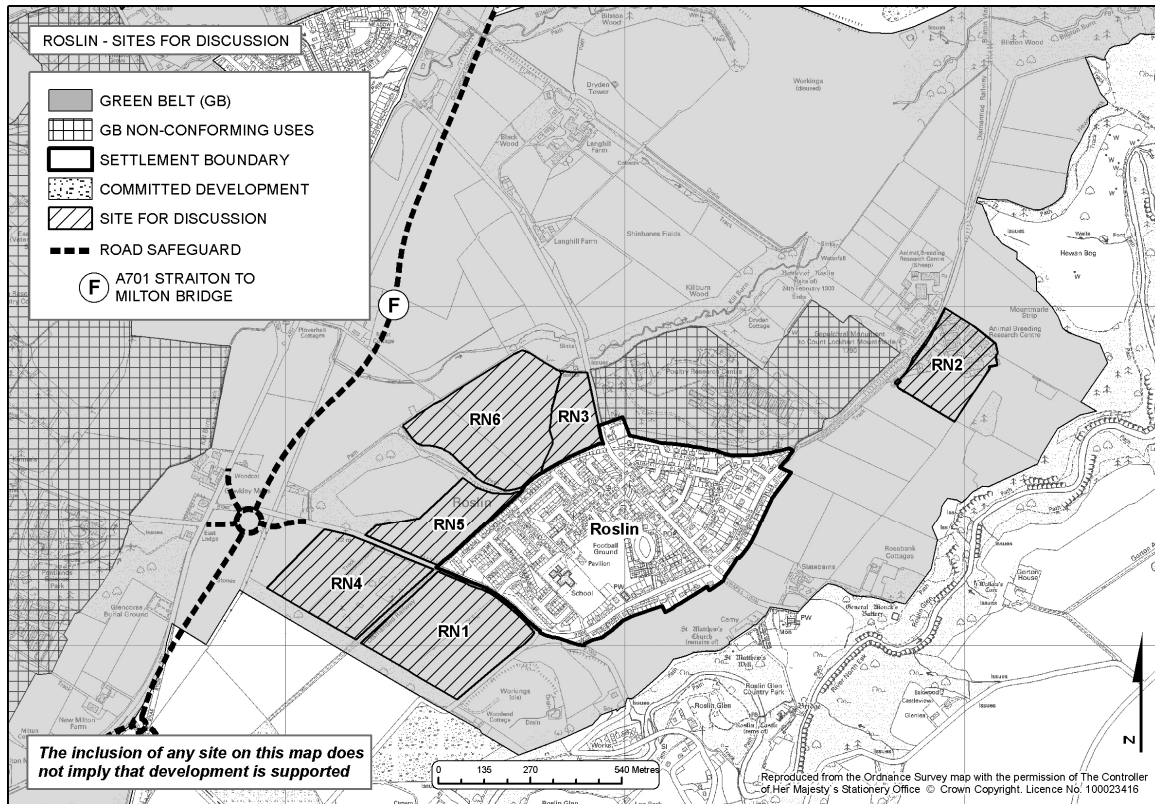
- falls within area of non-conforming use within Green Belt
- existing buildings on site
- would form natural extension to existing Edinburgh Technopole/Pentlandfield developments
- would benefit from close proximity to research and development institutes

SITE BN7: Seafield Road West 16.5 hectares: 250 houses

- Green Belt
- development would breach well-marked boundary
- north western boundary not well defined – would require substantial structure planting to create strong boundary
- development would not relate particularly well to village form
- reasonably close to Bilston Annexe and park, reasonably close to village centre

A 701 Corridor

Suggested Sites: Roslin



Listed below are some of the advantages and disadvantages of development in this locality.

Advantages:

- established community with few recent development opportunities
- potential for improved road access through A701 improvement scheme
- would support existing shops in Roslin and may encourage improved range of local shopping and community facilities
- may allow provision of separate primary schools for Roslin and Bilston
- proximity of new housing to employment growth area (Edinburgh Technopole, Roslin BioCentre etc.)
- potential for new business/industry to provide employment opportunities for residents
- new employment sites would be well located for existing research institutes

Disadvantages:

- poorly served by public transport services
- loss of Green Belt and prime farmland
- A701 Multi Modal Study supports development at northern end of A701 Corridor
- development adjoining Roslin settlement envelope would breach strong physical boundaries and few natural boundaries to limit expansion
- development could detract from important heritage and environmental assets to south east of Roslin

SITE RN1: Penicuik Road South 11.0 hectares: 180 houses

- Green Belt
- development would breach strong physical boundary though new boundaries would be well defined, strengthened by additional planting
- development would relate quite well to village form
- reasonably close to primary school, park and community facilities

SITE RN2: Roslin Institute 4.9 hectares: knowledge-based industry

- Green Belt - does not fall within area of non-conforming use in Green Belt
- part currently used as Mountmarle Animal Research Centre so would form natural extension to Roslin BioCentre

SITE RN3: Kill Burn 1 3.1 hectares: 50 houses

- Green Belt
- development would breach strong physical boundary and new western boundary would be poorly defined, requiring substantial structure planting
- development would not relate well to village form
- reasonably close to shopping facilities in Main Street

SITE RN4: Penicuik Road West 8.4 hectares: business/industry or 125 houses

- Green Belt
- development would not relate well to village form but, as a site for business/industry, would be in close proximity to village and well located for access from A701
- site boundaries would be well defined, strengthened by some structure planting

SITE RN5: Penicuik Road North 4.9 hectares: 60 houses (part site) and health centre

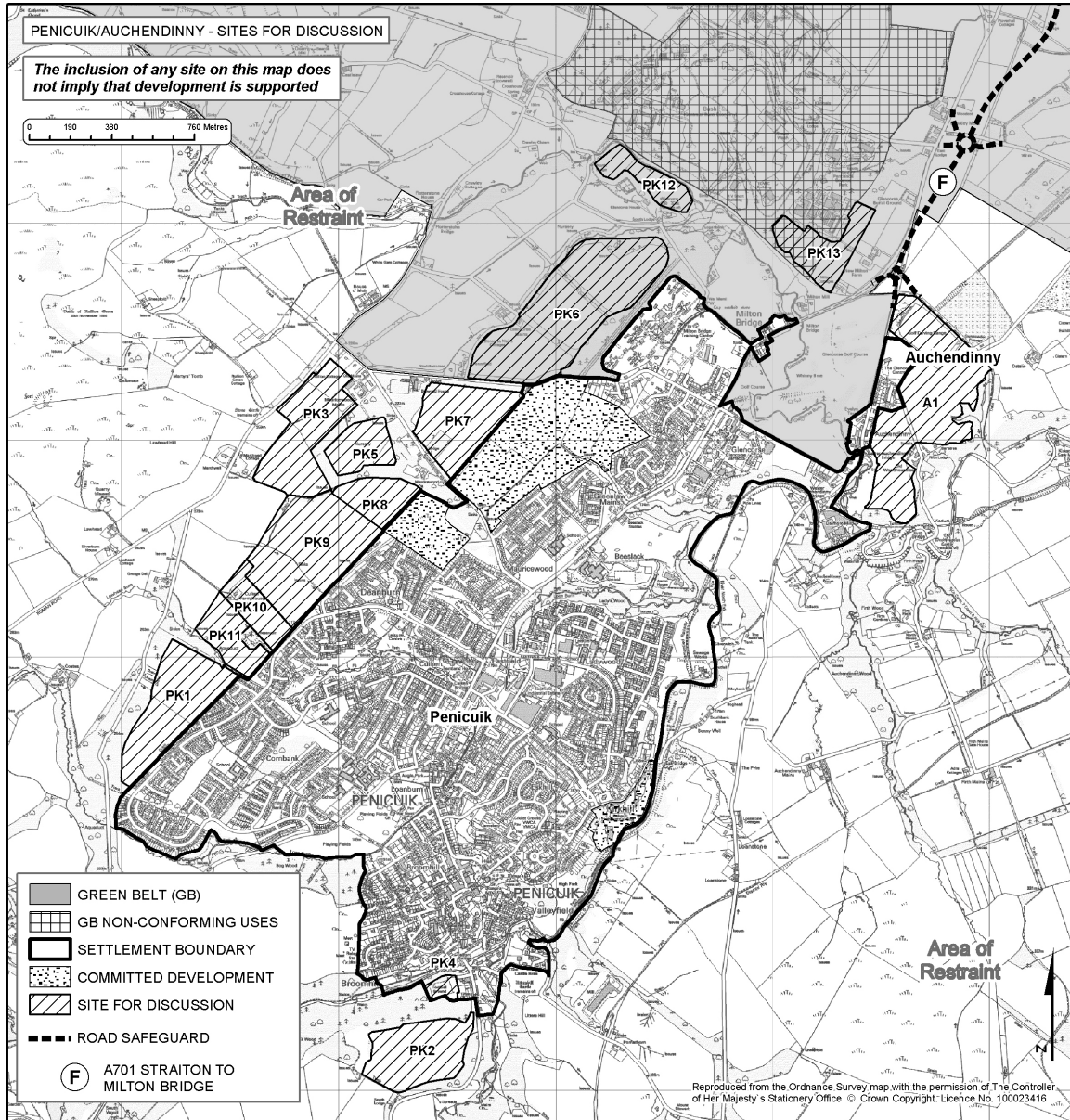
- Green Belt
- development would breach strong physical boundary though new boundaries would be well defined
- includes consented site for new health centre and development would relate quite well to village form once health centre constructed
- reasonably close to primary school, park and community facilities

SITE RN6: Kill Burn 2 11.1 hectares: 170 houses

- Green Belt
- development would breach strong physical boundary and new north western boundary would be poorly defined, requiring substantial structure planting
- would have to be developed in conjunction with Site RN3
- development would not relate well to village form
- most of site remote from village centre and primary school

A 701 Corridor

Suggested Sites: Penicuik & Auchendinny



Listed below are some of the advantages and disadvantages of development in this locality.

Advantages:

- well-served by existing public transport services on A701
- potential for improved road access through A701 improvement scheme
- some sites avoid loss of Green Belt
- would support local services and shopping/community facilities
- some spare capacity at Penicuik High School but Beeslack High School at capacity
- proximity of new housing at Auchendinny to employment growth area
- potential for new business/industry to provide employment opportunities for residents

- new employment sites would be well located for existing research institutes

Disadvantages:

- A701 Multi Modal Study supports development at northern end of A701 Corridor
- committed development in Penicuik still to be built and new residents integrated into community
- sites at northern end would involve some loss of Green Belt and prime agricultural land
- sites to west of Penicuik lack natural boundaries to limit expansion
- parts highly visible from Pentland Hills
- access problems for some sites
- site to south of Penicuik lies within Area of Great Landscape Value and Penicuik House Designed Landscape

SITE A1: Auchendinny 27.6 hectares: 400 houses or part business/industry

- avoids Green Belt
- relatively close to public transport
- well defined boundaries but visible and adjacent to Area of Great Landscape Value - needs strong landscape framework
- would represent major expansion of Auchendinny community but would support local facilities and potential new primary school
- has potential for part to be used for business/industry
- close to employment growth area at Edinburgh Technopole, BioCampus, etc.

SITE PK1: Rullion Road 15.1 hectares: 225 houses

- avoids Green Belt
- adjacent to Area of Great Landscape Value which includes adjoining woodland
- has strong landscape framework providing well defined boundaries – woodland to be retained
- local bus services limited - at some distance from main A701 public transport route

SITE PK2: Peebles Road 12.3 hectares: 185 houses

- avoids Green Belt
- limited public transport services adjacent to site, but close to town centre services
- proximity to town centre - could support local shopping and other facilities
- within Area of Great Landscape Value and Nationally Important Garden/Designed Landscape (Penicuik House) - would require strong landscape framework
- known access difficulties

SITE PK3: Mauricewood Mains 14.5 hectares: 220 houses

- avoids Green Belt
- adjacent to Area of Great Landscape Value / Pentland Hills Regional Park
- would require prior development of Sites PK5, PK8 and part of PK9 and probably could only be considered for longer term potential
- likely to need alternative access solution
- local bus services limited - at some distance from main A701 public transport route
- would require strong landscape framework because of exposed location and visibility

SITE PK4: Alderbank 1.3 hectares: 20 houses

- small infill site located within urban boundary
- currently laid out as football pitch but not in use
- ground stability and possible contamination issues - former paper waste tip
- close to town centre and local shopping, community and public transport facilities

SITE PK5: Mauricewood 5.7 hectares: 85 houses

- avoids Green Belt
- would be detached from urban area but could be considered for development in isolation from surrounding sites
- has strong landscape framework providing well-defined boundaries – woodland to be retained
- local bus services limited - at some distance from main A701 public transport route

SITE PK6: Glencorse Mains 33.6 hectares: 500 houses

- Green Belt
- has strong landscape framework providing well defined boundaries and potential for phased development – woodland to be retained
- remote from town centre and community/shopping facilities
- close to employment growth area at Edinburgh Technopole, BioCampus, etc.
- at some distance from A701 public transport route

SITE PK7: Belwood 13.0 hectares: 195 houses

- avoids Green Belt
- would in part affect setting of 'B' listed building (Belwood House)
- well defined physical boundaries but would require substantial structure planting
- local bus services limited - at some distance from main A701 public transport route

SITE PK8: Deanburn North 5.8 hectares: 85 houses

- avoids Green Belt
- south eastern boundary poorly defined - would require strong landscape framework because of exposed location and visibility
- potential for additional development in longer term, but likely to need alternative access solution
- local bus services limited - at some distance from main A701 public transport route

SITE PK9: Marchwell 22.2 hectares: 330 houses

- avoids Green Belt
- poorly defined boundaries - would require strong landscape framework because of exposed location and visibility
- would probably require prior development of Site PK8 and may be best considered for longer term potential
- likely to need alternative access solution
- local bus services limited - at some distance from main A701 public transport route

SITE PK10: Cuiken Farm House 5.4 hectares: 80 houses

- avoids Green Belt
- poorly defined boundaries - would require strong landscape framework because of exposed location and visibility
- would need to be developed in conjunction with adjoining sites to avoid isolated finger of development - may be best considered for longer term potential
- local bus services limited - at some distance from main A701 public transport route

SITE PK11: Lawhead Burn 5.9 hectares: 90 houses

- avoids Green Belt
- poorly defined boundaries - would require strong landscape framework because of exposed location and visibility
- would need to be developed in conjunction with adjoining sites to avoid isolated finger of development - may be best considered for longer term potential
- local bus services limited - at some distance from main A701 public transport route

SITE PK12: Ghilliesknowe 12.4 hectares: 120 houses

- Green Belt
- remote from Penicuik community – isolated development in countryside
- poor access to facilities and services including public transport
- close to employment growth area (Edinburgh Technopole, etc.)

SITE PK13: New Milton 8.0 hectares: knowledge-based industry

- Green Belt; part in area of major non-conforming use in Green Belt
- would be well located as an extension to Pentland Science Park
- highly accessible by public transport and major road network
- would require landscaping to protect setting

A r e a s o f R e s t r a i n t

Outwith the Core Development Areas, the Structure Plan identifies Areas of Restraint where development is to be restricted.

Within Midlothian, the Areas of Restraint are identified as follows:

AREA	REASON FOR RESTRAINT
Bonnyrigg	<ul style="list-style-type: none"> ❖ is meeting a significant amount of growth arising from previous Structure Plans ❖ constrained by landscape and environmental objectives
Villages and small settlements	<ul style="list-style-type: none"> ❖ constrained by infrastructure, landscape, built heritage and other environmental objectives

In terms of any potential for housing development within these areas, the Structure Plan contains a presumption against new housing on greenfield sites. Any exceptions to this policy will be restricted to proposals which must:

<ul style="list-style-type: none"> ⇒ be identified through the Local Plan; and
<ul style="list-style-type: none"> ⇒ be small-scale and in keeping with the character of the settlement or local area; and
<ul style="list-style-type: none"> ⇒ not be in the Green Belt; and
<ul style="list-style-type: none"> ⇒ have any additional infrastructure already committed or funded by the developer.

Structure Plan policy also provides some scope for identifying small sites in villages that require support for local services and facilities, or possibly 'lowland crofting' on poor quality agricultural land and degraded landscapes. As regards development in the countryside, the Structure Plan restricts development to that which requires a countryside location and identifies acceptable countryside activities as agriculture, horticulture, forestry and countryside recreation. It indicates that development may be allowed in support of:

- ❖ tourism or other recreational uses;
- ❖ re-use of redundant rural buildings;
- ❖ rural diversification, including lowland crofting, in support of local services or landscape improvements.

It is possible for the Council to review its current policy for development in the countryside, for example, to support the conversion of redundant rural buildings whilst

allowing minimal associated new build. Strict criteria could be applied to ensure that control is not lost resulting in a proliferation of countryside housing. There is also potential for the reuse or conversion of farm steadings, possibly with some new build, to create workshops and office units in support of rural employment. Some existing industrial buildings located outwith the built-up area are now largely redundant, such as Pomathorn Mill near Penicuik. Alternative uses or redevelopment of such sites need careful consideration as they may raise environmental and sustainability issues.

As mentioned above, Structure Plan policies raise the possibility of opportunities for 'lowland crofting', a form of low density low-impact rural housing in suitable areas, that is, poor quality agricultural land and landscapes in need of improvement. It will be for the Local Plan to establish the criteria for assessing such proposals but, as a guide, this type of development should:

- ❖ take advantage of brownfield/derelict/vacant sites;
- ❖ should be located where it is accessible to local public transport services;
- ❖ avoid nature conservation and other protective designations;
- ❖ avoid those landscape character areas that are considered less suited to scattered development; and
- ❖ where appropriate, build upon an existing fragmented community.

Wellington (to the north of Leadburn) and Middleton are locations which are relatively well placed for public transport services along the A701 and A7 respectively and may hold some potential for low density rural housing in terms of landscape character. They could both potentially benefit from such development if there is a requirement for associated woodland planting.

National planning guidance acknowledges that there is some scope for new housing opportunities in the countryside which should be sustainable and enhance the rural environment. The factors that should influence such development include:

Accessibility	Development should have access to facilities/services by a reasonable level of public transport rather than be dependent on the private car
Scale	Development should be in keeping with the scale and character of the area, including the cumulative impact of several developments
Brownfield/infill	Preference should be given to the use of such land, however not at the expense of accessibility
Environment	Development should avoid areas that are protected by habitat conservation, landscape, historic and environment quality designations; avoid green belts and, where possible, prime agricultural land
Infrastructure	Must be capable of provision with water and drainage infrastructure

In applying these criteria to Midlothian's villages, Pathhead, Whitehill and North Middleton emerge as possibly having some potential for small-scale housing development, although there would still be issues to be addressed. For example, there may be trunk road access, drainage and archaeological issues at Pathhead, landscape impact would need to be addressed at Whitehill, and the cumulative impact of recent and new development at North Middleton would need consideration. (Note: North Middleton is not included in the village maps on pages 44-48 as no additional development sites have been suggested). Local plans are required to set out the criteria against which new proposals can be judged.

In addition, there may be opportunities for brownfield development in village locations that would otherwise not be considered suitable on accessibility grounds, for example, at Newlandrig. It is worth noting that there are already a number of small development opportunities on gap/infill sites within the urban envelopes of settlements. For example, there may be infill opportunities in communities such as Dewartown, Edgehead, Fala, Howgate and Leadburn, subject to proposals being of a scale and design that does not detract from the character of the community. In some locations these may focus on the reuse of redundant farm buildings.

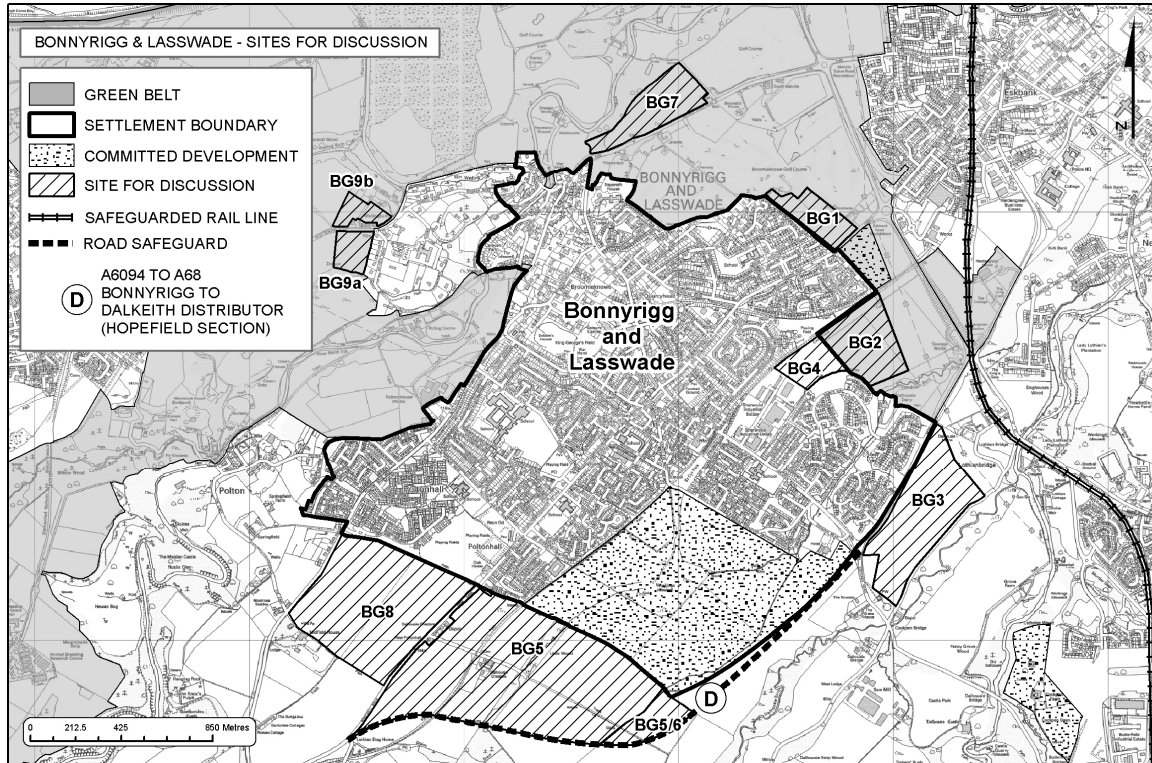
There may also be areas of Midlothian that are currently designated as 'countryside', but already have clusters of development, for example, the Kevock area of Lasswade, Ninemileburn and Rosslynlee (see potential site suggested for development BR2). Although these areas may not be considered as part of the built up area, there may be justification for supporting limited new development, perhaps because of the area's accessibility to public transport and services, or to protect buildings that are of value. If such relaxation were to be supported, any such development would have to meet strict criteria.

Views on all the issues raised in this section are welcomed. In addition, a number of sites have been suggested for development which fall within the Areas of Restraint and some of these are not small-scale in extent. These are identified on the following settlement maps for comment. It must be remembered that **the strategic housing requirements cannot be met in these areas** although parts of some of the suggested sites might be acceptable for small-scale development within the terms of Structure Plan policy. As with the CDAs, **the inclusion of any site on these maps does not imply that development is supported.**

As with the CDAs, the suggested sites are set out with an indication of site size and proposed use(s). Where a site capacity is given (for example, number of houses), this is notional and may vary according to factors such as ground conditions and landscaping requirements. For those sites where developers have not suggested a site capacity, a notional figure of 15 houses per hectare has been applied.

Areas of Restraint

Suggested Sites: Bonnyrigg & Lasswade



Although this is an Area of Restraint, the following sites have been suggested by developers/landowners for consideration:

Sites to north east of Bonnyrigg - South Melville

SITE BG1: Broomieknowe 4.9 hectares: 75 houses
SITE BG7: Melville Dykes Road 8.8 hectares: 20 houses

Both these sites are in the Green Belt and there could be an issue over coalescence with Eskbank. Site BG7 comprises ribbon development running along Melville Dykes Road; it would be affected by the safeguarded line of the proposed Lasswade Bypass and by a gas pipeline. It is suggested for very low density development.

Sites to east/south east of Bonnyrigg – Sherwood/Dalhousie Mains

SITE BG2: Dalhousie Mains 9.4 hectares: 175 houses
SITE BG3: Dalhousie South 18.6 hectares: 340 houses
SITE BG4: Sherwood 4.0 hectares: 66 houses

Site BG2 is in the Green Belt. Sites BG3 and 4 are not in the Green Belt; Site BG4 is within the existing urban envelope and part of the established economic land supply. There could be issues over coalescence with the Eskbank and Newtongrange communities for Sites BG2 and 3. Site BG3 would comprise a large extension to the Dalhousie housing scheme and would lie outside the line of a recently constructed section of the Bonnyrigg - Dalkeith Distributor Road.

Sites to south west of Bonnyrigg/Poltonhall – Dalhousie Chesters

SITE BG5: Dalhousie Chesters 65.0 hectares: 975 houses SITE BG6: Dalhousie 4.8 hectares: 70 houses SITE BG8: West of Rosewell Road 33.0 hectares: 495 houses

Sites BG5, 6 and 8 are not in the Green Belt. Sites BG5 and 8 would form very large extensions to the Polton/Poltonhall area and would be for mixed use including housing. Sites BG5/6 would extend the current Hopefield development site all the way to the proposed Bonnyrigg - Dalkeith Road. Site BG8 has a poorly defined western boundary. There could be an issue over coalescence with Rosewell.

Sites to north west of Bonnyrigg/Lasswade – Wadingburn

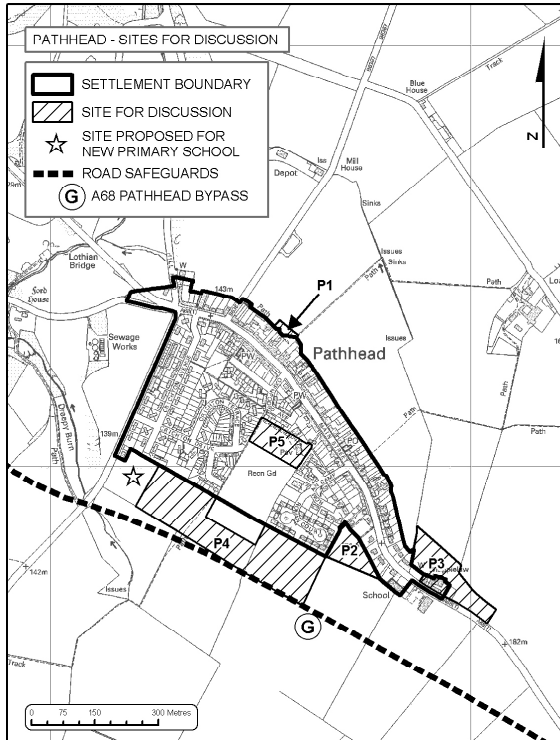
SITE BG9a: Wadingburn South 2.9 hectares: 45 houses SITE BG9b: Wadingburn North 2.3 hectares: 35 houses
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Sites BG9a and 9b are in the Green Belt. They would form westerly extensions to Lasswade, both north and south of Wadingburn Road. The western boundaries of these sites are poorly defined and coalescence with Loanhead could be an issue. Site BG9a lies within Mavisbank Conservation Area, the Area of Great Landscape Value and a Nationally Important Garden/Designed Landscape (Mavisbank House). There is a Scheduled Monument on the southern boundary of the site.

Note: Some of the proposed sites are far in excess of the small-scale development opportunities which may be permissible through Structure Plan policy. Sites in the Green Belt are also ruled out through Structure Plan policy.

Areas of Restraint

Suggested Sites: Pathhead & Whitehill



SITE P1: Main Street

0.1 hectares: 2/3 houses

SITE P2: Roman Camp

0.7 hectares: 10 houses

SITE P3: Whippielaw

1.6 hectares: 25 houses

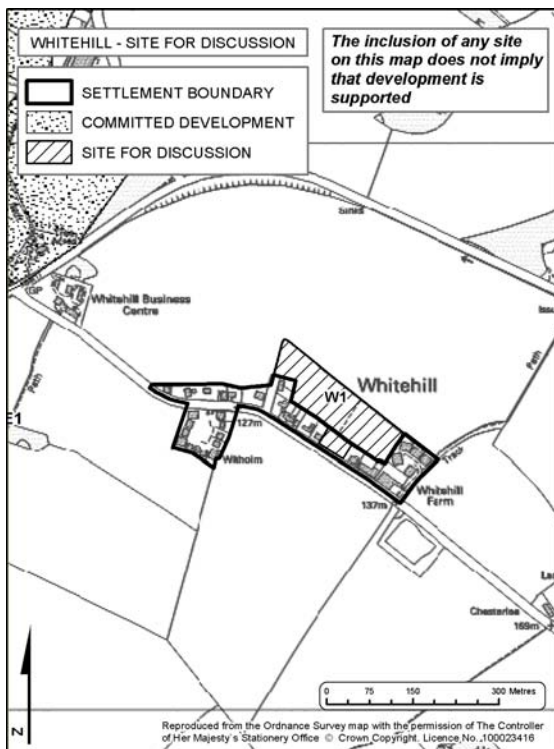
SITE P4: South Pathhead

4.7 hectares: 70 houses

SITE P5: Callander Park

0.9 hectares: 15 houses

Site P4 is in excess of the small-scale development opportunities which may be permissible through Structure Plan policy though development of part of the site could be considered. Sites P2 and P4 fall within the Area of Great Landscape Value and may affect a Scheduled Monument (Roman Camp). Sites P1 and P3 fall within the Pathhead/Ford Conservation Area. Site P5 would use part of the recreation ground, compensated by additional ground to the south west. Lack of capacity in Pathhead sewage treatment works may be a problem.



SITE W1: North Whitehill

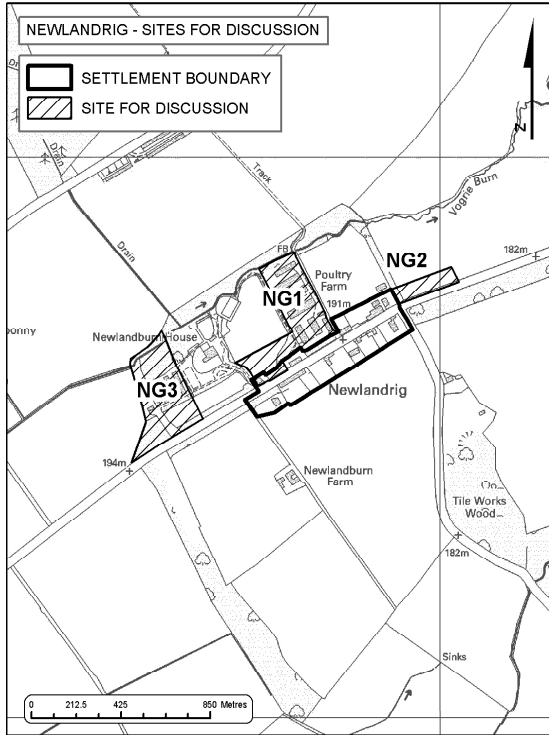
1.9 hectares: 30 houses

Whitehill village has reasonable access to public transport serving the A68 and the Dalkeith/Woodburn area and benefits from mains drainage. It has recently accommodated two small housing schemes. There is a need for structure planting to mitigate the visual impact of new development.

The inclusion of any sites on these maps does not imply that development is supported.

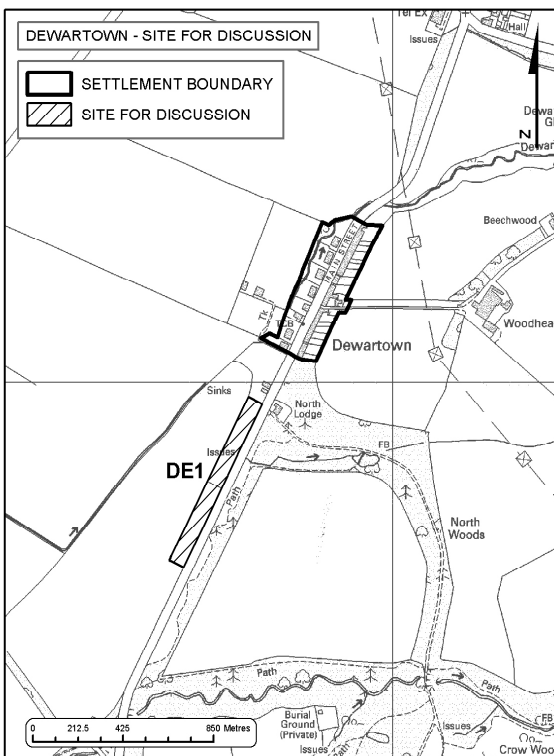
Areas of Restraint

Suggested Sites: Newlandrig & Dewartown



- SITE NG1: Poultry Farm**
1.7 hectares: mixed development of 12 houses, light industry and community open space
- SITE NG2: East Newlandrig**
0.3 hectares: 5-10 houses
- SITE NG3: Newlandburn House**
1.6 hectares: 25 houses

Site NG1 includes the poultry farm and adjoining land to the southwest; part of the poultry farm may remain in use, in which case there would be amenity issues. Part of Site NG3 comprises a derelict poultry farm. Sites NG1 and NG3 are located within Newlandrig Conservation Area and could affect the setting of listed buildings (Newlandburn House and Lodge). All three sites lie within the Area of Great Landscape Value. Site NG2 would be ribbon development.



- SITE DE1: Dewartown South**
0.9 hectares: 15 houses

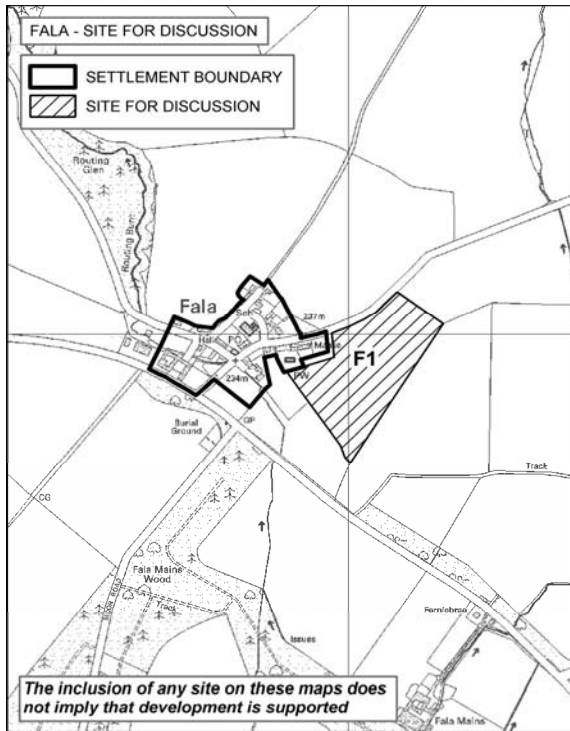
Site DE1 is ribbon development detached from the village, and would constitute isolated development in the countryside. It lies within the Area of Great Landscape Value.

The inclusion of any sites on these maps does not imply that development is supported.

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Areas of Restraint

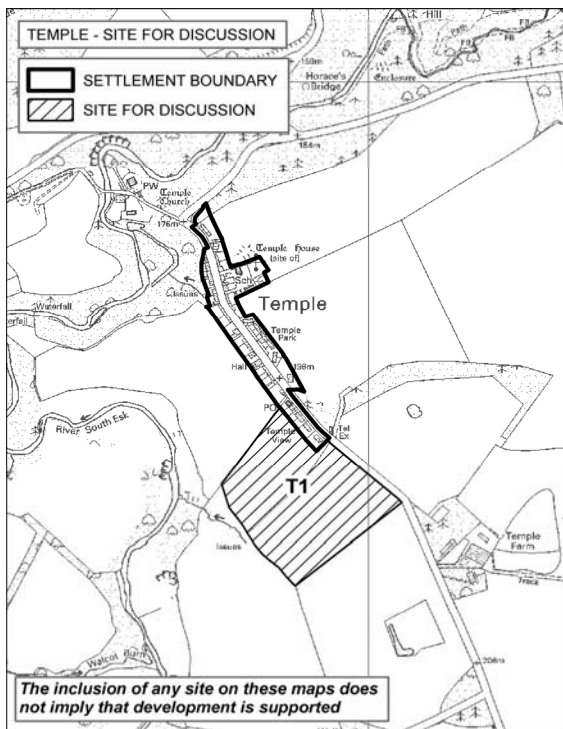
Suggested Sites: Fala & Temple



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SITE F1: Fala Glebe
4.9 hectares: 75 houses

Site F1 is in excess of the small-scale development opportunities which may be permissible through Structure Plan policy though development of part of the site could be considered. It lies within Fala Conservation Area and in the Area of Great Landscape Value.



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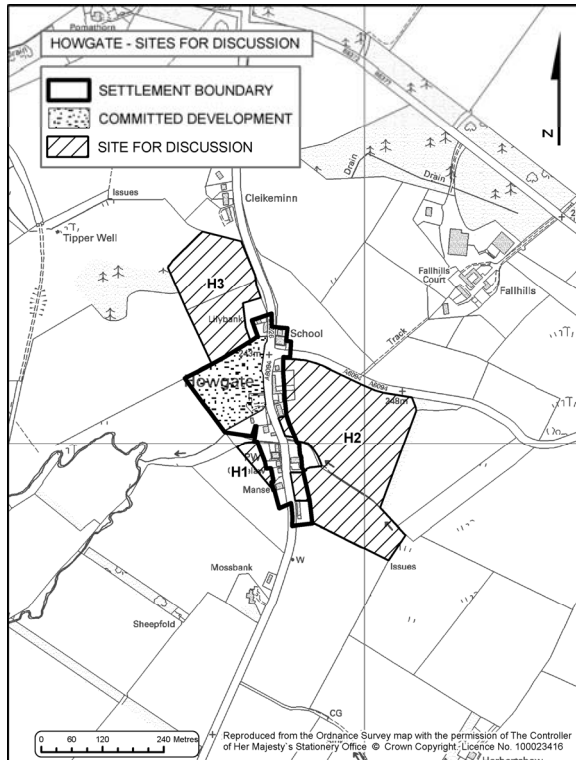
SITE T1: Temple Glebe
7.1 hectares: 100 houses

Site T1 is in excess of the small-scale development opportunities which may be permissible through Structure Plan policy though development of part of the site could be considered. The north western part of the site lies within Temple and Arniston Conservation Area and the whole site falls within the Area of Great Landscape Value.

The inclusion of any sites on these maps does not imply that development is supported.

Areas of Restraint

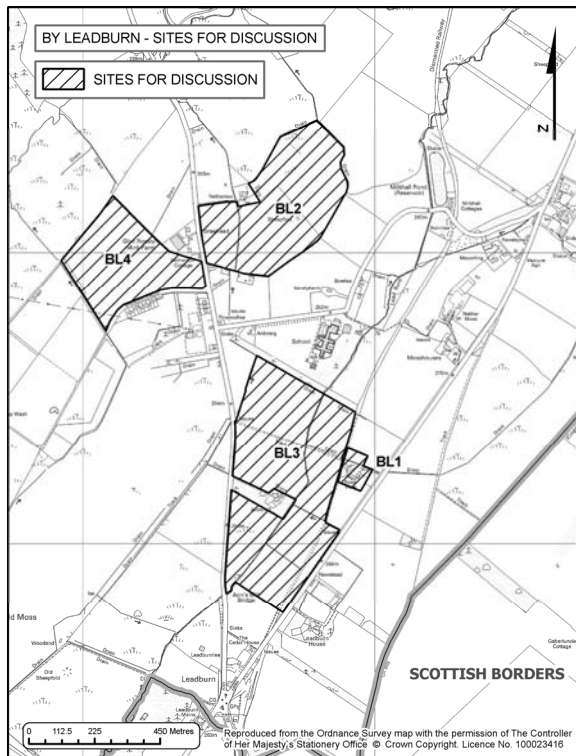
Suggested Sites: Howgate & Leadburn



- SITE H1: South Howgate**
0.7 hectares: car park extension, play area and community garden
- SITE H2: East Howgate**
6.5 hectares: 100 houses
- SITE H3: North Howgate**
2.7 hectares: 40 houses

Sites H2 and H3 are in excess of the small-scale development opportunities which may be permissible through Structure Plan policy, particularly if account is taken of housing development already in the pipeline. Both sites fall within Howgate Conservation Area.

The inclusion of any sites on these maps does not imply that development is supported.

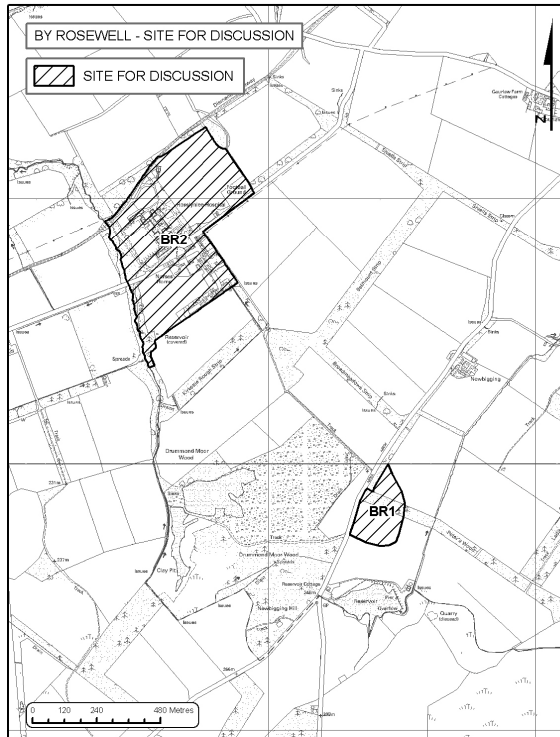


- SITE BL1: Roseview**
1.3 hectares: 7 houses
- SITE BL2: Netherton**
15.6 hectares: 230 houses
- SITE BL3: Roseview Mains**
24.3 hectares: 350 affordable houses (part site), hotel, rail/tram and park & ride
- SITE BL4: Springfield Farm**
10.5 hectares: 160 houses

The proposed sites BL2, 3 and 4 are far in excess of the small-scale development opportunities which may be permissible through Structure Plan policy. However, the Leadburn area is one which **could** be assessed for its potential as a location for a lowland crofting initiative with much lower densities. Proposals for Site BL3 include hotel development and a proposed rail/tram link with Penicuik and Edinburgh, including a park & ride facility.

Areas of Restraint

Suggested Sites: By Rosewell



The inclusion of any site on these maps does not imply that development is supported

SITE BR1: Peter's Wood, Newbigging

3.9 hectares: 4 houses

SITE BR2: Rosslynlee Hospital

25.2 hectares: 90 houses

Site BR1 lies within the area of search for opencast coal and is currently in use for this purpose. It also lies close to Drummond Moor waste management facility. It has been suggested as a location for a possible lowland crofting initiative following the infilling of the quarry (1 hectare per house).

Site BR2 comprises the current Rosslynlee Hospital and associated fields/open spaces which will become surplus to requirements with the construction of the Midlothian Community Hospital. Part of the proposal would be a conversion of the current buildings to residential use (50 units conversion; 40 new build).

The inclusion of any sites on this map does not imply that development is supported.

D e v e l o p i n g t h e O p t i o n s

HOUSING

There are a number of factors that the Council will need to take into account in devising development options that will best deliver the Structure Plan housing strategy.

There is a choice to be made between dispersing development sites throughout the CDAs or concentrating development in one or two locations, although in reality the preferred development options may not be as clear cut as this. Advantages and disadvantages of the two approaches might include the following:

	ADVANTAGES	DISADVANTAGES
D i s p e r s e d	<ul style="list-style-type: none"> ❖ Allows more choice in location between communities ❖ May offer more opportunities for mix of brownfield and greenfield land ❖ May promote range of sites with access to re-opened Waverley Line ❖ Spreads impact of new development across communities 	<ul style="list-style-type: none"> ❖ May involve loss of Green Belt land, eg at Hardengreen, Larkfield, Bilston, Roslin ❖ Coalescence between communities may be an issue, eg Newbattle/ Newtongrange, Mayfield/ Gorebridge and Bilston/ Loanhead ❖ May be less cost-effective to provide new infrastructure
C o n c e n t r a t i o n	<ul style="list-style-type: none"> ❖ Could help to justify investment in infrastructure eg re-alignment of A701 at Straiton, Bonnyrigg-Dalkeith Distributor Road ❖ Could provide focus for longer term development, eg new settlement at Redheugh ❖ Could focus development where public transport access best and/or traffic impact least eg northern end of A701 Corridor ❖ Could stimulate provision of supporting facilities, eg local shops 	<ul style="list-style-type: none"> ❖ Could overload infrastructure, services and facilities in chosen locality ❖ May yield insufficient houses in plan period if too much development in one location ❖ May be more environmental impact from larger scale of development ❖ Investment in one or two growth areas could be at expense of investment elsewhere in corridors

Site assessment work currently in progress is looking at a number of criteria in determining the suitability of individual sites suggested for housing purposes. These include:

PLANNING ISSUES		INFRASTRUCTURE ISSUES	
ENVIRONMENT	ACCESSIBILITY	SERVICES	FACILITIES
Planning policy eg Green Belt, prime farmland, natural or built heritage designations, etc	Public transport access	Impact on primary & secondary schools	Impact on community and sport & leisure facilities
Settlement 'fit' and coalescence	Road network impacts, including safeguarded roadlines	Availability of water and drainage capacity	Impact on health/emergency services
Landscape impact and possible mitigation	Access to jobs, schools, shops, etc		
Physical constraints eg unstable ground conditions, pipelines, etc			

BUSINESS AND INDUSTRY

In choosing preferred development locations for business and industry, the key considerations for the Council are the likely attractiveness of each to the business community and the contribution which each might make towards reducing the trend in out-commuting to Edinburgh. The factors which will be important in this regard are:

⇒ accessibility to the main transport networks, - the A720 City Bypass, trunk roads and public transport networks
⇒ proximity to a skilled workforce and, in the case of knowledge-based industries, proximity to other academic institutions / research facilities
⇒ marketability and visibility, including sites with a competitive advantage
⇒ ease of servicing and lack of physical constraints
⇒ environmental quality

Whilst the identification of sites to meet Midlothian's strategic economic development needs will focus on these factors, the Council will also be looking to allocate a spread of sites which promote local job opportunities close to communities.

Other Issues for Consideration

This review presents the opportunity to consider how current Local Plan policies are operating and whether or not they are achieving their objectives. Although most policies are up to date and reflect current Government guidance, there may be some scope for change, for example, to bring the adopted policies into line with the recently approved Structure Plan, or fill gaps in the policy framework.

Some of the issues which may require policy review, or the provision of suitable sites, are set out below. Other more detailed aspects may be better covered in supplementary planning guidance, for example, the Scottish Environmental Protection Agency (SEPA) has asked for such guidance on topics including Sustainable Urban Drainage Systems (SUDS), community waste recycling, and flood risk. Similarly, the Esk Valley Trust has asked for a review of policies which safeguard the amenity and heritage value of the valleys of the rivers North and South Esk and a consideration of their potential role as part of a long distance footpath and cycleway network. SportsScotland has also asked that the Local Plan promote a network of footpath and cycle routes linking urban areas with the countryside.

RETAIL AND COMMERCIAL LEISURE

The Structure Plan identifies the town centres of Dalkeith, Penicuik and Bonnyrigg as the prime locations where new retail and commercial leisure uses (for example cinemas, bowling, restaurants, gyms and nightclubs) should be located - either within or on the edge of centres, if suitable sites exist. If none are available, new retailing and commercial leisure development in Midlothian may be located at Straiton.

This review will try to identify any opportunities in or on the edge of these town centres for improving facilities. If sites are required for new retail development, available sites may not be large enough to meet the needs of retail operators. Views are welcomed on:

- ❖ **potential new sites (whether or not shown on the maps of suggested sites) or opportunities for improving local and town centres;**
- ❖ **should such needs be met in the City Centre or other Edinburgh centres such as Newcraighall and Cameron Toll or should Midlothian's residents have access to better opportunities locally?**

If you believe Midlothian should offer better retail choice, the review could consider some reconfiguration and/or expansion of Straiton retail park. The Straiton/Loanhead area has been identified as the most accessible location in the A701 corridor for public transport, and there is scope for further improvements with the proposed park and ride, and possible rail/tram improvements in the longer term. On this basis:

- ❖ **would you support an extension of facilities at Straiton retail park?**

There could also be a need for new or improved local shops:

- ❖ **are there locations that are poorly served, whether through lack of shops, or through poor quality of shops/environment, that would benefit from action?**

COMMUNITY FACILITIES

Midlothian will benefit from eight new primary schools and three primary school refurbishments/extensions as a result of Public Private Partnership proposals with a further two new schools funded, or part funded, by the Council. Other new schools and school extensions are being provided alongside new housing, funded through developer

contributions. Additional educational provision will be needed to serve the new housing sites brought forward to meet the Structure Plan requirements. There will be a need for new primary schools and/or extensions; it is expected that secondary school provision will be made through extensions to existing high schools and some changes to catchment area boundaries.

Most Midlothian settlements are fairly well served with community facilities at present. Although gaps in provision were identified at the time when the current Local Plans were in preparation, some have already been filled. For example, the Dalkeith community campus has provided new swimming and excellent sports facilities for Dalkeith. Other new facilities are anticipated in conjunction with committed development in the pipeline. There may be a need for new community facilities to rectify shortfalls resulting from new housing:

- ❖ **If housing were to be built in your community, do you feel that there will be a need for new/improved community facilities and, if so, what type e.g. sports facilities, community centres, playing fields, allotments?**

Growth in population arising from the new housing puts pressure on local health provision and the Council works with the Health Trust to overcome any identified problems or new site requirements. Already Pathhead and Eastfield (Penicuik) health centres have been replaced, a new Bonnyrigg health centre is under construction and support has been given to the new surgery in Roslin. Similar support is available to the emergency service providers. This approach will continue but:

- ❖ **Should this review be addressing any specific shortfall in health or emergency services?**

CONSERVATION

Local authorities are required to determine if there are areas of special architectural or historic interest and, if so, to consider whether or not to designate these as conservation areas. Midlothian has 20 designated Conservation Areas, three of which are regarded as outstanding. The Local Plan seeks to protect the distinctive character and appearance of these Conservation Areas when considering proposals for development and demolition. Conservation Area status does not prohibit development, but requires that development is of an appropriate character, scale and appearance.

The Council has embarked on a programme of character appraisals for all the Conservation Areas. As a result of consultation on the first phase of this work, it has been suggested that there may be some scope to review the extent of existing Conservation Areas and identify new ones, if appropriate. It is appropriate to consider the scope for any such review through this Local Plan process. Any such changes should reflect the character of the area, taking into account the wider setting; the layout; and buildings of historic and/or architectural quality. Boundaries must be strong, defensible and consistent in order that stricter control over development can be justified.

Existing Conservation Areas are located at Borthwick and Crichton (outstanding), Broomieknowe, Carrington, Dalkeith (outstanding), Dewartown, Edgehead, Eskbank and Ironmills, Fala, Fala Dam, Gorebridge, Howgate, Lasswade and Kevock, Mavisbank (outstanding), Newbattle, Newlandrig, Newtongrange, Pathhead and Ford, Penicuik, Roslin, and Temple and Arniston. If you want to see the extent of these Conservation Areas, please refer to the Midlothian Local Plan available from Council offices and libraries, or you can view it on the Council's web site: www.midlothian.gov.uk

- ❖ **Are there opportunities for redefining Conservation Areas, and what is the justification for change?**

From time to time, Midlothian's historic houses and their policies reach a point where consideration has to be given to potential new uses to safeguard their long-term future. For example, Dalkeith Palace and parkland are important both for their heritage value and their contribution to the Midlothian landscape. They present a range of opportunities for alternative uses perhaps related to business and/or tourism but any such review should ensure adequate protection and the future security of this valuable resource.

- ❖ **What alternative uses do you think should be considered for properties like Dalkeith Palace, in order to secure their future and preserve their heritage/ landscape value?**

WASTE MANAGEMENT

The way Midlothian deals with waste cannot continue. New standards from the European Union require that the current dependence on landfilling of biodegradable waste must be progressively reduced. A National Waste Strategy for Scotland has been produced which focuses on reducing the overall amount of waste produced, reusing discarded items, and recycling materials that cannot be reused. In the future, landfill or incineration will be considered as a last resort.

A Lothian and Borders Area Waste Plan has been prepared to determine the way in which waste will be managed locally. This has identified the need for a network of waste transfer stations feeding into new centralised municipal waste processing facilities. The issue is: where should these new waste management facilities be located? It is worth noting that waste management facilities resemble industrial buildings in many instances, so it may be appropriate to locate them on industrial estates.

Waste management operations including landfill are already permitted at Drummond Moor and Oatslie, and Council civic amenity sites operate at Penicuik and Stobhill, close to Newtongrange. There are also a number of small licensed waste operations, located on industrial estates, dealing with commercial and industrial waste including demolition waste. However, further sites will need to be identified through the Local Plans review if Midlothian is to play its part in reversing the upward trend in the landfilling of waste.

Current guidance requires that sites for new waste management facilities should be located close to the source of the waste, in places that encourage transport by sustainable means and minimise the impact on the environment and residents.

Work to date indicates that it is likely that one or two large municipal waste treatment facilities will be needed at strategic locations, close to the major road and rail networks to serve the whole of the Lothians and Borders area. One site under consideration is land adjacent to Millerhill Marshalling Yards. The site is ideally situated close the boundaries between Edinburgh, East Lothian and Midlothian and has access to the rail network but would need a new road access to be established. There would be no landfill activity on the site and any disposal of residual waste from the process would be provided at other sites.

- ❖ **Would you support a waste treatment facility at Millerhill Marshalling Yards, subject to improved access and measures to minimise impact on the local environment? Comment is also invited on any other potential sites for such development in Midlothian.**

The Council plans to improve the civic amenity site at Stobhill, incorporating a waste transfer station, to serve east Midlothian. There will also be a need to replace the existing civic amenity site in Penicuik to serve west Midlothian. One site under

consideration is Oatslie Sandpit landfill site where landfill operations will cease by 2011. The site is centrally located and accessible to the A701 communities.

- ❖ **Is the landfill site at Oatslie a suitable location for a civic amenity site/waste transfer station or can you suggest an alternative location to serve the A701 corridor?**

MINERALS

In March 2000, East Lothian, Midlothian and West Lothian Councils jointly prepared a Draft Alteration to the Lothian Structure Plan 1994 dealing with opencast coal and related minerals. This identified broad areas of search where opencast coal extraction may be acceptable, subject to local factors such as access. In approving the Alteration, the Scottish Ministers extended these areas of search and added new ones.

The new Structure Plan implements the terms of the Alteration as modified by the Ministers, taking forward the same broad areas of search. The current Midlothian Local Plan identifies these broad areas in greater detail, and sets out the criteria to be considered when assessing individual planning applications. Outwith these areas, there is a general presumption against opencast coal extraction. The same approach has been taken in identifying the potential for sand and gravel working. If you want to see the extent of these areas of search, please refer to the Midlothian Local Plan available from Council offices and libraries, or you can view it on the Council's web site: www.midlothian.gov.uk

The Scottish Executive is currently consulting on proposed changes to its guidance on opencast coal extraction. The new draft guidance places greater emphasis on environmental justice, acknowledging that opencasting can have significant disbenefits for local communities and the environment, as well as benefits such as local employment. Local authorities are asked to carefully weigh up the advantages and disadvantages of opencast coal extraction when identifying areas of search and considering individual proposals. Such considerations would include a concern for the cumulative impact of the working of coal and/or other minerals, and landfill proposals, upon local communities. A similar review of guidance on sand and gravel working is expected.

The Local Plans review provides an opportunity to reassess the preferred areas of search and consider any other issues relevant to opencast coal or other minerals extraction. However, the replacement Local Plan will still have to accord with Structure Plan policy:

- ❖ **Are the current preferred areas of search for opencast coal and sand and gravel extraction still appropriate or are there others which could be identified in line with Structure Plan policy?**

Some communities in Midlothian, such as Rosewell, Gorebridge and a number of villages, have experienced the effects of opencast mineral working over a considerable period of years. Whilst opencasting has, in some cases, brought benefits through the remediation of despoiled land (as at Rosewell) or ground stabilisation (for example, along the route of the proposed A68 Dalkeith Bypass), local communities have also had to endure the adverse effects of such operations, such as noise, disturbance, dust and the impact of haulage traffic on the local road network. In planning for opencast mineral extraction in the future, consideration needs to be given to the effects of such activities – either individually or cumulatively – on local communities and the environment:

- ❖ **What environmental or community factors (e.g. cumulative effects) should be given priority when reviewing areas of search or considering proposals for extraction?**

RENEWABLE ENERGY

Renewable energy is considered by the UK government to be vital to addressing the causes of climate change and securing a sustainable energy supply. In Scotland, the aim is to produce 40% of Scotland's electricity from renewable sources by 2020. Renewable energy developments include wind power, solar energy, hydro, landfill gas, municipal and industrial waste, and energy crops. Currently, wind energy has the strongest potential whilst giving rise to most planning issues, particularly given that windfarms tend to be located on prominent sites to take advantage of wind potential.

The Structure Plan requires that Local Plans set out the criteria against which renewable energy proposals will be assessed. They should consider whether it is appropriate to identify broad areas of search, or specific sites for such developments. Issues such as proximity to settlements, environmental designations and cumulative impact need to be considered.

Cumulative impact is particularly pertinent given the increasing interest in wind energy development and the fact that there are already windfarm developments in the northern Scottish Borders visible from parts of Midlothian. The acceptability of siting of proposed developments in proximity to each other will be determined, in part, by the character of the location and the landscape in which the development is located:

- ❖ **What do you think should be the main criteria against which renewable energy proposals are assessed?**
- ❖ **Are there locations within Midlothian that may be acceptable for wind energy development? If so, are these locations most suited to individual or clusters of wind turbines?**

