

## Members' Library Service Request Form

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Document Title	Midlothian LDP Action Programme 2017 (draft)

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**REPORT TO:** Members Library

**DATE:**

**BY:** Depute Chief Executive (Partnership and Services for Communities)

**SUBJECT:** Midlothian LDP Action Programme 2017 (draft)

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## **1 PURPOSE**

- 1.1 To describe the key implications for East Lothian Council of the consultation draft Midlothian Action Programme 2017 and formulation of an Officer response to the consultation.

## **2 RECOMMENDATIONS**

- 2.1 To submit comments, as detailed below, on the draft Midlothian Action Programme by Friday 19<sup>th</sup> January. Given the timescale for the response set by Midlothian Council, an officer response is provided.

## **3 BACKGROUND**

### **Introduction**

- 3.1 The Midlothian Local Development Plan (MLDP) was adopted on 7 November 2017. An Action Programme must be prepared and published within three months. The Action Programme sets out how the Local Authority proposes to implement the local development plan. An Action Programme has been prepared in draft for consultation by Midlothian Council, in accordance with statutory requirements.
- 3.2 The MLDP draft Action Programme sets out the policies of the adopted plan and highlights the actions required to support the delivery of those policies and allocations. The draft Action Programme identifies responsibilities for delivery and, where appropriate, the involvement of Key Agencies, organisations and other bodies.

- 3.3 As an adjoining authority East Lothian Council has been consulted on the MLDP draft Action Programme. East Lothian Council welcome the opportunity to make comments on this document. This is a two-week long consultation and all comments are due to be submitted by Friday 19<sup>th</sup> January 2018. As a result of the timescales, there has been insufficient time for Member input. An Officer response has therefore been formulated and placed in Members Library.

### **Policy Actions**

- 3.4 The MLDP draft Action Programme identifies the actions necessary for implementation and highlights those agencies or bodies to be involved in the delivery and implementation.
- 3.5 East Lothian and Midlothian are adjoining authorities with a large shared land boundary and cross-boundary interests and landscape designations. There are a cluster of development sites (both committed sites and new allocations) identified in the MLDP and the proposed East Lothian LDP that will create a large strategic development area adjacent to South East Edinburgh. These sites will provide a significant amount of land helping to meet the needs of the City Region in terms of housing, employment and education. The area to the south east of Edinburgh will provide important links to research and development, life sciences and further education opportunities within both Midlothian and East Lothian and provides transport opportunities to strengthen the links across the City Region. It will also be important to ensure that at the local level this is an attractive place to live, work and recreate – placemaking will be an important issue.
- 3.6 The importance of this wider area is recognised in the current and the emerging SDP. Its successful sustainable development is essential to the economic growth of the Edinburgh City Region. We consider that Midlothian, City of Edinburgh and East Lothian Councils should work together to achieve this outcome. It would be beneficial to create a group consisting of the officers from the respective Councils, which could meet regularly in order to support collaborative working and promote good and efficient working practices on cross-boundary matters. In the context of planning review this may become more important in future. The Table below gives an example of what this group could oversee.

<b>Group</b>	<b>Level</b>	<b>Stages</b>
Plan, Policy or Strategy (P.P.S)	SDP2 – Supplementary Guidance  LDP2 Development  SG – LDPs  SPGs –LDPs  Masterplans etc.	In preparation of P.P.S and during consultation stages

Project Development	Project level	In formulating of proposals and during Development Management statutory consultations
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- 3.7 While the remit and any governance arrangements of this group would require further discussion, in our view its key focus should be on supporting a common understanding of the visions and opportunities and assisting in delivery of complimentary developments. For example, the group could help address barriers to active travel and identify opportunities for enhancing key green infrastructure within the area and in particular within the sites h43-45, Hs0, Hs1, e25-28 and Ec1 in the MLDP and MH1-4 in East Lothian LDP. Collaborative working on these priorities would help to achieve the successful delivery of any major upgrades to walking and cycling infrastructure and public transport provision within the larger area. It would also help to avoid piecemeal development within the area and to maximise the effectiveness of any future major transport interventions to the strategic road and rail networks.
- 3.8 Furthermore, these already mentioned large developments proposed in the MLDP are likely to have cumulative impacts on East Lothian's transport infrastructure (Particularly those listed under Policies ECON1, ECON2 and allocations within Shawfair: h43-45, Hs0 and Hs1). Indeed, a cross-boundary transport study has been commissioned by Transport Scotland to inform the emerging Strategic Development Plan 2. The MDLP draft Action Programme should highlight the potential for adjoining authority involvement in the implementation of larger developments, particularly in relation to transport impacts. As has been already set out, we consider that the best approach to this involvement would be through joint working arrangements. An example of the work that would benefit from close co-operation at an officer level includes a Sustainable Active Transport Masterplan for Musselburgh. We will seek to engage with officers in Midlothian Council to ensure this masterplan achieves the best outcomes for Musselburgh *and* the wider area.
- 3.9 The MLDP draft Action Programme should recognise the need for co-operation and joint working with the adjoining authorities on cross-boundary matters. Few external agencies and organisations are listed as assisting implementation, the majority of policies appear to be assigned solely to Midlothian Council. Whilst it is accepted that Midlothian Council have overall responsibility for delivery of the plan proposals, the purpose of the Action Programme is to tie together the relevant agencies who can assist with delivery. It would seem prudent to signpost those agencies and bodies where appropriate, possibly identifying lead ones as appropriate.
- 3.10 The MLDP draft Action Programme does recognise East Lothian Council's involvement in assisting delivery and monitoring of Policies ENV24 and

ENV25 (Other Important Archaeological Sites and Site Assessment Evaluation and Recording). It is recognised that liaison with East Lothian Archaeologists is necessary to ensure appropriate conditions and controls are applied. This is supported.

- 3.11 Under Policy TRAN2 of the draft Action Programme, Midlothian Council support the development of a Cross Boundary Transport Contributions Framework, but there needs to be further detail on cross border dialogue. In particular it should highlight that involvement of adjoining authorities is necessary when considering the implementation of large strategic sites. In this respect, the Midlothian Local Development Plan highlights that the site at Newton Farm adjoins East Lothian Council's area, and there should be liaison with the neighbouring authority on the provisions of the Newton Farm masterplan. This needs emphasising in the emerging Action Programme.
- 3.12 Policy WAST2 is specific to the site at Millerhill which adjoins East Lothian at Craighall. The Policy safeguards a site for waste management and supports further waste related uses on adjacent economic land. It is crucial that East Lothian Council can maximise the benefits arising from the delivery of this development, as Millerhill is part and parcel of a larger mixed use development site which crosses the administrative boundary and links to existing and proposed development within East Lothian. A co-ordinated approach is needed to ensure that the long term development of the land at Millerhill/Craighall promotes the use of community and district heating networks within this wider area. We consider that the draft Action Programme should address the need for cross boundary liaison on implementation and future opportunities.
- 3.13 Midlothian Council propose to bring forward or up-date Supplementary and Planning Guidance. It will be beneficial to liaise with neighbouring authorities on emerging and revised guidance and criteria. Sharing a boundary, East Lothian also share areas of open countryside and Green Belt, as well as other landscape designations and areas of opportunity. East Lothian have a particular interest in the preparation of the following Supplementary Guidance:
- Development in the Countryside and Green Belt;
  - Resource Extraction;
  - Midlothian Green Network;
  - Special Landscape Areas; Nature Conservation;
  - Wind Energy Development;
  - Community Heating
  - Flooding and Water Environment (especially in relation to issues relevant to the River Esk Flood Protection Schemes)

## Conclusions

- 3.14 Following the adoption of the Midlothian Local Development Plan, Midlothian Council is consulting on a draft Action Programme. This identifies the key actions for implementation of planning policy and highlights those agencies, organisations and bodies to be involved in the delivery. As a neighbouring authority, East Lothian share a number of cross boundary interests and landscape designations. East Lothian Council would wish to be involved in the future strategy and delivery of strategic cross boundary sites. East Lothian Council should also be involved in delivery of key strategic sites, where there may be impacts and opportunities to existing cross-boundary infrastructure. In this respect, we consider that joint working arrangements at an officer level between Midlothian and East Lothian Councils should be established. These arrangements would enable the development of good working relationships between the officers and greater understanding of the cross-boundary matters. Midlothian Council is proposing revised and additional Supplementary and Planning Guidance, where new and revised criteria are to be set, Midlothian Council should work closely with adjoining authorities. This should be highlighted in the draft Action Programme. These comments are submitted, as an East Lothian Officer response, to Midlothian Council by Friday 19<sup>th</sup> January 2018.

## 4 BACKGROUND PAPERS

- 4.1 Midlothian Council (2017) Midlothian Draft Action Programme 2017
- 4.2 Midlothian Council (2017) Midlothian Local Development Plan 2017. Adopted

## 5 RESOURCE IMPLICATIONS

- 5.1 Financial – none.
- 5.2 Personnel – none.
- 5.3 Other – none.

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# Action Programme 2017



Consultation Draft





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## Action Programme 2017

### 1 Introduction and Background

**1.1** Local Development Plans are required<sup>(1)</sup> to prepare an Action Programme to set out how the Council proposes to implement the plan.

**1.2** Midlothian is one of the six local authorities which constitute SESplan, the body responsible for preparing and implementing the Strategic Development Plan for South East Scotland. The MLDP was adopted on 7 November 2017 and incorporates the actions and infrastructure requirements of SESplan as they affect Midlothian. This Action Programme (AP) has been prepared to support the delivery of the MLDP and identifies the actions which will help implement the policies and proposals of the plan.

**1.3** The Action Programme sets out:

- A list of actions required to deliver each of the Plan's proposals and policies to promote sustainable growth;
- The responsible authority identified to carry out the action(s);
- A list of proposed supplementary guidance;
- A list of the housing and economic land allocations with indicative programming (where appropriate) over the plan period;
- A list of the infrastructure required to implement the development strategy, including an indication of the likely timescale for delivery; and
- An indication of Post Adoption Monitoring

**1.4** The Action Programme is split into two main parts;

1. Policy actions (section 3 of the document); and
2. Infrastructure requirements (section 5)

**1.5** In section 3 the Action Programme identifies what action the Council will take as a consequence of the policies and proposals contained in the plan including the requirements of the Strategic Environmental Assessment (SEA) Process. In section 5 the Action Programme identifies the key infrastructure and facility requirements arising from the housing and economic land allocations in the MLDP. The requirements are listed site by site under each infrastructure heading.

**1.6** The Action Programme has been prepared in conjunction with the the relevant key agencies to the MLDP process (Scottish Water, the Scottish Environment and Protection Agency and Scottish Natural Heritage) as well as relevant Council service sections. Transport Scotland has also been engaged in the process as many of the infrastructure requirements in the plan are transport related. In addition Homes for Scotland (and individual house builders) and landowners are involved in the Midlothian Housing Land Audit process, which not only assists in identifying site specific constraints but will also inform future updates of the Action Programme.

**1.7** It is intended that the Action Programme will not only monitor the progress of development proposals but will also be a key tool in instigating action and co-ordinating activity amongst the agencies and organisations identified in the programme. The Council and other public agencies have a role to play in facilitating and delivering parts of the plan but much will be dependant on the development industry and market forces.

### 2 Monitoring and Review

**2.1** The Government has placed greater emphasis on the development plan process to ensure delivery of the development strategy and the economic growth and benefits this brings to people and places.

**2.2** The Action Programme is designed to be a regular monitor on the progress of the plan. It is the one element of the development plan process that can be changed and updated regularly. It will, therefore, play an increasingly important part in enabling delivery of the development strategy.

**2.3** The planning Committee regularly receives update reports on the progress of major housing sites within the plan including any windfall sites. The Council has established a Development Plan Monitoring Group to co-ordinate post adoption monitoring activity and support and inform future reviews of the Action Programme including consideration of the status of Planning Obligation negotiations and wider delivery issues in respect of allocated and committed development sites.

**2.4** The Council has a dedicated Planning Obligations Officer and an established system for monitoring Planning Obligations which will inform and support subsequent reviews of the Action Programme. The Action Programme will be closely aligned with the Housing Land and Employment Land Audit processes to ensure the most up

<sup>1</sup> Section 21 of the Planning etc. (Scotland) Act 2006 and regulations 25 & 26 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008

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to date figures on house completions and the take-up of economic land can be incorporated and inform any required changes and/or interventions to the development strategy of the plan. It will also be used to inform the Council's annual Planning Performance Framework Report.

**2.5** The post-adoption SEA requirement for monitoring will be implemented as part of the the comprehensive post adoption monitoring of the MLDP.

**2.6** In line with Government guidelines the Council propose to publish an updated programme, at least on a biennial basis.

### 3 Policy Actions

**3.1** This section identifies the relevant policy actions required to support the delivery of the LDP. It is important that all services within the Council and those organisations and bodies outside the Council with a role to play in the implementation of the plan have a clear understanding of the requirements and expectations upon them arising from the LDP.

**3.2** The actions largely relate to processes and activities which are the responsibility of the Council but do include reference to Key Agencies, organisations and other bodies where relevant. The actions also include reference to Supplementary Guidance the Council intends to prepare and/or update.

**3.3** Over the period of the plan circumstances can change and new policy requirements emerge which can affect the pace of delivery which in turn may require some of the actions and or Supplementary Guidance to be modified and/or new actions identified.

**3.4** The principal policy actions are set out below.

Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
<b>The Strategy for Sustainable Growth</b>					
STRAT1	Committed Development	To ensure proposals allocated in extant & previous plans are implemented as part of the agreed development strategy.	Monitor & report progress of sites via PPF report, HLA & ELS annual updates, planning application register & building warrant completion certificates.  Establish dialogue with developers to identify any obstacles to progress & agree implementation strategy.	Midlothian Planning - Development Plan section  Midlothian Planning - Development Plans, DM, Economic Development Unit, development industry.	Quarterly monitoring/annual reporting through PPF.  Ongoing.
STRAT2	Windfall Housing Sites	To indicate general support for housing development on non planned sites & the criteria to be used to assess applications.	Monitor through PPF report, HLA process, Homes for Scotland (HfS) liaison meetings & planning application register & building warrant completion certificates.	Midlothian Planning - Development Plans	Quarterly monitor/annual reporting.

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
STRAT3 (appendix 3 2a)	Strategic Housing Land Allocations	To identify the housing sites which constitute the development plan strategy.	As above.	Midlothian Planning Development Plan Section	Quarterly monitor/annual reporting.
			Establish dialogue with HfS/developer to identify any obstacles to progress & agree implementation strategy.	Midlothian Planning Development Plan Section, HfS, Landowner/developer as appropriate.	Annual.
STRAT4	Additional Housing Development Opportunities	To identify sites which may come forward over the plan period & which provide additional flexibility in the housing land supply in line with SPP & SESplan SPG.	Monitor through PPF report, HLA process, HfS liaison meetings & planning application register & building warrant completion certificates.	Midlothian Planning Development Plan Section	Quarterly monitor/annual reporting.
STRAT5 (appendix 3 2b)	Strategic Employment Land Allocations	To identify the economic sites which constitute the development plan strategy.	Monitor & report progress of sites via PPF report, ELS annual updates, planning application register & building warrant completion certificates.	Midlothian Planning , Development Plan Section, economic development unit.	Quarterly monitor/annual reporting.
			Establish dialogue with developer to identify any obstacles to progress & agree implementation strategy.	Midlothian Planning Development Plan Section, Landowner/developer as appropriate.	Annual
<b>Sustainable Place-making</b>					
DEV1	Community Identity and Coalescence	To ensure due consideration is given to the impact of proposed development between existing settlements and communities with the intention to prevent coalescence.	Monitor planning applications & advise/liase with DM case officers as appropriate.	Midlothian Planning Development Plan Section	Ongoing/Annual
DEV2	Protecting Amenity within the Built-Up Area	To protect and enhance the amenity of residential areas.	Monitor planning applications, & advise/liase with DM case officers as required and review effectiveness.	Midlothian Planning Development Plan Section	Ongoing/Annual monitor

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
DEV3 (SG)	Affordable and Specialist Housing	To indicate how the Council expects to deliver more affordable housing as part of the development strategy.	Prepare & adopt new SG on Planning Obligations and Affordable Housing  Monitor through PPF report, HLA process, Housing Services/HA & HfS liaison meetings & planning application register & building warrant completion certificates.	Midlothian Planning, Housing Services, Scottish Government, Homes for Scotland,  Registered Social Landlords (operating in Midlothian)  Midlothian Planning Development Plan Section, Housing Services.	2018  Quarterly monitor, annual meeting & annual reporting.
DEV4	Residential Park Homes	To identify residential park homes as part of the range & choice of housing tenures & protect sites from redevelopment pressures.	Monitor planning applications in respect of the designated sites and liaise with/advise DM appropriately.	Midlothian Planning Development Plan Section, Development Management	Ongoing/ Annual monitor
DEV5 (SG)	Sustainability in new development	Promotes the principles of sustainability in the design and construction of new development.	Monitor planning application register, liaise with DM case officers as required.	Midlothian Planning Development Plan Section	Ongoing/ Annual monitor
DEV6	Layout & Design of New Development	Indicates layout & open space design considerations for new developments.	Monitor planning applications and liaise with/advise DM appropriately.	Midlothian Planning Development Plan Section	Ongoing/ Annual monitor
DEV7	Landscaping in New Development	Indicates landscaping design considerations for new developments.	Monitor planning applications and liaise with/advise DM appropriately.	Midlothian Planning Development Plan Section	Ongoing/ Annual monitor
DEV8	Open Spaces	A criteria based policy to protect & enhance identified open spaces.	Monitor planning applications and liaise with/advise DM appropriately.  Monitor progress of open space strategy Action Plan.	Midlothian Planning Development Plan Section & Land Services.  Midlothian Planning Development Plan Section & Land Services.	Ongoing/ Annual review monitor  Bi-ennial update/review in line with LDP review

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
DEV9 (PG)	Open Space Standards	To identify the open space standards applicable to open space provision in new developments.	Prepare Planning Guidance	Midlothian Planning Development Plan Section, DM, Land Services, Leisure.	2018
			Monitor planning application register, liaise with DM case officers as required, provide audit information and GIS analysis on a case by case basis.	Midlothian Planning Development Plan Section, DM and Land Services.	Ongoing / Annual monitor
DEV10	Outdoor Sports Facilities	To protect outdoor sports facilities from alternative use developments.	Monitor planning applications and liaise with/advise DM appropriately.	Midlothian Planning Development Plan Section	Ongoing/ Annual monitor
<b>Promoting Economic Growth</b>					
ECON1	Existing Employment Locations	To protect existing, established economic sites from redevelopment for alternative non-employment generating uses.	Monitor & report progress of sites via PPF report, ELS annual updates, monitor planning applications & building warrant completion certificates.	Midlothian Planning Development Plan Section	Quarterly monitor/annual reporting (ELA).
			Establish dialogue with developer to identify any obstacles to progress & agree implementation strategy.	Midlothian Council Economic Development Unit, Landowner/developer as appropriate.	Annual.
ECON2	The Midlothian Science Zone	To protect and promote The Midlothian Science Zone biotechnology cluster as a specialist economic sector.	Monitor & report progress of sites via PPF report, ELS annual updates.	Midlothian Planning Development Plan Section	Quarterly monitor/annual reporting (ELA).
			Monitor planning applications.  Liaise with case officers as required & Council representative on the Bush Development Board.	Midlothian Planning Development Plan Section, Economic Development Unit.	Ongoing/annual reporting.
ECON3	Ancillary Development on Business Parks	To support the principle of development on Shawfair Park & Salter's Park locations which provides services to existing &	Monitor & report progress of sites via PPF report, ELS annual updates, planning	Midlothian Planning Development Plan Section, Economic Development Unit.	Quarterly monitor/annual reporting(ELA).

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
		expanding workforce at these locations. Policy provides guidance on type of use(s) and criteria influencing consideration.	applications & building warrant completion certificates.		
ECON4	Economic Development outwith Established Business and Industrial Sites	To provide policy support for economic development within a defined urban area but not on a recognised economic development site or location.	Monitor & report progress of sites via ELS annual updates, planning applications & building warrant completion certificates.	Midlothian Planning Development Plan Section, Economic Development Unit.	Quarterly monitor/annual reporting (ELA)
ECON5	Industries with Potential Damaging Impacts	To provide guidance about operations that may have damaging impacts on the environment, human health & the physical fabric, health & wellbeing of communities.	Monitor & report progress of sites via ELS annual updates, planning applications & building warrant completion certificates.	Midlothian Planning Development Plan Section, Economic Development Unit.	Quarterly monitor/annual reporting (ELA)
ECON6	Working from Home/Micro Businesses	To promote economic growth and reduce the need to travel.	Monitor planning applications & building warrant completion certificates.	Midlothian Planning Development Plan Section, Economic Development Unit.	Ongoing
ECON7	Further Education Facilities	Supports the retention and expansion of the FE and adult education facilities.	Monitor planning applications. Encourage pre-application discussion on future development/estate master plans.	Midlothian Planning Development Plan Section, Education. Midlothian Planning Development Plan Section, Education. Edinburgh College, Newbattle Abbey College.	Ongoing As required.
TRAN1	Sustainable Travel	To promote, raise awareness of & prioritise support for alternative travel modes other than the car.	Support development close to public transport, liaise with case officers, planning & transport officers on applications and potential transport requirements, ensure proposed	Midlothian Planning Development Plan Section & Transport Policy sections.	Ongoing/Annual monitoring

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
			development complies with LDP & emerging replacement Transport Strategy.		
TRAN2	Transport Network Interventions	<p>To identify the transport interventions required to support the LDP strategy (as identified in the LDP DPMTAG appraisal).</p> <p>To safeguard transport schemes agreed as part of the NPF, SDP &amp;/or committed development.</p>	<p>Monitor planning application register, liaise with case officers &amp; Transport Policy officers to agree &amp; ensure requirements are secured &amp;/or set out in a Planning Obligation legal agreement.</p> <p>Participate in SDP via Joint Committee &amp; Operational Group, support development of Cross Boundary Transport Contributions Framework, monitor STPR progress, monitor planning application register.</p>	<p>Midlothian Planning Development Plan Section, Transport Policy &amp; legal services.</p> <p>Midlothian Planning Development Plan Section &amp; Transport Policy.</p>	<p>Ongoing/Annual monitoring</p> <p>As per Joint Committee &amp; Operational Group meeting schedule.</p> <p>Ongoing/Annual monitor</p>
TRAN3	Strategic Transport Network	To promote Government action on the grade separation of Sheriffhall Roundabout.	Following Ministerial announcement attend ongoing design consultation workshops, support development of Cross Boundary Transport Contributions Framework, monitor STPR progress, monitor planning application register, liaise with SEStran.	Midlothian Planning Development Plan Section, Transport Policy sections, SEStran.	Ongoing/Annual review



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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
TRAN4	Freight	To support the principle of freight development and to guide development to locations close to rail &/or strategic road network.	Monitor planning application register, investigate options at Millerhill Marshalling yards given access improvements created by zero waste facility (upon completion in 2019) & prospects generated by the development of Shawfair new community.	Midlothian Planning Development Plan Section, Economic Development & transport sections.	Ongoing/Annual review (ELA)
TRAN5	Electric Vehicle Charging	To support the provision of EV charging points in new development & at service stations to extend & develop an EV network to encourage ownership & use of electronic vehicles as a major contribution to lowering CO <sub>2</sub> emissions.	Extend charging facilities across council property monitor planning application register, encourage private developers to consider the issue in pre-planning & planning application process, promote through community planning partnership.	Midlothian Planning Development Plan Section, Economic Development, transport & CPP.	Ongoing/Annual monitoring/Council's annual Climate Change reporting duties in respect of its estate.
IT1	Digital Infrastructure	To support the development of a robust digital communications network to support economic growth but to identify criteria to stimulate careful thinking of the siting, design & operation of such equipment.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls are applied.	Midlothian Planning Development Plan Section.	Ongoing.
TCR1 (SG)	Town Centres	To support the role of town centres by promoting development which increases viability of town centres and controlling changes of use in town centres.	Prepare supplementary guidance on advertisements, food & drink and other non-retail uses in town centres.  Undertake town centre health checks.  Prepare town centre strategies.  Prepare shop-front design guide.	Midlothian Planning Development Plan Section.  Midlothian Planning.  Midlothian Planning Environment & Conservation Section.  Midlothian Planning Development Plan Section.	2018  Annual (not every centre every year)  Post adoption 2018

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
			Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.	Post adoption 2018 Ongoing/Annual monitoring
TCR2	Location of New Retail & Commercial Leisure Facilities	To set out criteria for locating new retail development, in accordance with town centre first principle & sequential test, and SDP.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied. Liaise with Economic Development as appropriate.	Midlothian Planning Development Plan Section/Economic Development.	Ongoing/Annual monitoring
VIS1	Tourist Attractions	To support the principle of tourist development & protect existing or consented tourist attraction against adverse impact from other development.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied. Liaise with Economic Development as appropriate.	Midlothian Planning Development Plan Section/Economic Development.	Ongoing/Annual monitoring
VIS2	Tourist Accommodation	To provide criteria to support tourist accommodation proposals & guidance on hotels & self catering accommodation.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied. Liaise with Economic Development as appropriate.	Midlothian Planning Development Plan Section/Economic Development.	Ongoing/Annual monitoring
VIS3	Midlothian Snowsports Centre	To provide support for the development & enhancement of the centre as a 'centre for excellence'.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied. Liaise with Economic Development & Sportscotland as appropriate.	Midlothian Planning Development Plan Section, Leisure, & Economic Development. Sportscotland.	Ongoing/Annual monitoring
MIN1	Areas of Search for Surface Mineral Extraction	To define areas of search for sand & gravel and open cast coal extraction and set presumption against extraction outwith these areas.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied. Liaise with enforcement officers as appropriate.	Midlothian Planning Development Plan Section Industry Bodies	Ongoing/Annual monitoring

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
		To protect valuable resources from sterilisation by other developments.			
MIN2	Surface Minerals Extraction	To define criteria for mineral extraction.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied. Liaise with enforcement officers as appropriate.  Prepare supplementary guidance on resource extraction.	Midlothian Planning Development Plan Section, Industry Bodies  Midlothian Planning Development Plan Section	Over lifetime of consent.  Post adoption 2017/18
MIN3	Onshore Oil and Gas	To set policy framework for onshore oil and gas extraction.	Following Ministerial decision on unconventional oil and gas, monitor planning applications and liaise with case officers as appropriate.  Prepare supplementary guidance on resource extraction (in context of Ministerial decision on unconventional oil and gas).	Midlothian Planning Development Plan Section.  Midlothian Planning Development Plan Section	Ongoing/Annual monitoring.  Post adoption 2017/18
RD1	Development in the Countryside	To define criteria for general development in the countryside & specific considerations for housing & business development.	Revise supplementary guidance  Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section  Midlothian Planning Development Plan Section	Post adoption 2017/18  Ongoing/Annual monitoring.
RD2	Low Density Rural Housing	To set out conditions for housing development at 4 specific locations in order to bring about environmental enhancement in these areas.	Revise supplementary guidance  Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section  Midlothian Planning Development Plan Section  Midlothian Planning Development Plan Section, Landowner/developer.	Post adoption 2017/18  Ongoing  Annual monitor.

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
			Establish dialogue with developers to identify any obstacles to progress & agree implementation strategy.		
RD3	Pentland Hills Regional Park	To protect the Regional Park from proposals that do not accord with the stated aims of the Regional Park and/or the current or future management plans for the park.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Pentland Hills Regional Park Authority.	Ongoing
RD4	Country Parks	To support the development within the country parks compatible with any management plan and/or to further the enjoyment of the park for outdoor recreation & activity.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied. Liaise with Land services as appropriate.	Midlothian Planning Development Plan Section, Land Services.	Ongoing/Annual monitoring
<b>Protecting our Heritage</b>					
ENV1	Protection of the Green Belt	To protect the Green Belt & set out criteria to assess development proposals.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.  Revise countryside SG to include Green Belt matters.	Midlothian Planning Development Plan Section.  Midlothian Planning Development Plan Section.	Ongoing monitoring.  Post Adoption 2017
ENV2 (SG)	Midlothian Green Network	To provide the policy framework for developing the Midlothian green network.	Prepare supplementary guidance.  Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Environment & Conservation Section - in consultation with Transport, Land Services, Landowners/Developers,	Post Adoption 2017

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
				Central Scotland Green Network Trust, Lothians & Fife Green Network Partnership and Scottish Natural Heritage.  Midlothian Planning Development Plan Section.	Ongoing/Annual monitoring.
ENV3	Newbattle Strategic Greenspace Safeguard	To identify a new protected greenspace based around the River South Esk & to set criteria to consider new development in this area (cross reference with RD1).	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Transport, Land Services.  Landowners/Developers.  Central Scotland Green Network Trust and Lothians & Fife Green Network Partnership.	Ongoing/Annual monitoring.
ENV4	Prime Agricultural Land	To protect prime agricultural land from development & identify criteria to assess development proposals.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.	Ongoing/ Annual monitoring.
ENV5	Peat and Carbon Rich Soils	To protect peat & carbon rich soils & minimise release of CO <sub>2</sub> emissions from development.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.	Ongoing/ Annual monitoring.
ENV6	Special Landscape Areas	To define conditions when development in SLAs may be permitted.	Monitor impact of supplementary guidance.  Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, case officers  Midlothian Planning Development Plan Section.	Ongoing/Annual monitoring.  Ongoing/ Annual monitoring.

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
ENV7	Landscape Character	To protect landscape character and ensure it is not compromised by development, maintaining the distinctiveness of the landscape and enhancing character where it has been weakened.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.	Ongoing/Annual monitoring.
ENV8	Protection of River Valleys	To protect the landscape and character of river valleys.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.	Ongoing/ Annual monitoring.
ENV9 (SG)	Flooding	To prevent new development at risk of flooding or which increases the risk of flooding elsewhere and support implementation of local flood risk management plans.	Monitor planning applications & liaise with case officers, SEPA, Scottish Water & others as required to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, case officers, SEPA & SW.	Ongoing/Annual monitoring.
			Contribute to preparation of Local Flood Risk Management Plans for the Forth Estuary flood risk management plan district.	Midlothian Planning Development Plan Section, Transport, SEPA, SW & any other identified partners.	As required.
			Participate in flood risk management groups.	Midlothian Planning Development Plan Section, Transport, SEPA, SW, and any other identified partners.	As required.
			Update Strategic Flood Risk Assessment.	Midlothian Planning Development Plan Section.	Post Adoption 2017 & ongoing to take advantage of improved information.
			Prepare supplementary guidance on Flooding and the Water Environment.	Midlothian Planning Development Plan Section.	Post Adoption 2017.

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
ENV10 (SG)	Water Environment	To identify how the Council approaches river basin & water body management.	<p>Monitor planning applications &amp; liaise with case officers, SEPA, Scottish Water &amp; others as required to ensure appropriate conditions/controls applied.</p> <p>Contribute to preparation of surface water management plans.</p> <p>Contribute to preparation of future River Basin Management Plans for Scotland.</p>	<p>Midlothian Planning Development Plan Section, case officers, SEPA &amp; SW, Landowners/Developers.</p> <p>Midlothian Planning Development Plan Section.</p> <p>Midlothian Planning Development Plan Section.</p>	<p>Ongoing/Annual monitoring.</p> <p>As required.</p> <p>As required.</p>
ENV11	Woodland Trees and Hedges	To establish the principle of protecting established woodland, groups of trees and hedgerows from loss or damage from development.	<p>Monitor planning applications &amp; liaise with case officers to ensure appropriate conditions/controls applied (refer to Scottish Government policy on woodland removal).</p>	<p>Midlothian Planning Development Plan Section, Land Services, Forestry Commission Scotland, Land Owners/Developers.</p>	<p>Ongoing/Annual monitoring.</p>
ENV12 (PG)	Internationally Important Nature Conservation Sites	To reinforce the presumption in favour of protecting designated nature sites of international importance.	<p>Monitor planning applications &amp; liaise with case officers to ensure appropriate conditions/controls applied.</p> <p>Prepare planning guidance (pg) on nature conservation.</p> <p>(Potential referral to Scottish Ministers).</p>	<p>Midlothian Planning Development Plan Section.</p> <p>Midlothian Planning.</p> <p>Scottish Government.</p>	<p>Ongoing/Annual monitoring.</p> <p>Post Adoption 2017.</p> <p>As required.</p>
ENV13 (PG)	Nationally Important Nature Conservation Sites	To reinforce the presumption in favour of protecting designated nature sites of international importance & identify a	<p>Monitor planning applications &amp; liaise with case officers to ensure appropriate conditions/controls applied.</p>	<p>Midlothian Planning Development Plan Section.</p>	<p>Ongoing/Annual monitoring.</p>

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
		precautionary approach where development impacts are uncertain but may cause irreversible damage.	Prepare planning guidance (pg) on nature conservation.	Midlothian Planning	Post Adoption 2017
ENV14 (PG)	Regionally and Locally Important Nature Conservation sites	Identifies regional & locally important nature conservation sites & reinforces the presumption in favour of protecting these designated sites.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.  Prepare planning guidance (pg) on nature conservation.	Midlothian Planning Development Plan Section, Midlothian Local Biodiversity Steering Group.  Midlothian Planning	Ongoing/Annual monitoring.  Post Adoption 2017
ENV15 (PG)	Species & Habitat Protection and enhancement.	Identifies the types of assessment required by development that would affect a species protected by European or UK law and the criteria against which applications will be assessed. Identifies that the effects of development on habitats of conservation value will be taken into account.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.  Prepare planning guidance (pg) on nature conservation.	Midlothian Planning Development Plan Section.  Midlothian Planning	Ongoing/Annual monitoring.  Post Adoption 2017
ENV16	Vacant, Derelict and Contaminated Land	Provides support for the redevelopment of vacant & derelict land.	Include update on vacant and derelict land in PPF report.  Monitor planning applications & liaise with case officers, EH to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.  Midlothian Planning Development Plan Section, EH.	Annual  Ongoing/Annual monitoring.



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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
ENV17	Air Quality	To indicate how the Council will approach air quality management.	Monitor planning applications & liaise with case officers, EH to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, EH.	Ongoing/Annual monitoring
ENV18	Noise	Supports decision making to avoid conflicts between noisy and sensitive uses.	Monitor planning applications & liaise with case officers, EH to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, EH.	Ongoing/Annual monitoring.
ENV19	Conservation Areas	Reinforces the presumption against development that would adversely impact on the character & appearance of the area. Sets out criteria for new building, extensions, alterations & demolitions.	Monitor planning applications & liaise with case officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Historic Environment Scotland, Developer.	Ongoing/Annual monitoring/As required.
ENV20	Nationally Important Gardens and Designed Landscapes	Reinforces the presumption against development that would harm the appearance & setting of a garden or designed landscape included on Historic Environment Scotland's Inventory of sites.	Monitor planning applications & liaise with case officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Historic Environment Scotland, Developer.	Ongoing/Annual monitoring/As required.
ENV21	Nationally Important Historic Battlefields	Provides policy basis to protect, conserve and where appropriate enhance the key landscape characteristics and special qualities of sites in Historic Environment Scotland's Inventory of Historic Battlefields.	Monitor planning applications & liaise with case officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Historic Environment Scotland, Developer.	Ongoing/Annual monitoring/As required.

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
ENV22	Listed Buildings	Reinforces the presumption against development that would adversely affect the character, appearance or setting of a listed building. Sets out criteria for new development, enabling development, demolitions, extensions/alterations & changes of use.	Monitor planning applications & liaise with case officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Historic Environment Scotland, Developer.	Ongoing/Annual monitoring/As required.
ENV23	Scheduled Monuments	Reinforces the presumption against development that would have an adverse effect on the scheduled site or the integrity of its setting.	Monitor planning applications & liaise with case officers, Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Historic EnvironmentScotland, Developer.	Ongoing/Annual monitoring/As required.
ENV24	Other Important Archaeological or Historic Sites	Reinforces the protection of these sites but outlines criteria against which development would be assessed.	Monitor planning applications & liaise with case officers and East Lothian Archaeologists to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, East Lothian Archaeologists, Developer	Ongoing/Annual monitoring/As required.
ENV25	Site Assessment, Evaluation and Recording	Outlines the nature & extent of works required where site may be affected by proposed development.	Monitor planning applications & liaise with case officers and East Lothian Archaeologists to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, East Lothian Archaeologists, Developer.	Ongoing/Annual monitoring/As required.
<b>Encouraging Sustainable Energy &amp; Waste Management</b>					
NRG1	Renewable and Low Carbon Energy Projects	Identifies support for renewable energy & low carbon technologies in development proposals & identifies criteria to assess applications.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.	Ongoing/Annual monitoring

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
NRG2 (SG)	Wind Energy	Identifies the criteria wind energy proposals must satisfy including reference to the SG on wind energy development.	<p>Revise draft Wind Energy Supplementary Guidance.</p> <p>Include update in PPF report.</p> <p>Monitor planning applications &amp; liaise with case officers to ensure appropriate conditions/controls applied.</p>	<p>Midlothian Planning Development Plan Section.</p> <p>Midlothian Planning</p> <p>Midlothian Planning Development Plan Section.</p>	<p>Post Adoption.</p> <p>Annual</p> <p>Ongoing/annual monitoring</p>
NRG3	Energy Use and Low & Zero-Carbon Generating Technology	Encourages sustainable energy use & requires integration of low & zero carbon generating technologies into developments.	Monitor planning applications & liaise with case officers, Building Standards as required to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Building Standards, Developer.	Ongoing/ annual monitoring
NRG4	Interpretations of policy NRG3	Provides definitions in respect of NRG3 & lists exceptions to same.	Monitor planning applications & liaise with case officers, Building Standards as required to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, Building Standards, Developer.	Ongoing/ annual monitoring
NRG5	Heat Supply Sources and Development with High Heat Demand	Promotes the use of waste heat from developments & provides general guidance on Council's approach.	Monitor planning applications & liaise with case officers to ensure appropriate advice given.	Midlothian Planning Development Plan Section, Developer	Ongoing/annual monitoring
NRG6 (SG)	Community Heating	Promotes the use of community heating networks, sets out approach to be satisfied to justify why a particular development/ developer has not adopted community heating (with reference to SG).	<p>Monitor planning applications &amp; liaise with case officers to ensure appropriate conditions/controls applied.</p> <p>Investigate &amp; Implement community heating vehicles,</p> <p>e.g. energy services company, where appropriate.</p>	<p>Midlothian Planning Development Plan Section</p> <p>Midlothian Council Resources in consultation with Midlothian Planning, Scottish Futures Trust, Resource Efficient Scotland, Natural Power &amp; Local Energy Scotland.</p>	<p>Ongoing/annual monitoring</p> <p>Post Adoption 2017</p>

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
WAST1	New Waste Facilities	Supports the development of new waste facilities, provides guidance on locations and reinforces the link to policy NRG5 in respect of reusing waste heat.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.	Ongoing/annual monitoring
WAST2	Millerhill	Safeguards site for waste management facility at Millerhill & supports further waste related uses on the adjacent economic land.	Monitor planning applications & liaise with case officers and representatives of the waste management sectors to future opportunities.	Midlothian Planning Development Plan Section, Case Officers.	Ongoing/annual monitoring
WAST3	Landfill	Reinforces the presumption against new landfill development & identifies criteria to be met by any landfill proposal.	Monitor planning applications & liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section.	Ongoing/annual monitoring
WAST4	Operational Waste Site Safeguarding	Safeguards operational waste sites from inappropriate nearby development.	Monitor planning applications against waste sites identified in SEPA register, liaise with case officers & other services as required.	Midlothian Planning Development Plan Section.	Ongoing/annual monitoring
WAST5	Waste Minimisation and Recycling in New Developments	Provides support & guidance for recycling facilities & waste separation facilities within developments.	Monitor planning applications & liaise with case officers to ensure appropriate advice given.	Midlothian Planning Development Plan Section, Case Officers, Developer.	Ongoing/annual monitoring
<b>Delivering the Strategy</b>					
IMP1 (SG)	New Development	Identifies the use of planning conditions and the possibility of developer contributions to ensure that where new development gives	Monitor planning applications & liaise with case officers, Planning Obligations Lead Officer and other services to assess impact/progress of	Midlothian Planning, Legal, Education, Transport, Land Services, Housing, Developer.	Ongoing/Annual monitoring

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
		rise to need, appropriate provision is made in respect of matters specified in criteria. Also promotes the use of development briefs and Masterplans to establish the planning & design principles relating to the allocated sites.	planned & committed development identified in the plan as well as windfall.		
			Prepare Masterplans and Development Briefs.	Midlothian Planning Development Management, Developer.	Post Adoption/ongoing
			Review and update Supplementary Guidance.	Midlothian Planning Planning Obligation section in consultation with key stakeholders and developers.	Post 2017
			Monitor progress through the Council's Capital Programming and Asset management Board.	Midlothian Resources/Planning/Finance	Ongoing/Quarterly.
IMP2	Essential Infrastructure Required to Enable New Development to Take Place	Identifies the essential infrastructure required to support the delivery of the development strategy in tandem with IMP1.	Monitor progress through the Council's Capital Programming and Asset management Board.  Report progress through PPF report.  Monitor planning applications & liaise with case officers, Planning Obligations Lead Officer and other services to assess impact/progress of planned & committed development identified in the plan as well as windfall. Negotiate planning obligation/other legal agreement where appropriate & liaise with legal services & developer(s).	Midlothian Resources/Planning/Finance  Midlothian Planning.  Midlothian Planning, Legal, Education, Transport, Land Services, Housing, Developer, infrastructure provider.	Ongoing/Quarterly  Annual  Ongoing/annual monitoring.
IMP3	Water and Drainage	Indicates the approach required by the Council to support development strategy.	Monitor progress through the Council's Capital Programming and Asset management Board.  Report progress through PPF report.	Midlothian Resources/Planning/Finance  Midlothian Planning  Midlothian Council, Scottish Water	Ongoing/Quarterly  Annual  Ongoing.  Quarterly

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Policy	Topic/Title	Purpose	Action	Responsibility/Involvement	Timescale
			<p>Maintain dialogue with applicants and Scottish Water through pre-planning and planning application process.</p> <p>Engage with Scottish Water at quarterly liaison meetings.</p> <p>Prepare Flooding and Water Environment SG.</p>	<p>Midlothian Planning Development Plan Section, Scottish Water</p> <p>Midlothian Council Development Plan Section</p>	Post Adoption 2017
IMP4	Health Centres	Supports the development of new or expanded facilities where there is an identified need.	Monitor planning applications & liaise with case officers and NHS Health Scotland to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, case officers, NHS Health Scotland.	Ongoing/annual review
IMP5	Emergency Services	Supports the provision &/or expansion of services facilities to meet expanding communities.	Monitor planning applications & liaise with case officers and Health, Police and Fire Services to ensure appropriate conditions/controls applied.	Midlothian Planning Development Plan Section, case officers and Emergency Services contacts.	Ongoing/annual review

## 4 Supplementary Guidance

**4.1** The Council proposes to bring forward and/or update supplementary and planning guidance on the following issues. Statutory supplementary guidance is identified as SG and non-statutory guidance as planning guidance (or pg) in the list below. Supplementary Guidance must be introduced through the development plan, published and subject to public consultation with due consideration given to any representations received as a result of the consultation process before submission to Scottish Ministers. Planning Guidance can be published without going through the procedures for Supplementary Guidance and can be updated quickly as required or can be prepared in response to an issue arising during the lifecycle of the plan.

**4.2** A programme for the preparation and consultation on SG will be agreed in early 2018.

- Planning Obligations and Affordable Housing (SG)
- Quality of Place (SG)
- Open Space Standards (pg)
- Food & Drink and Other Non-retail Uses in Town Centres (SG)
- Shop Front Design Guide (pg)
- Advertisements (SG)
- Hillend Country Park (pg)
- Resource Extraction (SG)
- Development in the Countryside and Green Belt (SG)
- Low Density Rural Housing (SG)
- Midlothian Green Network (SG)
- Special Landscape Areas (SG)
- Flooding and Water Environment (SG)
- Nature Conservation (pg)
- Dalkeith THI Homeowners' Guide (pg)
- Dalkeith Shop Front Design Guide (pg)
- Wind Energy Development (SG)
- Community Heating (SG)
- Masterplans (pg)

## 5 Infrastructure Requirements

**5.1** The Strategic Development Plan for South East Scotland divides the SESplan area into a series of Strategic Development Areas (SDAs). The MLDP development strategy is based around the three SDAs covering Midlothian namely:

1. South East Edinburgh;
2. The A7/A68/Borders Rail corridor; and
3. The A701 corridor.

**5.2** The MLDP identifies a mix of housing and economic land as part of the development strategy.

### Housing Land

**5.3** The current housing land supply situation is set out in the table below. Based on this position the Reporter to the Examination concluded that following adoption of the plan there would be sufficient housing land to meet, and exceed the housing land requirement over the plan period to 2024. The shortfall in the supply up to 2019 would be offset by a surplus in the period up to 2024 as sites allocated in the plan started to deliver. The calculation in the table does not take into account the potential increases in site capacity or the ability of constrained sites in the established supply to deliver housing in the plan period.

	2009-2019	2019-2024	2009-2024
Housing Land Requirement	8,080	4,410	12,490
<i>Minus</i>			
Completions (2009-2016)	3,652	0	3,652
Established land supply	2,195	3,125	5,320
New LDP allocations	475	2,566	3,041
Projected windfall	369	615	984
<i>Equals</i>			







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Ref	Site	Location	LDP No.	17/	18/	19/	20/	21/	Total	22/	23/	24/	25/	26/	Total	27/	28/	29/	31/	32/	33/	34/	35/	
				18	19	20	21	22		2017/	23	24	25	26		27	2022/	28	29	30	32	33	34	35
Hs21	Eastfield Farm Road	Penicuik	12	0	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hs22	Kirkhill Road	Penicuik	20	0	10	10	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

\*: Site is recorded as under construction in Housing Land Audit 2017, therefore programming does not equate to the site capacity.

Note: Site Hs13 Polton Road, Bonnyrigg was completed in financial year 2017/2018 while Hs6 Kippielaw, Easthouses was excluded from the plan following consultation on the Main Issues Report.

### Economic Land

**5.5** There is not the same degree of certainty attached to the economic allocations in the plan as that of housing sites. Economic development is subject to a number of external variables and generally longer 'lead in' times that means it cannot be programmed in the same way as housing land. Economic sites are allocated in the plan as a key part of the development strategy to be delivered over the plan period. Sites are not normally developed by a single developer or single use development on a one off basis but more usually by a range of different sized developments over time, and take-up of land is influenced by a range of external market and financial factors. This makes programming the release and development of economic sites in the same way as housing land unrealistic.

**5.6** The allocated sites are listed in the table below. The LDP allocates approximately 122Ha economic land. This comprises of 14.4Ha of specialist biotechnology developments at the Midlothian Science Zone (MSZ), 48Ha for a mix of class 4, 5 and 6 uses and a specific allocation of 60 Ha of commercial/mixed use development at West Straiton - a "Midlothian Gateway" development site. The annual Employment Land Audit contains all the sites that constitute the established economic land supply in Midlothian and measures the level of 'take-up' (and/or loss to alternative uses) of economic land each year. Changes to the economic land supply over the plan period will be monitored by this mechanism and the Action Programme will be amended accordingly at the agreed review cycles. The Action Programme

also includes a policy action for the Council to establish a dialogue with owners and known developers of economic land to identify any obstacles to progress and agree a way forward which will assist with monitoring progress.

### Strategic Economic Land Allocations

Site Ref	Site Name	Site Size (Ha)	Uses
South East Edinburgh/Shawfair Strategic Development Area			
Ec1	Shawfair Park Extension	20	Business & Industry
A7/A68/Borders Rail Corridor Strategic Development Area			
Ec2	Salter's Park Extension, Dalkeith	12	Business & Industry
A701 Corridor Strategic Development Area			

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Site Ref	Site Name	Site Size (Ha)	Uses
Ec3	West Straiton	60	Mixed uses principally commercial/employment uses
Ec4	Ashgrove North, Loanhead	11.5	Business & Industry
Ec5	Oatslie, Roslin	4.5	Business & Industry
A701 Corridor Biotechnology/Research			
Bt1	Easter Bush North	6.4	Biotechnology uses*
Bt2	Easter Bush South	5.8	Biotechnology uses*
Bt3	Technopole North West	2.2	Biotechnology uses*
<b>Total</b>		<b>122.4</b>	

Note: All site sizes are approximate.

\* The total site area is greater than that shown to allow for these developments to be accommodated within a parkland setting, as appropriate to the type of development and location, and to provide significant shelter belts adequate to screen the development. The developable area of each site shall not exceed the approximate site size as indicated above.

**5.7** The Council acknowledges that the jobs generated by new economic developments, company expansions and relocations is its principal contribution to the local area. However, the Council's supplementary planning guidance on developer contributions acknowledges that economic development is not exempt from contributions towards essential infrastructure. The scale of growth identified in the plan requires a significant and corresponding level of investment in essential infrastructure, particularly in the A701 corridor, in order to deliver the strategy.

In this corridor the overriding need for new road infrastructure means that all development will be required to contribute to the proposed A701 relief road and A702 link. The requirement for economic allocations are listed in the same way as those for housing sites.

**5.8** As the LDP was being prepared, Scottish Ministers issued a notice of intention indicating that they were minded to grant planning permission in principle for a mixed use development including a film and TV studio on 36ha of land to the north and south of Pentland Road, subject to the conclusion of a planning obligation (for contributions to the A701 relief road and A702 link road and improvements to the A720/A701 and A702 junctions and imposition of conditions.

**5.9** The scale of planned growth will require significant investment in the physical and social infrastructure in most communities together with the requirements identified in the SDP where they affect Midlothian. The infrastructure required to ensure delivery of the development strategy covers a range of issues. It includes new and extended education provision at secondary and primary levels; new and enhanced community facilities; a package of transportation measures including new roads and junctions and public transport service improvements; the creation of a new strategic green space as part of the Midlothian Green Network; and new water and drainage infrastructure connections.

**5.10** The infrastructure requirements are set out in the tables below and include an indication of when those requirements and/or contributions to those requirements are likely to be delivered. For housing and economic sites a more accurate phasing programme will be confirmed at the planning application/planning obligation stage.

**5.11** This section of the Action Programme will be used as a regular annual 'health check' on the progress of the plan (in conjunction with housing and employment land audits) and amended and updated as required and shared with Homes for Scotland and other interested parties. It is hoped that regular monitoring and follow-up actions by the Council will help identify and resolve any issues that may affect the effective housing and economic land supply.

Note - the delivery periods for infrastructure provision and developer contributions are indicative and based on assumptions made at the time of writing and current practice in respect of the developer contribution process. The Council acknowledges that there may well be some variation on the timing

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of delivery once the section 75 Planning Obligation negotiation is concluded and/or the planning consent is issued. The Council will update the Action Programme with the agreed position on a regular basis.

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## Education Requirements

**5.12** The Council's learning estate strategy comprises a short term strategy to 2023 and an indicative strategic overview of medium and long term requirements. The strategy reflects Midlothian's vision for education, the changing demographic context (including projections of pupil numbers), the learning communities model, and technical, financial and sustainability considerations. The strategy is subject to review, and this will be reflected in future Action Programme updates.

**5.13** Policy IMP1 provides for planning conditions and where appropriate developer contributions towards making good facility deficiencies resulting from, or exacerbated by new development. The provision of education services, with interlocking catchment areas is complex, and in some cases there may be little physical scope to expand a school. Sometimes the better solution to meeting a capacity shortfall may be to expand a facility outwith the locality of new development and revise catchment areas.

**5.14** The education requirements are set out below.

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Cauldcoats, Shawfair	Hs0 (350)	Additional secondary school capacity to serve Shawfair.	IMP1, IMP2, Settlement Statements.	X	X		Developer	LDP Allocation/ Policy support.
		Provision of new primary school within the site or additional capacity/ provision elsewhere.		X	X			
Newton Farm, Shawfair	Hs1(480)	Additional secondary school capacity to serve Shawfair.	IMP1, IMP2, Settlement Statements.	X	X	X	Developer	LDP Allocation/ Policy support.
		Provision of new primary school within the site or additional capacity/ provision elsewhere.		X	X	X		
Larkfield West, Eskbank	Hs2(60)	Additional secondary school capacity to serve Dalkeith area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Additional primary school provision for Dalkeith area.		X				
Larkfield South West, Eskbank	Hs3(35)	Additional secondary school capacity to serve Dalkeith area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.

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Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
		Additional primary school provision for Dalkeith area.		X				
Thornybank East, Dalkeith	Hs4(82)	Additional secondary school capacity to serve Dalkeith area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Additional primary school provision for Dalkeith area.		X				
Thornybank North, Dalkeith	Hs5(30)	Additional secondary school capacity to serve Dalkeith area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Additional primary school provision for Dalkeith area.		X				
Redheugh West (phase 2), Gorebridge	Hs7(200)	Additional secondary school capacity to serve the Gorebridge area.	IMP1, IMP2, Settlement Statements.		X	X	Developer	LDP Allocation/ Policy support.
		New Redheugh PS.			X	X		
		Contribution to denominational PS capacity - additional capacity/provision, St Andrews RC PS.			X	X		
Stobhill Road, Gorebridge	Hs8(80)	Additional secondary school capacity to serve the Gorebridge area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Contribution to Gore Glen Primary School.		X				
		Contribution to denominational PS capacity - additional capacity/provision, St Andrews RC PS.		X				
Broomieknowe, Bonnyrigg	Hs9(56)	Additional secondary school capacity to serve Bonnyrigg area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Additional primary school provision for Bonnyrigg.		X				
Dalhousie Mains, Bonnyrigg	Hs10(300)	Additional secondary school capacity to serve Bonnyrigg area.	IMP1, IMP2, Settlement Statements.	X	X		Developer	LDP Allocation/ Policy support.

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
		Additional primary school provision for Bonnyrigg.		X	X			
Dalhousie South, Bonnyrigg	Hs11(360)	Additional secondary school capacity to serve Bonnyrigg area.	IMP1, IMP2, Settlement Statements.	X	X	X	Developer	LDP Allocation/ Policy support.
		Additional primary school provision for Bonnyrigg.		X	X	X		
Hopefield Farm 2, Bonnyrigg	Hs12(375)	Additional secondary school capacity to serve Bonnyrigg area.	IMP1, IMP2, Settlement Statements.	X	X		Developer	LDP Allocation/ Policy support.
		Additional primary school provision for Bonnyrigg, including land to enable new 2 stream PS on site Hs12.		X	X			
Polton Street, Bonnyrigg	Hs13	Site complete.						
Rosewell North	Hs14(60)	Additional secondary school capacity to serve Rosewell area.	IMP1, IMP2, Settlement Statements.	X	X		Developer	LDP Allocation/ Policy support.
		Additional primary school provision for Rosewell.		X	X			
Edgefield Road, Loanhead	Hs15(41)	Additional secondary school capacity to serve Loanhead area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Additional primary school capacity for Loanhead.		X				
Seafield Road, Bilston	Hs16(350)	Additional secondary school capacity to serve Bilston area.	IMP1, IMP2, Settlement Statements.	X	X		Developer	LDP Allocation/ Policy support.
		Additional primary school capacity in Bilston.		X	X			
Pentland Plants, by Bilston	Hs17(75)	Additional secondary school capacity to serve Bilston area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Additional primary school capacity in Bilston.		X				

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Roslin Institute, Roslin	Hs18(200)	Additional secondary school capacity to serve Roslin area.	IMP1, IMP2, Settlement Statements.	X	X		Developer	LDP Allocation/ Policy support.
		Additional primary school capacity for Roslin.		X	X			
Roslin Expansion	Hs19(260)	Additional secondary school capacity to serve Roslin area.	IMP1, IMP2, Settlement Statements.	X	X	X	Developer	LDP Allocation/ Policy support.
		Additional primary school capacity for Roslin.		X	X	X		
Auchendinny	Hs20(350)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	X	X		Developer	LDP Allocation/ Policy support.
		Additional Auchendinny/ Penicuik primary schools' capacity, including land to enable new 2 stream PS on site Hs20.		X	X			
Eastfield Farm Road, Penicuik	Hs21(12)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Additional Penicuik primary schools' capacity.		X				
Kirkhill Road, Penicuik	Hs22(20)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	X			Developer	LDP Allocation/ Policy support.
		Additional Penicuik primary schools' capacity.		X				
Rosslynlee, by Rosewell	AHs1(120-300)	Contribution to Midlothian secondary school capacity.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
		Additional primary school provision for Rosewell						
Burghlee, Loanhead	AHs2(175)	Additional secondary school capacity to serve Loanhead area.	IMP1, IMP2, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.



## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
		Additional primary school capacity for Loanhead.						
Belwood Crescent, Penicuik	AHs3(25)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	To be determined at application stage	Developer	LDP Opportunity Site/Policy support.		
		Additional Penicuik primary schools' capacity.						
Pomathorn Mill, by Penicuik	AHs4(50)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	To be determined at application stage	Developer	LDP Opportunity Site/Policy support.		
		Additional Penicuik primary schools' capacity.						
Wellington School, by Howgate	AHs5(50-60)	Additional secondary school capacity to serve Penicuik area.	IMP1, IMP2, Settlement Statements.	To be determined at application stage	Developer	LDP Opportunity Site/Policy support.		
		Additional Penicuik primary schools' capacity.						

## Action Programme 2017

### Community Facilities

**5.15** The specific requirements for community facilities are outlined in the LDP Settlement Statements. Paragraph 7.1.18 of the plan states that where the need for community facilities is not part of the community school provision the nature and extent of these facilities will be determined through the development management process and/or any required Masterplan for the site. Revised Supplementary Guidance on *Planning Obligations & Affordable Housing (2018)* will outline the Council's approach to seeking contributions and the principles underpinning them.

Location	Site (No.)	Requirement	Policy Link	Delivery period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
Cauldcoats, Shawfair	Hs0(350)	Sport/recreation and community facilities as per Shawfair Masterplan.	IMP1, Settlement Statements, Appendix 1E and 2A.	X	X		Developer	LDP Allocation/Policy support.
Newton Farm	Hs1(480)	Sport/recreation and community facilities as per Shawfair Masterplan.	IMP1, Settlement Statements, Appendix 1E and 2A.	X	X	X	Developer	LDP Allocation/Policy support.
Redheugh West (phase 2), Gorebridge	Hs7(200)	Safeguard land for community use - eg health facility.	IMP1, Settlement Statements.		X	X	Developer	LDP Allocation/Policy support.
Dalhousie Mains, Bonnyrigg	Hs10(300)	Neighbourhood/commercial facilities.	IMP1	X	X		Developer	LDP Allocation/Policy support.
Dalhousie South, Bonnyrigg	Hs11(360)	Neighbourhood/commercial facilities.	IMP1	X	X	X	Developer	LDP Allocation/Policy support.
Hopefield Farm 2, Bonnyrigg	Hs12(375)	Neighbourhood/commercial facilities.	IMP1	X	X		Developer	LDP Allocation/Policy support.
Rosewell North	Hs14(60)	Community hub (subject to business case and funding package).	IMP1	X	X		Developer	LDP Allocation/Policy support.
Seafield Road, Bilston	Hs16(350)	Community accommodation. Land reserved for neighbourhood/commercial facilities.	IMP1, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
Pentland Plants, by Bilston	Hs17(75)	Community accommodation. Land reserved for neighbourhood/commercial facilities.	IMP1, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
Roslin Institute, Roslin	Hs18(200)	Extension to Roslin pavilion.	IMP1, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery period			Responsibility	Status
				2017- 2022	2022- 2027	2027- 2035		
Roslin Expansion	Hs19(260)	Extension to Roslin pavilion.	IMP1, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
Auchendinny	Hs20(350)	Community/leisure facility.	IMP1, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.

## Action Programme 2017

### Transport

**5.16** The MLDP includes reference to and specific requirements for the provision of local and strategic transport infrastructure. The SESplan cross boundary transport study has concluded and SESplan is now preparing a planning obligations framework to identify and deliver necessary infrastructure to ensure the delivery of the development strategy across the various Strategic Development Area corridors. Given the level of strategic infrastructure identified in the MLDP it is uncertain but unlikely that any additional contributions will be required over and above those identified in the MLDP. Transport Scotland is undertaking a review of its Strategic Transport Projects Review. The Action plan will be updated through its review cycle if or when there is a change to the requirements identified. The requirements in the plan will also be revisited at the planning application stage and in respect of windfall applications to ensure the delivery of the development strategy is achieved in an acceptable manner.

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
Cauldcoats, Shawfair	Hs0(350)	Realignment of the Wisp - site access.	IMP1, IMP2, TRAN2, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Junction improvements - The Wisp/A7.		X	X			
		Borders Rail.		X	X			
		Grade separation of Sheriffhall roundabout.		X	X			
Newton Farm	Hs1(480)	Link road between A720/A68 junction and B6415/Old Craighall Road.	IMP1, IMP2, TRAN2, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
		Connection between link road and phase 2 safeguarded site.		X	X	X		
		Park and Ride site.		X	X	X		
		Grade separation of Sheriffhall roundabout.		X	X	X		
		Borders Rail.		X	X	X		
		Access and junction improvements, including footpaths & cycleways.		X	X	X		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X	X		

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
Larkfield West, Eskbank	Hs2(60)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X				
		A7 safety, active travel and public transport service improvements.		X				
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X				
Larkfield South West, Eskbank	Hs3(35)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X				
		A7 safety, active travel and public transport service improvements.		X				
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X				
Thornybark East, Dalkeith	Hs4(82)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X				
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X				
Thornybark North, Dalkeith	Hs5(30)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X				

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X				
Redheugh West (phase 2), Gorebridge	Hs7(200)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.		X	X	Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.			X	X		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).			X	X		
Stobhill Road, Gorebridge	Hs8(80)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X				
Broomieknowe, Bonnyrigg	Hs9(56)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X				
		A7 safety, active travel and public transport service improvements.		X				
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X				
Dalhousie Mains, Bonnyrigg	Hs10(300)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X	X			
		A7 safety, active travel and public transport service improvements.		X	X			

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X			
Dalhousie South, Bonnyrigg	Hs11(360)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X	X	X		
		A7 safety, active travel and public transport service improvements.		X	X	X		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X	X		
Hopefield Farm 2, Bonnyrigg	Hs12(375)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Access and junction Improvements, including footpaths & cycleways.		X	X			
		A7 safety, active travel and public transport service improvements.		X	X			
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X			
Polton Street, Bonnyrigg	Hs13(15)	Site complete.						
Rosewell North	Hs14(60)	Borders Rail.	IMP1, IMP2, TRAN2, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X	X			

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X			
Edgefield Road, Loanhead	Hs15(41)	Access and junction improvements, including footpaths & cycleways.	IMP1, IMP2, TRAN2, Settlement Statements.	X			Council/Developer	LDP Allocation/Policy support.
Seafield Road, Bilston	Hs16(350)	A701 relief road/link to A702	IMP1, IMP2, TRAN2, Settlement Statements.	X	X		Council/Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X	X			
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X			
Pentland Plants, by Bilston	Hs17(75)	A701 relief road/link to A702	IMP1, IMP2, TRAN2, Settlement Statements.	X			Council/Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X				
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X				
Roslin Institute, Roslin	Hs18(200)	A701 relief road/link to A702	IMP1, IMP2, TRAN2, Settlement Statements.	X	X		Council/Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X	X			
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X			



## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
Roslin Expansion	Hs19(260)	A701 relief road/link to A702	IMP1, IMP2, TRAN2, Settlement Statements.	X	X	X	Council/Developer	LDP Allocation/Policy support.
		Access and junction improvements, including footpaths & cycleways.		X	X	X		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X	X		
Auchendinny	Hs20(350)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statements.	X	X	X	Council/Developer	LDP Allocation/Policy support.
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).		X	X	X		
Rosslynlee, by Rosewell	AHs1(120 - 300)	Borders Rail	IMP1, IMP2, TRAN2, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						
Burghlee, Loanhead	AHs2(175)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statements.	To be determined at application stage			Council/Developer	LDP Opportunity site/Policy support.
		Access and junction improvements, including footpaths & cycleways.						
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						
Belwood Crescent, Penicuik	AHs3(25)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statements.	To be determined at application stage			Council/Developer	LDP Opportunity site/Policy support.

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Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
Pomathorn Mill, by Penicuik	AHs4(50)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Council/Developer	LDP Opportunity site/Policy support.		
		Road/junction improvements at Pomathorn Road (B6372).						
Wellington School, by Howgate	AHs5(50-60)	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Council/Developer	LDP Opportunity site/Policy support.		
		Junction improvements at A701/access road to Wellington school.						
Shawfair Park extension	Ec1	Access and junction improvements, including footpaths & cycleways.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						
Salter's Park extension, Dalkeith	Ec2	Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
West Straiton	Ec3	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Council/Developer	LDP Allocation/Policy support.		
		Access and junction improvements, including footpaths & cycleways.						
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						
Pentland Studios	Mx1	A701 relief road & A702 link plus potential junction improvements at Straiton/A720 and the A702.	IMP1, IMP2, TRAN2, Settlement Statement.	Not determined - matters specified in conditions set by Scottish Ministers need to be agreed, as well as planning obligation concluded.	Developer	Scottish Ministers minded to grant planning application, and		

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
								ministerial support reflected in LDP
Ashgrove North, Loanhead	Ec4	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Council/Developer	LDP Allocation/Policy support.		
		Access and junction improvements, including footpaths & cycleways.						
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						
Oatslie expansion, Roslin	Ec5	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Council/Developer	LDP Allocation/Policy support.		
		Access and junction improvements, including footpaths & cycleways.						
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						
Easter Bush north	Bt1	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Council/Developer	LDP Allocation/Policy support.		
		Access and junction improvements, including footpaths & cycleways.						
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						
Easter Bush south	Bt2	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Council/Developer	LDP Allocation/Policy support.		
		Access and junction improvements, including footpaths & cycleways.						

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						
Technopole north west	Bt3	A701 relief road/link to A702.	IMP1, IMP2, TRAN2, Settlement Statement.	To be determined at application stage	Council/Developer	LDP Allocation/Policy support.		
		Access and junction improvements, including footpaths & cycleways.						
		Cross boundary transport infrastructure (SDP policies 7 & 8, subject to outcome of Transport Scotland study).						

## Action Programme 2017

## Green Infrastructure

**5.17** Many of the sites allocated in the plan have specific landscaping requirements designed to minimise any adverse visual effects. These are outlined in the Settlement Statements of the LDP. It is anticipated that a draft of the *Green Network Supplementary Guidance* will be published early in 2018, which will outline site specific requirements.

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Cauldcoats, Shawfair	Hs0(350)	Reclamation, decontamination and improvement of Niddrie Bing for public use.	IMP1, DEV1, DEV7, ENV2, ENV16, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Structural landscape/framework to establish community identity.		X	X			
		Green Network Links.		X	X			
Newton Farm	Hs1(480)	Landscaping.	IMP1, DEV7, ENV2, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
		Green Network - planting/footpath/cycleway.		X	X	X		
		Allotments/Community Food Production Space.		X	X	X		
Larkfield West, Eskbank	Hs2(60)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Larkfield South West, Eskbank	Hs3(35)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Thornybank East, Dalkeith	Hs4(82)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Thornybank North, Dalkeith	Hs5(30)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Redheugh West (phase 2), Gorebridge	Hs7(200)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.		X	X	Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.			X	X		
		Allotments/Community Food Production Space.			X	X		

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
Stobhill Road, Gorebridge	Hs8(80)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Broomieknowe, Bonnyrigg	Hs9(56)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Dalhousie Mains, Bonnyrigg	Hs10(300)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X	X			
Dalhousie South, Bonnyrigg	Hs11(360)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X	X	X		
Hopfield Farm 2, Bonnyrigg	Hs12(375)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X	X			
		Allotments/Community Food Production Space.		X	X			
Rosewell North	Hs14(60)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X	X			
Edgefield Road, Loanhead	Hs15(41)	Structural landscape.	IMP1, DEV7, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
Seafield Road, Bilston	Hs16(350)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X	X			
		Allotments/Community Food Production Space.		X	X			
Pentland Plants, by Bilston	Hs17(75)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Roslin Institute, Roslin	Hs18(200)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X	X			

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Roslin Expansion	Hs19(260)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X	X	X		
Auchendinny	Hs20(350)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X	X			
Eastfield Farm Road, Penicuik	Hs21(12)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Kirkhill Road, Penicuik	Hs22(20)	Structural landscape.	IMP1, DEV7, ENV2, ENV3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Strategic Green space/Green Network links.		X				
Rosslynlee, by Rosewell	AHs1(120- 300)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
		New green network links.						
Burghlee, Loanhead	AHs2(175)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, ENV2, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
		Environmental improvements to Burghlee Park (current audit quality score 63%).						
Belwood Crescent, Penicuik	AHs3(25)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
Pomathorn Mill, by Penicuik	AHs4(50)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
Wellington School, by Howgate	AHs5(50-60)	Structural landscape and open space (as per planning consent, masterplans, section 75 agreement).	IMP1, DEV7, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.

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Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017- 2022	2022- 2027	2027-2035		
Shawfair Park extension	Ec1	Landscaping as per Masterplan.	IMP1, DEV7, ENV2, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Green Network - planting/footpath/cycleway.						
Salter's Park extension, Dalkeith	Ec2	Structural landscape.	IMP1, ENV2, ENV3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Strategic Green space/Green Network links.						
West Straiton	Ec3	Structural landscape.	IMP1, ENV2, ENV3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Strategic Green space/Green Network links.						
Ashgrove North, Loanhead	Ec4	Structural landscape.	IMP1, ENV2, ENV3, ENV14, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Strategic Green space/Green Network links.						
		Reinforce landscape protection for Straiton Pond LNR.						
Oatslie expansion, Roslin	Ec5	Structural landscape.	IMP1, ENV2, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Green Network links.						
Easter Bush north	Bt1	Structural landscape.	IMP1, ENV2, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Green Network links.						
Easter Bush south	Bt2	Structural landscape.	IMP1, ENV2, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Green Network links.						
Technopole north west	Bt3	Structural landscape.	IMP1, ENV2, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Green Network links.						



## Action Programme 2017

## Water and Drainage

**5.18** Scottish Water is undertaking modelling work to understand how the water and drainage network will perform in the context of the development strategy, and to consider the most efficient solution to accommodate growth. This will also take into account asset renewal, environmental and efficiency drivers. The following table represents Midlothian Council's latest understanding of where particular interventions or further assessment in terms of water supply (Water impact Assessment - WIA) or Drainage Impact Assessment - DIA) is required. The Council's understanding of what is necessary will develop as further results are generated by modelling work, and this will be reflected in future Action Programmes. Midlothian Council maintains a close dialogue with Scottish Water, and quarterly liaison meetings are held, to consider matters relating to development and the water/ waste water network.

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Cauldcoats, Shawfair	Hs0(350)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, ENV9, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Flood Risk Assessment required.		X	X			
Newton Farm	Hs1(480)	Water and drainage infrastructure as required. Flood Risk Assessment required. Drainage Impact Assessment required.	IMP1, IMP2, IMP3, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
		Special provisions required to protect or re-route combined sewer pipe crossing site from east to west - subject to layout. Early contact with SW is recommended.		X	X	X		
Larkfield West, Eskbank	Hs2(60)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
		Waste water pumping station on site - may have to build around. Buffer required around station. Early contact with SW is recommended.		X				
Larkfield South West, Eskbank	Hs3(40)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
Thornybank East, Dalkeith	Hs4(65)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.

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Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Thornybank North, Dalkeith	Hs5(35)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
Redheugh West (phase 2), Gorebridge	Hs7(200)	Water and drainage infrastructure as required. Drainage Impact Assessment required to assess impact on network. Early discussions with SW recommended.  Flood Risk Assessment Required and Masterplan should consider treatment of buffer strips along water courses.	IMP1, IMP2, IMP3, Settlement Statements.		X	X	Developer	LDP Allocation/Policy support.
Stobhill Road, Gorebridge	Hs8(80)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
Broomieknowe, Bonnyrigg	Hs9(55)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
Dalhousie Mains, Bonnyrigg	Hs10(300)	Water and drainage infrastructure as required. Early contact with SW recommended.	IMP1, IMP2, IMP3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
Dalhousie South, Bonnyrigg	Hs11(360)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
Hopefield Farm 2, Bonnyrigg	Hs12(375)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
Polton Street, Bonnyrigg	Hs13(15)	Development completed.						
Rosewell North	Hs14(60)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.

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Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Edgefield Road, Loanhead	Hs15(25)	Water and drainage infrastructure as required.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
				X				
Seafield Road, Bilston	Hs16(350)	Water and drainage infrastructure as required. Water and Drainage Impact Assessments may be required to assess impact of development on network.  Flood Risk Assessment will be required. The site should be developed with enhanced SuDS and a buffer strip to the watercourse.	IMP1, IMP2, IMP3, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
Pentland Plants, by Bilston	Hs17(75)	Water and drainage infrastructure as required. Water and Drainage Impact Assessments may be required to assess impact of development on network.	IMP1, IMP2, IMP3, Settlement Statements.	X			Developer	LDP Allocation/Policy support.
Roslin Institute, Roslin	Hs18(200)	Water and drainage infrastructure as required. Water Impact Assessment may be required to assess impact on network.	IMP1, IMP2, IMP3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Potential capacity issues at sewage pumping station. Drainage Impact Assessment required to assess impact on network and identify mitigation measures.		X	X			
Roslin Expansion	Hs19(260)	Water and drainage infrastructure as required. Water Impact Assessment may be required to assess impact on network.	IMP1, IMP2, IMP3, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.
		Potential capacity issues at sewage pumping station. Drainage Impact Assessment required to assess impact on network and identify mitigation measures.		X	X	X		
Auchendinny	Hs20(350)	Flood Risk Assessment will be required.	IMP1, IMP2, IMP3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Water and drainage infrastructure as required. Capacity issues at sewage pumping station. Drainage Impact Assessment required to assess impact on both pump stations and identify mitigation measures which may require increasing the capacity of the pump. Developer		X	X			

## Action Programme 2017

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
		would receive a Reasonable Cost Contribution towards any work.						
Eastfield Farm Road, Penicuik	Hs21(10)	Water and drainage infrastructure as required. Existing foul and surface water pipes within the site which may require to be diverted or possibly built around. Early contact with SW required.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer	LDP Allocation/Policy support.
Kirkhill Road, Penicuik	Hs22(20)	Water and drainage infrastructure as required. There is currently sufficient capacity at Rosebery WTW and no known network issues at present but a Water Impact Assessment may be required to assess the impact of development on the network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer	LDP Allocation/Policy support.
Rosslynlee, by Rosewell	AHs1(120-300)	Water and drainage infrastructure as required. Limited capacity at Roslin WWTW. Confirm capacity with SW at planning application stage and growth project requirements to be met by developer.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
Burghlee, Loanhead	AHs2(175)	Water and drainage infrastructure as required. Further investigations are required to assess impact on network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
		Drainage Impact Assessment required to assess impact on network.  A Flood Risk Assessment will be required.						
Belwood Crescent, Penicuik	AHs3(25)	Water and drainage infrastructure as required. There is currently sufficient capacity at Rosebery WTW and no known network issues at present but a Water Impact Assessment may be required to assess the impact of development on the network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage			Developer	LDP Opportunity Site/Policy support.
		There is sufficient capacity at Seafeld WWTW. There are no known network issues at present but a Drainage Impact Assessment may be required to assess the impact of new development.  A Flood Risk Assessment will be required.						

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Location	Site (No.)	Requirement	Policy Link	Delivery Period		Responsibility	Status
				2017-2022	2022-2027 2027-2035		
Pomathorn Mill, by Penicuik	AHs4(50)	Water and drainage infrastructure as required. There are no known network issues at present but a Water Impact Assessment may be required to assess the impact of development on the network. A Flood Risk Assessment will be required.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Opportunity Site/Policy support.	
Wellington School, by Howgate	AHs5(50-60)	Water and drainage infrastructure as required. There is limited capacity at Wellington WWTW. A growth project may be required to allow the site within the settlement to go ahead. Scottish Water will initiate a growth project once the development meets the 5 growth criteria. A Drainage Impact Assessment may be required to assess the impact of development on the local network.  A Flood Risk Assessment will be required.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Opportunity Site/Policy support.	
Shawfair Park extension	Ec1	Water and drainage infrastructure as required. Drainage Impact Assessment required.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.	
Salter's Park extension, Dalkeith	Ec2	Water and drainage infrastructure as required. Flood Risk Assessment required.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.	
West Straiton	Ec3	Water and drainage infrastructure as required. Further investigations are required to assess impact on network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.	
Ashgrove North, Loanhead	Ec4	Water and drainage infrastructure as required. Further investigations are required to assess impact on network.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.	
Oatslie expansion, Roslin	Ec5	Water and drainage infrastructure as required. Further investigations are required to assess impact on network. Capacity issues at sewage pumping station.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.	

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Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Easter Bush north	Bt1	Water and drainage infrastructure as required. West Regional Main runs through the site. SW require a significant way leave surrounding route of pipe for maintenance and risk management in the event of failure. Early contact with SW recommended.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Drainage Impact Assessment to assess impact on network and identify mitigation measures.						
Easter Bush south	Bt2	Water and drainage infrastructure as required. West Regional Main runs through the site. SW require a significant way leave surrounding route of pipe for maintenance and risk management in the event of failure. Early contact with SW recommended.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Drainage Impact Assessment to assess impact on network and identify mitigation measures.						
Technopole north west	Bt3	Water and drainage infrastructure as required. There is critical infrastructure in this area, early contact with SW is highly recommended.	IMP1, IMP2, IMP3, Settlement Statements.	To be determined at application stage	Developer	LDP Allocation/Policy support.		
		Drainage Impact Assessment to assess impact on network and identify mitigation measures.						

## Action Programme 2017

## Other Requirements

**5.19** Policy IMP1 establishes Community Heating as an essential requirement for the Shawfair area to which developers may be required to contribute. There is a presumption in favour of community heating at sites Hs0 and Hs1 (policy NRG6 sets out the approach). The Niddrie Bing is a particular feature of the Cauldcoats area, and its rehabilitation has been identified as an opportunity arising from this allocation.

**5.20** Midlothian Council has not made express reference to affordable housing requirements in the Action Programme, reference should be made to Policy DEV3 Affordable and Specialist Housing

Location	Site (No.)	Requirement	Policy Link	Delivery Period			Responsibility	Status
				2017-2022	2022-2027	2027-2035		
Cauldcoats, Shawfair	Hs0(350)	Implement district heating/combined heat & power proposal (developers in the Shawfair area may be required to contribute to this project, as set out in Policy IMP2).	IMP1, NRG6, DEV3, Settlement Statements.	X	X		Developer	LDP Allocation/Policy support.
		Prior rehabilitation/ decontamination of Niddrie Bing - ground engineering/stabilisation.						
Newton Farm	Hs1(480)	Implement district heating/combined heat & power proposal (developers in the Shawfair area may be required to contribute to this project, as set out in Policy IMP2).	IMP1, NRG6, DEV3, Settlement Statements.	X	X	X	Developer	LDP Allocation/Policy support.

## Action Programme 2017

## 6 List of Abbreviations Used in Policy Actions and Infrastructure Requirement Tables

Abbreviation	Term
AP	Action Programme
BS	Building Standards
CHS	Community High School
CO <sub>2</sub>	Carbon Dioxide
CPP	Community Planning Partners
DIA	Drainage Impact Assessment
DM	Development Management
DPMTAG	Development Planning and Management Transport Appraisal Guidance
EH	Environmental Health
ELA	Employment Land Audit
ELS	Economic Land Supply
EV	Electric Vehicle
FE	Further Education
FRA	Flood Risk Assessment
GIS	Geographic Information System
HA	Housing Association
HfS	Homes for Scotland

Abbreviation	Term
HLA	Housing Land Audit
HS	High School
LDP	Local Development Plan
MC	Midlothian Council
MLDP	Midlothian Local Development Plan
MSZ	Midlothian Science Zone
NHS	National Health Service
NPF	National Planning Framework
PG	Planning Guidance
PPF	Planning Performance Framework
PS	Primary School
RC	Roman Catholic
SDA	Strategic Development Area
SDP	Strategic Development Plan
SEA	Strategic Environmental Assessment
SESplan	South East Scotland Strategic Development Plan Authority
SEPA	Scottish Environment Protection Agency
SG	Supplementary Guidance
SLA	Special Landscape Areas
SNH	Scottish Natural Heritage



## Action Programme 2017

Abbreviation	Term
SPG	Supplementary Planning Guidance
SPP	Scottish Planning Policy
SRM	SEStran Regional Model
STPR	Strategic Transport Projects Review
SuDS	Sustainable Drainage Systems
SW	Scottish Water
TS	Transport Scotland
WIA	Water Impact Assessment
WTW	Water Treatment Works
WWTW	Waste Water Treatment Works





## COMMUNICATING CLEARLY

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

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

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

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

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