

<b>Consultation</b>	MLDP Proposed Plan Revised Environmental Report
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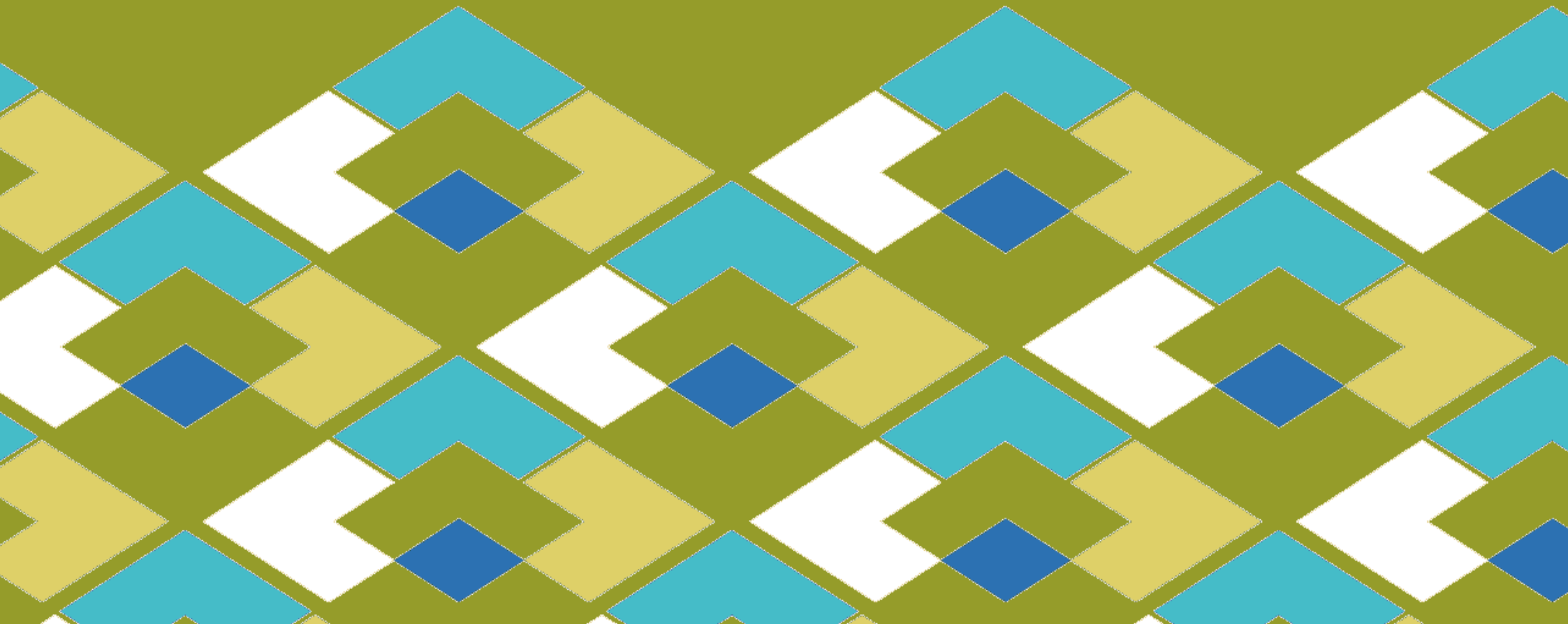
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Midlothian Local Development Plan

# Revised Environmental Report



Midlothian



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# 1 Introduction

## 1 Introduction

### 1.1 Purpose of this Environmental Report

**1.1.1** To satisfy the requirements of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) etc. Act 2006, Midlothian Council has been preparing a local development plan which will replace the currently adopted Midlothian Local Plan 2008 (MLP 2008). The new Midlothian Local Development Plan (MLDP) requires to be consistent with the Strategic Development Plan for South East Scotland (SDP), which was approved (with modifications) by Scottish Ministers on 27 June 2013, subject to preparation of Supplementary Guidance on Housing Land.

**1.1.2** The MLDP Proposed Plan (PP) focuses on providing for and managing future change across the Council area in line with SESplan SDP requirements. It comprises a development strategy for the period to 2024 and a detailed policy framework to guide future land use in a way which best reflects the SDP vision, strategic aims and objectives. The intended purpose is to:

- set out a clear vision for shaping the future of Midlothian's communities and surrounding countryside;
- promote and manage sustainable growth;
- ensure the availability of infrastructure to support such growth;
- protect and mitigate against any adverse impacts of development on environmental and cultural assets;
- promote sustainable travel;
- provide a framework to guide decisions on development proposals; and
- give confidence to investors and communities alike with respect to the location of future development and investment.

**1.1.3** Preparation of the MLDP PP has been informed by the views and comments received on the MLDP Main Issues Report (MIR) and accompanying Environmental Report (ER) under the Environmental Assessment (Scotland) Act 2005 (EASA). The MIR stage is the main opportunity for those with an interest in the development of Midlothian and protection of its environment to input to the plan-making process.

**1.1.4** The ER accompanying the MIR describes its purpose as to:

- provide information on the MLDP and its environmental assessment at the MIR stage;

- identify, describe and evaluate the likely significant environmental effects of the preferred approach to the issues in the MIR, including the development strategy, and any reasonable alternatives; and
- provide an early and effective opportunity for the Consultation Authorities (CAs) (Historic Scotland (HS), Scottish Environment Protection Agency (SEPA), and Scottish Natural Heritage (SNH)) and the public to offer views on it and the MIR.

**1.1.5** The document presented here is a revised version of that ER, updating the environmental assessment to the PP stage, and again published for public comment. It identifies, describes and evaluates the likely significant environmental effects of the proposed development strategy and policy framework, being the settled position of the Council.

**1.1.6** Should any changes be made to the PP arising from the Reporter's findings following the Examination process, a further revised ER may be required, representing a further opportunity for public comment. After adoption of the MLDP, a statement will be prepared as required under EASA, setting out its relationship with the ER and the influence of comments received in relation to it.

### 1.2 Key Facts about the Midlothian Local Development Plan

**1.2.1** The key facts relating to this plan are set out below:

**Table 1 - Key Facts**

<b>Name of Responsible Authority</b>	Midlothian Council
<b>Title</b>	Midlothian Local Development Plan (MLDP)
<b>What Prompted the Plan</b>	Town and Country Planning (Scotland) Act 1997
<b>Subject</b>	Town and Country Planning
<b>Period Covered by Plan</b>	Ten years from adoption of the MLDP (anticipated mid-2016)
<b>Frequency of Updates</b>	At least every five years
<b>Area Covered by Plan</b>	Midlothian Council area

## Introduction 1

<b>Purpose of Plan</b>	<p>Section 15 of The Town and Country Planning (Scotland) Act 1997 (as amended) refers. But in particular to:</p> <ul style="list-style-type: none"> <li>• set out a clear vision for shaping the future of Midlothian's communities and surrounding countryside;</li> <li>• promote and manage sustainable growth;</li> <li>• ensure the availability of infrastructure to support such growth;</li> <li>• protect and mitigate against any adverse impacts of development on environmental and cultural assets;</li> <li>• promote sustainable travel;</li> <li>• provide a framework to guide decisions on development proposals; and</li> <li>• give confidence to investors and communities alike with respect to the location of future development and investment.</li> </ul>
<b>Contact</b>	<p>Brian Forsyth, Senior Planning Policy Officer, Midlothian Council, Fairfield House, 8 Lothian Road, Dalkeith EH22 3ZN</p> <p>Tel. 0131 271 3473 Fax. 0131 271 3537 Email. brian.forsyth@midlothian.gov.uk</p>

### 1.3 Environmental Assessment Activities to Date

**1.3.1** The process of environmental assessment of the MLDP has been underway since the decision to commence work on preparing it. Due to the relationship of the MLDP with the higher level SESplan SDP, related environmental assessment work was underway for a period of time prior to the MLDP environmental assessment commencing, but this is not recorded below.

**Table 2 Environmental Assessment Activities**

Environmental Assessment Action/Activity	When Carried Out	Comment
Developed objectives for the MLDP environmental assessment based on MLP 2008 and SDP objectives	October 2010	MLDP environmental assessment should relate well to environmental assessment of

Environmental Assessment Action/Activity	When Carried Out	Comment
		MLP, and also to environmental assessment of SDP PP as MLDP 'nests' within same.
Meeting with CAs to discuss draft Scoping Report, including levels of detail and consultation periods	November 2010	
Submitted Scoping Report to CAs	March 2011	
Resolution of matters raised by CAs and submission of SEA Assessment Template	April - July 2011	MC response to CAs regarding matters raised in their response to Scoping Report, and provision of additional detail on assessment methodology.
Development Sites Assessments undertaken, including landscape assessments	June 2011 - December 2012	Sites assessment undertaken for all sites submitted, not just the preferred and reasonable alternatives.
Established environmental baseline as part of preparation of the Monitoring Statement (MS)	May - December 2012	Inclusion of environmental baseline in the MS to emphasise the close relationship of the environmental assessment and plan preparation processes. MS includes EASA post-adoption monitoring for MLP 2008.
Liaised with HS, SNH & SEPA on information input to support assessment process	Throughout 2011/2012	Detailed information sought on historic battlefields, river quality, flood risk, soils, contaminated land and noise.
Prepared Strategic Flood Risk Assessment	Mid 2011 - early 2013	Developing methodology and undertaking assessment work based on SEPA guidance/ input.
Commissioned accessibility (Accession) modelling to support Development Sites Assessment process	May - September 2012	Analysis undertaken of accessibility of all sites against specific uses, e.g. GP surgeries, local retail, strategic retail,

# 1 Introduction

Environmental Assessment Action/Activity	When Carried Out	Comment
		primary schools, secondary schools, hospitals.
Held workshop sessions of professional officers to agree the assessment of the impact of the preferred and reasonable alternative approaches to the MIR issues	January 2013	
Prepared MIR ER	January - February 2013	
Provisional monitoring approach agreed by officers	February 2013	
Notified Scottish Ministers of intentions for consultation timescale	February 2013	As required by Section 15(3) of the Environmental Assessment (Scotland) Act 2005.
Submitted MIR ER to CAs	February 2013	
Published MIR ER in association with MLDP MIR	Spring 2013	
Received CA responses to MIR ER	August 2013	
Meeting with CAs to discuss responses to MIR ER; paper prepared by Council officers summarising CA comments and Council response	September 2013	
Development Sites Assessment (further sites), including landscape assessments	December 2013 - January 2014	
Content of MLDP PP and Revised ER approved by Council, subject to modifications.	December 2014	

## 2 Context

### 2.1 Outline and Objectives of the Midlothian Local Development Plan

**2.1.1** The policies and proposals of the MLDP need to be consistent with the approved SESplan SDP. The MLDP PP includes detailed policies and proposals which together guide development and safeguard and encourage improvements to the environment. The PP allocates land for development to meet needs for a period of ten years after adoption. This timeframe has been specified through the SDP, with the MLDP required to allocate land for the period to 2024.

**2.1.2** Once adopted, the MLDP will replace the MLP 2008. Much of the current MLP 2008 remains relevant, and as such much of the policy framework is carried forward in, or has informed that of, the PP. However, as a result of changes in focus at national and SDP level, there is a change in emphasis. For example, the National Planning Framework 3 (NPF3) national project for delivery of the Central Scotland Green Network, which extends into Midlothian, has provided an opportunity for the MLDP to focus on protecting current green and blue infrastructure, but also on seeking ways to extend the network.

**2.1.3** The Scottish Government expects that LDPs are shorter, sharper documents, supported by greater use of diagrams and mapping material. Therefore, whilst the PP is presented in a different manner to the MLP 2008, it still contains a full range of resource protection policies, and this will provide measures to avoid or mitigate some of the negative environmental effects of the MLDP's development requirements.

### 2.2 Relationship with Other Plans, Programmes and Strategies and Environmental Objectives

**2.2.1** The MLDP will be part of the statutory development plan. It must be consistent with other plans, strategies and statements of planning policy at a higher level. The MLDP also meshes with other Council and partnership plans such as the Single Midlothian Plan, and is the parent document to other policy statements such as Supplementary Guidance (see Figure 1 below).

**2.2.2** At the highest level, the MLDP must be consistent with central government advice and statements of planning policy or it must clearly state why it has sought to depart from such policy. These policies are contained in NPF3, Scottish

Government Circulars, Scottish Planning Policy (SPP), and associated Planning Advice Notes (PANs), together with the national Zero Waste Plan. All current versions of these documents have been taken into account in the emerging MLDP, which is compatible with them.

#### Integration with Other Plans, Programmes and Strategies

**2.2.3** In addition to the SESplan SDP, there are a number of other strategies, plans and programmes which inform the MLDP and with which it needs to be integrated. These include:

- Regional Transport Strategy 2008-2023
- Single Midlothian Plan 2014-15
- Neighbourhood Plans
- Ambitious Midlothian: Midlothian Economic Recovery Plan
- Midlothian Local Transport Strategy 2007-2010
- Midlothian Local Housing Strategy 2013-17
- Midlothian Local Biodiversity Action Plan
- Midlothian Open Space Strategy
- Midlothian Strategic Flood Risk Assessment
- Edinburgh and Lothians Forestry & Woodlands Strategy
- Neighbouring Local Development Plans

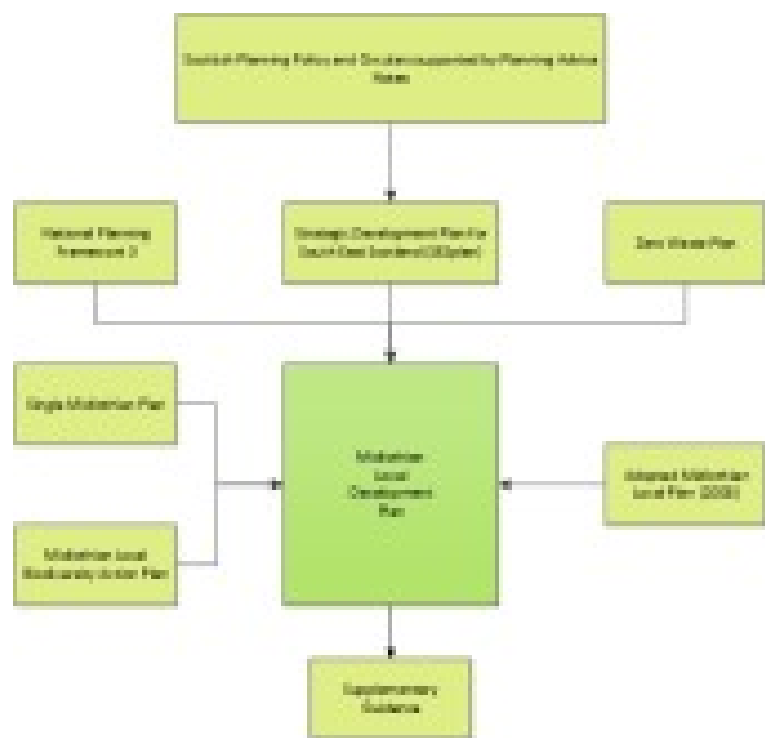
**2.2.4** The inclusion of the Midlothian Strategic Flood Risk Assessment above is in response to CA opinion on the ER accompanying the MIR, acknowledging its importance in the environmental assessment process.

**2.2.5** Neighbouring authorities also have development plans and these are taken into account to ensure cross-boundary integration of planning policies and proposals. As Midlothian is a partner in SESplan, with a shared responsibility for the delivery of the SDP, the local development plans of all of the SESplan authorities are of interest. However, there is a greater need for integration in the case of adjoining authorities, i.e. City of Edinburgh Council, East Lothian Council and Scottish Borders Council.

**2.2.6** Figure 1 below illustrates the interrelationship of plans. It does not include all of the above plans as it is intended to be a conceptual representation of the main relationships only.

## 2 Context

**Figure 1 Relationship of Midlothian Local Development Plan with Other Plans and Strategies**



### 2.3 Environmental Assessment Objectives for the Midlothian Local Development Plan

**2.3.1** The environmental assessment process for the MLP 2008, and that for the SESplan SDP, appraised all relevant legislation and guidance, to identify the full range of environmental requirements that those plans should take into account. These have formed the basis for identifying the environmental requirements for the MLDP, updated where necessary as a result of changes arising from new legislation and guidance, e.g. the National Land Use Strategy for Scotland raises the profile for protecting prime agricultural land as a means to safeguard food production; and the

SNH/ HS 'Guidance on Local Landscape Designations' (2005) encourages enhancement of local landscape designations, not simply protection. Where such changes indicated a particular need to update the SEA objectives inherited from the MLP 2008 and SDP, this was carried out.

**2.3.2** The environmental assessment requirements, updated as necessary, were also reviewed to take full account of current priorities, taking account of other plans, programmes and strategies. These were included in the MLDP Scoping Report and feedback was received from the CAs. This resulted in an amendment to the sub-objectives relating to water quality (to better reflect the River Basin Management Planning regime). However, due to a lack of official data, the suggestion that 'the protection of peatland' sub-objective be extended to 'carbon-rich and other rare soils' was not implemented, and remained the case for the appraisal of the PP.

**2.3.3** In the period following scoping, the Scottish Government designated Historic Battlefields, and the protection of these designations was introduced as an additional 'Cultural Heritage' sub-objective in the ER accompanying the MIR.

**2.3.4** The resulting SEA objectives and sub-objectives are set out in Table 3 below. CA opinion on the ER accompanying the MIR highlights that the above amendments to the water sub-objectives were not reflected in the equivalent table in that ER (although the terminology was changed elsewhere) and the opportunity has now been taken to address this omission here.

**Table 3 Environmental Assessment Objectives for Midlothian Local Development Plan**

ENVIRONMENTAL ASSESSMENT TOPIC	Environmental Assessment Sub-objective
Environmental Assessment Objective	
AIR To protect and enhance current air quality	<ul style="list-style-type: none"> <li>Maintain (and enhance) current levels of air quality</li> <li>Reduce the need to travel by car</li> <li>Provide opportunities for access to sustainable forms of transport</li> </ul>

## Context 2

ENVIRONMENTAL ASSESSMENT TOPIC	Environmental Assessment Sub-objective
Environmental Assessment Objective	
<b>BIODIVERSITY</b> To protect and enhance biodiversity, flora, fauna and habitats	<ul style="list-style-type: none"> <li>Protect/ enhance international nature conservation areas</li> <li>Protect/ enhance national/regional/local nature conservations areas</li> <li>Protect/ enhance Ancient Woodland/ local biodiversity/ geodiversity sites</li> <li>Protect species/ habitats/ wildlife corridors of nature conservation importance</li> </ul>
<b>CLIMATIC FACTORS</b> To reduce greenhouse gases and reduce energy consumption	<ul style="list-style-type: none"> <li>Reduce greenhouse gas emissions</li> <li>Promote sustainable energy technologies</li> <li>Promote energy efficient locations/ buildings</li> </ul>
<b>CULTURAL HERITAGE</b> To safeguard and enhance the built and historic environment	<ul style="list-style-type: none"> <li>Protect/ enhance listed buildings</li> <li>Protect scheduled monuments</li> <li>Protect non-designated historic sites</li> <li>Protect/ enhance Gardens &amp; Designed Landscapes</li> <li>Protect/ enhance conservation areas/ historic urban form/ settlement pattern</li> <li>Protect Historic Battlefield sites</li> </ul>

ENVIRONMENTAL ASSESSMENT TOPIC	Environmental Assessment Sub-objective
Environmental Assessment Objective	
<b>LANDSCAPE &amp; TOWNSCAPE</b> To protect and enhance the landscape and townscape	<ul style="list-style-type: none"> <li>Protect/ enhance designated landscapes</li> <li>Protect character of the landscape</li> <li>Maintain/ enhance quality/ distribution/ availability of publicly accessible open space</li> <li>Avoid settlement coalescence</li> </ul>
<b>MATERIAL ASSETS</b> To promote the sustainable use of natural resources and ensure quality in new development	<ul style="list-style-type: none"> <li>Encourage waste minimisation/ recycling</li> <li>Sustainable use of mineral resources</li> <li>Promote use of brownfield land</li> <li>Ensure quality in new development</li> <li>Improve approach to sustainable energy</li> </ul>
<b>POPULATION &amp; HUMAN HEALTH</b> To improve the quality of life and human health for communities	<ul style="list-style-type: none"> <li>Provide affordable housing</li> <li>Improve access to employment and services</li> <li>Provide access to greenspace/ footpaths/ cycle routes</li> <li>Safeguard against negative environmental impact</li> </ul>
<b>SOIL</b> To protect the quality of soil	<ul style="list-style-type: none"> <li>Safeguard prime quality agricultural land and peatland</li> <li>Safeguard soil quality</li> </ul>

## 2 Context

ENVIRONMENTAL ASSESSMENT TOPIC	Environmental Assessment Sub-objective
Environmental Assessment Objective	
	<ul style="list-style-type: none"><li>• Reduce soil sealing</li></ul>
WATER To protect the quality of water and prevent flooding	<ul style="list-style-type: none"><li>• Maintain and improve water body status</li><li>• Reduce flood risk</li></ul>

## The Environment of Midlothian 3

### 3 The Environment of Midlothian

#### 3.1 Current State of the Environment and Likely Future of Midlothian With and Without the Plan

##### Introduction and Limitations

**3.1.1** This section summarises the state of the environment and key environmental characteristics of Midlothian relevant to preparation of the MLDP and how the MLDP in turn may affect the environment. It also summarises the likely trends in environmental change if the MLDP is not implemented. The summary updates, in key areas, that in the MIR ER.

**3.1.2** There is a considerable amount of environmental information in different datasets underpinning this summary. It is not practical to attempt to reproduce these datasets or describe the environmental characteristics in detail because it would make this report unworkable and unreadable. As part of the environmental assessment process, the Council sought to integrate its record of relevant baseline environmental data into the MLDP Monitoring Statement accompanying the MIR. This section of the report has drawn on the data and commentary within that statement.

**3.1.3** It is not practical, or possible, to forecast every environmental change that may occur if the MLDP is not implemented. This section identifies those changes that would be the more significant and likely in the event of non-implementation. Furthermore, the description of the environment and environmental changes is concentrated on those aspects of the environment that are most likely to be affected by the MLDP, such as the natural and cultural heritages that are vulnerable to change by built development.

**3.1.4** CA opinion on the ER accompanying the MIR states that further information in relation to waste would have been welcomed under 'Material Assets'. As waste is an aspect of the environment less likely to be significantly affected by the MLDP, such information continues to be omitted from the summary here; however, the following identified by SEPA may be of interest to the reader:

[www.sepa.org.uk/waste/waste\\_data\\_menu.aspx](http://www.sepa.org.uk/waste/waste_data_menu.aspx) (information on waste data held by SEPA);

[www.sepa.org.uk/waste/waste\\_data/site\\_capacity\\_infrastructure/national\\_capacity\\_reports.aspx](http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx) (national capacity reports);

[www.sepa.org.uk/waste/waste\\_data/site\\_capacity\\_infrastructure/landfill\\_capacity\\_report.aspx](http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/landfill_capacity_report.aspx) (landfill capacity reports);

[www.sepa.org.uk/about\\_us/official\\_statistics.aspx](http://www.sepa.org.uk/about_us/official_statistics.aspx) (current household waste recycling rate).

##### Population and Human Health

**3.1.5** The 2001 national census recorded Midlothian's population as 80,500. Estimates produced by the National Records of Scotland (NRS) indicated that at 2011 the population of Midlothian had risen to 82,370. The 2011 census results are now available, showing Midlothian's population is 83,187.

**3.1.6** In terms of future population, Midlothian Council's policy-based population projection, which is based on the expected take up of housing land and underlying demographic trends, indicates that the total population of Midlothian could increase to in excess of 96,000 by 2021; an increase of around 13,000 people over a 20 year period.

**3.1.7** Midlothian comprises a number of small and medium sized towns, together with many villages and hamlets. It is characterised by multiple identities such as commuter 'suburbs' and former mining communities. Penicuik is the largest town with a population of around 16,000, followed in size by Bonnyrigg and Dalkeith, with populations of about 15,000 and 12,000 respectively. Loanhead, Gorebridge, Mayfield and Newtongrange are smaller settlements. For many people, the ability to live close to Edinburgh but within smaller communities with strong local identities is one of the attractions of Midlothian.

**3.1.8** The health of the Midlothian population is generally better than the national average across a range of health outcomes. For the period 2008-2010, the life expectancy at birth of both males and females is above the national average with 76.6 for males (Scotland: 75.8) and 81.4 for females (Scotland: 80.4). However, there are disparities between different groups in Midlothian reflecting socio-economic make-up.

**3.1.9** 'Place' is as important as 'people' in determining physical and mental health: amenities, quality of housing and public realm, incivilities, crime and fear of crime, and opportunities for social interaction. In relation to crime, Midlothian has consistently fewer crimes and offences per 10,000 population than in Edinburgh and

## 3 The Environment of Midlothian

Scotland as a whole, considerably so in relation to the latter; and has been consistently lower than West Lothian since 2005/06. 2010/11 and 2011/12 figures for Midlothian are the lowest since 1996/97, mirroring local and national figures.

**3.1.10** The Lothian Housing Needs and Market Study (2005) identified a total need for nearly 1800 extra affordable homes across Midlothian. An update of the study undertaken in 2008 demonstrated a continuing need for affordable housing for at least the next 10 year period which it covered. Demand for affordable housing in Midlothian is also reflected in the Council's housing waiting list. At the beginning of 2012 there were 4,588 households on the list, which represents an 86% increase from March 2006 when there were 2,465 applicants on the list.

**3.1.11** The first phase of the Council's own Social Housing programme delivered approximately 864 new affordable homes between 2007 and 2012. A second phase of the programme at a cost of £56 million was approved in 2012 by the Council. Affordable housing and commuted sums (funding instead of housing units on site) continue to be secured from housing sites allocated in the 2003 and 2008 Midlothian Local Plans. In addition, the Scottish Government's Affordable Housing Supply Programme will invest £7.7 million into affordable housing projects in Midlothian.

**3.1.12** The MLDP can help address these issues by, for example:

- allocating land for housing (including affordable) which provides for an increasing population whilst addressing 'place' and wider human health issues;
- securing adequate provision for healthcare and community facilities;
- securing improvements to the existing infrastructure, particularly roads and sewage/water provision; and
- including design policies, e.g. in relation to street design, active travel and designing out the fear of crime.

**3.1.13** If the MLDP was not prepared and implemented, there may be a shortfall in affordable and other housing provision and/or new housing may be built in inappropriate places. This is because, without the plan, developers would submit planning applications for housing wherever they were able to obtain the land for building at the most favourable terms commercially; and these may not be good locations from a planning/environmental perspective. If the Council refused unacceptable housing proposals in the absence of an up to date local development plan, a developer would be likely to appeal against the refusal and may succeed in getting planning permission because the Reporters and Scottish Ministers would have to decide the acceptability of the proposals without the benefit of the Plan. This

would represent an ad hoc and piecemeal approach to realising housing. Adequate provision of healthcare and community facilities may not be provided in the right places, which could affect people, although it is difficult to forecast whether such effects would be likely to have significant effects on human health within the Plan area *per se*.

**3.1.14** The effects of the MLDP on the population and human health of the areas most likely to be affected by it, which are the three Strategic Development Areas, have been assessed through the checklist for each potential allocation, reproduced in detail in Appendix 2 below.

### Water

**3.1.15** The water environment includes rivers, reservoirs, their valleys and catchments and groundwater resources. The river valleys of the North and South Esk and the Tyne are important physical features and natural systems and have high visual amenity and rich habitats whilst providing recreational opportunities for local residents. There are 58 individual stretches of fresh water with a total length of 193km located wholly or partly within Midlothian. 4% of this total river length is classed as 'Bad', 59% as 'Poor', 37% as 'Moderate' and none as 'Good' or 'Excellent'. Gladhouse Reservoir is classed as having 'Poor Potential'. In terms of groundwater, 'Dalkeith Bedrock and localised sand and gravel aquifers' is classed as 'Poor', 'Esk Valley sand and gravel' as 'Good', and 'Pentlands Bedrock and localised sand and gravel aquifers' as 'Good'. The June 2006 Environmental Report accompanying the Finalised MLP stated that water quality in rivers and watercourses in the area was generally high with 21% classified within the then 'A1' category; the apparent reduction in water quality since then appears to be as a consequence of the new classification system and water quality requirements as opposed to any actual drop in water quality.

**3.1.16** A relatively small proportion of Midlothian's surface area (2.8%) falls within the 1:200 year flood risk zone, the zone set out in flood risk maps produced by SEPA to assist in MLDP site allocation and development management decisions. Although the extent of the 1:200 year flood risk zone seems likely to increase as a consequence of climate change, no allowance for future climate change has been included in the current flood risk maps.

**3.1.17** Whilst the MLDP alone cannot remedy or prevent water pollution and flooding, it does have a role in directing development away from areas of flood risk, promoting Sustainable Urban Drainage Systems (SUDS), and in terms of its approach

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to minewater discharge treatment. Without it there would be an increased danger of development in areas of flood risk, and most likely a higher level of water pollution and/or inappropriate use of water resources.

**3.1.18** The effects of the MLDP on the water environment of the areas most likely to be affected by it, which are the three Strategic Development Areas, have been assessed through the checklist for each potential allocation, reproduced in Appendix 2 below.

### Air

**3.1.19** Legislation sets out prescribed air quality objectives for target pollutants against which each local authority must assess air quality and identify areas where the air quality objectives are not likely to be met. Where air quality objectives are not likely to be met in areas where members of the public will be exposed, local authorities must put in place an Air Quality Management Area (AQMA).

**3.1.20** Air quality objectives are specified for benzene, 1-3 butadiene, carbon monoxide, lead, nitrogen dioxide, PM10 (particulates matter with a diameter less than 10 microns) and sulphur dioxide.

**3.1.21** Air quality in Midlothian is generally good. Monitoring has confirmed that 1-3 butadiene, carbon dioxide and benzene are not a problem. A modelling study has concluded this is also the case for lead. Sulphur dioxide, nitrogen dioxide and particulate levels were monitored at Dalkeith until summer 2012; this ended following agreement with SEPA and Scottish Government that there were no real air quality issues in the locality.

**3.1.22** There is one AQMA in Midlothian, at Pathhead, which was declared in 2008 as it was predicted that the 31 December 2010 target level for PM10 was unlikely to be met. Monitoring of PM10 and sulphur dioxide continues at present at Pathhead; monitoring data have shown a steady reduction in sulphur dioxide since summer 2008. The number of homes in Pathhead with coal fires has been a significant reason for air quality issues in the village. In 2011 a gas main was installed into the village and, as an increasing number of gas mains connections have been made, from the latter part of 2011 onwards, PM10 levels associated with the burning of coal have decreased. Actual results of monitoring in Pathhead during the 2011 period as compared to the 2010 monitoring period showed a reduction in PM10 levels and it is expected that these levels will decrease further as more households switch from coal to gas. The ER at MIR stage indicated that if following a further period of monitoring it could be demonstrated to SEPA and the Scottish Government that a

sufficient and sustainable reduction in PM10 levels has been achieved, then consideration will be given to revoking the AQMA; the ER was subsequently revoked in April 2014.

**3.1.23** Monitoring of nitrogen dioxide is carried out at 20 locations throughout Midlothian using diffusion tubes. Diffusion tubes are sited in all the major towns in Midlothian. Nitrogen dioxide is typically associated with traffic fumes and the highest levels of nitrogen dioxide are therefore found adjacent to busy roads and junctions, particularly where traffic is slow moving or engines are idling. The results for the 2011 monitoring period indicated that concentrations measured adjacent to busy roads in all the major towns in Midlothian are within the annual mean air quality objective. Since the opening of the Dalkeith Bypass in September 2008 there has been an improvement in air quality in Dalkeith town centre, monitoring data having shown that concentrations of nitrogen dioxide adjacent to the A6106 have decreased significantly, although a slight increase was observed at some monitoring locations in 2011. This slight increase is thought to be as a result of traffic diversions being in place during the refurbishment of Dalkeith High Street.

**3.1.24** Traffic on all roads in Midlothian increased from 608 million vehicle kilometres per annum in 2001 to 653 in 2011, representing a 7.4% increase compared to 8.3% nationally. Forecast changes for Midlothian are for a 23% increase between 2007 and 2017 and 13% between 2017 and 2032, compared with 17% and 18% respectively nationally.

**3.1.25** A transport appraisal of the MLDP has been undertaken. One proposal, a new A701 relief road, has been appraised as having potential air quality effects relating to the road, but likely improvements for the existing A701.

**3.1.26** The MLDP can have a beneficial impact in terms of air quality by securing separation between new industrial operations and residential/other sensitive areas, and in terms of the pollution generated by traffic through policies that encourage development in locations which are less car-reliant as well as facilitating cycleways, footpaths and improved public transport services. In the absence of the MLDP, it is unlikely that new development would be concentrated in those locations better served by public transport. There would be less likelihood of mixed developments or other development patterns occurring that avoid the need to travel.

**3.1.27** The effects of the MLDP on the air quality of those areas most likely to be affected by it, which are the three Strategic Development Areas, have been assessed through the checklist for each potential allocation, reproduced in Appendix 2 below.

## 3 The Environment of Midlothian

### Climatic Factors

**3.1.28** The Climate Change (Scotland) Act 2009 has introduced legislation to reduce Scotland's greenhouse gases by at least 80 per cent by 2050 against the 1990 baseline. The Single Midlothian Plan 2013/14 commits to a proportionate reduction in the level of such gases within local authority influence to 4.5 tonnes of CO<sub>2</sub> per capita by 2020. Estimated levels of CO<sub>2</sub> per capita for Midlothian and Scotland for the period are set out in the figure below.

	Year	Industry and Commercial	Domestic	Road Transport	Grand Total	Population ('000s mid year estimate)	Per Capita Emissions (t)
Midlothian	2005	149.1	207.8	159.7	516.6	79.2	6.5
	2006	171.8	207.0	160.0	538.7	79.3	6.8
	2007	150.2	205.2	161.9	517.3	79.5	6.5
	2008	161.4	206.0	156.8	524.2	80.6	6.5
	2009	143.0	184.8	152.3	480.1	80.8	5.9
Scotland Total	2005	16473.5	14443.4	9281.4	40198.3	5094.8	7.9
	2006	16644.7	14410.1	9274.9	40329.6	5117.1	7.9
	2007	16450.1	14123.7	9364.9	39938.6	5144.6	7.8
	2008	16286.3	14112.7	9031.8	39430.9	5168.7	7.6
	2009	13967.1	12764.7	8746.5	35478.3	5193.9	6.8

**3.1.29** The MLDP can contribute to the avoidance of greenhouse gas emissions by planning the distribution of land uses in a way that reduces the need to travel and discourages the use of private motor vehicles. The MLDP can further avoid travel and discourage the use of private motor vehicles by encouraging economic development within Midlothian itself and sustaining and improving public transport and cycle routes and paths to the city and elsewhere.

**3.1.30** Through policies relating to safeguarding peatlands (locking up carbon), the siting and design of development, support for renewable energy developments and building-integrated low and zero carbon technologies, and proposals influenced by the outcome of 'SPACE' planning (Spatial Planning Assessment of Climate Emissions) and heat mapping processes; the MLDP can help to reduce the need for energy, avoid that from non-renewable sources, and in turn avoid greenhouse gases.

**3.1.31** In terms of adapting to the impacts of a changing climate, the main challenges for the MLDP are those relating to changing precipitation and warmer temperatures. The MLDP can help build environmental resilience through policies supporting biodiversity, wildlife habitat protection, green networks, improved water catchment and flood prevention.

**3.1.32** If the MLDP was not implemented, new development would be expected to generate more private car-borne trips, higher energy consumption, less building-integrated low and zero carbon technology, and uncertainty in relation to renewable energy development and peatland protection. There would be less environmental resilience, including more development susceptible to flooding. The difference that implementation of the MLDP would make in terms of climate change mitigation is more important when seen as a contribution to the cumulative effects of small reductions in the national consumption of energy from non-renewable sources.

**3.1.33** The effects of the MLDP on climatic factors in the areas most likely to be affected by it, which are the three Strategic Development Areas, have been assessed through the checklist for each potential allocation, reproduced in Appendix 2 below.

### Soils

**3.1.34** Soil is an important resource, particularly for agriculture and locking up greenhouse gases. Approximately 26% of the total area of Midlothian agricultural land is classed as grade 1, 2 or 3.1 under the James Hutton Institute Land Classification system, compared with only 6% of all farmland nationally. Areas of peat soil and peaty soil with peat, particularly important for their carbon content, are to be found on the periphery of the county. The MLDP will have a role in protecting prime agricultural land from development, encouraging it instead in other areas where this is possible, and steering it away from peat and peaty soil. In the absence of the implementation of the MLDP, it is possible that more prime quality agricultural land may be used than is absolutely necessary and peatland etc. disturbed, releasing greenhouse gases.

## The Environment of Midlothian 3

**3.1.35** Some areas of Midlothian have a legacy of dereliction, degraded or contaminated land with polluted or degraded soils. It is to be expected that the MLDP will prioritise the redevelopment of this previously developed land and derelict, unused or degraded land in preference to the use of “greenfield” land. In the absence of the MLDP, it is likely that derelict, degraded and polluted or contaminated land would not be subject to remediation and redevelopment, or very much less land would be, because developers would have little or no incentive to address these issues.

**3.1.36** The effects of the MLDP on the soils of the areas most likely to be affected by it, which are the three Strategic Development Areas, have been assessed through the checklist for each potential allocation, reproduced in detail in Appendix 2 below.

### Biodiversity, Flora and Fauna, Geology and Geomorphology

**3.1.37** Midlothian has a wide range of wildlife habitats including moorlands, gorge woodlands, incised river valleys and wetlands. Many rare and endangered species and other species identified as priorities in the UK and Local Biodiversity Action Plans occur in the area. There are two Ramsar sites/Special Protection Areas (SPAs), at Gladhouse and Fala Flow covering a total of 504 hectares. There is a Special Area of Conservation (SAC) at Peeswit Moss/Side Moss extending to about 53 hectares. There are also 16 Sites of Special Scientific Interest (SSSIs) covering a total area of 1,219 hectares.

**3.1.38** In addition to these nationally and internationally important sites, Midlothian has one Local Nature Reserve at Straiton Pond; 47 Local Biodiversity Sites (up from 43 at MIR ER stage); two Woodland Trust woodland sites in the form of Beeslack Wood and Currie Wood, approximately 2600 hectares of ancient woodland, and five Scottish Lowland Raised Bog Inventory Sites. There are three Regionally Important Geological sites and six Geological Conservation Review sites. Some sites have more than one designation. These local designations are intended to protect sites and features that help to sustain the overall biodiversity and geodiversity of the area and help to link the statutorily protected sites. Many other features in the landscape are of importance for the migration, dispersal and genetic exchange of plant and animal species.

**3.1.39** It is expected that the MLDP will seek to protect the natural heritage, including all of the tiers of designated sites, protected species, woodlands and features of the landscape of major importance for wildlife. If the MLDP was not implemented, it is likely that sites and features of local, national and possibly

international importance could be lost or damaged and the populations and/or distribution/range of protected and other important species may be adversely affected by development. However, international sites, and to a lesser extent SSSIs, are protected from the adverse effects of development by special legislative provisions that would apply in the absence of the MLDP.

**3.1.40** The effects of the MLDP on the biodiversity, fauna, flora and natural features of the areas most likely to be affected by it, which are the three Strategic Development Areas, have been assessed through the checklist for each potential allocation, reproduced in detail in Appendix 2 below.

### Material Assets including Cultural Heritage

**3.1.41** Midlothian’s towns and villages have many areas and individual buildings of special architectural or historic interest that contribute to the distinctive character of the urban and rural environment. There are 21 designated conservation areas (Dalhousie added since MIR ER) of which three are designated by Historic Scotland as “outstanding”; they are Borthwick & Crichton, Dalkeith House & Park and Mavisbank. Midlothian has 713 buildings registered with Historic Scotland as being listed for their architectural and/or historic and cultural significance, largely located within conservation areas, with the majority being in and around Dalkeith town centre, Borthwick and Crichton and Mavisbank. Of the listed buildings, 10% are Category A, about 44% Category B and about 45% Category C. There are 63 buildings on the register of listed buildings at risk, and also 12 Nationally Important Gardens and Designed Landscapes on the inventory compiled by Historic Scotland and Scottish Natural Heritage.

**3.1.42** The implementation of the Dalkeith Townscape Heritage Initiative/ Conservation Area Regeneration Scheme has been underway since adoption of the MLP. Building restoration and public realm upgrading work has brought with it a noticeable improvement in the town centre environment.

**3.1.43** A variety of archaeological and other historic monuments are found throughout Midlothian including castles, churches, standing stones, remains of ancient settlements and fortifications and industrial archaeology. There are currently 79 Scheduled Monuments (SMs) that mainly comprise prehistoric, domestic and defensive sites. This relatively high proportion of SMs reflects the area’s historical importance in the Lothians and Scotland. Also of note are Midlothian battlefields now featuring on the Inventory of Battlefields: Battle of Rullion Green and Battle of Roslin, added to the inventory in November 2011 and December 2012 respectively.

## 3 The Environment of Midlothian

**3.1.44** It is expected that the MLDP will seek to protect all these assets. If it was not implemented, it is likely that local and potential nationally important archaeological resources could be lost or damaged; conservation areas and other historic sites may not be as well protected or enhanced; and listed buildings and other buildings of architectural or historic importance may be lost or damaged. However, SMs and listed buildings are protected by law and these regulatory controls would apply irrespective of the Plan.

**3.1.45** The effects of the MLDP on the material assets including the cultural heritage of the areas most likely to be affected by it, which are the three Strategic Development Areas, have been assessed through the checklist for each potential allocation, reproduced in detail in Appendix 2 below.

### Landscape

**3.1.46** The wide variety of soils and geological strata and features and the complex hydrology of Midlothian results in a varied land form and land cover, including significant areas of arable farmland, lowland grasslands, improved and unimproved upland pastures, broadleaved woodland, coniferous plantations, peatlands and grass or heather moorland. The Lothians Landscape Character Assessment includes the whole of Midlothian and was completed on behalf of Scottish Natural Heritage in 1998. It identifies four landscape character types in Midlothian. They are the Uplands of the Pentland Hills, Moorfoot Plateau and Fala Moor; Upland Fringes on the flanks of the Pentlands and Moorfoot Hills; Lowland Hills and Ridges and Lowland River Valleys, associated with the Upper Tyne and North and South Esk Rivers.

**3.1.47** The MIR ER explained that there is one local landscape designation in Midlothian, the 'Areas of Great Landscape Value', covering 20,418 hectares or 57% of Midlothian's total land area, comprising: the Pentlands, Moorfoots and Lammermuirs (rolling hill country); incised river valleys of the North and South Esk and Tyne; Gladhouse, Edgelaw, Glencorse, Rosebery, Loganlea and North Esk reservoirs; and the estate landscapes of Penicuik, Arniston, Prestonhall, Oxenfoord and Vogrie. The MLDP has reviewed the AGLVs and proposes seven Special Landscape Areas, covering a similar extent of land area. In addition, the Pentland Hills Regional Park falls partly in Midlothian, and there are four country parks.

**3.1.48** The Midlothian landscape is sensitive to a wide variety of changes, many of which are outwith the control of the planning system and over which the MLDP can contribute little influence. However, other changes include pressures on the landscape that are, at least in part, subject to planning control, such as changes of

use in rural areas; increasing pressure for built development, especially on the edges of expanding settlements; new or intensified recreational and military uses and poor design of development, especially where there is a failure to take account of local character and distinctiveness. The MLDP wind energy policy framework is also influenced by the capacity of its landscape.

**3.1.49** In Midlothian there are 270 hectares of vacant and/or derelict land, representing a 12% reduction since 2006. The development of waste management facilities at Millerhill will remove around 15 hectares, and the development of the new community of Shawfair will remove a significant amount. Implementation of an existing housing consent at Thornybank Industrial Estate on the edge of Dalkeith will remove another large site.

**3.1.50** It is expected that the MLDP will encourage good design and a better fit in the landscape for new development, including high quality landscaping and policies relating to trees and hedgerows. If the MLDP was not implemented, there would be likely to be a continuing erosion of landscape character and distinctiveness and more buildings and other structures appearing in the landscape that would detract from its character and quality. Areas of acknowledged landscape value and historic landscapes would be likely to be undervalued and their amenity and historic values diminished. Furthermore, the MLDP is expected to be a key driver for the restoration of derelict and degraded land and, in the absence of the Plan, it is unlikely that many of these areas would be restored.

**3.1.51** The effects of the MLDP on the landscapes of the areas most likely to be affected by it, which are the three Strategic Development Areas, have been assessed through the checklist for each potential allocation, reproduced in detail in Appendix 2 below.

### Interrelationship between these Factors

**3.1.52** Midlothian has an increasing population with many development pressures associated with its proximity to Edinburgh. There is therefore a complex interrelationship between environmental factors, which in some circumstances can lead to conflict with development proposals and may also lead to conflict between differing environmental objectives.

**3.1.53** However, the MLDP is expected to have a wide range of policies of equal importance and for development to be in accordance with the MLDP it will need to be consistent with all the policies in the Plan. In that way any potential divergence between environmental policy objectives can be identified and considered in planning decisions.

**3.1.54** If the MLDP was not implemented, it is likely that decisions would be made on a more ad hoc basis, environmental objectives may be seen as competing for priority rather than being considered in an integrated way. Policies that have much longer term environmental benefits would be more likely to be overlooked, or less favoured, compared to the protection of locally valued, widely recognised or statutorily designated historical or landscape features.

## 3.2 Key Environmental Problems

**3.2.1** The MLDP Scoping Report indicated that relevant environmental problems would be identified through analysis of baseline environmental information, professional judgement and input from the key agencies, etc. Bearing in mind the baseline environmental information within the Monitoring Statement, and the preceding analysis in Section 3, the following is a summary of the key environmental problems/ issues which will be influenced by the MLDP and whether the Plan is likely to aggravate, reduce or otherwise affect these.

- a. Affordable housing - There is a lack of affordable housing which the policies of the MLDP should partly mitigate.
- b. Quality of the water environment - Water bodies are generally of 'moderate' quality at best. Any further deterioration in water quality attributable to implementation of the MLDP is expected to be mitigated by its policies.
- c. Climatic factors - CO<sub>2</sub> emissions in Midlothian require to be avoided in support of Climate Change (Scotland) Act/ Single Midlothian Plan 2014/15 targets. It is expected that the MLDP development strategy and policies will mitigate greenhouse gases and maintain resilience to the impacts of a changing climate.
- d. Landscape character - The Midlothian landscape is sensitive to development. The development strategy and policies of the MLDP will seek to minimise any adverse impact on character and appearance.

## 4 Assessment of Effects & Preventing, Reducing and Offsetting Significant Adverse Effects

### 4 Assessment of Effects & Preventing, Reducing and Offsetting Significant Adverse Effects

#### 4.1 Alternatives Considered

**4.1.1** The current MLP 2008 sets out a framework for development that is required to meet the Edinburgh and the Lothians Structure Plan 2015, but it also includes a policy framework of environmental controls and implementation requirements, to help mitigate the negative environmental impact of development. Much of that policy framework is carried forward in or has informed that of the MLDP PP, with the intention that it continue to provide an effective counter-balance to development. Where there is a change in emphasis, it is generally as a result of changes in focus at national and SESplan SDP level.

**4.1.2** The main changes that the MLDP promotes arise from the need to meet the development requirements identified in the SDP, principally the identification of housing and employment land, but also in terms of retail, infrastructure and community facilities, etc.

**4.1.3** The MLDP has to be consistent with the SDP and as such must satisfy the requirements imposed for housing and employment land. There is therefore no alternative to meeting this requirement. The SDP also directs where and how much development should take place in the three identified Strategic Development Areas (SDAs): South East Edinburgh (Shawfair); A7/ A68/ Borders Rail Corridor; and A701 Corridor). There is no provision to transfer the requirements between the SDAs, and as such the requirements are set and must be implemented as defined.

**4.1.4** The MLDP can establish where, within the separate SDAs, the requirement is to be located. Each SDA includes a number of settlements/ communities, and the MLDP can allocate the SDA requirements across the communities as it considers best meets its overall objectives. The MLDP MIR promoted, and the PP proposes, the inclusion of additional aims and objectives relating to sustainable place-making, green networks and climate change, in recognition of Scottish Government priorities. By adhering to these priorities, it has become clear that there are limited opportunities if the MLDP is to allocate the SDP requirement in full. The MIR presented a preferred selection of sites to meet the then emerging SDP requirement. It also set out details of a limited number of sites within each of the SDAs which could be allocated as alternatives to one or more of the preferred sites within the same SDA.

**4.1.5** The MIR also presented limited alternative options for changes to the Green Belt boundary (in addition to the preferred changes); options for support for tourism; for identification of areas of search for surface mineral extraction; and for implementation of housing in the countryside. These were addressed through the presentation of the issues in the MIR, and its environmental assessment considered the environmental impact of these alternatives where results were likely to be different to the preferred approach.

**4.1.6** The MLDP PP now sets out the Council's settled view on the policy framework and selection of sites to meet SDP requirements.

#### 4.2 Assessment Methods

##### Policies

**4.2.1** At the MIR stage, the environmental sub-objectives were converted into environmental questions against which the MIR 'issues' (i.e. MIR question topics), and those policies which the MIR identified as remaining in force in the MLDP, were tested - see Table 4 below. These questions have continued to be used for assessment of MLDP PP policies.

**Table 4 Assessment of Issues (MIR only) and Policies - Environmental Questions**

**Considering this issue or policy, will it be likely to significantly affect:**

AIR	To protect and enhance current air quality
A1	Air quality/CO <sub>2</sub> emissions
A2	Need to travel by car?
A3	Opportunities for access to sustainable forms of transport?
BIODIVERSITY	To protect and enhance biodiversity, flora, fauna and habitats
B1	International nature conservation areas/sites?
B2	Designated national/ regional/ local nature conservation sites/ Ancient Woodlands/ local biodiversity/ geodiversity sites/ species/ habitats/ wildlife corridors?

## Assessment of Effects & Preventing, Reducing and Offsetting Significant Adverse Effects 4

CLIMATIC FACTORS		To reduce greenhouse gases and reduce energy consumption
CL1		The generation of renewable energy?
CL2		The energy efficiency of buildings?

CULTURAL HERITAGE		To safeguard and enhance the built and historic environment
CH1		Listed buildings, Scheduled Ancient Monuments, Gardens and Designed Landscapes, Historic Battlefields or other non-designated historic sites?
CH2		Conservation areas/ historic urban form/ settlement pattern?

LANDSCAPE AND TOWNSCAPE		To protect and enhance the landscape and townscape
L1		Designated landscapes?
L2		Character or distinctiveness of the landscape?
L3		Open space provision?
L4		Settlement coalescence?

MATERIAL ASSETS		To promote the sustainable use of natural resources and ensure quality in new development
M1		Waste minimisation?
M2		Use of mineral resources?
M3		Reuse of brownfield land?
M4		The quality of the built environment?

POPULATION AND HUMAN HEALTH		To improve the quality of life and human health for communities
P1		Provision of affordable housing?
P2		Provision of greenspace, footpaths and cycleways?

SOIL		To protect the quality of soil
S1		Prime quality agricultural land and peatland?

WATER		To protect the quality of water and prevent flooding
W1		Status of major water bodies? [refer River Basin Management Plan]
W2		Extent of flood risk?

**4.2.2** The assessment has used the assessment classification in Table 5 below. At the MIR stage this meant assessing the effects of the issues the subject of the consultation, but also the policies which the MIR identified as remaining principally unchanged. For this PP stage the assessment (see Appendix 1) has involved assessing the Council's settled policy framework.

**Table 5 Issues (MIR only) and Policies - Assessment Method**

Symbol	Effect
+	Likelihood of significant beneficial effect(s) - policy convergence with environmental objectives of the MLDP.
Blank cell	Criterion not relevant, or likelihood of no significant, or only neutral, effect(s).
?	Uncertain or unpredictable effect(s) and/ or some potential for policy divergence with environmental objectives in the MLDP. High reliance on cross compliance in the application of the objective, or high reliance on more detailed assessment of specific proposals promoted by the policy.
x	Likelihood of significant adverse effect(s) and/ or likelihood of policy divergence with environmental objectives in the MLDP.
NA	Not assessed as part of the environmental assessment of this Plan for the reason stated in the comments column, e.g. because assessed at a higher or lower tier, or this Plan is simply referring to a proposal generated elsewhere or required to be safeguarded in this Plan.
C	This policy provides for site-specific development allocations subject to detailed assessment and summarising the effects would be impractical and potentially misleading.
O	Assessment result different to that for Midlothian Local Plan 2008 Environmental Report

## 4 Assessment of Effects & Preventing, Reducing and Offsetting Significant Adverse Effects

**4.2.3** Much of the MLP 2008 policy framework is carried forward in or has informed that of the PP. The MLP 2008 policies were the subject of environmental assessment, and the results presented in the ER accompanying the MIR. Although the MLP environmental assessment objectives have been updated/ modified for use in the MLDP environmental assessment, there is much in common between the assessment criteria. The MLDP PP policies assessment has been closely allied to the assessment previously undertaken for the MLP 2008, allowing for consistency and a degree of comparison. The results of the exercise are set out in Appendix 1.

**4.2.4** It is emphasised that the assessment concentrates on the significant effects likely to be generated by the MLDP and relevant to planning control. It is not possible, or necessary, for the assessment to try to assess every conceivable effect. Whilst all the potential effects must at least be considered, it is only significant effects that need to be fully assessed and recorded, that is, effects that are significant - important - in the context of the development plan. Some detailed effects of a proposal may be significant to local people, and merit careful consideration at the planning application stage to see if the development should be permitted. However, these detailed effects cannot always be anticipated or assessed as part of the assessment of the whole plan, which necessarily must be more strategic and appropriate to the scale and nature of the Plan. Also, to be practical, the assessment can only consider likely effects that, reasonably, may be predicted.

**4.2.5** CA opinion on the MIR ER suggests it would be helpful to clarify that CH1 relates to national designations, and CH2 to local considerations; and the Council is happy to confirm that here.

**4.2.6** CA opinion on the MIR ER also suggests that it would be helpful to explain "settlement pattern" to distinguish it from historic urban form, and why it is considered to be a cultural heritage concern. In response, it should be noted that the overall objective here is not limited to the 'historic' environment. In devising the environmental questions there was consideration whether "settlement pattern" should be assessed under Cultural Heritage, Landscape and Townscape or Material Assets; and it was concluded a broader concern with settlement pattern beyond the purely historic is cultural (primarily aesthetic).

### Sites and Development Strategy

**4.2.7** In a similar fashion to assessment of the issues (MIR only) and policies, the MLDP environmental assessment objectives were converted into assessment criteria to test the development sites - refer to Table 6 below. The results of the assessment of sites in the MLDP PP are included in Appendix 2 under each of the three Strategic Development Areas (SDAs).

**Table 6 Assessment of Development Sites - Environmental Questions**

Environmental Assessment Topic	Does the proposal/ allocation:
AIR	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?
	Have good proximity to jobs/ services (enabling access within walking distance)?
	Have good access to existing or proposed public transport services?
BIODIVERSITY	Avoid causing significant effect on designated international nature conservation sites?
	Avoid causing significant effect on statutory national/ regional/ local nature conservation sites?
	Avoid causing significant effect on Ancient Woodland/ local biodiversity/ geodiversity sites?
	Avoid causing significant effect on species/ habitats/ wildlife corridors of nature conservation importance?
CLIMATIC FACTORS	Occupy a relatively efficient location in terms of energy consumption
CULTURAL HERITAGE	Avoid adverse effects on listed buildings and/ or their settings?
	Avoid adverse impact on Scheduled Monuments and /or their settings?
	Avoid adverse impact on locally important archaeological sites?
	Avoid adverse effects on a Garden & Designed Landscape?

## Assessment of Effects & Preventing, Reducing and Offsetting Significant Adverse Effects 4

Environmental Assessment Topic	Does the proposal/ allocation:
	Avoid adverse effects on a Historic Battlefield site?
	Avoid adverse effects on conservation areas and/or other areas of architectural, historic or townscape interest, or historic urban form?
<b>LANDSCAPE &amp; TOWNSCAPE</b>	Avoid Areas of Great Landscape Value (or equivalent)?
	Avoid conspicuous locations that require extensive landscape treatment?
	Avoid loss of/ adverse effects on public open space?
	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?
	Avoid loss of land in the Green Belt?
	Avoid loss of land in the Regional Park or a country park?
<b>MATERIAL ASSETS</b>	Safeguard mineral resources from sterilisation (within areas of search)?
	Minimise use of greenfield land?
<b>POPULATION &amp; HUMAN HEALTH</b>	Avoid co-location of sensitive development with industrial facilities/ economic allocations?
<b>SOIL</b>	Avoid loss of prime quality agricultural land and peatland?
<b>WATER</b>	Avoid deterioration of water body status?
	Minimise flood risk (on site/ elsewhere)?

### Strategic Flood Risk Assessment (SFRA)

**4.2.8** The Flood Risk Management Planning regime will result in the preparation of Local Flood Risk Management plans which will clarify the issues for Midlothian, but these are unlikely to be available until 2015. In their absence, and to allow the MLDP to have proper regard to flood risk, the Council has prepared a Strategic Flood Risk Assessment (SFRA), available as a Technical Note accompanying the MIR. To assist in this process, SEPA provided advice for sites assessment purposes. This

information, along with the SEPA Indicative River and Coastal Flood Map (Scotland), details of flood incidents and other data sources, provided the basis for the Midlothian SFRA. The Council will keep the SFRA under review.

### Accessibility modelling

**4.2.9** The sites assessment process was also subject to Accession (accessibility) modelling at the MIR stage. The accessibility (in travel distance, on foot and/ or public transport) of sites to several key services was tested. The services included: primary school; secondary school; regional shopping (Straiton); local shopping/supermarket; regional health/ hospital (Edinburgh Royal Infirmary); and local health services (GP practices).

### Place-making

**4.2.10** As a means to help inform the selection of sites to deliver the MLDP strategy, a place-making workshop was held. With the assistance of Architecture + Design Scotland, SNH and Urban Initiatives, a number of Council officials representing a range of professional interests, along with NHS Lothian representation, were engaged in a debate on options for settlement growth, and considered the implications for location and scale of development. A report on the workshop is available. Although the workshop focused principally on one settlement, which was used as an example for applying the technique, the lessons learnt can be applied across different locations in Midlothian. Key principles were included in the MIR and have informed the MLDP PP.

### Spatial Planning Assessment of Climate Emissions (SPACE) tool

**4.2.11** As a means to test the implications for carbon emissions of development scenarios of the MLDP, sites were inputted to the Scottish Government's SPACE tool at the MIR stage.

### Midlothian Local Plan 2008 Strategic Environmental Assessment Monitoring Report

**4.2.12** The MLP 2008 ER identified five potential measures, three of which related to issues of environmental concern, and two of which were possible monitoring opportunities. The first monitoring report (July 2011) provided the results of the post-adoption monitoring, which has informed the selection of measures proposed in this ER for post-adoption monitoring. The MLP 2008 Environmental Assessment Monitoring Report was submitted to the CAs, who were advised that the exercise

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had been overly onerous. The CAs have confirmed that there needs to be a degree of realism, and a need to avoid onerous monitoring, and this advice has influenced the approach to monitoring proposed in this ER.

### 4.3 Assessment of the Development Strategy and Policies

**4.3.1** The MLDP environmental assessment has the advantage that environmental assessment was undertaken on the current MLP 2008. The environmental assessment process was continued beyond the adoption of the MLP with the preparation of a post-adoption statement and a monitoring report. On the impact that the environmental assessment process had on improving the MLP, the MLP Post Adoption Statement (March 2009) stated: *"It is considered that the changes [arising from the SEA process] are relatively limited and that the Local Plan preparation process, including the consultations, Plan deposit and inquiry phases, has had a more significant impact on the Plan. It is worth noting that this Midlothian Local Plan (and its predecessor) has benefited from a full 'sites assessment' exercise, covering not only 'environmental' criteria but also a range of sustainability matters and this existing good practice has meant that the SEA process itself has effectively confirmed and endorsed the quality of this work."*

**4.3.2** It remains the Council's view that the environmental assessment process is not the overriding influence on the environmental robustness of the MLDP, as the plan preparation, consultation and inquiry stages have ensured and should continue to ensure that the Plan takes full cognisance of the need for protection of the environment as well as the need for development. As with the MLP 2008, the assessment of potential development sites has been undertaken prior to the selection of sites to contribute to the development strategy, rather than simply assessing the impact of the selected sites. A workshop session helped to establish the priorities to be applied to the selection of development sites, which were as set out in Table 7 below, indicating that the conclusion of this work was that climate change factors were considered to be the top priority in site selection.

**Table 7 Priorities for Development Sites Selection**

Priority	Criteria
1	Climate Change factors- Good proximity to jobs/ services - Accessibility 1; Good access to existing or proposed public transport services - Accessibility 2; Energy Efficiency; Peatland; Flooding
2	Biodiversity; Landscape
3	Coalescence/ Settlement Identity
4	Cultural Heritage; Green Belt; Brownfield/ Greenfield; Prime Agricultural Land; River Basin Management Planning

#### Vision, Aims & Objectives

**4.3.3** The summary of assessment issues in the ER accompanying the MIR demonstrated that the impact of the approach taken with respect to the vision, and the aims and objectives on environmental criteria is uncertain, as the changes that are likely to have an effect arise from the development allocations and the policy provisions. Similarly, the impact of the sustainable place-making principles was considered uncertain. However, they could lead to positive environmental effects but these will arise from the implementation of the development allocations and partially from the provisions included in masterplans and as planning conditions/ developer agreements.

#### Development Strategy

**4.3.4** Assessment of the development strategy as it relates to the South East Edinburgh (Shawfair) Strategic Development Area (SDA) has concluded that the proposed Newton Farm and Cauldoats residential allocations are expected to benefit from improved public transport services associated with the committed Shawfair new settlement and that the Shawfair Park Business Extension would have good accessibility. The impact of development allocations on archaeology and Newton House Historic Garden & Designed Landscape needs to be minimised through masterplanning/ landscape buffers, but this can provide opportunities for green network provision which can also provide for sustainable travel (cycle/ walking).

**4.3.5** Assessment of the development strategy as it relates to the A7/A68/ Borders Rail Corridor SDA finds that the development, and sites selected, will benefit from improved public transport in association with Borders Rail. Bus-based improvements will be needed in association with Redheugh new settlement expansion and

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development at Hopefield expansion and North Rosewell. Some sites pose a risk of coalescence and some will have a possible impact on wider views. Opportunities should be taken to implement green network and landscape proposals as mitigation. Site layouts should mitigate impact on cultural heritage features.

**4.3.6** Assessment of the development strategy as it relates to the A701 Corridor SDA indicates that the development of the A701 Relief Road would provide opportunities to improve public transport and cycling on the existing A701. Landscape provision in conjunction with development of the road would offer potential to improve the landscape character of the SDA. Also, green network opportunities would arise in association with development sites.

**4.3.7** In response to CA opinion expressed on the MIR ER, the Council would clarify that there would be a loss of prime quality agricultural land associated with the proposed development strategy.

### Accessibility Modelling

**4.3.8** The sites considered in the assessment at the MIR stage were included in the accessibility modelling work. The results for the South East Edinburgh (Shawfair) sites are not very meaningful, as the model tests against existing facilities, and retail facilities and schools will be delivered locally as the new settlement expands. However, the sites in each of the other SDAs have been included and this shows the following key findings (relating to preferred and reasonable alternative strategy sites):

- **Primary school access:** Most of the sites in the A7/A68/ Borders Rail Corridor and A701 Corridor SDAs are within 1 km of a primary school. Those at further distance will generally have this reduced through new school provision, i.e. site Hs7 will benefit from the proposed North Gorebridge PS (short-term) and, in due course, the new Redheugh PS; and site Hs16 will benefit from the proposed new Bilston PS.
- **Secondary school access:** Most of the sites within the A7/A68/ Borders Rail Corridor SDA are within 3.5 km of secondary schools, with some in much closer proximity. Most of the A701 Corridor SDA sites are beyond 4 km, but this arises from the secondary schools in this corridor both being at the southern end (in Penicuik), whilst most of the development opportunities are towards the northern end.

- **Local retail access:** Most sites within both corridors have reasonably good access to a local supermarket/ food shop, being within 1.5 km. However, the Rosewell site is poorly served being over 4 km distant.
- **Regional retail access:** This tested proximity to Straiton Commercial Hub. As can be expected, the A701 sites were reasonably close, but those in the A7/A68/ Borders Rail Corridor SDA were at some distance, i.e. over 6 km.
- **Local health/ GP access:** Most of the sites are close to the local GP surgery, i.e. within 2.5 km. However, sites Hs7 (Redheugh), Hs14 (Rosewell) and Hs16 (Bilston) are at some distance.
- **Regional health access:** This tested the proximity to the Edinburgh Royal Infirmary (ERI), and as would be expected all sites are at some distance. The Shawfair sites relate better to the ERI.

### SPACE (Spatial Planning Assessment of Climate Emissions) Tool

**4.3.9** The tool was run for the MIR preferred and reasonable alternative development strategy options using its 'Midlothian' default settings. There was little difference between the results for each of the options. It was intended to review the inputs for a re-run of the model using a set of more sensitive data inputs, but due to the insensitivity of the tool to development strategy variations, it was decided not to progress with this.

### Assessment of the Policies

**4.3.10** Table 8 below summarises the policy assessment. Appendix 1 provides the detailed policy assessment matrix testing all of the MLDP PP policies against the environmental assessment criteria. All the policies of the MLDP are tested, except:

- a. Policy STRAT1, as this will provide support for the current MLP 2008 (and previous MLP 2003 and Shawfair LP 2003) land allocations, which have been subject to strategic environmental assessment of the MLP 2008. The cumulative effect of the proposed MLDP allocations and these committed development sites not yet built will be addressed separately;
- b. Proposals STRAT3 and STRAT5 and policy ECON1 supporting the housing and economic allocations, which are addressed separately - refer to the assessment in Appendix 2;

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- c. Policy STRAT4 for additional housing development opportunities - refer to the assessment in Appendix 2;
- d. Policy TRAN3, because the policy is required to safeguard a proposal that is not proposed by the Plan but by Parliamentary processes outwith the control of the Plan.

**Table 8 Summary of the Likely Environmental Effects of the Policies of the Midlothian Local Development Plan Proposed Plan**

Environmental Topic	Policies with effects that are likely to be:			
	Beneficial	Uncertain	Adverse	No effects
AIR	DEV5, DEV6, TRAN1, TRAN5, ENV2, ENV3, ENV5, ENV15, ENV17, NRG1, NRG2, NRG3, NRG4, NRG5, NRG6, IMP1	ECON2, ECON3, ECON4, ECON5, TCR2, VIS1, VIS2, MIN2, ENV1, WAST1, WAST2, WAST3,	TRAN2, TRAN4	All other policies
BIODIVERSITY	DEV1, DEV2, DEV5, DEV7, DEV8, DEV9, DEV10, RD1, RD2, RD3, RD4., ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV10, ENV11, ENV12, ENV13, ENV14, ENV15, ENV16, ENV20	DEV10, ECON2, TRAN2, TRAN4, VIS1, VIS2, MIN1, MIN2, MIN3, IMP2, IMP3		All other policies
CLIMATIC FACTORS	DEV5, DEV6, NRG1, NRG2, NRG3, NRG4, NRG5, NRG6	ECON2, WAST1, WAST2, WAST3		All other policies
CULTURAL HERITAGE	DEV1, DEV2, DEV6, DEV8, DEV9, RD1, ENV1, ENV7, ENV19, ENV20, ENV21, ENV22, ENV23, ENV24, ENV25, IMP1	TRAN2, TRAN4, VIS1, VIS2, MIN1, MIN2, MIN3, RD2, ENV21		All other policies
LANDSCAPE & TOWNSCAPE	STRAT2, DEV1, DEV2, DEV5, DEV6, DEV7, DEV8, DEV9, DEV10, ECON4, ECON7, RD1, RD2, RD3, RD4, ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, ENV7, ENV8, ENV10, ENV11, ENV12, ENV13, ENV14, ENV15, ENV16, ENV19, ENV20, ENV22, ENV23, ENV24, IMP1	DEV10, ECON2, TRAN2, TRAN4, IT1, TCR2, VIS1, VIS2, MIN1, MIN2, MIN3, NRG1, NRG2, WAST1, WAST2, WAST3, IMP3		All other policies
MATERIAL ASSETS	STRAT2, DEV1, DEV2, DEV5, DEV6, DEV7, DEV8, DEV9, DEV10, ECON4, ECON7, TCR1, TCR2, ENV1, ENV16, ENV19, ENV20, ENV22, NRG1, NRG2, NRG3, NRG4, NRG5, NRG6, WAST5, IMP1	DEV10, TCR2, VIS1, VIS2, MIN1, MIN2, MIN3		All other policies

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Environmental Topic	Policies with effects that are likely to be:			
	Beneficial	Uncertain	Adverse	No effects
POPULATION & HUMAN HEALTH	DEV1, DEV3, DEV4, DEV6, DEV8, DEV9, <u>DEV10</u> , RD3, ENV2, ENV3, IMP1	<u>DEV10</u> , ECON2, ECON4, TRAN1, VIS1, VIS2		All other policies
SOIL	RD1, ENV1, ENV4, ENV5	TRAN2, TRAN4, VIS1, VIS2, MIN1, MIN2, MIN3, RD2, WAST1, WAST3		All other policies
WATER	DEV5, RD3, ENV2, ENV8, ENV9, ENV10, ENV12, ENV13, ENV14, ENV15, ENV16, IMP3	ECON5, MIN1, MIN2, MIN3, RD2, WAST1, WAST2, WAST3, IMP2		All other policies

*Note: Where a policy is underlined, this highlights that the effects have been classed as both beneficial and uncertain for the same environmental assessment topic. This can arise as the topics include a number of separate assessment questions, which can produce different assessment results*

**4.3.11** The assessment of policies for this PP addresses 81 policies/ proposals. Only two policies are assessed as having potentially significant adverse effects, and this relates to air quality matters. The policies provide support for transport schemes and freight movement (policies TRAN2 and TRAN4) which will principally support road transport. It is recognised that policy TRAN2, in itself, does not have any significant environmental effects because it only safeguards the necessary land for the schemes. However, the policy does facilitate these transport projects and without the policy their environmental effects may not arise. It is vital that the environmental effects of the projects supported by the policy are subject of a detailed project-level environmental impact assessment. It is worth noting that, where a new road scheme is delivered, there may be benefits through the associated landscaping, which could result in improvements to biodiversity. There may also be a synergistic benefit whereby the new road scheme relieves existing roads, thus enabling improvements to public transport and cycling to be provided.

**4.3.12** Policy TRAN4 encourages the location of freight development that is road-based as well as that which is rail-based. The policy is heavily reliant on cross-compliance with other policies in the Plan but does not cross reference to any of them; furthermore, it has no caveats or criteria that would avoid unnecessary, or reduce other environmental effects arising from, freight transport infrastructure.

**4.3.13** The effects of many of the policies are uncertain and rely on cross-compliance with other policies. The uncertainties are related primarily to some of the housing, economic, retailing, transport, waste and mineral policies. Policy ECON2 will provide policy support for The Bush biotechnology area, and has been assessed taking account of the agreed *Bush Framework Masterplan* (2012). The results of the assessment demonstrate a number of uncertainties, but if the Masterplan is implemented there could be beneficial effects in respect of biodiversity, sustainable transport (public transport/ cycling), green network and habitat improvements. Development could be visible from the Pentland Hills, but landscaping could provide a degree of mitigation. As would be expected, the 'ENV', 'NRG' and 'DEV' policies are principally of beneficial effect. However, some of the retailing and transport policies are also expected to have beneficial effects as they support a sustainable approach to development.

**4.3.14** It should be noted that a small number of policies have been assessed as having both beneficial and uncertain effects for the same environmental assessment topic. This has resulted due to each topic covering a number of environmental criteria, the assessment of which has generated a different result. The policies where this has arisen are highlighted in the table above.

### Development Site Allocations

**4.3.15** The development strategy for this MLDP PP includes a total of 30 allocated sites plus five potential development opportunities. [Note - this includes three areas for further development at The Bush (A701 Corridor), specifically for biotechnology purposes. These are assessed as part of policy ECON2 and taking account of the *Bush Framework Masterplan*.] Appendix 2 presents the results of the assessment by SDA and includes a map showing the location of the sites. The summary of the results are set out in Table 9 below. As some of the SEA topics below include several assessment criteria, there is potential for sites to both meet criteria and to have a negative assessment for the same environmental topic. The table flags this up in the 'mixed/ uncertain' category.

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**Table 9 Summary of the Likely Environmental Effects of the Development Site Allocations & Additional Development Opportunities**

Environmental Topic	Sites meeting criteria	Sites with a negative assessment	Sites with mixed/uncertain effects	Comments
AIR	21	3	8	Hs0, Hs1, Ec2, Hs2, Hs11 and AHs1 currently have poor or marginal access to public transport. Apart from site AHs1, this will likely be resolved once development proceeds.
BIODIVERSITY	23	0	9	Site Ec5 will need to consider measures to address issue.
CLIMATIC FACTORS	31	1	0	
CULTURAL HERITAGE	21	9	2	Layout and design of sites Hs0, Hs1, Ec1, Hs11, Ec2, Hs2, Hs14 and AHs2 will need to safeguard archaeology, SMs and designated landscapes. Need to confirm situation on site Ec3. Impact of site Hs18 on Historic Battlefield uncertain. Site AHs1 can protect listed building, but impact on setting needs careful treatment. SM adjacent to site Hs10.
LANDSCAPE & TOWNSCAPE	6	2	24	Sites Hs0, Hs9 and Hs10 have potential coalescence impact - development will require significant landscaping to

Environmental Topic	Sites meeting criteria	Sites with a negative assessment	Sites with mixed/uncertain effects	Comments
				compensate. Sites Hs10, Hs11, Hs8, Hs16 and Ec4 will potentially impact on landscape; some will impact on wider views.
MATERIAL ASSETS	13	19	0	Apart from sites Hs9, Hs8, Hs18 and AHs2, all sites are greenfield. Limited brownfield opportunities available.
SOIL	12	0	20	All sites avoid peatland. Majority of sites affect prime quality agricultural land, but few non-prime sites are available.
POPULATION & HUMAN HEALTH	0	0	32	Sites AHs1, Hs16, Ec3, Ec4, Ec5, Hs17, AHs2, Hs7 and Hs8 adjacent to, or include potential areas of, contaminated land which will need to be investigated/ treated. Possible noise issues at sites Hs2, Hs14 and AHs1.
WATER	22	0	10	SEPA has concerns re. Flooding at site Hs16. Parts of site will need to remain undeveloped. Flood risk assessment will be needed for this and other sites.

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**4.3.16** From the above assessment summary for the proposed development sites, it is considered that some of the negative results can be resolved, either completely or in part, through the development process. Detailed layouts can accommodate preservation of cultural heritage features; and Flood Risk Assessments can identify the measures to avoid flood risk within the site and elsewhere. The MLDP will require all sites to include significant landscaping and open space and this will address some of the landscape impact of developing the sites. It is noted that for some sites there are wider views, and therefore the landscape impact is more extensive and may be harder to overcome. However, the nature of the Midlothian landscape makes this difficult to completely avoid if the requirement for development land has to be met.

**4.3.17** It should be noted that weighting has not been applied to the sites assessment criteria as this is not considered appropriate. Each criterion is not equal. The Reporter for the MLP 2003 advised against weighting, and the approach was not carried forward to the MLP 2008 sites assessment/ SEA.

### 4.4 Assessment of Cumulative, Synergistic and Other Effects

**4.4.1** Section 14 and Schedule 3 of the Environmental Assessment (Scotland) Act 2005 require that short, medium and long-term; permanent and temporary; positive and negative; and secondary, cumulative and synergistic effects are included in the ER where reasonable to do so. In general, the assessment undertaken and expressed in the sections above address the short, medium, long-term, permanent, positive and negative effects. The MLDP has a timescale of 10 years from adoption, however in reality the delivery will be extended beyond this period. Some of the allocations will be developed promptly, while others, due to the size of site, delays in infrastructure delivery and the need for masterplanning, will take time to start, and then a lengthy period for development to deliver in full. It is therefore difficult to differentiate and assess the short-, medium- and long-term impacts. It is also worth noting that this Plan builds upon the allocations identified in the MLP 2008, many of which are only now under construction, or in some cases not yet commenced. The regular and frequent updating of development plans means that there will be an ongoing issue whereby it will not be possible to separately identify short-, medium- and long-term impacts of any one Plan with each consecutive Plan overlaying on the previous one.

**4.4.2** The assessment generally considers the permanent effects. It has not identified any issues that would be temporary only. However, it is worth noting that for some of the negative effects identified, the MLDP will require mitigation. For

example, measures will be required to avoid flooding, green network proposals to compensate for the loss of Green Belt, significant landscaping to minimise impact on landscape and townscape; these measures could be seen as having the effect of altering the negative impacts to that of a temporary nature.

**4.4.3** Cumulative effects, in the context of this environmental assessment, are the effects that are increased in magnitude by successive additions. Synergistic effects are those where the combined effects are greater than the sum of the separate effects. As synergistic effects necessarily rely on cumulation, both of these effects can be considered together. Both positive and negative cumulative and synergistic effects should be considered.

**4.4.4** As with the approach for the MLP 2008 ER, the assessment method in respect of policies is confined to a general overview, by way of professional judgement, of the beneficial, uncertain and negative effects recorded in the matrix in Appendix 1 and summarised in Table 8. The method of assessment of the allocations, however, considers the combination of results in Appendix 2, and also takes into account the outstanding MLP 2008 development allocations.

**4.4.5** The ER of the MLP 2008 concluded that cumulative or synergistic negative effects are unlikely to arise from the policies. An analysis of Appendix 1 and Table 8 would indicate a similar conclusion for the MLDP. As identified previously, there is a significant degree of uncertainty in respect of many policies but it is difficult to draw any conclusions that these uncertainties could themselves generate cumulative or synergistic effects. However, it is relevant that the MLDP will contain a wide range of environmental conservation and enhancement policies that are likely to have beneficial cumulative and synergistic effects on the environment of Midlothian. The MLP 2008 ER noted that the environmental changes would be likely to interact, giving the example of improvements to landscape distinctiveness potentially enhancing biodiversity and vice versa. The MLDP PP gives added scope for such interactions through its support for the green network policy/ proposals. These effects are, however, difficult to quantify.

**4.4.6** The MLDP development strategy directs development to three SDAs. The SDP specifies the total requirement for housing and employment land. The requirements cannot be transferred between Strategic Development Areas, nor exported outwith Midlothian. The scale of development is such that there is potential for cumulative and synergistic effects of the development allocations. The cumulative and synergistic effects will be further extended when the allocations are added to committed, but not yet developed, sites.

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**4.4.7** Table 9 and Appendix 2 show that, across all three SDAs, there would appear to be consistency of cumulative effects. The negative effect on soils (loss of prime agricultural land) and greenfield land is significant, and is unlikely to be resolved, as there are limited options available for brownfield/ non-prime sites. Many of the sites will require a Flood Risk Assessment, which will address the issues of the individual site, but also impact beyond. A Strategic Flood Risk Assessment has been prepared to accompany the MIR (available as one of its Technical Notes) and this has allowed the cumulative impacts of development on flooding risk to be considered, within the scope of current knowledge and advice.

**4.4.8** The assessment of the A7/ A68/ Borders Rail Corridor SDA notes that a number of sites could have landscape impact over wider views. Added to the effect of committed, but undeveloped, sites at Mayfield there will be potential negative cumulative impact on the landscape of this development corridor. The possibility of coalescence has been identified in locations at Bonnyrigg/ Eskbank. Some of these locations were previously identified in the MLP 2008, and additional development will have a cumulative impact on settlement separation/ community identity. The MLDP PP retains a policy to protect settlement identity, but accepts the visual separation provided by green network proposals, to enable development of sustainable sites.

**4.4.9** These cumulative and synergistic effects are to be expected where the Plan is required to identify sites capable of accommodating significant amounts of development, following on from already significant development requirements arising from previous development plans. The effects cannot be avoided because the MLDP must meet the SDP housing and employment land requirements. The effects can be mitigated, and the PP includes appropriate provisions to do so.

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

**4.5.1** The MLDP PP development strategy has been informed by a development sites assessment exercise including landscape appraisal, strategic flood risk assessment, accessibility analysis, place-making collaborative work, transport modelling and a review of landscape designations: all measures utilised to 'prevent' significant adverse effects of the strategy where this has been possible.

**4.5.2** Mitigation measures can be used as a means to prevent or reduce the potential adverse environmental effects that may arise from the implementation of the Plan. It is not considered possible to identify a list of specific measures in the

Plan, however mitigation measures can be set out in other policies. The main mitigation measure of the MLDP will be the application of all relevant policies. The PP contains a full range of environmental protection policies. Even if the development policies or other sections of the Plan do not refer specifically to the environmental protection policies, these environmental protection policies will still apply and will be used to mitigate the effects of development on the environment. These policies will avoid or reduce the potentially adverse effects of development on the landscape and visual impacts, biodiversity, the built and historic environment, air, water, soils, material assets, and on people. Where the sites assessment has identified potentially negative or uncertain effects, the Plan can include specific requirements, for example, the need to prepare a Flood Risk Assessment, or a requirement to consult the Council's archaeology adviser before detailed designs for development can be prepared.

**4.5.3** A number of policies explicitly cross-refer to other policies in the Plan, in order to emphasise the need for cross-compliance.

## 5 Monitoring

### 5.1 Monitoring the Environmental Effects of the MLDP

**5.1.1** To comply with section 19 of the Environmental Assessment (Scotland) Act 2005, and as set out in Schedule 3, the ER is required to include “a description of the measures envisaged concerning monitoring” of the significant environmental effects of the implementation of the Local Development Plan in order, amongst other things, to identify at an early stage unforeseen adverse effects, so that appropriate remedial action can be implemented.

**5.1.2** The Council included a number of monitoring measures in the ER for the MLP 2008 relating to the following items:

- Green Belt land take
- Coalescence
- Habitat loss
- Compliance with the Local Plan
- Brownfield/ greenfield development.

**5.1.3** Following adoption of the MLP 2008, the first monitoring report was published in July 2011. The requirement was for monitoring of decisions made during 2009, however the analysis was extended to cover 2007 and/or 2008, where possible, to provide some context. For proposals contrary to the development plan, the assessment covered 2009 and 2010.

**5.1.4** The monitoring process was labour intensive and, although the results have informed preparation of the MLDP, the value to the monitoring of significant environmental effects is less certain. The Monitoring Report was submitted to the CAs for information, and their informal response confirmed that the approach to monitoring should be proportionate. Therefore, the approach subsequently proposed in the MIR ER for monitoring the significant environmental effects of the MLDP was to focus on key environmental effects, acknowledging that at that time it was difficult to estimate what might be significant. However, the MIR ER proposed that the following aspects of the implementation of the Plan should be monitored:

- Biodiversity: review how allocated and windfall sites address biodiversity loss/ mitigation/ compensation;

- Green Networks: consider the contribution from allocated and windfall sites to providing components of the proposed green network;
- Green Belt: monitor planning approvals in the Green Belt relating to accordance, or otherwise, with policy;
- Greenfield/ Brownfield: analyse the proportion of windfall development which is on greenfield or brownfield land. The MLP 2008 environmental assessment monitoring analysed the proportion of greenfield and brownfield usage across all developments. However, as the majority of the MLP 2008 allocations were of necessity greenfield (due to the lack of brownfield opportunities in Midlothian), the monitoring was not particularly useful. Restricting the monitoring of this to windfall will provide better assessment of the urban capacity of Midlothian;
- Sustainable Urban Drainage Systems (SUDS): analyse the implementation of SUDS through monitoring of the adoption of SUDS features. There is uncertainty as to the process of adoption, and only once this is clarified will it be possible to undertake monitoring;
- Flooding: firstly, monitoring is undertaken in respect of the number of properties within the indicative 1:200 year flood zone at the commencement of the Plan period, and 4/5 years later, on commencement of the Plan review; and, secondly, that for all allocated and windfall sites where SEPA has recommended that a Flood Risk Assessment is undertaken, how the development process has accommodated the recommendations;
- Cultural Heritage: analyse how the proposals for allocated and windfall sites have addressed features of cultural heritage interest, e.g. Scheduled Monuments, local archaeology, Historic Gardens and Designed Landscapes, including mitigation or compensation arrangements.

**5.1.5** In response to CA opinion expressed in relation to the MIR ER, the Council intends to continue developing the proposed monitoring, with particular consideration given to waste minimisation, biodiversity loss/ mitigation/ compensation, green network provision and the use of more specific/ quantitative indicators for time series purposes. It is likely that monitoring of the majority of the above items will be carried out either annually or biennially. Support from the CAs in providing necessary information, if not already available to the Council, would be most welcome.

## 6 Habitats Regulations Appraisal

### 6 Habitats Regulations Appraisal

#### 6.1 Habitats Regulations Appraisal Screening

**6.1.1** Regulation 85B(1) of the Conservation (Natural Habitats, & c.) Regulations 1994 requires that certain plans which are likely to have a significant effect on a 'Natura 2000' site must be subject to an 'appropriate assessment' by the plan-making authority. Natura 2000 is the Europe-wide network of protected sites developed under the European Habitats Directive (Directive 92/43/EEC) and Birds Directive (79/409/EEC). Appropriate assessment is only required where the authority determines - through a 'screening' process - that the plan is likely to have a significant effect on a European site. Scottish Government Planning Circular 3/2013 explains that the term 'Habitats Regulations Appraisal' (HRA) encompasses both the screening process and any assessment required.

**6.1.2** Where an appropriate assessment is required, plan-making bodies may not usually adopt the plan unless, following that assessment, they can conclude that the plan would not adversely affect the integrity of any Natura 2000 site. Plan-making authorities must consult SNH as part of any appropriate assessment.

**6.1.3** The Circular sets out the requirements for each of the main stages of an LDP, and these are:

##### Main Issues Report (MIR)

- Screen to identify implications for European Sites and amend options where necessary in discussion with SNH.
- Continue to consider implications for European sites for preferred options.

##### Proposed Plan (PP)

- Undertake appropriate assessment where required.
- Prepare record of HRA to include screening (determination of likely significant effects) and, if necessary, appropriate assessment.

#### HRA Screening undertaken for the MLDP MIR stage

**6.1.4** The screening process was undertaken for the MIR and the following information provided to SNH:

- In the MLDP area, there are two Ramsar sites which are also Special Protection Areas (SPAs), at Gladhouse Reservoir and Fala Flow. There is one Special Area of Conservation (SAC) at Peeswit Moss. There are no potential SPAs in the Plan area and no internationally designated sites are located outwith Midlothian, but likely to be affected by its proposals. It is therefore necessary to consider whether the Plan would be likely to have a significant effect on the interest features of Gladhouse Reservoir, Fala Flow or Peeswit Moss, taking account of their conservation objectives. The SPA/Ramsar sites are principally classified/ listed for their internationally important bird populations of wintering geese. Peeswit Moss is primarily designated for its active raised bog, which is a priority habitat in the Directive, and has degraded raised bog still capable of natural regeneration.

**6.1.5** For the following reasons, the Council was inclined to conclude that the Plan, as then anticipated, could not of itself give rise to any significant undermining of the sites' conservation objectives:

- Firstly, in implementing the currently proposed SDP (SESplan PP), a Plan with which it must conform, the MLDP's allocations will be restricted to SDAs, areas which are not in close proximity to the sites. Each development site is also being checked through the environmental assessment (of the MIR) to ensure that it does not have any significant negative effect on such sites. It does not seem that these proposals could affect the habitats of the SPA birds directly, for example through land-take, or indirectly through such means as hydrological changes, or cause disturbance to the birds that may be significant for their conservation. It does not seem that these proposals could affect the wetlands on Peeswit Moss either directly, for example through land-take, or indirectly through such means as hydrological changes.
- Secondly, it is anticipated that policy RP10 of the current MLP 2008 will be rolled forward to the MLDP. Policy RP10 protects the sites from all development, allocated or not, in line with the requirements of the Directive and Regulations. In the case of the SPAs, this would extend to the interest features (the geese) when they are not on the site, as well as when they are using the site.

**6.1.6** SNH responded to the above screening opinion by the Council (by letter dated 22 November 2011), advising that *"at this stage [SNH agrees] with the Council's view that no element of the Local Development Plan, as currently anticipated, is likely to undermine or compromise the conservation objectives of any European*

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*protected Site and, therefore, the adoption and implementation of the Plan is unlikely to have a "significant effect" on the interest features, site integrity, or conservation objectives of Gladhouse Reservoir SPA/ Ramsar, Fala Flow SPA/ Ramsar or Peeswit Moss SAC. However, it is worth highlighting that the SESplan is yet to be approved and there is therefore potential for further (and larger) land allocations for development in Midlothian than are in the current Plan, or that are proposed for the Main Issues Report. Our advice therefore comes with the caveat that, should any additional land allocations be confirmed under the SESplan, the LDP should be revisited to assess the potential for likely significant effects."*

**6.1.7** Scottish Water has advised that the integrity of any Natura 2000 site would not be adversely affected through increased water abstraction to serve the increasing population in Midlothian and the wider water distribution area, as there is a requirement to maintain water levels, from other water sources, to ensure the conservation interests of these sites are protected.

### HRA Screening undertaken for the MLDP PP stage

**6.1.8** SNH responded to the HRA of the MIR (by letter dated 29 August 2013), and provided the following information/ advice:

- The MLDP MIR HRA was not definitive enough, and the Council must reach a clear conclusion that the Plan will either have no likely significant effects, or, if significant effects are identified that these will not lead to any adverse effect on the integrity of the Natura sites.
- The results of the screening could be presented in a clearer table format.
- Details of the extent of the 'connectivity' relating to each of the qualifying interests, along with specific advice relating to a number of the MLDP MIR issues.
- Add the Firth of Forth SPA to the list of Natura sites being considered in the HRA.
- Additionally, amend the wording of the 'rolled forward' policy RP10 of the MLP 2008 protecting the Natura sites to be compliant with the Natura legislation.
- Should the potential changes to the SDP require additional land allocations the HRA will need to be revisited.

**6.1.9** In light of the advice provided and emerging best practice, the screening of the MLDP PP has been undertaken in a structured manner with the screening and conclusions set out in tabular form below. The list of Natura sites has been expanded to include the Firth of Forth SPA and its qualifying interests. The HRA Appendix (contained within this HRA section of the ER) presents the screening assessment. It identifies seven policies/ proposals where additional work is required to conclude the screening. These policies/ proposals are principally related to land allocations, or where there could be support for new development. The conclusions are summarised in the table below, as they relate to each of the qualifying interests.

**6.1.10** The extent of the connectivity for each of the qualifying interests, based on the advice provided by SNH, is presented in the Natura Sites figure (contained in the appendix of this HRA section of the ER). It is clear that the connectivity relating to the three SPAs spreads across the whole of the Midlothian area. However, further analysis has provided the necessary information to conclude whether or not any of the seven policies/ proposals would have a likely significant effect. The conclusions are set out in the table below:

**Table 10 MLDP PP HRA Summary Conclusions**

Natura Site	Qualifying interests	Connectivity?	Likely Significant Effects?
Peeswit Moss SAC	Active Raised Bog Degraded Raised Bog	<ul style="list-style-type: none"> <li>• Nearest allocation site (Proposal STRAT3 and STRAT5) is more than 5 km from SAC, therefore no direct connectivity.</li> <li>• One of the locations identified in Policy STRAT4 is at the extremity of the 5km buffer.</li> <li>• Policy MIN1 and RD2 locations are beyond or at the extremity of the 5km buffer.</li> <li>• There are no Policy ENV2 green network opportunities proposed which pass through or adjacent to the SAC.</li> </ul>	No likely significant effect

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Natura Site	Qualifying interests	Connectivity?	Likely Significant Effects?
		<ul style="list-style-type: none"> <li>Should Policy NRG2 Wind Energy (based on landscape capacity) indicate support, it would be conditioned by the protection afforded by Policy ENV12.</li> <li>There is no hydrological connectivity between sites/ locations noted above and this SAC.</li> </ul>	
Gladhouse Reservoir SPA	Pink-footed goose ( <i>Anser brachyrhynchus</i> ), non-breeding	<ul style="list-style-type: none"> <li>No allocation sites (Proposal STRAT3 and STRAT5) within 20km of the SPA are located in greenfield sites likely to be used by feeding geese (ref. BTO Bird Atlas 2007-11).</li> <li>Nearest locations identified in Policy STRAT4 (8 km) are not located on greenfield sites likely to be used by feeding geese.</li> <li>Policy MIN1 identifies an area of search for opencast coal at Cauldhall Moor, which is 4km from SPA. Cauldhall Moor has been subject to a recent application, supported by Environmental Statement, which shows that geese are not affected.</li> <li>The nearest Policy RD2 location is 8km from SPA, therefore no direct connectivity.</li> </ul>	No likely significant effect

Natura Site	Qualifying interests	Connectivity?	Likely Significant Effects?
		<ul style="list-style-type: none"> <li>Should Policy NRG2 Wind Energy (based on landscape capacity) indicate support, it would be conditioned by the protection afforded by Policy ENV12.</li> </ul>	
Fala Flow SPA	Pink-footed goose ( <i>Anser brachyrhynchus</i> ), non-breeding	<ul style="list-style-type: none"> <li>No allocation sites (Proposal STRAT3 and STRAT5) within 20km of the SPA are located in greenfield sites likely to be used by feeding geese (ref. BTO Bird Atlas 2007-11).</li> <li>Nearest locations identified in Policy STRAT4 (15 km) are not located on greenfield sites likely to be used by feeding geese.</li> <li>Policy MIN1 identifies an area of search for opencast coal at Cauldhall Moor, which is 13km from SPA. Cauldhall Moor has been subject to a recent application, supported by Environmental Statement, which shows that geese are not affected.</li> <li>The nearest Policy RD2 location is 8km from SPA, therefore no direct connectivity.</li> <li>Should Policy NRG2 Wind Energy (based on landscape capacity) indicate support, it would be conditioned by the</li> </ul>	No likely significant effect

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Natura Site	Qualifying interests	Connectivity?	Likely Significant Effects?
		protection afforded by Policy ENV12.	
Firth of Forth SPA	Aggregations of non-breeding birds, including pink-footed goose ( <i>Anser brachyrhynchus</i> )	<ul style="list-style-type: none"> <li>No direct physical connectivity with this coastal SPA.</li> <li>There are three greenfield allocated sites (Proposal STRAT3 sites Hs0 and Hs1 and Proposal STRAT5 site Ec1) within 20km of the SPA which have records indicating very limited use of them as a foraging resource for SPA species. The Council considers there would be no likely significant effects on protected sites or species from the development of these sites.</li> <li>No locations identified in Policy STRAT4 within 20km of the SPA are located on greenfield sites likely to be used by feeding geese.</li> <li>Policy MIN1 identifies an area of search for opencast coal at Cauldhall Moor, which is c.14km from SPA. Cauldhall Moor has been subject to a recent application, supported by Environmental Statement, which shows that geese are not affected.</li> <li>The nearest Policy RD2 location is 15km from SPA, therefore no direct connectivity.</li> </ul>	No likely significant effects

Natura Site	Qualifying interests	Connectivity?	Likely Significant Effects?
		<ul style="list-style-type: none"> <li>Should Policy NRG2 Wind Energy (based on landscape capacity) indicate support, it would be conditioned by the protection afforded by Policy ENV12.</li> </ul>	

## Review of Matters Raised in SNH Response to HRA of MLDP for MIR Stage

**6.1.11** In response to the first four bullets of para 6.1.8 above, all of these matters have been addressed in this appraisal of the MLDP PP. Regarding the advice that the MLDP PP policy protecting the Natura sites should be amended (from that included in MLP 2008 policy RP10) to ensure full compliance with Natura legislation, MLDP PP policy ENV12 now addresses this recommendation. Finally, SNH advised that any additional housing requirements arising from the SDP approval process may require a review of the HRA. The approval of the SDP (and the subsequent approval of the Supplementary Guidance on Housing Land) required land for only a further 100 houses to be identified, and this has been fully addressed in the HRA.

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### Further Matters

**6.1.12** As identified in SNH's response to the MIR HRA, any changes to the MLDP resulting from the Examination by Reporters will be the subject of further screening, and if this identifies potentially adverse impacts on Natura 2000 sites, an appropriate assessment will be undertaken.

### HRA Appendix: MLDP PP HRA Screening

#### Stage 1 Initial Review of MLDP PP Policies - to assess:

- if these will have no likely significant effects on the Natura sites, or
- if significant effects are identified, that these will not lead to any adverse effect on the integrity of the Natura sites.

#### Natura Sites to be subject of this assessment (as advised by SNH)

Natura Sites	Qualifying Interests
Peeswit Moss SAC	<ul style="list-style-type: none"> <li>• Active Raised Bog</li> <li>• Degraded Raised Bog</li> </ul>
Gladhouse Reservoir SPA	<ul style="list-style-type: none"> <li>• Pink-footed goose (<i>Anser brachyrhynchus</i>), non-breeding</li> </ul>
Fala Flow SPA	<ul style="list-style-type: none"> <li>• Pink-footed goose (<i>Anser brachyrhynchus</i>), non-breeding</li> </ul>
Firth of Forth SPA	<ul style="list-style-type: none"> <li>• Aggregations of non-breeding birds, including pink-footed goose (<i>Anser brachyrhynchus</i>)</li> </ul>

### MLDP PP Policy List

Policy or Proposal	Ref.	Policy / Proposal Title	Likely significant effect/ adverse effect
<b>THE STRATEGY FOR SUSTAINABLE GROWTH</b>			
Policy	STRAT1	Committed Development	N
Policy	STRAT2	Windfall Housing Sites	N
Proposal	STRAT3	Strategic Housing Land Allocations	?
Policy	STRAT4	Additional Housing Development Opportunities	?
Proposal	STRAT5	Strategic Employment Land Allocations	?
<b>SUSTAINABLE PLACE-MAKING</b>			
Policy	DEV1	Community Identity and Coalescence	N
Policy	DEV2	Protecting Amenity within the Built-Up Area	N
Policy	DEV3	Affordable and Specialist Housing	N
Policy	DEV4	Residential Park Homes	N
Policy	DEV5	Sustainability in New Development	N
Policy	DEV6	Layout and Design of New Development	N

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Policy or Proposal	Ref.	Policy / Proposal Title	Likely significant effect/ adverse effect
Policy	DEV7	Landscaping in New Development	N
Policy	DEV8	Open Spaces	N
Policy	DEV9	Open Space Standards	N
Policy	DEV10	Outdoor Sports Facilities	N
<b>PROMOTING ECONOMIC GROWTH</b>			
Policy	ECON1	Existing Employment Locations	N
Policy	ECON2	The Bush Bioscience Cluster	N
Policy	ECON3	Ancillary Development on Business Parks	N
Policy	ECON4	Economic Development Outwith Established Business and Industrial Sites	N
Policy	ECON5	Industries with Potentially Damaging Impacts	N
Policy	ECON6	Working from Home/ Micro Businesses	N
Policy	ECON7	Further Education Facilities	N
Policy	IT1	Digital Infrastructure	N
Policy	TRAN1	Sustainable Travel	N

Policy or Proposal	Ref.	Policy / Proposal Title	Likely significant effect/ adverse effect
Policy	TRAN2	Transport Network Interventions	N
Policy	TRAN3	Strategic Transport Network	N
Policy	TRAN4	Freight	N
Policy	TRAN5	EV Charging	N
Policy	TCR1	Town Centres	N
Policy	TCR2	Location of New Retail and Commercial Leisure Facilities	N
Policy	VIS1	Tourist Attractions	N
Policy	VIS2	Tourist Accommodation	N
Policy	VIS3	Midlothian Snowsports Centre	N
Policy	MIN1	Areas of Search for Surface Mineral Extraction	?
Policy	MIN2	Surface Mineral Extraction Policy	N
Policy	MIN3	Onshore Oil and Gas	N
Policy	RD1	Development in the Countryside	N
Policy	RD2	Low Density Rural Housing	?
Policy	RD3	Pentland Hills Regional Park	N
Policy	RD4	Country Parks	N

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Policy or Proposal	Ref.	Policy / Proposal Title	Likely significant effect/ adverse effect
<b>PROTECTING OUR HERITAGE</b>			
Policy	ENV1	Protection of the Green Belt	N
Policy	ENV2	Midlothian Green Network	?
Policy	ENV3	Newbattle Strategic Greenspace Safeguard	N
Policy	ENV4	Prime Agricultural Land	N
Policy	ENV5	Peat and Carbon Rich Soils	N
Policy	ENV6	Special Landscape Areas	N
Policy	ENV7	Landscape Character	N
Policy	ENV8	Protection of River Valleys	N
Policy	ENV9	Flooding	N
Policy	ENV10	Water Environment	N
Policy	ENV11	Woodland, Trees and Hedges	N
Policy	ENV12	Internationally Important Nature Conservation Sites	N
Policy	ENV13	Nationally Important Nature Conservation Sites	N
Policy	ENV14	Regionally and Locally Important Nature Conservation Sites	N

Policy or Proposal	Ref.	Policy / Proposal Title	Likely significant effect/ adverse effect
Policy	ENV15	Species and Habitat Protection and Enhancement	N
Policy	ENV16	Vacant, Derelict and Contaminated Land	N
Policy	ENV17	Air Quality	N
Policy	ENV18	Noise	N
Policy	ENV19	Conservation Areas	N
Policy	ENV20	Nationally Important Gardens and Designed Landscapes	N
Policy	ENV21	Historic Battlefields	N
Policy	ENV22	Listed Buildings	N
Policy	ENV23	Scheduled Monuments	N
Policy	ENV24	Other Important Archaeological or Historic Sites	N
Policy	ENV25	Site Assessment, Evaluation and Recording	N
<b>ENCOURAGING SUSTAINABLE ENERGY AND WASTE MANAGEMENT</b>			
Policy	NRG1	Renewable and Low Carbon Energy Projects	N
Policy	NRG2	Wind Energy	?

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Policy or Proposal	Ref.	Policy / Proposal Title	Likely significant effect/ adverse effect
Policy	NRG3	Energy Use and Low & Zero-Carbon Generating Technology	N
Policy	NRG4	Interpretation of Policy NRG3	N
Policy	NRG5	Heat Supply Sources and Development with High Heat Demand	N
Policy	NRG6	Community Heating	N
Policy	WAST1	New Waste Facilities	N
Policy	WAST2	Millerhill	N
Policy	WAST3	Landfill	N
Policy	WAST4	Operational Waste Site Safeguarding	N
Policy	WAST5	Waste Minimisation and Recycling in New Developments	N
<b>DELIVERING THE STRATEGY</b>			
Policy	IMP1	New Development	N
Policy	IMP2	Essential Infrastructure Required to Enable New Development to Take Place	N
Policy	IMP3	Water and Drainage	N

Policy or Proposal	Ref.	Policy / Proposal Title	Likely significant effect/ adverse effect
Policy	IMP4	Health Centres	N
Policy	IMP5	Emergency Services	N

**Stage Two Assessment of Policies Assessed as "?" in Initial Review****Proposal STRAT3 - Strategic Housing Land Allocations**

The MIR assessed 13 preferred housing allocations and four reasonable alternative housing sites. The PP includes 11 of the preferred sites along with three of the reasonable alternative sites. It also includes one of the MIR additional housing development opportunities as a housing allocation. All of these 15 sites have been subject of the initial assessment which concluded that their inclusion in the development strategy of the Plan would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites. Proposal STRAT3 includes a further seven housing allocations. Six of these newly identified sites are brownfield redevelopment opportunities within towns. The final one is a small site which lies adjacent to a preferred MIR site. All of these newly identified housing allocations would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites. Accordingly it is concluded that there is no likely significant effects arising from proposal STRAT3.

**Policy STRAT4 - Additional Housing Development Opportunities**

The MIR assessed three 'additional housing development opportunities'. The PP retains two of these locations as additional opportunities. The third additional opportunity is now an allocated site in the PP through policy STRAT3 (refer above). All of these three sites have been subject of the initial assessment which concluded

## 6 Habitats Regulations Appraisal

that their inclusion in the development strategy of the Plan would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites.

Policy STRAT4 (and Appendix 3C) of the PP includes three new 'additional housing development opportunities'. One of these is within the settlement boundary of Penicuik and adjacent to built development. One of the sites would be a redevelopment of a former mill building near to the settlement boundary of Penicuik. The other (Wellington School) lies at the extremity of the 5 km buffer zone for Peeswit Moss SAC (as advised by SNH). The initial assessment of these three further additional housing opportunities is that given their location, the current use of the site and the distance from the qualifying interest, they would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites. Accordingly it is concluded that there is no likely significant effects arising from policy STRAT4.

### Proposal STRAT5 - Strategic Employment Land Allocations

The MIR assessed four preferred employment allocations, along with an area for mixed use and three preferred sites for biotechnology uses. There were no reasonable alternative sites assessed for employment purposes. All of the employment sites are included in the PP as allocated employment sites. The sites have been subject of the initial assessment and this concluded that their inclusion in the development strategy of the Plan would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites. The PP introduces no changes to the employment allocations from that assessed at the MIR.

The MLDP through the Loanhead Settlement Statement supports in principle expansion of an existing economic use into the Green Belt on the eastern edge of Loanhead. The extent of this extension will require to be agreed with the Council. The area in question was subject of the initial assessment and this concluded that its inclusion in the development strategy of the Plan would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites. Accordingly it is concluded that there is no likely significant effects arising from proposal STRAT5 or from the extension of an economic site supported through the Loanhead Settlement Statement.

### Policy MIN1 - Areas of Search for Surface Mineral Extraction

The MIR assessed one preferred area of search for coal and one reasonable alternative area. It also assessed one preferred potential area for expanded sand and gravel extraction and one reasonable alternative area.

Policy MIN1 of the PP includes the preferred area of search for coal and both of the areas (preferred and reasonable alternative) for expanded sand and gravel extraction from the MIR. All of these sites have been subject of the initial assessment and this concluded that their inclusion in the development strategy of the Plan would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites. Policy MIN1 of the PP also retains the existing area of search for coal extraction at Halkerston North included in the current MLP (2008). That site was not subject of initial assessment as it had been subject to HRA the Local Plan.

In response to the MIR HRA, SNH reaffirmed the initial assessment referred to above in respect of the Cauldhall Moor Area of Search for Opencast Coal, in that the Environmental Statement accompanying the planning application demonstrated the geese associated with the SPAs at Gladhouse, Fala Flow and Firth of Forth are not affected.

Additionally, all proposals will be subject to the policy framework of the PP, including policy ENV12. Accordingly, it is concluded that there are no likely significant effects arising from policy MIN1.

### Policy RD2 - Low Density Rural Housing

The MIR asked if the four low density rural housing sites from the MLP 2008 should be in the MLDP. The MIR also asked if an additional area at Auchendinny for low density housing should be included in the MLDP. The sites have been subject of the initial assessment which concluded that their inclusion in the development strategy of the Plan would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites.

The PP carries forward the four sites from the MLP 2008 but contains no additional sites. All four sites would have been subject to HRA in the preparation of the MLP 2008. Accordingly, it is concluded that there are no likely significant effects arising from policy RD2.

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The PP includes reference to the potential of one of the low density rural housing sites being considered for an acceptable alternative housing development (which would be housing of a slightly higher density than would be supported if the development proceeds under policy RD2, but much lower than in a normal urban situation), and only to support the required infrastructure (principally improved road access) needed for the redevelopment of a rural site identified under policy STRAT4 (Wellington School). Note the initial assessment under policy STRAT4 that the site lies at the extremity of the 5 km buffer zone for Peeswit Moss SAC (as advised by SNH). It is concluded that this additional provision would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites.

### Policy ENV2 - Midlothian Green Network

The MIR set out the themes and objectives for a Midlothian Green Network. It also identified an approach to a Midlothian Green Network of establishing strategic and local green network opportunities. No reasonable alternative strategy was assessed. The matters raised in this policy topic were subject to initial assessment and this concluded that their inclusion in the development strategy of the Plan would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites.

The MIR approach has been taken forwarded into the PP and Policy ENV2. The PP does not identify any green network opportunities passing through or adjacent to Natura sites. Accordingly, it is concluded that there are no likely significant effects arising from policy ENV2.

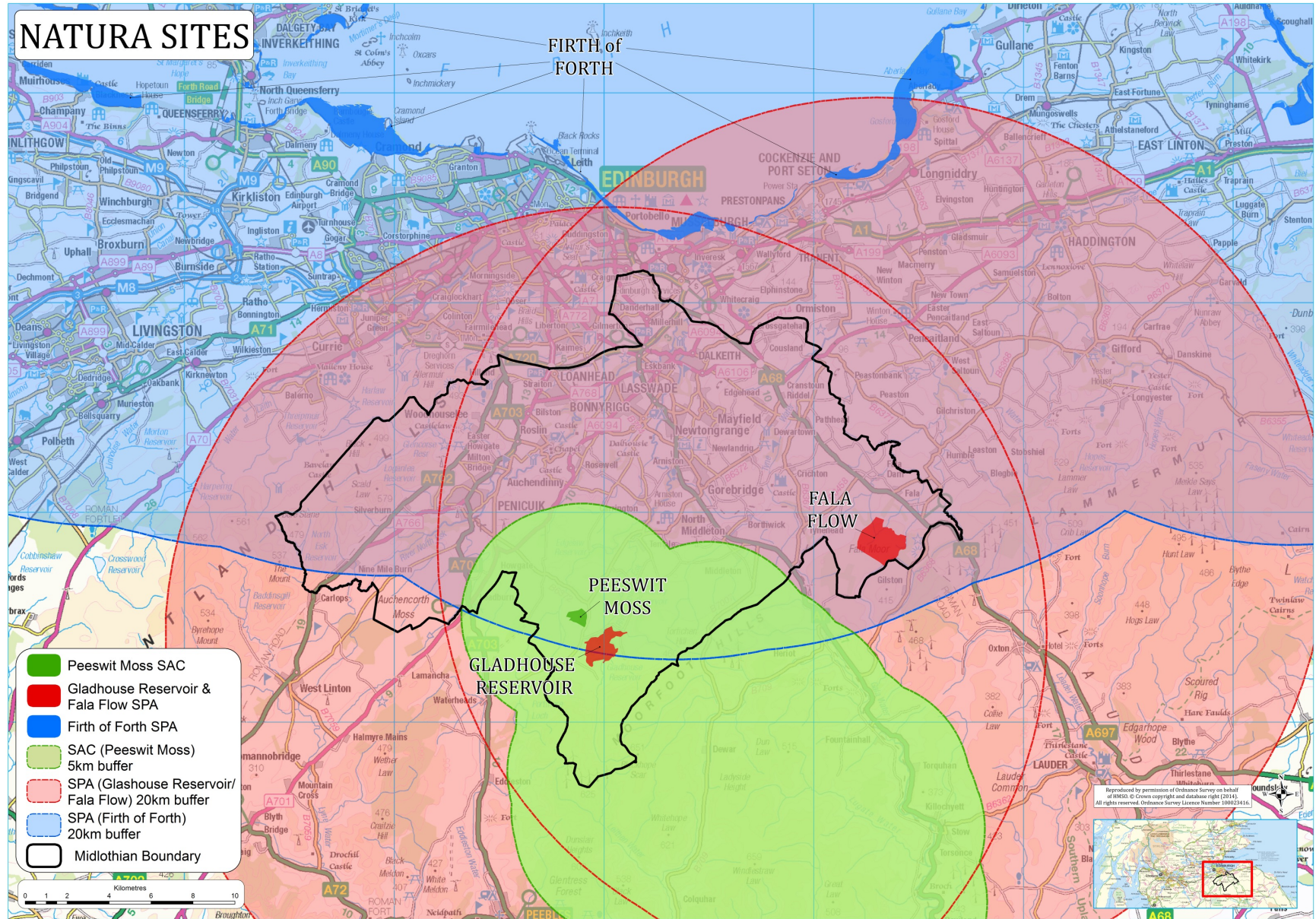
### Policy NRG2 - Wind Energy

The MIR assessed a preferred strategy of rolling forward the policy stance on large scale wind energy development from the MLP 2008 into the MLDP. No reasonable alternative strategy was assessed. The matters raised in this policy topic were subject to initial assessment and this concluded that their inclusion in the development strategy of the Plan would either have no likely significant effects, or, lead to any adverse effect on the integrity of the Natura sites.

The PP contains a policy framework, including a spatial framework, for assessing wind energy proposals to conform with the requirements of SPP. The Spatial Framework included in the PP (Figure 11) and Figure 12 identify areas with potential landscape capacity for wind energy development where this type of development, and at what scale, is more likely to be supported by the Council. The PP identifies such areas within 20 km of Natura sites.

However, the PP is very clear that all wind energy proposals require to be assessed against the policy framework of the MLDP. This would result in all proposals being assessed against the requirements of policies ENV12, NRG1 and NRG2 which specify that the integrity of Natura sites is to be safeguarded. It is therefore considered that there will be no likely significant effects on the Natura sites, or any adverse effects upon the integrity of the Natura sites. Accordingly, it is concluded that there are no likely significant effects arising from policy NRG2.

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## 7 Next Steps

### 7.1 Programme for the Midlothian Local Development Plan and Environmental Assessment

7.1.1 The current timetable is as follows:

Expected Date	Action/Milestone
February 2015	Council approval of Proposed Action Programme
c. Late March 2015	Publication of MLDP PP, <b>this revised ER (incorporating Habitats Regulations Appraisal)</b> and Proposed Action Programme; <b>followed by six week formal representation period</b>
Summer 2015	Submission of MLDP PP to Ministers together with Action Programme, Statement of Conformity with Participation Statement and Summary of Unresolved Representations
Autumn 2015	Examination of issues raised in unresolved representations by appointed person
Mid 2016	Adoption of MLDP by Council following submission to Scottish Ministers
Mid 2016	<b>Notify SEA Consultation Authorities of MLDP adoption and prepare Post-Adoption SEA Statement for submission to SEA Consultation Authorities</b>
2016 onwards	<b>Refine SEA monitoring regime and undertake monitoring</b>

### 7.2 Expressing Opinions on the Environmental Report

7.2.1 Expressions of opinion on this ER are invited during the publicised period. These can be made online via the dedicated online Midlothian Development Plan Consultation Portal:

[www.midlothian.gov.uk/MLDP](http://www.midlothian.gov.uk/MLDP)

7.2.2 Expressions of opinion can also be made in writing to:

**Planning,**  
**Education, Communities & Economy,**  
**Midlothian Council,**  
**Fairfield House,**  
**8 Lothian Road,**  
**DALKEITH**  
**EH22 3ZN**

## Appendix 1

### Appendix 1

#### Assessment of Policies - Results

The following tables of assessment results for the policies uses the abbreviations as follows (also refer to section 4 for explanation of the assessment process):

<b>AIR</b>	<b>To protect and enhance current air quality</b>
A1	Air quality/CO <sub>2</sub> emissions?
A2	Need to travel by car?
A3	Opportunities for access to sustainable forms of transport?

<b>BIODIVERSITY</b>	<b>To protect and enhance biodiversity, flora, fauna and habitats</b>
B1	International nature conservation areas/sites?
B2	Designated national/ regional/ local nature conservation sites/ Ancient Woodlands/ local biodiversity/ geodiversity sites/ species/ habitats/ wildlife corridors?

<b>CLIMATIC FACTORS</b>	<b>To reduce greenhouse gases and reduce energy consumption</b>
CL1	The generation of renewable energy?
CL2	The energy efficiency of buildings?

<b>CULTURAL HERITAGE</b>	<b>To safeguard and enhance the built and historic environment</b>
CH1	Listed buildings, Scheduled Monuments, Gardens and Designed Landscapes, Historic Battlefields or other non-designated historic sites?
CH2	Conservation areas/ historic urban form/ settlement pattern?

<b>LANDSCAPE AND TOWNSCAPE</b>	<b>To protect and enhance the landscape and townscape</b>
L1	Designated landscapes?
L2	Character or distinctiveness of the landscape?
L3	Open space provision?
L4	Settlement coalescence?

<b>MATERIAL ASSETS</b>	<b>To promote the sustainable use of natural resources and ensure quality in new development</b>
M1	Waste minimisation?
M2	Use of mineral resources?
M3	Reuse of brownfield land?
M4	The quality of the built environment?

<b>POPULATION AND HUMAN HEALTH</b>	<b>To improve the quality of life and human health for communities</b>
P1	Provision of affordable housing?
P2	Provision of greenspace, footpaths and cycleways?

<b>SOIL</b>	<b>To protect the quality of soil</b>
S1	Prime quality agricultural land and peatland?

<b>WATER</b>	<b>To protect the quality of water and prevent flooding</b>
W1	Status of major water bodies? [refer River Basin Management Plan]
W2	Extent of flood risk?

## Appendix 1

## ENVIRONMENTAL ASSESSMENT RECORD - POLICIES

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments
STRAT1	COMD1	Committed Development	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Not assessed as these are existing commitments in previous local plans.
STRAT2	HOUS3	Windfall Housing Sites											+	+		+			+						Ensures open space protected and windfall sites do not adversely affect the character of the area; encourages reuse of buildings. Refers to other policies.
STRAT3	HOUS1	Strategic Housing Land Allocations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Allocations are assessed separately in Appendix 2
STRAT4	N/A	Additional Housing Development Opportunities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Opportunities are assessed separately in Appendix 2
STRAT5	ECON1	Strategic Economic Land Allocations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Allocations are assessed separately in Appendix 2.
DEV1	RP21	Community Identity & Coalescence					+					+	+	+	+	+			+		+				As well as maintaining community identity, this policy has advantage of protecting open spaces and green corridors close to settlements.
DEV2	RP20	Protecting Amenity within the Built-up Area					+					+	+	+					+						As well as protecting the character of the built environment, there will be benefits in maintaining open spaces and green corridors for wildlife benefit.
DEV3	HOUS4	Affordable and Specialist Housing																		+					Such housing to be allocated within residential developments, so no additional effects.
DEV4	N/A	Residential Park Homes																		+					Residential homes provide affordable housing.
DEV5	DP2	Sustainability in New Development	+	+	+		+	+	+			0	+	0	0	+			+				+	+	Ensures development in accordance with a range of environmental requirements.

## Appendix 1

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments	
DEV6	DP2	Layout and Design of New Development	+	+	+		0	0	+	+		0	+	+	0	0			+		+		0		Ensures development in accordance with a range of environmental requirements.	
DEV7	DP2	Landscaping in New Development	0				+	0				+	+	0	0	0			+				0		Ensures development in accordance with a range of environmental requirements.	
DEV8	RP30	Open Spaces					+				+		+	+	+				+		+				Protects open spaces that are important visually and also helps biodiversity.	
DEV9	RP31	Open Space Standards					+				+		+	+	+				+		+				Will ensure that all new developments have access to open spaces.	
DEV10	RP29	Outdoor Sports Facilities					+						+	+	+				+		+				Contributes to green infrastructure but uncertainties result from unknown extent of areas where development would meet criteria.	
ECON1	N/A	Existing Employment Locations	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Not assessed as these are existing commitments assessed in previous local plan
ECON2	ECON2	The Bush Bioscience Cluster		?	?		?		?				?								?					Bush Framework Masterplan provides details on new allocations. Protected species and views from Pentlands and retention of landscaping require to be addressed. Development needs to address possible influence on flooding impact elsewhere.
ECON3	N/A	Ancillary Development on Business Parks		?																						High reliance on subsequent assessment.

## Appendix 1

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments
ECON4	N/A	Economic Development outwith Established Business and Industrial Sites		?									+					+	+		?				High reliance on subsequent assessment.
ECON5	ECON5	Industries with Potentially Damaging Impacts	?																?				?		Explicitly includes criteria to avoid or mitigate adverse environmental effects, explicitly requires screening and operational conditions likely to be imposed. However, it does not preclude harmful developments being permitted.
ECON6	ECON3	Working from Home / Micro Businesses																							Explicitly includes criteria to avoid or mitigate adverse environmental effects
ECON7	COMF2	Further Education Facilities											+						+						Explicitly presumes against development that will have adverse effect on character and amenity.
TRAN1	TRAN1	Sustainable Travel	+	+	+														0		+				Will bring environmental benefits of avoiding carbon emissions and traffic congestion and will also encourage healthy lifestyles.
TRAN2	TRAN4	Transport Network Interventions	X				?			?	?	?	?									?			Safeguarding of land will protect areas from development in short term and help facilitate public transport improvements; some schemes however may have significant environmental effects.
TRAN3	TRAN3	Strategic Transport Network	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	This project is not proposed by this Plan, but Parliamentary process; project has been assessed through project-level Environmental Impact Assessment.
TRAN4	TRAN5	Freight	X				?			?	?	?	?	?	?							?			Proximity to rail network beneficial but encourages road freight without caveats, heavily reliant on cross-compliance & likelihood of policy divergence with environmental objectives.
TRAN5	N/A	EV Charging	+		+																				Supports use of lower carbon vehicles.

## Appendix 1

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments
IT1	UTIL2	Digital Infrastructure										?	?												Seeks to minimise environmental impacts but may not eliminate them.
TCR1	SHOP1, 3 & 8	Town Centres																	+						Encourages proposals to improve the environment and include criteria to avoid or mitigate adverse environmental effects; open air markets temporary in nature and policy explicitly includes criteria to avoid or mitigate adverse environmental effects.
TCR2	SHOP 2, 4, 5, 6 & 7	Location of New Retail and Commercial Leisure Facilities	?	?									?	?				+	?						Major new facilities could affect local environment and townscape but criteria can mitigate adverse effects. Expansion of Straiton could increase car use, but may provide retail closer to residents. Can mitigate through improved public transport services.
VIS1	N/A	Tourist Attractions	?	?			?			?	?	?	?		?				?		?	?			Applies to uncertain development in respect of which high reliance on criteria and cross-compliance to ensure no significant adverse effects.
VIS2	ECON7	Tourist Accommodation	?	?			?			?	?	?	?						?		?	?			Effects of new hotel and tourist accommodation outwith urban area unknown. The policy specifies criteria to protect the environment but the effectiveness of these will be uncertain.
VIS3	COMF7	Midlothian Snowsports Centre																							Upgrading and enhancement of an existing facility.
MIN1	RP17	Areas of Search for Surface Mineral Extraction					?			?		?	?				?					?	?		Explicitly requires compliance with policy MIN2 but effects remain uncertain; protects the countryside from development in the short term but facilitates mineral extraction in the future.
MIN2	MIN1	Surface Mineral Extraction Policy	?				?			?	?	?	?				?					?	?		Mineral working will affect environment but actual effects unknown at this stage; matters listed in policy are considerations only and to be detailed in forthcoming guidance.
MIN3	N/A	Onshore Gas Extraction					?			?	?	?	?				?					?	?		Impact likely to be similar to policy MIN2.

## Appendix 1

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments
							0			0	0	0	0				0					0	0		
RD1	RP1 and DP1	Development in the Countryside				+	+				+	+	+	+	+							+			Protects countryside from inappropriate development to the benefit of rural character, local landscapes, agricultural land and biodiversity. Whilst some development in the countryside is provided for, it encourages reuse of rural buildings, requires rigorous standards, and contains measures to avoid/ reduce effects. In relation to business in countryside, most developments located near settlements; includes criteria to avoid or mitigate adverse effects.
RD2	HOU55	Low Density Rural Housing					+			?	?		+									?		?	Developments need to show environmental benefits; effects on flooding uncertain.
RD3	DP4	Pentland Hills Regional Park					+					+	+	+							+	0		+	Policy ensures its assets are fully protected.
RD4	RP16	Country Parks					+					+	+	+	+										Provides a valuable recreation resource with benefits to biodiversity and landscape.
ENV1	RP2	Protection of the Green Belt	?				+				+	+	+	+	+				+			+			Keeps countryside open; encourages regeneration in urban areas but Green Belt can increase journey length for development outwith it.
ENV2	N/A	Midlothian Green Network	+	+	+		+					+	+	+	+						+		+	+	Reinforces specific policies which protect and enhance biodiversity, landscape, open space and water quality. Identification of opportunities reinforce this.
ENV3	N/A	Newbattle Strategic Greenspace Safeguard		+			+						+	+	+						+				Reinforces other related policies.
ENV4	RP4	Prime Agricultural Land					+					+	+									+			Protects land for agricultural purposes but may also bring benefits to landscape and biodiversity.

## Appendix 1

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments
ENV5	RP19	Peat and Carbon Rich Soils	+			+	+					+	+									+			Protects important areas of peatland and their associated habitats and landscapes.
ENV6	RP6	Special Landscape Areas				+	+					+	+												Protects important landscape areas and also has benefits for biodiversity.
ENV7	RP7	Landscape Character					+				+	+	+	+											Contributes to biodiversity and landscape conservation.
ENV8	RP9	Protection of River Valleys					+					+	+										+		River valley protection has benefit of conserving valued landscapes & biodiversity as well as improving water quality.
ENV9	DP3	Flooding					0																0	+	Avoids flooding
ENV10	RP8	Water Environment					+					+	+										+	+	Protects water environment, lowers risk of flooding and will bring benefits to biodiversity and landscapes.
ENV11	RP5	Woodland Trees & Shrubs					+					+	+												Contributes to biodiversity and landscape conservation.
ENV12	RP10	Internationally Important Nature Conservation Sites				+						+	+										+		Protects biodiversity with benefit for landscape and may help conserve water quality.
ENV13	RP11	Nationally Important Nature Conservation Sites					+					+	+										+		Protects biodiversity with benefit for landscape and may help conserve water quality.
ENV14	RP12	Regional & Locally Important Nature Conservation Sites					+					+	+										+		Protects biodiversity with benefit for landscape and may help conserve water quality.
ENV15	RP13, 14 and 15	Species and Habitat Protection and Enhancement	+			+	+					+	+										+	0	Protects biodiversity with benefits for landscape and may conserve water quality and improve air. Benefits to biodiversity if MLBAP's aims and objectives are followed
ENV16	DERL1	Treatment of Vacant & Derelict Land					+					+	+					+	+				+		This policy would have a positive effect on wildlife, landscape, soil and water quality, etc.

## Appendix 1

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments	
ENV17	N/A	Air Quality	+																						Safeguards air quality	
ENV18	N/A	Noise																								
ENV19	RP22	Conservation Areas								+	+		+							+						Protects the historic built environment, including trees and open spaces thereby maintaining local character and distinctiveness.
ENV20	RP25	Nationally Important Gardens & Designed Landscapes					+			+	+	+	+							+						Whilst protecting important gardens, this also protects biodiversity and local landscapes within the designated areas.
ENV21	N/A	Historic Battlefields								+	?															Will protect newly designated historic battlefields. There may be an impact on adjacent settlement form. <sup>1</sup>
ENV22	RP24	Listed Buildings								+	+		+							+						Protects listed buildings as part of the historic built environment and helps maintain local character and distinctiveness.
ENV23	RP26	Scheduled Monuments								+	+	+	+													Protects SAMs and their contribution to the landscape & their historic setting.
ENV24	RP27	Other Important Archaeological or Historic Sites								+	+	+	+													Protects archaeological and historic sites and their surrounding environments.
ENV25	RP28	Site Assessment, Evaluation & Recording								+	+															Ensures that archaeological interests are fully considered before development is permitted.
NRG1	NRG1 and NRG2	Renewable and Low Carbon Energy Projects	+					+					?							+						Environmental benefits by reducing energy produced by fossil fuels. Policy explicitly includes criteria to avoid or mitigate adverse effects but effects on landscape uncertain.

## Appendix 1

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments	
NRG2	NRG1 and NRG2	Wind Energy	+					+					?				+									Spatial framework approach and reliance of future SG mean effects on landscape uncertain.
NRG3	NRG3	Energy Use and Low & Zero-Carbon Generating Technology	+					+									+									This policy will bring environmental benefits in terms of sustainable energy.
NRG4	NRG3	Interpretation of Policy NRG3	+					+									+									As for NRG3.
NRG5	N/A	Heat Supply Sources and Development with High Heat Demand	+					+									+									As for NRG3.
NRG6	N/A	Community Heating	+					+									+									As for NRG3.
WAST1	WAST1	New Waste Facilities	?					?					?									?	?			Proposals for waste management facilities could affect environment; policy relies on cross-compliance with other policies.
WAST2	N/A	Millerhill	?					?					?										?			As above
			O					O					O										O			
WAST3	WAST3	Landfill	?					?					?									?	?			As Above
								O																		
WAST4	N/A	Operational Waste Site Safeguarding																								To ensure that the function of operational sites is not compromised by encroachment of sensitive uses (e.g. housing)
WAST5	WAST4	Waste Minimisation and Recycling in New Developments														+										Encourages recycling of waste.
IMP1	IMP1, RP32 and RP33	New Development			+				+				+	+	+				+	+	+					Protects public rights of way which are important recreational resource and enables active (sustainable) transport. Compensation is the last choice after 'avoid
					O				O				O	O					O	O	O					

## Appendix 1

Current Policy Reference	MLP 2008 Policy Reference		A1	A2	A3	B1	B2	CL1	CL2	CH1	CH2	L1	L2	L3	L4	M1	M2	M3	M4	P1	P2	S1	W1	W2	Comments
																									& mitigate', but can be acceptable in some cases and helps offset adverse effects. Includes improving quality of built environment & creating attractive sustainable places.
IMP2		Essential Infrastructure Required to Enable New Development to Take Place				?	?																	?	Uncertainty related to compensation for losses.
IMP3	UTIL1	Water & Drainage				?	?					?	?										+	+	Upgrading would improve water quality but other environmental effects uncertain.
IMP4	COMF3	Health Centres																							No significant environmental effects likely.
IMP5	UTIL3	Emergency Services																							Unlikely to have significant environmental effects.

## Notes

The cumulative effect of current commitments (which have not yet been constructed) and new allocations is considered under the Cumulative Impact section of this ER.

<sup>1</sup> In response to CA opinion expressed at the MIR ER stage, it should be noted that the assessments look at the protection of the historic battlefield and the impact on the historic and settlement form from a different perspective; including a policy on protecting the historic battlefield is clearly positive in relation to CH1 (safeguarding the historic environment), but it could place restrictions on the development of Roslin and therefore has a '?' impact on settlement form.

## Appendix 2

### Appendix 2

#### Assessment of Development Sites - Results

##### Notes:

1. This appendix includes the assessment of only those sites taken forward in the PP.
2. The assessment records either a Y; N; or ?. A 'Y' represents that the site is acceptable in respect of this criteria, and that there would be no significant adverse effects. A '?' indicates that the effects are uncertain. Where appropriate, notes are included in the comments section to help clarify the assessment. Some entries for some of the small urban sites have \*\* as the entry. This is where the site has been included late in the plan preparation process and where it has not been possible to get external advice in the time available (generally this applies to biodiversity and flooding issues).
3. The tables below include the following abbreviations relating to the environmental assessment topics:
  - BIO = Biodiversity
  - C.C. = Climate Change
  - C.H. = Cultural Heritage
  - LAND/TOWNSCAPE = Landscape & Townscape
  - M.A. = Material Assets
5. The items in the summary tables below relate to:
  - Accessibility 1 - good proximity to jobs/ services (enabling access within walking distance)
  - Accessibility 2 - good access to existing or proposed public transport services
  - Biodiversity - protect and enhance biodiversity, flora, fauna & habitats
  - Energy Efficiency - occupy a relatively efficient location in terms of energy consumption
  - Cultural Heritage - safeguard and enhance the built and historic environment
  - Green Belt - avoid loss of land in the Green Belt
  - Landscape - protect and enhance the landscape and townscape
  - Coalescence - avoid loss of land important to avoidance of coalescence/ preservation of settlement identity

- Brownfield/ Greenfield - minimise use of greenfield land
- Peatland - avoid impact on peatland
- Prime Agriculture - avoid loss of prime quality agricultural land
- River Basin Management Planning (RBMP) - protect the quality of water
- Flooding - prevent flooding

## Appendix 2

Note: Capacity refers to the number of houses or hectareage of land.

### South East Edinburgh: Shawfair - Strategic Housing Land Allocations

ENVIRONMENTAL ASSESSMENT TOPIC				AIR	BIO	C.C.	C.H.	LAND/TOWNSCAPE				M.A.	SOIL		WATER		Comments
Proposed Pln Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	CulturalHeritage	GreenBelt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding	
Hs0	S6	Cauldcoats	350 (+200)	Y*1	N	Y	Y	Y*2	N	N	N	N	Y	Y	Y	Y*3	*1: Dependent on local services in Edinburgh; *2: Moderate to low chance of archaeological remains *3: Flood Risk Assessment required
Hs1	S2	Newton Farm	480 (+220)	Y	N	Y	Y	N*1	N	N	Y	N	Y	N	Y	Y*2	*1: SAMs and Designed Landscape *2 : SEPA recommend flood risk assessment

### Midlothian Borders: A7/A68/Borders Rail Corridor - Strategic Housing Land Allocations

ENVIRONMENTAL ASSESSMENT TOPIC				AIR	BIO	C.C.	C.H.	LAND/TOWNSCAPE				M.A.	SOIL		WATER		Comments
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	GreenBelt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding	
Hs2	D8	Larkfield West, Eskbank	60	Y	N	Y*1	Y	N*2	N	Y	Y	N	Y	N	Y	Y	*1: Important biodiversity sites adjoin site; avoid impact on these. *2: Overlap with locally important archaeological site. Site also in Melville Castle Historic Garden & Designed Landscape (HGDL), but location is such that may not be an issue provided mature tree belts conserved. Other: Part of site next to A7 may not be suitable; noise mitigation required.

## Appendix 2

ENVIRONMENTAL ASSESSMENT TOPIC				AIR		BIO	C.C.	C.H.	LAND/TOWNSCAPE			M.A.	SOIL		WATER		Comments
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	GreenBelt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding	
Hs3	D7	Larkfield South West, Eskbank	30-40	Y	N	Y	Y	Y	N	Y	N*1	N	Y	N	Y*2	Y*3	<p>*1: In conjunction with development of hotel on Lasswade side, concern that settlement identities are being lost</p> <p>*2: SEPA make recommendations re watercourse restoration</p> <p>*3: SEPA recommend basic FRA at planning application stage, but no objection in principle</p>
Hs4		Thornybank East, Dalkeith	65	Y	Y	**	Y	Y	Y	**	Y	Y	Y	Y	**	**	
Hs5		Thornybank North, Dalkeith	30	Y	Y	**	Y	Y	Y	**	Y	Y	Y	Y	**	**	
Hs7	G1	Redheugh West (Redheugh phase 2)	200 (+400)	Y	N	Y <sup>1</sup>	Y	Y*2	Y	Y	Y	N	Y	N*3	Y*4	Y*5	<p>*1: Important biodiversity sites adjoin site; avoid impact on these.</p> <p>*2: Part of site in Dalhousie HGDL and adjoins the Arniston HGDL to south, but subject to maintenance of vista, river setting and tree belts may be acceptable.</p> <p>*3: Part of site only is prime.</p> <p>*4: SEPA requests buffer strips to help achieve RBMP objectives.</p> <p>*5: SEPA recommend basic FRA at planning application stage.</p> <p>Other: Old landfill (inert), shaft, disused workings - possible ground condition issues.</p>
Hs8	G9	Stobhill Road, Gorebridge	80	Y	Y	Y	Y	Y	Y	N	Y*1	Y	Y	Y	Y	Y	<p>*1: Reduces gap but on brownfield site</p> <p>Other: Possible made ground and contamination.</p>
Hs9	BG1	Broomieknowe, Bonnyrigg	55	Y	Y	Y	Y	Y	N	Y*2	N <sup>1</sup>	Y	Y	N	Y	Y	<p><sup>1</sup>: Coalescence with Eskbank.</p> <p>*2: Problem with conifers on S side. New landscaping would be required.</p>
Hs10	BG2	Dalhousie Mains,	300	Y	Y	Y*1	Y	Y*2	N	N*3	N*4	N	Y	N	Y	?*5	*1: Care needed with broadleaf woodland.

## Appendix 2

ENVIRONMENTAL ASSESSMENT TOPIC				AIR	BIO	C.C.	C.H.	LAND/TOWNSCAPE				M.A.	SOIL		WATER		Comments
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	GreenBelt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding	
		Bonnyrigg															<p>*2: SAM adjacent to site.</p> <p>*3: N part of site very prominent from wider views; would be better to develop field closest to Bonnyrigg rather than the whole site.</p> <p>*4: Coalescence with Eskbank.</p> <p>*5: Flood Risk Assessment (FRA) required.</p>
Hs11	BG3	Dalhousie South, Bonnyrigg	360	Y	N	Y	Y	N*1	Y	N*2	Y	N	Y	N	Y	Y	<p>*1: Local archaeology. Negative effect on setting of Designed Landscape and conservation area.</p> <p>*2: Wide views from Newtongrange, Gorebridge and from further N.</p>
Hs12	BG5	Hopefield Farm 2, Bonnyrigg	375 (+375)	Y	Y	Y*1	Y	N*2	Y	Y*3	Y	N	Y	N	Y*4	?*5	<p>*1: Care needed with broadleaf woodland.</p> <p>*2: Other archaeology</p> <p>*3: Landscape treatment should be similar to current Hopefield development.</p> <p>*4: SEPA seeking safeguarding and protection measures for watercourse</p> <p>*5: SEPA advising caution but not insurmountable.</p>
Hs13		Polton Street, Bonnyrigg	12-15	Y	Y	**	Y	Y	Y	**	Y	Y	Y	Y	**	**	
Hs14	R1	Rosewell North	60	Y	Y	Y	Y	N*1	Y	Y	Y	N	Y	N	Y	Y	<p>*1: Other archaeology</p> <p>Other: May be issue at this site with noise from dog boarding kennels</p>

## Appendix 2

## Midlothian Borders: A701 Corridor - Strategic Housing Land Allocations

ENVIRONMENTAL ASSESSMENT TOPIC				AIR		BIO	C.C.	C.H.	LAND/TOWNSCAPE			M.A.	SOIL		WATER		Comments
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	GreenBelt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding	
Hs15		Edgefield Road, Loanhead	25	Y	Y	**	Y	Y	Y	**	Y	Y	Y	Y	**	**	
Hs16	BN1	Seafield Road, Bilston	350 (+200)	Y*1	Y*1	Y	Y	Y*2	N	?*3	Y*4	N	Y	N*5	?*6	?*7	<p>*1: Parts of the site are outwith or on the limit of PAN 75 guidance threshold distances for walking to jobs/ services and bus routes.</p> <p>*2: There are local, non-scheduled, archaeological sites on the western and southern boundaries of the site. Mitigation may be possible.</p> <p>*3: Least impact closest to Bilston - approx in a line from Pentland Nursery to A703. Problem with skylining if NW parts of site developed.</p> <p>*4: Will significantly increase size of the settlement, both population and in physical size.</p> <p>*5: Part of site is former landfill and may no longer be prime land.</p> <p>*6: SEPA raises issues of water quality mitigation.</p> <p>*7: SEPA objects on flood risk grounds. Flood risk assessment required.</p> <p>Other: Potential gassing from Pentland Mains Tip, MC Environmental Health - strong concerns</p>
Hs17	BN3	Pentland Plants, By Bilston	75	Y	Y	Y	Y	Y	N	Y*1	Y*2	Y	Y	N*3	Y	Y	<p>*1: Site would require extensive landscape treatment.</p> <p>*2: If part of a larger development there may be an impact in terms of this criterion.</p> <p>*3: Part of site is designated prime agricultural land, but the site is brownfield.</p> <p>Other: MC Environmental Health - strong concerns if the biomass boiler were to remain on site, its removal would remove the concern.</p>
Hs18	RN5	Roslin Institute	200	Y	Y	Y	Y	?*1	N	Y*2	Y	Y	Y	N*3	Y	Y	* 1: Further work required to determine effect on Roslin Inventory battlefield site and conservation area.

## Appendix 2

ENVIRONMENTAL ASSESSMENT TOPIC				AIR	BIO	C.C.	C.H.	LAND/TOWNSCAPE				M.A.	SOIL		WATER		Comments
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	GreenBelt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding	
																	<p>*2: Residential development could have a positive effect.</p> <p>*3: Site designated as prime agricultural land, but is a brownfield site.</p>
Hs19	RN3	Roslin Expansion	260	Y	Y	Y	Y	Y*1	N	Y*2	Y*3	N	Y	N	Y	Y	<p>*1: Adjacent to Roslin Inventory battlefield site.</p> <p>*2: Lack of existing features to contain the site. Landscape difficulties can be overcome. Existing vegetation should be retained and enhanced with further planting.</p> <p>*3: Would increase size of settlement quite significantly.</p>
Hs20	A1a	Auchendinny	350	N*1	N	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	<p>*1: The existing service, while perhaps not poor, are limited in terms of not providing an evening service. Scale of development proposed would offer potential to help support existing services. The distance to bus stops on the A701, while outwith national planning guidance distance set out in PAN75, it may not be an unreasonable distance for some citizens to walk, providing access to a wider range of services.</p>
Hs21		Eastfield Farm Road, Penicuik	10	Y	Y	**	Y	Y	Y	**	Y	Y	Y	Y	**	**	
Hs22		Kirkhill Road, Penicuik	20	Y	Y	**	Y	Y	Y	**	Y	Y	Y	Y	**	**	

## Appendix 2

## Additional Housing Development Opportunities

ENVIRONMENTAL ASSESSMENT TOPIC			AIR		BIO	C.C.	C.H.	LAND/TOWNSCAPE			M.A.	SOIL		WATER		Comments	
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	GreenBelt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP		Flooding
AHs1	VR7	Rosslynlee Hospital	120-300	N	N	Y	Y*1	?*2	Y	Y*3	Y	N*4	Y	Y	Y	Y*5	<p>*1: Parts of the site are above the 215m contour line.</p> <p>*2: The hospital is a listed building. It would be for the detailed planning</p> <p>*3: The hospital site and south field score 'Y'; landscape difficulties for field to north.</p> <p>*4: Large parts of site are greenfield. Loss might be reduced subject to detailed planning.</p> <p>*5: SEPA recommend FRA.</p> <p>Other: MC Environmental Health: contaminated land: hospital; reservoir; dismantled railway; infilled curling pond; small sewage works; small gasworks.</p> <p>Noise/ smell: Gasworks may no longer be on site - if not will remove some concerns..</p>
AHs2	LD3	Burglee, Loanhead	175	Y	Y	Y*1	Y	N*2	Y*3	?*4	Y	Y*5	Y	Y	Y	Y*6	<p>*1: Broadleaf woodland makes up much of the southern parts of the site.</p> <p>*2: There are local archaeological sites within and on the site boundaries. Mitigation may be possible. Adjacent to Roslin Inventory battlefield site.</p> <p>*3: Part of SW corner of the site is Green Belt, outwith the settlement boundary, but most of the site is within the settlement boundary.</p> <p>*4 Western parts less visible than eastern parts, development not suitable south of approximate 150m contour line.</p> <p>*5: Site may now have the appearance of being greenfield.</p> <p>*6: SEPA requirement for SUDS.</p> <p>Other: Contaminated land: railway; colliery; refuse heaps; adjacent to Burghlee landfill (gassing) - MC Environmental Health - strong concerns</p>

## Appendix 2

ENVIRONMENTAL ASSESSMENT TOPIC				AIR		BIO	C.C.	C.H.	LAND/TOWNSCAPE				M.A.	SOIL		WATER		Comments
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding		
AHs3		Belwood Crescent, Penicuik	25	Y	Y	**	Y	Y	Y	**	Y	N	Y	Y	Y	Y*1	*1: SEPA recommend avoiding culverting the burn on the N edge of site.	
AHs4		Pomathorn Mill, Penicuik	50	N	N	**	N	Y	Y	N	Y	Y	Y	Y	Y	Y*1	*1: Flood Risk Assessment required to gain detailed assessment of surface water flooding.	
AHs5		Wellington School, by Howgate	50-60	N	Y	Y	Y	Y	Y	N	Y	Y	?	Y	**	**		

## Strategic Economic Land Allocations

ENVIRONMENTAL ASSESSMENT TOPIC				AIR		BIO	C.C.	C.H.	LAND/TOWNSCAPE				M.A.	SOIL		WATER		Comments
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding		
Ec1	S4	Shawfair Park Extension		Y	Y	Y	Y	N*1	N	N*2	Y	N	Y	N	Y	Y	*1 : Other archaeology *2 : Local ridge - site prominent & local landscaping cannot be relied upon. Risk of losing screening to existing Shawfair Park	
Ec2	D1a	Salter's Park Extension, Dalkeith		Y	N	Y	Y	N*1	Y*2	Y	Y	N	Y	N	Y	Y*3	*1: Site overlaps with locally important archaeological site. *2: Very slight overlap in NE corner, not thought to be significant. *3: SEPA recommends basic FRA at planning application stage.	

## Appendix 2

ENVIRONMENTAL ASSESSMENT TOPIC				AIR		BIO	C.C.	C.H.	LAND/TOWNSCAPE			M.A.	SOIL		WATER		Comments
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP	Flooding	
																	Other: Possible ground issues from old railway and mine.
Ec3	LD1	West Straiton		Y*1	Y*1	Y*2	Y	N*3	N	?*4	Y	N	Y	N*5	Y	Y	<p>*1: Parts of the site are outwith or on the limit of PAN 75 guidance threshold distances for walking to jobs/ services and bus routes. This reflects the size of the site, new facilities and services may come forward at later date.</p> <p>*2: Survey work on Straiton Bing required in relation to possible classification as a UKBAP Open Mosaic Habitat.</p> <p>*3: Local archaeological sites within and on the site boundaries. Mitigation may be possible.</p> <p>*4: The areas at Straiton Caravan Park and Straiton Bing not conspicuous, but other parts are conspicuous - landscape issues can be overcome with great difficulty. Planning brief/ masterplan required.</p> <p>*5: Nearly 50% of site is prime agricultural farmland.</p> <p>Other: Contaminated land: Clippens Tip (gassing); Council tip; Straiton Bing; Clippens yards - MC Environmental Health - strong concerns.</p>
Ec4	LD4	Ashgrove North, Loanhead		Y	Y	Y*1	Y	Y	N	N*2	Y*3	N	Y	N	Y*4	Y*4	<p>*1: Adjacent to Straiton Pond Local Nature Reserve - need to address any issues on biodiversity.</p> <p>*2: Landscape difficulties can only be overcome with great difficulty.</p> <p>*3: Development would bring Loanhead visually closer to Edinburgh but would be divided by the A720 City Bypass.</p> <p>*4: SEPA requirement for SUDS.</p> <p>Other: Contaminated land:: railway; various quarries - MC Environmental Health - strong concerns</p>
Ec5	RN4	Oatslie Expansion,		Y	Y	?*1	Y	Y	N	?*2	Y	N	Y	N	Y	Y	*1: Site affected by protected species. Ancient woodland located south west of the site.

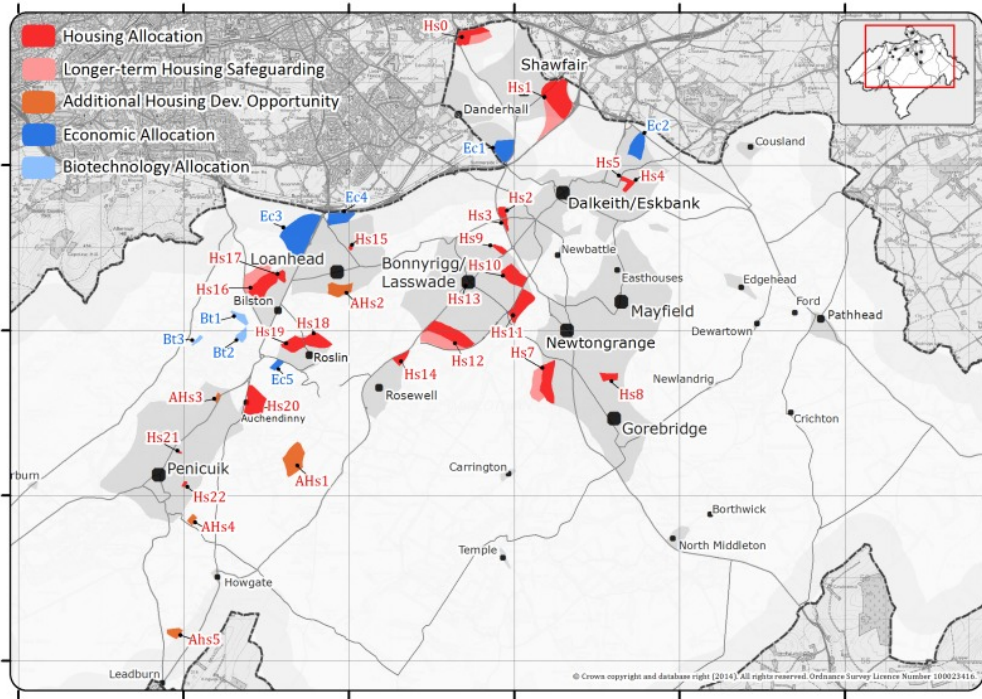
## Appendix 2

ENVIRONMENTAL ASSESSMENT TOPIC				AIR	BIO	C.C.	C.H.	LAND/TOWNSCAPE				M.A.	SOIL	WATER		Comments	
Proposed Plan Site Ref	MIR Site Ref	Site Name	Capacity	Accessibility 1	Accessibility 2	Biodiversity	Energy Efficiency	Cultural Heritage	Green Belt	Landscape	Coalescence	Brownfield/Greenfield	Peatland	Prime Agriculture	RBMP		Flooding
		Roslin															<p>*2: Site requires a landscape framework and development sited away from the boundaries to contain the site. Landscape problems can be overcome.</p> <p>Other: Contaminated land: adjacent to Oatslie landfill - MC Environmental Health - strong concerns.</p> <p>SEPA advises of amenity considerations for development given proximity of Oatslie landfill site.</p>

## Note

In response to CA opinion expressed on the MIR ER, it should be noted that sites have been assessed as to whether or not they would result in all or part-loss of prime land. Where the entire site has prime land it is classed as 'N' and the general terminology for any assessment resulting in 'N' is that it has significant adverse effects. However, a straightforward 'Y' or 'N' does not represent the level of significance, e.g. it would be difficult to come to a conclusion that a small site with a 'N' and a large site with a similar 'N' have a similar level of impact. The sites assessment is a simple representation of the characteristics of the sites.

## Appendix 2



## COMMUNICATING CLEARLY

We are happy to translate on request and provide information and publications in other formats, including Braille, tape or large print.

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 kasiecie magnetofonowej lub dużym drukiem.

ਸਾਡੀ ਸੇਵਾ ਕਰਨ ਤੇ ਚੁਸਤੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਨਤਕਤੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪੁਸਤਕ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਵੇਂ ਕਿੱਤੇ ਚੱਟੇਸ, ਡੇਪ ਜਾਂ ਵੱਡੀ ਛਪਵੀ ਜਾਨਲ ਡਾਨ।

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

اگر آپ چاہیں تو ہم خوشی سے آپ کو ہر فرام کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (بڑے حروف کے لیے) یا کاسٹ سے حروف کی کھائی میں شپہ یا بڑے حروف کی کھائی میں فرام کر سکتے ہیں۔

Contact 0131 270 7500 or email: [enquiries@midlothian.gov.uk](mailto:enquiries@midlothian.gov.uk)