

Bonnyrigg and District

Local Place Plan

2024 – 2034



Prepared by
Bonnyrigg and District Community Council

Contents

Section	Title	Page(s)
1	Executive Summary	3
2	LPP Area Maps	3 - 4
3	Purpose and Scope	5
4	Approach	5 - 6
5	Area Context	6 - 8
6	Planning Policy Context	8
7	Engagement	9 - 10
8	Planning Implications	10
9	Overall Vision & Aims	10
10	Proposals / Map	11 - 13
11	Next Steps	13
12	Appendices	14 - 17
13	Checklist	18
14	Copy of Information Notice	18 - 19

1. Executive Summary

The Scottish Government has introduced Local Place Plans (LPP) as a way for communities to help achieve change in their local area. Local Place Plans were introduced by The Planning (Scotland) Act 2019 (Section 14) which allows community bodies to set out their own proposals for the development or use of land in their area. The Act contains a new right for communities to produce these plans as part of the new Scottish planning system and influence the content of the next Midlothian Local Development Plan.

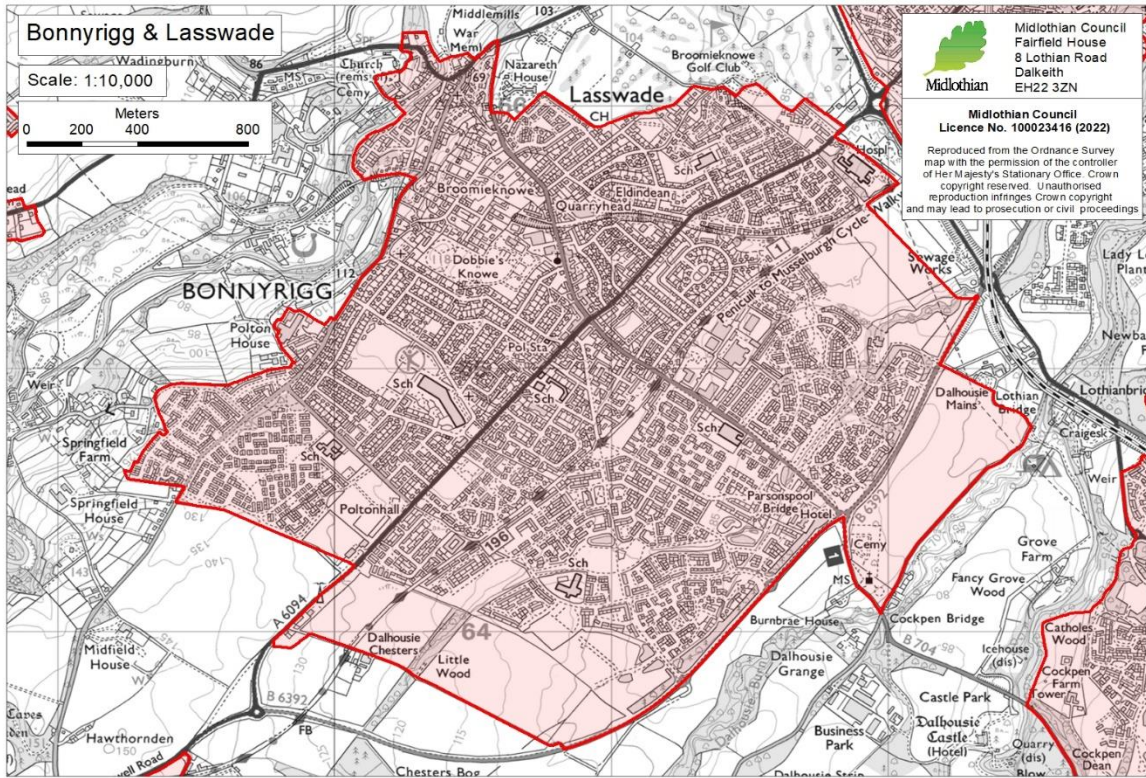
The population of Midlothian has increased from just under 81,000 in 2001 to 94,700 in 2021, an increase of 17%. Bonnyrigg and District however has undergone considerable change, with the population increasing from 14,540 in 2001 to an estimated 19,180 in mid 2021, an increase of 32% and is now the largest community in Midlothian. The ongoing development over the last decade has put considerable strain on resources including public transport, health and education.

Many of the comments received referred to issues caused by the increase in population with projections forecasting the increase continuing, making Midlothian the fastest growing Local Authority in Scotland. Bonnyrigg and District Community Council (BDCC) has undertaken online consultations with residents and has considered all the issues raised in the surveys in compiling the LPP.

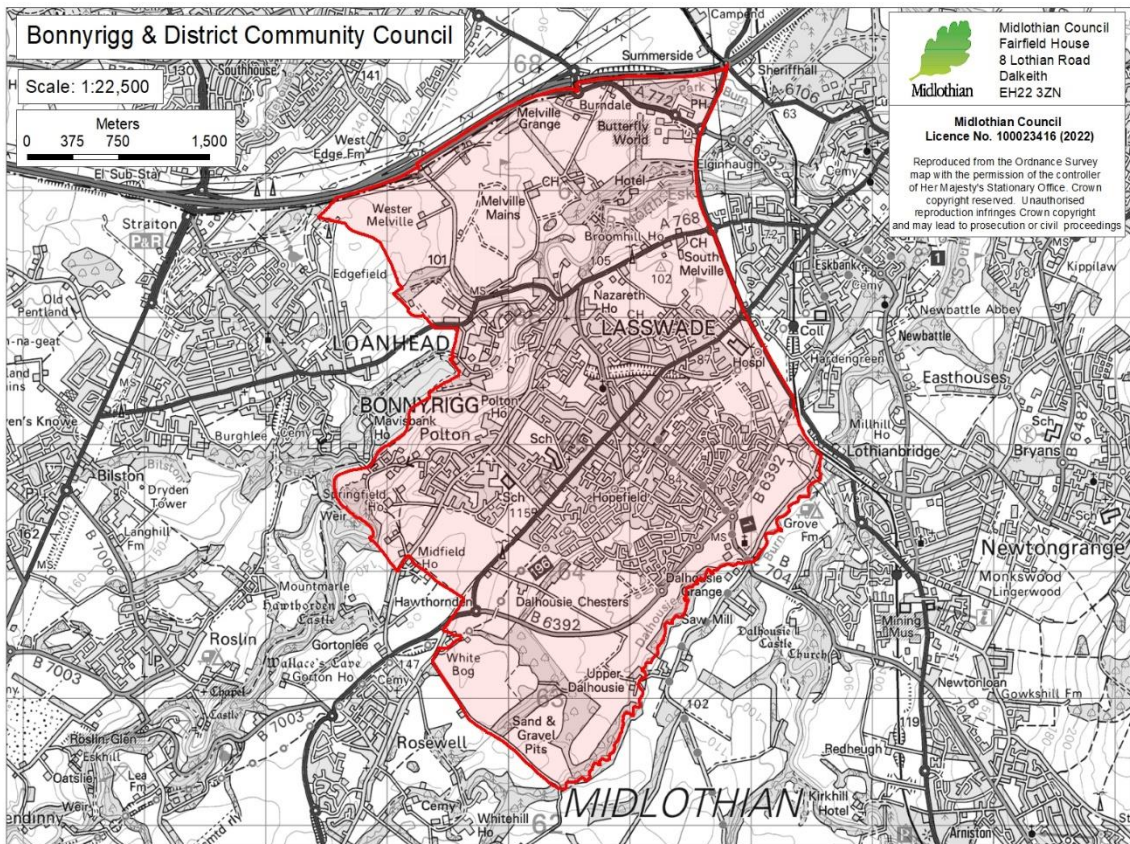
We hope Midlothian Council will take full account of the contents of our LPP in the preparation of the Midlothian Local Development Plan 2 (MLDP2). BDCC are willing to discuss our submission with Council Officers as and when required.

2. Bonnyrigg and District Local Place Plan area map

The Local Place Plan area referred to in this document covers a mixture of agricultural land and business centres, but it is dominated by the town of Bonnyrigg and Lasswade which is shown on the first map. The second map shows the area covered by Bonnyrigg and District Community Council which is substantially larger and borders several other Community Councils. The area stretches from the junction of Carrington Road and Cockpen Road, Bonnyrigg having followed the course of the Dalhousie Burn joining the main A7 trunk road northwards to Sheriffhall Roundabout. The northern boundary is then dictated by the A720 City of Edinburgh bypass as it travels westwards before heading south again to the rear of Edgefield Industrial Estate, Loanhead and dissecting the area of farmland between Wester Melville and Edgefield. At Wadingburn Road the western edge of the LPP area follows Kevock Road until it reaches the North Esk River and carries on past Polton Village to the rear of the Springfield Mills area climbing up past Midfield House and crossing the A6094 road passing White Bog and the sand quarry towards Capielaw Farm before again following the route of the Dalhousie Burn back to Carrington Road.



Bonnyrigg and District Community Council Map



3. Purpose and scope

This Local Place Plan (LPP) has been compiled by Bonnyrigg and District Community Council (BDCC)

For many years Bonnyrigg and its surrounding districts had separate Community Councils: Bonnyrigg and Lasswade Community Council (BLCC), and Poltonhall and Hopefield Community Council (PHCC). The two began working together to support members of their community during the Covid-19 pandemic, and in 2021 they agreed to merge to form a single Community Council for the area. A consultation process followed and on 28 June 2022 agreement to merge was approved unanimously at a special meeting of Midlothian Council. The two Community Councils were merged to form Bonnyrigg and District Community Council (BDCC). The Inaugural Meeting took place on 13 Oct 2022.

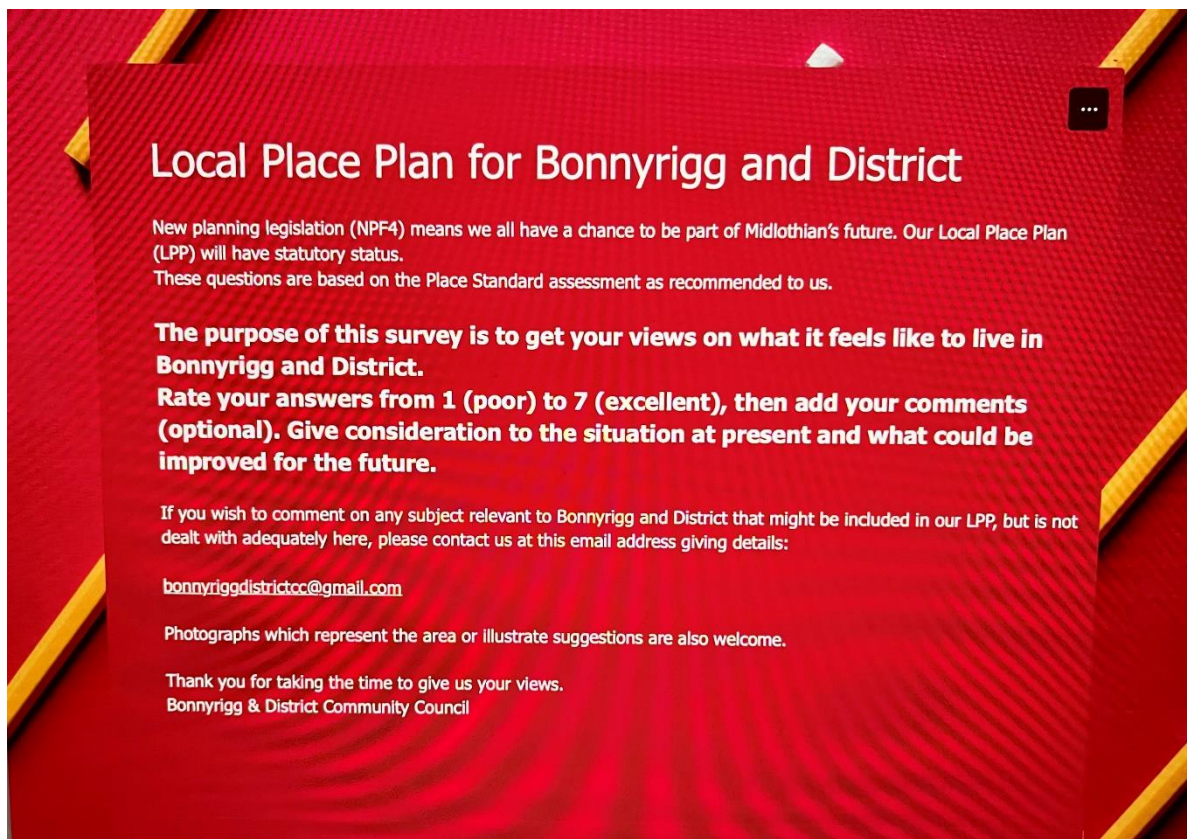
We have a total of 18 Community Councillors. A further 2 residents have since been co-opted taking our total to 20, the maximum allowed by our Constitution. BDCC are not aware of any other local groups involved in the preparing an LPP.

4. Approach

Work on the LPP commenced much later than was anticipated. Whilst an initial meeting had taken place in the Spring of 2023 no further work was undertaken until Oct 2023 when the working group was re-formed, and discussions held as to how to progress the LPP.

Using the Place Standard questions, the first survey was launched in mid Oct 2023 and lasted for a period of around 2 weeks.

A follow up survey was undertaken at the end of Nov 2023 which asked residents what their wishes were for Bonnyrigg and District over the period of the LPP.



The surveys were summarised and discussed by the BDCC LPP Group, and the findings and suggestions incorporated in this submission.

5. Area Context

Background

The Bonnyrigg, Lasswade and Poltonhall community is the largest settlement in Midlothian. The town is centrally located within the county and, especially the eastern part, is well located for access to the Borders Railway and Eskbank station.

Bonnyrigg has seen steady housing growth over the past 15 years, with ongoing development on committed sites principally in the Hopefield area. To enable the development of the housing land at Dalhousie and Hopefield, a new Bonnyrigg southern distributor road was built. This road provides a direct link from south of Rosewell to the A7, avoiding Bonnyrigg Toll.

The A7 is a key route north-south linking the Borders Rail Corridor with the City Bypass and Edinburgh. It is also the focus for recent and future development, which has resulted in additional traffic on this and adjacent roads. As a result of its accessibility at a key crossroad on the A7, the Hardengreen area has experienced growth pressures, including the superstore and Midlothian Community Hospital.

Bonnyrigg

A large part of the town centre consists of a relatively modern development and is typified by postwar and modern housing developments. There is a mixture of building styles and materials, and development layouts.

Infrastructure and Community Facilities

The growth of Bonnyrigg has been matched with improvements in services including replacement and new primary schools and a replacement Lasswade High School, incorporating new community facilities and a leisure centre comprising state of the art gyms, as well as a 25m swimming pool and library.

A replacement 3-practice health centre has been provided and the new Midlothian Community Hospital is located on the east side of the town.

There are three established Conservation Areas covering the older parts of Bonnyrigg and Lasswade, which are located to the north and west of the town: Broomieknowe (covering the 19th century suburbs), Lasswade and Kevock (including the village of Lasswade and the North Esk Valley).

In response to a commitment made in the MLDP 2008, a new Dalhousie Conservation Area has been designated relating to land to the southeast of the town and including several important and / or listed buildings, including Cockpen Church. The MLDP allocated housing site Hs11 Dalhousie South, which is adjacent to the northern edge of this Conservation Area, and its development has been reflected in its location next to the Conservation Area, especially avoiding a negative impact on the setting of Cockpen Church.

The landscape setting of Bonnyrigg / Lasswade / Poltonhall is a significant asset, with the town located between the river valleys of the North and South Esk. The land on either side of the A7 is also important to the setting and identity of Bonnyrigg.

Key Issues

The following are the key issues identified in the survey facing the Bonnyrigg and District area:

- the impact of development on the area; and the aspirations of the local community:
- accommodating additional new housing development which relates well to the town and avoids unacceptable strain on services and viability of Bonnyrigg town centre:
- coalescence of Bonnyrigg with Eskbank
- safety for pedestrians and cyclists on the A7, and active travel access to Eskbank rail station and the superstore at Hardengreen

- safeguarding the sensitive landscapes of the North and South Esk Valleys from development.

Bonnyrigg and District Developments

H28 Hopefield

Development of the Hopefield site commenced in 2008. The final planning consents for the Hopefield development (Areas B1 & B2) were approved in Nov 2017. Development was completed in Dec 2019.

Hopefield - Local Centre

A local centre for the community was part of the original Hopefield Masterplan. Despite considerable efforts little progress was made in its development. Following negotiations with the Council and developer agreement was reached to reallocate the site to housing along with a retail unit. These have been constructed using Passive Haus standards. The retail unit is expected to open in early 2024.

Hs9 - Broomieknowe, Bonnyrigg

Development approved in Oct 2016 and completed in 2020

Hs10 - Dalhousie Mains

Development at this location was approved in Feb 2018 and is ongoing.

Hs11 - Dalhousie South

Development at this location was approved in Apr 2020. A separate application for affordable housing within the Hs11 site was approved in July 2023. Development is ongoing.

Hs12 - Hopefield Farm 2

A planning application for this site was submitted in March 2020 for planning permission in principle for residential development; community facilities, primary school and associated works.

Associated with this development, a planning application was submitted for the construction of a four-arm roundabout on the A6094. The application site is centred on part of Rosewell Road (A6094) at the south-west of the Bonnyrigg and Poltonhall boundary. Consent was approved on 19 Sep 2023

Hs13 - Polton Street

This location was the site of the former Bonnyrigg Library which closed in 2013, when the town's library relocated to the new Lasswade Centre. Planning consent for the erection of 18 flats was approved in June 2015.

High Street - Former Bonnyrigg Market

This location was the site of the former weekly open air Bonnyrigg Market. Planning consent was granted in Feb 2018.

Hopefield Yard, Cockpen View

This site is near Springfield Bank Nursing Home. The planning application was submitted at the end of 2019. After several revisions, the application was approved in Apr 2021. The proposed development is part of the Council's housing programme and comprises all affordable housing units built to Passive Standards. Construction was completed late in 2023

High Street - Former retail building

Planning consent for the construction of 20 flats at this location was granted in Sep 2022. Construction is at an advanced stage. The site was a former retail building which was demolished in 2019. The flats will provide council housing. It is intended that 8 of the flats will be used to provide assisted living flats for adults with learning difficulties and/or autism, whilst the remaining 12 flats will be used as retirement flats for over-55s.

E16 Hopefield

This site was allocated in MLP 2003 as part of the Hopefield development to provide potential employment opportunities. Acceptable uses for the location were modified to Class 4 - Business. A planning application was submitted in July 2018 for the erection of a resource facility including offices, stores, workshop, motor transport workshop, ambulance depot and enterprise units. In Feb 2020 the Planning Committee was advised there was an outstanding objection from SEPA, and there was also concern regarding potential noise impacts on nearby residents.

Poltonhall

There has been no development in this area.

Polton Village

There has been no development in this area.

Lasswade

Land West of The Laird and Dog Hotel, High Street, Lasswade

The site was previously occupied by a school building and associated janitor's house. The buildings were demolished in the mid 2000's. The application, which is in the Lasswade and Kevoch conservation area, was for the erection of 8 houses was approved in Jan 2020. Construction was completed in 2023.

Land between 5 and 9 Elm Row, Lasswade

The application located within Lasswade and Kevoch Conservation Area was previously part of a garage premises. The application for the erection of 5 dwelling houses was approved in Feb 2021. Work had commenced on the site but appears to have ceased. BDCC would like to know what is happening with this site.

6. Planning policy context

Summary

In preparing the Local Place Plan BDCC has considered the National Planning Framework 4 and the Midlothian Local Development Plan 2017, which is a statutory requirement of the Planning Act. The Local Place Plan also sets out reasons why we consider the Local Development Plan should be amended.

National Planning Framework

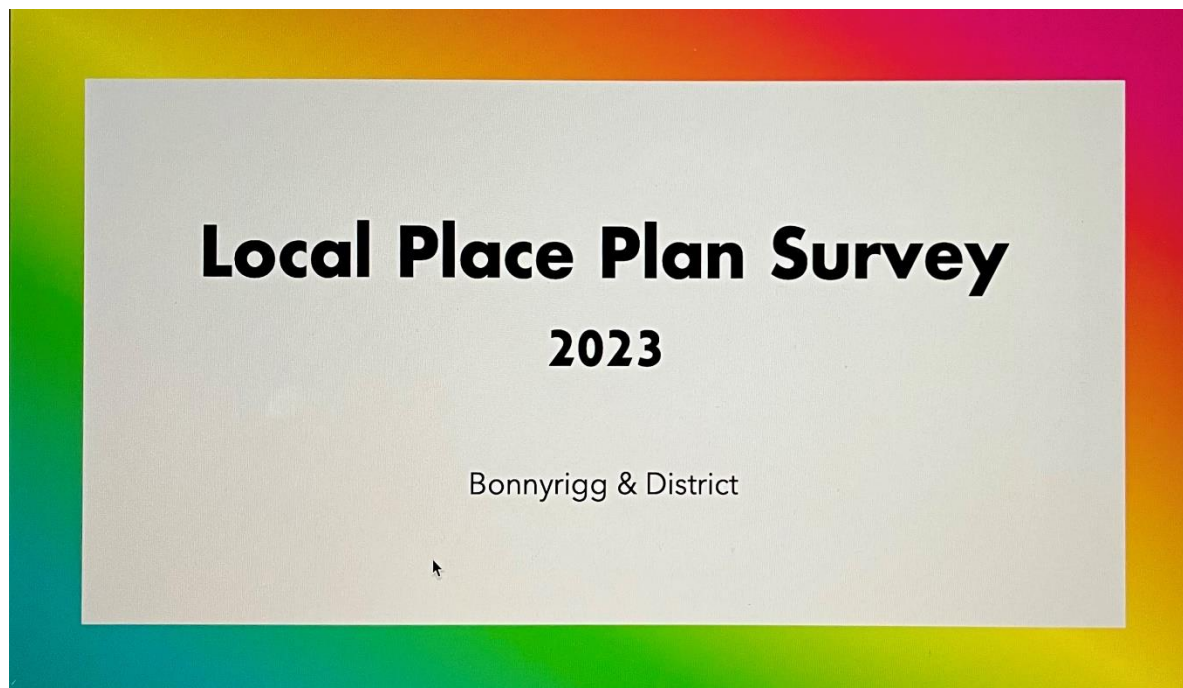
We believe the contents of this Local Place Plan complies with the provisions of the National Planning Framework.

MDLP 2017

This LPP submission differs from the MDLP 2017 in relation to Midlothian Councils previous submission on the development for site E16. We expand on this in our proposals.

7. Engagement

Using Microsoft Forms and using the Place Standard Tool the first survey was launched in mid Oct 2023 and lasted for a period of around 2 weeks. The survey was conducted via the BDCC website, and the online Residents Forum.



The Place Standard Tool asks 14 questions about the physical and social elements of a place. Participants answer by scoring from 1 to 7, where 1 means there is a lot of room for improvement and 7 means there is very little room for improvement. The results of the survey were as follows:

Place Question	Place Standard Topic	Rating
Q1	Moving around	4.4
Q2	Public transport	4.2
Q3	Traffic and parking	3.4
Q4	Streets and spaces	3.9
Q5	Natural space	4.9
Q6	Play and recreation	4.2
Q7	Facilities and services	3.9
Q8	Work and local economy	4.1
Q9	Housing and community	3.7
Q10	Social interaction	4.0
Q11	Identity and belonging	3.9
Q12	Feeling safe	4.1
Q13	Care and maintenance	3.6
Q14	Influence and sense of control	3.0

Question 14 produced the lowest rating – 3.0. Many residents were of the opinion Midlothian Council did not take cognisance of issues raised by them.

A link to the full results of the survey and the views gathered is shown in the Appendices.

Follow-up Survey

A further survey was undertaken at the end of Nov 2023. Based on the results of the original survey we asked residents what their wishes for Bonnyrigg and District over the period of the LPP are. Issues raised included traffic and parking, housing, care and maintenance, and the lack of influence and control on how decisions were taken. Items identified as being of greatest concern and requiring action are as follows:

Preference	Subject
1	Facilities
2	Public Transport
3	Traffic
4	Community Hub
5	Parking
6	Housing

Some respondents included the suggestion of a Community Hub in the Facilities heading, whilst others referred to it separately in their response.

Comments from the 2nd survey can be found in the Appendices.

8. Implications

The Hopefield Masterplan, and the MDLP 2017 identified E16 as an area to provide potential employment opportunities. Acceptable uses for the location were amended to Class 4 – Business - where small units would be provided for local or start-up businesses

BDCC has reviewed this location and would like the Council to reconsider their previous designation of this area for business and consider it as a future housing location. If developed for housing, we would also like the existing SUDS ponds developed as a wildlife refuge. We would also like to see provision made for allotments at this location.

We expand on our reasons for this in our proposals in section 10.

9. Overall vision and aims

Bonnyrigg and District Community Council (BDCC) has considered and discussed the results of the consultations undertaken in compiling the LPP. Several points have been raised by residents which warrant further comment and consideration as part of the LPP submission.

In Section 10 we address the issues and comments raised by residents of Bonnyrigg and District and look forward to these being incorporated in the next Midlothian Local Development Plan (MDLP).

10. Proposals / Map

1. Housing provision

Comments from the consultations undertaken as part of the preparation of the LPP were clear in that Bonnyrigg and District had undergone considerable change over the past decade, and the preferences shown by residents were that there should be no further large housing development sites. BDCC recognises the views of the residents but believes that supporting a total ban would not be the right course when there are still many people on waiting lists for affordable housing.

Our population is living longer, and many residents have been able to buy properties over the years. However, as families grow up and move on many owners and tenants find themselves in properties that are too big for them.

BDCC believes the Council and developers should consider this issue in planning future developments by providing housing of a style and size that addresses this. There is a need for a better mix of housing to be available to residents to make affordable homes of different sizes available and increase mid-market housing thereby allowing residents of larger homes to downsize and thereby make larger properties available for families.

2. Site E16

The 2017 MLDP made provision for this location to provide employment opportunities, with acceptable uses being Business (Class 4) only. This was done to reduce the potential for neighbour conflict. A proposal to construct a Facilities Depot for Midlothian Council was withdrawn following many objections, and issues raised by the Scottish Environmental Protection Agency (SEPA).

BDCC has considered this location and would like the Council to reconsider their previous designation of this area for business and consider it as a future housing location with particular emphasis on smaller house sizes and styles to address our previous comments. We would also like the existing SUDS ponds developed as a wildlife refuge. Given the current financial pressures felt by families in all communities we would like to see provision made for community allotments primarily for rent to Bonnyrigg residents. There is also potential for revenue generation through charges for use. Access to the location and some services are already in place.

3. Future Housing Locations

BDCC carefully considered to the identification of other potential housing locations. Bearing in mind Hopefield 2, has yet to commence, and will be phased over several years, we are of the opinion the identification of future housing locations should be delayed until proposals for infrastructure improvements are brought forward.

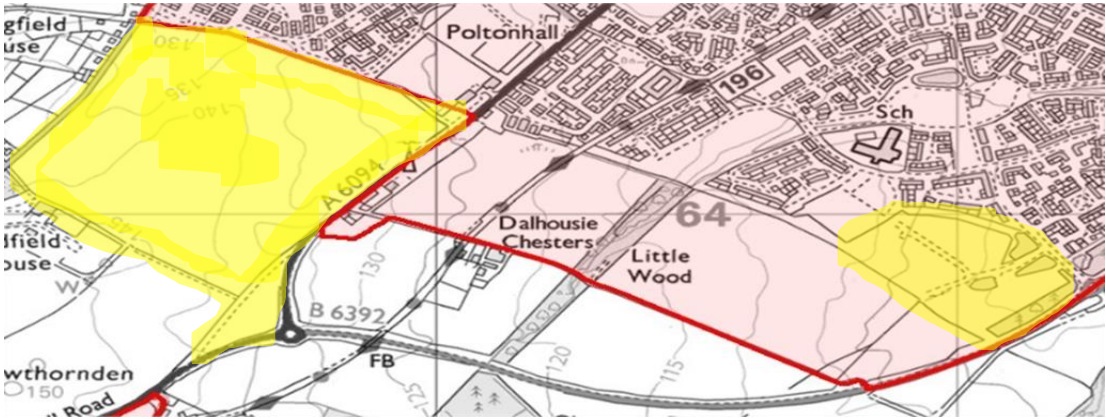
4. Commercial Facilities

Bonnyrigg has a variety of shops and services, but difficulties parking in the town centre is an issue. Apart from the Co-op in the High Street, and Tesco Express on Rosewell Road there are no major supermarkets in the area.

Residents from some part of Bonnyrigg need to travel over 2.5 miles to Tesco at Eskbank, and residents in Rosewell over 3 miles. At Straiton however there will shortly be 4 supermarkets all located within 1 mile of each other. Straiton is 4-5 miles distant depending on the route taken. If we are to encourage residents to reduce their level of car travel, we are of the opinion there's a need to provide a location for a commercial centre between Bonnyrigg and Rosewell? We are not aware of any provision for commercial facilities within the Hopefield 2 development.

Approval for a roundabout on the A6094 has recently been granted planning permission to access the Hopefield 2 development. We suggest the Western leg of this roundabout would provide a suitable access to a commercial facility / supermarket. One of the 'low cost' supermarkets has previously

indicated their desire to include Bonnyrigg in their expansion plans. The area identified is shown in yellow on the map below as is the E16 area mentioned in Section 2 above.



5. Penicuik to Dalkeith Walkway

This is a popular and well used facility within the Bonnyrigg and District area. There are issues of capacity in the area from Hopefield (Castell Maynes) to Cockpen Road, which will become more of a problem as the Hopefield 2 development progresses. As part of the application for Hopefield 2 there is a proposal to increase the width of the walkway to 4m through the development. BDCC would like this proposal extended, to include the area from Hopefield 1 (Castell Maynes) to Cockpen Road.

6. A7 Urbanisation Project

Although just out with the Bonnyrigg and District Area, BDCC would like to see urgent progress made with this project to provide active travel provision along the A7 between the Gilmerton Road Roundabout and Dalhousie Road, Newtongrange.

7. Linked Bus Services

The development of Hopefield 1 made early provision for the introduction of a bus service from the area. This has proved to be successful in providing a regular service from the area to Edinburgh. The Hopefield 2 proposals makes provision to extend the existing service into the new development. The missing link with this service is a connection to Rosewell and the ability to access the Lasswade Centre from Hopefield. This has now become more of a priority as the revised route of the 46 service to / from Rosewell and Poltonhall does not allow for a direct service to Edinburgh City Centre. BDCC would like Midlothian Council to seek further talks with Lothian Buses to address this, as part of their Active Travel strategy.

8. Community Hub

Gorebridge and Rosewell have successfully developed Community Hubs. Whilst we have an excellent facility at The Lasswade Centre it is more aligned to the provision of sporting facilities. The facility does not fully provide for community facilities, or meeting rooms for small groups or organisations. Dalkeith Community Council have successfully established Dalkeith One, run by the Community Development Trust. In Bonnyrigg there is a former retail facility in Polton Street which has been empty for a considerable time. BDCC would like to work with the Council and other groups to explore the possibility of turning this location into a community hub. The location would be ideal for a community cafe, the provision of meeting rooms and possibly a weekly or fortnightly farmers' market providing business opportunities for local producers and reducing "food mileage."

9. Traffic

Bonnyrigg town centre is a key junction for traffic in Midlothian. Congestion results because there are no right-hand filter facilities incorporated in the traffic signals in the town centre and restricted

carriageways. BDCC would like this to be addressed quickly to improve the traffic flow, in particular from High Street towards Polton Street. This section of roadway has, in isolation, been reduced to a single lane despite being a main bus route, which causes lengthy tailbacks at all times of day. Returning to a two-lane carriageway at this junction, augmented by a right turn traffic light filter would reduce this congestion and potentially eradicate it. In summary right turn traffic light filters from High Street to Polton Street and Polton Street to Dundas Street are required as a matter of urgency to reduce congestion and emissions from queueing traffic.

We would like to see the traffic lights at the Hillhead junction with Melville Dykes Road operating all day, to improve the traffic flow into Lasswade from Polton Road.

10. Parking

Lack of parking in Bonnyrigg deters residents of the district from coming to the town. BDCC would like to see steps taken to introduce controlled parking behind Polton Street and the High Street to deter persons from leaving their vehicles there for extended periods seriously reducing viable parking for customers of local businesses.

11. Care Facility – Polton Road

Whilst not directly related to the LPP submission, BDCC are pleased to see work on this facility has commenced. This is a much-needed facility to replace Highbank Intermediate Care facility, and we look forward to its completion in early 2026.

12. Poltonhall Recreation Ground

We are pleased to note the Asset Transfer for this location has been agreed between Midlothian Council and Bonnyrigg Rose Community Football Club.

11. Next steps

This Local Place Plan maps out how our community can be improved over the next 5 to 10 years. We are aware of the financial constraints placed on local authorities and appreciate the restrictions this may place on resourcing and delivery of this Local Place Plan.

Some actions are already in progress, others will take longer, like building new houses. But work needs to start now on everything if we are to succeed.

Making change happen needs everybody to pull their weight. The Community Council is a key player but cannot do everything. Community organisations, residents, businesses, landowners, Midlothian Council and other organisations - all have their part to play for the plan to become reality.

Bonnyrigg and District is fortunate in having an active Facebook Residents Forum. We will use this together with the BDCC website to ensure the community are made aware of the efforts being made on their behalf to bring their wishes for the community to fruition. We look forward to working with the Council and other organisations to achieve our aims.

12. Appendices

First Survey

Analysis and a selection of comments from the survey can be found at the following link:

<https://web-cdn.org/s/1190/file/9-Local-Place-Plans/Survey-1/Presentation-of-Place-Plan-Survey-2023.pdf>

Local Place Plan Survey – Selection of comments

Place Standard Tool - Questions		Score	Selection of comments
Q1	Moving around	4.4	Good bus service to Edinburgh but not if you want to go to Newtongrange, Gorebridge & Loanhead
			Make lights at Lasswade full time to improve flow and access from Polton Road in Lasswade
			Remove bollards at Sherwood Crescent
Q2	Public Transport	4.2	Removal of 49 route was a mistake
			With all the new builds in south Edinburgh peak time travel can be difficult on 31 route.
			Returning late from Edinburgh on 31 is difficult for Poltonhall residents if there is no 46 bus.
			Long distance from some areas to bus stop
Q3	Traffic and Parking	3.4	Commuters using car parks then jumping on buses
			Parking seems better when Traffic Warden present.
			Area at Raes Gardens / Lothian Street could be used for parking and help the Lothian Street problem
			Parking spaces being take up by businesses
Q4	Streets and Spaces	3.9	Clean and tidy, but lacking in soul
			Streets are full of weeds and rubbish. Gives bad impression
			Buildings are typical of many towns but we are fortunate in having a considerable amount of open space.
Q5	Natural Space	4.9	Lots of open spaces
			Walkway needs top improved to cater for pedestrians & cyclists
			Lots of walks within a short distance
Q6	Play and Recreation	3.9	Lots of good play areas but vandalism is an issue
			Excellent playing facilities at Poltonhall
			Opportunities are there for those who look for them
			Condition and cleanliness of changing facilities at Lasswade swimming pool leave a lot to be desired
Q7	Facilities and Services	3.9	Ok if you want a hairdresser or a takeaway
			Another nice restaurant would be great
			An Aldi or Lidl would be nice

			Insufficient doctors for size of place
Q8	Working and Local Economy	4.1	Only jobs I see advertised is either hairdressing or jobs within council - I work in the town but don't spend my money here. I'd like to shop local but can't get everything I need in one place (or parked!)
			Employment opportunities and housing are linked. Can maybe find a job but can't find a house which is affordable
			Great wee towns for local shopping, be good to see empty units being used to give local businesses a chance to share their goods, pop up events or short-term leases?
			Work opportunities limited. Council promised small industrial unit's adjacent to Hopefield which has not materialised
Q9	Housing and Community	3.7	Too many housing developments for the size of Bonnyrigg which has impacted on traffic and do not have the infrastructure to cope.
			Not enough council houses for people that are actually from Bonnyrigg. Been on the waiting list for over 8 years
			Not enough social and affordable housing
Q10	Social Interaction	4.0	Never go out in Bonnyrigg....not a nice atmosphere
			Isolation is a big issue for our community. Need a hub
			It's ok if you drink, not so much if you don't.
			If you want to join in the community, there are significantly more opportunities than in other authorities
			Bonnyrigg only has church hall. Don't know of any other community places in Bonnyrigg. There is the Beacon in Gorebridge and Steading in Rosewell. For certain age groups I think there is more. For your 20-50 year old I dont think there is much. There really isn't a community anymore
Q11	Identity and Belonging	3.9	I used to feel that I belonged in Bonnyrigg but it's not the same now with the influx of housing developments. Sense of community has dwindled.
			Football and rugby clubs have a lot of local support. Helps bring people together, though not me specifically
			In sports terms we are doing well with both Lasswade RFC and Bonnyrigg Rose making good starts to their seasons. We could with a petanque arena and club to compete with the likes of Penicuik, Roslin and Newtongrange, where these clubs appear to be flourishing. Otherwise, the recent merger of Community Councils to form Bonnyrigg and District CC should help
Q12	Feeling Safe	4.1	We need to ensure that high visibility Policing in particular foot patrols is protected and encouraged. The current Police management do not see this as a priority. Hence the rise in shopliftings and anti-social behaviour.
			Don't think it's any better or worse than other places in Midlothian, but any further cut back in police numbers could have a negative effect
			Rising youth disorder does not make me feel safe. Serious lack of central government funding of the Police Service does not help. Community officer funding (partnership working) should not be stopped by Midlothian Council. Residents need to be and feel safe.
Q13	Care and Maintenance	3.6	The lack of proper weed killing is shocking. The drains are blocking, the footpaths and verges are in a terrible state due to no weed killing. Ridiculous nonsensical decisions from the ruling group at Midlothian Council based on speculation and internet nonsense have real implications on the local area.

			Again for the money we pay in council tax, nothing gets done. We rely on Bonnyrigg Weedbusters to keep the Toll looking beautiful. We rely on local groups picking up rubbish along the verges. Where is our council tax money being spent?
			Weeds in the roads/pavements and growing out of road drains make the place unsightly! Lack of proper maintenance of the roadside swale on the Distributor Road in Bonnyrigg leads to run off from the whole road flooding into Hopefield in heavy rain. Inlets on the road and within the swale haven't been maintained - ever!
			Town centre looks tidy but aware that resources are stretched. The gardening volunteers do a great job
			Reduction in maintenance noticeable in some areas & ban on use of glyphosate weedkiller gives the impression the place is unkempt in some parts
Q14	Influence and sense of control	3.0	The current administration at Midlothian Council don't listen to anyone. They have consultations in name only and disregard the results when it goes against their pre-ordained policies. Poor governance from the centre spreads downwards.
			The council decide what's happening whether you agree or not
			There are opportunities to make your views known, in many cases these are ignored - for example the recent decision regarding double yellow lines on Lothian Street - the result of which will be an increase in the speed of traffic & possible accidents.
			Decisions are already made before asking for our opinions
			Don't think we have much influence or sense of control, apart from using vote in local and national elections. Being part of the Community Council means I can try to contribute.

Comments from follow-up survey

How would you describe Bonnyrigg and District If you were telling someone not from here what this area is, location, history etc

Tired centre, needs upgraded. More provisions for parking.

Good community spirited town. Very little green spaces left due to large scale housing estates being built over the last fifteen years.

All new housing and horrendous traffic as more new houses are built. It's all very well council letting this happen but there is not infrastructure to cope with increased population.

A commuter town. Mixed population. Some areas of clear deprivation. Some areas of excessive wealth. Lots of people who live here. But don't contribute to the local economy etc

We have a fantastic history, but this is not advertised in any way. Mining, football, carpets making etc. It's up to us oldies to keep this to mind

Expanding town south of Edinburgh but unfortunately the infrastructure has not kept up. Local shops closing as not used enough, traffic busy.

Community focused town with great mix of people who've lived here all their lives and newcomers who've made it their home

Good wee community once upon a time but has lost this due to the new housing. Not enough shops locally but excellent transport links to Edinburgh

A small mining town just south of Edinburgh. It has now doubled in size with new build housing. It has a strong community spirit but very little identity or focus.

Nice enough, was brilliant 10 years ago, but not the same now. Too many houses, not enough green space, not a great bus service. Small part of community is good and tries so hard.

A thriving diverse community with great investment opportunities. Good schools and leisure facilities.

Used to very much believe it was a good place to live and my kids had a good life here. Real sense of community and effort. Sometimes these things naturally change, but the regression feels by design and that's hard to understand.

Still managing to hold onto its sense of community but as it gets bigger it's starting to lose it and change to a faceless society.

An Edinburgh commuter town where the last decade has seen overdevelopment with little or no upgrading of the infrastructure. Great football team!

All the shops are either hairdressers, beauty shops or takeaways and the rest are not great. In the High Street there is approximately 8 hairdressers, 2 barbers, 5 nail and beauty shops. There is one small supermarket, and their prices are extortionate, so I would tell someone who doesn't live here if you want to have nice hair and enjoy a takeaway then this is the place for you!

Checklist for LPP Validation

1	A copy of the finalised Local Place Plan	
2	A statement identifying the Community Body that has prepared the plan and its written constitution	
3	Map of the Boundary of the Local Place Plan	
4	A statement of the Community Body's proposals	
5	An additional Map identifying specific sites/locations detailed in the Community Bodies proposals	
6	A statement explaining how the Local Place Plan has regard to the Local Development, National Planning Framework and any applicable Locality Plans.	
7	A statement explaining how the proposals in the LPP align with, or differ from, the relevant policies and development proposals in the plans in 6 above, and why it considers that the Local Development Plan should be amended in light of this.	
8	A copy of the pre-submission Information Notice evidencing of compliance with the required contents.	
9	Records of when and to whom the Information Notice was sent (required local councillors and community councils).	
10	Documents confirming the status of the Community Body, and a statement showing compliance with the definition of a Community Body (see Appendix 1 of Part 1 of this Guide).	
11	Evidence of level of community support for the Local Place Plan and how CB reached that view.	
12	Copies of additional relevant documents as appropriate.	

13. Copy of Information Notice Email

Sent to elected members, and all Community Councils within Midlothian

Bonnyrigg and District Community Council <bonnyriggdistrictcc@gmail.com>
to Derek, David, Dianne, CLL, Federation

9 Feb 2024,
11:35

Good morning,

BONNYRIGG AND DISTRICT LOCAL PLACE PLAN 2024 (DRAFT STAGE FOR CONSULTATION) INFORMATION NOTICE

I am writing to you on behalf of Bonnyrigg and District Community Council. We are obliged to send this information notice to you because the area covered by the attached proposed Local Place Plan either adjoins part of the boundary of the area covered by your Community Council, or you are within the Midlothian Council Local Authority area, or you are a Midlothian Councillor for the area concerned.

The proposed Bonnyrigg and District Local Place Plan will be published on the website of Bonnyrigg and District Community Council. Attached is an electronic copy of the Plan. If you wish to have a printed copy, please let me know and give me the postal address to which to send it or you may print this yourself.

In accordance with regulation 4 of the [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#), Bonnyrigg and District Community Council is sending you the following information.

1. The proposed Bonnyrigg and District Local Place Plan

A copy of the proposed Bonnyrigg and District Local Place Plan 2024 is attached.

2. A brief description of the content and purpose of the proposed Bonnyrigg and District Local Place Plan

The proposed Local Place Plan covers the whole area covered by Bonnyrigg and District Community Council. The area is dominated by the town of Bonnyrigg and

Lasswade but also encompasses large rural and industrial areas stretching from the outskirts of Loanhead to Sheriffhall roundabout.

The primary purpose of the Local Place Plan is to set out proposals to address concerns of residents and organisations. Some of these concerns have existed for a number of years. Some concerns have emerged or become acute as a result of recent and ongoing large-scale housing developments. The Plan contains a number of proposals.

3. Information as to how and to whom any representations on the content of the proposed Bonnyrigg and District Local Place Plan should be made and the date by which they should be made

If you have any comments on the Plan, please send them to Bonnyrigg and District Community Council by replying to this email. If you prefer to send comments by post we can provide an address to which they may be sent.

The deadline for comments is 8th March 2024, to allow a further consultation prior to submission to Midlothian Council by 31st March 2024. Any comments received after this time may not be included.

The above comprises the information notice to which the Regulations refer.

Please let me know if you have any queries.

Please acknowledge receipt of this information notice.

Kind regards,

Dan Lennie