

Mr Graeme Patrick
Strategic Land Director
Walker Group (Scotland) Ltd
Westerwood House
Royston Road
Deans Industrial Estate
LIVINGSTON
West Lothian
EH54 8AH

30th March, 2016

Dear Mr Patrick

**Walker Group Development in HS10 of the Midlothian Local Development Plan
Response to presentation given by Mr Graeme Patrick to the Bonnyrigg and
Lasswade Community Council on Thursday 10th March, 2016.**

Summary

Mr Patrick emphasised that Walker Group would rigorously adhere to all existing Planning standards and regulations as expressed in the Midlothian Local Development Plan 2015 and supporting Revised Environmental Report as well as Statutory National Building Standards, for this development. The plans he presented were in outline form and he announced that more advanced plans would be presented to the public in the Lasswade Community Centre Library on Thursday 21st April, 2016.

The Bonnyrigg and Lasswade Community Council resolved to submit their initial thoughts and considerations to Mr Patrick before 21st April and arranged to meet to consider their submission on 22nd March, 2016. This letter is a consequence of that initial meeting. We hope that Walker Group, as the Main Contractor for the Development, will give these main issues serious consideration and incorporate them into their plans.

General – relating to all Housing Development in Midlothian

Contained within the Bonnyrigg and Lasswade Community Council's response to the general Midlothian Local Development Plan and the Bonnyrigg Lasswade and Poltonhall Neighbourhood Plan are several issues that residents within the Community flagged up as priorities. These mostly express the concern by Midlothian residents that large housing development requires parallel development of infrastructure and services to meet the demands of a fast growing population. The Walker Group Development of 300+ houses will result in an additional 800 residents moving in to the Midlothian Council Area of which 300 will be children of school age. More than likely it will result in an extra 400 vehicles on our roads.

Whilst it is accepted that this is not within Walker Group's responsibility, our Community Council would appreciate Walker Group's assistance to ensure that Midlothian Planning Department, Midlothian Education Department, NHS Lothian, Police Scotland and all the other Public Service bodies are made aware of the concerns expressed by current Midlothian residents.

1. Provision of Primary and Senior Schooling within easy reach of new housing development.
2. Adequate Health Service provision with sufficient GP cover to match increased population.
3. Create a safer Community environment by improved Police presence. Litter and dog fouling problems tackled.
4. The regeneration of Bonnyrigg Town Centre to improve the Community Environment, Local Shopping and Recreational Facilities.
5. Improved Public Transport to ensure new housing developments can gain access.
6. Lower town centre speed limits for motor vehicles and improved facilities for pedestrians and cyclists.

Specific – Main Issues relating to the Walker Group Development on area HS10

Bonnyrigg and Lasswade Community Council also would wish to put forward their own specific main issues for inclusion in the architectural specifications. ***These are not listed in any order of priority as all are considered to be essential to new housing developments in the Midlothian area.***

1. That Walker Group, as main contractor, ensures that all build quality is set to the highest of standards, whether or not the buildings are classed as "Affordable Housing" or are buildings contracted out to other Construction Companies. The Design Council's "Building for Life 12" document is appended* as it sets out an assessment methodology for all developers and building contractors. Bonnyrigg and Lasswade Community Council urge Walker Group to consider measuring their plans against these nationally accepted standards of excellence.
2. That both sites contain a balance of housing styles that reflect the demography of Midlothian population. A fair share of homes designed for the disabled and the elderly with "a home for life" objective. Single storey housing with an element of sheltered and serviced living.
3. Provision be made for a small community meeting space, either a new custom built unit or, for example, extending Waverly Pavilion. A facility to bring Community groupings together such as a residents committee, a mothers and babies group or older residents interests group.
4. That the green spaces planned by Walker Group be inclusive for all ages. It is also considered essential that these be available as development proceeds not done as an afterthought, which has happened on other developments. Other

innovative ideas put forward by our members are:- Dog walking provision - Dog park on the other side of the pylons – Allotments or Community growing spaces on other side of the pylons - Community woodland -Wildlife corridor.

5. That all housing be built to a Zero Carbon standard with high energy efficiency, smart meters and reasonable adaptability for renewable energy technologies allowing micro generation in the future.
6. All the housing be wired for superfast fibre broadband.
7. We would like to see the affordable housing to have an impact on the waiting list for social housing.
8. That a traffic impact analysis to be carried out to ensure that ingress and egress to the Development does not cause congestion or high toxic emissions. Especially any impact on Bairds Way, Gladstones Gait.
9. According to the MLD Plan we would like you to include a main access bridge to the site from the Distributer Road.
10. Local shopping provision via improved pedestrian walkway connectivity to Tesco and the new Aldi.
11. Consider “no go” traffic areas, unconventional parking solutions and prioritisation of pedestrian and cyclist paths.
12. Devise a system for communal maintenance to be transferred to Midlothian Council. (as opposed to the difficulties experienced by the residents of the Hopefield development). Including, sufficient litter and dog fouling bins.

Mr Patrick, we do hope that our Community Council has responded fully to your request for our deliberations on your development. No doubt that the Walker Group Outline Plan you will present on 25th April will be in more detail and we look forward to finding out how our main issues have been taken on board. We would certainly appreciate your written response to each of the main issues we have raised so that our members and residents, who have contributed their thoughts, can reflect on the Walker Group reaction.

Yours faithfully

Chairman - Bonnyrigg and Lasswade Community Council

* BFL12 can be downloaded from:- http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf