

Roslin Community Development Trust



Roslin Development Plan

Mission, Vision, Key Objectives & Themes

Appendix

Final Draft for Consultation

16th July 2026

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SECTION 1 - RCDT Constitution, Trustees & Policies

1.1 RCDT Constitution

The RCDT constitution has been developed, based on:

- The Development Trusts Association Scotland, recommendations (DTAS) <https://dtascot.org.uk/>
- Office of Scottish Charity Regulator, requirements (OSCR) <https://www.oscr.org.uk/>
- United Nations Development Goals (UNSDG) <https://sdgs.un.org/goals>



[Link to Constitution](#)

1.2 Roslin Community Trust Constitution (RCDT) Trustees

30th November 2025 Appointment of Trustees and office bearers.

Only ordinary members can vote in the AGM proceedings.

Our constitution allows for a minimum of 5 and maximum of 7 Member Trustees.

The constitution also allows us to bring in up to an additional 3 'Co-Opted' trustees if required.

Appointments are for 12 months.

Trustees:

Peter Buchanan (Chair)
Antony Clark (Treasurer)
Anne Hyatt (Secretary)
Eleanor Cunningham
Kostas Dimiropoulos
Jim Hiddleston
William Hinchcliffe

Co-opted Trustees:

Gill Hitchen

1.3 Equality Diversity & Inclusion

Equality Act 2010

The equality act provides legal protection against discrimination based on nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

It aims to advance equality of opportunity, eliminate discrimination, and foster good relations between individuals with different characteristics.

RCDT will follow the various codes of practice and guidelines to support the implementation of these principles in its work.

1.4 General Data Protection Regulation (GDPR)

RCDT will comply with the Data Protection Act 2018 (DPA) in relation to processing information relating to individuals.

Key Principles

- The DPA 2018 requires organizations to follow strict data protection principles, ensuring that personal data is:
- Processed lawfully, fairly, and transparently
- Collected for specified, explicit, and legitimate purposes
- Adequate, relevant, and limited to what is necessary
- Accurate and kept up to date
- Retained only as long as necessary
- Protected against unauthorized or unlawful processing, loss, or damage

1.5 Health & Safety Policy.

There is no requirement for RCDT to provide a policy under current employment legislation.

The RCDT will ensure that Trustees and members engaged in the Trust's work are kept safe and treated with respect.

The Trust is not currently engaged in any activity that would require risk assessments, but where risk assessments are necessary, they will be undertaken for relevant RCDT activities.

Disclosure Scotland (Protection of Vulnerable Groups service) - The RCDT does not currently work with vulnerable groups, including children. The Trust members will make sure unsuitable people do not work with vulnerable groups, including children and will work towards gaining Disclosure Scotland and the Protecting Vulnerable Groups (PVG) scheme.

This will be reviewed periodically.

SECTION 2 – Key National & Local Policies

2.1 Policy and Strategic Drivers

Introduction

RCDT operates within a broad legislative and policy framework that reflects current and emerging priorities for Scotland and its communities. This framework has been reviewed to understand and highlight key policy and strategic driver considerations and the direction of travel for policy and legalisation.

The following summarises aspects of this policy context.

Key elements of the legislative framework include:

Legislative Context

- OSCR, Scottish Charity Regulator requirements (Charities and Trustee Investment (Scotland) Act 2005)
- National Planning Framework for Scotland 4, adopted 13 February 2023.
- The Midlothian Local Development Plan, adopted 7 November 2017.
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Ancient Monuments and Archaeological Areas Act 1979
- Scheduled Monument Consent Policy
- Land Reform (Scotland) Acts

Environmental Legislation

- Nature Conservation (Scotland) Act 2004
- Wildlife and Countryside Act 1981
- Wildlife and Natural Environment (Scotland) Act 2011
- The Conservation (Natural Habitats Etc) Regulations 1994
- Climate Change (Scotland) Act 2009
- Climate Change (Emissions Reduction Targets) (Scotland) Act 2019
- Environmental Assessment (Scotland) Act 2005
- Scottish Biodiversity Strategy to 2045

Other Legislation

- Town and Country Planning (Scotland) Act of 1997
- The Planning (Scotland) Act 2019
- Community Empowerment (Scotland) Act 2015
- Community Wealth Building (Scotland) Act 2026
- Scottish Land Commission, Community Engagement
- Equalities Act 2010
- Relevant Health and Safety legislation
- Roads Traffic Acts

2.2 National Context

The Community Empowerment (Scotland) Act 2015 places a legal duty on public bodies to have regard to the Scottish Government's National Performance Framework and its National Outcomes in carrying out their functions. To help achieve its Purpose, the Framework sets out 11 National Outcomes that reflect the values and aspirations of the people of Scotland, and are aligned with the 17 United Nations Sustainable Development Goals (UN SDGs) as listed:



At the national level, the National Performance Framework includes a number of outcomes that are key drivers for shaping the approach to sustainable development in Roslin. These are:

Health – We are healthy and active.

Outcome focussed on healthy and active lives, with health and wellbeing prioritised at a national level. Based on a whole system approach to address harmful behaviours from a number of angles, including through sport and exercise.

All these are aspects relevant to the development of Roslin by and for the local community.

Environment – We value, enjoy, protect, and enhance our environment.

Outcome that recognises both the inherent value of natural landscapes and their value to Scotland's way of life and identity. Strong focus on safeguarding and managing natural habitats and enabling access to nature and heritage. Also, emphasis on resource and carbon management.

Future development proposals for Roslin should address these outcomes.

Communities – We live in communities that are inclusive, empowered, resilient, and safe.

Focus on quality of communities, with a priority for access to greenspace and nature, which is noted as enhancing health and lives in general. Provides encouragement for volunteering and highlights the need for engagement with communities when planning change and making decisions.

In this context, community involvement and benefit is a priority for the future development of Roslin.

Economy – We have a globally competitive, entrepreneurial, inclusive, and sustainable economy.

Focus on driving a competitive and fair economy, with a strong ecological and social responsibility theme.

Opportunity for the development, management, and conservation of Roslin to contribute to job creation, skills development, and economic outcomes.

Other elements of the national policy and strategy context include:

- Place Principle
- Historic Environment Policy for Scotland
- Climate Ready Scotland: Scottish Climate Change Adaptation Programme, 2019-2024
- National Planning Framework 4 (NPF4)
- Biodiversity Strategy (consultation)
- Land Reform in a Net Zero Nation (consultation)
- Scotland Outlook 2030: Responsible tourism for a sustainable future
- Scotland's National Strategy for Economic Transformation

2.3 Midlothian Council & Local Development Plan

The current development plan for Midlothian is made up of two plans:

The Midlothian Local Development Plan, adopted 7 November 2017.

National Planning Framework for Scotland 4, adopted 13 February 2023.

Midlothian Development plans and policies

There are currently no further housing development areas allocated within the Midlothian Development Plan for Roslin.

However Midlothian Council is now preparing the next Local Development Plan 2 (MLDP2), which will shape the development and use of land in the area from 2027-2037. This Plan includes a new suggested CALA housing development site of 200 units to the South & West of Penicuik Road, bounded to the South and East by the old municipal landfill site and the Oatslie Road.

Consultation on the Proposed Plan (MLDP 2 Stage 6) has been delayed, now expected to take place between June – August 2026.

Midlothian Local Development Plan 2

There are two remaining (adjacent) development sites (E34 & Ec5) identified for Roslin, allocated for business and industry uses which can support the biotechnology sector, at Oatslie, adjacent to Roslin, located at the Gowkley Moss roundabout on the A701.

Wider MLDP proposes infrastructure initiatives such as the A701 Relief Road, further planned housing developments around Midlothian and a new Community High School, will have an impact on the village.

Midlothian Profile 2025

2.4 Roslin & Bilston Community Council

The council has recently produced a local 'Place Plan, 2024', based on the National Planning Framework 4 and Midlothian Local Development Plan 2017 and is a statutory requirement contained in the Planning Act. The Local Place Plan sets out reasons for considering where the Local Development Plan should be amended.

The Community Council, Local 'Place Plan'
[roslin-and-bilston-cc-local-place-plan-final-version.pdf](#)

2.5 National & Local Government

Current (2026): Community Council / Councillors Ward 4, Midlothian West / MSP / UK Parliament

Roslin and Bilston Community Council

– Chair, Chris Gooding. Secretary, Louise Anderson

Midlothian Councillors

Russell Imrie. Scottish Labour Party

Kelly Parry. Scottish National Party

Pauline Winchester. Scottish Conservative and Unionist Party

Member of Scottish Parliament for Midlothian

Colin Beattie Scottish National Party. MSP for Midlothian North and Musselburgh (Constituency) 2011 - present day

Member of UK Parliament for Midlothian

Kirsty McNeill, Labour is the Member of Parliament for Midlothian. Parliamentary Under-Secretary (Scotland Office)

2.6 Green Infrastructure / Environmental Context

Introduction

RCDT operates within a broad environmental, legislative and policy framework that reflects current and emerging priorities for Scotland and its communities. The list below highlights some of the key Partners and Stakeholders involved and the Policies and legalisation that apply.

Land / Agriculture / Education

Edinburgh University Roslin Institute (Dolly the Sheep)

Langhill Farm

Dryden Farm

Mountmarle

Local Landowners
R&B Nursery

Ecology

Scotland's Yew Tree Heritage Initiative

Roslin Glen Sweet Chestnut Trees

SSSI's / Naturescot - Roslin Glen holds protected status as a Site of Special Scientific Interest (SSSI), designated in 1986 under Scotland's nature conservation legislation.

LBS (local Biodiversity Site) – Roslin Moat has LBS designation

Council – Maintenance & Planting – Conservation Area Character Appraisal & Management Plan 2021

University – Sustainability Committee / Estates department / Farm manager

Biodiversity improvements & wildlife corridors – Biodiversity Plan

The Esk Valley Trust (<https://www.eskvalleytrust.org/>)

The Forth Rivers Trust (<https://forthriverstrust.org/>)

Riverfly on the Esk (<https://www.freshwaterwatch.org/pages/riverfly-on-the-esk>)

Midlothian Climate Action network

[Midlothian Climate Action Network and Hub – Creating fairer, more sustainable and resilient communities in Midlothian](#) 

Midlothian Environmental Health Services, Plans and Strategies

- [Midlothian Local Biodiversity Action Plan](#)
- [Air quality reports](#)
- [Nature conservation and sustainable development](#)
- [Allotment and food growing strategy](#)
- [Climate Change Strategy](#)
- [Biodiversity duty report](#)
- [Active Travel: Summary report of Rosewell to Auchendinny path lighting](#)
- [Midlothian Energy Ltd Annual Reports](#)

Partnership for Environmental Change in the Lothian Esk River Catchment

The Lothian Esk Catchment Partnership (LECP) comprises the Forth Rivers Trust, East Lothian Council, Midlothian Council, NatureScot, Scottish Environment Protection Agency SEPA, and Scottish Water.

[A New Partnership for Environmental Change in the Lothian Esk River Catchment | Midlothian Council](#)

[Lothian Esk Catchment Partnership | Forth Rivers Trust](#)

Forth Rivers Trust

[Forth Rivers Trust | Protecting Rivers Around the Forth for the Future](#)

SEPA: [Water Classification Hub](#)

Status of River Water Quality – River North Esk: Poor

SECTION 3 – Roslin Village

3.1 Roslin Village Background

Roslin is a small village in Midlothian, Scotland, situated approximately 7 miles (11 km) south of Edinburgh city centre along the A701 road, with a population of 2,016 as of the 2022 census (2026 estimate 3500). The village is renowned for its historical and scientific significance, particularly Rosslyn Chapel, a late medieval structure celebrated for its elaborate Gothic architecture and symbolic carvings, and the nearby Roslin Institute, a leading centre for animal biosciences research where the world's first cloned mammal, Dolly the sheep, was born in 1996 (relocated to the Edinburgh University, Easter Bush Campus in 2011).



Nestled in the picturesque Roslin Glen, a wooded valley carved by the River North Esk, are the surviving remains of Roslin Castle, a 14th-century fortress associated with the powerful Sinclair family, making it a key destination for history, culture, and nature enthusiasts. The Castle is now Landmark Trust, Holiday accommodation.

The area's history dates back to at least the Bronze Age or Iron Age with evidence for settlements on the North Esk at Maiden Castle between about 1000BC and 200AD and Wallace's Cave and rock carvings likely to be Bronze Age in date.

Roslin Castle was constructed by the Sinclair family in the early 14th century, on a rocky promontory overlooking the glen, serving as a strategic stronghold during the Wars of Scottish Independence.

A notable event was the Battle of Roslin on 24 February 1303, where Scottish forces decisively defeated an English raiding party led by Sir Ralph de Manton, boosting morale amid the broader conflict. Rosslyn Chapel, founded in 1446 by William Sinclair, 1st Earl of Caithness and Earl of Orkney, was intended as a collegiate church but remained unfinished at his death in 1484; its intricate stonework, featuring over 100 Green Men carvings and alleged Templar connections, has drawn global attention, especially following its fictional portrayal in Dan Brown's 2003 novel *The Da Vinci Code*.



The chapel, now under the care of the Rosslyn Chapel Trust, continues to host Episcopal services and attracted 157,000 visitors in 2025 (roughly 47% from the UK and 53% overseas). The chapel is open to visitors all year and is designated as a 5-star attraction, by the Association of Scottish Visitor Attractions.

In modern times, Roslin's profile was elevated by scientific breakthroughs at the Roslin Institute, established in 1993 as part of the University of Edinburgh and located at Easter Bush just outside the village. The institute's cloning of Dolly from an adult somatic cell marked a milestone in biotechnology, leading to advancements in regenerative medicine, animal health, and sustainable agriculture; today, it focuses on research into infectious diseases, genetic improvement of livestock, and zoonotic threats, contributing significantly to Scotland's bioeconomy.

Economically, Roslin transitioned from a 19th-century industrial base, including Coal Mining, Brickworks, Carpet Factory, Gun Powder mills, to become predominantly a dormitory town with an easy commute to Edinburgh.

Both agriculture and tourism still have a major influence on the village. The village's conservation area status around the village cross, preserves its charm, with walking trails through Roslin Glen offering access to ancient oaks, waterfalls, and remnants of 19th-century gunpowder mills.

3.2 Geography

Location

Roslin is situated in the Midlothian council area of Scotland, approximately 11 km south of Edinburgh city centre and a few miles to the East of the Pentland Hills.

Its precise geographical coordinates are 55°51'30"N 3°10'10"W, corresponding to the OS grid reference NT268634.

The village occupies high ground on the northwest bank of the River North Esk, contributing to its scenic setting. It is positioned near the A701 road, a key route linking Roslin to Edinburgh in the north and Penicuik in the south.

Topography and Environment

Roslin occupies high ground on the northwest bank of the River North Esk, providing elevated views over the surrounding landscape. The village overlooks Roslin Glen, a steep sided valley formed by the river's flow, with depths reaching about 20 meters and dramatic geological features including exposures of Carboniferous sandstones.

This topography creates a picturesque gorge-like setting, enhanced by the Linn of Roslin, a notable waterfall within the glen. The valley is cloaked in mixed woodland, blending native deciduous trees with understory vegetation along the riverbanks.

The environmental character of Roslin is defined by Roslin Glen Country Park, which encompasses the valley and was established in the 1970s after the closure of a nearby carpet factory site in 1968.

The park features semi-natural ancient woodland, the largest surviving stretch in Midlothian, dominated by oak, ash, elm, hazel, cherry, and hawthorn trees. The ground

flora includes characteristic ancient woodland species such as bluebells, ferns, and other wildflowers, particularly vibrant from April to October.

Biodiversity thrives here with the river supporting otters and kingfishers while the woodlands host over 60 here, with the river supporting otters and kingfishers, while the woodlands host over 60 breeding bird species, including chiffchaff, blackcap, and bullfinch.

Roslin Glen holds protected status as a Site of Special Scientific Interest (SSSI), designated in 1986 under Scotland's nature conservation legislation to safeguard its ecological value. This designation emphasizes the glen's importance for habitat preservation and biodiversity, managed in part by the Scottish Wildlife Trust and Midlothian Council and local landowners. The area benefits from broader Scottish countryside protections, ensuring sustainable access and conservation of its natural features.



The climate in Roslin is temperate maritime, consistent with the Lothians region, featuring mild conditions influenced by proximity to the North Sea. Summers typically see average highs of 15-20°C, while winters range from 2-7°C, with low extremes due to oceanic moderation. Annual rainfall averages around 800 mm, distributed relatively evenly, contributing to the lush vegetation without excessive flooding in the glen.

3.3 Name and Origins

Etymology

The name Roslin derives from Scottish Gaelic elements, with the most widely accepted interpretation being ros-lin or ros-linne, where ros signifies a promontory or headland and linne (or linn) denotes a pool, waterfall, or channel of water. This yields meanings such as "promontory of the waterfall" or "headland by the pool," directly referencing the dramatic topography of the area, including the Linn of Roslin, a notable waterfall in Roslin Glen.

An alternative derivation posits riasg-linne, combining riasg (a moor or fen) with linne, suggesting "pool on the moor" and alluding to the surrounding Roslin Moor.

The placename is topographical in nature, typical of many Gaelic formations in the Lothians that describe local landscape features.

Roslin was first recorded in the late 12th century, appearing as Roskelin in a charter dated 1183, with subsequent early forms including Roskelyn (attested from 1296 in the Ragman Roll) and Roskelyne (from 1336–1337). Over time, the name evolved through various spellings such as Rosselyn, Ruslyn, Roisling, and Roskeline, reflecting phonetic shifts in Scots and English usage, before standardizing as Roslin by the 18th century.

Despite popular associations with "rose" due to carvings and motifs at nearby Rosslyn Chapel, the etymology has no linguistic connection to the flower; such misconceptions likely stem from the chapel's symbolic iconography rather than historical nomenclature.

The distinctive name of Roslin has influenced several modern placenames abroad, particularly in the 19th century amid Scottish emigration and cultural admiration for its scenic associations. For instance, Roslyn, New York, was named in 1844 after Roslin (often spelled Rosslyn at the time), as the valley landscape evoked comparisons to the Scottish village and its castle. Similarly, Roslindale in Massachusetts adopted its name around 1870, inspired by the hilly dales and valleys reminiscent of Roslin's terrain, as suggested by local resident John Pierce.

3.4 Legendary Foundations

One longstanding legend attributes the founding of Roslin to the year 203 AD, when a Pictish king named Asterius established a settlement there, possibly linked to ancient Celtic or Pictish hill forts in the region. According to this tradition, Asterius's daughter, Panthioria, married the Scottish king Donald I, integrating the site into early royal narratives and suggesting Roslin's antiquity as a forested outpost. However, archaeological evidence for such early Pictish occupation remains scant, with no confirmed hill forts or artifacts from that era identified in the immediate area.

Alternative theories have fancifully connected Roslin to a medieval "Rose Line," purportedly a sacred meridian running from the village to France, symbolizing esoteric bloodlines or ley lines. This concept gained widespread popularity through Dan Brown's novel *The Da Vinci Code* (2003), which speculated on hidden Templar secrets and Grail lore tied to the site's name. In reality, the "Rose Line" is a 20th-century invention with no historical basis, as the name Roslin derives from Scottish Gaelic *ros* (meaning "promontory" or "rocky outcrop") and *linn* (meaning "waterfall" or "pool"), reflecting local geographical features rather than any meridian.

These legends have endured through cultural persistence, shaping Roslin's allure in 19th century romanticism, where writers like Sir Walter Scott evoked the glen and chapel as symbols of Scotland's mystical past, drawing artists and poets to its dramatic landscapes.

This romantic framing transformed the area into an early tourist destination, with guidebooks emphasizing its "beauteous vale" and ancient aura. In modern times, such folklore continues to fuel tourism narratives, amplified by *The Da Vinci Code*'s global success, which reportedly increased chapel visitors by over 400% in the years following its 2006 film adaptation, blending pseudohistory with economic appeal.

3.5 History

Early and Medieval Periods

Archaeological evidence suggests prehistoric human activity in the Roslin area, though finds are sparse and primarily limited to the surrounding Midlothian landscape. Possible Iron Age hill forts have been identified nearby, indicative of defensive settlements dating to around 700 BC–AD 400, with features such as earthen banks and ditches noted in regional surveys. In Roslin Glen itself, limited discoveries include a carved stone, potentially of Iron Age origin, depicting a fish-like form known locally as part of "Lover's Leap," alongside occasional stone tools unearthed near the glen, pointing to early tool-making or ritual practices but without extensive settlement remains.

The medieval period marked Roslin's emergence as a strategic site during the First War of Scottish Independence, most notably through the Battle of Roslin on 24 February 1303. Scottish forces under Sir John Comyn and Sir Simon Fraser achieved a decisive victory over an English detachment led by Sir John Segrave, part of a larger invasion force under King Edward I, in skirmishes across the glen and castle grounds; medieval chroniclers claimed a Scottish force of around 8,000 decisively defeated a larger English army, though modern analysis suggests the numbers were inflated and the actual English detachment was smaller, likely numbering in the hundreds, boosting morale amid the ongoing conflict. The battle's significance is tied to local alliances, particularly the Sinclair family's support for the Scottish cause, as their holdings in Roslin provided a defensible position. The site is commemorated today by a memorial cairn erected in 2003 by the Roslin Heritage Society, highlighting its role in preserving Scottish resistance narratives.

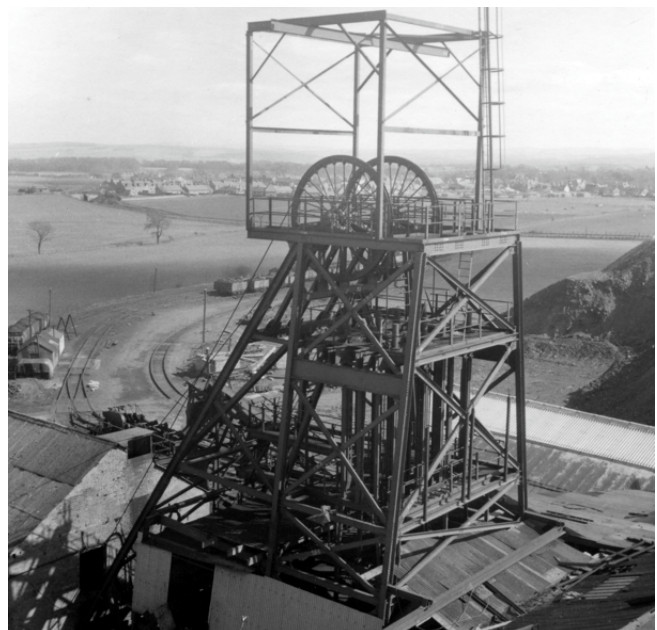
The 14th century saw the rise of the Sinclair (or St. Clair) family, who fortified Roslin Castle around 1304 under William St. Clair, transforming an earlier manor into a robust stronghold overlooking the glen to secure their baronial lands amid feudal conflicts. This fortification, featuring stone walls and towers, underscored the Sinclairs' growing influence as Barons of Roslin and Earls of Orkney. By the mid-15th century, under William Sinclair, 1st Earl of Caithness, the family's patronage extended to religious architecture with the founding of Rosslyn Chapel in 1446 as a collegiate church dedicated to St. Matthew, intended to house a body of priests for prayer and education; construction spanned until approximately 1486, though it was partially dedicated by 1450. This project reflected the Sinclairs' piety and status, integrating the chapel with the castle complex.

In 1456, King James II granted Roslin a charter elevating it to burgh of barony status, empowering local governance under the Sinclairs with rights to a market cross, a weekly Saturday market, and an annual fair on St. Simon and St. Jude's Day, fostering economic self-sufficiency and trade in the fertile Esk valley. This status, confirmed in later charters such as 1622, allowed the community to regulate markets and fairs independently, marking Roslin's transition from a feudal estate to a semi-autonomous settlement.

Industrial and Modern Eras

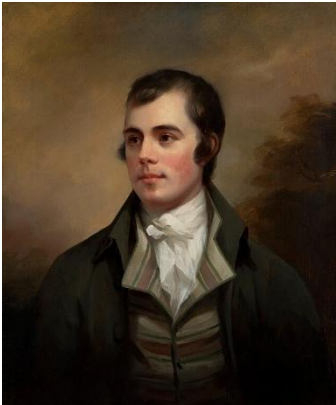
Roslin's industrial development was dominated by coal mining, which, although documented in the region from medieval times, reached its peak in the 18th and 19th centuries as demand for coal fuelled the Industrial Revolution.

The expansion of mining operations significantly influenced the village's growth, leading to increased population and the formation of linear settlements along pit access routes, with workers' housing clustered near collieries.



In the 20th century, the sector modernized with the opening of Bilston Glen Colliery in 1963, a National Coal Board "super-pit" that produced over a million tons of coal annually at its height and employed nearly 2,500 workers.

The colliery's closure in 1989, amid the decline of the UK coal industry following the 1984-1985 miners' strike, marked the end of large-scale mining in the area and contributed to economic shifts away from heavy industry.



During the 18th and 19th centuries, Roslin attracted notable visitors drawn to its romantic landscapes and historic sites, enhancing its cultural reputation. In 1787, poet Robert Burns stayed at the Roslin Inn (now Collegehill House) and composed an epigram praising its hospitality during a breakfast visit with artist Alexander Nasmyth. Similarly, William Wordsworth and his sister Dorothy visited in 1803, inspiring Wordsworth's sonnet "Composed in Roslin Chapel (During a Storm)," which evoked the chapel's dramatic setting amid turbulent weather.

Artist J.M.W. Turner sketched and painted Roslin Castle around 1801, capturing its ruins in watercolours that highlighted the site's Gothic allure and the surrounding North Esk River.

These accounts, alongside earlier 18th-century travels, positioned Roslin as a destination for literary and artistic tourism, predating its later fame.

The late 19th century saw further village expansion, particularly with the construction of Victorian detached villas along Penicuik Road, featuring large gardens that reflected the era's suburban ideals and accommodated a growing middle class amid industrial prosperity.

In the 20th century, as mining waned, Roslin pivoted toward scientific innovation with the establishment of the Roslin Institute in 1993 as an independent centre under the Biotechnology and Biological Sciences Research Council, focusing on animal genetics and health.

The institute gained global prominence in 1996 when researchers successfully cloned Dolly the sheep—the first mammal cloned from an adult somatic cell—using nuclear transfer techniques; Dolly was born that year, publicly announced in 1997, and lived until 2003 at the institute's facilities near Easter Bush.

Into the 21st century, Roslin experienced a tourism surge following the 2003 publication of Dan Brown's novel *The Da Vinci Code* and its 2006 film adaptation, which prominently featured Rosslyn Chapel as a key plot element, drawing hundreds of thousands of visitors annually and boosting local economy.

Ongoing conservation efforts, including the 2021 Roslin Conservation Area Management Plan, emphasize preserving historic structures, ancient woodlands in Roslin Glen, and Victorian architecture while addressing challenges like algae growth on stonework through targeted restoration.

These initiatives, supported by local authorities and heritage trusts, sustain the village's balance between heritage and modern use without major disruptions noted since 2020.

3.6 Landmarks and Attractions

Rosslyn Chapel



Rosslyn Chapel, founded in 1446 by Sir William St Clair, third Prince of Orkney, was intended as a collegiate church dedicated to St Matthew, serving as a place of worship and a family burial site for the St Clair lineage.

Construction began that year and continued until St Clair's death in 1484, at which point the project remained unfinished, with only the choir and parts of the transepts completed rather than the full cathedral envisioned.

The chapel exemplifies late Gothic architecture, characterized by its intricate stone carvings and vaulted ceilings, including over 100 depictions of Green Men—pagan symbols of fertility and rebirth with foliage emerging from their mouths—and

angels playing musical instruments such as bagpipes, one of the earliest such representations from the mid-15th century.

Notable features include the Apprentice Pillar, an elaborately carved column in the southeast corner inspired by a legend of a talented apprentice mason who was slain by his master out of jealousy, and alleged Templar symbols like carvings of knights on horseback, though these connections remain interpretive.

During the Scottish Reformation in 1560, the chapel's endowments were seized in 1571, leading to its desecration; by 1592, its altars were destroyed, and it fell into disrepair, later serving practical uses such as stabling horses for Oliver Cromwell's troops in 1650.

The Sinclair family initiated restorations in the 18th century, with Sir James Sinclair glazing windows, repairing the roof, and relaying the floor in 1736, followed by more extensive work in the 19th century under architect David Bryce, culminating in the chapel's rededication in 1862 as part of the Scottish Episcopal Church, where weekly services have continued since.

The Rosslyn Chapel Trust, established in 1995, now manages the site, overseeing conservation efforts funded by a £4.9 million grant in 2007 that addressed structural issues and enhanced visitor facilities.

The chapel's cultural significance is amplified by enduring legends associating it with the Knights Templar, who purportedly sought refuge in Scotland after their 1307 dissolution and buried treasures, including the Holy Grail or fragments of the True Cross, beneath its vaults, claims popularised in historical accounts but lacking definitive archaeological evidence.

These myths gained global attention following Dan Brown's 2003 novel *The Da Vinci*

Code, which featured the chapel prominently, and its 2006 film adaptation, caused visitor numbers to surge from approximately 38,000 annually pre-2003 to a peak of 176,000 in 2006, with 157,000 visitors continuing yearly as of 2025.

Today, it remains a key attraction for its artistic heritage and mysterious symbolism, drawing scholars, artists, and tourists alike.

Roslin Castle

Roslin Castle, a fortified residence overlooking Roslin Glen, was initially developed by the Sinclair family in the early 14th century as a defensive stronghold. The site's strategic position contributed to Scottish defences during the Battle of Roslin in 1303, where local forces under figures like Sir Henry Sinclair leveraged the terrain against English invaders.

Construction of the castle's earliest surviving elements, including the 'lantern' or 'lamp tower' near the river bridge, began around 1304 under William Sinclair, marking the fortification's formal origins following the battle's aftermath.



Over the subsequent centuries, the castle underwent significant expansions to enhance its residential and defensive capabilities. In the 15th and 16th centuries, the Sinclairs added ranges of buildings, including rounded towers and a prominent great hall in the south block, transforming it into a more elaborate baronial seat. The late 16th-century rebuild included a five-storey east range, with the great hall featuring divided chambers and ornate masonry details, reflecting the family's status as Earls of Orkney. These developments solidified Roslin Castle as a key Sinclair stronghold amid ongoing regional conflicts.

The castle's decline began with partial destruction during 16th-century Anglo-Scottish wars, notably the War of the Rough Wooing in 1544, when English forces under the Earl of Hertford severely damaged the keep. Further devastation occurred in 1650 during the Cromwellian occupation, as troops led by General George Monck bombarded the structure, collapsing much of the northwest side and rendering large portions uninhabitable. By the 18th century, the site had evolved into romantic ruins, inspiring artists such as J.M.W. Turner, who sketched its ivy-clad towers and glen setting during his 1801 Scottish tour.

Today, Roslin Castle remains privately owned by descendants of the Sinclair family and is managed in partnership with the Landmark Trust. Since the 1980s, restored habitable sections, including parts of the great hall converted into living spaces, have been available as self-catering holiday accommodations, preserving the site's architectural legacy. The ruins are accessible to the public via footpaths from Roslin village, though interior access to the dilapidated towers and vaults is restricted for safety reasons.

Rosslyn Chapel Trust



Both the Chapel and Castle are in the care of the Rosslyn Chapel Trust, a charity registered in Scotland (SC024324), established in 1995 and responsible for:

Rosslyn Chapel - Category A-listed building set in grounds designated as a Scheduled Monument. Founded in 1446.

In 2025, the chapel attracted 157,000 visitors, roughly 47% from the UK and 53% overseas. The chapel is open to visitors all year and is designated a 5-star attraction by the Association of Scottish

Visitor Attractions.

In 2025, the chapel hosted 48 education group visits, with 864 participants from schools and youth organisations. Services are held weekly as part of the Scottish Episcopal Church

Rosslyn Castle - Category A-listed building set in grounds designated as a Scheduled Monument. Earliest parts from 14th century; occupied part (East Range) completed 1622

East Range provides self-catering accommodation for up to 8 people in partnership with The Landmark Trust. In 2025, occupancy rate 98.33% (Landmark Trust national average 77.78%)

Collegehill House - Category B-listed building founded in 1660. Originally, an inn, now provides self-catering accommodation for up to 6 people in partnership with The Landmark Trust. In 2025, occupancy rate was 96.69%.

Roslin Glen – The trust owns the area of the Glen, known as Gardener's Brae, immediately surrounding the Chapel and is responsible for areas around the Castle and beyond Gardener's Brae, on behalf of The Earl of Rosslyn

Rosslyn Chapel Trust Community engagement.

EH25 passholders can claim free admission to the Chapel for a year (renewable)
The Chapel Visitor Centre holds monthly meetings for Roslin Heritage Society and rehearsal for Roslin Community Choir.

Significant local events, such as Midlothian's Young People Awards have been held in Chapel which is a premier member of Midlothian Tourism Forum. Other Work in the Community is listed on the Official Rosslyn Chapel Website

www.visitmidlothian.co.uk

The trust provides local employment for 22 staff on either FT or PT basis, 68% live in Midlothian.

[Rosslyn Chapel Trust - The Official Rosslyn Chapel Website](#)

Roslin Glen and Other Sites



Roslin Glen Country Park encompasses a dramatic wooded valley along the River North Esk, featuring extensive walking trails that wind through ancient woodlands, wildflower meadows, and historical sites such as remnants of 19th-century gunpowder mills.

The park, designated in the 1970s, preserves one of Midlothian's largest surviving stretches of

ancient woodland, serving as a biodiversity hotspot for various wildlife species including birds, mammals, and invertebrates.

Key attractions include free parking and picnic areas, with an extensive path network linking through the glen to nearby landmarks like Roslin Castle and the Penicuik to Dalkeith walkway.

Geologically, the glen showcases exposures of Carboniferous Passage Formation sandstones, formed in ancient river channels and representing a swampy depositional environment from over 300 million years ago, with cross-bedded layers visible along the riverside.



The Roslin War Memorial, a Celtic-style cross on a pedestal of roughly hewn stone blocks unveiled on 30 October 1920, honours local residents who died in the First World War, with a dedicated tablet listing their names.

Later additions include a base tablet commemorating those lost in the Second World War, reflecting the community's ongoing remembrance of conflicts. Situated along the main Penicuik Road near the village centre, the memorial stands as a poignant roadside tribute, easily accessible and

maintained as a site of quiet reflection.

Another significant commemorative site is the Battle of Roslin Memorial Cairn, erected by the Roslin Heritage Society in 2003 to mark the location of the 1303 skirmish during the First War of Scottish Independence. The cairn, positioned in an atmospheric open area, includes interpretive panels providing context on the event without delving into battle details, emphasizing its role in local heritage preservation.

Nearby, Hawthornden Castle, a 15th-century ruinous tower extended in the 17th century, overlooks the River North Esk within the Roslin Glen landscape and holds strong literary associations as the longtime home of Scottish poet William Drummond (1585–1649), who hosted figures like Ben Jonson there. The site, now part of a writers' retreat foundation, also drew visits from Robert Burns, Walter Scott, James Boswell, and Samuel Johnson, underscoring its cultural significance in Scottish literary history.

The Bilston Glen Viaduct, a disused 19th-century railway structure built in 1892 to replace an earlier wooden bridge, spans the glen as an industrial relic of the Edinburgh, Loanhead and Roslin Railway, which transported coal from local collieries until its closure in 1969. Engineered with a 331-foot main span across Bilston Burn, the single-track viaduct now forms part of a pedestrian footpath network, offering elevated views of the surrounding woodland and highlighting Midlothian's mining heritage.

Visitors and Cultural Impact

In 1773, English writer Samuel Johnson and Scottish biographer James Boswell visited Roslin during their tour of Scotland, stopping at the Rosslyn Inn (now Collegehill House) en route to Penicuik House; Johnson later referenced the area's scenery in his *A Journey to the Western Islands of Scotland*, while Boswell detailed the trip in his *Journal of a Tour to the Hebrides*. Late 18th-century Scottish poet Robert Burns also explored Roslin, walking from Edinburgh to Rosslyn Castle with artist Alexander Nasmyth in 1787 to witness the midsummer sunrise, an experience that inspired his epigram "At Roslin Inn" addressed to the inn's landlady.

The 19th century brought further artistic attention, with English Romantic poet William Wordsworth composing "Composed in Roslin Chapel During a Storm" after visiting the chapel amid turbulent weather, capturing its atmospheric grandeur in verse published in his 1835 collection *Yarrow Revisited*. That same era saw English painter J.M.W. Turner sketching Roslin Castle and the surrounding North Esk valley during his 1801 Scottish tour, producing detailed watercolours that highlighted the site's dramatic ruins and glen for later exhibitions.

Roslin's cultural profile surged in the 21st century due to Dan Brown's 2003 novel *The Da Vinci Code*, which fictionalized the chapel as a repository of Templar secrets and the Holy Grail, propelling visitor numbers from around 38,000 annually to nearly 80,000 post publication and 176,000 following the 2006 film adaptation. This exposure fuelled a wave of media exploring Templar myths, including books like *Baigent, Leigh, and Lincoln's Holy Blood, Holy Grail* (1982, re-popularized by Brown) and documentaries such as PBS's *Great Estates Scotland: Rosslyn* (2021), which delve into the chapel's alleged esoteric connections.

The site's allure extends to annual events like candlelit Christmas concerts by choirs such as The Robin Choir held in the chapel's vaulted spaces to evoke its medieval ambiance.

Broader influences include longstanding ties to Freemasonry lore, where carvings like the Apprentice Pillar are interpreted as symbols of masonic rituals, inspiring esoteric interpretations since the 18th century.

3.7 Community and Modern Life

Demographics and Society

Historically, the village expanded during the 19th-century mining boom, when coal extraction drove settlement growth, before experiencing depopulation following the closure of local collieries in the 1960s.

Roslin's population has shown steady growth in recent decades, now estimated at around 3500 up from 2,016 in the 2022 census, and 1,642 in 2011.



Around 500 new homes have been added to the village in recent years, with the population estimated to have more than doubled in the last 15 years. This reflects Midlothian development policies, the village's appeal and its location within easy commuter distance from Edinburgh, 11 kilometres to the North, with good connections to the city bypass, national motorway network and Edinburgh Airport.

Based on the 2022 census, the community is predominantly White, with 95.1% of residents identifying as such, aligning with Midlothian's 9.8% minority ethnic representation in 2022. Age distribution skews toward an older demographic, with 23.8% aged 65 and over, 56.9% between 18 and 64, and 19.3% under 18, suggesting a median age around 45 years.

It should be noted that demographic figures for Roslin, above, are based on the 2022 census. The recent expansion of the village is likely to show a change to these demographics, particularly around age distribution (Next census 2031).

Scottish Index of Multiple Deprivation (SIMD). Roslin is not considered an area of deprivation in relation to income, employment, health, education, and access to services.

Local governance falls under Midlothian Council, with the Roslin and Bilston Community Council handling planning and community issues and organizing monthly public meetings.

Community life revolves around events like the annual Roslin Village Fun Day and seasonal festivals at Rosslyn Chapel and Parish Church, including Christmas concerts and storytelling sessions.

Social dynamics have shifted since the post-mining era, with earlier depopulation reversed through influxes tied to tourism, boosted by the 2006 film *The Da Vinci Code* filmed at Rosslyn Chapel, and employment opportunities at the nearby Roslin Institute, a centre for animal biosciences research.

Education is supported by Roslin Primary School, serving over 300 pupils, while secondary students typically attend schools in nearby Penicuik or Edinburgh. A new replacement high school for Beeslack Community High School is planned by the Council at Easter Bush, currently scheduled for opening in August 2027.

Roslin Population / Census

April 2001: 1800
March 2011: 1642
March 2022: 2016

Roslin (Midlothian, Scotland, United Kingdom) - Population Statistics, Charts, Map, Location, Weather and Web Information:

Midlothian Profile 2025

Since 2022 census, the village has seen substantial new housing developments

New Housing – Around 500 new homes have been added to the village in recent years (assuming 3 persons per home, 1500 additional residents), total estimated population increase at 3500 up from 2,016 in the 2022 census, and 1,642 in 2011.

The population of Roslin is estimated to have more than doubled in the last 15 years.

Recent housing developments:

Cala Homes. Glenacre 2017 – 2022. 80 new homes

Taylor Wimpey. Sinclair Gardens 2019 – 2026. 304 new homes

David Wilson Homes. St Clair Mews 2021 – 2026. 213 new homes

Proposed Future Housing Development:

Midlothian Development Plan (MLDP) 200 additional housing units proposed for Roslin. 2027-2037.

Economy and Institutions

Roslin's economy was historically centred on coal mining, an industry that dates back to the 12th century and shaped the village's development as a mining community in the 19th century.

The surrounding Midlothian coalfield supported numerous pits, with mining activities sustaining local shops, housing, and related industries like brickworks until the decline of deep coal mining in the region during the 1980s.

In the modern period, tourism and hospitality has emerged as the dominant economic sector, primarily fuelled by Rosslyn Chapel, which drew a record 181,700 paying visitors in 2017 and attracted 157,000 visitors in 2026 as numbers recovered post-pandemic toward pre-2019 levels of around 180,000. This influx, amplified by the chapel's depiction in The Da Vinci Code, generates substantial revenue through admissions, guided tours, and associated spending on local amenities, making it a key driver for the Midlothian area.

Agriculture persists as a foundational activity in the rural environs, complemented by small businesses such as local services and enterprises tied to the nearby Easter Bush Campus. The Roslin Institute, a University of Edinburgh affiliate, re-located from Roslin to the nearby Easter Bush Campus, specializes in livestock genetics, stem cell research, and animal health, employing over 200 staff on site with the broader Easter Bush Campus supporting over 800 staff as of 2024, and contributing to broader economic growth through innovations like the 1996 cloning of Dolly the sheep.

Key institutions include longstanding pubs like the Original Rosslyn Inn, originally built in 1660 as an inn and a family-run establishment since 1837 that provides hospitality and accommodation.

Healthcare services are delivered via the Roslin Pharmacy and Roslin Medical Practice, part of NHS Lothian, offering general practice and modern medical facilities to residents.

The village features limited retail options, with residents mainly depending on the nearby Straiton Retail Park and Edinburgh for major shopping needs.

Employment

Economically, Roslin transitioned from a 19th-century industrial base, including Coal Mining, Brickworks, Carpet Factory, Gun Powder mills, to become predominantly a dormitory town with an easy commute to surrounding towns in Midlothian and Edinburgh.

Social dynamics have shifted since the post-mining era, with earlier depopulation reversed through new housing developments, tourism (boosted by the 2006 film *The Da Vinci Code*), home working patterns and employment opportunities through agriculture, tourism, hospitality, the local retail parks and the nearby Roslin Institute, a centre for animal biosciences research.

Local Employment

Council (Including school and local services, Midlothian Ranger Service)
University – Bush Estate & Farms (Langhill Farm, Dryden Farm, Mountmarle)
Forest Research Northern Station
Pentlands Science Park
Edinburgh Technopole
Roslin Chapel Trust (Chapel Guides / Staff / Visitor Centre / Landmark Trust / Café)
Hospitality & Tourism
Local Businesses (See Commercial / Hospitality / Accommodation above)

Midlothian Employment

Straiton Retail Park – Including local supermarkets and Ikea
Loanhead – Industrial Estate
Midlothian Innovation Centre
Edinburgh

Transport and Accessibility

Historically, transport in Roslin was dominated by the Edinburgh, Loanhead and Roslin Railway branch line, opened in August 1874 to serve local mineral workings including Roslin Colliery (operational from around 1903 until 1969). The line's Roslin station, located opposite Station Road, closed to passengers on 1 May 1933 and completely on 1 June 1959 under the London & North Eastern Railway (later British Railways).

Many of the redundant rail lines in the area have been repurposed as pedestrian and cycle paths providing active travel and leisure opportunities.

Roslin is primarily accessed via the A701 road, which runs from Edinburgh to Peebles, bypassing the village by about a mile. There are good bus services provided by Lothian Buses.

Public transport options include several Lothian Buses routes connecting Roslin to Edinburgh, with service 37 (Deanburn) operating from key points like Princes Street or North Bridge, taking 45-60 minutes for a one-way journey. Additional routes, such as the East Coast Buses 140 from Musselburgh and Dalkeith, serve the area, with stops near the Original Rosslyn Hotel.

Edinburgh Airport, 20 km (12 miles) northwest, offers further access via road or connecting bus services.

Rosslyn Chapel provides free on-site car and coach parking for visitors, including designated spaces for disabled users and electric vehicle charging points.

Accessibility features include secure bicycle racks at Rosslyn Chapel, Roslin Primary School and Roslin Pavilion and integration with the National Cycle Network, where Route 1 (Coasts and Castles) and Route 196 provide off road paths linking Roslin to Edinburgh (approximately 5 miles) and surrounding Midlothian areas like Penicuik and Loanhead.

Walking routes, such as footpaths through Roslin Glen Country Park, offer pedestrian-friendly access to local sites, while taxis from Edinburgh take about 40 minutes.

These transport links support tourism, which plays a key role in the local economy.

Active Travel

Patterns of urban movement are being encouraged to change with a growing emphasis on active travel, i.e. by foot and cycle, being promoted by the Council.

Roslin village has grown organically over many years with the most recent housing developments on land to the West and North of the village, not well connected to the village core.

A section on Traffic Management, Conflict & Active Travel is included at Item 6.10 of the main Development Plan document and outlines the opportunities for the Roslin community to work with the Community Council and Midlothian Council to encourage active travel and help monitor and maintain a safe village environment.

Health & Wellbeing

Roslin village is an area of outstanding value, for its history, geography, habitats and heritage, all of which play an important role in the community's identity, health and wellbeing.

A section on Community Life & Health and Wellbeing is included at Item 4.3 of the main Development Plan document and outlines the rich and diverse community life to be found in Roslin.

Library's Facilities

Roslin has a small library with restricted open hours, larger Council-run libraries are leisure centres in Loanhead, Penicuik and Lasswade.

Ecology & Biodiversity

A section on Green Infrastructure & Environmental Context is included at Item 4.10 of the main Development Plan document.

SECTION 4 - Historic Building & Environmental Designations

4.1 Historic Building & Environmental Designations

Introduction

The village boasts a significant number of Scheduled Monuments, Listed Buildings, Designed Landscapes and Battlefield sites, protected and designated through organisations such as Historic Environment Scotland, NatureScot and Midlothian Council.

The village Conservation Area is seen as historically and architecturally significant, encompassing the centre of the Village, Rosslyn Chapel, Castle, and Roslin Glen.

Roslin Glen holds protected status as a Site of Special Scientific Interest (SSSI),

The list below highlights some of the key Designations.

4.2 Local Designations

Battle of Roslin (1303) Memorial Cairn

Churches

Disused Railways

Dryden Tower

Market Cross & Conservation Area

Rosebank Cottage

Roslin Conservation Area

Roslin Glen and Hawthornden Castle

Roslin Glen Hotel

Roslin Glen SSSI

Roslin Moat & Roslin Curling Pond
Roslin Parish Church, Church of Scotland
Rosslyn Castle
Rosslyn Chapel Collegiate Church of St Matthew, Scottish Episcopal Church
Rosslyn, Collegehill House
The Original Rosslyn Hotel
Wallace's Cave, cave and rock carvings

4.3 Esk Valley

Bilston Viaduct
Hawthornden Castle
General Monk's Battery
Mavisbank House
Penicuik House
The Maiden Castle

4.4 Industrial Heritage

Carpet Factory
Bovril Johnston
Brickworks
Mining / Railways
Powdermills

4.5 Designation Links

Wallace's Cave, cave and rock carvings (Designated Scheduled Monument SM6825)

The carvings are likely to be Bronze Age in date; they share affinities with some Irish Bronze Age rock art.

[Wallace's Cave, cave and rock carvings \(SM6825\)](#)

Battle of Roslin (Designated Inventory Battlefield BTL37)

Date of Battle: 24 February 1303

[Battle of Roslin \(BTL37\)](#)

Roslin Glen and Hawthornden Castle (Designated Inventory Garden & Designed Landscape GDL00327)

[ROSLIN GLEN AND HAWTHORNDEN CASTLE \(GDL00327\)](#)

Rosslyn Chapel

Rosslyn, custodian's office (stables to old inn), including boundary walls and adjoining gateway to Rosslyn Chapel (Designated Listed Building Lb13030)

Category B - 18th century with later alterations and additions.

[ROSSLYN, CUSTODIAN'S OFFICE \(STABLES TO OLD INN\), INCLUDING BOUNDARY WALLS AND ADJOINING GATEWAY TO ROSSLYN CHAPEL \(LB13030\)](#)

Rosslyn Chapel (Episcopal), formerly Collegiate Church of St Matthew, including vaults, burial ground memorials and boundary walls, excluding scheduled monument SM6458, Roslin (Designated Listed Building LB13028)

Category A - 1446 with later alterations and additions.

[Rosslyn Chapel \(Episcopal\), formerly Collegiate Church of St Matthew, including vaults, burial ground memorials and boundary walls, excluding scheduled monument SM6458, Roslin \(LB13028\)](#)

[ROSSLYN CHAPEL \(EPISCOPAL\), FORMERLY COLLEGIATE CHURCH OF ST MATTHEW, INCLUDING VAULTS, BURIAL GROUND MEMORIALS AND BOUNDARY WALLS, EXCLUDING SCHEDULED MONUMENT SM6458, ROSLIN \(300019223\)](#)

Rosslyn Chapel, burial ground, buried remains of nave and remains of St Matthew's Church, Roslin (Designated Scheduled Monument SM6458)

The monument is the burial ground and buried remains of the nave associated with Rosslyn Chapel, dating to the 15th century, and the remains of the late medieval church of St Matthew's. The remains around Rosslyn Chapel survive exclusively as buried remains. St Matthew's chapel is visible as the standing remains of two buttresses and grass-covered footings.

[Rosslyn Chapel, burial ground, buried remains of nave and remains of St Matthew's Church, Roslin \(SM6458\)](#)

Rosslyn Castle, Roslin (Designated Scheduled Monument SM1208)

This monument consists of the remains of a medieval castle built by the St Clair family. It mostly dates to the mid-15th century with a later residential block.

[Rosslyn Castle, Roslin \(SM1208\)](#)

Rosslyn Castle excluding scheduled monument SM1208, Roslin (Designated Listed Building LB13026)

This is a late 15th century castle with later additions and alterations. It is set around a courtyard and comprises the ruinous remains of late 15th century gatehouse and 16th century gateway to the north range; the remains of a late 15th century west range and rectangular plan tower; the east curtain wall and east range (built 1597) and modified and embellished in 1622; a later 15th century bridge, which was largely reconstructed in 1597 with substantial later repairs. The east range only is listed, the remaining elements designated as a scheduled monument (see separate designation record).

[Rosslyn Castle excluding scheduled monument SM1208, Roslin \(LB13026\)](#)

Rosslyn, collegehill house, formerly the old inn, including boundary walls and gateway (Designated Listed Building Lb13029)

Category B - Dated 1660 with later alterations and additions. 2 storey, 3-bay traditional L-plan house with flat-roofed square-plan porch to re-entrant angle at rear.

[ROSSLYN, COLLEGEHILL HOUSE, FORMERLY THE OLD INN, INCLUDING BOUNDARY WALLS AND GATEWAY \(LB13029\)](#)

Roslin Listed Buildings:

[Search](#)

Includes:

Roslin, Rosebank Cottage (Formerly Stables) And Boundary Wall. Lb13027

Roslin Curling Pond, Building. Lb49691

Roslin, Penicuik Road, Roslin Glen Hotel. Lb44177

Roslin, 29 Manse Road. Lb44176
Roslin, Main Street, The Original Rosslyn Hotel. Lb44175
Dryden Tower, Langhill Farm, Roslin (Designated Listed Building LB13032)

Roslin Conservation Area

Character Appraisal & Management Plan - Midlothian Council June 2021

[Conservation Area Appraisals | Roslin Conservation Area Character Appraisal, August 2021](#)

SECTION 5 – RCDT, Stakeholders & Partners

Roslin Community, Stakeholders & Partners

Note: This list is ‘Under-development’.

The RCDT is in the process of undertaking a Stakeholder Mapping exercise.

5.1 Village Community

The community comprises the Roslin Community Hall Polling District (MN4F) of Midlothian West electoral ward.

Roslin Population. Census March 2022: **2016** Estimate for 2026: **3500**

5.2 Partners

Edinburgh University (Landowner & Employer)

Midlothian Council. Communities Team Officer – Roslin, Heather Muchamore /

Contact heather.muchamore@midlothian.gov.uk cll@midlothian.gov.uk

Paul Johnson paul.johnson@midlothian.gov.uk

Roslin and Bilston Community Council (Chair, Chris Gooding. Secretary, Louise Anderson)

Roslin Chapel Trust

The National Lottery Community Fund

5.3 Stakeholders

Midlothian Chamber of Commerce

Midlothian Council (including Rangers Service)

Midlothian Tourism Forum

NatureScot (SSSI's)

Roslin Parish Church, Church of Scotland

Rosslyn Chapel Collegiate Church, Scottish Episcopal Church (& The Mustard Seed)

The Lothian Esk Catchment Partnership (LECP)

- Forth Rivers Trust, East Lothian Council, Midlothian Council, NatureScot, SEPA, and Scottish Water.

5.4 Local Community Centre Examples

Glencorse Centre

Rosewell Steading

5.5 Schools / Education

Beeslack Community High School (750 students)

Beeslack Community High School. New: Planned for Seafield Moor Road, Bilston, capacity 1600 pupils.

LASC Childcare Services. Pavilion (Community Hall)

Roslin Baby & Toddler Group

Roslin Chapel Trust – Outreach & Learning officer – Schools, junior tour guides.

Roslin Primary School (331 primary pupils - 64 nursery children)

Stay n Play Group. Masonic Hall

5.6 Tourism Organisations & Operators

Landmark Trust

Midlothian Cycling Routes (73) & Walking Routes

Midlothian Tourism Forum (Hospitality & Tourism)

Roslin Chapel Trust

Roslin Glen Country Park (Midlothian Council)

Visit Midlothian

Visit Scotland

5.7 Local Services

Lothian Buses (37 Deanburn & 140)

Midlothian Council. Services including, Village Cross / Planting / Christmas Tree / Bunting

Midlothian Snowsports Centre, Hillend.

Roslin & Bilston Community Council

Roslin & Bilston Community First Responders (Supported by Scottish Ambulance Services)

Roslin Dentist

Roslin Glen Country Park / Rangers service

Roslin Library

Roslin Medical Practice

Roslin Pavilion & Park – Play park / Pump Track / Playing Fields / Muga /Petanque pitch

Pavilion (Community Hall) – LASC Childcare Services, Breakfast Club, After School Club

(Hire activities: Parties, Fitness Classes, Children's Groups, Older People's Activities, Pickle Ball, Badminton, Country Dancing)

Roslin Pharmacy

5.8 Societies / Organisations

Clean & Green

Esk Valley Model Engineering Society

Friends of Roslin Glen – *No longer exists*

Friends of Roslin Moat (Curling Pond)

Friends of the River Esk / Esk Valley Trust Home - Esk Valley Trust

Little Free Library

Pentland Hills Chess Club

1st Roslin Boys Brigade

Roslin Community Changers

Roslin Community Choir

Roslin Community Shed (Men's Shed)

1st Roslin Guides

Roslin Guerrilla Gardeners

Roslin Heritage Society

Roslin Scouts & Boys Brigade

Roslin Sister Circle
Roslin Touch Rugby (Muga / Pavilion)
Roslin Village Fun Day
Rosslyn Bowling Club
Rosslyn Brownies
Rosslyn Rhino's Pétanque
Rosslyn St Clair Masonic Lodge. Masonic Hall
Rotary Club of Loanhead & Roslin
The Royal British Legion of Scotland, Roslin Branch

5.9 Craftworkers / Artists

Eleanor Jentas Jewellery
Roslin Pottery
Roslin Rustie
The Crimson Coo

5.10 Commercial / Hospitality / Accommodation

Chapel Cross Guesthouse and Dolly's Tea Room
Giuliano's Countryside Italian Restaurant
Marcado Invicta Portuguese
Noble Beauty & Hair Salon
Premier Roslin Convenience Store & Post Office
Roslin Building & Paving Services Ltd
R&B Nursery
R & G Brock All Trades
Roslin Chapel Lodge Rental Accommodation (Landmark Trust)
Rosslyn Chapel Visitor Centre & Café
Scotmid
Seawarm
Slatebarns Caravan Park
The Original Rosslyn Inn

5.11 Property Developers

Cala Homes. Glenacre 2017 – 2022. 80 new homes
Cala Homes. Proposed development 2026. 200 unites
David Wilson Homes. St Clair Mews 2021 – 2026. 213 new homes
Taylor Wimpey. Sinclair Gardens 2019 – 2026. 304 new homes

SECTION 6 – Communication

6.1 Communications, Press & Public Relations

Roslin Village Community Development Trust

Website & Contact Information

Website: roslintrust.org

Email: info@roslintrust.org

Facebook: [Roslin Village Community Development Trust | Facebook](#)

Postal Address :

Roslin Community Development Trust,
% The Mustard Seed
7 Main Street
Roslin
Midlothian
EH25 9LD

[2025 RCDT Membership Form](#)



Societies and Organisations Online:

Roslin Village Forum – Facebook

[Roslin Forum | Facebook](#)

Provides a Forum for village communication and discussion.

Roslin Village Group - Website

[Roslin Village – A resource for the community](#)

Provides Information on the Village and Events with links to local Amenities, Businesses, Groups and Venues for hire.

Roslin & Bilston Community Council - Website

[Roslin & Bilston Community Council | Home](#)

The Community Council is a voluntary organisation that meets once a month and provides a forum for residents, businesses and groups within Roslin, Bilston and the surrounding area.

The Community Council, Local ‘Place Plan’

[roslin-and-bilston-cc-local-place-plan-final-version.pdf](#)

Roslin Families

[Roslin Families | Facebook](#)

Roslin Little Free Library

[Roslin Little Free Library | Edinburgh | Facebook](#)

Roslin Village Fete

[Roslin Village Fete | Facebook](#)

Social & Business Community

[Wellbeing Essentials |](#)

Local Press

That's TV, Lothian
[Lothian – That's TV](#)

Edinburgh Live
[Midlothian - Edinburgh Live](#)

Midlothian View
[Home - Midlothian View](#)

Esk Valley View
[Midlothian Local Business Directory](#)

Roslin Village Public Information Boards

The Roslin Pavilion & Station Road Urban Green Space

6.2 Interpretation, Orientation, Learning & Education

Interpretation Boards

Village Cross (Historic Roslin)

Original (Walks – Grail Trails, & Market Cross)

Guerrilla Gardeners – Various location around Village

Wellbeing Essentials – Pavilion, Roslin Rustie Walk

Battle of Roslin, plaque on Memorial Cairn,

Roslin Chapel & Collage Hill House - Display Boards

Roslin Glen Country Park – History, Woodland Walks & Flora and fauna, Places to visit.

Orientation signage and road signs. Village Cross.

Learning & Education

Primary School

Roslin Chapel Trust – Outreach & Learning officer – Schools, junior tour guides.

6.3 Acronyms

AGM Annual General Meeting

BAU Business as Usual

CC	Community Council
DTAS	The Development Trusts Association Scotland
GDPR	General Data Protection Regulation
LBS	Local Biodiversity Site
LECP	The Lothian Esk Catchment Partnership
MLDP	Midlothian Local Development Plan
NPF4	National Planning Framework 4
OSCR	Office of Scottish Charity Regulator, requirements
PVG	Protecting Vulnerable Groups
RCDT	Roslin Community Development Trust
SEPA	Scottish Environment Protection Agency
SIMD	Scottish Index of Multiple Deprivation
SSSI	Site of Special Scientific Interest
UNSDG	United Nations Sustainable Development Goals

References:

2.3 Midlothian Council Development plans and policies

[The current development plan for Midlothian | Development plans and policies | Midlothian Council](#)
[Midlothian Local Development Plan 2 | Development plans and policies | Midlothian Council](#)

Midlothian Profile 2025

[Midlothian_profile_2025.pdf](#)

2.4 Roslin & Bilston Community Council Local 'Place Plan'

[roslin-and-bilston-cc-local-place-plan-final-version.pdf](#)

3.6 Rosslyn Chapel Trust

Data provided by the RCT

[Rosslyn Chapel Trust - The Official Rosslyn Chapel Website](#)

Section 3 – Roslin Village. Extracts edited from: Grokipedia.

An AI-powered online encyclopaedia developed by xAI that generates, verifies, and updates articles in real time using the Grok AI model.

[Roslin, Midlothian — Grokipedia](#)

