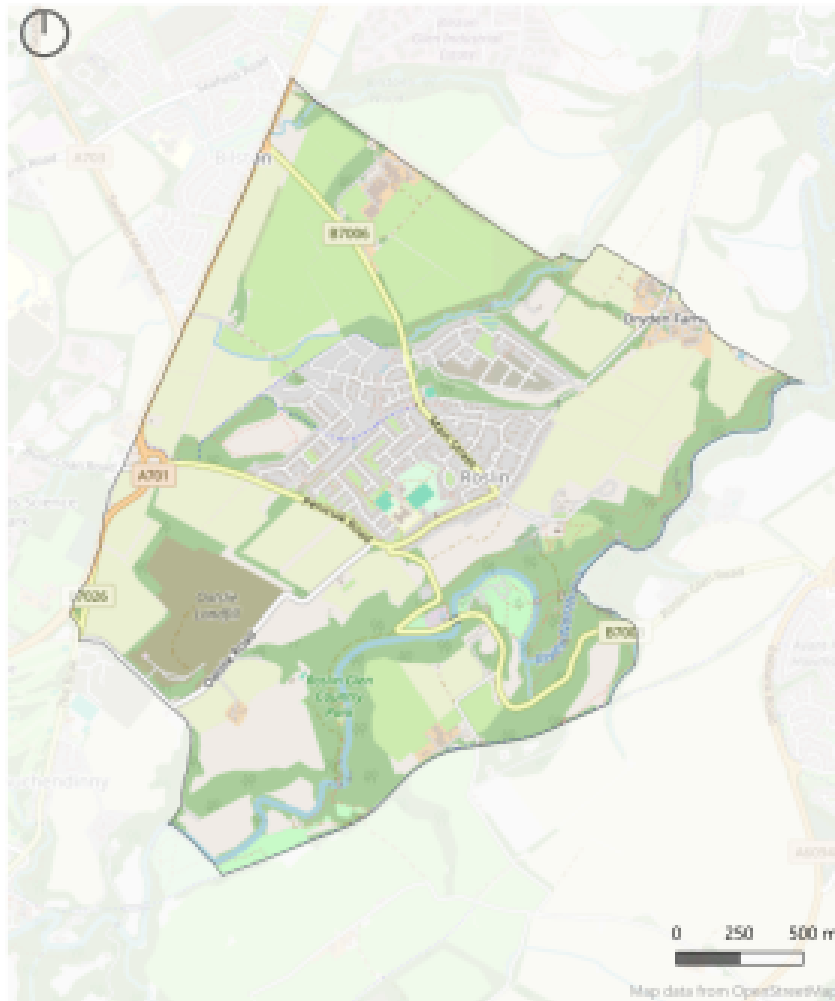


Roslin Community Development Trust



Roslin Development Plan

Mission, Vision, Key Objectives & Themes



Final Draft for consultation

4th July 2026

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SUMMARY

In 2019-2020 The Roslin Village Group in discussions with Midlothian Council, were investigating the possibility of creating a 'Village Hub' for Roslin and looking at the idea of community ownership of the Roslin Pavillion. These discussions with Midlothian Council were the starting point for identifying a need for a Community Development Trust, a charitable community organisation that could work closely with the local community, partners and stakeholders, to help make Roslin an even better place for people to live, work and grow up in.

The Roslin Community Development Trust (**RCDT**) was set up in November 2025 as a development charity with the ability to apply for funding from National, Regional and Local government and other funding organisations such as the Community Lottery Fund.

The aim of the trust is to liaise with and support, the local community and existing Roslin societies, organisations, businesses and services, though engagement on development planning, and to provide a means to apply for funding for developments that would specifically benefit the Roslin Community and that might not otherwise be achievable though other existing statutory bodies.

The RCDT does not have any statutory role; it is not the Council or Community Council and will not be looking to undertake any of the 'business as usual' activities of these organisations. One of our key objectives is to try and prevent the duplication of effort and best use of skills and knowledge, collaborating and working in partnership with relevant agencies and organisations.

This document sets out our purpose and guiding principles from which the Trust's Mission Statement and Vision have been developed, and which form the basis of our Constitution.

Mission Statement: "To work with the community, fostering sustainable growth, togetherness and community wealth by seizing opportunities for a thriving, inclusive, and resilient future for Roslin."

Vision: "A thriving, inclusive and resilient Roslin where natural capital, community wealth and opportunity are maximised for future generations".

The background information contained within this document and its accompanying appendix, brings together all previously presented material and provides the background information to guide development proposals and funding applications.

This document does not include development proposals, but does provide the high-level, purpose, principles, vision, key objectives and emerging themes that will inform the next stages of community engagement and project development.

SECTION 1 - Background

1.1 Introduction to Roslin Community Development Trust (RCDT)

The Roslin community has been busy over the last few years, working towards setting up a Development Trust, this was achieved in November 2025, at the first RCDT AGM where the draft mission, vision, aims and objectives were agreed and the RCDT Constitution was adopted and Trustees and office bearers appointed.

The RCDT has around 120 members and is registered with OSCR (SCO53826).

The RCDT is now starting the process of development planning for the village which will involve engaging with our Community, Members, Partners and Stakeholders.

1.2 Methodology and Engagement to date

Building on the foundations of the Roslin Village Group a 'Kick off' workshop was held in November 2023.

An interim steering committee established in Jan 2024 to lay foundations & apply for charitable status

Members Community Engagement Workshop, was held on Sunday 27th April 2025, The Masonic Hall, Roslin

1st RCDT AGM 30th November 2025. Appointment of Trustees and adoption of Constitution.

Final declaration, resolution and constitution documents were submitted to OSCR. November 2025

Note: A list of current trustees and office holders is provided in the Appendix Item 1.2 1.3

Completed work to date:

Completed work (as of March 2026)

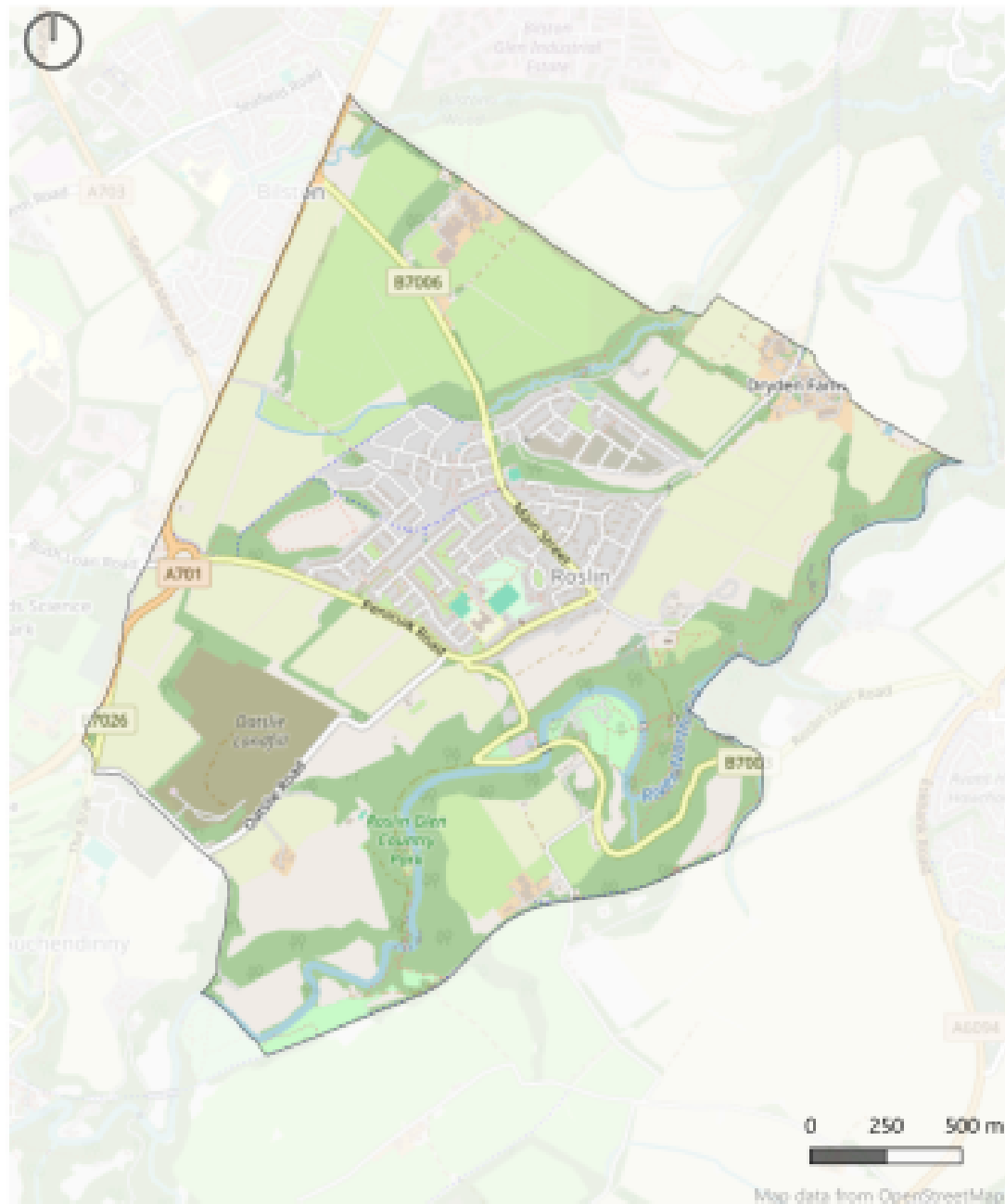
- Outline Constitution, Mission/Purpose & Vision
- Charitable status
- Secured startup funds (received grant of £2500 from Midlothian Council's Wellbeing Fund in April 24)
- Supporting community action (i.e. guerrilla gardeners)
- Gauged community appetite ('Kick-off' workshop in 2023, stall at the Fete & 120+ prospective members signed up)
- Outline stakeholder mapping (50 local community groups, businesses and public sector orgs)
- Outline project themes & revenue raising ideas ('strawman' approach; member input is crucial)

1.4 Constitution & Charitable Status

The RCDT purposes are to benefit principally the community of Roslin which comprises the Roslin Community Hall Polling District (MN4F) of Midlothian West electoral ward (“the Community”).

Roslin Polling District (MN4F)

Scotlands Polling Districts



Local Authority Code	Local Authority	District Code	Ward Name	Scottish Parliament Name	Westminster Name	Date Updated
S12000079	Midlothian	MN4F	Midlothian West	Midlothian North and Musselburgh	Midlothian County	10/04/2026

Source:

https://data.spatialhub.scot/t/datasets/polling_districts-is

1.5 Membership & Communications RCDT

RCDT currently has 122 members and are working on an Engagement Plan to promote the charity and increase membership.

Members are required to be resident within the MN4F polling district.

We feel we have made a good start with involving the local community to date, but we are also conscious that we now need to develop more formal Engagement and Communications Plans, to enable us to keep our current members involved and informed and to reach out to the community to encourage others to join us.

To join the RCDT please use the electronic form by scanning the QR code with the camera of a smartphone or tablet and clicking the link.

Alternatively, complete the paper form below:

[2025 RCDT Membership Form](#)



A wide range of community notice boards and society websites and social media platforms are available online providing information for the local community.

RCDT 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

Note: A list of Society Websites and social media links is provided in Section 6.1 of the appendix.

1.6 Roslin Community Development Trust Constitution

The RCDT constitution has been developed, based on:

- Sustainable 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 Sustainable Development Goals (UNSDG) <https://sdgs.un.org/goals>

Here is a link to the Constitution document: [RCDT Constitution](#)

1.7 Future work

Whilst the trust members have identified some early priorities, areas, issues and themes for us to consider, we still have a lot of work to do to decide how best to turn our objectives and ambitions about making Roslin an even better place to live in, into clear and specific plans and work streams.

RCDT Trustees & Members to develop:

- Engagement Plan: Community, Members, Stakeholders & Partners - Community questionnaire
- Develop Goals & Action Plan - Identifying project themes and lists, project assessments and priorities
- Initial business development - Identifying funding opportunities
- Capacity building - Trustees & resource procurement
- Outline Communications Plan - Including Website and Social Media

Dedicated resource required for:

- Business plan creation & opportunities for revenue generation
- BAU Communications Plan
- BAU Business development – Funding
- Commercial / Financial administration & annual accounting
- Legal administration
- BAU / Ongoing Engagement
- BAU Capacity building, membership

Note: Next steps are covered in Section 7 below.

1.8 RCDT Finance and accountability

All financial matters and accountability will be carried out in accordance with the RCDT constitution and the requirements as laid down by the Office of the Scottish Charity Regulator (OSCR).

Our constitution states we must include ‘consideration of the annual accounts’. As this is RCDT’s first year, we do not yet have full accounts to present, our first annual accounts will be presented at next year’s AGM.



A £2500 startup funding grant was received from Midlothian Council's Wellbeing Fund in April 2024. A charity bank account has been set up for RCDT and currently holds funds of approximately £400, plus ringfenced funds held by Friends of Roslin Moat and Roslin Guerrilla Gardeners.

Midlothian Council currently holds Section 75 Developers Contributions relating to the recent new housing developments in Roslin, this is believed to be approximately £400k. These Developer contributions are financial contributions aimed at funding essential infrastructure and community facilities to support local growth and development.

The RCDT will be applying to access this funding from Midlothian Council. If successful, this funding would be used to help with development plans for the benefit of the local community. RCDT are currently looking to undertake discussion around this with the local Community Officer.

We will also be looking at opportunities to apply for funding from the National, Regional and Local government and other funding organisations such as the Community Lottery Fund.

SECTION 2 - Purpose & Principles

2.1 Purpose

What we are: A development charity with the ability to apply for funding from National, Regional and Local government and other funding organisations such as the Community Lottery Fund.

We will aim to liaise with and support the local community and existing Roslin societies, organisations, businesses and services, through engagement with development plans and providing a means to develop and apply for funding for developments that would specifically benefit the Roslin Community and that might not otherwise be achievable through other existing statutory bodies.

What we are Not: We do not have any statutory role; we are not the Council or Community Council and will not be looking to undertake any of the 'business as usual' activities of these organisations.

One of our key objectives is to try and prevent the duplication of effort and best use of skills and knowledge, collaborating and working in partnership with relevant agencies and organisations.

2.2 Guiding Principles

Principles

1. Put People First
2. Sustain the Villages Special Qualities and Values
3. Strengthen Climate Action and Resilience
4. Accept the Village as an expanding and developing community with potentially

- conflicting aspirations
5. Experiment and Learn
 6. Operate Sustainably

Principle 1 – Put People First

The RCDT primary purpose is to serve the community of Roslin by providing fundraising opportunities to develop local services, access to nature, and climate resilience benefits. To achieve this purpose, the needs and requirements of the people of Roslin must be central to all decisions and plans.

It is important that the local community, alongside partners and stakeholders, play a leading role in shaping the future of Roslin, and that any future projects or development proposals are created in partnership with the community, through a people-centred approach.

This does not mean that other values and factors should not influence and help decision-making (see principles below), but a primary focus should be on the aspirations, drives, and needs of the local community.

Principle 2 – Sustain the Villages Special Qualities and Values

Roslin village is an area of outstanding value, for its history, geology, habitats, and heritage; and for the role it plays in the community's identity. As such there is a clear need to sustain, safeguard, and enhance the unique character and special qualities of Roslin.

When developing and prioritising projects, the Trust's mission and objectives need to inform the balance between change and conservation, with the aim to enhance the village without harming the very qualities that make it special.

Note: Additional detail on Roslin's unique character and special qualities is provided in Section 3 of the appendix. Roslin Village

Principle 3 – Strengthen Climate Action and Resilience

Scotland and Midlothian Council have declared a climate emergency and Midlothian Council has a Climate Change Strategy, with the aim of achieving carbon neutrality by 2030.

All actions and decisions relating to development in Roslin should seek to make a positive contribution to these vital goals. Climate resilience should be a key component of everything that is considered by the Trust.

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

Principle 4 – Accept the Village as an expanding and developing community with potentially conflicting aspirations

Roslin is an expanding and changing community and will not be valued and used by everyone in the same way. There is always the potential for conflicting aspirations, priorities and goals with competing views on the appropriateness or acceptability of different actions.

All RCDT proposals should be assessed and prioritised against the Trust's principles, vision and aims and be put forward in a manner that is open and transparent and encourages communication and discussion, ultimately for approval to proceed with any projects or developments, from the trust members.

Principle 5 – Experiment and Learn

There is no template or fixed manual for the future of Roslin. There should be a readiness to experiment with different approaches, monitor outcomes, and learn from them.

There is the potential for testing and sharing innovative ideas around the role of the village and its setting. To develop ideas on how best to address some of the challenges associated with adapting to climate change, reversing biodiversity loss, managing habitats, and improving health and wellbeing.

Principle 6 – Operate Sustainably

All development proposals should contribute to the long-term environmental viability of Roslin Village by considering how to contribute to net zero goals. Developments should also be appraised for whole life operational costs and the potential to contribute to increasing revenue to support local investment and reduce subsidy requirements.

SECTION 3 - Vision & Objectives

3.1 Mission Statement

“To work with the community, fostering sustainable growth, togetherness and community wealth by seizing opportunities for a thriving, inclusive, and resilient future for Roslin.”

3.2 Vision

“A thriving, inclusive and resilient Roslin where natural capital, community wealth and opportunity are maximised for future generations”.

3.3 Purposes / Key Objectives

As stated in the RCDT constitution, the RCDT has been formed to benefit principally the community of Roslin which comprises the MN4F area of Midlothian West electoral ward (“the Community”) with the following purposes / key objectives:

- a) The advancement of community development, including rural regeneration, within the Community in a way that supports sustainable development in line with the United Nations Sustainable Development Goals, so that 'Sustainable development' meets the needs of the present without compromising the ability of future generations to meet their own needs.
- b) to improve life for the Roslin community now and for future generations.
- c) to preserve and improve the local environment using ecologically sound approaches and tackling decay.
- d) to generate wealth in the community and keep it there, using enterprising approaches and directing profits back into the community.
- e) to prevent duplication of effort and best use of skills and knowledge, collaborating and working in partnership with relevant agencies and organisations; and
- f) to combat tough social problems, ensuring efforts are led by community needs.

SECTION 4 - Roslin Village

4.1 Roslin Village Overview & Historical Context

Roslin is a small village in Midlothian, Scotland, situated approximately 7 miles (11 km) South of Edinburgh and 4 miles North of Penicuik, with the A701 and Pentland Hill to the West A701, bordered by Roslin Glen to the East of the village.

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).

Note: A detailed account of the village and its historical context is provided in Section 3 of the appendix. Roslin Village

4.2 Population

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.

Village Expansion / Housing Developments

Roslin village has grown organically over many years, which has led to a village with two main geographical focal points, one around Main Street and the other at the park & Pavilion.

The village has a number of distinct areas, along the lines of house expansions, and business and community areas.

The village's businesses, services and hospitality area, including the Post Office, Library and The Original Rosslyn Inn, are mainly located along Main Street, with the conservation area at its South end, centred around the village cross and expanding down to the Chapel, Castle and Glen.

As noted above, 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.

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

4.3 Community Life & Health and Wellbeing

Roslin village is an area of outstanding value, for its history, geography, habitats, and heritage; and for the role this plays in the community's identity, health and wellbeing.

The village's main community area is around the Council-run Primary School, Roslin Pavilion and Village Park which provide a central venue for a range of community activities.

- Roslin Park: Play park / Pump Track / Playing Fields / Muga / Pétanque pitch
- Pavilion (Community Hall) – LASC Childcare Services, Breakfast Club, After School Club
- Pavilion (Hire activities) - Parties, Fitness Classes, Children's Groups, Older People's Activities, Pickle Ball, Badminton, Country Dancing

Community life revolves around the schools, societies, organisations and events, like the annual Roslin Village Fun Day and seasonal festivals at Rosslyn Chapel and Parish Church, including Christmas concerts. The village has a wide range of Faith Communities, Social Societies and Organisations and Hospitality venues.

The village's community organisations, built environment and rural setting are at the core of the community's health and wellbeing.

The surrounding area, including Roslin Glen and Country Park, provide an abundance of local walking, running and cycling pathways and is within easy reach

of the Pentland Hills. Midlothian is also well served by a range of Council-run leisure centres in Loanhead, Penicuik and Lasswade, all of which provide swimming, gym facilities and fitness classes. There is also the Midlothian Snowsports Centre, located at Hillend.

Midlothian Council actively promotes Sport & Leisure Wellbeing through its website and 'Access to Midlothian card'. [Wellbeing | Midlothian Council](#)

The value of the natural environment around Roslin for Health and Wellbeing is well understood and its significance, not just to local residents, but to Midlothian and beyond has been recognised through its designations (Site of Special Scientific Interest, SSSI) and the range of environmental strategies and policies developed to protect and maintain it.

Note: Background to National Environmental Legislation and Green Infrastructure & Environmental Context is provided in Sections 2.1 & 2.6 of the Appendix.

4.4 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, garden centre and the nearby Roslin Institute, a centre for animal biosciences research.

The main local employers are Midlothian Council, Edinburgh University, the Roslin Chapel Trust and Local Businesses.

4.5 Roslin Community, Stakeholders & Partners

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

Note: The current list of Partners, Stakeholders and Community Societies and Organisations is provided in Section 5 of the Appendix.

4.6 Roslin & Bilston Community Council

Local governance falls under Midlothian Council and the Roslin and Bilston Community Council (CC).

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 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 Act⁸. The Local Place Plan sets out reasons for considering where the Local Development Plan should be amended.

The Plan highlights and seeks to mitigate the adverse effects of the recent and ongoing housing and business developments.

The Place Plan proposals include: Active travel, protecting & fostering the historic and natural environments, extensions to the Roslin Conservation Area, new conservation areas for Bilston, the Battle of Roslin site and Roslin Moat, infrastructure deficits and leisure facilities for young people in Bilston & Roslin.

Many of the themes identified in the CC Place Plan, align with and reinforce the emerging themes identified through our community engagement, The RCDT sees opportunities for both organisations to benefit from a close work relationship.

The Community Council, Local 'Place Plan'

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

4.7 Midlothian Council & Local Development Plan

With the completion of the new housing developments, there are currently no further areas allocated in the Midlothian Development Plan (MLDP) for housing in 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 | Development plans and policies | Midlothian Council](#)

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.

Note: Links to the current development plan for Midlothian are provided in Section 2.3 of the appendix.

4.8 National & Local Government

Roslin is Represented by:

Midlothian Councillors Ward 4, Midlothian West
Member of Scottish Parliament for Midlothian

Note: A full list of councillors and MP's is provided in is provided in Section 2.5 of the appendix.

4.9 Historical & Environmental Designations.

Roslin village is renowned for its historical and environmental significance, with the area's history dating 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.

The village boasts a significant number of protected and designated, Scheduled Monuments, Listed Buildings, Designed Landscapes and Battlefield sites.

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).

Key Features

- Roslin Glen: A steep-sided wooded glen with walking paths and natural scenery.
- Rosslyn Chapel: A 15th-century collegiate church with internationally acclaimed architecture.
- Roslin Castle: Historic castle ruins with some sections used as holiday accommodation.
- Village Layout: Traditional street patterns and building forms reflecting the village's historic development.

Note: A full list of Historical and Environmental designations is provided in Section 4 of the appendix.

4.10 Green Infrastructure / Environmental Context

The village and its surrounding countryside provide a mix of urban and rural environments with both urban and country parks, mixed use agriculture and Bilston & Roslin Glens providing an abundance of local ecology and biodiversity.

Surrounding farmland is mostly owned and managed by Edinburgh University with the Council predominantly responsible for maintaining the village's areas of urban green space and Roslin Park, aided by Roslin Community Guerrilla Gardeners and other local societies and organisations.

As part of its biodiversity Strategy, Edinburgh University, which owns and manages the Langhill and Dryden farms, are looking to implement plans for supporting wildlife and nature friendly farming in the area.

As noted above Roslin Glen holds protected status as a Site of Special Scientific Interest (SSSI). The Glen lies to the south east of the village, and is a mixed deciduous valley wood consisting predominantly of ash, oak and elm with a ground flora characteristic of ancient woodland with continuous tree cover. It is the most diverse and largest remaining example of this habitat type in Midlothian. Although

somewhat disturbed in places by past management practices, the wood is representative of ancient gorge woodland, a scarce and declining habitat.

The topographically diverse nature of the glen and the varied physical conditions mean that over two hundred species of flowering plants, a wide range of breeding birds and a rich lichen flora have been recorded from the wood. The Glen is one of a number of important local wildlife corridors that need protecting, enhancing and expanding.

The North Esk river flows from its catchment area in the Pentland hills, through Roslin Glen, to the sea at Musselburgh. The Lothian Esk Catchment Partnership (LECP) for Environmental Change has recently been set up comprising, Forth Rivers Trust, East Lothian Council, Midlothian Council, NatureScot, Scottish Environment Protection Agency SEPA, and Scottish Water.

The aim of this collaborative initiative is restoring nature and addressing climate change in the Lothian Esk river catchment area, involving multiple stakeholders including local councils and environmental organizations. Objectives include control of Invasive Non-Native Species, Water Pollution and flooding.

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

Note: A full list of Green Infrastructure and Environmental Context is provided in Section 2.6 of the appendix.

4.11 Interpretation, Orientation, Learning & Education

There are a range of public information, interpretation and orientation boards around the village, at the Village Cross, Station Road Urban Green Space, Pavilion, Curling Pond, Roslin Moat, Chapel and in the Country Park.

These provide a range of local, historical and natural information. They have been added organically over time and whilst they provide some good background information, they lack a coherent approach and better local orientation information could be provided.

Education and learning are well supported in the village through the primary school and local societies and organisations, such as the Roslin Heritage Society and Roslin Chapel Trust's Outreach & Learning officer with links to the school and its junior tour guides initiative.

Note: A list of Interpretation Boards is provided in Section 6.2 of the appendix.

SECTION 5 - Emerging Themes

5.1 Preliminary Workshop Themes

Community Engagement Workshop 27th April 2025, Masonic Hall, Roslin.

- 40 residents of Roslin and local stakeholders attended
- 38 'post it' notes submitted
- 72 specific project ideas and suggestions (some 'post its' had more than one

- suggestion)
- 24 common groupings were identified from the ideas and suggestions submitted.

The main emerging themes were; A community hub to provide a focus for village activities, community health and wellbeing and the local environment.

5.2 Themes Summary Table

Project Ideas & Suggestions	Total		Project Ideas & Suggestions	Total
Multi-purpose Community Hub	15		Swimming Pool	2
Sports facilities	6		Active Travel	2
Community engagement / Comms	6		Active Travel Hub	2
Youth Services/Childcare	5		Community Farm / Food Supply	2
Music / Cinema / Creative Arts	4		Co-working space	2
Community cohesion / Community meals	4		Accessible public toilets	2
Commercial / Business Spaces	3		Community land purchase	1
Café/Hospitality	3		Community transport / connectivity	1
Village centre improvements / Improve pedestrian realm	2		Conservation	1
Community Energy	2		Upgrade Library	1
Pensioner Services	2		Improve climate resilience	1
Multi purpose space for hire	2		Heritage / Interpretation	1
			Grand Total	72

One of the next steps will be to develop a detailed engagement plan with our Community, Members, Partners and Stakeholders, to further discuss and develop the emerging themes and identify priorities and opportunities for our next steps.

Note: Next Steps are covered Section 7, below

SECTION 6 - Opportunities & Challenges

6.1 Development Themes, Opportunities and Emerging Challenges

Roslin Village is both an historic and modern expanding village, set in a mixed and changing urban and rural environment. The village has existing challenges with more on the immediate horizon.

The following Themes, Opportunities and Emerging Challenges have been developed from the community engagement and discussions, to date; they are not in any particular order or priority and are to be considered as starting points for 'Next Steps' discussions.

As noted above at 4.6, many of the themes identified here align with and reinforce the issues identified in the Community Council Place Plan 2024. RCDT sees opportunities for both organisations to benefit from a close work relationship.

6.2 Population Growth

Roslin's population continues to grow as do visitors and tourist numbers. These increases have both positive and negative impacts, placing pressure on services, operations (e.g. schools, traffic, litter, and health and safety), paths, open spaces, habitats, and designated sites and landscapes; whilst also simultaneously increasing revenue to Midlothian Council, benefiting the local economy and providing opportunities to deliver greater health, wellbeing, and economic benefits to the village.

Significant continuing investment is required from the Council to provide services, facilities and information to support the growth of the community.

Positive outcomes can be seen through the provision of the new primary school and proposed new replacement community high school, increased bus services and more community engagement with the village societies and organisations and businesses.

There are opportunities for RCDT to liaise with the Community Council and Midlothian Council to influence local decision making around the built and natural environment and to support the work of its societies and organisations, to enhance and protect the health and wellbeing that they sustain.

6.3 Village expansion and new housing developments:

As noted above at 4.2 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. Midlothian Council next Local Development Plan 2 (MLDP2), includes new proposals for an additional development site of around 200 houses.

The most recent housing developments on land to the West and North of the village, have ended up being slightly removed from and not well connected to the village core. There is a perception that this has led to a loss of village cohesion, but this may be something that will dissipate though time as everyone gets used to the new Roslin and become familiar with its new layout and residents.

There are opportunities for RCDT to liaise with the Community Council and Midlothian Council to influence local decision making around planning, the built Environment and Active Travel.

6.4 Community Cohesion & Hub

A recurring theme is the desire to see a Multi-Purpose Community Hub to provide a space for community activity, to promote health and wellbeing and community cohesion.

There are likely to be a range of options for a 'community hub' and further discussions with the council, options appraisals and feasibility studies may be required. These could include investigating the opportunities around better use of existing community spaces in the village. There are many – Bowling Club, Masonic Hall, British Legion, Chapel Visitor Centre, Mustard Seed, Pavilion and Park.

One option that has consistently been raised by the community, is better community use of the Council run Roslin Pavilion, The Pavilion's location and potential for expansion is seen as a potential opportunity.

Built in the 1970's and extended in the 1980's, the Roslin Pavilion is currently in need of maintenance and refurbishment. It sits within Roslin Park and is used for a range of council, community and private hire activities.

- Roslin Park: Play park / Pump Track / Playing Fields / Muga / Pétanque pitch
- Pavilion (Community Hall) – District Polling Centre, LASC Childcare Services, Breakfast Club, After School Club
- Pavilion (Hire activities) - Parties, Fitness Classes, Children's Groups, Older People's Activities, Pickle Ball, Badminton, Country Dancing

The Pavilion has seen increased use in recent years with activities such Ageing Well multi sports group sessions supported by Midlothian Health & Social Care Partnership and Sunday Caribbean Church services.

There is an opportunity for RCDT to engage with the Council to better understand the current use, revenue generation and running costs of the Pavillion and to consider options for refurbishment, expansion and possible community ownership.

6.5 Health & Wellbeing / Ecology & Biodiversity

The value of the natural environment around Roslin for Health and Wellbeing is well understood and its significance, not just to local residents, but to Midlothian and beyond. This has been recognised through its designations (Site of Special Scientific Interest, SSSI) and the range of environmental strategies and policies developed to protect and maintain it, including Edinburgh University's plans for supporting wildlife

and nature friendly farming as part of its biodiversity Strategy

There are opportunities for the Roslin community to work with partners and stakeholders to influence local sustainability and biodiversity plans to enhance and protect the environment and the health and wellbeing that it sustains.

6.6 Tourism & Hospitality

Tourism and hospitality are a major economic and employment driver for the village, primarily fuelled by Rosslyn Chapel which attracted 157,000 visitors in 2026, as numbers recovered post-pandemic toward pre-2019 levels of around 180,000.

Increases in visitors and tourist numbers have both positive and negative impacts, placing pressure on services and the local environment but also generating income and providing employment opportunities and hospitality venues for the local community.

There are opportunities the RCDT to work with the Roslin Chapel Trust, Local Businesses (Commercial, Hospitality & Accommodation) and the Midlothian Tourism Forum and Chamber of Commerce

6.7 Climate Change

Inevitably our rapidly changing climate will affect the village and its rural surroundings, with periods of extreme drought, flooding, heat, and cold occurring more frequently over the coming decades, alongside steadily rising temperatures. This will change the landscape, vegetation, and habitats of the surrounding area, as well as affecting user patterns and requirements. It may also impact on the various designated landscapes and archaeology of the area: increased waterlogging, erosion, and drought can have significant impact on ecology, biodiversity, buildings and archaeological remains.

There are opportunities for the Roslin community to work with partners and stakeholders to contribute to the need for climate action and resilience.

6.8 Declining Habitat and Water Quality

All the habitats around Roslin that contribute to the SSSI designation in Roslin Glen are under pressure from climate change, population increase and increased visitors, leading to pollution and a decline in water quality of the Esk.

The current status of river water quality in the North Esk is designated as 'poor' by SEPA and SEPA are currently advising people not to swim in the North Esk in Roslin Glen due to an ongoing pollution incident affecting the water quality.

The Lothian Esk Catchment Partnership (LECP) for Environmental Change has recently been set up comprising, Forth Rivers Trust, East Lothian Council, Midlothian Council, NatureScot, SEPA and Scottish Water.

The aim of this collaborative initiative is restoring nature and addressing climate change in the Lothian Esk river catchment area, involving multiple stakeholders including local councils and environmental organisations.

There are opportunities for the Roslin community to support partners and stakeholders and to help address this decline in some manner, to help sustain the river biodiversity, with the potential to bring back swimming to the Esk.

6.9 Degraded Path Networks

The extensive path networks around Roslin and through Roslin Glen are under pressure from increasing user numbers and increases in extreme weather events, leading to damage and erosion, land slips and tree fall, in areas where user numbers outweigh the capacity of the current paths and the resources to maintain them. This is leading to scarring of the landscape and degrading habitats negatively affecting user safety and experience.

There are opportunities for the Roslin community to work with Partners and Stakeholders to help maintain this wonderful local asset.

6.10 Traffic Management, Conflict & Active Travel

Increases in population, new housing and tourism in the village and across Midlothian has led to increases in traffic volumes in the village. Mitigation measures such as the 20mph restrictions and pedestrian crossing islands to Main Street and Penicuik Road have been installed by the council.

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.

Increased levels of vehicle traffic through the village have led to increased conflicts between pedestrians, cyclists, vehicles and buses.

Hot spots around the village are: Main Street and the Village Cross junction, Pentland View Terrace access to the Pavillion, Park and Primary School and Primary School drop-off on Penicuik Road/ Glen road junction.

There are 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.

6.11 Conservation Area & Urban Realm

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

The CC Place Plan suggests the possibility of the Council reviewing the boundary of the current Roslin Conservation Area to include all pre-1970 buildings, to retain the village's distinctive character.

The CC Place Plan also picks up on the proliferation of visually intrusive, road, directional and development signage at the top of Chapel Loan, at the heart of the conservation area.

There are opportunities for the RCDT to work with the Community Council and

Midlothian Council to encourage protection of the village's distinctive built environment and to develop a more coherent approach to urban design, signage and interpretation, around the village's public spaces, including the village cross and park & pavilion.

6.12 Community Engagement

One of our key objectives is to try and prevent the duplication of effort and best use of skills and knowledge, collaborating and working in partnership with relevant agencies and organisations.

Opportunity exists to work closely with Partners, Stakeholders and community societies and organisations, to shape the future of the village. This will require a long-term commitment to build on the existing contacts and work with the local community.

6.13 Funding and Finance

The Roslin Community Development Trust (RCDT) has been constituted as a development charity with the ability to apply for funding from National, Regional and Local government and other funding organisations such as the Community Lottery Fund.

There are opportunities to identify projects and developments, to liaise with and support, the local community and existing Roslin societies, organisations, businesses and services, though engagement on development planning, and to provide a means to apply for funding for developments that would specifically benefit the Roslin Community and that might not otherwise be achievable through other existing statutory bodies.

SECTION 7 - Next Steps

7.1 Next Steps

This section provides a preliminary list of key plans and activities that may need to be developed to inform projects through options appraisals, feasibility studies, briefs and concept designs.

It is recognised that we will need to be careful to distinguish between what projects RCDT should take on and what projects are best served by providing community liaison and a supporting role to other lead organisations.

These plans will act as a guide to implementing change over the coming years. Larger projects may require fundraising and physical interventions but equally there may be relatively subtle and community-led initiatives that can be supported and easily achieved.

Community engagement will shape how projects are prioritised, developed and implemented.

7.2 Key Plans & Actions

Engagement Plan, including:

RCDT website development.
RCDT social media development – Instagram
Community consultation through meetings and events
Community Surveys (online) and Pop-up events (Roslin Fun Day)
Communications & Press and Public Relations strategy. Including surveys and events, website, flyers & village notice boards Social Media and local press.
Key Partners and Stakeholders engagement
Potential funding organisations engagement

Project Planning and Design, including:

- Project identification
- Project assessment, evaluation, prioritisation.
- Planning and Design
- Stakeholder Engagement and Implementation Planning

Interpretation and Orientation Plan:

- Cultural, Historic and Natural Significance
- Wayfinding and Orientation
- Signage

Business Plan (may include):

- Organisational Resilience; Economic Benefits; Local Economy; Income Generation; Skills and Training; Risk Appraisals; Options Appraisals, Feasibility Studies; Costs and Funding
- Operational and Maintenance Plan: Infrastructure; Operational Structures and Resources

Activity Plan, including:

- Activity Plan: Stakeholder Engagement Plan; Learning Plan; Skills and Training; Inclusion and Wellbeing