Midlothian Council

Employment Land Audit - 2020
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1 - Introduction

1.1 This Employment Land Audit (ELA) is the culmination of work undertaken from mid-2019 to early-2020 to provide an up-to-date baseline on the supply and availability of employment land in Midlothian. It has several purposes, which are based on direction provided by Scottish Planning Policy (SPP). These include monitoring the supply, quality, planning status and use of employment land and identifying the volume and locations of immediately developable and constrained sites. The audit will also be used to inform policy decisions made in future local development plans.

1.2 This audit involved gathering and reviewing a range of data, including:
- Secondary data from utilities companies to determine the provision of services to employment land sites;
- Site assessments to consider site access, vacant plots and recording neighbouring land uses;
- Council service information including on active travel, public transport and land ownership.

1.3 This audit builds on the work undertaken in preparing its predecessor in 2018, which was developed in collaboration between the Council’s Planning and Economic Development teams. This approach gave the dual benefits of informing development plan preparation and policy monitoring as well as providing important marketing information to assist development and investment enquiries. Moving forward, the audit will also help to provide an informed picture of the employment land situation in Midlothian.

1.4 The audit gives a comprehensive picture of the range and choice of sites which make up the employment land supply and will be a valuable source of information to businesses, developers and other organisations with an interest in economic land in Midlothian.

- This document is designed to be read in conjunction with an accompanying online map. It can be viewed by clicking here.
- Planning application reference numbers are listed regularly in this document. Users can look up the details of them by clicking here.
- Business Gateway offers expert help and support to new and existing businesses in Midlothian. Further information and contact details can be found here.
- Information on commercial and industrial property for sale or lease in Midlothian can be found here.
2 - Audit Content

2.1 - Overview

2.1.1 A primary goal of this ELA is to assess the status and availability of each economic land allocation in Midlothian with respect to various criteria that enable or constrain development to some degree. These include, amongst others, the provision of utilities to sites, communications connections and transport considerations. These factors are recorded in the site spreadsheet (section 5.3) using various ratings criteria and sections 2.2 to 2.6 below outline the process for sourcing and recording this data.

2.2 - Utility Provision

2.2.1 The Utility Map Viewer tool from Scottish Power Energy Networks was used to determine the status of electricity provision to the ELA sites. This provided details on whether the sites had a connection at all, the proximity of any connection, its voltage level, whether it was in the form of an underground cable or an overhead line and whether any existing infrastructure might impede development.

2.2.2 For gas supplies, GIS shape files of the employment sites were overlain with other GIS maps showing low, medium and high-pressure gas pipes. Notes were taken on the type of connection to each site, its proximity to the site and whether any existing infrastructure might impede development.

2.2.3 Scottish Water’s Utility Map Viewer was used to determine the nature of sites’ connections to the water and wastewater networks. Scottish Water were also consulted regarding the capacity at water and wastewater treatment works and also whether there were any issues regarding the location of their assets that might influence proposals at the ELA sites.

2.2.4 When this information was recorded for each location, the sites were reviewed and then rated on a scale of green, yellow, amber or red depending on the availability of all the various services to them, the proximity of possible connection points and existing on-site infrastructure potentially influencing development layout or requiring relocation.

2.3 - Mobile Phone Coverage

2.3.1 Information on mobile phone coverage at the ELA sites is based on data recorded using Ofgem’s mobile phone coverage checker. This provides ratings of voice and data coverage both indoors and outdoors and for 4G and non-4G services for any UK postcode.

2.3.2 A map of the ELA sites was overlain with a GIS map of the postcode units in Midlothian to find out which postcode(s) were located within which site. These were then entered in the coverage checker webpage and ratings were recorded depending on
whether mobile phone signals were good, mixed or unavailable at the sites. This was repeated in relation to each of the UK’s four network operators (EE, O2, Three and Vodafone) and the quality of coverage was summarised in the form of a percentage score: the higher the score, the better the overall coverage. Within the accompanying audit spreadsheet, cells containing scores are also colour coded from red (poor coverage) to green (excellent coverage) to assist in visually comparing signal quality across sites.

2.4 - Broadband Coverage

2.4.1 To determine the quality of broadband coverage to economic land allocations, Ofgem’s broadband coverage checker was used in a similar manner to their mobile phone coverage checker. This involved the relevant postcodes being entered into the tool and noting the speed and availability of both standard and superfast broadband. Speeds recorded are an average of the highest available download and highest available upload rates at all of the postcode units within which economic allocations are found. These range from a minimum of 0.63 megabits per second (Mbps) to a maximum of 17.50Mbps in the case of standard broadband and 25.50 to 50Mbps for superfast broadband (where available). Speeds are indicated relative to each other within the spreadsheet summary (section 5.3) using red to green colour coding. Availability of both types of service are recorded as either ‘good’, ‘average’ or ‘none’.

2.4.2 It should also be noted that ultrafast broadband is available in some locations in Midlothian. This service has download speeds of greater than 300Mbps (which compares to speeds of less than 30Mbps in the case of standard broadband and speeds of between 30Mbps and 300Mbps for superfast broadband).

2.4.3 All the relevant postcode units in employment sites were also entered into the Ofcom coverage tool to check for the availability and speed of ultrafast broadband. This showed that such services are not available in the vast majority of cases in Midlothian and for this reason, details of ultrafast speeds and coverage are not included in the spreadsheet of section 5.3. Readers can however use the coverage checker if they are interested in obtaining further details - it can be accessed here.

2.5 - Transport & Site Accessibility

2.5.1 SPP (paragraph 101) indicates that employment allocations should consider their ‘accessibility to transport networks by walking, cycling and public transport and their integration with and access to existing transport networks’. Midlothian Council’s Transport Team were consulted to provide information on transport-related employment site issues. This involved:

- Reviewing the maps from the Council’s Active Travel Strategy and rating each of the sites in terms of opportunities for active travel to and from them. This
considered their proximity to footpaths, cycle routes and also residential areas. Ratings took into account both existing and planned future active travel infrastructure;

- Rating each of the sites in terms of their integration with and access to road networks. This considered their proximity to A roads, B roads, the trunk road network and ease of site access;

- Reviewing each of the sites in terms of the quality of bus services available to and from them. This considered the distance of the sites to nearby bus stops, the frequency of services at these stops and the choice of location that users could travel from/to.

2.6 - Site Visits

2.6.1 Site visits were undertaken in late-2019. Data was recorded on standardised forms to ensure consistency in the categories of information recorded. These topics included topography, neighbouring land uses, access issues and general site notes. Maps were also provided to allow vacant land to be marked.

2.6.2 Visits were supplemented by prior desk-based research on issues such as reviewing sites for recent planning applications and inspecting aerial photographs. Where relevant, other colleagues in the Planning Team were consulted to provide additional information on employment sites.
3 - Planning Policy Context

3.1 - Overview

3.1.1 The Council aims to support Midlothian’s growing economy by creating quality and sustainable locations for development. The allocation and promotion of employment land forms a crucial element in supporting and expanding economic opportunities, alongside other complementary services, such as Business Gateway.

3.1.2 Policies relating to employment land are set out in a number of documents produced by the Scottish Government, the Strategic Development Plan (SDP) Authority and Midlothian Council.

3.2 - Economic Strategy

3.2.1 The Scottish Government produced Scotland’s Economic Strategy in 2015. It aims to deliver sustainable economic growth, with four priorities identified to encourage this:

- **Investment** - investing in our people, infrastructure and assets;
- **Innovation** - supporting the development of highly-innovative businesses and encouraging more of the country’s business base to engage in research and development;
- **Inclusive growth** - promoting a labour market which provides sustainable and well-paid jobs while seeking a more equal growth distribution across the country;
- **Internationalisation** - supporting Scotland’s exporters to expand their presence and grow into new markets, enhancing Scotland’s international brand.

3.2.2 In December 2019, Midlothian Council published its new Economic Growth Strategy, which sets out the economic development vision and key priorities for Midlothian over the 2020 to 2025 period. It aims to align with the Scottish Government’s Economic Strategy and is set in the context of the Community Planning Partnership’s Single Midlothian Plan vision (‘Midlothian - a great place to grow’) and its three key outcomes - reducing inequalities in learning, health and economic circumstances. The Strategy’s vision for economic growth is:

‘For Midlothian to be a recognised area in which to live, work and do business; an economy that is sustainable, inclusive, ambitious and internationally recognisable as home to world-leading clusters of science, innovation and tourism offers from which all our citizens can benefit’.

3.2.3 To achieve this vision, and following consultation carried out during the development of the Strategy, a series of strategic priorities were identified:

- To integrate Midlothian with the regional economy and promote the region internationally;
• To improve the skills landscape;
• To increase economic participation;
• To build on the success of Midlothian’s key sectors;
• To improve the vibrancy of our town centres and make them more environmentally-friendly;
• To accelerate growth through infrastructure upgrades.

3.2.4 The Strategy also identifies the current position regarding progress against these priorities as well as specific actions that will help achieve them and how movement towards fulfilling them will be measured.

3.2.5 The Strategy will build on the work done to support its predecessor, 2014’s ‘Ambitious Midlothian: Economic Recovery Plan’. For example, progress made included support from Business Gateway, agreement of the Edinburgh & South East Scotland City Region Deal, infrastructure projects actively being progressed and money being secured for extensive environmental improvements in Penicuik and Gorebridge. Another major boost was the opening of Borders Rail in late-2015 which was accompanied by a campaign highlighting opportunities for locations near its stations. A number of businesses have also benefitted from the enhanced rates of public funding available through the Regional Selective Assistance discretionary grant scheme.

3.3 - National and Strategic Policy

3.3.1 Scottish Planning Policy (SPP) is the main national policy document for planning matters. It sets out the key principles in relation to the allocation and monitoring of economic land. These include:
  • Promoting business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments;
  • Allocating sites that provide for a diverse range of needs of different sectors and sizes of business and that also provide flexibility to accommodate changing circumstances;
  • Giving due weight to the net economic benefit of proposed developments.

3.3.2 SPP also outlines a number of measures that assist in ensuring the effective delivery of economic sites. These include:
  • Ensuring that development plans align with local economic strategies;
  • Ensuring that LDPs allocate a range of sites for business;
  • Recommending that Employment Land Audits are completed regularly and take account of issues such as the location, size, planning status and existing use of sites as well as neighbouring land uses and any significant land use constraints, such as contamination or subsidence.
3.3.3 The SDP for Edinburgh and South East Scotland outlines the planning policy position for the Edinburgh City Region. It recognises the benefits to the regional economy of key employment sectors which, for Midlothian, include life, earth and animal sciences, construction, tourism, education and the public sector. To this end, it supports the development of a range of marketable sites in terms of size and quality and it set a requirement that Midlothian allocate an additional 129ha of employment land.

3.4 - Midlothian Local Development Plan

3.4.1 The Midlothian Local Development Plan (MLDP) was adopted in late-2017. It seeks to ensure a readily available supply of land for economic development and to offer a range and choice of sites and locations to support economic growth. Given the scale of current and future economic growth coupled with the reliance on commuting outwith Midlothian, a key part of the plan is to promote local employment opportunities.

3.4.2 In order to achieve these aims, the MLDP makes use of a number of approaches:

- Additional sites have been allocated as required by the SDP, with particular emphasis on providing more land at the Midlothian Science Zone (MSZ);
- Sites have been expanded where there was potential to create employment locations of a suitable scale to be of strategic importance to the market;
- A limited number of less effective sites with little prospect of development were deallocated and their loss was compensated for by reallocating land elsewhere.

The purpose of such measures was to improve the range of employment sites and opportunities that the land supply provides.
4 - The Local Economic and Employment Context

4.1 - Midlothian Labour Market Data

4.1.1 Labour market data is an important part of business development and investment decisions. It is also relevant to the development plan process and context for this audit. This section focuses on such matters and the figures in it are taken from Office for National Statistics (ONS) ‘Labour Market Profiles’.

4.1.2 Midlothian has a population of around 91,500. This is an increase of approximately 10,000 over the last decade. The working age population (16 - 64 years old) is 56,700 or 62% of the total population, which is a slightly lower proportion than is seen nationally (64%). Of these people, 47,700 are economically active and 46,000 are in employment. Midlothian compares favourably with the Scottish averages in these respects:

- 82% of working age people in Midlothian are economically active (compared to 78% in Scotland as a whole), and;
- 79% of working age people in Midlothian are in employment (compared to 75% across Scotland).

4.1.3 Midlothian’s workforce is larger than the number of jobs that are available within the Council area. The latest figures (from 2017) show that there are around 35,000 jobs available in district, implying that many people who live in Midlothian work elsewhere in Scotland (also see section 4.2).

4.1.4 The availability of jobs within the area compared to the size of the working age population is reflected in ‘job density’ figures. This is the ratio of the total number of jobs in an area to the working age population and is around one, with a higher number indicating that there are more jobs available locally. Midlothian’s job density is 0.63, compared to 0.81 for Scotland nationally, meaning that there are fewer jobs available for residents here than there typically are in other local authorities. There are, however, slightly more full-time jobs in Midlothian (67.7% of all jobs) than the Scottish average (66.3%), though employees in these jobs tend to earn less than workers elsewhere in Scotland, as shown below.

<table>
<thead>
<tr>
<th></th>
<th>Midlothian</th>
<th>Scotland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average gross weekly full-time pay</td>
<td>£552.50</td>
<td>£577.70</td>
</tr>
<tr>
<td>Average hourly pay (excluding overtime)</td>
<td>£14.48</td>
<td>£14.86</td>
</tr>
</tbody>
</table>

4.1.5 Beyond the overall number of Midlothian’s residents that are in work and what they earn, ONS statistics provide details of their occupations too. This is reflected in the next two tables. Immediately below is a breakdown of Midlothian’s 46,000 workforce
according to the Standard Occupation Classification (SOC), which also gives descriptions of the types of job within each of its four groupings. After that, table 3 provides a breakdown of jobs based in Midlothian by type of industry. Other ONS figures show that the size of businesses in Midlothian in terms of the number of staff they employ are comparable to the Scotland-wide averages.

Table 2 - Employment by occupation in Midlothian and Scotland.

<table>
<thead>
<tr>
<th>SOC Group and Categories</th>
<th>Midlothian (%)</th>
<th>Scotland (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SOC 2010 major group 1-3</td>
<td>43.6</td>
<td>43.6</td>
</tr>
<tr>
<td>1 - Managers, directors and senior officials</td>
<td>9.7</td>
<td>9.1</td>
</tr>
<tr>
<td>2 - Professional occupations</td>
<td>17.6</td>
<td>20.7</td>
</tr>
<tr>
<td>3 - Associate professional &amp; technical</td>
<td>16.1</td>
<td>13.6</td>
</tr>
<tr>
<td>SOC 2010 major group 4-5</td>
<td>19.8</td>
<td>20.6</td>
</tr>
<tr>
<td>4 - Administrative &amp; secretarial</td>
<td>9.9</td>
<td>9.7</td>
</tr>
<tr>
<td>5 - Skilled trades occupations</td>
<td>9.8</td>
<td>10.9</td>
</tr>
<tr>
<td>SOC 2010 major group 6-7</td>
<td>19.6</td>
<td>18.6</td>
</tr>
<tr>
<td>6 - Caring, leisure and other service occupations</td>
<td>10.4</td>
<td>9.7</td>
</tr>
<tr>
<td>7 - Sales and customer service occupations</td>
<td>9.2</td>
<td>8.8</td>
</tr>
<tr>
<td>SOC 2010 major group 8-9</td>
<td>17.0</td>
<td>17.3</td>
</tr>
<tr>
<td>8 - Process plant &amp; machine operatives</td>
<td>6.7</td>
<td>6.4</td>
</tr>
<tr>
<td>9 - Elementary occupations</td>
<td>10.3</td>
<td>10.8</td>
</tr>
</tbody>
</table>
Table 3 - Breakdown of jobs in Midlothian and Scotland by type of industry.

<table>
<thead>
<tr>
<th>Industry</th>
<th>Midlothian (%)</th>
<th>Scotland (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mining and quarrying</td>
<td>0.1</td>
<td>1.1</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>9.7</td>
<td>7.2</td>
</tr>
<tr>
<td>Water supply, sewerage, waste management and remediation activities</td>
<td>0.8</td>
<td>0.8</td>
</tr>
<tr>
<td>Construction</td>
<td>8.1</td>
<td>5.5</td>
</tr>
<tr>
<td>Wholesale and retail trade, repair of motor vehicles and motorcycles</td>
<td>19.4</td>
<td>13.9</td>
</tr>
<tr>
<td>Transportation and storage</td>
<td>2.3</td>
<td>4.3</td>
</tr>
<tr>
<td>Accommodation and food service activities</td>
<td>5.6</td>
<td>8.1</td>
</tr>
<tr>
<td>Information and communication</td>
<td>2.3</td>
<td>3.2</td>
</tr>
<tr>
<td>Financial and insurance activities</td>
<td>0.8</td>
<td>3.5</td>
</tr>
<tr>
<td>Real estate activities</td>
<td>1.1</td>
<td>1.3</td>
</tr>
<tr>
<td>Professional, scientific and technical activities</td>
<td>8.1</td>
<td>7.1</td>
</tr>
<tr>
<td>Administrative and support service activities</td>
<td>4.8</td>
<td>8.2</td>
</tr>
<tr>
<td>Public administration and defence, compulsory social security</td>
<td>8.1</td>
<td>6.3</td>
</tr>
<tr>
<td>Education</td>
<td>11.3</td>
<td>7.8</td>
</tr>
<tr>
<td>Human health and social work activities</td>
<td>11.3</td>
<td>15.7</td>
</tr>
<tr>
<td>Arts, entertainment and recreation</td>
<td>2.6</td>
<td>2.8</td>
</tr>
<tr>
<td>Other service activities</td>
<td>2.6</td>
<td>2.1</td>
</tr>
</tbody>
</table>

4.1.6 The occupations of Midlothian’s workforce will be influenced by the qualifications they hold, and the following data shows the qualifications obtained by Midlothian’s residents by National Vocational Qualification (NVQ) level. These levels comprise the following categories:

- NVQ 1 equivalent - e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent;
- NVQ 2 equivalent - e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent;
- NVQ 3 equivalent - e.g. 2 or more A levels, advanced GNVQ, NVQ 3, 2 or more higher or advanced higher national qualifications (Scotland) or equivalent;
- NVQ 4 equivalent and above - e.g. HND, Degree and Higher Degree level qualifications or equivalent.
Table 4 - Comparison of qualifications held by workers in Midlothian and Scotland.

<table>
<thead>
<tr>
<th>Level of Qualification</th>
<th>Midlothian (Number)</th>
<th>Midlothian (%)</th>
<th>Scotland (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NVQ4 and above</td>
<td>22,100</td>
<td>39.6</td>
<td>44.2</td>
</tr>
<tr>
<td>NVQ3 and above</td>
<td>32,200</td>
<td>57.7</td>
<td>59.7</td>
</tr>
<tr>
<td>NVQ2 and above</td>
<td>40,500</td>
<td>72.4</td>
<td>75.0</td>
</tr>
<tr>
<td>NVQ1 and above</td>
<td>46,500</td>
<td>83.2</td>
<td>83.5</td>
</tr>
<tr>
<td>Other qualifications</td>
<td>4,000</td>
<td>7.2</td>
<td>6.8</td>
</tr>
<tr>
<td>No qualifications</td>
<td>5,400</td>
<td>9.6</td>
<td>9.7</td>
</tr>
</tbody>
</table>

4.2 - Commuting to and from Midlothian

4.2.1 A fuller picture of the economic and employment context in Midlothian is gained by considering the labour market information from section 4.1 alongside data on the travel movements of people within that labour market.

4.2.2 Commuting information relating to Midlothian can be obtained from Transport Scotland’s annual ‘Transport and Travel in Scotland’ (TATIS) datasets, which include a question on why people make particular journeys. In 2014, 16% of people from the Midlothian sub-sample listed commuting as their ‘main purpose of travel’, while in 2018 this figure had increased to 22%. This is a continuation of a trend seen between the 2001 and 2011 Censuses where the number of journeys to workplaces in Midlothian increased by 7%. It also fits with TATIS observations of lower numbers of people in Midlothian working from home in 2018 compared to 2014 and an increasing percentage of people from Midlothian using the car or van as their usual method of travelling to work; this is up from 55% to 63% from 2014 to 2018. Put together, this means that both more commuting journeys are being made and that the car is increasingly utilised for them.

4.2.3 Figures 1 to 4 consider the origins and destinations of the workforce over the last two censuses. Figures 1 and 2 show a reduction in the level of self-containment between 2001 and 2011: the portion of Midlothian’s residents that also worked in Midlothian fell from 45.5% to 42.4%. The two charts also show that Edinburgh is the main destination for Midlothian’s residents, more than Midlothian itself.

4.2.4 While these conclusions are drawn from censuses and are therefore reliable in terms of sample coverage, it should also be borne in mind that they are now several years old. More recent data on such commuting patterns can however be obtained from TATIS 2018. It contains information on sources and destinations of commuters, though its findings come with the caveat that it combines statistics for Midlothian with East and West Lothian too. Its travel diary data shows that the portion of residents living in the Lothians and working in Edinburgh has fallen slightly in the years leading up to 2018.
While this does not exactly match the findings of the 2001 and 2011 Censuses, when considered alongside them it suggests a relatively static picture of commuting patterns from Midlothian to Edinburgh over at least the last decade.

Figure 1 - Where people who live in Midlothian work (2001, %). Source: 2001 Census.

![Pie chart showing commuting patterns from Midlothian to Edinburgh in 2001. Edinburgh is 46.7%, Midlothian (includes those who mainly work at home) is 45.5%, and Rest of Scotland, UK and overseas/offshore is 7.8%.]

Figure 2 - Where people who live in Midlothian work (2011, %). Source: 2011 Census.

![Pie chart showing commuting patterns from Midlothian to Edinburgh in 2011. Edinburgh is 47.5%, Midlothian (includes those mainly working at home) is 42.4%, and Rest of Scotland, UK and overseas/offshore is 10.1%.]

4.2.5 Figures 3 and 4 meanwhile show a large increase in the share of Midlothian’s jobs occupied by people from outside the area. This may reflect a positive story of Midlothian residents becoming more skilled and the Midlothian economy containing more higher-
skilled jobs: higher-skilled workers generally travel further to work. Nearly 60% of jobs in Midlothian in 2011 were taken by Midlothian residents; a fall from nearly 70% in 2001.

4.2.6 Edinburgh was the next most significant source of employees who work in Midlothian and the portion of workers from there coming to jobs in Midlothian increased from 16.4% to 19.5% from 2001 to 2011. It may be that this increase has since stalled though, as TATIS data has shown a relatively static picture of the number of people coming to work in the Lothians (including Midlothian) from Edinburgh.

![Figure 3 - Where people who work in Midlothian live (2001, %). Source: 2001 Census.](image)

![Figure 4 - Where people who work in Midlothian live (2011, %). Source: 2011 Census.](image)
5 - Employment Land Supply Summary

5.1 - Supply Breakdown

5.1.1 There are a number of ways that the employment land supply can be used to assess whether it is meeting the needs of Midlothian’s employers and developers. This section of the ELA disaggregates the supply into different categories to provide information to such users of the audit. This approach also allows an assessment of whether the Council is fulfilling its obligations to support business and employment land uses as specified in Scottish Planning Policy. It refers to the need for the planning system to ‘[meet] the diverse needs of the different sectors and sizes of business which are important to the plan area’. Taking this into account, section 5 breaks down the overall supply in terms of factors such as site locations and appropriate use classes.

5.1.2 The employment land situation in Midlothian can be categorised as follows:
- Immediately available land: 19 sites with a combined total of 134ha of gross vacant land;
- Land with minor constraints: 17 sites with a combined total of 135ha of gross vacant land;
- Land with major constraints: 6 sites with a combined total of 50ha of gross vacant land;
- Fully occupied sites: 7 locations with a gross site area of 35ha.

5.1.3 In accordance with directions from Scottish Planning Policy, Midlothian’s employment land supply consists of a range of sites in respect of providing for business/office (class 4), general industry (class 5) and storage and distribution (class 6) uses. This is shown in table 5. Although it may appear as if there are few locations allocated for storage and distribution uses, it should be borne in mind that these are large sites that are relatively free of constraints. Locations that comprise the ‘other’ category below include the film studio site at Loanhead but are predominantly those allocated at the MSZ. This is a place that is of special importance for biotechnology and research & development purposes and so is distinguished from class 4, 5 and 6 sites both below and in the detailed spreadsheet in section 5.3.

<table>
<thead>
<tr>
<th>Suitable Land Use Class</th>
<th>Number of Sites</th>
<th>Gross Site Area (ha)</th>
<th>Gross Vacant Land (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 4</td>
<td>37</td>
<td>449.75</td>
<td>243.62</td>
</tr>
<tr>
<td>Class 5</td>
<td>29</td>
<td>358.27</td>
<td>166.40</td>
</tr>
<tr>
<td>Class 6</td>
<td>3</td>
<td>93.03</td>
<td>46.53</td>
</tr>
<tr>
<td>Other (all)</td>
<td>13</td>
<td>266.58</td>
<td>142.69</td>
</tr>
<tr>
<td>Other (MSZ only)</td>
<td>10</td>
<td>121.94</td>
<td>52.64</td>
</tr>
</tbody>
</table>

Note: the total number of sites and their combined area do not equal the figures from elsewhere in this document because sites are typically allocated for more than one land use class.
5.1.4 SPP specifically refers to meeting the needs of different sizes of businesses, and the land supply in Midlothian caters sufficiently well for different scales of employer (table 6). There is also further flexibility in the supply owing to the fact that smaller plots are available at larger sites, for example as is currently advertised at site e32 (Sheriffhall South, near Dalkeith).

<table>
<thead>
<tr>
<th>Site Size</th>
<th>Number of Sites</th>
<th>Gross Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 2 ha</td>
<td>8</td>
<td>11.62</td>
</tr>
<tr>
<td>2 - 5 ha</td>
<td>8</td>
<td>29.20</td>
</tr>
<tr>
<td>5.1 - 10 ha</td>
<td>15</td>
<td>112.09</td>
</tr>
<tr>
<td>&gt; 10 ha</td>
<td>18</td>
<td>444.26</td>
</tr>
<tr>
<td>Totals</td>
<td>49</td>
<td>597.17</td>
</tr>
</tbody>
</table>

5.2 - Land Supply Summary by Settlement

5.2.1 The previous section provided an overview of the employment land supply in Midlothian as a whole. This component supplements that by providing a breakdown across Midlothian’s various settlements. At this level, it can be seen that there is a range of vacant sites across the county (table 7). Similar observations can be made regarding the provision of land that is already available for development or that which could become marketable in the short to medium term (table 8). In contrast, a smaller component of economic land in Midlothian is subject to major constraints and in these cases alternative, more readily available sites can be found within or in close proximity to the same settlement.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Number of Sites</th>
<th>Gross Site Area (ha)</th>
<th>Gross Vacant Land (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonnyrigg*</td>
<td>4</td>
<td>20.57</td>
<td>5.81</td>
</tr>
<tr>
<td>Dalkeith*</td>
<td>8</td>
<td>75.00</td>
<td>56.07</td>
</tr>
<tr>
<td>Easthouses</td>
<td>1</td>
<td>1.83</td>
<td>0.00</td>
</tr>
<tr>
<td>Gorebridge</td>
<td>1</td>
<td>9.76</td>
<td>9.76</td>
</tr>
<tr>
<td>Loanhead*</td>
<td>10</td>
<td>152.33</td>
<td>88.79</td>
</tr>
<tr>
<td>Mayfield</td>
<td>1</td>
<td>23.81</td>
<td>2.91</td>
</tr>
<tr>
<td>Newtongrange</td>
<td>3</td>
<td>25.79</td>
<td>6.21</td>
</tr>
<tr>
<td>Penicuik</td>
<td>2</td>
<td>6.99</td>
<td>0.52</td>
</tr>
<tr>
<td>MSZ</td>
<td>11</td>
<td>124.70</td>
<td>52.76</td>
</tr>
<tr>
<td>Rosewell</td>
<td>1</td>
<td>1.83</td>
<td>1.31</td>
</tr>
<tr>
<td>Roslin</td>
<td>2</td>
<td>10.29</td>
<td>10.29</td>
</tr>
<tr>
<td>Shawfair/Danderhall</td>
<td>5</td>
<td>144.29</td>
<td>85.50</td>
</tr>
<tr>
<td>Totals</td>
<td>49</td>
<td>597.19</td>
<td>319.93</td>
</tr>
</tbody>
</table>

Note: * indicates that this settlement’s figures include both committed/allocated sites and also other economic sites with planning support.
Table 8 - Employment land supply breakdown by settlement and availability.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Number of Sites</th>
<th>Immediately Available Land (ha)</th>
<th>Gross Vacant Land with Minor Constraints (ha)</th>
<th>Gross Vacant Land with Major Constraints (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonnyrigg*</td>
<td>4</td>
<td>0.00</td>
<td>5.54</td>
<td>0.27</td>
</tr>
<tr>
<td>Dalkeith*</td>
<td>8</td>
<td>17.70</td>
<td>21.48</td>
<td>16.89</td>
</tr>
<tr>
<td>Easthouses</td>
<td>1</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Gorebridge</td>
<td>1</td>
<td>0.00</td>
<td>9.76</td>
<td>0.00</td>
</tr>
<tr>
<td>Loanhead*</td>
<td>10</td>
<td>20.43</td>
<td>44.69</td>
<td>23.67</td>
</tr>
<tr>
<td>Mayfield</td>
<td>1</td>
<td>0.00</td>
<td>2.91</td>
<td>0.00</td>
</tr>
<tr>
<td>Newtonrange</td>
<td>3</td>
<td>0.35</td>
<td>0.00</td>
<td>5.86</td>
</tr>
<tr>
<td>Penicuik</td>
<td>2</td>
<td>0.52</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>MSZ</td>
<td>11</td>
<td>27.72</td>
<td>22.74</td>
<td>2.30</td>
</tr>
<tr>
<td>Rosewell</td>
<td>1</td>
<td>1.31</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td>Roslin</td>
<td>2</td>
<td>0.00</td>
<td>10.29</td>
<td>0.00</td>
</tr>
<tr>
<td>Shawfair/Danderhall</td>
<td>5</td>
<td>66.19</td>
<td>17.92</td>
<td>1.39</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>49</strong></td>
<td><strong>134.22</strong></td>
<td><strong>135.33</strong></td>
<td><strong>50.38</strong></td>
</tr>
</tbody>
</table>

Note: * indicates that this settlement’s figures include both committed/allocated sites and also other economic sites with planning support. Settlements may also have sites that are fully occupied (and such cases are not counted in the figures above).

5.3 - ELA Data Spreadsheet

5.3.1 The data in sections 5.1 and 5.2 above is a summation of the more detailed site-specific information contained within the ELA spreadsheet on the following pages. It is structured into two parts. The first consists of committed/allocated economic sites which is split alphabetically by settlement across two pages: one for Bonnyrigg to Loanhead and the other for Mayfield to Shawfair/Danderhall.

5.3.2 The third page of the spreadsheets lists other economic sites with planning support but mainly focuses on those at the MSZ. It is primarily dedicated towards bioscience research and development and the health of the sector there is locally, strategically, nationally and internationally important. It is therefore a priority of the MLDP to protect and promote growth there and those with further interest in the MSZ are directed towards the plan (particularly page 23) and the Bush Framework Masterplan for more information (see Appendix 2 for a link).

5.3.3 Within all the following spreadsheets, sites are listed from left to right in order of size (gross site area). Footnotes are provided beneath to clarify the ratings used for various criteria. Readers are encouraged to view the information in the spreadsheets alongside these notes. The spreadsheets also include a measure of the net area of vacant land to provide an indication of the amount of land available after enabling
infrastructure and landscaping is taken into account. Net vacant land is calculated as 80% of the gross vacant land figure.
<table>
<thead>
<tr>
<th>Settlement</th>
<th>Bonnyrigg</th>
<th>Dalkeith</th>
<th>Easthouses</th>
<th>Gorebridge</th>
<th>Loanhead</th>
<th>Logiehead</th>
<th>Midlothian Industrial Estates</th>
<th>Pentland Industrial Estates</th>
<th>Roslin Glencarse</th>
<th>West Lothian</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name</td>
<td>Hospital</td>
<td>St Andrews</td>
<td>Business Centre</td>
<td>Grange Park</td>
<td>Threipla Industrial Estate</td>
<td>Highlanders Industrial Estate</td>
<td>South Park Estates</td>
<td>South Park South</td>
<td>South Bridge</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
<td>South Park</td>
<td>North Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
<td>South Park</td>
<td>North Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
<td>South Park</td>
<td>North Park</td>
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<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
<td>South Park</td>
<td>North Park</td>
<td>South Park</td>
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<td>South Park</td>
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<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
<td>South Park</td>
<td>North Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
<td>South Park</td>
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<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
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<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
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<td>North Park</td>
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<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
<td>South Park</td>
<td>North Park</td>
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<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
<tr>
<td>Site Name</td>
<td>South Park</td>
<td>North Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>South Park</td>
<td>North Bridge</td>
</tr>
</tbody>
</table>

**Geographical Information**

- **Regional Selective Assistance Tier**
  - Easthouses: 3
  - Gorebridge: 2
  - Loanhead: 2

- **Vacant Land (ha)**
  - Easthouses: 4.92
  - Gorebridge: 0.64
  - Loanhead: 0.59

- **Net Vacant Land (ha)**
  - Easthouses: 3.94
  - Gorebridge: 0.50
  - Loanhead: 0.47

**Mobile Phone Coverage**

- **O2**
  - Good: 100%
  - Average: 100%
  - Poor: 50%

- **Vodafone**
  - Good: 100%
  - Average: 100%
  - Poor: 50%

**Broadband Speed (Mbps)**

- **Standard Availability**
  - Good: 100%
  - Average: 100%
  - Poor: 50%

- **Superfast Availability**
  - Good: 100%
  - Average: 100%
  - Poor: 50%

**Bus Service Quality**

- **Buses & Access**
  - Good: 100%
  - Average: 100%
  - Poor: 50%

- **Car Park & Congestion**
  - Good: 100%
  - Average: 100%
  - Poor: 50%

**Utilities**

- **Gas**
  - Available: 100%
  - Unavailable: 0%

- **Water**
  - Available: 100%
  - Unavailable: 0%

**Constraints**

- **Planning & Agriculture**
  - Suitable: 100%
  - Inappropriate: 0%

- **Environmental Sensitivity**
  - Suitable: 100%
  - Inappropriate: 0%

- **Topography & Ground Condition**
  - Good: 100%
  - Average: 100%
  - Poor: 50%

**Availability**

- **Facilities**
  - Available: 100%
  - Unavailable: 0%

- **Utilities**
  - Available: 100%
  - Unavailable: 0%

1. **Suitable uses:** These are mainly knowledge-based industry & related manufacturing, research & development or biotechnology uses. See the MLDP for full details of sites with ticks against the 'other' category for their suitable use classes, particularly for sites Ec3, Mx1 and e25.
2. All other mobile phone providers use the infrastructure of these four networks.
3. Mobile phone coverage ratings are expressed as a percentage with higher numbers meaning better coverage. Cells are colour-coded from red (poor coverage) to green (excellent coverage) to assist in visually comparing signal quality across sites. Scores refer to a combination of both 4G and non-4G mobile technology.
4. Cells are colour-coded according to speed from red (slow) to green (fast). The maximum standard broadband speed for a site is 17.5Mbps.
5. Availability of both standard and superfast broadband is rated as either 'good', 'average' or 'poor'.
6. Cells are colour-coded according to speed from red (slow) to green (fast). The maximum superfast broadband speed for a site is 50Mbps.
7. Scores are expressed as a percentage with higher numbers meaning more active travel opportunities. Cells are also colour-coded from red (few opportunities) to green (many opportunities).
8. Sites are rated either green, amber or red depending on their proximity to A and B roads, trunk roads and ease of site access.
9. Green (flat site, no known ground condition issues), amber (moderate gradient on parts or all of the site, possible ground condition issues), red (steep slope on some or much of the site, known ground condition issues).
10. Bus service ratings are scored as a percentage with higher numbers meaning better service. Cells are also colour-coded from red (poor service) to green (good service) to assist in visually comparing service quality across sites.
11. Rated on a scale of green, yellow, amber or red depending on the availability of services, proximity of possible connection points and existing on-site infrastructure potentially influencing development layout or requiring relocation.
<table>
<thead>
<tr>
<th>Settlement</th>
<th>Mayfield</th>
<th>Newtongrange</th>
<th>Penicuik</th>
<th>Rosewell</th>
<th>Roslin</th>
<th>Shawfair/Danderhall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>Grid Reference</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greenfield/Brownfield (G/B)</td>
<td>B</td>
<td>B</td>
<td>Mixed</td>
<td>B</td>
<td>G</td>
<td>G</td>
</tr>
<tr>
<td>Regional Selective Assistance Tier</td>
<td>Part 2, part 3</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<td>3</td>
</tr>
<tr>
<td>Site Vacant Land (ha)</td>
<td>2.93</td>
<td>0.00</td>
<td>5.86</td>
<td>0.15</td>
<td>0.00</td>
<td>0.52</td>
</tr>
<tr>
<td>Gross Vacant Land (ha)</td>
<td>3.35</td>
<td>0.00</td>
<td>6.89</td>
<td>0.71</td>
<td>0.00</td>
<td>0.69</td>
</tr>
<tr>
<td>Vacant Land Net (ha)</td>
<td>3.35</td>
<td>0.00</td>
<td>5.86</td>
<td>0.15</td>
<td>0.00</td>
<td>0.52</td>
</tr>
<tr>
<td>MLDP Site Reference</td>
<td>e17</td>
<td>e20</td>
<td>e21</td>
<td>e19</td>
<td>e2</td>
<td>e1</td>
</tr>
<tr>
<td>Development Statement (MLDP Page)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Class (Business - Office)</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Class 5 - General Industrial</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Class 6 - Storage &amp; Distribution</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Neighbouring Land Use Classes</td>
<td>2.9</td>
<td>1.3, 4, 5, 6, 10</td>
<td>2.8, 4.5, 6, 9</td>
<td>2.4, 6, 9, 10</td>
<td>3.5, 9, 10</td>
<td>2.1, 5, 9, 10</td>
</tr>
<tr>
<td>EE</td>
<td>100%</td>
<td>81%</td>
<td>83%</td>
<td>85%</td>
<td>100%</td>
<td>96%</td>
</tr>
<tr>
<td>O2</td>
<td>100%</td>
<td>96%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Vodafone</td>
<td>100%</td>
<td>96%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>98%</td>
</tr>
<tr>
<td>Three</td>
<td>100%</td>
<td>50%</td>
<td>92%</td>
<td>98%</td>
<td>100%</td>
<td>96%</td>
</tr>
<tr>
<td>Standard Speed (Mbps)²</td>
<td>17.0</td>
<td>12.3</td>
<td>9.0</td>
<td>6.1</td>
<td>8.5</td>
<td>9.5</td>
</tr>
<tr>
<td>Standard Availability³</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Superfast Speed (Mbps)⁶</td>
<td>4</td>
<td>16.6</td>
<td>5.1</td>
<td>1.1</td>
<td>11.1</td>
<td>9.9</td>
</tr>
<tr>
<td>Superfast Availability⁷</td>
<td>Good</td>
<td>Average</td>
<td>Good</td>
<td>Good</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Availability</td>
<td>Fully Occupied</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Constraints</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Active Travel Opportunities²</td>
<td>49%</td>
<td>45%</td>
<td>20%</td>
<td>45%</td>
<td>35%</td>
<td>43%</td>
</tr>
<tr>
<td>Constraints</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>MLDP Coverage</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Standard Availability³</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Good</td>
<td>Good</td>
</tr>
<tr>
<td>Availability</td>
<td>Fully Occupied</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Constraints</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Phone Coverage ³</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coverage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Speed (Mbps)⁴</td>
<td>4</td>
<td>16.6</td>
<td>5.1</td>
<td>1.1</td>
<td>11.1</td>
<td>9.9</td>
</tr>
<tr>
<td>Availability</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Constraints</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus Service Quality⁸</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Constrained (Minor)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✔</td>
</tr>
<tr>
<td>Constrained (Major)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✔</td>
</tr>
</tbody>
</table>

1 Suitable uses: these are mainly knowledge-based industry & related manufacturing, research & development or biotechnology uses. See the MLDP for full details of sites with ticks against the ‘other’ category for their suitable use classes, particularly for sites Ec3, Mx1 and e25.
2 All other mobile phone providers use the infrastructure of these four networks.
3 Mobile phone coverage ratings are expressed as a percentage with higher numbers meaning better coverage. Cells are colour-coded from red (poor coverage) to green (excellent coverage) to assist in visually comparing signal quality across sites. Scores refer to a combination of both 4G and non-4G mobile technology.
4 Cells are colour-coded according to speed from red (slow) to green (fast). The maximum standard broadband speed for a site is 17.5Mbps.
5 Availability of both standard and superfast broadband is rated as either ‘good’, ‘average’ or ‘none’.
6 Cells are colour-coded according to speed from red (slow) to green (fast). The maximum superfast broadband speed for a site is 50Mbps.
7 Scores are expressed as a percentage with higher numbers meaning more active travel opportunities. Cells are also colour-coded from red (few opportunities) to green (many opportunities).
8 Sites are rated either green, amber or red depending on their proximity to A and B roads, trunk roads and ease of site access.
9 Green (flat site, no known ground condition issues), amber (moderate gradient on parts or all of the site, possible ground condition issues), red (steep slope on some or much of the site, known ground condition issues).
10 Bus service ratings are scored as a percentage with higher numbers meaning better service. Cells are also colour-coded from red (poor) service to green (good service) to assist in visually comparing service quality across sites.
11 Rated on a scale of green, yellow, amber or red depending on the availability of services, proximity of possible connection points and existing on-site infrastructure potentially influencing development layout or requiring relocation.
12 Green (owner is known and/or is favourable to economic development), blank (owner is unknown and/or is unfavourable to economic development).
<table>
<thead>
<tr>
<th>Settlement</th>
<th>Other Economic Sites With Planning Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name</td>
<td>Location</td>
</tr>
<tr>
<td>Polton House</td>
<td>Dalhousie Business Park</td>
</tr>
<tr>
<td>G</td>
<td>B</td>
</tr>
<tr>
<td>B</td>
<td>B</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>2.14</td>
<td>2.30</td>
</tr>
</tbody>
</table>

Mobile Phone Coverage: clients arecolour-coded according to speed from red (slow) to green (fast). The maximum standard broadband speed for a site is 17.5Mbps.

Broadband Coverage: clients arecolour-coded according to speed from red (slow) to green (fast). The maximum superfast broadband speed for a site is 50Mbps.

6) Cells are colour-coded according to speed from red (slow) to green (fast). The maximum standard broadband speed for a site is 50Mbps.

7) Scores are expressed as a percentage with higher numbers meaning more active travel opportunities. Cells are also colour-coded from red (few opportunities) to green (many opportunities).

9) Green (flat site, no known ground condition issues), amber (moderate gradient on parts or all of the site, possible ground condition issues), red (steep slope on some or much of the site, known ground condition issues).

10) Bus service ratings are scored as a percentage with higher numbers meaning better service. Cells are also colour-coded from red (poor service) to green (good service) to assist in visually comparing service quality across sites.

11) Rated on a scale of green, yellow, amber or red depending on the availability of services, proximity of possible connection points and existing on-site infrastructure potentially influencing development layout or requiring relocation.

12) Green (owner is known and/or is favourable to economic development), blank (owner is unknown and/or is unfavourable to economic development).
5.4 - Supply Updates Since the Last ELA Publication

5.4.1 Midlothian Council’s previous ELA was published in late-2018. This section summarises changes that have taken place across the various sites that comprise the land supply since then. This begins with table 9, which summarises applications which have been consented over this period and whether they will contribute to take-up or lead to losses in the employment land supply, if constructed. Measuring take-up as land removed from the supply due to work starting on site, there has been 3.2ha of take-up since the publication of the last audit. This is due to construction beginning at the extension to the Advanced Computer Facility at site b2 (Edinburgh Technopole).

5.4.2 Two further tables follow the summary below of newly-consented applications: table 10 lists applications which have been refused, withdrawn or have expired since the last ELA while table 11 shows applications which are currently pending for sites in the employment land supply as of February 2020.

Table 9 - Consented planning applications for employment land sites since the last ELA (Nov. 2018).

<table>
<thead>
<tr>
<th>Site Name (Reference)</th>
<th>Application Reference(s)</th>
<th>Area of Proposal (ha)</th>
<th>Description of Proposal</th>
<th>Land Take-Up or Loss?</th>
</tr>
</thead>
</table>
| Sherwood Industrial Estate (e15) | 19/00400/S42, 19/00401/S42 | N/A | • These applications are to permit the continued use of Archive House as a storage and distribution facility by new tenants (Historic Environment Scotland) and to extend the operating hours there.  
• A previous application for the same purpose was withdrawn. | N/A |
<p>| Hardengreen Industrial Estate (e11) | 19/00074/DPP | 0.07 | Part change of use from light industrial (class 4) to include indoor fire arm range (sui generis). | N/A |
| Redheugh (e22) | 17/00559/S42 | N/A | Application is related to 07/00556/OUT, which was for class 4 and 5 uses at the site. 17/00559/S42 modified the conditions of its consent. | N/A |
| Edgefield Industrial Estate (e5) | 19/00478/DPP, 19/00683/DPP | 0.56 | Both applications relate to the refurbishment and redevelopment of buildings and land at Unit 7. | N/A |
| Pentland Industrial Estate (e4) | 19/00080/DPP | 0.07 | Change of use from general industry (class 5) to bus depot (sui generis). This refers to a tour company using a unit as a base to store and maintain its buses. | N/A |</p>
<table>
<thead>
<tr>
<th>Site Name &amp; Reference</th>
<th>Application Reference(s)</th>
<th>Area of Proposal (ha)</th>
<th>Description of Proposal</th>
<th>Land Take-Up or Loss?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayfield Industrial Estate (e17)</td>
<td>18/00940/DPP</td>
<td>0.01</td>
<td>Application is for retrospective consent for a small storage building on the side of the larger main premises.</td>
<td>N/A</td>
</tr>
<tr>
<td>Mayfield Industrial Estate (e17)</td>
<td>19/00491/S42</td>
<td>N/A</td>
<td>To change a condition of application 15/00213/DPP (to amend the range of permitted activities).</td>
<td>N/A</td>
</tr>
<tr>
<td>Butlerfield Industrial Estate (e19)</td>
<td>18/00599/DPP</td>
<td>0.56</td>
<td>Retrospective change of use to plant and equipment hire (sui generis).</td>
<td>N/A</td>
</tr>
</tbody>
</table>
| Shawfair Park (e27) | 19/00023/PPP | 0.79 | • For a dental care and women’s health and reproductive centre.  
• This development most closely matches use class 10 (non-residential institutions), which is not an allocated use for the site. However, the proposal contains elements of class 4 use (specifically offices and research & development) and is compatible with uses at e27 (a private hospital is already there). For these reasons, this proposal is classed as take-up. | Take-up |
| Millerhill / Monktonhall (e25) | 19/00112/PPP | 14.50 | • Application is for a community facility including primary, secondary, early and family education; a library; leisure, healthcare and class 4 business facilities.  
• There is no detailed design yet, however the Shawfair Masterplan allocates 5.1ha of class 4 use in the southern area covered by the application. If developed, this will count as take-up, and the remainder of the application site that overlaps with e25 will count as losses. | Take-up and losses |
| Eldin (e31) | 19/00934/DPP | 0.04 | • Erection of replacement light industrial (class 4) building.  
• Would not count as take-up if it gets built as it is replacement of an existing building. | N/A |
<p>| Easter Bush North (MSZ - Bt1) | 19/00544/DPP | 0.14 | Formation of access route. | N/A |</p>
<table>
<thead>
<tr>
<th>Site Name (&amp; Reference)</th>
<th>Application Reference(s)</th>
<th>Area of Proposal (ha)</th>
<th>Description of Proposal</th>
<th>Land Take-Up or Loss?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easter Bush (MSZ - b6)</td>
<td>19/00064/DPP</td>
<td>0.32</td>
<td>Erection of facilities building; formation of access and car park and associated works.</td>
<td>Take-up</td>
</tr>
</tbody>
</table>
| Edinburgh Technopole (MSZ - b2) | 18/00600/DPP             | 3.2                  | • Extension to the Advanced Computer Facility.  
• Consists of three new buildings, two of which will be constructed in a future phase. | Take-up |
| Edinburgh Technopole (MSZ - b2) | 19/00324/DPP             | 0.09                 | • Three modular units at the Fleming Building.  
• The units are temporary for one year, so the land is expected to become vacant again. | Take-up |
Table 10 - Refused, withdrawn or expired planning applications for employment land allocations.

<table>
<thead>
<tr>
<th>Site Name (&amp; Reference)</th>
<th>Application Reference</th>
<th>Outcome</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sherwood Industrial Estate (e15)</td>
<td>19/00103/S42</td>
<td>Withdrawn</td>
<td>- Application for allowing future occupiers of the premises to continue use as storage and distribution (class 6).&lt;br&gt;- New applications were later submitted and approved.</td>
</tr>
<tr>
<td>Hardengreen Industrial Estate (e11)</td>
<td>19/00099/PPP</td>
<td>Refused at appeal</td>
<td>- Application for class 4 use with ancillary class 1 (shops), class 2 (financial, professional and other services) and class 3 (food and drink) uses; residential development.&lt;br&gt;- Refused as the application included non-class 4 uses and would result development in the green belt.</td>
</tr>
<tr>
<td>Sheriffhall South (e32)</td>
<td>17/00537/DPP</td>
<td>Refused at appeal</td>
<td>- Petrol filling station and shop, restaurant, cafe and drive thru.&lt;br&gt;- Refused as the application was not consistent with the site's allocation for employment use.</td>
</tr>
<tr>
<td>Bilston Glen (e3)</td>
<td>16/00204/DPP</td>
<td>Expired</td>
<td>Application for a two storey extension, erection of detached store building and car parking.</td>
</tr>
<tr>
<td>Bilston Glen (e3)</td>
<td>16/00621/DPP</td>
<td>Expired</td>
<td>Application to erect a new industrial unit.</td>
</tr>
<tr>
<td>Mayfield Industrial Estate (e17)</td>
<td>19/00541/S42</td>
<td>Withdrawn</td>
<td>Application to amend the permitted range of activities at a sports centre.</td>
</tr>
<tr>
<td>Polton House (e30)</td>
<td>19/00925/PPP</td>
<td>Withdrawn</td>
<td>Application for 33 residential units.</td>
</tr>
</tbody>
</table>
Table 11 - Pending planning applications for employment land allocations (as of Feb. 2020).

<table>
<thead>
<tr>
<th>Site Name (&amp; Reference)</th>
<th>Application Reference</th>
<th>Area of Proposal (ha)</th>
<th>Description of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hopefield (e16)</td>
<td>18/00495/DPP</td>
<td>4.92</td>
<td>Council depot.</td>
</tr>
<tr>
<td>Sheriffhall South (e32)</td>
<td>19/00486/DPP</td>
<td>0.80</td>
<td>Car dealership.</td>
</tr>
<tr>
<td>Edgefield Industrial Estate (e5)</td>
<td>19/00997/DPP</td>
<td>0.01</td>
<td>Ancillary storage building.</td>
</tr>
<tr>
<td>Edgefield Industrial Estate (e5)</td>
<td>20/00083/DPP</td>
<td>0.40</td>
<td>Partial change of use from class 6 to class 5.</td>
</tr>
<tr>
<td>Edgefield Industrial Estate (e5)</td>
<td>20/00068/DPP</td>
<td>0.02</td>
<td>Car parking and hardstanding.</td>
</tr>
<tr>
<td>Bilston Glen (e3)</td>
<td>19/00890/DPP</td>
<td>0.19</td>
<td>Warehouse and car parking.</td>
</tr>
<tr>
<td>Butlerfield Industrial Estate (e19)</td>
<td>20/00037/DPP</td>
<td>0.01</td>
<td>Small industrial building.</td>
</tr>
<tr>
<td>Whitehill Mains (e26)</td>
<td>19/00748/PPP</td>
<td>8.00</td>
<td>Change of use from classes 4 and 5 to classes 4, 5, 6 and sui generis (DIY showrooms/warehousing, builders merchant and car showrooms).</td>
</tr>
<tr>
<td>Eldin (e31)</td>
<td>19/00305/S42</td>
<td>N/A</td>
<td>Application to amend operating hours.</td>
</tr>
</tbody>
</table>
6 - Individual Site Summaries

6.1 - Hopefield

Site reference: e16
Settlement: Bonnyrigg
Grid reference: NT 31015 63861
Gross site area: 4.92ha
Gross vacant land: 4.92ha
Suitable use class(es): class 4
Neighbouring land use class(es): class 9
Availability: minor constraints

Comments on constraints:
- Uncertainty regarding exact connection points to electricity and gas supplies - latest data from those utility companies do not map out much of the infrastructure in Hopefield, which is a relatively new development;
- Also see below regarding Council proposals for e16.

Site notes:
- A planning application from Midlothian Council was submitted for this site in July 2018 (reference number 18/00495/DPP). It proposes a resource facility including offices, practical skills training suites, stores, workshops, an ambulance depot and enterprise units; as well as car parking, access roads and external storage areas;
  - The application is still pending, with matters outstanding being a SEPA objection due to flood risk and ensuring the proposal does not negatively affect the amenity of properties in the neighbouring Hopefield housing development.
6.2 - Sherwood Industrial Estate

Site reference: e15  
Settlement: Bonnyrigg  
Grid reference: NT 31378 65040  
Gross site area: 7.86ha  
Gross vacant land: 0.62ha  
Suitable use class(es): classes 4 and 5  
Neighbouring land use class(es): class 9  
Availability: minor constraints  

Comments on constraints:  
- The vacant plot is part of the land at Unit 1, where Ross’s of Edinburgh are using a small portion of it for storage;  
- Ownership intentions are unclear - the vacant land had consent for industrial units which expired in 2013 without construction taking place.  

Site notes:  
- Two Section 42 applications were approved at site e15 since the publication of the last ELA. These were to permit the continued use of Archive House as a storage and distribution facility by new tenants (Historic Environment Scotland) and to extend the operating hours there.
6.3 - Whitehill Business Centre

Site reference: e12
Settlement: Dalkeith
Grid reference: NT 35092 66729
Gross site area: 0.64ha
Gross vacant land: 0.59ha
Suitable use class(es): class 4
Neighbouring land use class(es): class 9
Availability: minor constraints

Comments on constraints:
- Site slopes moderately and the access into it from the road to Whitehill Village is somewhat narrow;
- One of the buildings on site is an occupied house;
- Site scores relatively poorly in relation to broadband speeds and opportunities for active travel and public transport.

Site notes:
- The 0.59ha of gross vacant land refers to the area available for development if the buildings on site were cleared. These were built as a hospital in the early 1900s before being used as a school, then for business uses - they may not be suitable for re-use.
6.4 - Grannies Park

Site reference: e13  
Settlement: Dalkeith  
Grid reference: NT 33049 67531  
Gross site area: 1.91ha  
Gross vacant land: 0.79ha  
Suitable use class(es): class 4  
Neighbouring land use class(es): class 9  
Availability: minor constraints

Comments on constraints:
- A combined sewer pipe runs along the northern boundary of the site parallel to the North Esk;  
- There is an electrical substation on site and access will be required to it;  
- The access road has a steep gradient off the A6016 Edinburgh Road with somewhat tight turns at the top and bottom, depending on which direction vehicles are coming from.
6.5 - Thornybank Industrial Estate

Site reference: e10
Settlement: Dalkeith
Grid reference: NT 34621 67514
Gross site area: 3.96ha
Gross vacant land: 0.00ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 1, 3 and 9
Availability: site is fully occupied
Comments on constraints: N/A (site is fully occupied)

Site notes:
- Site is occupied by the FLB factory;
- The vacant land north of the site is not part of the economic land allocation. It is set aside for housing in the MLDP, though an application for a discount supermarket is expected for it later in 2020.
6.6 - Hardengreen Industrial Estate

Site reference: e11
Settlement: Dalkeith
Grid reference: NT 32478 66003
Gross site area: 9.05ha
Gross vacant land: 1.40ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 9 and 10
Availability: immediately available

Comments on constraints:
- Good public transport and active travel opportunities from the site.

Site notes:
- This site is split into two parts, separated by the Edinburgh College building, car parks and solar farm;
- The northern part of the site is fully built out, however units and offices were advertised as being available there at the time of the site visit. Since the publication of the last audit, planning consent was granted for non-class 4 and 5 activities in units there (application 19/00074/DPP);
- The southern portion was recently subject of a planning application for class 4 (business), class 1 (shops), class 2 (financial, professional and other services), class 3 (food and drink) uses, class 9 (residential development) and associated infrastructure. This was refused at appeal in January 2020 (19/00099/PPP). The area therefore remains vacant.
6.7 - Salter’s Park Extension and Salter’s Park

<table>
<thead>
<tr>
<th>Site reference</th>
<th>Salter’s Park Extension</th>
<th>Salter’s Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement</td>
<td>Ec2</td>
<td>e14</td>
</tr>
<tr>
<td>Grid reference</td>
<td>NT 35002 68428</td>
<td>NT 34742 68580</td>
</tr>
<tr>
<td>Gross site area</td>
<td>16.89ha</td>
<td>17.79ha</td>
</tr>
<tr>
<td>Gross vacant land</td>
<td>16.89ha</td>
<td>17.79ha</td>
</tr>
<tr>
<td>Suitable use class(es)</td>
<td>Classes 4 and 5</td>
<td>Classes 4, 5 and 6</td>
</tr>
<tr>
<td>Neighbouring land use class(es)</td>
<td>Class 10</td>
<td>Classes 9 and 10</td>
</tr>
<tr>
<td>Availability</td>
<td>Major constraints</td>
<td>Minor constraints</td>
</tr>
</tbody>
</table>

Comments on constraints:
- See notes below on proposals for these sites;
- A high pressure gas pipeline crosses both these sites and a water main is present on e14, running parallel to Salter’s Road.

Site notes:
- In January 2019, details of a Pre-Application Consultation (19/00012/PAC) were submitted to the Council regarding the development of a film and TV studio here. This would include workshops/offices, student accommodation; and associated infrastructure. The proposal would involve the whole of e14 and the majority of Ec2. An application has not been submitted as of February 2020 and if it is not taken forward, Ec2 will not be released for development until e14 is complete. This is why Ec2 is marked as having major constraints;
- Further information on both sites can be found at www.salterspark.co.uk.
6.8 - Sheriffhall South

Site reference: e32
Settlement: Dalkeith
Grid reference: NT 31677 67510
Gross site area: 18.37ha
Gross vacant land: 16.30ha
Suitable use class(es): class 4
Neighbouring land use class(es): classes 1, 3, 4, 7 and 11
Availability: immediately available

Comments on constraints:
• 33kV power lines cross part of the site.

Site notes:
• At the time of writing, there is an outstanding application (19/00486/DPP) for the erection of a motor vehicle dealership here, between the restaurant on site and the A7. The proposal includes setting an area aside for future expansion. If approved, the initial development would have a footprint of 0.8ha with the expansion covering another 0.4ha;
• An application for the formation of an access road, SUDS infrastructure, drainage and utilities connections was approved in mid-2018. Work on this had not started as of early-2020.
6.9 - Easthouses Industrial Estate

Site reference: e18  
Settlement: Easthouses  
Grid reference: NT 34656 65829  
Gross site area: 1.83ha  
Gross vacant land: 0.00ha  
Suitable use class(es): class 5  
Neighbouring land use class(es): class 9  
Availability: fully occupied  

Comments on constraints: N/A (site is fully occupied)

Site notes:  
- The small portion of land that was formerly vacant at the centre of this site is being used as storage yards. The allocation is now fully built out.
6.10 - Redheugh

Site reference: e22
Settlement: Gorebridge
Grid reference: NT 33326 62885
Gross site area: 9.76ha
Gross vacant land: 9.76ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 1, 5, 9 and 10
Availability: minor constraints

Comments on constraints:
- There are various elements of utilities infrastructure on site, including a water main on the furthest northern portion, power lines and a medium pressure gas pipeline next to the A7.

Site notes:
- Planning consent was granted for class 4 and 5 uses on the site in 2012 (application 07/00556/OUT). A further application (17/00559/S42) sought to modify the conditions of the original consent and was approved in December 2019. These applications cover the whole site, which could be developed for a single user or multiple developments in line with these uses.
Site reference: e7
Settlement: Loanhead
Grid reference: NT 27426 66187
Gross site area: 1.94ha
Gross vacant land: 1.22ha
Suitable use class(es): class 4
Neighbouring land use class(es): classes 1 and 9
Availability: minor constraints

Comments on constraints:
• Two high voltage power cables cross the site, running from south west to north east.

Site notes:
• For further details on this site, including contact details, visit www.businessparcs.com.
Site reference: e6
Settlement: Loanhead
Grid reference: NT 28351 65737
Gross site area: 3.47ha
Gross vacant land: 0.00ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 1, 5, 9 and 10
Availability: fully occupied
Comments on constraints: N/A (site is fully occupied)

Site notes:
- The portion of the site nearest Clerk Street has planning consent for a change of use from a coach garage/depot to a car breakers yard (18/00065/DPP);
- A social housing development (of 28 units) is currently under construction to the north of the site.
6.13 - Ashgrove

**Site reference:** e33  
**Settlement:** Loanhead  
**Grid reference:** NT 28239 66500  
**Gross site area:** 5.71ha  
**Gross vacant land:** 5.01ha  
**Suitable use class(es):** classes 4 and 6  
**Neighbouring land use class(es):** classes 4, 5 and 9  
**Availability:** immediately available

**Comments on constraints:**
- There are various elements of wastewater infrastructure on site - two strategic wastewater pipes and a storm water works. The latter will require 24 hour access. There is also a SUDS pond on the west of the site, hence the difference between the gross site area (5.71ha) and the gross vacant land (5.01ha).

**Site notes:**
- The vacant land at this site is split into northern and southern plots by a burn;  
- Straiton Pond Local Nature Reserve adjoins the northern boundary of the site;  
- Since the publication of the last ELA, construction has started on one of housing developments to the west of e33 and construction has finished on another.
Site reference: e5
Settlement: Loanhead
Grid reference: NT 28191 66235
Gross site area: 7.97ha
Gross vacant land: 0.36ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 5, 9 and 10
Availability: immediately available
Comments on constraints: none

Site notes:
- Vacant buildings at this site include the modern Edgefield Trade Park development, consisting of 10 units ranging from 2,000 to 4,500ft². Visit www.edgefield-tradepark.co.uk for further details;
- Two applications for this site have been approved since the publication of the last audit. 19/00683/DPP and 19/00478/DPP relate to refurbishment and redevelopment of Unit 7 by Icon Fabrications Ltd;
- Application 17/00999/DPP (for an extension to the industrial unit at the premises of Artemis Intelligent Power Ltd.) was approved but the building warrant was withdrawn and the land there remained vacant as of late-2019;
- Applications are pending at the time of writing for a storage building (19/00997/DPP), change of use of a unit (20/00083/DPP) and retrospective consent for the formation of car parking (20/0068/DPP).
6.15 - Pentland Industrial Estate

Site reference: e4
Settlement: Loanhead
Grid reference: NT 27031 65436
Gross site area: 11.02ha
Gross vacant land: 0.29ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 1, 4, 5 and 9
Availability: immediately available

Comments on constraints: none

Site notes:
• Construction work is proceeding on the refurbishment of units on Main Street, as per planning application 16/00726/DPP. The small portion of vacant land (where Unit 8 was demolished) has consent for new units as part of this development;
• Since the publication of the last ELA, application 19/00080/DPP was consented which permits a change of use from general industry (class 5) to a bus depot (sui generis). This refers to a tour company using the unit as a base to store and maintain its buses.
6.16 - Ashgrove North

Site reference: Ec4
Settlement: Loanhead
Grid reference: NT 27789 66702
Gross site area: 15.72ha
Gross vacant land: 14.40ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 1, 3, 6 and 9
Availability: immediately available

Comments on constraints:
- A high pressure gas pipeline runs across the site, approximately parallel to the A720 Edinburgh Bypass.

Site notes:
- Part of this site is occupied by Lang Loan House and Straiton Kennels;
- Straiton Nature Reserve adjoins the eastern boundary of this site;
- There is a ‘bite’ out of the northern portion of this site which is being used for skip storage by a company at the nearby Eldin Industrial Estate. An application to extend this use for a further six months was approved in September 2019 (18/00170/S42). An application was also made to extend the consent period associated with previous applications to build six workshop units and a service yard there (20/00004/DPP).
6.17 - Bilston Glen

Site reference: e3
Settlement: Loanhead
Grid reference: NT 27086 65089
Gross site area: 26.41ha
Gross vacant land: 0.37ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 4, 5 and 9
Availability: immediately available
Comments on constraints: none

Site notes:
- At the time of writing, an application from Stewart Brewing is outstanding for the erection of a warehouse building and formation of car parking (19/00890/DPP). This is proposed for an area currently used for storage;
- Application 16/00621/DPP for a new industrial unit was approved in December 2016 but was not constructed. Planning consent expired in December 2019;
- The vacant plot was subject to application 15/00614/DPP for a new industrial unit, but this expired in Autumn 2018;
- Application 16/00204/DPP, for an extension and storage building, was approved in June 2016 but has not been constructed. The consent has therefore expired since the publication of the last ELA.
### 6.18 - West Straiton

**Site reference:** Ec3  
**Settlement:** Loanhead  
**Grid reference:** NT 26738 66280  
**Gross site area:** 51.44ha  
**Gross vacant land:** 42.65ha  
**Suitable use class(es):** class 4 and mixed use (principally commercial/employment uses)  
**Neighbouring land use class(es):** classes 1 and 9  
**Availability:** minor constraints

**Comments on constraints:**
- Parts of the site have known ground stability and contaminated land issues which may impact on the viability of development in these areas.

**Site notes:**
- This includes 13ha for the northern portion of site Mx1. See MLDP pages 130 and 132 respectively for further details and also the entry for Mx1 below for details of the film studio which was proposed here;  
- The A701 park & ride facility and asphalt plant occupy parts of this site;  
- There is interest in developing this site for an indoor arena; conference, retail and leisure space; a cinema and hotels. See [https://www.bbc.co.uk/news/uk-scotland-edinburgh-east-fife-50635800](https://www.bbc.co.uk/news/uk-scotland-edinburgh-east-fife-50635800). At the time of writing, no planning application had been submitted and no pre-application consultation activity had taken place.
6.19 - Mayfield Industrial Estate

Site reference: e17  
Settlement: Mayfield  
Grid reference: NT 34244 64268  
Gross site area: 23.81ha  
Gross vacant land: 2.91ha  
Suitable use class(es): classes 4 and 5  
Neighbouring land use class(es): classes 2 and 9  
Availability: minor constraints

Comments on constraints:
- Potential uses at this site must be mindful of neighbouring residential areas;
- The site is some distance from the A road network and access is via a busy junction with the B6482 Suttieslea Road.

Site notes:
- Two applications submitted by the operators of a leisure facility at the south of the site were approved in 2019. One is for a small extension (18/00940/DPP) and the other is to amend the range of permitted activities on the premises (19/00491/S42);
- The MLDP supports road realignment and the formation of a new distributor road (see page 108 of the Plan).
Site reference: e20  
Settlement: Newtongrange  
Grid reference: NT 33327 63444  
Gross site area: 8.39ha  
Gross vacant land: 0.00ha  
Suitable use class(es): classes 4 and 5  
Neighbouring land use class(es): classes 1, 3, 4, 5, 6, 9 and 10  
Availability: fully occupied  
Comments on constraints: N/A (site is fully occupied)  

Site notes:  
- The site is included in the Stobhill and Lady Victoria Masterplan, which proposes mainly residential and retail uses for it. Some light industrial and business uses are allocated in the southern portion. The area currently occupied by the quarry is not included in the Masterplan, which can be viewed at [https://www.midlothian.gov.uk/info/205/planning_policy/599/masterplans](https://www.midlothian.gov.uk/info/205/planning_policy/599/masterplans);  
- Internal roads are capable of accommodating large vehicles but are in poor condition.
6.21 - Stobhill Road

Site reference: e21
Settlement: Newtongrange
Grid reference: NT 33686 63312
Gross site area: 8.69ha
Gross vacant land: 5.86ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 3, 4, 5, 6 and 9
Availability: major constraints

Comments on constraints:
- This site is included in the Stobhill and Lady Victoria Masterplan, which proposes residential and retail uses for it.

Site notes:
- Under the Stobhill and Lady Victoria Masterplan proposals, the recycling centre would be retained at its existing location. Further information can be found at [www.midlothian.gov.uk/info/205/planning_policy/599/masterplans](http://www.midlothian.gov.uk/info/205/planning_policy/599/masterplans).
6.22 - Butlerfield Industrial Estate

**Site reference:** e19  
**Settlement:** Newtongrange  
**Grid reference:** NT 33097 63627  
**Gross site area:** 8.71ha  
**Gross vacant land:** 0.35ha  
**Suitable use class(es):** classes 4 and 5  
**Neighbouring land use class(es):** classes 2, 4, 5, 9 and 10  
**Availability:** immediately available  

**Comments on constraints:**
- The vacant plot at the site is owned by Cosmo Products Ltd. Their existing factory is next to this and they may choose to expand on to the vacant land at a future date.

**Site notes:**
- A retrospective planning application from Story Contracting Ltd. for change of use to plant and equipment hire was approved in early 2019 (18/00599/DPP);  
- An application for a small industrial building is pending at the time of writing (20/00037/DPP).
6.23 - Eastfield Farm Road Industrial Estate

Site reference: e2
Settlement: Penicuik
Grid reference: NT 23777 61081
Gross site area: 0.60ha
Gross vacant land: 0.00ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 3, 9 and sui generis
Availability: fully occupied

Comments on constraints: N/A (site is fully occupied)
Site reference: e1
Settlement: Penicuik
Grid reference: NT 23889 60889
Gross site area: 6.39ha
Gross vacant land: 0.52ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 1, 2, 3, 5, 9 and 10
Availability: immediately available
Comments on constraints: none

Site notes:
- A proposal for the erection of a building for general industrial (class 5) and storage and distribution (class 6) uses was approved in 2017 (17/00716/DPP) and is still valid. It has not been built and an application for a car wash on the site was subsequently approved (18/00029/DPP);
- A proposal for Council housing on the vacant plot was refused planning consent in 2017.
Site reference: e24
Settlement: Rosewell
Grid reference: NT 28532 62812
Gross site area: 1.83ha
Gross vacant land: 1.31ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): class 9
Availability: immediately available

Comments on constraints: none

Site notes:
- Employment land was originally allocated here in what is now occupied by housing (site h52) and the roundabout on the A6094. Land was reallocated north and south of Gorton Road to compensate. The northern portion is currently vacant. Part of the southern portion is being used as the construction compound for site h52 and will become vacant following completion of the residential units;
- Further details on the site are available at: [https://www.crownestatescotland.com/bundles/app/downloads/5b6dac42e5f9b_BROCHURE%20Rosewell%20Emp%20Land.pdf](https://www.crownestatescotland.com/bundles/app/downloads/5b6dac42e5f9b_BROCHURE%20Rosewell%20Emp%20Land.pdf)
6.26 - Oatslie Expansion and Oatslie

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<thead>
<tr>
<th></th>
<th>Oatslie Expansion</th>
<th>Oatslie</th>
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<tbody>
<tr>
<td>Site reference</td>
<td>Ec5</td>
<td>e34</td>
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<td>Roslin</td>
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<td>Grid reference</td>
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<td>NT 26047 63241</td>
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<td>Gross site area</td>
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<tr>
<td>Availability</td>
<td>Minor constraints</td>
<td>Minor constraints</td>
</tr>
</tbody>
</table>

Comments on constraints:
- Sites need utility connections and Ec5 has two extra high voltage overhead lines crossing it;
- Sites are owned by the University of Edinburgh, who may seek alternative uses.
6.27 - Hunter’s Yard

Site reference: e28
Settlement: Shawfair/Danderhall
Grid reference: NT 30516 70277
Gross site area: 1.39ha
Gross vacant land: 1.39ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): class 6
Availability: major constraints

Comments on constraints:
- Ownership constraint (which means that this site may be reviewed during the production of the next LDP);
- Site is lacking utility provision – nearest connection points are in Danderhall to the south.
6.28 - Whitehill Mains

Site reference: e26
Settlement: Shawfair/Danderhall
Grid reference: NT 31719 71354
Gross site area: 18.72ha
Gross vacant land: 18.72ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 1 and 6
Availability: immediately available

Comments on constraints:
- Comparatively poor standard broadband speed and active travel opportunities;
- Issues with ground conditions limit development on portions of this site. The Shawfair Masterplan states ‘site investigation work in this area has identified that coal exists in the seams below the site. Evidence of workings was only found in certain locations and they have purposefully been avoided in the layout of development blocks. Industrial development can be designed to avoid areas of localised potential high settlement’. See the Shawfair Masterplan Framework for more: it is available by clicking here.

Site notes:
- At the time of writing, there is an outstanding application (19/00748/PPP) to amend the acceptable uses for this site from classes 4 and 5 to classes 4, 5 and 6, and sui generis (home improvement showrooms/warehousing, builders merchant and car showrooms).
- The site was being actively marketed (by Coates & Co. and Colliers International) when visited in late-2019.
6.29 - Shawfair Park Extension and Shawfair Park

<table>
<thead>
<tr>
<th></th>
<th>Shawfair Park Extension</th>
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</thead>
<tbody>
<tr>
<td>Site reference</td>
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<td>e27</td>
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<td>Grid reference</td>
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<td>Gross site area</td>
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<td>Classes 1, 2, 3 and 9</td>
</tr>
<tr>
<td>Availability</td>
<td>Minor constraints</td>
<td>Immediately available</td>
</tr>
</tbody>
</table>

Comments on constraints:
- Site Ec3 has electricity transmission pylons crossing it in both north to south and east to west directions.

Site notes:
- The timing and phasing of Ec1’s development will be subject to access arrangements being agreed. The proposed grade separation of the Sheriffhall Roundabout may allow new access from the A6106.
- For more details on e27 see
  - www.shawfair.co.uk/work/shawfair-park/
  - www.shawfair.co.uk/work/shawfair-park/offices/
  - www.shawfair.co.uk/work/shawfair-park/Industrial/
- Since the publication of the last ELA, planning consent in principle was granted for a dental care facility and women’s health and reproductive centre south of the existing private hospital on site (application 19/00023/PPP).
Site reference: e25  
Settlement: Shawfair/Danderhall  
Grid reference: NT 32408 70388  
Gross site area: 69.53ha  
Gross vacant land: 23.73ha  
Suitable use class(es): classes 4, 5 and 6  
Neighbouring land use class(es): class 9  
Availability: immediately available

Comments on constraints:
- Site has comparatively poor public transport and active travel opportunities.

Site notes:
- The Millerhill Recycling & Energy Recovery Centre has been constructed on this site and operations commenced in late-2018;
- A planning application (19/00112/PPP) was approved in 2019 for the erection of a community facility incorporating secondary and primary schools; early learning provision and family learning; library, leisure, healthcare and class 4 business facilities on this site. A detailed design will be brought forward in a subsequent application, however the Shawfair Masterplan allocates class 4 use in the southern boundary of the site covered by the application, in an area of 5.1ha across blocks M and N.
6.31 - Polton House

Site reference: e30  
Settlement: Bonnyrigg  
Grid reference: NT 29870 65162  
Gross site area: 1.48ha  
Gross vacant land: 0.27ha  
Suitable use class(es): classes 4 and 5  
Neighbouring land use class(es): class 9  
Availability: major constraints

Comments on constraints:
- The remaining vacant portion of the site is next to homes on sloping land that overlooks the North Esk River Valley;
- The site is entered via a single lane road off Polton Drive and access from the south can be difficult for large vehicles;
- The owner has pursued housing development on this land.

Site notes:
- An application was submitted in November 2019 for residential development of the remaining vacant land on site (19/00925/PPP) but was later withdrawn.
Site reference: e31  
Settlement: Loanhead  
Grid reference: NT 28414 66644  
Gross site area: 4.98ha  
Gross vacant land: 0.82ha  
Suitable use class(es): classes 4 and 5  
Neighbouring land use class(es): classes 4 and 5  
Availability: minor constraints  

Comments on constraints:  
• There is a sewer pipe and an extra high voltage power cable that cross the north of the site;  
• Access to the site is via unpaved, single lane roads.  

Site notes:  
• Straiton Nature Reserve adjoins the western boundary of this site;  
• There is currently an outstanding application from a business here to amend their hours of operation (19/00305/S42);  
• An application for the demolition of an existing industrial building on site and its replacement was consented in early 2020.
6.33 - Dalhousie Business Park

Site reference: e29
Settlement: Bonnyrigg
Grid reference: NT 31921 63733
Gross site area: 6.31ha
Gross vacant land: 0.00ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): none - rural site
Availability: fully occupied

Comments on constraints: N/A (site is fully occupied)

Site notes:
- The formerly vacant plot at e29 reported in the last audit is now in use by motoring businesses, meaning the site was full when visited in late-2019.
6.34 - Newbattle Abbey Annex

Site reference: none (site is not allocated in the MLDP)
Settlement: Dalkeith
Grid reference: NT 33380 66285
Gross site area: 6.39ha
Gross vacant land: 2.31ha
Suitable use class(es): classes 4 and 5
Neighbouring land use class(es): classes 9 and 10
Availability: minor constraints

Comments on constraints:
- Waste water infrastructure is present on the north of the site;
- Access is through a narrow gateway (which is listed).

Site notes:
- The business park and the wider location are within a designed landscape and also a conservation area. See the MLDP for how the two policies may influence or constraint development.
- There were several vacant units present at the time of the site visit in late 2019. Some of these would likely require refurbishment to bring into use as the buildings are former WWI barracks.
6.35 - Pentland Studios (South)

Site reference: Mx1
Settlement: Loanhead
Grid reference: NT 26366 65805
Gross site area: 23.67ha
Gross vacant land: 23.67ha
Suitable use: specifically film & TV studio and associated uses
Neighbouring land use class(es): classes 5 and 9
Availability: major constraints

Comments on constraints:
- Ownership - see details in ‘Site Notes’ below;
- A 300mm trunk water main and extra high voltage overhead cables are present on the site.

Site notes:
- Site Mx1 comprises an area south of the Old Pentland Road and an area north of it that is also part of site Ec3. Details here refer exclusively to the southern portion. Details on Ec3 can be found elsewhere in this document;
- A planning application to use this site as a film studio including backlots, mixed employment uses (retail/office/commercial), hotel, power plant/energy centre, film school and student accommodation was proposed in 2015 (15/00364/PPP). Scottish Ministers were ‘minded to grant’ planning permission in principle, however the Scottish Land Court has since ruled that a tenant farmer’s land forming part of the site cannot be used for development. In the event that the proposal does not proceed then the land reverts to its previous use, with the exception of that part of the site that lies within Ec3. There is interest in sites Ec2 and e14 as an alternative location (see planning reference 19/00012/PAC).
7 - Individual Site Summaries - Midlothian Science Zone Sites

7.1 - Gowkley Moss South

Site reference: b8  
Settlement: Midlothian Science Zone  
Grid reference: NT 25675 63444  
Gross site area: 2.14ha  
Gross vacant land: 2.14ha  
Suitable uses: knowledge-based industry & related manufacturing  
Neighbouring land use class(es): classes 3, 4 and 9  
Availability: minor constraints

Comments on constraints:  
- A sewer pipe crosses this site;  
- Site ownership is unclear.
7.2 - Technopole North West

Site reference: Bt3
Settlement: Midlothian Science Zone
Grid reference: NT 24328 63741
Gross site area: 2.30ha
Gross vacant land: 2.30ha
Suitable use: biotechnology
Neighbouring land use class(es): classes 4 and 5
Availability: major constraints

Comments on constraints:
- There are two strategic water mains that run through this site;
- An abandoned water main is also present, which could be used in future.

Site notes:
- At the time of the site visit in late-2019, construction was taking place to the south at the Avian Science Research Centre.
Site reference: b4
Settlement: Midlothian Science Zone
Grid reference: NT 25351 64469
Gross site area: 2.76ha
Gross vacant land: 0.12ha
Suitable use class(es): class 4
Neighbouring land use class(es): classes 10
Availability: immediately available

Comments on constraints:
- Some water and wastewater infrastructure is present on site, but not at the two small areas of vacant land.

Site notes:
- There were two small portions of vacant land at this site at the time of the site visit in late-2019, one of which was being used as a storage area;
- See www.innovationmidlothian.co.uk for further information on this site, including vacant premises and contact details.
7.4 - Easter Bush South

Site reference: Bt2
Settlement: Midlothian Science Zone
Grid reference: NT 25406 63871
Gross site area: 5.83ha
Gross vacant land: 2.87ha
Suitable use: biotechnology
Neighbouring land use class(es): class 4
Availability: immediately available

Comments on constraints: none

Site notes:
- A research and imaging facility (application 16/00472/DPP) has now been constructed on this site;
- At the time of writing, work was also ongoing around the power plant facility in the south corner of this site. This is associated with application 17/00772/DPP, for the installation of utilities infrastructure;
- This site is included in the University of Edinburgh’s campus masterplan, which is available at https://www.ed.ac.uk/estates/campus-development/easter-bush/vision-masterplan.
7.5 - Easter Bush North

Site reference: Bt1
Settlement: Midlothian Science Zone
Grid reference: NT 25375 64302
Gross site area: 6.39ha
Gross vacant land: 6.21ha
Suitable use: biotechnology
Neighbouring land use class(es): classes 4 and 9
Availability: immediately available

Comments on constraints:
- Waste water pipes cross the centre of the site.

Site notes:
- The north west corner of this site is now occupied by a recently-built children’s nursery;
- An application for laying an access track across the site was consented in August 2019 (19/00544/DPP);
- This site is included in the University of Edinburgh’s campus masterplan, which is available at https://www.ed.ac.uk/estates/campus-development/easter-bush/vision-masterplan.
7.6 - Easter Bush

Site reference: b6
Settlement: Midlothian Science Zone
Grid reference: NT 25258 64052
Gross site area: 9.03ha
Gross vacant land: 6.07ha
Suitable uses: knowledge-based industry & related manufacturing
Neighbouring land use class(es): class 4
Availability: immediately available

Comments on constraints:
- Waste water pipes cross the north of the site.

Site notes:
- The University of Edinburgh’s Greenwood Building has been on this site for several years and further applications to modify it and install solar panels have been permitted;
- Application 19/00064/DPP, for the erection of a facilities unit and car park next to the Greenwood Building, was consented in late 2019;
- A SUDs pond is present at the south of this site and another will be located there in future as per the consent associated with 17/00773/DPP;
- This site is included in the University of Edinburgh’s campus masterplan, which is available at https://www.ed.ac.uk/estates/campus-development/easter-bush/vision-masterplan.
### 7.7 - New Milton

**Site reference:** b9  
**Settlement:** Midlothian Science Zone  
**Grid reference:** NT 25177 62871  
**Gross site area:** 10.12ha  
**Gross vacant land:** 10.12ha  
**Suitable uses:** knowledge-based industry & related manufacturing  
**Neighbouring land use class(es):** classes 4 and 9  
**Availability:** minor constraints

**Comments on constraints:**
- Site is owned by the Moredun Foundation, who own b1 to the north and access would likely need to be taken from it;
- A wastewater pipe is located in the north west of the site.
7.8 - Pentland Science Park

Site reference: b1
Settlement: Midlothian Science Zone
Grid reference: NT 25309 63184
Gross site area: 10.20ha
Gross vacant land: 0.00ha
Suitable use: research & development
Neighbouring land use class(es): class 4
Availability: fully occupied

Comments on constraints: N/A (site is fully occupied)

Site notes:
- See [www.moredun.org.uk/pentlands-science-park](http://www.moredun.org.uk/pentlands-science-park) for further information, including space to let;
- Application 15/00569/DPP, for the construction of an extension to the Moredun Foundation Headquarters Building, was approved but has not yet been built therefore consent has now expired.
### 7.9 - Gowkley Moss North

**Site reference:** b7  
**Settlement:** Midlothian Science Zone  
**Grid reference:** NT 25719 64020  
**Gross site area:** 10.48ha  
**Gross vacant land:** 10.48ha  
**Suitable uses:** knowledge-based industry & related manufacturing  
**Neighbouring land use class(es):** classes 4 and 9  
**Availability:** minor constraints

**Comments on constraints:**  
- Water and wastewater infrastructure is present on site;  
- Site ownership is unclear.

**Site notes:**  
- Construction has recently started at housing site h55 on the opposite side of the A703. 190 homes have detailed planning consent and planning permission in principle was granted for the remainder (northern) portion of the site in 2017.
7.10 - Gowkley Moss

Site reference: b3
Settlement: Midlothian Science Zone
Grid reference: NT 25593 63651
Gross site area: 15.43ha
Gross vacant land: 4.81ha
Suitable uses: research & development (and related manufacturing)
Neighbouring land use class(es): class 4
Availability: immediately available

Comments on constraints:
- Wastewater infrastructure is present on the eastern part of the site.

Site notes:
- Work by Scottish Enterprise separated this site into six plots with public paths, landscaping, access points and public art included. There are four vacant plots as well as a vacant building and its car park on another.
Site reference: b2
Settlement: Midlothian Science Zone
Grid reference: NT 24847 63453
Gross site area: 50.02ha
Gross vacant land: 7.64ha
Suitable uses: research & development
Neighbouring land use class(es): class 4
Availability: immediately available
Comments on constraints: none

Site notes:
- For further information on this site, including facilities, space to let and contact details, visit https://edinburghtechnopole.co.uk/;
- Units are not permissible in the area in front of Bush House to protect its setting. Further details are outlined in the Bush Framework Masterplan. See www.midlothian.gov.uk/downloads/file/2337/bush_framework_masterplan;
- Construction has commenced on the first phase of the extension to the Advanced Computer Facility (application 18/00600/DPP);
- Construction is continuing in relation to application 16/00882/DPP, for the erection of three office/laboratory buildings, the formation of access roads, car parking and associated works. One was nearly complete at the time of the site visit in late-2019;
- Three modular units at the Fleming Building were consented in May 2019 (application 19/00324/DPP).
### Appendix 1 - Glossary & Abbreviations

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<thead>
<tr>
<th>Abbreviation</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>4G</td>
<td>Fourth generation mobile phone technology that offers the same abilities as 3G but with internet speeds around five times faster. 3G is third-generation mobile phone technology that offers better coverage for calls and text messages than 2G and also provides internet access which 2G does not.</td>
</tr>
<tr>
<td>Class 4</td>
<td>Business use - for example (a) as an office, other than a use within class 2 (financial, professional and other services); (b) for research and development of products or processes; or (c) for any industrial process which can be carried out in residential areas without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</td>
</tr>
<tr>
<td>Class 5</td>
<td>General industrial use, for the carrying out of an industrial process other than one falling within class 4 (business).</td>
</tr>
<tr>
<td>Class 6</td>
<td>Storage or distribution.</td>
</tr>
<tr>
<td>ELA</td>
<td>Employment Land Audit.</td>
</tr>
<tr>
<td>GIS</td>
<td>Geographical Information Systems (computer-displayed mapping).</td>
</tr>
<tr>
<td>Gross site area</td>
<td>The total area within the boundary of a site, in hectares.</td>
</tr>
<tr>
<td>Gross vacant land</td>
<td>The total area of vacant land at a site before allowing for land needed for roads and landscaping etc.</td>
</tr>
<tr>
<td>Immediately available land</td>
<td>Land available for employment uses that currently has planning permission or a secure planning status and has no constraints to immediate development.</td>
</tr>
<tr>
<td>LDP/MLDP</td>
<td>Local Development Plan/Midlothian Local Development Plan.</td>
</tr>
<tr>
<td>Major constraints</td>
<td>Land which is not immediately available due to constraints such as servicing or access and the extent of these constraints are likely to prevent development within the next five years.</td>
</tr>
<tr>
<td>Mbps</td>
<td>Megabits per second (data transfer speed).</td>
</tr>
<tr>
<td>Minor constraints</td>
<td>Land which is not immediately available due to constraints such as servicing or access but the extent of these constraints are unlikely to prevent development within the next five years.</td>
</tr>
<tr>
<td>MSZ</td>
<td>Midlothian Science Zone.</td>
</tr>
<tr>
<td>Net vacant land</td>
<td>80% of the gross vacant land figure, to allow for roads and landscaping etc.</td>
</tr>
<tr>
<td>NVQ</td>
<td>National Vocational Qualification.</td>
</tr>
<tr>
<td>ONS</td>
<td>Office for National Statistics.</td>
</tr>
<tr>
<td>SDP</td>
<td>Strategic Development Plan (for South East Scotland). Also known as SESplan.</td>
</tr>
<tr>
<td>SOC</td>
<td>Standard Occupation Classification.</td>
</tr>
<tr>
<td>SPP</td>
<td>Scottish Planning Policy.</td>
</tr>
<tr>
<td>SUDS</td>
<td>Sustainable Urban Drainage System.</td>
</tr>
<tr>
<td>TATIS</td>
<td>Transport and Travel in Scotland.</td>
</tr>
</tbody>
</table>
Appendix 2 - Links to Additional Resources

The following internet resources were used during the production of this audit and users may wish to consult them for further information.

- Bush Framework Masterplan
  [www.midlothian.gov.uk/downloads/file/2337/the_bush_framework_masterplan](http://www.midlothian.gov.uk/downloads/file/2337/the_bush_framework_masterplan)

- Edinburgh & South East Scotland City Deal
  [www.acceleratinggrowth.org.uk](http://www.acceleratinggrowth.org.uk)

- Midlothian Council Planning and Building Standards Portal
  [https://planning-applications.midlothian.gov.uk/OnlinePlanning/](https://planning-applications.midlothian.gov.uk/OnlinePlanning/)
  This link can be used to search for current planning applications on audit sites.

- Midlothian Council Economic Growth Strategy, 2020 - 2025
  Available by clicking here.

- Midlothian Local Development Plan
  [http://midlothian-consult.objective.co.uk/portal/midlothian_local_development_plan_2017](http://midlothian-consult.objective.co.uk/portal/midlothian_local_development_plan_2017)

- Midlothian Local Development Plan Proposals Map
  [http://www.planvu.co.uk/mc2017/](http://www.planvu.co.uk/mc2017/)

- Scotland’s Economic Strategy

- Scottish Planning Policy

- SESplan Strategic Development Plan 1 (SDP1)
  [https://www.sesplan.gov.uk/assets/SESplan%20Strategic%20Development%20Plan%20Approved%20June%20202013.pdf](https://www.sesplan.gov.uk/assets/SESplan%20Strategic%20Development%20Plan%20Approved%20June%20202013.pdf)

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Zapewniamy tłumaczenie na żądanie oraz dostarczamy informacje i publikacje w innych formatach, w tym Braillem, na kasecie magnetofonowej lub dużym drukiem.

她們需要文字 且 老 聽到 模糊 可 請 聽有 聲音 但是 隨著 沒有 名稱 和 沒有 在 紙 而 產品 一 被 信

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

آرای روی چهار محور سازمان‌های اصلی از جمله مراکز خدمات مسکونی در این منطقه می‌باشد و می‌تواند به عنوان یکی از اکثریت‌های کشور بررسی شود.

(کپام از روی چهار محور سازمان‌های اصلی از جمله مراکز خدمات مسکونی در این منطقه می‌باشد و می‌تواند به عنوان یکی از اکثریت‌های کشور بررسی شود.)