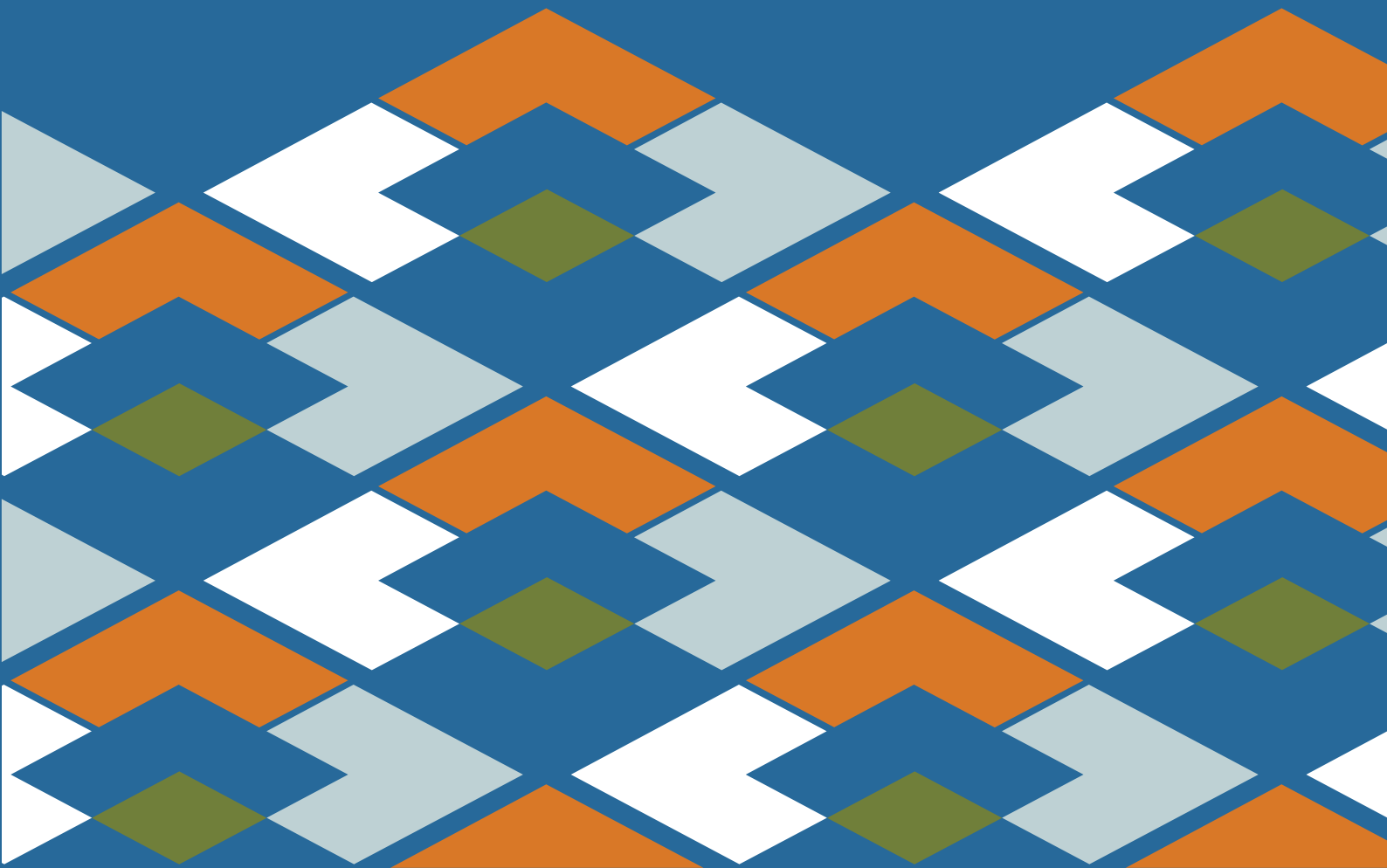




Midlothian Council

Employment Land Audit - 2024

April 2024



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1 - Introduction

1.1 This Employment Land Audit (ELA) is the culmination of work undertaken from February to April 2024 to provide an up-to-date baseline on the supply and availability of employment land in Midlothian. This ELA has several purposes, which are based on directions provided by National Planning Framework 4 (NPF4)¹ and Draft Guidance on Local Development Planning to implement the changes brought about by the Planning (Scotland) 2019 Act. These purposes 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 available to employment land sites;
- Site assessments to consider site access, vacant plots and recording neighbouring land uses; and
- Council service information including on active travel, public transport and land ownership.

1.3 This audit builds on the work of preparing its recent predecessors which were 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 view of the 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 alongside an [accompanying online map](#).
- Planning application reference numbers are listed regularly in this document. These can be looked up at the Council's [Planning and Building Standards Portal](#).
- [Business Gateway Midlothian](#) offers expert help and support to new and existing businesses.
- [Locate in Midlothian](#) provide further information on business support and on commercial and industrial property for sale or lease.

¹ NPF4 was adopted in February 2023. A link to it is available in Appendix 2.

2 - Audit Methodology

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 may enable or constrain development. These include but are not limited to the provision of utilities to sites, communications connections and transport considerations. These factors are recorded in the sites 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 formerly 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 any existing on-site infrastructure that would potentially influence development layouts or require relocation.

2.3 - Mobile Phone Coverage

2.3.1 Information on mobile phone coverage at the ELA sites is based on data from Ofcom's mobile phone coverage checker. This provides ratings of voice and data coverage both indoors and outdoors 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, Three, O₂ 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 the 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, Ofcom'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 economic allocations. These range from a minimum of 0.4 megabits per second (Mbps) to a maximum of 27Mbps in the case of standard broadband and 6 to 80Mbps 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 is recorded as either 'good', 'average' or 'none'. This methodology provides the average coverage and speed across as site, but if details of coverage at a specific address are required, the [coverage checker](#) tool can be used to find this.

2.4.2 Ultrafast broadband is available in some locations in Midlothian. This service has download speeds of greater than 300Mbps (which compares to download 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 were not available in the 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.

2.5 - Transport & Site Accessibility

2.5.1 NPF4 emphasises that employment allocations should offer opportunities for active and sustainable travel, including via their integration with transport networks. It also makes 'key policy connections' with sustainable transport, local living, 20-minute neighbourhoods and broader low carbon objectives.

2.5.2 Meeting these requirements and providing information on transport-related employment site issues therefore 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 using footpaths and cycling infrastructure. Ratings took into account both existing and planned future active travel facilities;
- 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; and
- 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 Visits to all employment sites where applications had been approved since the previous ELA, or where works were awaiting implementation were undertaken in February and March 2024. 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.

3 - Policy Context

3.1 - Overview

3.1.1 The Council aims to assist in growing Midlothian's 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 Midlothian. Policies relating to employment land are set out in a number of documents produced by the Scottish Government and Midlothian Council.

3.2 - Economic Strategy

3.2.1 The Scottish Government published its new National Strategy for Economic Transformation in March 2022. It has the vision of creating a wellbeing economy that is fairer, wealthier and greener. This will involve better wages and fairer work to reduce poverty, building an internationally competitive economy founded on entrepreneurship & innovation and demonstrating global leadership in delivering a just transition to a net zero, nature-positive economy. It identifies actions across five areas to achieve these aims:

- Entrepreneurial people and culture;
- New market opportunities;
- Productive businesses and regions;
- Skilled workforce; and
- A fairer and more equal society.

3.2.2 In December 2019, Midlothian Council published its Economic Growth Strategy, which sets out the economic development vision and key priorities for Midlothian over the 2020 to 2025 period. It aligns with the then up-to-date Scottish Government Economic Strategy from 2015 but following the publication of their National Strategy for Economic Transformation it is intended the Council will update its own document in 2024.

3.2.3 Midlothian's current Economic Growth Strategy was set in the context of the Council's Single Midlothian Plan, which has since been updated. Its current vision is that Midlothian will be a 'great, green place to grow' and this will be done by ensuring that individuals and communities have improved health and learning outcomes, that no child or household lives in poverty and that significant progress is made towards net zero carbon emissions by 2030. The vision in the Council's Economic Growth Strategy itself 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'.

3.2.4 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; and
- To accelerate growth through infrastructure upgrades.

3.2.5 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.

3.2.6 The Strategy was written prior to the Coronavirus pandemic and so to adapt to the new challenges it created, it was later amended to include the Midlothian Economic Renewal Strategy addendum. This recognises that the Council's way of working must now differ from traditional approaches to economic recovery by acknowledging the economic landscape will operate in a 'new normal' post Covid-19. It has several aims, which are accompanied by identified delivery partners and means of monitoring progress. These aims are:

- To project jobs and preserve business by utilising our place based partnership approach;
- To mitigate the adverse economic impact on the local economy from Covid-19;
- To take advantage of the opportunities developing from Covid-19: stimulate entrepreneurship, upskilling and education, address gaps in the market, change the way we do business, align to customer behaviour; and
- To make Midlothian a great, green place to grow.

3.2.7 Both the Strategy and much of the work of the Council's Planning, Sustainable Growth and Investment Service builds upon the opportunities created by the Edinburgh and South East Scotland City Region Deal. This is a regionally-tailored package of funding and decision making powers, agreed between the Scottish Government, the UK Government and local partners. It is designed to bring about long-term strategic approaches to improving regional economies, aiming to help harness additional investment, create new jobs and accelerate inclusive economic growth. Such agreements are implemented by regional partners and overseen by the Scottish City Region and Growth Deal Delivery Board. In this case, Midlothian Council is one of six partner local authorities that comprises the Edinburgh and South East Scotland City Region Deal. More details on this are available from the links in Appendix 2.

3.2.8 As well as taking into account the City Region Deal, the updated Midlothian Economic Strategy will also consider the Edinburgh & South East Scotland Regional Prosperity Framework. Approved in 2021, it builds on the partnership that is delivering the City Region Deal and sets out a broader, ambitious joint approach to regional collaboration. It identifies how partners in the region can build on other significant investments, such as those supported through the City Region Deal to further improve the way the regional economy functions, particularly in a post Covid-19 environment. A link to the Regional Prosperity Framework is also provided in Appendix 2.

3.2.9 The updated Midlothian Economic Strategy is also being informed by a report commissioned by the Council in 2022 to analyse the economic impact of Brexit and the Covid-19 pandemic on the Midlothian economy. This report sets out an analysis of the socio-economic characteristics and performance of Midlothian based on available evidence then presents an analysis of challenges, opportunities and strategic priorities to inform the next phase of Midlothian Council's strategic planning. A link to this is available in Appendix 2.

3.2.10 Finally, the principles of community wealth building also inform the direction of Midlothian's strategic economic thinking. As outlined in the Improvement Service's 2020 Briefing Note on this (see Appendix 2), the five main principles of this are:

- Plural ownership of the economy: seeking to develop a more diverse blend of ownership models;
- Making financial power work for local places: seeking to increase flows of investment within local economies;
- Fair employment and just labour markets: positively impacting on the prospects and incomes of local people;
- Progressive procurement of goods and services: developing dense local supply chains; and
- Socially productive use of land and property: deepening the function and ownership of assets to ensure that any financial gain is harnessed by citizens.

3.3 - National and Strategic Planning Policy

3.3.1 Following its adoption in February 2023, National Planning Framework 4 replaced Scottish Planning Policy (SPP) as the main national policy document for planning matters. It also replaced the Strategic Development Plan (SDP) which until then formed part of the development plan. It sets out a national spatial strategy for Scotland in 2045 and regional priorities for Scottish regions that will help to achieve this. For the central region, which includes Midlothian, these priorities include targeting economic investment and building community wealth to overcome disadvantage and support a greener wellbeing economy, alongside reducing emissions from energy and transport.

3.3.2 Overall, NPF4 aims for planning to ensure that places support new and expanded businesses and investment, to stimulate entrepreneurship and promote alternative ways of working in order to achieve a green recovery and build a wellbeing economy. Part 2 of it sets out national planning policies for Scotland and is divided into three sections: sustainable places, liveable places and productive places. Although they are all interlinked, the latter is the most important of the three in relation to economic development and the use of land allocated for this purpose.

3.3.3 Policy 26, business and industry, is particularly relevant and has the intent of encouraging, promoting and facilitating business and industrial uses and enabling alternative ways of working such as home working, live-work units and micro-businesses. The desire is that this will lead to:

- A just transition;
- Conserving and recycling assets;
- Local living;
- Compact urban growth; and
- Rebalanced development.

3.4 - Midlothian Local Development Plan

3.4.1 Following its adoption, NPF4 forms part of the statutory development plan for the area alongside the Midlothian Local Development Plan (MLDP) from 2017. While there is no legal requirement for LDPs to be directly compatible with NPF4, there is a statutory requirement for planning authorities to take it into account. The approval of NPF4 has therefore triggered work on a new LDP, including a review of economic land allocations. The information in this ELA will inform that process. In the meantime, legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date shall prevail.

3.4.2 The current MLDP seeks to ensure a readily available supply of land for economic development and to offer a range of sites and locations to support economic growth. This includes promoting local opportunities in order to reduce the reliance on commuting outside Midlothian.

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

- It allocated additional sites as required then by the SDP, with particular emphasis on providing more land at the Midlothian Science Zone (MSZ);
- Sites were expanded where there was potential to create employment locations of a suitable scale to be of strategic importance to the market; and
- Some less effective sites with little prospect of development were deallocated with allocations elsewhere compensating for this.

The purpose of such measures was to improve the range of employment sites and opportunities that the land supply provides.

4 - Midlothian Labour Market Data

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

4.2 The population data in Midlothian's Labour Market Profile is from 2021, when the area had 94,700 residents². This is an increase of approximately 11,000 in a decade. 58,500 or 61.8% are of working age, which is a slightly lower proportion than is seen nationally (63.8%). Of these people, 51,300 are economically active and 49,900 are in employment. Midlothian compares favourably with the Scottish averages in these respects:

- 86.1% of working age population in Midlothian are economically active (compared to 77.9% in Scotland as a whole); and
- 84.2% of working age population in Midlothian are in employment (compared to 75.2% across Scotland).

4.3 Midlothian's workforce is larger than the number of jobs that are available within the Council area. The latest figures (from 2021) show that there are around 38,000 jobs available in district, implying that many people who live in Midlothian work elsewhere in Scotland.

4.4 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 - where it is above one, this indicates that there are more jobs available locally than the workforce can fill. Midlothian's job density is 0.64, 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. 67% of these jobs are full-time, which is in line with the Scottish national average. However, Midlothian employees tend to earn less than workers elsewhere in Scotland, as shown below.

Table 1 - Comparisons of pay rates between Midlothian and Scotland (2023).

	Midlothian	Scotland
Median gross weekly full-time pay	£632	£702.80
Median hourly pay (excluding overtime)	£15.33	£18.10

Figures above are earnings by place of work (jobs located in Midlothian), not earnings by place of residence (jobs of Midlothian residents, whose work may or may not be in Midlothian). Median gross weekly full-time pay for people living in Midlothian is higher than the Scottish average (£715.70 vs. £702.40) while the median hourly pay figures for Midlothian and Scotland are nearly identical (approx. £18.10 per hour).

² Midlothian's population as of early 2024 is around 99,000. The 2021 figure is provided above as other ONS Labour Market Profile data is based on it.

4.5 Beyond the overall number of Midlothian's residents that are in work and what they earn, ONS provide details of their occupations too. This is reflected in the next two tables. Immediately below is a breakdown of Midlothian's workforce according to the Standard Occupation Classification (SOC), which also gives descriptions of the types of job within each of its four categories. 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 (2023).

SOC Group and Categories	Midlothian (Number)	Midlothian (%)	Scotland (%)
SOC 2020 major group 1 - 3	23,200	47.4	50.4
1 - Managers, directors and senior officials	3,500	7.0	7.6
2 - Professional occupations	11,700	23.4	26.5
3 - Associate professional occupations	8,000	16.1	16.1
SOC 2020 major group 4 - 5	10,800	22.1	18.9
4 - Administrative & secretarial occupations	5,300	10.6	9.1
5 - Skilled trades occupations	5,500	11.0	9.7
SOC 2020 major group 6 - 7	7,400	15.2	15.4
6 - Caring, leisure and other service occupations	6,000	12.0	8.3
7 - Sales and customer service occupations	#	#	7.1
SOC 2020 major group 8 - 9	7,500	15.3	15.3
8 - Process plant & machine operatives	#	#	4.8
9 - Elementary occupations	4,700	9.4	10.4

- sample is too small for a reliable statistic.

Table 3 - Breakdown of jobs in Midlothian and Scotland by type of industry (2022).

Industry	Midlothian (%)	Scotland (%)
Mining and quarrying	0.1	1.0
Manufacturing	7.6	6.9
Electricity, Gas, Steam and Air Conditioning Supply	0.1	0.8
Water supply, sewerage, waste management and remediation activities	0.8	0.7
Construction	10.6	5.7
Wholesale and retail trade, repair of motor vehicles and motorcycles	18.2	12.9
Transportation and storage	1.5	4.1
Accommodation and food service activities	6.1	8.4
Information and communication	1.8	3.2
Financial and insurance activities	0.9	3.3
Real estate activities	1.4	1.3
Professional, scientific and technical activities	9.1	7.4
Administrative and support service activities	6.1	8.1
Public administration and defence, compulsory social security	7.6	6.5
Education	12.1	8.8
Human health and social work activities	10.6	15.7
Arts, entertainment and recreation	2.1	3.0
Other service activities	2.1	1.6

4.6 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 4 equivalent and above - e.g. HND, Degree and Higher Degree level qualifications 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; and
- NVQ 2 equivalent - e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent; and
- NVQ 1 equivalent - e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent.

Table 4 - Comparison of qualifications held by workers in Midlothian and Scotland (2021).

Level of Qualification	Midlothian (Number)	Midlothian (%)	Scotland (%)
NVQ4 and above	29,500	51.7	50.0
NVQ3 and above	38,900	68.2	64.8
NVQ2 and above	48,700	85.3	79.6
NVQ1 and above	50,900	89.1	86.4
Other qualifications	3,700	6.5	5.8
No qualifications	2,500	4.4	7.8

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 looked at 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 NPF4. It refers to the need for the planning system to ensure 'that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services'. Accordingly, section 5 below 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: 12 sites with a total of 87ha of gross vacant land;
- Land with minor constraints: 22 sites with a total of 206ha of gross vacant land;
- Land with major constraints: 6 sites with a total of 29ha of gross vacant land; and
- Fully occupied sites: 8 locations with a gross site area of 40ha.

5.1.3 Providing a suitable range of sites for the market entails having an employment land supply that includes locations 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 5 - Employment land supply breakdown by land use class.

Suitable Land Use Class	Number of Sites	Gross Site Area (ha)	Gross Vacant Land (ha)
Class 4	36	446	249
Class 5	28	355	172
Class 6	3	93	58
Other (all)	14	285	170
Other (MSZ only)	10	121	53

Note: the total number of sites and their combined area do not equal figures from elsewhere in this document because sites are typically allocated for more than one land use class.

5.1.4 NPF4 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.

Table 6 - Employment land supply breakdown by site size.

Site Size	Number of Sites	Gross Site Area (ha)
< 2 ha	8	11
2 - 5 ha	8	29
5.1 - 10 ha	14	105
> 10 ha	18	447
Totals	48	593

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 7 - Employment land supply breakdown by settlement.

Settlement	Number of Sites	Gross Site Area (ha)	Gross Vacant Land (ha)
Bonnyrigg*	4	20.6	6.2
Dalkeith	7	68.7	53.3
Easthouses	1	1.8	0.0
Gorebridge	1	9.8	9.8
Loanhead*	10	152.4	87.9
Mayfield	1	23.8	2.4
Newtongrange	3	25.8	7.7
Penicuik	2	7.0	0.1
MSZ	11	124.2	52.5
Rosewell	1	1.8	1.3
Roslin	2	10.3	10.3
Shawfair/Danderhall	5	147.0	91.5
Totals	48	593.2	323.0

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.

Settlement	Number of Sites	Gross Immediately Available Vacant Land (ha)	Gross Vacant Land with Minor Constraints (ha)	Gross Vacant Land with Major Constraints (ha)
Bonnyrigg*	4	4.9	1.0	0.2
Dalkeith	7	17.7	35.5	0.0
Easthouses	1	0.0	0.0	0.0
Gorebridge	1	0.0	9.8	0.0
Loanhead*	10	7.1	59.5	21.2
Mayfield	1	0.0	2.4	0.0
Newtongrange	3	0.4	7.3	0.0
Penicuik	2	0.0	0.1	0.0
MSZ	11	19.4	25.2	7.9
Rosewell	1	0.0	1.3	0.0
Roslin	2	0.0	10.3	0.0
Shawfair/Danderhall	5	37.9	53.7	0.0
Totals	48	87.4	206.1	29.3

Notes: * 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. The spreadsheet is structured into two parts. The first consists of committed/allocated economic sites and is split across two pages: one for Bonnyrigg to Loanhead and the other for Mayfield to Shawfair/Danderhall.

5.3.2 The third page of the spreadsheet 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 the following tables, sites are listed alphabetically by settlement initially, and from left to right in order of size (by gross site area) within each settlement. 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 area of net 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.

5.4 - Supply Updates Since the Last ELA Publication

5.4.1 Midlothian Council's previous ELA was published in March 2023. 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 future take-up or lead to losses in the employment land supply, if constructed. Two other tables follow this: table 10 lists applications which have been refused, withdrawn, expired or superseded since the last ELA while table 11 shows applications which are currently pending for sites in the employment land supply as of April 2024.

5.4.2 Measured as land removed from the supply due to work starting on site, there has been 1.94ha of take-up since the publication of the last audit. This is comprised of:

- 0.51ha at Shawfair Park (site e27) for application 21/00598/DPP;
- 0.71ha at Millerhill/Monktonhall (e25) for applications 22/00544/MSD and 21/00842/MSD;
- 0.40ha at Eldin (e31) for application 22/00345/DPP; and
- 0.32ha at Easter Bush (B6) 22/00714/DPP.

Table 9 - Consented planning applications for employment land sites since the last ELA (March 2023).

Site Name (& Reference)	Application Reference	Area of Proposal (ha)	Description of Proposal	Land Take-Up or Loss?
Sherwood Industrial Estate (e15)	23/00364/DPP	0.62	Erection of two and three storey extension to building including formation of terrace; installation of cladding and Ev charging units; erection of fencing, gates and associated works	N/A
Sheriffhall South (e32)	21/00982/PPP	8.5	Application for Detailed Planning Permission for the erection of Business (Class 4) development and Drive-Through Coffee Shop (sui generis), with associated car parking, access, infrastructure, and landscaping; and an application for Planning Permission in Principle for Business (Class 4) development	N/A
Redheugh (e22)	22/00588/S42	10.80	Application to amend conditions associated with 17/00559/S42 which relates to application 07/00556/OUT for a class 4 and 5 development	N/A
Pentland Industrial Estate (e4)	22/00786/DPP	0.1	Erection of industrial unit and formation of car parking.	N/A
West Straiton (Ec3)	23/00354/PAC	50.00	Proposal of Application Notice for a mixed use development including business and employment uses (Class 4, 5 and 6), residential (Class 9 and sui generis flatted accommodation); neighbourhood centre including shops, financial, professional and other services (Class 1A), food and drink (Class 3), assembly and leisure (Class 11); together with other related infrastructure including park & ride, associated works including car parking, servicing, access arrangements, landscaping and public realm	N/A
Mayfield Industrial Estate (e17)	23/00223/DPP	1.65	Partial change of use from five-a-side football centre (class 11 - assembly and leisure) to general industrial (class 5) and associated alterations	N/A
Mayfield Industrial Estate (e17)	23/00230/DPP	0.07	Siting of containers; erection of modular building and associated access stairs (retrospective)	N/A
Mayfield Industrial Estate (e17)	23/00227/DPP	0.07	Change of use from industrial unit to self-storage facility (Class 6); associated siting of containers and formation of door opening (part retrospective)	N/A

Site Name (& Reference)	Application Reference	Area of Proposal (ha)	Description of Proposal	Land Take-Up or Loss?
Mayfield Industrial Estate (e17)	23/00402/DPP	0.03	Change of use from warehouse to car sales and repairs (sui generis) (retrospective)	N/A
Eastfield Industrial Estate (e1)	23/00401/DPP	0.30	Erection of industrial units	Take-up
Whitehill Mains (e26)	23/00340/MSC	12.41	Approval of matters specified in conditions 8i, 8ii, 8iii, 8vii, 8ix, 9, 10i, 10ii, 10iii, 10iv, 10v, 11, 12i, 12ii, 12iii, 13, 14, 16 and 17 of planning permission 19/00748/PPP (Application for Planning Permission in Principle for Use Class 4- Business Use; Use Class 5- General Industry; Use Class 6- Storage and Distribution; Sui Generis- Home Improvement Showrooms/ Warehousing; Sui Generis- Builders Merchant; and Sui Generis- Car Showroom (amendment of acceptable uses of the site from Use Classes 4 and 5 approval by the grant of planning permission 02/00660/OUT))	Take-up
Millerhill / Monktonhall (e25)	23/00657/PAC	19.69	Proposal of application notice for remediation works to proposed education campus: including site remediation, formation of hardstanding, site platforming, provision of site access, utilities/ services and drainage	N/A
Midlothian Innovation Centre (b4)	23/00133/DPP	0.03	Sitting of energy storage container and associated erection of security fencing and GRP enclosure	Take-up
Easter Bush (b6)	22/00914/DPP	0.5	Erection of 2 agricultural buildings; formation of landscaping and access; and associated works	Take-up
Edinburgh Technopole (b2)	22/00803/DPP	0.41	Extension to advanced computer facility and associated works	Take-up
Edinburgh Technopole (b2)	24/00006/DPP	0.13	Erection of plant equipment; relocation of cycle shelter; and associated works	N/A

Table 10 - Refused, withdrawn, expired or superseded planning applications for employment sites since the last ELA (March 2023).

Site Name (& Reference)	Application Reference	Outcome	Notes
Mayfield Industrial Estate (e17)	22/00898/DPP	Withdrawn	Erection of plant and machinery (retrospective)
Mayfield Industrial Estate (e17)	22/00597/PPP	Withdrawn	Application for planning permission in principle for residential development and associated works
Engine Road (e6)	22/00878/DPP	Refused	Part retrospective application for the change of use from a scrap yard to waste transfer site and contractor's yard.

Table 11 - Pending planning applications for employment land sites (as of March 2024).

Site Name (& Reference)	Application Reference	Area of Proposal (ha)	Description of Proposal
Hopefield (e16)	20/00151/PPP	57.30	Application for planning permission in principle for residential development; community facilities, primary school and associated works (this application is accompanied by an environmental impact assessment report submitted under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
Sheriffhall South (e32)	19/00486/DPP	0.80	Application from Dalkeith Ford to relocate from their current premises on the Edinburgh Road. The total area of the application is 1.2ha, but this includes an area for future expansion of around 0.4ha, so the initial development would lead to take-up of 0.8ha, if progressed.
Sheriffhall South (e32)	23/00435/DPP	1.23	Erection of offices, storage and library facilities (sui generis); landscaping; formation of access and car parking
Bilston Glen (e3)	23/00737/DPP	0.02	Change of use from office/ industrial to (Class 11) gym and sports facility
Bilston Glen (e3)	24/00164/DPP	0.30	Extension at first floor level to provide office facility and erection of associated two storey extension to provide access

Site Name (& Reference)	Application Reference	Area of Proposal (ha)	Description of Proposal
Millerhill/ Monktonhall (e25)	24/00148/DPP	14.50	Formation of access; site remediation, including grouting; installation of utilities and drainage infrastructure; and creation of soil storage bunds

Settlement		Bonnyrigg		Dalkeith							Easthouses	Gorebridge	Loanhead								
Site Name		Hopefield	Sherwood Industrial Estate	Whitehill Business Centre	Grannies Park	Thornbank Industrial Estate	Hardengreen Industrial Estate	Salter's Park Extension	Salter's Park	Sheriffhall South	Easthouses Industrial Estate	Redheugh	Straiton	Engine Road	Ashgrove	Edgefield Industrial Estate	Pentland Industrial Estate	Ashgrove North	Bilston Glen	West Straiton	
Geographical Information	Grid Reference	NT 31015 63861	NT 31378 65040	NT 35092 66729	NT 33049 67531	NT 34621 67514	NT 32478 66003	NT 35002 68428	NT 34742 68580	NT 31677 67510	NT 34656 65829	NT 33326 62885	NT 27426 66187	NT 28351 65737	NT 28239 66500	NT 28191 66235	NT 27031 65436	NT 27789 66702	NT 27086 65089	NT 26738 66280	
	Greenfield/Brownfield (G/B)	G	B	B	B	B	Mixed	G	G	G	B	G	Mixed	B	G	B	B	G	B	Mixed	
	Gross Site Area (ha)	4.93	7.87	0.64	1.91	3.96	9.05	16.91	17.80	18.39	1.83	9.77	1.94	3.47	5.71	7.98	11.03	15.73	26.43	51.47	
	Gross Vacant Land (ha)	4.93	1.04	0.00	0.83	0.00	1.44	16.91	17.80	16.30	0.00	9.77	1.24	0.00	5.32	1.45	0.00	14.41	0.37	42.88	
	Net Vacant Land (ha)	3.94	0.83	0.00	0.66	0.00	1.15	13.53	14.24	13.04	0.00	7.82	0.99	0.00	4.26	1.16	0.00	11.53	0.30	34.30	
MLDP Considerations	MLDP Site Reference	e16	e15	e12	e13	e10	e11	Ec2	e14	e32	e18	e22	e7	e5	e33	e5	e4	Ec4	e3	Ec3	
	Development Statement (MLDP Page)	99	N/A	N/A	N/A	N/A	93	93	93	93	N/A	118	N/A	N/A	129	N/A	N/A	130	N/A	130 & 132	
Suitable Land Use Class(es)	Class 4 - Business/Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Class 5 - General Industrial	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Class 6 - Storage & Distribution									✓					✓						
	Other ¹																			✓	
	Neighbouring Land Use Classes	9	9, 10	9	9	1A, 3, 9	9, 10	10	9, 10	1A, 3, 4, 7	9	1A, 4, 5, 9, 10, SG	1A, 9	1A, 5, 9, 10, SG	4, 5, 9	4, 5, 8, 9	1A, 4, 5, 7, 9, SG	1A, 3, 9	4, 5, 7, 9, SG	1A, 3, 9	
Mobile Phone Coverage ^{2,3}	EE	100%	100%	100%	100%	100%	90%	100%	100%	65%	100%	96%	100%	100%	100%	100%	92%	100%	100%	100%	
	Three	100%	96%	100%	100%	100%	90%	100%	80%	90%	100%	96%	100%	100%	100%	100%	92%	100%	100%	100%	
	O ₂	100%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Vodafone	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Broadband Coverage	Standard Speed (Mbps) ⁴	2.1	7.0	3.4	8.0	4.5	8.8	6.5	14.3	11.4	3.0	6.1	6.2	4.5	5.3	3.4	7.4	7.8	7.9	6.8	
	Standard Availability ⁵	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
	Superfast Speed (Mbps) ⁶	42.5	46.5	27.5	49.3	-	43.8	-	-	-	-	50.0	49.9	50.0	37.8	50.0	42.5	19.8	42.4	24.5	
	Superfast Availability ⁷	Good	Good	Good	Average	None	Good	None	Average	None	None	Good	Average	Good	Good	Good	Good	Average	Good	Good	Good
Constraints	Active Travel Opportunities ⁷	87%	49%	50%	29%	63%	66%	38%	53%	56%	65%	47%	71%	43%	62%	47%	43%	72%	56%	43%	
	Roads & Access ⁸																				
	Topography & Ground Conditions ⁹																				
	Bus Service Quality ¹⁰	67%	72%	44%	100%	72%	83%	67%	67%	94%	89%	56%	89%	83%	50%	61%	94%	67%	72%	83%	
	Utilities ¹¹																				
	Ownership ¹²																				
Availability	Fully Occupied					✓		✓		✓	✓		✓		✓		✓		✓		
	Immediately Available	✓																			
	Constrained (Minor)		✓		✓			✓	✓			✓		✓		✓		✓	✓	✓	
	Constrained (Major)			✓																	

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 11Mbps.

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.

Settlement		Mayfield	Newtowngrange			Penicuik		Rosewell	Roslin		Shawfair/Danderhall				
Site Name		Mayfield Industrial Estate	Lady Victoria Business Centre	Stobhill Road	Butterfield Industrial Estate	Eastfield Farm Rd. Industrial Estate	Eastfield Industrial Estate	Gorton Road	Oatslie Expansion	Oatslie	Hunter's Yard	Whitehill Mains	Shawfair Park Extension	Shawfair Park	Millerhill / Monktonhall
Geographical Information	Grid Reference	NT 34244 64268	NT 33327 63444	NT 33686 63312	NT 33097 63627	NT 23777 61081	NT 23889 60889	NT 28532 62812	NT 26242 63156	NT 26047 63241	NT 30516 70277	NT 31719 71354	NT 31730 68406	NT 31446 68778	NT 32408 70388
	Greenfield/Brownfield (G/B)	B	B	Mixed	B	B	B	G	G	G	B	G	G	Mixed	B
	Gross Site Area (ha)	23.83	8.39	8.69	8.71	0.60	6.40	1.84	4.67	5.62	1.39	18.73	20.59	36.75	69.57
	Gross Vacant Land (ha)	2.41	1.46	5.86	0.35	0.00	0.13	1.31	4.67	5.62	0.00	18.54	18.85	19.31	34.80
	Net Vacant Land (ha)	1.93	1.17	4.69	0.28	0.00	0.10	1.05	3.74	4.50	0.00	14.83	15.08	15.45	27.84
MLDP Considerations	MLDP Site Reference	e17	e20	e21	e19	e2	e1	e24	Ec5	e34	e28	e26	Ec1	e27	e25
	Development Statement (MLDP Page)	N/A	N/A	111	N/A	N/A	N/A	123	145	144	84	84	87	85	84 & 161
Suitable Land Use Class(es)	Class 4 - Business/Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Class 5 - General Industrial	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Class 6 - Storage & Distribution														
	Other ¹											✓			✓
	Neighbouring Land Use Classes	1A, 9	1A, 3, 4, 5, 6, 9, 10, SG	3, 4, 5, 6, 9	2, 5, 6, 9, 10	1A, 3, 9, SG	1A, 3, 5, 9, 10, SG	9	2, 9	9	6, 9	1, 6, 9, 5G	1A, 9	1A, 9	9
Mobile Phone Coverage ^{2,3}	EE	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Three	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	O ₂	100%	100%	100%	100%	100%	100%	100%	80%	80%	100%	100%	100%	100%	100%
	Vodafone	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	95%
Broadband Coverage	Standard Speed (Mbps) ⁴	3.4	-	4.4	3.9	8.0	8.3	0.6	3.9	3.9	1.9	7.9	3.5	3.1	9.6
	Standard Availability ⁵	Good	Good	Good	Good	Good	Good	Good	Good	Good	Average	Good	Good	Good	Good
	Superfast Speed (Mbps) ⁶	44.8	45.5	38.3	50.0	50.0	42.6	50.0	24.0	24.0	20.5	30.0	-	29.5	-
	Superfast Availability ⁵	Good	Good	Good	Good	Good	Good	Good	Good	Good	Average	Average	None	Average	None
Constraints	Active Travel Opportunities ⁷	47%	43%	19%	43%	34%	41%	59%	49%	49%	38%	31%	57%	71%	25%
	Roads & Access ⁸														
	Topography & Ground Conditions ⁹														
	Bus Service Quality ¹⁰	61%	100%	100%	67%	100%	89%	50%	78%	89%	67%	78%	100%	100%	28%
	Utilities ¹¹														
	Ownership ¹²														
Availability	Fully Occupied				✓	✓		✓				✓		✓	
	Immediately Available														
	Constrained (Minor)	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓
	Constrained (Major)														

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 11Mbps.

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.

Settlement		Other Economic Sites With Planning Support			
Site Name		Polton House	Eldin	Dalhouse Business Park	Pentland Studios (South)
Geographical Information	Grid Reference	NT 29870 65162	NT 28414 66644	NT 31921 63733	NT 26366 65805
	Greenfield/Brownfield (G/B)	B	B	B	G
	Gross Site Area (ha)	1.48	4.99	6.31	23.69
	Gross Vacant Land (ha)	0.27	1.00	0.00	21.24
MLDP Considerations	Net Vacant Land (ha)	0.22	0.80	0.00	16.99
	MLDP Site Reference	e30	e31	e29	Mx1
	Development Statement (MLDP Page)	N/A	N/A	N/A	130 & 132
	Suitable Land Use Class(es)	✓	✓	✓	
Suitable Land Use Class(es)	Class 5 - General Industrial	✓	✓	✓	
	Class 6 - Storage & Distribution				
	Other ¹				✓
Neighbouring Land Use Classes		9	4, 5	None - rural	5, 9
Mobile Phone Coverage ^{2,3}	EE	100%	100%	100%	100%
	Three	100%	100%	100%	100%
	O ₂	100%	100%	100%	100%
	Vodafone	100%	100%	100%	100%
Broadband Coverage	Standard Speed (Mbps) ⁴	2.6	5.0	15.0	8.1
	Standard Availability ⁵	Good	Good	Good	Good
	Superfast Speed (Mbps) ⁶	36.8	25.5	-	31.1
	Superfast Availability ⁵	Good	Average	Good	Good
Constraints	Active Travel Opportunities ⁷	24%	34%	24%	28%
	Roads & Access ⁸				
	Topography & Ground Conditions ⁹				
	Bus Service Quality ¹⁰	67%	44%	22%	89%
	Utilities ¹¹				
	Ownership ¹²	-			-
Availability	Fully Occupied			✓	
	Immediately Available				
	Constrained (Minor)	✓	✓		✓

Midlothian Science Zone										
Gowkley Moss South	Technopole North West	Midlothian Innovation Centre	Easter Bush North	Easter Bush South	Easter Bush	New Milton	Pentland Science Park	Gowkley Moss North	Gowkley Moss	Edinburgh Technopole
NT 25675 63444	NT 24328 63741	NT 25351 64469	NT 25375 64302	NT 25406 63871	NT 25258 64052	NT 25177 62871	NT 25309 63184	NT 25719 64020	NT 25593 63651	NT 24847 63453
G	G	B	G	G	Mixed	G	B	G	Mixed	Mixed
2.14	2.30	2.76	5.77	5.84	9.04	10.13	10.21	10.49	15.44	50.05
2.14	2.30	0.00	5.59	2.46	6.95	10.13	0.00	10.49	4.82	7.65
1.71	1.84	0.00	4.47	1.97	5.56	8.10	0.00	8.39	3.86	6.12
b8	Bt3	b4	Bt1	Bt2	b6	b9	b1	b7	b3	b2
137	139	N/A	138	138	136	137	N/A	137	N/A	N/A
		✓								
✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
3, 4, 9	4, 5	10	4, 5, 9, 10	4	4	4, 9	4	4, 9	4, 9	4
100%	100%	100%	100%	100%	100%	80%	80%	100%	90%	68%
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	96%
100%	90%	100%	100%	100%	100%	100%	100%	100%	100%	88%
8.0	2.1	2.5	2.5	2.5	2.5	9.8	9.8	3.0	5.4	3.3
Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
-	-	-	-	-	-	21.0	21.0	-	21.0	21.0
None	None	Good	Good	Good	Good	Average	Average	None	Average	Average
38%	24%	51%	51%	24%	53%	34%	57%	66%	68%	43%
100%	72%	89%	78%	72%	72%	67%	89%	89%	100%	72%
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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 E3, 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 11Mbps.

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.

6 - Individual Site Summaries

6.1 - Hopefield



Site reference: e16
Settlement: Bonnyrigg
Grid reference: NT 31015 63861
Gross site area: 4.93ha
Gross vacant land: 4.93ha
Suitable use class(es): class 4
Neighbouring land use class(es): class 9
Availability: immediately available

Comments on constraints:

- There is uncertainty regarding the exact connection points to electricity and gas supplies here - data collected from those utility companies do not map out much of the infrastructure in Hopefield, which is a relatively new development;
- This site scores poorly in relation to standard broadband speeds.

Site notes:

- This site was formerly the subject of a proposal for a Council depot (application 18/00495/DPP). At that time the site was marked as constrained, but the application has since been withdrawn meaning that the site is now available;
- Any future proposals should consider the issues raised in 18/00495/DPP regarding possible surface water flooding and ensuring that new development does not negatively affect the amenity of properties in the neighbouring Hopefield housing estate;
- An application for Planning Permission in Principle for a residential development on the neighbouring Hopefield (Hs12) site to the west was minded to be consented in April 2021 (20/00151/PPP).

6.2 - Sherwood Industrial Estate



Site reference: e15

Settlement: Bonnyrigg

Grid reference: NT 31378 65040

Gross site area: 7.87ha

Gross vacant land: 1.04ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 9 and 10

Availability: minor constraints

Comments on constraints:

- The main vacant plot is part of land at Unit 1, where Ross' of Edinburgh are using a 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;
- Other vacant land here is associated with existing businesses.

Site notes:

- An application for the erection of a two and three storey extension was approved in mid-2023 (23/00364/DPP). Work on this had not started as of February 2024.

6.3 - Whitehill Business Centre



Site reference: e12

Settlement: Dalkeith

Grid reference: NT 35092 66729

Gross site area: 0.64ha

Gross vacant land: 0.00ha

Suitable use class(es): class 4

Neighbouring land use class(es): class 9

Availability: major constraints

Comments on constraints:

- Site slopes moderately from south to north and the access into it from the road to Whitehill Village is somewhat narrow;
- Site scores relatively poorly in relation to broadband speeds and opportunities for active travel and public transport.

Site notes:

- Buildings on site have been used for class 4 purposes before however they may or may not be suitable for re-use, depending on the nature of any future proposals. They were built as a hospital in the early 1900s before being used as a school;
- One of the buildings on site is a house which was occupied at the site visit in early 2024.

6.4 - Grannies Park



Site reference: e13

Settlement: Dalkeith

Grid reference: NT 33049 67531

Gross site area: 1.91ha

Gross vacant land: 0.83ha

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 to it will be required;
- The access road has a moderate gradient off the A6016 Edinburgh Road with a tight turn at the top, if arriving from the north.

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, 2 and 9

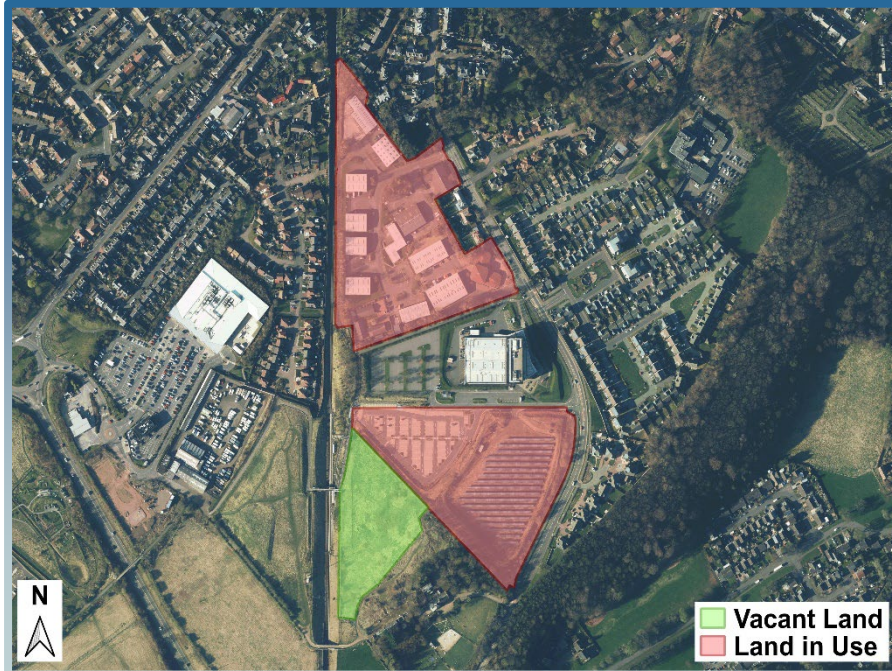
Availability: site is fully occupied

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

Site notes:

- Site is occupied by the FLB factory;
- Immediately north of the site is LDP housing allocation Hs5. A supermarket has been built on half of this, with the remainder still available for housing.

6.6 - Hardengreen Industrial Estate



Site reference: e11

Settlement: Dalkeith

Grid reference: NT 32478 66003

Gross site area: 9.05ha

Gross vacant land: 1.44ha

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, including Eskbank Borders Rail station next to it;
- A children's nursery is a neighbouring land use of the vacant portion of this site in the south.

Site notes:

- This site is split into two parts, separated by the Edinburgh College building and its car park;
- The northern part of the site is fully built out, however office units were advertised as being available there in February 2024;
- The vacant land was the 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).

6.7 - Salter's Park Extension and Salter's Park



	Salter's Park Extension	Salter's Park
Site reference	Ec2	e14
Settlement	Dalkeith	Dalkeith
Grid reference	NT 35002 68428	NT 34742 68580
Gross site area	16.91ha	17.80ha
Gross vacant land	16.91ha	17.80ha
Suitable use class(es)	Classes 4 and 5	Classes 4, 5 and 6
Neighbouring land use class(es)	Class 10	Classes 9 and 10
Availability	Minor constraints	Minor constraints

Comments on constraints:

- See notes below on past 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:

- Past proposals here include a mixed-use development of up to 400 residential units and employment uses, which was refused in 2018. In 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. No application was later submitted, however. A similar situation was seen later with proposal (21/00512/PAC) for a logistics warehouse and class 4, 5 and 6 uses on the remainder of the site.

6.8 - Sheriffhall South



Site reference: e32

Settlement: Dalkeith

Grid reference: NT 31677 67510

Gross site area: 18.39ha

Gross vacant land: 16.30ha

Suitable use class(es): class 4

Neighbouring land use class(es): classes 1, 3, 4 and 7

Availability: immediately available

Comments on constraints:

- 33kV power lines cross part of this site.

Site notes:

- An application for class 4 and 6 uses, including a drive-through coffee shop (21/00982/PPP) was approved in March 2023;
- As of March 2024, there are two outstanding applications for this site:
 - A car dealership (19/00486/DPP). If approved, the initial development would have a footprint of 0.8ha with an area set aside for future expansion covering another 0.4ha; and
 - The erection of offices, storage and library facilities with car parking (23/00435/DPP) which would also lead to take up.
- Application 20/00869/PPP for a class 4 business park was approved in early 2022;
- An application for the formation of an access road, SUDS infrastructure, drainage and utilities connections was approved in mid-2018 (17/00508/DPP). Work on this had not started as of February 2024.

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: none

Site notes:

- The majority of this site is used as a car breakers yard and for vehicle scrappage and maintenance;
- Since the last ELA, an industrial unit on the south of the site is now complete (14/00169/DPP).

6.10 - Redheugh



Site reference: e22

Settlement: Gorebridge

Grid reference: NT 33326 62885

Gross site area: 9.77ha

Gross vacant land: 9.77ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 1, 4, 5, 9, 10 and sui generis

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 this site in 2012 (07/00556/OUT). A further application (17/00559/S42) sought to modify the conditions of that consent and was approved in 2019. These applications cover the whole site, which could be developed for a single occupant or multiple areas in line with these uses. An application (22/00588/S42) to modify the conditions of the 2019 consent has been consented here since the last ELA was published in March 2023. Work on this land had not started as of March 2024;
- Large housing allocations are to the west and south of this site, with consent in principle already granted on part (15/00045/PPP) and another application for permission in principle (21/00374/PPP) awaiting decision at the time of writing.

6.11 - Straiton



Site reference: e7

Settlement: Loanhead

Grid reference: NT 27426 66187

Gross site area: 1.94ha

Gross vacant land: 1.24ha

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 part of this site, running from south west to north east. These could possibly be avoided depending on the design of any new development.

Site notes:

- Notices were advertising vacant office spaces here at the time of a site visit in March 2024.

6.12 - Engine Road



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, 10 and sui generis

Availability: fully occupied

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

Site notes:

- An application for a change of use of most of the site from a scrap yard to a waste transfer site and contractors yard was refused here in April 2024 (22/00878/DPP).

6.13 - Ashgrove



Site reference: e33

Settlement: Loanhead

Grid reference: NT 28239 66500

Gross site area: 5.71ha

Gross vacant land: 5.32ha

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.

Site notes:

- The vacant land at this site is essentially split into northern and southern plots by a burn;
- Straiton Pond Local Nature Reserve adjoins the northern boundary of the site;
- Construction is ongoing at the h54 Ashgrove housing site across the Edgefield Relief Road to the west at the time of a site visit in March 2024.

6.14 - Edgefield Industrial Estate



Site reference: e5

Settlement: Loanhead

Grid reference: NT 28191 66235

Gross site area: 7.98ha

Gross vacant land: 1.45ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 4, 5, 8 and 9

Availability: immediately available

Comments on constraints:

- Some vacant land is part of the Danfoss/Artemis premises. A proposed extension was consented (17/00999/DPP) but work has not proceeded and the land remains vacant.

Site notes:

- Vacant buildings at this site include the Edgefield Trade Park development, consisting of 10 units ranging from 2,000 to 4,500ft²;
- Applications for the refurbishment and redevelopment of Unit 7 were approved in 2019 (19/00478/DPP and 19/00683/DPP), these consents had not been implemented at the time of a site visit in March 2024;
- The silos and the associated buildings at the east of the site have been demolished, creating extra vacant land here.

6.15 - Pentland Industrial Estate



Site reference: e4

Settlement: Loanhead

Grid reference: NT 27031 65436

Gross site area: 11.03ha

Gross vacant land: 0.00ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 1, 4, 5, 7, 9 and sui generis

Availability: fully occupied

Comments on constraints: none

Site notes:

- Since the previous ELA, work has been completed on the final part of the storage and distribution building development at the west of the site (16/00726/DPP). Notices were advertising these units at the time of a site visit in March 2024;
- An application for an industrial unit at the northern end of the site was approved at appeal in May 2023 (22/00786/DPP). Work on this had not started as of March 2024.

6.16 - Ashgrove North



Site reference: Ec4

Settlement: Loanhead

Grid reference: NT 27789 66702

Gross site area: 15.73ha

Gross vacant land: 14.41ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 1, 3 and 9

Availability: minor constraints

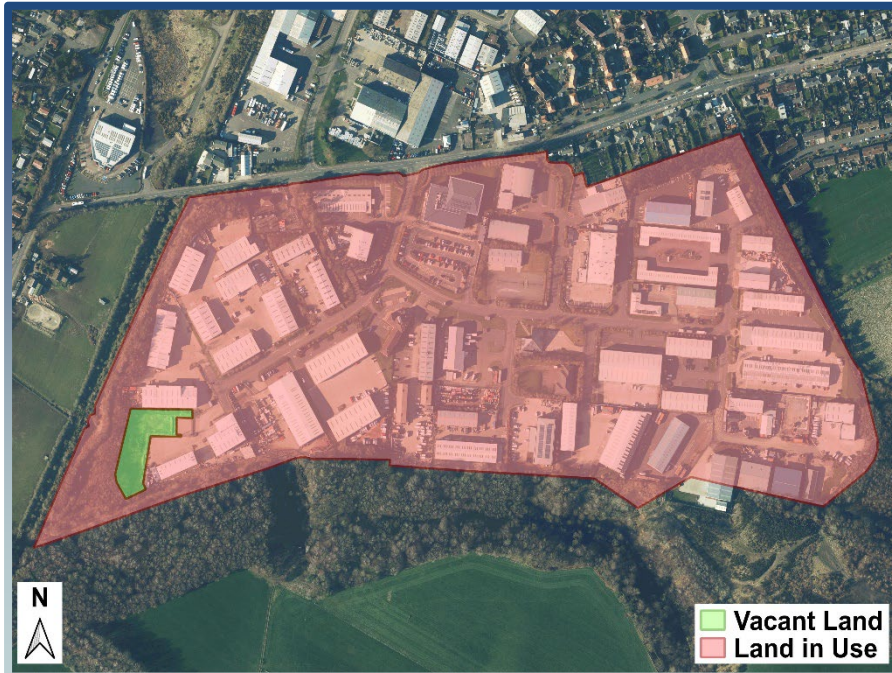
Comments on constraints:

- 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.

6.17 - Bilston Glen



Site reference: e3

Settlement: Loanhead

Grid reference: NT 27086 65089

Gross site area: 26.43ha

Gross vacant land: 0.37ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 4, 5, 7, 9 and sui generis

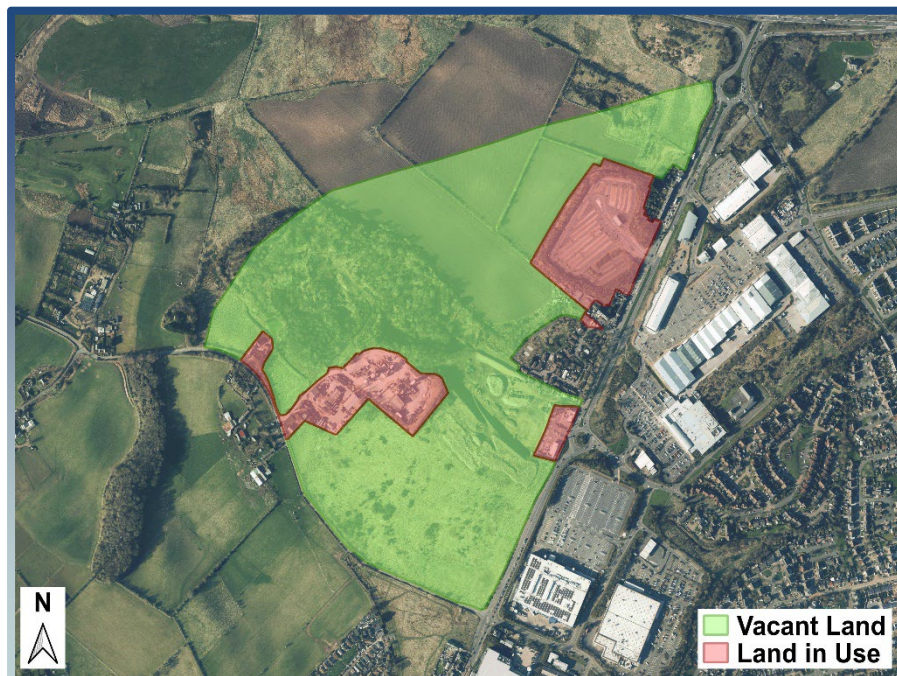
Availability: immediately available

Comments on constraints: none

Site notes:

- An application for an extension to an industrial unit (22/00124/DPP) was approved in mid-2022. Work on this had not started as of March 2024;
- An application is pending consideration for the erection of extensions to provide office facilities (24/00164/DPP);
- A retrospective application for a change of use from office/industrial to (class 1) retail was approved in early 2023 (22/00821/DPP);
- The vacant plot here was subject to application 15/00614/DPP for a new industrial unit, but consent expired in autumn 2018. It was [being advertised](#) at the time of writing.

6.18 - West Straiton



Site reference: Ec3

Settlement: Loanhead

Grid reference: NT 26738 66280

Gross site area: 51.47ha

Gross vacant land: 42.88ha

Suitable use class(es): class 4 and mixed use (principally commercial/employment uses)

Neighbouring land use class(es): classes 1, 3 and 9

Availability: minor constraints

Comments on constraints:

- Parts of this 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 for details and also the entry for Mx1 below;
- The A701 park & ride facility and an asphalt plant occupy parts of this site;
- There is interest in developing the northern portion of Ec3 and land further west for class 4, 5 and 6 uses, residential, retail, food & drink uses, assembly & leisure uses and a park and ride facility (see 23/00354/PAC). The [Community Consultation](#) page contains further details. Environmental Impact Assessment work has also taken place (21/00831/SCO and 21/00220/SCR);
- A small portion of land at this site [was advertised](#) for sale or lease in early 2024.

6.19 - Mayfield Industrial Estate



Site reference: e17

Settlement: Mayfield

Grid reference: NT 34244 64268

Gross site area: 23.83ha

Gross vacant land: 2.41ha

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;
- There are multiple water and wastewater assets within this site.

Site notes:

- Several applications have been consented at this site since the last ELA in March 2023. 23/00402/DPP for a retrospective change of use to a car sales and repairs unit, 23/00227/DPP for a retrospective change of use to storage facility, 23/00223/DPP for partial change of use to general industrial and 23/00230/DPP for the retrospective erection of a modular building and containers;
- The land to the south and east of this site is allocated for housing and an application was approved in December 2023 (22/00027/PPP). The MLDP supports road realignment and the formation of a new distributor road through part of that housing allocation (see LDP page 108) and the application's layout follows this.

6.20 - Lady Victoria Business Centre



Site reference: e20

Settlement: Newtongrange

Grid reference: NT 33327 63444

Gross site area: 8.39ha

Gross vacant land: 1.46ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): 1, 3, 4, 5, 6, 9, 10 and sui generis

Availability: minor constraints

Comments on constraints:

- The vacant land here has previously been intermittently used for storage;
- The northern part of the site was included in the 2018 Stobhill and Lady Victoria Masterplan. This mainly proposed residential and retail uses, with some light industrial and business uses allocated in the southern portion.

Site notes:

- The Stobhill and Lady Victoria Masterplan is available [on the Council's website](#);
- The southern portion of the site, which is occupied by Tillicoultry Quarries, is not included in the Masterplan proposals;
- Internal roads within the site 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: minor constraints

Comments on constraints:

- This site was included in the 2018 Stobhill and Lady Victoria Masterplan, which proposed 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. The Masterplan is available [on the Council's website](#);
- In summer 2020, Midlothian Council announced that it was examining the possibility of providing a new centralised depot here rather than pursuing the now-withdrawn application for Hopefield (site e16). If this is taken further, it would alter the 2018 Masterplan proposals.

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, 5, 9 and 10

Availability: immediately available

Comments on constraints:

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

6.23 - Eastfield Industrial Estate



Site reference: e1

Settlement: Penicuik

Grid reference: NT 23889 60889

Gross site area: 6.40ha

Gross vacant land: 0.13ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): 1, 2, 3, 5, 9, 10 and sui generis

Availability: minor constraints

Comments on constraints:

- The small portion of vacant land here is associated with the existing premises on site and development would have to be compatible with neighbouring residential areas.

Site notes:

- A garage and workshop on land west of this site behind Tesco was nearing completion at a site visit carried out in March 2024 (22/00344/DPP);
- In early 2024 an application for the erection of industrial units was approved on the small area of vacant land (23/00401/DPP). Works had not started as of March 2024.

6.24 - 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)

6.25 - Gorton Road



Site reference: e24

Settlement: Rosewell

Grid reference: NT 28532 62812

Gross site area: 1.84ha

Gross vacant land: 1.31ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): class 9

Availability: minor constraints

Comments on constraints:

- Due to its location, this site is some distance away from the A road and trunk road network and scores relatively poorly on bus service quality;
- Utilities considerations include a gas pipeline on the east of the site which may influence development somewhat and limited water and wastewater treatment works capacity.

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 about the site are available from the [agent marketing it](#) here.

6.26 - Oatslie Expansion and Oatslie



	Oatslie Expansion	Oatslie
Site reference	Ec5	e34
Settlement	Roslin	Roslin
Grid reference	NT 26242 63156	NT 26047 63241
Gross site area	4.67ha	5.62ha
Gross vacant land	4.67ha	5.62ha
Suitable use class(es)	Classes 4 and 5	Class 4
Neighbouring land use class(es)	Classes 2 and 9	Classes 2 and 9
Availability	Minor constraints	Minor constraints

Comments on constraints:

- Sites need some utility connections and Ec5 has two extra high voltage overhead power lines crossing it;
- Sites are owned by the University of Edinburgh, who may seek alternative uses.

Site notes:

- Application 22/00012/DPP was approved here in early 2022. It covers a very small portion of the sites next to the B7004 Penicuik Road and was for a temporary sales cabin for CALA’s new development at site Hs19 in Roslin to the north. The latest available aerial photos show this has now been removed. CALA’s other development at site h57 directly across the Penicuik Road is now complete.

6.27 - Hunter's Yard



Site reference: e28

Settlement: Shawfair/Danderhall

Grid reference: NT 30516 70277

Gross site area: 1.39ha

Gross vacant land: 0.00ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 6 and 9

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 - the nearest connection points are in Danderhall to the south.

Site notes:

- Site is periodically used for storage;
- Construction work is ongoing at housing site h44 a short distance to the south.

6.28 - Whitehill Mains



Site reference: e26

Settlement: Shawfair/Danderhall

Grid reference: NT 31719 71354

Gross site area: 18.73ha

Gross vacant land: 18.54ha

Suitable use class(es): classes 4, 5 and other (see site notes below)

Neighbouring land use class(es): classes 1, 6, 9 and sui generis

Availability: immediately available

Comments on constraints:

- Comparatively poor active travel opportunities here;
- 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'.

Site notes:

- This site was originally allocated for class 4 and 5 use in the MLDP, however an application to broaden the acceptable uses here was approved (19/00748/PPP). Permitted uses are now classes 4, 5 and 6, and sui generis (home improvement showrooms/warehousing, builders merchant and car showrooms);
- Application (23/00340/MSC) for the above works has been consented since the last ELA and will lead to take-up when implemented.
- See the [Shawfair website](#) for more details on this site.

6.29 - Shawfair Park Extension and Shawfair Park



	Shawfair Park Extension	Shawfair Park
Site reference	Ec1	e27
Settlement	Shawfair/Danderhall	Shawfair/Danderhall
Grid reference	NT 31730 68406	NT 31446 68778
Gross site area	20.57ha	36.73ha
Gross vacant land	18.85ha	19.31ha
Suitable use class(es)	Classes 4 and 5	Classes 4 and 5
Neighbouring land use class(es)	Classes 1 and 9	Classes 1, 2 and 9
Availability	Minor constraints	Immediately available

Comments on constraints:

- Site Ec1 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;
- Work has started on the erection of a retail store and café (21/00598/DPP) at a site visit carried out in March 2024. This consent included an area set aside for future development;
- A dental care facility and women's health and reproductive centre (21/00637/DPP) was approved in July 2022. Works had not started as of March 2024;
- A leisure club (21/00704/MS) has been completed since the previous ELA;
- The [Shawfair website](#) contains more details on these sites.

6.30 - Millerhill/Monktonhall



Site reference: e25

Settlement: Shawfair/Danderhall

Grid reference: NT 32408 70388

Gross site area: 69.57ha

Gross vacant land: 34.80ha

Suitable use class(es): classes 4, 5, 6 and other (see MLDP pages 84 and 161)

Neighbouring land use class(es): class 9

Availability: minor constraints

Comments on constraints:

- Site has comparatively poor public transport and active travel opportunities.

Site notes:

- Community facilities including schools and class 4 business uses were approved here under 19/00112/PPP. A subsequent application will propose detailed designs, but the Shawfair Masterplan allocates class 4 use in the southern part of the site covered by the application, in an area of 5.1ha across blocks M and N (see 23/00657/PAC);
- Applications here for the District Heating Energy Centre and the associated pipework are both now consented (22/00544/MSC and 21/00842/MSC) and works had started when a site visit was carried out in March 2024;
- An application is pending consideration for site access and remediation, drainage and utilities connections (24/00148/DPP);
- Access to the southern end of this site will be improved when application 19/00992/MSC for a road connecting Millerhill with Shawfair is built.

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

Site notes:

- In late 2020, an application for a small building for class 4, 5 and 6 use was granted for land already in use at this site (20/00491/DPP).

6.32 - Eldin



Site reference: e31

Settlement: Loanhead

Grid reference: NT 28414 66644

Gross site area: 4.99ha

Gross vacant land: 1.00ha

Suitable use class(es): classes 4 and 5

Neighbouring land use class(es): classes 4 and 5

Availability: minor constraints

Comments on constraints:

- A sewer pipe and an extra high voltage power cable cross the north of the site;
- Access to the site is via unpaved roads that are single lane in places;
- Site scores relatively poorly in relation to public transport links, active travel opportunities and broadband speeds.

Site notes:

- Straiton Pond Nature Reserve is on the western boundary of this site;
- Since the last ELA, works have begun for the change of use of land to a waste transfer facility application that was approved at the north of this site in February 2023 (22/00345/DPP).

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:

- Site scores relatively poorly in relation to public transport links and active travel opportunities;
- An application for a modular building (22/00758/DPP) has been completed since the previous ELA;
- Work has not started on the erection of industrial units (22/00675/DPP) or the erection of an industrial unit (22/00536/DPP) at a site visit carried out in March 2024.

6.34 - Pentland Studios (South)



Site reference: Mx1

Settlement: Loanhead

Grid reference: NT 26366 65805

Gross site area: 23.69ha

Gross vacant land: 21.24ha

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 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 part of site Ec3 too. 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, mixed employment uses (retail/office/commercial), hotel, power plant/energy centre, film school and student accommodation was proposed in 2015 (15/00364/PPP). The Scottish Land Court ruled that a tenant farmer's land cannot be used as part of this and the proposal has not been taken forward since. The site therefore remain as green belt/countryside/prime agricultural land and any other development would not necessarily be supported;
- Application 21/00338/DPP to erect a supermarket on adjacent land to the east was approved in October 2022.

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;
- A new access point will be required for this site.

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.

7.3 - Midlothian Innovation Centre



Site reference: b4

Settlement: Midlothian Science Zone

Grid reference: NT 25351 64469

Gross site area: 2.76ha

Gross vacant land: 0.00ha

Suitable use class(es): class 4

Neighbouring land use class(es): classes 10

Availability: fully occupied

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

Site notes:

- An application for the siting of an energy storage container with fencing and enclosure was approved in mid-2023 (23/00133/DPP). Work on this had not started as of February 2024;
- See the [Midlothian Innovation Centre](#) webpage for further information, including on vacant premises and contact details.

7.4 - Easter Bush North



Site reference: Bt1

Settlement: Midlothian Science Zone

Grid reference: NT 25375 64302

Gross site area: 5.77ha

Gross vacant land: 5.59ha

Suitable use: biotechnology

Neighbouring land use class(es): classes 4, 5, 9 and 10

Availability: major constraints

Comments on constraints:

- Waste water pipes cross the centre of this site;
- This site is included in the University of Edinburgh's [campus masterplan](#). It has been marked as having major constraints as they have no plans to develop it. This is also shown on the Design and Access Statement that accompanied [22/00914/DPP](#) for neighbouring land.

Site notes:

- The north west corner of this site is occupied by children's nursery;
- An access track across the site has been built in accordance with application (19/00544/DPP).

7.5 - Easter Bush South



Site reference: Bt2

Settlement: Midlothian Science Zone

Grid reference: NT 25406 63871

Gross site area: 5.84ha

Gross vacant land: 2.46ha

Suitable use: biotechnology

Neighbouring land use class(es): class 4

Availability: minor constraints

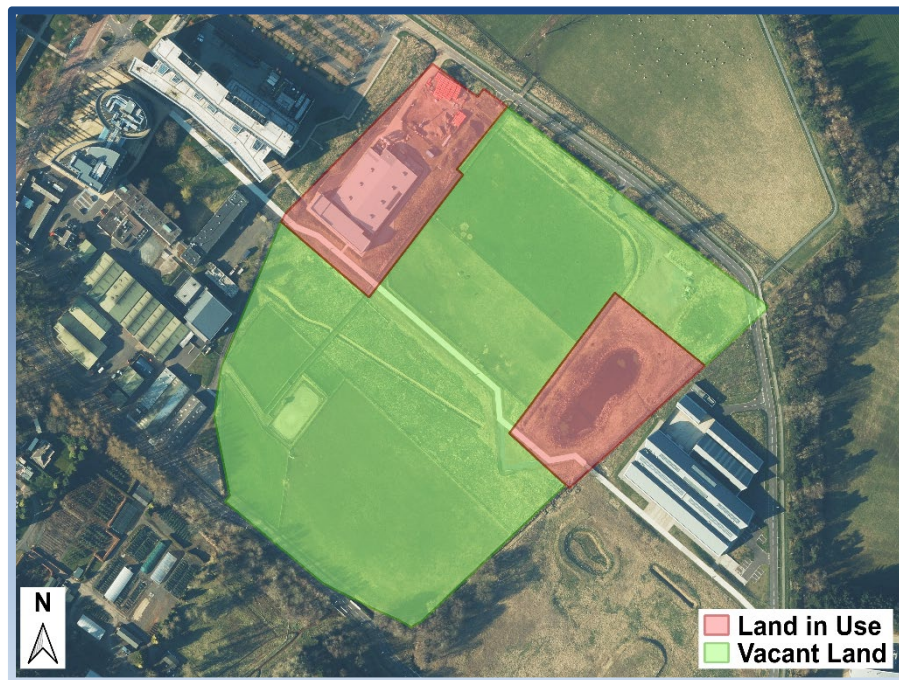
Comments on constraints:

- Site scores relatively weakly in terms of opportunities for active travel and it is some distance from bus stops.

Site notes:

- Since the last ELA, construction of an electricity sub-station here under application 20/00124/DPP is complete.

7.6 - Easter Bush



Site reference: b6

Settlement: Midlothian Science Zone

Grid reference: NT 25258 64052

Gross site area: 9.04ha

Gross vacant land: 6.95ha

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:

- Application 19/00064/DPP, for the erection of a facilities unit and car park next to the Greenwood Building, was consented in late 2019 and an application to renew this consent was approved in January 2023 (22/00714/DPP); The unit was fully built at a site visit carried out in March 2024;
- Application 22/00914/DPP for agricultural buildings on this site was approved in early 2023. Work on this had not started as of March 2024;
- A SUDS pond will be built on this site as per application 17/00773/DPP.

7.7 - New Milton



Site reference: b9

Settlement: Midlothian Science Zone

Grid reference: NT 25177 62871

Gross site area: 10.13ha

Gross vacant land: 10.13ha

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 also 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;
- Opportunities for public transport and active travel could be improved if an access route to the A701 to the south was created.

7.8 - Pentland Science Park



Site reference: b1

Settlement: Midlothian Science Zone

Grid reference: NT 25309 63184

Gross site area: 10.21ha

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 the [Pentland Science Park](#) website for further information, including space to let.

7.9 - Gowkley Moss North



Site reference: b7

Settlement: Midlothian Science Zone

Grid reference: NT 25719 64020

Gross site area: 10.49ha

Gross vacant land: 10.49ha

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 is underway at housing site h55 on the opposite side of the A703;
- It is intended that land north of this site will be used for a new high school and community facilities (see 24/00076/PAC).

7.10 - Gowkley Moss



Site reference: b3

Settlement: Midlothian Science Zone

Grid reference: NT 25593 63651

Gross site area: 15.44ha

Gross vacant land: 4.82ha

Suitable uses: research & development (& related manufacturing)

Neighbouring land use class(es): classes 4 and 9

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. Consent has been given to change the use of the vacant building to a research & development facility (21/00909/DPP) and is [advertised](#) for sale as of April 2024;
- An application for a solar farm on land surrounding Quotient's office at the north of the site was approved in April 2022 and has been implemented (22/00104/DPP).

7.11 - Edinburgh Technopole



Site reference: b2

Settlement: Midlothian Science Zone

Grid reference: NT 24847 63453

Gross site area: 50.05ha

Gross vacant land: 7.65ha

Suitable uses: research & development

Neighbouring land use class(es): class 4

Availability: immediately available

Comments on constraints: none

Site notes:

- See the [Edinburgh Technopole website](#) for further information on this site, including facilities, space to let and contact details;
- 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](#);
- An extension to the Advanced Computer Facility (ACF) (22/00803/DPP) and the erection of plant equipment and relocation of cycle shelter at the Moubray Building (24/00006/DPP) was approved in early 2024;
- A sub-station at the Advanced Computer Facility was completed at the time of a site visit in February 2024 (20/00378/DPP);
- Work has been completed on the second of three office buildings as of March 2024 (16/00882/DPP).

Appendices

Appendix 1 - Glossary & Abbreviations

Term	Description
4G	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.
Class 4	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.
Class 5	General industrial use, for the carrying out of an industrial process other than one falling within class 4 (business).
Class 6	Storage or distribution
ELA	Employment Land Audit
GIS	Geographical Information Systems (computer-based mapping)
Gross site area	The total area within the boundary of a site, in hectares.
Gross vacant land	The total area of vacant land at a site before allowing for land needed for roads and landscaping etc.
Immediately available land	Land available for employment uses that currently has planning permission or a secure planning status and has no constraints to immediate development.
LDP/MLDP	Local Development Plan/Midlothian Local Development Plan.
Major constraints	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.
Mbps	Megabits per second (data transfer speed)
Minor constraints	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
MSZ	Midlothian Science Zone
Net vacant land	80% of the gross vacant land figure, to allow for roads and landscaping etc.
NPF4	National Planning Framework 4
NVQ	National Vocational Qualification
ONS	Office for National Statistics
SDP	Strategic Development Plan (for South East Scotland). Also known as SESplan
SG	Sui Generis - any use not within a specified class falls into this category.
SOC	Standard Occupation Classification
SPP	Scottish Planning Policy
SUDS	Sustainable Urban Drainage System

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:

- [Brexit and COVID-19: An Economic Assessment for Midlothian Council](#)
- [Bush Framework Masterplan](#)
- [City Region Deals Overview](#)
- [Improvement Service Briefing Note on Community Wealth Building](#)
- [Edinburgh & South East Scotland City Deal](#)
- [Edinburgh & South East Scotland Regional Prosperity Framework \(2021 - 2041\)](#)
- [Midlothian Council Economic Growth Strategy, 2020 - 2025 \(and the Midlothian Economic Renewal Strategy Addendum\)](#)
- [Midlothian Council Planning and Building Standards Portal](#)
This link can be used to search for current planning applications on audit sites.
- [Midlothian Local Development Plan](#)
- [Midlothian Local Development Plan Proposals Map](#)
- [National Planning Framework 4](#)
- [Scotland's National Strategy for Economic Transformation](#)
- [Scottish Planning Policy](#)
- [SESplan Strategic Development Plan 1 \(SDP1\)](#)
- [Single Midlothian Plan](#)

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如有需要我們樂意提供翻譯本，和其他版本的資訊與刊物，包括盲人點字、錄音帶或大字體。

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

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

اگر آپ چاہیں تو ہم خوشی سے آپ کو ترجمہ فراہم کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (تاجیہ افراد کے لیے) ہیرے ہوئے حروف کی کلمائی (میں) ٹیپ پر یا بڑے حروف کی کلمائی میں فراہم کر سکتے ہیں۔