



# Midlothian Council Housing Land Audit 2023



Midlothian



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# Part 1 – Audit Overview

## 1 – Audit Overview

### 1.1 - Introduction

**1.1.1** The Housing Land Audit (HLA) is the established means of monitoring Midlothian's housing land supply. Audits are undertaken annually (based on the financial year of the 1<sup>st</sup> of April to the 31st March) and establish the availability of housing land at that time and into the future. The Audit also indicates the progress of sites through the planning process and gives information on housing completions. It is produced in consultation with Homes for Scotland (HfS), the umbrella organisation that represents the house building industry, as well as other interested parties.

**1.1.2** HLA 2023 is an assessment of the housing land supply in Midlothian at the 31st of March 2023. It comprises the following seven schedules. *Obtaining a complete view of the housing land picture and future housing growth in Midlothian requires consideration of them all.*

- Summary – an overview of the supply situation;
- Main Schedule – information on and indicative programming for effective sites in the supply;
- Completions & Demolitions – numbers of both market and affordable housing units completed in 2022/23, where those completions were, and the number of demolitions across Midlothian;
- Constrained Sites – sites which are not effective and have obstacles preventing their development;
- Safeguarded Sites – sites associated with housing allocations which have potential for further expansion in the medium to longer term and which could be brought forward through the next development plan, if required;
- Site Notes – additional information on sites, including their planning application and building warrant references; and
- Pending Large Windfall Applications<sup>1</sup> – details of outstanding housing applications of four or more units for non-allocated sites.

**1.1.3** The schedules include all new housing development, redevelopment, conversion and sub-division consisting of four or more units. Refurbishment of existing housing stock is excluded. Small sites (of three units or less) are shown as an aggregation for each settlement and are combined with allocated and windfall sites to provide a summary of the housing situation for each settlement in Midlothian. These in turn are aggregated to the Housing Market Area (HMA) level. There are two HMAs in Midlothian and their boundaries and the settlements they contain are shown in figure 1 on the next page. A map of the sites within the Audit is included at the back of this document and an online version with interactive site information is also available online - [Housing Land Audit online map](#).

**1.1.4** The Council will continue to work with HfS, house builders and other agencies to ensure the delivery of housing in Midlothian.

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<sup>1</sup> Windfall sites are housing developments on land that was not allocated in current or former Development Plans. They are often smaller sites on brownfield land.

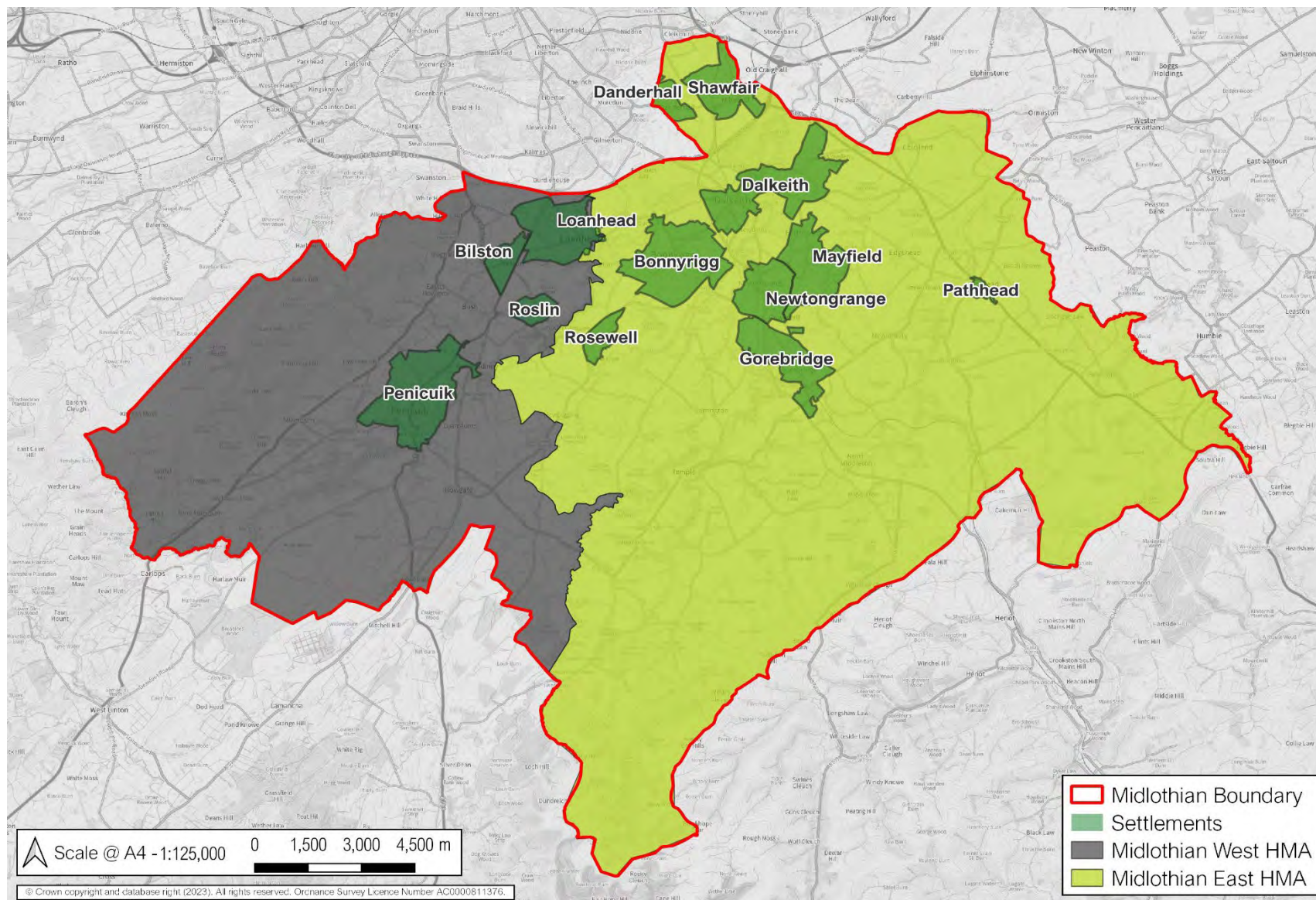


Figure 1: Midlothian's Housing Market Areas and the main settlements within them.

## 1.2 – Abbreviations

Table 1: HLA 2023 Abbreviations.

| Abbreviation | Description  |
|--------------|--|
| Aff'd.       | Affordable housing   |
| B/Brf.       | Brownfield land (previously developed land)  |
| C            | Site with planning consent   |
| DPEA         | Planning and Environmental Appeals Division of the Scottish Government   |
| DPP/FUL/MSD  | Detailed/Full Planning Permission  |
| G/Grf.       | Greenfield land (previously undeveloped land)  |
| ha           | Area in hectares (1 ha = 10,000m <sup>2</sup> , or 100m x 100m)  |
| HfS          | Homes for Scotland   |
| HLA          | Housing Land Audit   |
| HMA          | Housing Market Area  |
| LDP          | Local Development Plan   |
| LHLR         | Local Housing Land Requirement   |
| LRB          | Local Review Body  |
| MATHLR       | Minimum All Tenure Housing Land Requirement  |
| MC           | Site that is minded to be consented planning permission but the legal agreement for developer's financial contributions to infrastructure is still to be finalised |
| MLDP         | Midlothian Local Development Plan (2017)   |
| MLP 2003     | 2003 Midlothian Local Plan   |
| MLP 2008     | 2008 Midlothian Local Plan   |
| NC           | Site with no planning consent  |
| NPF4         | National Planning Framework 4  |
| PAC          | Pre-Application Consultation   |
| PPP/OUT      | Planning Permission in Principle/Outline Planning Permission   |
| RoS          | Registers of Scotland  |
| SC           | Safeguarded Capacity   |
| SHIP         | Strategic Housing Investment Plan (Midlothian Council's plan for the delivery of affordable housing)   |
| SLP          | Shawfair Local Plan (2003)   |
| UC           | Site under construction  |



## 1.3 – Planning Policy Context

**1.3.1** The 2022/23 Audit year saw major changes to the context in which HLAs are produced. National Planning Framework 4 (NPF4) was adopted in February 2023, the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 came into force in May 2023 and Guidance on them was published shortly afterwards. These have been the trigger for a review of HfS' Procedure Notes on HLAs and the Scottish Government developing guidance notes on HLAs to replace PAN 2/2010 ('Affordable Housing and Housing Land Audits'). These have led to changes to the content of this HLA and will likely also do so in future when both are finalised.

**1.3.2** NPF4 identifies a Minimum All Tenure Housing Land Requirement (MATHLR), which is the minimum amount of land, expressed in housing units, that is to be provided by each planning authority in Scotland for a 10 year period. Local Authorities must exceed this by identifying a Local Housing Land Requirement (LHLR) for their next Local Development Plan (LDP). Midlothian Council is in the process of determining its LHLR as part of its early work on LDP2.

**1.3.3** The Midlothian Local Development Plan (MLDP) was adopted in 2017, with an Action Programme approved in early 2018 and a further update of the latter in 2020. It highlighted the progress made with implementing the LDP's development strategy in the two years since adoption, the key changes in that period and emerging issues looking forward to the next review of the Plan. 'Delivery Programmes' will replace Action Programmes and Midlothian Council will be producing one to replace its 2020 release. A further Delivery Programme will be produced shortly after the adoption of LDP2 (currently expected in late 2026). This will set out how the Council propose to implement its LDP and it must establish a deliverable 'housing land pipeline' for the LHLR. The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, that enable delivery can be planned. The annual HLA, and its programming in particular, will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the Delivery Programme.

**1.3.4** Although Midlothian's LHLR will only be determined as LDP2 work continues and progress towards the LHLR cannot therefore be established at this point, changes have been made to the content and format of the HLA in advance of this. Most notably, programming in the Main Schedule of the Audit now covers a 10 year period to reflect the requirement of NPF4 that LDPs should identify deliverable land to meet a LHLR that must cover a decade. Programming is divided into three phases which mirror the definitions of NPF4 Policy 16 and paragraph 222 of the Local Development Planning Guidance:

- Short-term sites – where the first homes are to be completed in years one to three of the plan, including sites with full planning permission;
- Medium-term sites – where the first homes are to be completed in years four to six of the plan, including sites with planning permission in principle and allocations supported by masterplans, development briefs or equivalent; and
- Long-term sites – where the first homes are to be completed in years seven to ten of the plan, in locations that align with the spatial strategy of the plan and have a pathway to delivery identified in the Delivery Programme.

**1.3.5** Since NPF4 also states that areas that may be suitable for new homes beyond 10 years are also to be identified in LDPs, programming for beyond the short, medium and long term is now also provided (as an aggregate figure of units yet to be constructed on sites beyond a decade).

## 1.4 – Methodology

**1.4.1** The methodology of how Midlothian’s HLA is completed is influenced by several sources including rolling over procedures from previous Audits where those procedures have been of value, reflections and discussions on them throughout the year, HfS Procedure Notes and PAN 2/2010. They may well change going forward due to the emerging requirements stemming from the adoption of NPF4, Local Development Planning Regulations and Guidance and forthcoming guidance on HLAs from the Scottish Government. For the time being however, the following paragraphs detail the steps taken in completing Midlothian’s latest HLA.

**1.4.2** The status of sites in the Audit is determined by reviewing weekly lists of applications received and determined by Midlothian Council, the outcomes of its Planning Committee and Local Review Body (LRB) as well as checking for the submission and approval of building warrants and notifications of the commencement of developments to establish when site activities have begun.

**1.4.3** Housing completions are determined by cross-checking several forms of data:

- In the first instance building warrant records in the Council’s ‘Uniform’ database are reviewed for the submission and acceptance of housing completion certificates under the Building (Scotland) Act 2003;
- Effective dates of the apportioning of Council Tax bands to addresses listed at the Scottish Assessors Association website and provided by the Lothian Valuation Joint Board; and
- Visits to all sites of four or more units that have had construction activity in the current Audit year to mark off occupied units on site plans. This is determined by the presence of one or more signs of occupant activity, such as parked vehicles, ‘curtain counts’, the maintenance of gardens or grounds etc.

**1.4.4** Programming assumptions are a snap shot in time from the base date of the HLA. As site programming entails predicting future events, it can only represent the most accurate estimate as is possible at the time of writing. Many data sources are utilised to maximise its reliability:

- Visits to all large sites and recording the number of units under construction, particularly those nearing completion;
- Inspection of site plans so that programming takes into account the house types in question (detached, semi-detached, flats etc.), as this will influence their build time;
- Inspection of phasing plans submitted by developers;
- Taking into account past annual completions on sites that have delivered units in previous years;
- Visiting house-builders websites and on site notice boards to note news on which plots or phases have been released for sale, reserved or sold;
- In the case of sites in the Shawfair Area, reviewing the annual Shawfair Phasing Plan<sup>2</sup>;
- Taking into account HfS guidance on realistic default assumptions for completions as outlined in their ‘Housing Land Audits: Homes for Scotland Procedures’ document;
- For social housing sites, following programming outlined in the latest Council Strategic Housing Investment Plan (SHIP report); and
- Receiving further feedback on programming via the various engagement activities outlined below.

**1.4.5** Engagement during the production of the HLA also helps to ensure that the programming (and the other information) it contains is as accurate as possible. In practice this entails:

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<sup>2</sup> This is a requirement under condition 3 of application 17/00650/S42 to amend the approved Shawfair Masterplan.

- Reviewing the communications between site developers/owners and Council Planning Officers to determine the progress and status of sites;
- Requests for further information on site statuses from Council Planning Officers where needed;
- Contacting developers directly to get an update on particular sites where needed;
- Distribution of the HLA amongst key internal Council services and key external agencies for their comment;
- Review by other Planning staff and reporting the Audit to Planning Committee before its publication;
- Consultation with HfS who then distribute the Audit to their members via the South East Scotland Home Builders' Committee for comment and revision of figures; and
- Feedback and queries received after publication of the HLA on the Council website.

**1.4.6** The HLA contains a table of 'Constrained Sites', these being defined as sites in the supply which are not effective and have obstacles preventing their development. This follows NPF4's position that housing land is only deliverable if it 'is free from constraints or there is a commitment to overcome constraints'. Following PAN/2010 (and as also outlined in HfS' former Procedure Notes on HLAs) these constraints are ownership, physical constraints (e.g. ground stability or flood risk), contamination, marketability and infrastructure.

**1.4.7** Entries in the Constrained Sites table must meet these requirements and this is determined via a review of recent correspondence and information regarding the site, its ownership and planning status and whether it is being marketed. Such sites are also visited where necessary to confirm their appropriateness for inclusion in the Constrained Sites table.

**1.4.8** A further methodological change for HLA 2023 is that it has revised the definition of small sites from four or fewer units to three or fewer. This is in response to:

- HfS' HLA Procedure Notes;
- The Scottish Government's Local Development Planning Guidance stating that sites of four or more units can be used to meet the Local Housing Land Requirement; and
- This being a slightly more common threshold used by Councils elsewhere in Scotland, according to an Issues Paper produced in April 2023 by the Scottish Government to inform the development of their HLA Guidance.

**1.4.9** Other methodological changes introduced regarding small sites include in relation to programming estimates. According to the aforementioned Scottish Government Issues Paper on HLAs, expected programming of units on small sites is not borne out when later compared to actual completions. An analysis of Midlothian's data showed this to be the case, with programming overestimating completions by 53% over the past few years. A different approach has been taken for HLA 2023 as a result.

**1.4.10** Data on small housing sites are recorded in a spreadsheet where units are grouped according to their planning and building warrant status. These statuses can fall into one of five categories which were used to create a new methodology for estimating programming. Units under category one (under construction) were deemed to deliver their units in the next two years of programming (23/24 and 24/25 in this HLA). Units under category two are expected to deliver their units in programming years three and four, and so forth. This is shown in table 2 below.



Table 2: Status of small sites and the programming of their units.

| Small Site Status Categories   | Expected Delivery of Units          |
|--|-------------------------------------|
| 1) Is under construction   | Years 1 and 2<br>(23/24 and 24/25)  |
| 2) Has planning and building warrant consent, but not under construction | Years 3 and 4<br>(25/26 and 26/27)  |
| 3) Has planning consent and a pending building warrant application       | Years 5 and 6<br>(27/28 and 28/29)  |
| 4) Has planning consent but no building warrant application              | Years 7 and 8<br>(29/30 and 30/31)  |
| 5) Has a pending planning application or PPP consent only                | Years 9 and 10<br>(31/32 and 32/33) |

1.4.11 HfS suggest that the programming for small sites should be based on recorded completions over the past five years, while the Scottish Government's HLA Issues Paper raises this as one possible approach (of several). The actual average number of completions on small sites in Midlothian over the past decade is ten units per year. That figure is in close agreement with this new methodology which predicts an average annual delivery of 11 units per year across all of Midlothian's small sites in the Main Schedule's programming. The difference between these two figures also allows for the fact that new units will enter the supply as further applications come forward and proceed through the planning and building warrant systems. This therefore represents a more reliable method and has been adopted for this year's HLA.





# Part 2 – Housing Supply Commentary

## 2 - Housing Supply Commentary

### 2.1 – Summary of Supply and Sites

**2.1.1** HLA 2023 identifies a total established housing land supply of 11,799 remaining units and an effective supply (i.e. excluding constrained sites) of 11,052 remaining units. Safeguarded sites can contribute a further 600 units when called upon<sup>3</sup>.

**2.1.2** NPF4 and the Local Development Planning Guidance requires housing land supplies to be viewed by the way of a pipeline of sites that will be built across the short, medium and long terms. HLA 2023 follows this recommendation as its programming in the Summary and Main Schedule has been revised since the last Audit to align with this new system. This is illustrated in table 3. It shows that Midlothian’s housing supply has the strength of being relatively balanced across the different periods of the pipeline. Further sites will also enter the supply in future Audits as windfall sites are consented<sup>4</sup>.

**Table 3: Breakdown of Main Schedule housing supply programming.**

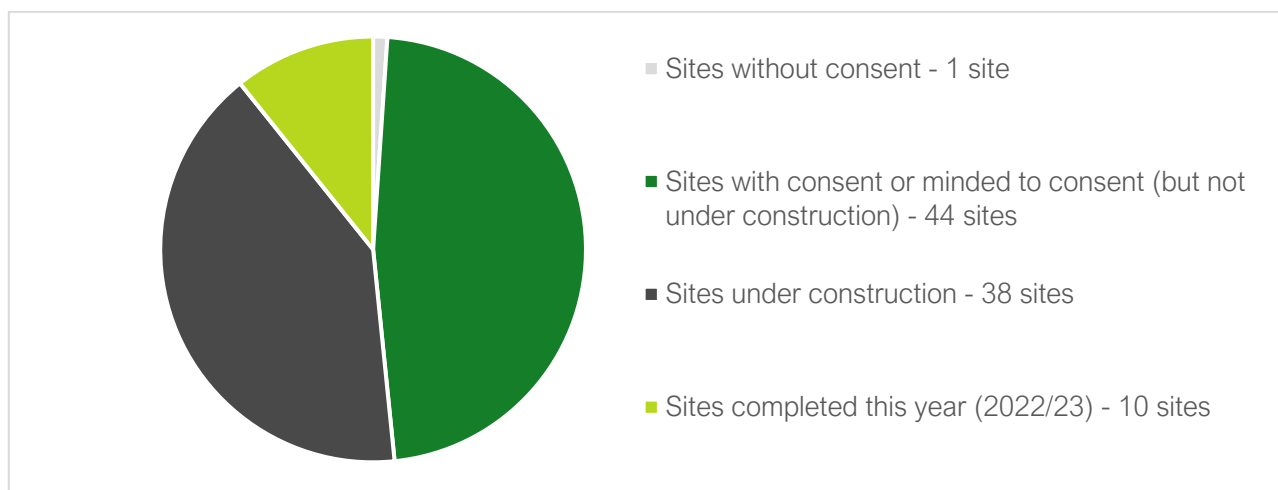
| Housing Land Pipeline Period | Timeframe                                | Units Programmed | Portion of Effective Supply |
|------------------------------|--|------------------|-----------------------------|
| Short Term                   | Next 3 years - 2023/24, 2024/25, 2025/26 | 2,528            | 23%                         |
| Medium Term                  | Years 4 to 6 - 2026/27, 2027/28, 2028/29 | 2,243            | 20%                         |
| Long Term                    | Years 7 to 10 – 2029/30 to 2032/33       | 2,578            | 23%                         |
| Remaining                    | Post 10 years – 2033 onwards             | 3,703            | 34%                         |

<sup>3</sup> This figure excludes the safeguarded portion of Newton Farm near Danderhall (site Hs1 SC), which is already in the Main Schedule as the application for its development is minded to be consented. This means it already comprises part of the effective supply. It also includes the safeguarded portion of Hopefield Farm 2 (site Hs12 SC), for the similar reasons.

<sup>4</sup> The Pending Large Windfall Applications table provides details on where these developments may come from. The weekly and monthly lists of applications will record proposals for projects not yet brought forward. A link to this is provided in section 4.

**2.1.3** HLA 2023 details 83 sites in its Main Schedule<sup>5</sup> and a further 10 that were completed in the Audit year. Of these 93 in total, 67 are on greenfield locations while the remaining 26 are brownfield sites. The latter source are typically smaller, so when looking at this split by site area, greenfield account for 89% of the total area.

**2.1.4** Figures two and three below provide a further breakdown of the sites by planning application status and by land supply source. The former shows that Midlothian’s housing land supply is primarily composed of sites that are either under construction or that have some form of planning consent: the only remaining allocated site without consent is Hs7 at Gorebridge.

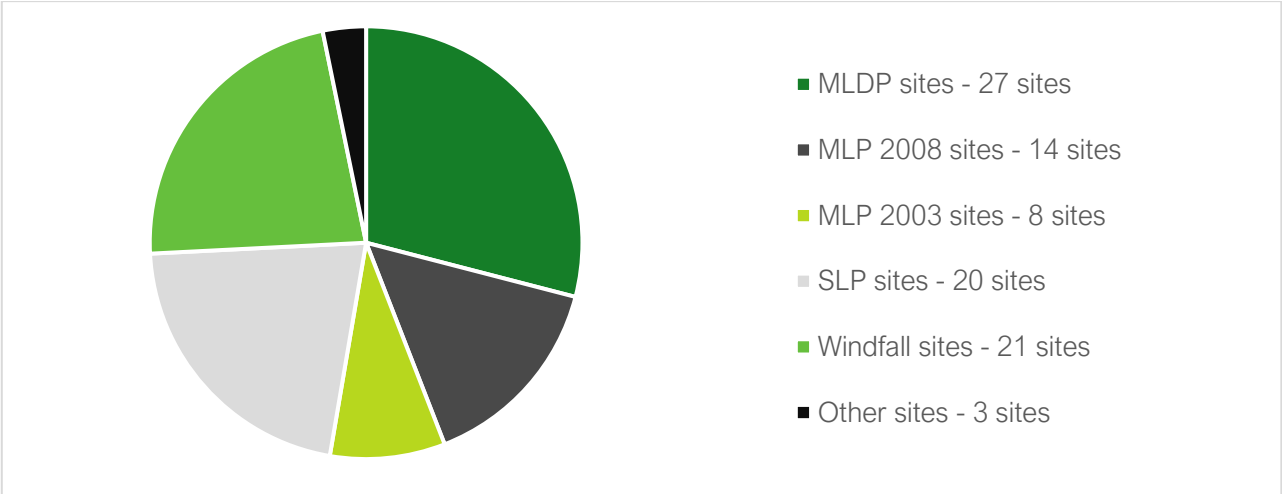


**Figure 2: Breakdown of HLA 2023 sites by planning status.**

Note: breakdown is by the number of sites rather than their capacity.

**2.1.5** Figure 3 shows that Midlothian’s housing land supply is comprised of sites from a range of land supply sources, from those allocated in previous Development Plans to recently consented windfall applications. The category of ‘other sites’ includes those allocated prior to the 2003 MLP and sites that are composed of land from a mix of supply sources.

<sup>5</sup> This is partly due to wider sites being broken down into separate development areas within them, in order to track them more easily and accurately reflect their status in the Audit. An example are the various areas of the h58 development in Penicuik.



**Figure 3: Breakdown of HLA 2023 sites by land supply source.**

Note: breakdown is by the number of sites rather than their capacity.

**2.1.6** The Midlothian housing market is characterised by the presence of a range of house builders. Table 3 provides a summary of its major-players alongside the number of sites they are taking forward and the unit capacities of these sites. It is also worth noting that a number of other site developers/promoters and smaller house builders also operate within Midlothian. These are excluded from the table below for conciseness, but full details are provided in the Main Schedule of the Audit. It is notable that builders who are either new to Midlothian or who have not operated here for some time are now active in the area. Examples include Muir Homes in Pathhead, Robertson Homes at Rosslynlee and Lovell Homes in Mayfield/Newtongrange. This trend points to Midlothian’s housing supply being more diverse and resilient than in the past, when a smaller number of builders delivered units in the area.

**Table 4: Breakdown of selected Main Schedule sites by developer.**

Note: 'Number of Units' represents the total site capacity (i.e. it includes units already built).

| Developer                         | Number of Sites | Number of Units | Notes  |
|-----------------------------------|-----------------|-----------------|--|
| Avant Homes                       | 3               | 455             | This includes Avant's two phases at h58, one of which will be completed in 2023/24.  |
| Barratt Homes                     | 3               | 890             | Includes 700 proposed units across the Redheugh development in Gorebridge.   |
| Bellway Homes                     | 7               | 1,245           | Bellway's sites in Penicuik (h58(AreaE)), Dalkeith (h46) and Danderhall (h45(C&D)) are due to finish soon. These account for 435 units between them.   |
| CALA                              | 3               | 780             | 620 of these units are at the Hs1 site at Newton Farm, near Danderhall. Work will start there in August 2023.  |
| Dandara Homes                     | 4               | 328             |  |
| David Wilson Homes                | 4               | 314             | Three of their sites are parts of the Hs19 development at Roslin.  |
| Midlothian Council / Cruden Homes | 10              | 516             | This includes Cruden/Hart Builders (who develop some affordable housing sites for the Council) and other Midlothian Council sites.   |
| Miller Homes                      | 1               | 430             | Their site at Newtongrange finished in 2022/23. Their remaining site is at Hs0 (Cauldcoats).   |
| Persimmon Homes                   | 2               | 272             | The final portion of their development at Gorebridge will finish in 2023/24.   |
| Springfield                       | 6               | 1,457           | Springfield are at two locations – Bonnyrigg and Mayfield, the latter accounting for the majority of these units. Springfield now incorporates both Walker Homes and also Mactaggart and Mickel. |
| Taylor Wimpey                     | 5               | 1,962           |  |

## 2.2 – Sites Entering and Exiting the Audit's Main Schedule

**2.2.1** 7 new sites with a combined capacity of 107 units entered the Main Schedule of this year's Audit (table 5). The Wellington School site in the rural west of Midlothian accounts for much of this extra housing. It is an 'Additional Housing Development Opportunity' site that was allocated within the MLDP, which was previously constrained but which has been moved from that category into the effective supply (Main Schedule). All the other new sites are smaller windfall sites. They total 61 units. Newton Church Road and Bonnyrigg High Street are council-led social housing developments.





Table 5: New sites in HLA 2023's Main Schedule.

| Site Name (& Reference)                | Settlement                | Site Capacity (Units) |
|--|---------------------------|-----------------------|
| Former Thornlea Nursing Home (2022LH1) | Loanhead                  | 4                     |
| Wellington School, by Howgate (AHs5)   | Villages/rural (West HMA) | 46                    |
| High Street (2022BL1)                  | Bonnyrigg/Lasswade        | 20                    |
| Kippielaw Hatchery (2022DK1)           | Dalkeith                  | 5                     |
| Newtongrange Parish Church (2022MN2)   | Mayfield/Newtongrange     | 5                     |
| Newton Church Road (2023SA1)           | Shawfair Area             | 23                    |
| Airybank House (2019VR2)               | Villages/rural (East HMA) | 4                     |
|  | <b>Total</b>              | <b>107</b>            |

Note: not listed above is site 2020DK1, 131 to 133 Dalkeith High Street. It was a new addition to HLA 2023 but was finished entirely within 2022/23 and so never needed to be entered in the Main Schedule of any HLA. It comprised four units.

2.2.2 HfS' updated Procedure Note on HLAs states that a historical weakness of audits has been identifying sites removed from them. To address this point, table 6 below lists sites that have left the Main Schedule of the Audit due to them being completed in 2022/23. Table 7 lists sites which have been moved from it for other reasons. In the case of all these latter sites, this is because they are now deemed constrained. More details on the reasons for this can be found in the Constrained Sites schedule later in this HLA.

Table 6: Sites removed from the HLA's Main Schedule due to being fully completed in 2022/23.

| Site Name (& Reference)                                      | Settlement                | Site Capacity (Units) |
|--|---------------------------|-----------------------|
| Former Paradykes Primary School (2018LH1)                    | Loanhead                  | 86                    |
| Seafield Road Area B (Hs16(AreaB))                           | Roslin/Bilston            | 31                    |
| Belwood CALA at NW Penicuik (h58(AreaA1))                    | Penicuik                  | 75                    |
| Greenlaw and Adjacent Land Area A (h25(AreaA))               | Penicuik                  | 92                    |
| Greenlaw and Adjacent Land Area C (h25(AreaC))               | Penicuik                  | 83                    |
| Dalhousie Mains Area D (Hs10(AreaD))                         | Bonnyrigg/Lasswade        | 70                    |
| 131 to 133 High Street (2020DK1)                             | Dalkeith                  | 4                     |
| Cockpen (h37)  | Mayfield/Newtongrange     | 141                   |
| Land South West of Newbattle Community High School (2018MN3) | Mayfield/Newtongrange     | 79                    |
| Lawfield Farm (2018VR2)                                      | Villages/rural (East HMA) | 8                     |
|  | <b>Total</b>              | <b>669</b>            |

Note: the figure of 669 above is the total capacity of all the units across all these sites, regardless of whether these units were completed in the current Audit year or prior. This is why the figure differs from the total completions of 908 for 2022/23 – the latter encompasses units built across all sites, regardless of whether they were finished this year or not.

Table 7: Sites removed from the HLA's Main Schedule that are not complete.

| Site Name (& Reference)                 | Settlement                | Site Capacity (Units) |
|---|---------------------------|-----------------------|
| Seafield Moor Road Remainder (h55(Rem)) | Roslin/Bilston            | 90                    |
| Loganbank Lodge (2021PK1)               | Penicuik                  | 6                     |
| Waverley Terrace (2021BL2)              | Bonnyrigg/Lasswade        | 5                     |
| Thornycroft North (Hs5)                 | Dalkeith                  | 15                    |
| Wester Cowden Farm (2018DK2)            | Dalkeith                  | 25                    |
| Vogrie Road (h40)                       | Gorebridge                | 16*                   |
| Newbattle Home Farm (2021VR1)           | Villages/rural (East HMA) | 11                    |

\* 16 is the remaining number of units with consent but not constructed. The total capacity of this site is 93 units, i.e. 77 units were built here prior to it stalling.

## 2.3 – Constrained Sites

**2.3.1** Constrained sites are those in the supply that are not effective due to them having obstacles preventing their development (though if these issues are resolved they could later form part of the effective supply and be moved into the Main Schedule). HLA 2023 identifies 22 constrained sites with a total of 747 units. These sites are composed of two types:

- 'Additional Housing Development Opportunity' sites, which are locations identified in the current LDP for new homes but that have development uncertainties meaning their contribution to the effective supply is not guaranteed<sup>6</sup>; and
- Other constrained sites from the current or previous Local Plans, or stalled windfall approvals.

**2.3.2** As indicated above, sites can be moved from the Main Schedule to the Constrained Sites lists between HLAs to reflect their status. All the sites in table 7 are instances of sites in the previous HLA's Main Schedule that are now classed as constrained, for example. It is also possible for sites to move in the opposite direction. As noted previously, for example, the former Wellington School site now has planning consent and is in the Main Schedule.

## 2.4 – Completions and Demolitions

**2.4.1** HLA 2023 identifies 908 housing unit completions in the Audit year. Though last year's figure of 818 completions was a record, 2022/23 therefore delivered an additional 11% more than it. For comparison, the five year rolling average from 2017/18 to 2021/22 is 656 units per year. 908 completions in 2022/23 therefore represents an increase of 38% on this. The trend of completions in Midlothian over the last decade is shown in figure 4.

<sup>6</sup> See MLDP policy STRAT 4.

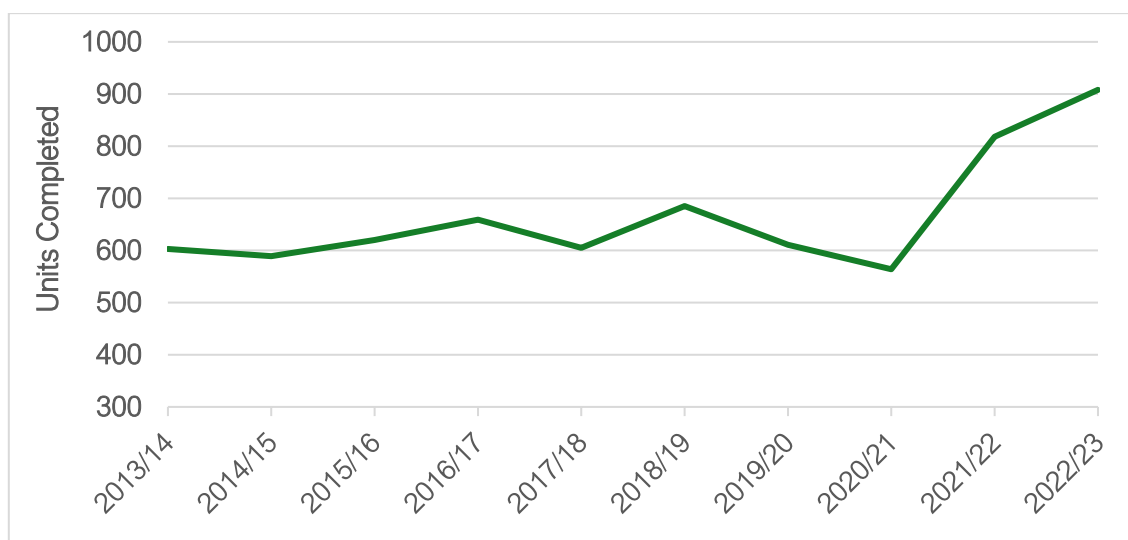


Figure 4: Housing completions in Midlothian, from 2013/14 to present.

**2.4.2** Completions of 818 in 2021/22 were a record at that point, but were likely influenced by the Coronavirus restrictions of the previous year: it is probable that completions were high in that year partly due to work on unfinished units being picked up when building work recommenced after lockdowns. This would have had the effect of carrying over units that would have normally been finished in 2020/21 into 2021/22<sup>7</sup>. Obviously though, this cannot be a factor behind the 908 completions in 2022/23.

**2.4.3** As discussed previously, NPF4 identifies a 10-year MATHLR for each council area in Scotland. In Midlothian this is 8,850, equating to an annual figure of 885. NPF4 is also clear that the annual HLA will monitor the delivery of housing land to inform the pipeline and the actions to be taken in LDP Delivery Programmes to ensure that the pipeline produces units in line with the MATHLR target. Completions in Midlothian of 908 in 2022/23 are obviously in line with this target (they exceed it by 23 units).

**2.4.4** 908 units completed in 2022/23 also compares to the anticipated delivery of 667 units that were in the programming for 2022/23 in Midlothian's previous HLA. In hindsight, that programming was an under-estimate of 241 units (or 36%). Though such estimates are always difficult – they are predictions of future events – Midlothian Council will endeavour to make programming in future HLAs as accurate as possible. Section 1.4 outlines the steps taken to do so. Future Audits will also provide further comparisons of completions in the area against the MATHLR figure, Midlothian's LHLR that will be developed from it, and future programming estimates.

**2.4.5** 229 of the 908 housing completions in Midlothian in 2022/23 (or 25%) were affordable units. The main drivers for this were the conclusion of two dedicated social housing sites, at Mayfield/Newtongrange (79 units) and Bonnyrigg (70 units). Table 8 below compares figures of social housing completions to those reported in previous Audits. It is seen that both the share of affordable homes as a portion of all completions and the absolute number of affordable housing completions were at their highest levels since the tenure split started to be recorded in Midlothian in HLA 2019. The Council's SHIP provides more detail on the delivery of affordable homes in Midlothian and a link to it can be found in section 6.

<sup>7</sup> This is evidenced by the fact that completions in 2020/21 were 564 units, which is the lowest for many years.

Table 8: Completions of affordable housing units in Midlothian.

| HLA Year | Affordable Units Completed | Total Units Completed | % of Completions That Were Affordable |
|----------|----------------------------|-----------------------|---------------------------------------|
| 2023     | 229                        | 908                   | 25%                                   |
| 2022     | 182                        | 818                   | 22%                                   |
| 2021     | 119                        | 564                   | 21%                                   |
| 2020     | 70                         | 611                   | 11%                                   |
| 2019     | 119                        | 685                   | 17%                                   |

**2.4.6** The distribution of completions across Midlothian's settlements is presented in figure 5 below. This shows that areas of the Midlothian West HMA, Penicuik and Roslin/Bilston, continue to experience the most growth. It is the build-out of sites here that have been a key factor in Midlothian seeing record completions overall of 818 and 908 in the last two years. These sites include the North West Penicuik development where several house builders are simultaneously active and the neighbouring h25 Greenlaw Mains estate, together with the developments by Taylor Wimpey and Barratt in Bilston, and David Wilson Homes, Taylor Wimpey and CALA in Roslin.

**2.4.7** Shawfair was formerly Midlothian's fastest growing settlement in both 2019/20 and 2020/21, with it delivering around 130 units in each of those years. These numbers are considerably less than those now being built in Penicuik, Roslin and Bilston however completions at Shawfair remain relatively steady. Though Stewart Milne Homes are active at North Danderhall, there may be a dip in new units in the area until Mactaggart and Mickel's new phase brings completions and while Bellway conclude on their South Danderhall site and begin delivering units at their new North Danderhall location.

**2.4.8** Completions in Mayfield/Newtongrange were higher in 2022/23 compared to the previous two years. This is owed to Miller Homes concluding their site at Cockpen (h37) and Cruden Homes delivering 79 social housing units next to the site of the former Newbattle High School. Midlothian Council intends to develop the remainder of this site and this combined with construction beginning at two sites in the north of Mayfield, will bring new homes to the town in future. Elsewhere, completions in Bonnyrigg/Lasswade were higher in 2022/23 than previously due to work at the Dalhousie Mains and Dalhousie South sites.

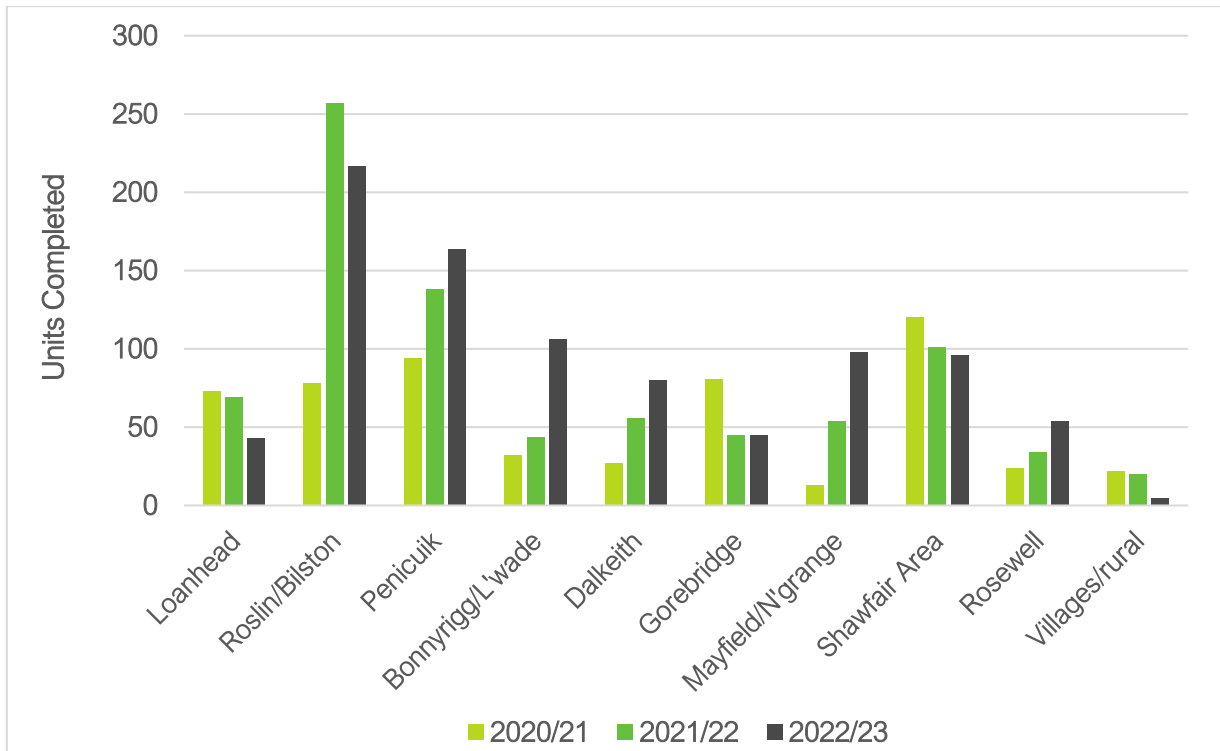


Figure 5: Comparison of units completed in recent years by settlement.

2.4.9 Housing demolitions are unlikely to influence the housing supply picture in Midlothian beyond a negligible amount, and the desire to include them in HLAs is more suited towards other Scottish Councils where regeneration schemes and the re-use of brownfield land for housing are more prevalent. Nevertheless these are now recorded as part of the underlying HLA methodology – there was a single demolition in Midlothian in 2022/23. These will continue to be monitored and reported in future HLAs.





# Part 3 – Property Market Summary

## 3 – Property Market Summary

**3.1.1** House price data adds context to the Midlothian housing supply situation in the schedules on the following pages that comprise the HLA. These data were obtained from Registers of Scotland<sup>8</sup> (RoS) and a link is provided in section 4<sup>9</sup>. It is important to note that it refers to the prices of properties sold, as it is at this point that the transaction value becomes available. Values of the wider housing stock may differ from those that come on the market.

**3.1.2** There were 1,950 property transactions in Midlothian during 2022/23. This is very similar to the figure for the previous year (1,994), which was the highest since 2003/04, when RoS data starts. Sales have been at or close to this level since 2015/16. Before this point there was a recovery from below 1,000 annually for several years in the aftermath of the 2008/09 financial crisis: they reached a low of 871 sales in 2011/12.

**3.1.3** It is notable that despite the number of house sales falling slightly from 1,994 in 2021/22 to 1,950 in 2022/23 that the total value of all transactions increased marginally from £514m to £545m over this time. The latter is a record figure within the RoS data for Midlothian. A slightly lower number of sales versus an increased figure for the total value of those sales may reflect the effect of inflation, competition for homes driving up prices and the homes coming onto the market being bigger and more expensive than those for sale previously.

**3.1.4** Average selling prices of homes in Midlothian have risen steadily and substantially in the past few years, from £172,000 in 2012/13 to nearly £280,000 in 2022/23, an increase of 62%. In comparison, the average selling price nationwide was around £216,000 in 2022/23, or 23% cheaper than Midlothian. Prices locally are therefore amongst the highest in Scotland, with neighbouring Edinburgh and East Lothian also being expensive. For comparison, the lowest average house prices were in Inverclyde. Table 9 below summarises the most expensive Council areas in Scotland by house selling price during the Audit year. Table 10 shows the least expensive Council areas.

<sup>8</sup> Contains Registers of Scotland data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.

<sup>9</sup> Note that Registers of Scotland house price data is based on average sale prices. This means that prices can be skewed upwards by a small number of sales of particularly expensive properties, although the figures exclude sales of over £1,000,000 to reduce this effect.

Table 9: Top five most expensive Council areas by house selling price.

| Council Area        | Average House Selling Price in 2022/23 |
|---------------------|--|
| City of Edinburgh   | £313,374                               |
| East Renfrewshire   | £309,153                               |
| East Lothian        | £307,866                               |
| East Dunbartonshire | £288,326                               |
| Midlothian          | £279,370                               |

Table 10: Top five least expensive Council areas by house selling price.

| Council Area        | Average House Selling Price in 2022/23 |
|---------------------|--|
| Inverclyde          | £132,881                               |
| West Dunbartonshire | £142,875                               |
| Na h-Eileanan Siar  | £149,839                               |
| East Ayrshire       | £154,773                               |
| North Ayrshire      | £154,803                               |

**3.1.5** Figure 6 compares average selling prices for homes in Midlothian against the Scottish average. It can be seen that while prices have generally risen over recent years, they have increased more rapidly in Midlothian than across the country as a whole. This has led to a situation where the gap between house prices in Midlothian and Scotland has widened. The difference was £63,000 in 2022/23. This trend may be due to newer housing developments in Midlothian being composed of a higher portion of larger, family homes. In other words, it may reflect a change in composition of the local housing stock rather than solely an increase in price. It may also reflect increased demand for homes within the county as buyers are perhaps priced out of the Edinburgh market or seek better value close to, but outside the city.

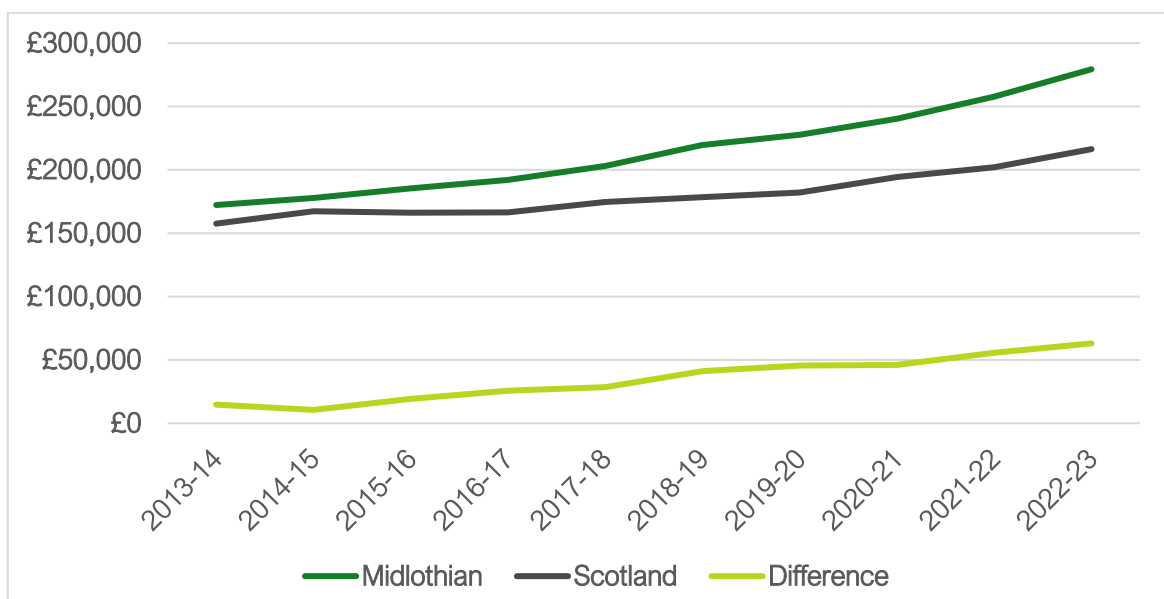


Figure 6: Average house selling price trends in Midlothian and Scotland, and the difference between them.



# Part 4 – Sources of Further Information

## 4 – Sources of Further Information

4.4.1 Further information on housing sites, applications and general housing matters in Midlothian can be found at the following links:

- A map of all sites in the current Audit - [Interactive Housing Land Audit map](#);
- A map of all housing sites in Midlothian that have been completed in the last few years – [Housing Land Audit completed sites map](#);
- The Midlothian Council [Planning Homepage](#);
- Search for planning application reference numbers at the Council's [Planning and Building Standards Portal](#) to view more details on proposed and current projects;
- Past and future meetings of the Council's [Planning Committee](#), where important applications and planning policy matters are decided;
- The function for searching [weekly lists](#) and [monthly lists](#) of planning applications that are received and decided by Midlothian Council;
- The [Midlothian Local Development Plan](#), which is the policy framework against which development proposals are judged;
- Midlothian's affordable housing plans for the next five years - [Strategic Housing Investment Plans](#); and
- [House price statistics](#) from Registers of Scotland.

The styling of this document is based on the Scottish Government's National Planning Framework 4. It is available [here](#) and was published under [this licence](#).



MAIN SCHEDULE

| Site Reference  | Site Name   | Developer (or Owner)                   | Year Added to Main Schedule | Status | Planning Consent   |        | Construction Start Date | Total Units | Houses | Flats | Affd. Units | Complete by 03/23 | Remaining at 04/23 | Programmed Completions |       |       |             |       |       |           |       |       |       | Post 2033 |   |   |
|---|---|--|-----------------------------|--------|--------------------|--------|-------------------------|-------------|--------|-------|-------------|-------------------|--------------------|------------------------|-------|-------|-------------|-------|-------|-----------|-------|-------|-------|-----------|---|---|
|   |   |  |                             |        | Type               | Date   |                         |             |        |       |             |                   |                    | Short Term             |       |       | Medium Term |       |       | Long Term |       |       |       |           |   |   |
|   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    | 23/24                  | 24/25 | 25/26 | 26/27       | 27/28 | 28/29 | 29/30     | 30/31 | 31/32 | 32/33 |           |   |   |
| <b>Midlothian West HMA</b>                                    |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Loanhead  |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| h54(III)  | Ashgrove Phase 3  | Dandara Homes                          | 2006/07                     | UC     | MSC                | Nov-18 | Apr-19                  | 92          | 92     | 0     | 0           | 72                | 20                 | 20                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| 2022LH1   | Former Thornlea Nursing Home                              | Mr R Law & Mr Patrick Black            | 2022/23                     | C      | DPP                | May-22 |                         | 4           | 4      | 0     | 0           | 0                 | 4                  | 4                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Small sites   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Totals for Loanhead   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Roslin/Bilston  |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Hs18  | Roslin Institute  | Taylor Wimpey                          | 2015/16                     | UC     | MSC                | Jul-19 | Jan-21                  | 304         | 272    | 32    | 76          | 124               | 180                | 60                     | 60    | 60    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs19(AreaA)   | Roslin Expansion Area A                                   | David Wilson Homes                     | 2015/16                     | UC     | MSC                | Jan-21 | Nov-21                  | 110         | 110    | 0     | 0           | 14                | 96                 | 36                     | 30    | 30    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs19(AreaB)   | Roslin Expansion Area B                                   | David Wilson Homes                     | 2015/16                     | UC     | DPP                | Jul-19 | Oct-19                  | 51          | 43     | 8     | 13          | 50                | 1                  | 0                      | 0     | 1     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| Hs19(AreaC)   | Roslin Expansion Area C                                   | David Wilson Homes                     | 2015/16                     | UC     | MSC                | Jan-21 | Feb-22                  | 53          | 25     | 28    | 53          | 0                 | 53                 | 53                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs19(AreaD)   | Roslin Expansion Area D                                   | CALA                                   | 2015/16                     | UC     | MSC                | Jan-21 | Nov-21                  | 50          | 50     | 0     | 0           | 17                | 33                 | 17                     | 16    | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs16(AreaA)*  | Seafield Road Area A                                      | Taylor Wimpey                          | 2015/16                     | UC     | DPP                | Sep-18 | Aug-19                  | 191         | 155    | 36    | 48          | 137               | 54                 | 45                     | 9     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs16(AreaC)*  | Seafield Road Area C                                      | Taylor Wimpey                          | 2015/16                     | MC     | PPP                | Aug-21 |                         | 214         | N/A    | N/A   | 54          | 0                 | 214                | 0                      | 0     | 20    | 40          | 40    | 40    | 40        | 34    | 0     | 0     | 0         | 0 |   |
| h55(AreaA)  | Seafield Moor Road Area A                                 | Barratt Homes                          | 2006/07                     | UC     | MSC                | Jun-19 | Jan-20                  | 190         | 155    | 35    | 47          | 159               | 31                 | 31                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| Small sites   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Totals for Roslin/Bilston                                     |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Penicuik  |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| h58(AreaA2)   | Belwood Avant (at NW Penicuik)                            | Avant Homes                            | 2006/07                     | UC     | DPP                | Sep-18 | Mar-19                  | 87          | 87     | 0     | 0           | 84                | 3                  | 3                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| h58(AreasB1&B2)   | Nursery West & North (at NW Penicuik)                     | Avant Homes                            | 2006/07                     | UC     | DPP                | Sep-18 | Dec-22                  | 78          | 78     | 0     | 0           | 6                 | 72                 | 25                     | 25    | 22    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| h58(AreaB3)   | Nursery East (at NW Penicuik)                             | Dunedin Canmore                        | 2006/07                     | UC     | DPP                | Sep-18 | Aug-21                  | 57          | 13     | 44    | 57          | 22                | 35                 | 35                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| h58(AreasC&D)   | Mauricewood & Mauricewood North (at NW Penicuik)          | CALA                                   | 2006/07                     | UC     | DPP                | Sep-18 | Dec-21                  | 110         | 110    | 0     | 0           | 24                | 86                 | 25                     | 25    | 25    | 11          | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| h58(AreaE)  | Deanburn (at NW Penicuik)                                 | Bellway Homes                          | 2002/03                     | UC     | DPP                | Oct-19 | Nov-19                  | 91          | 91     | 0     | 0           | 77                | 14                 | 14                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| h58(AreaF)  | Rullion Road (at NW Penicuik)                             | Midlothian Council                     | 2006/07                     | C      | DPP                | Sep-18 |                         | 68          | 16     | 52    | 68          | 0                 | 68                 | 0                      | 0     | 34    | 34          | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| h25(AreaD)  | Greenlaw and Adjacent Land Area D                         | Taylor Wimpey                          | 2002/03                     | UC     | DPP                | May-22 | Sep-22                  | 221         | 221    | 0     | 2           | 0                 | 221                | 20                     | 45    | 45    | 45          | 45    | 21    | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| 2020PK1   | Windsor Square  | Ark Housing Association                | 2020/21                     | C      | DPP                | Jun-21 |                         | 12          | 0      | 12    | 12          | 0                 | 12                 | 0                      | 0     | 12    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| 2022PK1   | Kentigern Mall  | Sheet Anchor Evolve (London) Ltd.      | 2021/22                     | C      | DPP                | Mar-22 |                         | 7           | 0      | 7     | 0           | 0                 | 7                  | 0                      | 3     | 4     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| Small sites   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Totals for Penicuik   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Villages and rural remainder (Midlothian West HMA)            |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Hs20  | Auchendinny   | Bellway Homes                          | 2015/16                     | MC     | DPP                | Mar-23 |                         | 395         | 335    | 60    | 98          | 0                 | 395                | 0                      | 20    | 50    | 40          | 60    | 60    | 58        | 35    | 35    | 37    | 0         | 0 |   |
| AHs1  | Rosslynlee, near Penicuik                                 | Oakridge Group                         | 2018/19                     | UC     | Part PPP, Part DPP | Dec-19 | Aug-20                  | 215         | 189    | 26    | 0           | 2                 | 213                | 0                      | 0     | 10    | 20          | 20    | 30    | 30        | 30    | 30    | 30    | 13        | 0 |   |
| AHs1(NP)  | North Park (at Rosslynlee)                                | Robertson Homes                        | 2018/19                     | C      | MSC                | Mar-23 |                         | 121         | 121    | 0     | 0           | 0                 | 121                | 0                      | 7     | 20    | 20          | 20    | 20    | 14        | 0     | 0     | 0     | 0         | 0 |   |
| AHs5  | Wellington School, by Howgate                             | Lochay Homes                           | 2022/23                     | C      | DPP                | Oct-22 |                         | 46          | 46     | 0     | 12          | 0                 | 46                 | 0                      | 5     | 15    | 15          | 11    | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| Small sites   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Totals for villages and rural remainder (Midlothian West HMA) |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| <b>Totals for Midlothian West HMA</b>                         |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| <b>Midlothian East HMA</b>                                    |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Bonnyrigg/Lasswade  |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Hs10(AreaA)   | Dalhousie Mains Area A                                    | Walker Group / Springfield             | 2015/16                     | UC     | DPP                | Dec-17 | Dec-18                  | 27          | 27     | 0     | 0           | 26                | 1                  | 1                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs10(AreaB)   | Dalhousie Mains Area B                                    | Walker Group / Springfield             | 2015/16                     | UC     | MSC                | Apr-19 | Feb-20                  | 78          | 78     | 0     | 0           | 77                | 1                  | 1                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs10(AreaC)   | Dalhousie Mains Area C                                    | Walker Group / Springfield             | 2015/16                     | UC     | MSC                | Oct-21 | Aug-22                  | 103         | 103    | 0     | 0           | 0                 | 103                | 25                     | 25    | 25    | 25          | 3     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs11(AreaA)   | Dalhousie South Area A                                    | Bellway Homes                          | 2015/16                     | UC     | DPP                | Oct-21 | Nov-21                  | 94          | 94     | 0     | 0           | 12                | 82                 | 25                     | 25    | 25    | 7           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs11(AreaB)   | Dalhousie South Area B                                    | Bellway Homes                          | 2015/16                     | C      | DPP                | Apr-20 |                         | 146         | 146    | 0     | 0           | 0                 | 146                | 0                      | 0     | 0     | 18          | 25    | 25    | 25        | 25    | 25    | 3     | 0         | 0 |   |
| Hs11(AreaC)   | Dalhousie South Area C                                    | Walker Group / Springfield             | 2015/16                     | C      | DPP                | Mar-22 |                         | 80          | 56     | 24    | 80          | 0                 | 80                 | 0                      | 25    | 25    | 25          | 5     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| Hs12* & Hs12 SC   | Hopefield Farm 2 & Hopefield Farm 2, Safeguarded Capacity | Taylor Wimpey                          | 2015/16                     | MC     | PPP                | Apr-21 |                         | 1,032       | N/A    | N/A   | 258         | 0                 | 1,032              | 0                      | 0     | 0     | 25          | 50    | 50    | 50        | 50    | 50    | 50    | 707       | 0 |   |
| 243   | Former garage, Elm Row                                    | Lasswade Townhouse Development Company | 2006/07                     | UC     | DPP                | Feb-21 | Jun-23                  | 7           | 7      | 0     | 0           | 2                 | 5                  | 0                      | 1     | 2     | 2           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| 2020BL1   | Lasswade High Street                                      | Dimension Homes Ltd.                   | 2019/20                     | UC     | DPP                | Jan-20 | Sep-20                  | 8           | 8      | 0     | 0           | 7                 | 1                  | 1                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| 2021BL1   | Burnbrae Road   | Midlothian Council                     | 2020/21                     | UC     | DPP                | Jan-21 | Mar-23                  | 20          | 4      | 16    | 20          | 0                 | 20                 | 20                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| 2021BL3   | Moorfoot Place  | Midlothian Council                     | 2021/22                     | C      | DPP                | Oct-21 |                         | 46          | 0      | 46    | 46          | 0                 | 46                 | 0                      | 0     | 46    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| 2021BL4   | Cockpen Terrace   | Mears Group                            | 2021/22                     | UC     | DPP                | Apr-21 | Mar-22                  | 16          | 10     | 6     | 16          | 0                 | 16                 | 16                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| 2022BL1   | High Street   | Midlothian Council                     | 2022/23                     | UC     | DPP                | Sep-22 | Mar-23                  | 20          | 0      | 20    | 20          | 0                 | 20                 | 0                      | 20    | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| Small sites   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Totals for Bonnyrigg/Lasswade                                 |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Dalkeith  |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Hs2   | Larkfield West  | Dandara Homes                          | 2015/16                     | UC     | MSC                | May-19 | Oct-19                  | 88          | 88     | 0     | 0           | 63                | 25                 | 25                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 | 0 |
| Hs3   | Larkfield South West                                      | Dandara Homes                          | 2015/16                     | C      | MSC                | May-19 |                         | 65          | 53     | 12    | 38          | 0                 | 65                 | 28                     | 37    | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| h46   | Cowden Cleugh   | Bellway Homes                          | 2006/07                     | UC     | MSC                | Jun-19 | Dec-19                  | 109         | 101    | 8     | 27          | 91                | 18                 | 18                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| h12   | Former Dalkeith High School                               | Midlothian Council                     | 2004/05                     | UC     | DPP                | Mar-21 | Jun-21                  | 92          | 40     | 52    | 92          | 0                 | 92                 | 92                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| 2021DK1   | Buccleuch Street  | Midlothian Council                     | 2020/21                     | UC     | DPP                | Jan-21 | Mar-22                  | 10          | 0      | 10    | 10          | 0                 | 10                 | 10                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| 2022DK1   | Kippelaw Hatchery   | Mr Graham Roberts                      | 2022/23                     | C      | DPP                | Aug-22 |                         | 5           | 5      | 0     | 0           | 0                 | 5                  | 0                      | 0     | 5     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         | 0 |   |
| Small sites   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |
| Totals for Dalkeith   |   |  |                             |        |                    |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |   |   |



MAIN SCHEDULE

| Site Reference  | Site Name                                       | Developer (or Owner)                      | Year Added to Main Schedule | Status | Planning Consent |        | Construction Start Date | Total Units | Houses | Flats | Affd. Units | Complete by 03/23 | Remaining at 04/23 | Programmed Completions |       |       |             |       |       |           |       |       |       | Post 2033 |
|---|---|---|-----------------------------|--------|------------------|--------|-------------------------|-------------|--------|-------|-------------|-------------------|--------------------|------------------------|-------|-------|-------------|-------|-------|-----------|-------|-------|-------|-----------|
|   |   |   |                             |        | Type             | Date   |                         |             |        |       |             |                   |                    | Short Term             |       |       | Medium Term |       |       | Long Term |       |       |       |           |
|   |   |   |                             |        |                  |        |                         |             |        |       |             |                   |                    | 23/24                  | 24/25 | 25/26 | 26/27       | 27/28 | 28/29 | 29/30     | 30/31 | 31/32 | 32/33 |           |
| Gorebridge  |   |   |                             |        |                  |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |
| Hs7*  | Redheugh West (Phase 2)                         | (Old Road Securities Plc)                 | 2015/16                     | NC     | None             |        |                         | 400         | N/A    | N/A   | 100         | 0                 | 400                | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 10    | 25    | 365   |           |
| h50(1A)   | Redheugh / Prestonholm new community (Phase 1A) | (Old Road Securities Plc) / Barratt Homes | 2006/07                     | C      | PPP              | Nov-17 |                         | 135         | N/A    | N/A   | 34          | 0                 | 135                | 0                      | 0     | 0     | 10          | 25    | 25    | 25        | 25    | 25    | 0     | 0         |
| h50(Rem)  | Redheugh / Prestonholm new community remainder  | (Old Road Securities Plc) / Barratt Homes | 2006/07                     | C      | PPP              | Nov-17 |                         | 565         | N/A    | N/A   | 141         | 0                 | 565                | 0                      | 0     | 0     | 10          | 25    | 25    | 25        | 25    | 25    | 25    | 405       |
| h24   | Newbyres  | Persimmon Homes                           | 2002/03                     | MC     | DPP              | Nov-22 |                         | 96          | 96     | 0     | 24          | 0                 | 96                 | 0                      | 32    | 32    | 32          | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| h36(AreaA)  | North Gorebridge Area A                         | Persimmon Homes                           | 2002/03                     | UC     | FUL              | Aug-11 | Jun-19                  | 176         | 170    | 6     | 0           | 160               | 16                 | 16                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| h51   | Robertson's Bank                                | Carlsson Properties Ltd                   | 2008/09                     | MC     | DPP              | Feb-23 |                         | 14          | 14     | 0     | 0           | 0                 | 14                 | 0                      | 0     | 4     | 5           | 5     | 0     | 0         | 0     | 0     | 0     | 0         |
| 2022GB1   | Newbyres Crescent                               | Cruden Homes                              | 2021/22                     | C      | DPP              | Mar-22 |                         | 75          | 17     | 58    | 75          | 0                 | 75                 | 0                      | 0     | 75    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| Small sites   |   |   |                             |        |                  |        |                         | 5           |        |       |             |                   | 5                  | 1                      | 2     | 0     | 0           | 0     | 0     | 0         | 1     | 1     | 0     | 0         |
| Totals for Gorebridge   |   |   |                             |        |                  |        |                         | 1,466       | 297    | 64    | 374         | 160               | 1,306              | 17                     | 34    | 111   | 57          | 55    | 50    | 50        | 61    | 51    | 770   |           |
| Mayfield/Newtongrange   |   |   |                             |        |                  |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |
| h48   | Bryans  | Cruden Homes                              | 2006/07                     | UC     | DPP              | Mar-19 | Jul-22                  | 72          | 28     | 44    | 72          | 0                 | 72                 | 0                      | 12    | 60    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| h41   | North Mayfield                                  | Lovell Homes                              | 2002/03                     | C      | MSC              | Feb-23 |                         | 156         | 148    | 8     | 39          | 0                 | 156                | 0                      | 15    | 45    | 39          | 25    | 25    | 7         | 0     | 0     | 0     | 0         |
| h38+  | South Mayfield Sites                            | Springfield                               | 2002/03                     | MC     | PPP              | Feb-23 |                         | 926         | N/A    | N/A   | 232         | 0                 | 926                | 0                      | 0     | 25    | 36          | 36    | 50    | 50        | 50    | 50    | 579   |           |
| 2022MN1   | Former Newbattle High School (Phase 1)          | Midlothian Council                        | 2021/22                     | C      | DPP              | Mar-22 |                         | 90          | 50     | 40    | 90          | 0                 | 90                 | 0                      | 0     | 90    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| 2022MN2   | Newtongrange Parish Church                      | Church of Scotland                        | 2022/23                     | C      | PPP              | Nov-22 |                         | 5           | 5      | 0     | 0           | 0                 | 5                  | 0                      | 0     | 5     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| Small sites   |   |   |                             |        |                  |        |                         | 3           |        |       |             |                   | 3                  | 1                      | 1     | 0     | 0           | 0     | 1     | 0         | 0     | 0     | 0     | 0         |
| Totals for Mayfield/Newtongrange                              |   |   |                             |        |                  |        |                         | 1,252       | 231    | 92    | 433         | 0                 | 1,252              | 1                      | 28    | 225   | 75          | 61    | 76    | 57        | 50    | 50    | 50    | 579       |
| Shawfair Area   |   |   |                             |        |                  |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |
| Hs0*  | Cauldcoats                                      | (Paladin Ventures Ltd) / Miller Homes     | 2015/16                     | C      | PPP              | Jul-19 |                         | 430         | N/A    | N/A   | 108         | 0                 | 430                | 0                      | 0     | 0     | 40          | 65    | 65    | 65        | 65    | 65    | 65    | 0         |
| Hs1*  | Newton Farm                                     | CALA                                      | 2015/16                     | MC     | DPP              | Jan-19 |                         | 620         | 468    | 152   | 155         | 0                 | 620                | 0                      | 30    | 70    | 70          | 70    | 70    | 70        | 70    | 70    | 30    |           |
| Hs1 SC  | Newton Farm, Safeguarded Capacity               | Holder Planning / Wellington Farms Ltd.   | 2021/22                     | MC     | PPP              | Mar-22 |                         | 360         | N/A    | N/A   | 90          | 0                 | 360                | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 20    | 40    | 40    | 260       |
| h43(A&E)  | Shawfair (Blocks A & E)                         | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 184         | N/A    | N/A   | 37          | 0                 | 184                | 0                      | 0     | 0     | 20          | 40    | 40    | 40        | 40    | 4     | 0     | 0         |
| h43(B)  | Shawfair (Block B)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 323         | N/A    | N/A   | 65          | 0                 | 323                | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 20    | 40    | 263       |
| h43(C)  | Shawfair (Block C)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 183         | N/A    | N/A   | 37          | 0                 | 183                | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 183       |
| h43(F)  | Shawfair (Block F)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 228         | N/A    | N/A   | 46          | 0                 | 228                | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 20    | 40    | 168       |
| h43(G)  | Shawfair (Block G)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 67          | N/A    | N/A   | 13          | 0                 | 67                 | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 67        |
| h43(H)  | Shawfair (Block H)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 78          | N/A    | N/A   | 16          | 0                 | 78                 | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 78        |
| h43(I)  | Shawfair (Block I)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 144         | N/A    | N/A   | 29          | 0                 | 144                | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 144       |
| h43(K)  | Shawfair (Block K)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 326         | N/A    | N/A   | 65          | 0                 | 326                | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 20    | 40    | 40    | 226       |
| h43(L)  | Shawfair (Block L)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 235         | N/A    | N/A   | 47          | 0                 | 235                | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 20    | 40    | 175       |
| h43(O)  | Shawfair (Block O)                              | Dandara Homes                             | 2000/01                     | UC     | MSC              | Mar-19 | Jan-20                  | 83          | 65     | 18    | 18          | 64                | 19                 | 19                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| h43(P)  | Shawfair (Block P)                              | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 220         | N/A    | N/A   | 44          | 0                 | 220                | 0                      | 0     | 0     | 20          | 40    | 40    | 40        | 40    | 40    | 0     | 0         |
| h43(R1&R2)  | Shawfair (Blocks R1 & R2)                       | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 163         | N/A    | N/A   | 33          | 0                 | 163                | 0                      | 0     | 0     | 20          | 40    | 40    | 40        | 23    | 0     | 0     | 0         |
| h43(S4)   | Shawfair (Block S4)                             | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 49          | N/A    | N/A   | 10          | 0                 | 49                 | 0                      | 0     | 0     | 20          | 29    | 0     | 0         | 0     | 0     | 0     | 0         |
| h43(S5)   | Shawfair (Block S5)                             | Shawfair LLP                              | 2000/01                     | C      | OUT              | Aug-14 |                         | 60          | N/A    | N/A   | 12          | 0                 | 60                 | 0                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 20    | 40        |
| h43(T2)   | Shawfair (Block T2)                             | Mactaggart & Mickel / Springfield         | 2000/01                     | UC     | MSC              | Mar-19 | Mar-23                  | 243         | 219    | 24    | 48          | 0                 | 243                | 0                      | 30    | 30    | 30          | 30    | 30    | 30        | 30    | 30    | 3     | 0         |
| h43(W1)   | Shawfair (Block Woolmet 1)                      | Shawfair LLP                              | 2020/21                     | C      | OUT              | Aug-14 |                         | 140         | N/A    | N/A   | 28          | 0                 | 140                | 0                      | 0     | 0     | 0           | 20    | 40    | 40        | 40    | 0     | 0     | 0         |
| h43(W2)   | Shawfair (Block Woolmet 2)                      | Shawfair LLP                              | 2020/21                     | C      | OUT              | Aug-14 |                         | 70          | N/A    | N/A   | 14          | 0                 | 70                 | 0                      | 0     | 0     | 0           | 0     | 20    | 40        | 10    | 0     | 0     | 0         |
| h44   | North Danderhall                                | Stewart Milne Homes                       | 2000/01                     | UC     | MSC              | Oct-20 | Jun-21                  | 143         | 123    | 20    | 28          | 30                | 113                | 30                     | 30    | 48    | 5           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| h44(AA2&AA3)  | North Danderhall (Blocks AA2 & AA3)             | Shawfair LLP / Bellway Homes              | 2021/22                     | C      | OUT              | Aug-14 |                         | 175         | N/A    | N/A   | 35          | 0                 | 175                | 20                     | 45    | 45    | 45          | 20    | 0     | 0         | 0     | 0     | 0     | 0         |
| h45(C&D)  | South Danderhall (Plots C & D)                  | Bellway Homes                             | 2000/01                     | UC     | MSC              | Jun-17 | Oct-17                  | 235         | 211    | 24    | 47          | 231               | 4                  | 4                      | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| 2023SA1   | Newton Church Road                              | Midlothian Council                        | 2022/23                     | C      | DPP              | Jan-23 |                         | 23          | 0      | 23    | 23          | 0                 | 23                 | 0                      | 23    | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| Small sites   |   |   |                             |        |                  |        |                         | 5           |        |       |             |                   | 5                  | 0                      | 0     | 1     | 1           | 0     | 0     | 1         | 2     | 0     | 0     | 0         |
| Totals for Shawfair Area                                      |   |   |                             |        |                  |        |                         | 4,787       | 1,086  | 261   | 1,048       | 325               | 4,462              | 73                     | 158   | 194   | 271         | 354   | 345   | 366       | 360   | 349   | 358   | 1,634     |
| Rosewell  |   |   |                             |        |                  |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |
| Hs14  | Rosewell North                                  | David Wilson Homes                        | 2015/16                     | UC     | DPP              | Jan-21 | Dec-22                  | 100         | 92     | 8     | 25          | 0                 | 100                | 15                     | 30    | 30    | 25          | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| h52&h22   | Gorton Loan & Rosewell Mains                    | Avant Homes                               | 1994/95                     | UC     | DPP              | Dec-15 | May-16                  | 290         | 290    | 0     | 40          | 253               | 37                 | 37                     | 0     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| Small sites   |   |   |                             |        |                  |        |                         | 4           |        |       |             |                   | 4                  | 0                      | 0     | 0     | 0           | 0     | 0     | 2         | 2     | 0     | 0     | 0         |
| Totals for Rosewell   |   |   |                             |        |                  |        |                         | 394         | 382    | 8     | 65          | 253               | 141                | 52                     | 30    | 30    | 25          | 0     | 0     | 2         | 2     | 0     | 0     | 0         |
| Villages and rural remainder (Midlothian East HMA)            |   |   |                             |        |                  |        |                         |             |        |       |             |                   |                    |                        |       |       |             |       |       |           |       |       |       |           |
| h59   | Crichton Road, Pathhead                         | Muir Homes                                | 2006/07                     | C      | DPP              | Jan-22 |                         | 46          | 42     | 4     | 12          | 0                 | 46                 | 5                      | 21    | 20    | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| 2018VR4   | Former Cousland Primary School, Cousland        | Almond Branch Developments                | 2018/19                     | UC     | DPP              | Mar-18 | Oct-18                  | 6           | 6      | 0     | 0           | 4                 | 2                  | 1                      | 1     | 0     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| 2019VR2   | Airybank House                                  | Midlothian Developments                   | 2022/23                     | UC     | DPP              | Mar-19 | Sep-19                  | 4           | 4      | 0     | 0           | 1                 | 3                  | 1                      | 1     | 1     | 0           | 0     | 0     | 0         | 0     | 0     | 0     | 0         |
| Small sites   |   |   |                             |        |                  |        |                         | 22          |        |       |             |                   | 22                 | 2                      | 3     | 0     | 1           | 2     | 3     | 1         | 2     | 4     | 4     | 0         |
| Totals for villages and rural remainder (Midlothian East HMA) |   |   |                             |        |                  |        |                         | 78          | 52     | 4     | 12          | 5                 | 73                 | 9                      | 26    | 21    | 1           | 2     | 3     | 1         | 2     | 4     | 4     | 0         |
| Totals for Midlothian East HMA                                |   |   |                             |        |                  |        |                         | 10,042      | 2,868  | 623   | 2,539       | 1,021             | 9,021              | 417                    | 411   | 709   | 531         | 559   | 551   | 553       | 541   | 540   | 519   | 3,690     |
| Totals for Midlothian   |   |   |                             |        |                  |        |                         | 12,861      | 5,081  | 963   | 3,079       | 1,809             | 11,052             | 810                    | 660   | 1,058 | 756         | 760   | 727   | 711       | 662   | 614   | 591   | 3,703     |

\* Indicates that this allocation is accompanied by a 'Safeguarded Site' for future development - see the 'Safeguarded Sites' pages/table for more details.

COMPLETIONS & DEMOLITIONS

| Site Reference   | Site Name  | Total Units | Affd. Units | Completions              |                   |                         |                   |                     | Remaining at 04/23 | Site Completed in 22/23? |
|--|--|-------------|-------------|--------------------------|-------------------|-------------------------|-------------------|---------------------|--------------------|--------------------------|
|  |  |             |             | In Previous Year (21/22) | In Total To 03/22 | In Current Year (22/23) | In Total to 03/23 | Affd. Only In 22/23 |                    |                          |
| <b>Midlothian West HMA</b>   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Loanhead   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| h54(III)   | Ashgrove Phase 3                                 | 92          | 0           | 25                       | 39                | 33                      | 72                | 0                   | 20                 |                          |
| 2018LH1  | Former Paradykes Primary School                  | 86          | 21          | 41                       | 81                | 5                       | 86                | 0                   | 0                  | Yes                      |
|  | Completions on small sites                       |             |             |                          |                   | 5                       |                   |                     |                    |                          |
| Total completions for Loanhead   |  |             |             |                          |                   | 43                      |                   | 0                   |                    |                          |
| Roslin/Bilston   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Hs18   | Roslin Institute                                 | 304         | 76          | 28                       | 29                | 95                      | 124               | 44                  | 180                |                          |
| Hs19(AreaA)  | Roslin Expansion Area A                          | 110         | 0           | 0                        | 0                 | 14                      | 14                | 0                   | 96                 |                          |
| Hs19(AreaD)  | Roslin Expansion Area D                          | 50          | 0           | 0                        | 0                 | 17                      | 17                | 0                   | 33                 |                          |
| Hs16(AreaA)*   | Seafield Road Area A                             | 191         | 48          | 80                       | 116               | 21                      | 137               | 0                   | 54                 |                          |
| Hs16(AreaB)*   | Seafield Road Area B                             | 31          | 8           | 6                        | 6                 | 25                      | 31                | 8                   | 0                  | Yes                      |
| h55(AreaA)   | Seafield Moor Road Area A                        | 190         | 47          | 98                       | 115               | 44                      | 159               | 0                   | 31                 |                          |
|  | Completions on small sites                       |             |             |                          |                   | 1                       |                   |                     |                    |                          |
| Total completions for Roslin/Bilston                                     |  |             |             |                          |                   | 217                     |                   | 52                  |                    |                          |
| Penicuik   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| h58(AreaA1)  | Belwood CALA (at NW Penicuik)                    | 75          | 0           | 27                       | 62                | 13                      | 75                | 0                   | 0                  | Yes                      |
| h58(AreaA2)  | Belwood Avant (at NW Penicuik)                   | 87          | 0           | 32                       | 63                | 21                      | 84                | 0                   | 3                  |                          |
| h58(AreasB1&B2)  | Nursery West & North (at NW Penicuik)            | 78          | 0           | 0                        | 0                 | 6                       | 6                 | 0                   | 72                 |                          |
| h58(AreaB3)  | Nursery East (at NW Penicuik)                    | 57          | 57          | 0                        | 0                 | 22                      | 22                | 22                  | 35                 |                          |
| h58(AreasC&D)  | Mauricewood & Mauricewood North (at NW Penicuik) | 110         | 0           | 0                        | 0                 | 24                      | 24                | 0                   | 86                 |                          |
| h58(AreaE)   | Deanburn (at NW Penicuik)                        | 91          | 0           | 37                       | 45                | 32                      | 77                | 0                   | 14                 |                          |
| h25(AreaA)   | Greenlaw and Adjacent Land Area A                | 92          | 24          | 0                        | 88                | 4                       | 92                | 0                   | 0                  | Yes                      |
| h25(AreaC)   | Greenlaw and Adjacent Land Area C                | 83          | 0           | 42                       | 42                | 41                      | 83                | 0                   | 0                  | Yes                      |
|  | Completions on small sites                       |             |             |                          |                   | 1                       |                   |                     |                    |                          |
| Total completions for Penicuik   |  |             |             |                          |                   | 164                     |                   | 22                  |                    |                          |
| Villages and rural remainder (Midlothian West HMA)                       |  |             |             |                          |                   |                         |                   |                     |                    |                          |
|  | Completions on small sites                       |             |             |                          |                   | 1                       |                   | 0                   |                    |                          |
| Total completions for villages and rural remainder (Midlothian West HMA) |  |             |             |                          |                   | 1                       |                   | 0                   |                    |                          |
| <b>Total completions for Midlothian West HMA</b>                         |  |             |             |                          |                   | <b>425</b>              |                   | <b>74</b>           |                    |                          |
| <b>Midlothian East HMA</b>   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Bonnyrigg/Lasswade   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Hs10(AreaB)  | Dalhousie Mains Area B                           | 78          | 0           | 37                       | 55                | 22                      | 77                | 0                   | 1                  |                          |
| Hs10(AreaD)  | Dalhousie Mains Area D                           | 70          | 70          | 0                        | 0                 | 70                      | 70                | 70                  | 0                  | Yes                      |
| Hs11(AreaA)  | Dalhousie South Area A                           | 94          | 0           | 0                        | 0                 | 12                      | 12                | 0                   | 82                 |                          |
| 2020BL1  | Lasswade High Street                             | 8           | 0           | 5                        | 5                 | 2                       | 7                 | 0                   | 1                  |                          |
|  | Completions on small sites                       |             |             |                          |                   | 0                       |                   |                     |                    |                          |
| Total completions for Bonnyrigg/Lasswade                                 |  |             |             |                          |                   | 106                     |                   | 70                  |                    |                          |
| Dalkeith   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Hs2  | Larkfield West                                   | 88          | 0           | 10                       | 23                | 40                      | 63                | 0                   | 25                 |                          |
| h46  | Cowden Cleugh                                    | 109         | 27          | 46                       | 59                | 32                      | 91                | 6                   | 18                 |                          |
| 2020DK1  | 131 to 133 High Street                           | 4           | 0           | 0                        | 0                 | 4                       | 4                 | 0                   | 0                  | Yes                      |
|  | Completions on small sites                       |             |             |                          |                   | 4                       |                   |                     |                    |                          |

COMPLETIONS & DEMOLITIONS

| Site Reference   | Site Name  | Total Units | Affd. Units | Completions              |                   |                         |                   |                     | Remaining at 04/23 | Site Completed in 22/23? |
|--|--|-------------|-------------|--------------------------|-------------------|-------------------------|-------------------|---------------------|--------------------|--------------------------|
|  |  |             |             | In Previous Year (21/22) | In Total To 03/22 | In Current Year (22/23) | In Total to 03/23 | Affd. Only In 22/23 |                    |                          |
| Total completions for Dalkeith   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Gorebridge   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| h36(AreaA)   | North Gorebridge Area A                            | 176         | 0           | 45                       | 115               | 45                      | 160               | 0                   | 16                 |                          |
|  | Completions on small sites                         |             |             |                          |                   | 0                       |                   |                     |                    |                          |
| Total completions for Gorebridge   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Mayfield/Newtongrange  |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| h37  | Cockpen  | 141         | 0           | 31                       | 123               | 18                      | 141               | 0                   | 0                  | Yes                      |
| 2018MN3  | Land South West of Newbattle Community High School | 79          | 79          | 0                        | 0                 | 79                      | 79                | 79                  | 0                  | Yes                      |
|  | Completions on small sites                         |             |             |                          |                   | 1                       |                   |                     |                    |                          |
| Total completions for Mayfield/Newtongrange                              |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Shawfair Area  |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| h43(O)   | Shawfair (Block O)                                 | 83          | 18          | 26                       | 27                | 37                      | 64                | 0                   | 19                 |                          |
| h44  | North Danderhall                                   | 143         | 28          | 2                        | 2                 | 28                      | 30                | 0                   | 113                |                          |
| h45(C&D)   | South Danderhall (Plots C & D)                     | 235         | 47          | 69                       | 200               | 31                      | 231               | 0                   | 4                  |                          |
|  | Completions on small sites                         |             |             |                          |                   | 0                       |                   |                     |                    |                          |
| Total completions for Shawfair Area                                      |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Rosewell   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| h52&h22  | Gorton Loan & Rosewell Mains                       | 290         | 40          | 34                       | 207               | 46                      | 253               | 0                   | 37                 |                          |
| h69  | Whitehill House                                    | 26          | 0           | 0                        | 0                 | 8                       | 8                 | 0                   | 18                 |                          |
|  | Completions on small sites                         |             |             |                          |                   | 0                       |                   |                     |                    |                          |
| Total completions for Rosewell   |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Villages and rural remainder (Midlothian East HMA)                       |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| 2018VR2  | Lawfield Farm, near Dalkeith                       | 8           | 0           | 0                        | 6                 | 2                       | 8                 | 0                   | 0                  | Yes                      |
| 2018VR4  | Former Cousland Primary School, Cousland           | 6           | 0           | 2                        | 3                 | 1                       | 4                 | 0                   | 2                  |                          |
|  | Completions on small sites                         |             |             |                          |                   | 1                       |                   |                     |                    |                          |
| Total completions for villages and rural remainder (Midlothian East HMA) |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Total completions for Midlothian East HMA                                |  |             |             |                          |                   |                         |                   |                     |                    |                          |
| Total for Midlothian   |  |             |             |                          |                   |                         |                   |                     |                    |                          |

|                                     |
|-------------------------------------|
| Demolitions                         |
| Total in Midlothian for 2022/23 - 1 |

\* Indicates that this allocation is accompanied by a 'Safeguarded Site' for future development - see the 'Safeguarded Sites' pages/table for more details.

CONSTRAINED SITES

| Site Reference                                     | Site Name                    | Settlement            | Area (ha) | Remaining Units | Comments  |
|--|------------------------------|-----------------------|-----------|-----------------|---|
| MLDP Additional Housing Development Opportunities* |                              |                       |           |                 |   |
| AHs2   | Burghlee                     | Loanhead              | 10.51     | 175             | <ul style="list-style-type: none"> <li>No application since 06/00181/OUT, which was withdrawn.</li> <li>Site constraints are due to access and landscaping.</li> </ul>  |
| AHs3   | Belwood Crescent             | Penicuik              | 1.63      | 25              | No application.   |
| AHs4   | Pomathorn Mill, by Penicuik  | Villages/rural (west) | 3.32      | 50              | <ul style="list-style-type: none"> <li>No application.</li> <li>Site constraints are due to access and the prominence of the site.</li> </ul>   |
| Other Sites  |                              |                       |           |                 |   |
| Hs17   | Pentland Plants              | Roslin/Bilston        | 3.46      | 75              | Site is currently non-effective. A garden centre business operates from it and received consent to extend their premises in early 2022.   |
| h55(Rem)   | Seafield Moor Road Remainder | Roslin/Bilston        | 6.62      | 90              | <ul style="list-style-type: none"> <li>This is what is left of the whole h55 site after excluding h55(AreaA) in the south. It has consent under 12/00814/PPP and there is also a pending application (17/00428/MS) from Barratt.</li> <li>The PPP consent was originally for the whole of h55 and proposed 200 to 250 units. The northern portion is the smaller area and accounts for around 40% of the site. Therefore the site capacity of 90 is taken from 40% of the mid-point of the PPP unit number (225 * 0.4 = 90).</li> <li>This entry was moved to the Constrained Sites worksheet for HLA 2023 as high school and community facilities are planned here (22/00581/PAC).</li> </ul>  |
| 2021PK1  | Loganbank Lodge              | Penicuik              | 0.32      | 6               | <ul style="list-style-type: none"> <li>Consent was granted here in 2021 under 19/00837/PPP. The site has been on the market since at least summer 2022, see - <a href="https://www.rettie.co.uk/properties/15829316/sales/DEV210048">https://www.rettie.co.uk/properties/15829316/sales/DEV210048</a></li> <li>It was agreed with Homes for Scotland that if there had been no activity since HLA 2022 that it would be moved into the list of Constrained Sites.</li> </ul>  |
| 2018VR5  | Former Howgate Restaurant    | Villages/rural (west) | 0.48      | 7               | <ul style="list-style-type: none"> <li>Has consent under 18/00148/DPP for two conversions from the restaurant building and five new builds. Building warrant 20/00466/BNCO7 is for preparatory works on the two restaurant conversion units, which began in spring 2021. This means that the consent has been implemented and will not expire.</li> <li>Application 20/00274/LA was approved to modify the Section 75 agreement for developer's contributions so that the infrastructure payment is delayed, in order to increase the site's commercial viability.</li> <li>This site was for sale in March 2023 - <a href="https://www.novaloca.com/commercial-land/for-sale/penicuik/188996">https://www.novaloca.com/commercial-land/for-sale/penicuik/188996</a></li> </ul> |
| 2018BL1  | 51B High Street              | Bonnyrigg/Lasswade    | 0.30      | 23              | <ul style="list-style-type: none"> <li>There have been applications for this site since 2008. Consent for 23 flats was originally granted under 08/00094/FUL. This was extended by 12/00667/DPP, which was then extended by 15/01006/DPP and again by 21/00241/DPP in September 2022.</li> <li>Site was advertised for sale in May 2023.</li> </ul>   |
| 2021BL2  | Waverley Terrace             | Bonnyrigg/Lasswade    | 0.12      | 5               | <ul style="list-style-type: none"> <li>Consent was granted here for 5 houses in May 2021 under 19/00912/PPP. There had been no detailed application since then, therefore this site was moved to the Constrained Sites worksheet for HLA 2023.</li> <li>Application 23/00408/DPP for two houses was submitted for here after the end of the Audit year. It is in the Council's list of Small Sites (those less than four units). If consented, this site will be removed from the Main Audit.</li> </ul>  |
| Hs5  | Thornybank North             | Dalkeith              | 1.08      | 15              | <ul style="list-style-type: none"> <li>A supermarket has been built under 20/00220/DPP on the half of this site closest to the road. The developer argued that the original capacity of 30 units would still be achievable on the remainder of the site, however its capacity in the Audit has been reduced by 50% until such time as a housebuilder proposes a design which demonstrates that it can still accommodate the full 30 units as indicated in the MLDP. The site area has been reduced by 50% too.</li> <li>This entry was moved to the Constrained Sites worksheet for HLA 2023 as there has been no activity in relation to it.</li> </ul>  |
| 2019DK1  | Glenesk House                | Dalkeith              | 1.33      | 30              | <ul style="list-style-type: none"> <li>Development by Viewpoint Housing Association for 30 extra care flats under 18/00586/DPP and 18/00596/BDERMD.</li> <li>The buildings previously on site were demolished in 2021 and there has been no further activity since.</li> <li>This site is no longer listed in the SHIP report.</li> </ul>   |

|         |                                       |                       |       |    |  |
|---------|---------------------------------------|-----------------------|-------|----|--|
| 2018DK2 | Wester Cowden Farm                    | Dalkeith              | 1.82  | 25 | <ul style="list-style-type: none"> <li>• Applications 16/00359/PPP (expired), 20/00468/MSC (pending), 20/00653/MSC (pending), 21/00083/MSC (pending) for here are from the LAR Housing Trust. Building warrant 21/00524/BDERMD is for 25 units. <ul style="list-style-type: none"> <li>o 20/00468/MSC is for 25 units and deals with the main conditions of the PPP consent such as layout and phasing.</li> <li>o 20/00653/MSC relates to conditions such as tree planting and broadband provision.</li> <li>o 21/00083/MSC relates to conditions such as art, archaeology and possible contamination.</li> </ul> </li> <li>• 16/00359/PPP is for a maximum of 25 units and application 18/00759/S42 previously sought to modify it to allow more, but was refused.</li> <li>• A visit in 2022 confirmed that the site had been cleared.</li> <li>• This was moved to the Constrained Sites worksheet for HLA 2023 following it not having progressed substantially for some time.</li> </ul> |
| 2022DK1 | Land Between 23A and 37 Newmills Road | Dalkeith              | 0.12  | 4  | <ul style="list-style-type: none"> <li>• Consent was given for four townhouses at this site under 21/00612/DPP in July 2022.</li> <li>• The site was marketed in August 2022 and remains for sale as of the base date of the HLA. It was being used as part of the site compound for the neighbouring h12 social housing development in summer 2023.</li> </ul>  |
| h40     | Vogrie Road                           | Gorebridge            | 6.92  | 16 | <ul style="list-style-type: none"> <li>• This site was originally developed by Mansell Homes, who are now part of Balfour Beatty.</li> <li>• There were originally three phases here that totalled 90 units – 39 in phase 1, 40 in phase 2 and 11 in phase 3. 17/00824/DPP later superseded those plans for phase 3 and replaced the original layout of 11 homes with 14 to increase the site capacity to 93.</li> <li>• The total capacity of this site is actually 93 units, but 77 have already been built. This consists of all of phase 1 and all of phase 2, with the exception of plots 50 and 51 from the latter. As no work has taken place on these units or phase 3 for some time, this site was moved into the Constrained Sites worksheet for HLA 2023.</li> </ul>  |
| 282     | 25 Newbattle Road                     | Mayfield/Newtongrange | 0.44  | 8  | 11/00131/DPP was granted in 2013. Work started under building warrant 16/00349/BDERSD and a notification of commencement of the development was submitted. However, no activity on site since meant it was marked as stalled for HLA19.  |
| 2021SA1 | Former Cockatoo Restaurant            | Shawfair Area         | 0.45  | 10 | <ul style="list-style-type: none"> <li>• 20/00314/DPP and building warrant 22/00423/BDERMD for 10 units at this site.</li> <li>• The existing buildings have yet to be demolished.</li> </ul>  |
| 2017SA1 | Land South of Hilltown House          | Shawfair Area         | 0.76  | 4  | This site was consented at the Local Review Body on 21/04/2017 under 12/00111/DPP. This consent was extended until 31/03/2023 due to the Coronavirus Act. Building warrant 22/00042/BDERMD indicates that work has since started.  |
| h69     | Whitehill House                       | Rosewell              | 0.22  | 18 | <ul style="list-style-type: none"> <li>• This entry is linked with site h70 in the row below.</li> <li>• All 8 units from 15/00175/BDCOMD were completed in 2022/23. These are at the former stables buildings with a further 18 to come from the conversion of the main house itself.</li> <li>• The intermittent delivery of units here across both sites coupled with a possible change of plans for this development and feedback from Homes for Scotland have led to it being retained in the Constrained Sites worksheet. However, it is possible it will be moved into the Main Schedule in future audits depending on later activity.</li> </ul>   |
| h70     | The Grounds of Whitehill House        | Rosewell              | 36.04 | 84 | <ul style="list-style-type: none"> <li>• This entry is linked with site h69 in the row above.</li> <li>• Building warrant 12/00443/BWERD is for 10 units here which were completed at Cluster D. It was originally for 8 plots but was amended to add 2 more. No further development at the other clusters has taken place.</li> <li>• The intermittent delivery of units here across both sites coupled with a possible change of plans for this development and feedback from Homes for Scotland have led to it being retained in the Constrained Sites worksheet. However, it is possible it will be moved into the Main Schedule in future audits depending on later activity.</li> </ul>  |
| 2021VR1 | Newbattle Home Farm                   | Villages/rural (east) | 0.77  | 11 | <ul style="list-style-type: none"> <li>• Comprises two conversions from existing farm buildings and nine new houses under 19/00756/DPP.</li> <li>• The majority of the buildings on the site need to be demolished before work on the new units starts.</li> <li>• This site was sold in 2021 but there has been no further activity since.</li> </ul>   |
| 2023VR1 | Barley Dean                           | Villages/rural (east) | 0.73  | 6  | <ul style="list-style-type: none"> <li>• Application 21/00453/PPP, which was originally for eight houses, but later revised down to six. This was approved at the LRB in February 2023.</li> <li>• A subsequent application for five houses has been refused since the end of the Audit year (23/00003/DPP).</li> </ul>  |



|         |        |                       |      |     |   |
|---------|--------|-----------------------|------|-----|---|
| 2018VR1 | Fordel | Villages/rural (east) | 3.21 | 60  | <ul style="list-style-type: none"> <li>• PPP consent here for 60 units.</li> <li>• There were plans for 78 units across the site in three phases, as shown on the phasing plan for 18/00344/MSC. 18/00343/MSC and 18/00344/MSC covered the first two and were for 28 and 16 units respectively. 19/00691/MSC repositioned some blocks covered by 18/00343/MSC but did not change the overall numbers.</li> <li>• 21/00189/MSC was submitted in 2021 and is still pending. It proposed a new phasing schedule involving the LAR Housing Trust developing 24 units as part of a new phase 1. Phase 2 would consist of 34 units at the north of the site. The final residential phase would see 20 units built as the affordable housing portion.</li> <li>• The site was marked as constrained for HLA 2022 as it hasn't delivered any units since MSC consent in November 2018, has drainage issues, complications with ownership and the delivery of affordable housing. This was the approach agreed with Homes for Scotland when reviewing HLA 2021. Nevertheless, the demolition of buildings on the site means that the development has commenced.</li> <li>• Applications for the site are 13/00780/PPP, 18/00343/MSC, 18/00344/MSC, 19/00691/MSC, 21/00189/MSC (pending). A new application was submitted in March 2023 and proposes 17 units across the north of the site (23/00213/MSC). It is in the Large Windfall Applications worksheet.</li> </ul> |
| Total   |        |                       |      | 747 |   |

\* These are sites that have development uncertainties, so their potential contribution is not guaranteed during the plan period and they are therefore not relied upon as part of the required housing allocations. See MLDP policy STRAT4.

## SAFEGUARDED SITES

These are extensions to MLDP housing allocations that allow for further expansion of those sites in the medium to long term. They can be brought forward through the next development plan, if this is required and considered acceptable in place-making terms.

| Site Reference | Site Name                                     | Settlement     | Area (ha) | Total Units | Affd. Units | Comments   |
|----------------|---|----------------|-----------|-------------|-------------|--|
| Hs16 SC        | Seafield Road, Safeguarded Capacity           | Roslin/Bilston | 11.54     | 200         | 50          | <ul style="list-style-type: none"> <li>No development activity here at present.</li> <li>Work is ongoing on the regular/allocated portion of Hs16 but is not expected to be finished until after 2030, therefore Hs16 SC is unlikely to be released/required until this time. Programming estimates are therefore 40 units per year from 2031/32 onwards until complete.</li> </ul>  |
| Hs7 SC         | Redheugh West (Phase 2), Safeguarded Capacity | Gorebridge     | 17.45     | 200         | 50          | <ul style="list-style-type: none"> <li>Hs7 SC is associated with Hs7 and h50 to the east. All are dependent on a bridge being constructed over the Borders Rail line for access.</li> <li>h50 has consent in principle and an application for consent in principle for Hs7 is pending.</li> <li>h50 would be built first, then Hs7, then Hs7 SC. Given this, and the large number of units to be built on each, construction on Hs7 SC would likely not start until many years after the last programming year in the Audit's Main Schedule unless other developers come on board, which there is no indication of currently. Given this, estimating programming for this site is not worthwhile at this stage.</li> <li>There is a mistake in the LDP in table 3A (page 164). It lists 200 units as the capacity of Hs7 and 400 as the capacity of Hs7 SC. This is the wrong way round and HLA 2023 corrects this.</li> </ul> |
| Hs0 SC         | Cauldcoats, Safeguarded Capacity              | Shawfair Area  | 10.48     | 200         | 50          | <ul style="list-style-type: none"> <li>Application 14/00910/PPP is approved for this site and proposes development on both Hs0 and Hs0 SC. The consent specified that it applies only for phase one (Hs0) and this will mean that the safeguarded portion would be phase two.</li> <li>An application to increase the number of units on phase 1 from 350 to 430 was approved in 2022 and a further detailed application has been lodged since (22/00604/MSC).</li> <li>Based on the current layout and programming for Hs0, estimated programming for Hs0 SC is therefore 65 units per year starting in 2033/34 until complete.</li> </ul>  |
| <b>Total</b>   |   |                |           | <b>600</b>  | <b>150</b>  |  |

SITE NOTES

| Site Reference             | Site Name                       | Developer (or Owner)        | Land Supply Source | Total Units | Site Area (ha) | Density (units/ha) | Brownfield / Greenfield? | Planning Application Reference(s)  | Building Warrant Reference(s)   | Comments   |
|----------------------------|---------------------------------|-----------------------------|--------------------|-------------|----------------|--------------------|--------------------------|--|---|--|
| <b>Midlothian West HMA</b> |                                 |                             |                    |             |                |                    |                          |  |   |  |
| <b>Loanhead</b>            |                                 |                             |                    |             |                |                    |                          |  |   |  |
| h54(III)                   | Ashgrove Phase 3                | Dandara Homes               | MLP 2008           | 92          | 4.22           | 21.80              | Greenfield               | 09/00354/OUT, 18/00243/MSC, 18/00469/MSC, 18/00556/MSC, 20/00264/DPP, 20/00694/MSC           | 18/00296/BDERMD - 13 units, 18/00310/BDERMD - 35 units, 21/00226/BDERMD - 44 units                                | <ul style="list-style-type: none"> <li>The marketing name of this site is 'Ashgrove'.</li> <li>Application 20/00264/DPP amended some house types but did not change the overall number of units. It was incorporated into 20/00694/MSC, which changed some house types and positions of plots but not the overall number of units.</li> <li>Completion of this site is expected in 2023/24. There were 20 units remaining as of 31/03/2023, of which five have since been built. This site has delivered in excess of this number in previous years.</li> </ul>  |
| 2018LH1                    | Former Paradykes Primary School | Barratt Homes               | Windfall           | 86          | 2.78           | 30.94              | Brownfield               | 15/00712/PPP, 18/00060/MSC   | 18/00175/BDERMD - 86 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Mayburn Walk'.</li> <li>Site completed in the current audit year and will not feature in HLA 2024.</li> </ul>  |
| 2022LH1                    | Former Thornlea Nursing Home    | Mr R Law & Mr Patrick Black | Windfall           | 4           | 0.18           | 22.22              | Brownfield               | 22/00192/DPP, 22/00624/DPP   | 22/00204/BDCOMD - 2 units, 22/00534/BDCOMD - 2 units  | <ul style="list-style-type: none"> <li>This is the conversion of a former nursing home.</li> <li>22/00192/DPP is for forming two units from the original building and the coach house at the back and is associated with building warrant 22/00204/BDCOMD.</li> <li>22/00624/DPP is for creating two units from the modern side extension and is associated with building warrant 22/00534/BDCOMD.</li> <li>Work has commenced and significantly progressed since the end of the Audit year. At least one unit is complete and others are for sale. A site visit in June 2023 confirms all units are likely to be completed in 2023/24.</li> </ul>   |
| Small sites                |                                 |                             |                    | 6           |                |                    |                          |  |   | <ul style="list-style-type: none"> <li>Six units across five sites.</li> <li>One unit is under construction, one unit has planning consent and a pending building warrant application, one unit has a planning consent but no building warrant application and three units have a pending planning application or PPP consent only.</li> </ul>   |
| <b>Loanhead</b>            |                                 |                             |                    |             |                |                    |                          |  |   |  |
| <b>Roslin/Bilston</b>      |                                 |                             |                    |             |                |                    |                          |  |   |  |
| Hs18                       | Roslin Institute                | Taylor Wimpey               | MLDP               | 304         | 16.63          | 18.28              | Brownfield               | 13/00877/PPP, 18/00499/MSC, 20/00011/MSC, 20/00196/MSC, 20/00581/MSC (pending), 22/00736/MSC | 19/00318/BDERMD - 304 units   | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Sinclair Gardens'.</li> <li>Application 20/00011/MSC refers to conditions from the PPP consent regarding drainage systems, 20/00196/MSC refers to play areas and ground investigations, 20/00581/MSC refers to art and 22/00736/MSC refers to walls and fences.</li> </ul>   |
| Hs19(AreaA)                | Roslin Expansion Area A         | David Wilson Homes          | MLDP               | 110         | 6.62           | 16.62              | Greenfield               | 18/00535/PPP, 20/00146/MSC   | 20/00519/BDERMD - 110 units   | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs19 site is 'St. Clair Mews'.</li> <li>18/00535/PPP and 20/00146/MSC are joint applications from David Wilson Homes and CALA.</li> <li>This is the second phase of David Wilson's development at Hs19. This site was formerly a single entry in the Audit as Hs19(AreaA) but was split for HLA 2023. The first phase of the David Wilson development here is Hs19(AreaB), the 53 affordable units here are Hs19(AreaC) and the CALA portion of the site is now Hs19(AreaD).</li> <li>This site involves three groups of homes which have 35, 43 and 32 units, all of which are covered under building warrant 20/00519/BDERMD.</li> </ul> |
| Hs19(AreaB)                | Roslin Expansion Area B         | David Wilson Homes          | MLDP               | 51          | 3.60           | 14.17              | Greenfield               | 18/00703/DPP   | 19/00086/BDERMD - 51 units  | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs19 site is 'St. Clair Mews'.</li> <li>This is the first phase of David Wilson's development here.</li> <li>The only unit remaining is the show home for all of David Wilson Homes' portions of Hs19. This is programmed to be completed when the rest of their units are finished.</li> </ul>  |
| Hs19(AreaC)                | Roslin Expansion Area C         | David Wilson Homes          | MLDP               | 53          | 1.58           | 33.54              | Greenfield               | 18/00535/PPP, 20/00146/MSC   | 20/00507/BDERMD - 53 units  | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs19 site is 'St. Clair Mews'.</li> <li>This is the affordable portion of site Hs19.</li> <li>Programming is based on expected completions outlined in the Council's SHIP report and from observing that all units were under construction during a site visit in June 2023.</li> </ul>  |
| Hs19(AreaD)                | Roslin Expansion Area D         | CALA                        | MLDP               | 50          | 3.03           | 16.50              | Greenfield               | 18/00535/PPP, 20/00146/MSC   | 20/00518/BDERMD - 50 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Glenacre'.</li> <li>This is the CALA portion of site Hs19. It involves two groups of houses of 35 units and 15 units. All are covered under 20/00518/BDERMD.</li> <li>18/00535/PPP and 20/00146/MSC are joint applications from David Wilson Homes and CALA.</li> <li>This site was formerly part of Hs19(AreaA) but was split for HLA 2023.</li> </ul>  |
| Hs16(AreaA)*               | Seafield Road Area A            | Taylor Wimpey               | MLDP               | 191         | 8.67           | 22.03              | Greenfield               | 17/00968/DPP   | 18/00267/BDERMD - 191 units   | <ul style="list-style-type: none"> <li>The marketing name of the wider Hs16 site is 'Pentland Green'.</li> <li>This is the western portion of Hs16.</li> </ul>   |
| Hs16(AreaB)*               | Seafield Road Area B            | Taylor Wimpey               | MLDP               | 31          | 2.64           | 11.74              | Greenfield               | 19/01019/DPP   | 20/00052/BDERMD - 31 units  | <ul style="list-style-type: none"> <li>The marketing name of the wider Hs16 site is 'Pentland Green'.</li> <li>Site completed in the current audit year and will not feature in HLA 2024.</li> </ul>   |
| Hs16(AreaC)*               | Seafield Road Area C            | Taylor Wimpey               | MLDP               | 214         | 12.89          | 16.60              | Greenfield               | 19/01039/PPP   | 22/00449/BDCOMD (pending) - 140 units, 22/00585/BDERMD (pending) - 78 units, 22/00603/BDERMD (pending) - 15 units | <ul style="list-style-type: none"> <li>This is the portion of Hs16 that is not covered by Hs16(AreaA) or Hs16(AreaB).</li> <li>Minded to consent at the August 2021 Planning Committee.</li> <li>Programming assumes work commencing here after the completion of Hs16(AreaA).</li> </ul>  |
| h55(AreaA)                 | Seafield Moor Road Area A       | Barratt Homes               | MLP 2008           | 190         | 9.89           | 19.21              | Greenfield               | 12/00814/PPP, 19/00321/MSC   | 18/00338/BDERMD - 35 units, 18/00341/BDERMD - 155 units   | <ul style="list-style-type: none"> <li>The marketing name of this site is 'Pentland View'.</li> <li>This is the southern half of h55. The PPP application covers it all however the northern portion is earmarked as the site of a new high school and community facilities. It has been moved into the 'Constrained Sites' worksheet as a result.</li> <li>Site visited in May 2023. The 'final phase' was being advertised and from this and past completions, it is expected that this site will be completed in 2023/24.</li> </ul>  |
| Small sites                |                                 |                             |                    | 2           |                |                    |                          |  |   | <ul style="list-style-type: none"> <li>Two units across two sites.</li> <li>Both units are under construction.</li> </ul>  |
| <b>Roslin/Bilston</b>      |                                 |                             |                    |             |                |                    |                          |  |   |  |
| <b>Penicuik</b>            |                                 |                             |                    |             |                |                    |                          |  |   |  |
| h58(AreaA1)                | Belwood CALA (at NW Penicuik)   | CALA                        | MLP 2008           | 75          | 6.41           | 11.70              | Greenfield               | 17/00068/DPP   | 18/00039/BDERMD - 75 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Belwood Oaks'.</li> <li>Phase 1 of h58.</li> <li>Site completed in the current audit year and will not feature in HLA 2024.</li> </ul>   |

SITE NOTES

| Site Reference                                     | Site Name  | Developer (or Owner)              | Land Supply Source | Total Units | Site Area (ha) | Density (units/ha) | Brownfield / Greenfield? | Planning Application Reference(s)                            | Building Warrant Reference(s)  | Comments   |
|--|--|-----------------------------------|--------------------|-------------|----------------|--------------------|--------------------------|--|--|--|
| h58(AreaA2)  | Belwood Avant (at NW Penicuik)                   | Avant Homes                       | MLP 2008           | 87          | 5.65           | 15.40              | Greenfield               | 17/00068/DPP, 18/00847/DPP                                   | 18/00099/BDCOMD - 87 units   | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Carnethy Heights',</li> <li>Phase 1 of h58.</li> <li>18/00847/DPP amends the house types approved in the original application but does not change the overall number of units.</li> </ul>  |
| h58(AreasB1&B2)                                    | Nursery West & North (at NW Penicuik)            | Avant Homes                       | MLP 2008           | 78          | 7.24           | 10.77              | Greenfield               | 17/00068/DPP, 22/00253/DPP (pending)                         | 21/00601/BDERMD - 42 units, 22/00529/BDERMD (pending) - 35 units   | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Carnethy Heights',</li> <li>Application 22/00253/DPP seeks to change the house types and plot numbers but not the number of units. These are units covered by 22/00529/BDERMD. It was minded to be consented at the March 2023 Planning Committee.</li> <li>Programming is based on observations from a site visit in June 2023 and previous completions figures from Avant's earlier phase of this site.</li> </ul>   |
| h58(AreaB3)  | Nursery East (at NW Penicuik)                    | Dunedin Canmore                   | MLP 2008           | 57          | 2.58           | 22.09              | Greenfield               | 17/00068/DPP, 19/00576/DPP, 20/00088/DPP                     | 19/00560/BDERMD - 57 units   | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>Application 19/00576/DPP added another 5 units compared to the original consent. Application 20/00088/DPP changed the heights of the two blocks of flats but did not alter the number of units or their plot numbers.</li> <li>A site visit in May 2023 confirmed that this site will be completed in 2023/24.</li> </ul>   |
| h58(AreasC&D)                                      | Mauricewood & Mauricewood North (at NW Penicuik) | CALA                              | MLP 2008           | 110         | 7.87           | 13.98              | Greenfield               | 17/00068/DPP, 23/00100/DPP                                   | 18/00134/BDERMD - 106 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Belwood Oaks'.</li> <li>Originally labelled plots 1 – 110, but now numbered 76 – 185 as this area follows on from h58(AreaA1) which was CALA's first phase here that had 75 units.</li> <li>23/00100/DPP changes the house types on 9 plots but doesn't alter development numbers or the layout.</li> <li>Programming is based on observations from a site visit in May 2023 and past completions figures at CALA's earlier phase of this site.</li> </ul>   |
| h58(AreaE)   | Deanburn (at NW Penicuik)                        | Bellway Homes                     | MLP 2003           | 91          | 6.86           | 13.27              | Greenfield               | 17/00068/DPP, 19/00727/DPP                                   | 19/00241/BDERMD - 91 units   | <ul style="list-style-type: none"> <li>The marketing name of this site is 'Ladywood View'.</li> <li>Site visited in May 2023 and will be completed in 2023/24.</li> </ul>  |
| h58(AreaF)   | Rullion Road (at NW Penicuik)                    | Midlothian Council                | MLP 2008           | 68          | 6.18           | 11.00              | Greenfield               | 17/00068/DPP   |  | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>This is the second (and last) affordable phase of h58.</li> <li>Programming is taken from the Council's latest SHIP report but pushed back a year as there is no building warrant or construction activity, and also in response to feedback from Homes for Scotland.</li> </ul>  |
| h25(AreaA)   | Greenlaw and Adjacent Land Area A                | Taylor Wimpey                     | MLP 2003           | 92          | 4.92           | 18.70              | Greenfield               | 12/00745/DPP   | 10/00543/BWERD - 92 units  | <ul style="list-style-type: none"> <li>The marketing name of the wider h25 site is 'Greenlaw Mains'.</li> <li>Site completed in the current audit year and will not feature in HLA 2024.</li> </ul>  |
| h25(AreaC)   | Greenlaw and Adjacent Land Area C                | Taylor Wimpey                     | MLP 2003           | 83          | 5.65           | 14.69              | Greenfield               | 19/00256/DPP, 19/00263/DPP                                   | 19/00280/BDERMD - 83 units   | <ul style="list-style-type: none"> <li>The marketing name of the wider h25 site is 'Greenlaw Mains'.</li> <li>Site completed in the current audit year and will not feature in HLA 2024.</li> </ul>  |
| h25(AreaD)   | Greenlaw and Adjacent Land Area D                | Taylor Wimpey                     | MLP 2003           | 221         | 11.77          | 18.78              | Greenfield               | 21/00466/DPP, 22/00320/DPP                                   | 21/00067/BDERMD - 221 units, 23/00002/BDERMD (pending) - 85 units, 23/00002/BDERMD/A (pending) - 3 units | <ul style="list-style-type: none"> <li>The marketing name of the wider h25 site is 'Greenlaw Mains'.</li> <li>Application 22/00320/DPP replaces the original design for plot 601. It does not change the numbers on site.</li> <li>Programming is based on observations from a site visit in May 2023 and actual completions from previous phases of this development.</li> </ul>  |
| 2020PK1  | Windsor Square                                   | Ark Housing Association           | Windfall           | 12          | 0.24           | 50.00              | Brownfield               | 19/00510/DPP   |  | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>Discussions with the applicant are ongoing regarding possible amendments and construction arrangements. The site is also in the Council's latest SHIP report, therefore it can still be considered effective. Programming in the Main Schedule follows that provided in the SHIP report.</li> </ul>   |
| 2022PK1  | Kentigern Mall                                   | Sheet Anchor Evolve (London) Ltd. | Windfall           | 7           | 0.08           | 87.50              | Brownfield               | 21/00335/DPP   |  |  |
| Small sites  |  |                                   |                    | 15          |                |                    |                          |  |  | <ul style="list-style-type: none"> <li>15 units across 9 sites.</li> <li>Three units are under construction, one unit has planning consent and a building warrant granted but is not under construction, five units have planning consent and a pending building warrant application, five units have planning consent but no building warrant application and one unit has a pending planning application.</li> </ul>   |
| Penicuik   |  |                                   |                    |             |                |                    |                          |  |  |  |
| Villages and rural remainder (Midlothian West HMA) |  |                                   |                    |             |                |                    |                          |  |  |  |
| Hs20   | Auchendinny                                      | Bellway Homes                     | MLDP               | 395         | 21.87          | 18.06              | Greenfield               | 20/00089/DPP, 22/00848/DPP (pending), 23/00333/DPP (pending) | 22/00514/BDERMD (pending) - 395 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Dalmore Grange'.</li> <li>Application 22/00848/DPP from Bellway has been consented since the end of the Audit year. It proposes 395 units, supersedes 20/00089/DPP and involves three phases. The private housing phases would be 97, 120 and 80 units each. The phasing of the affordable portions are not detailed, other than it being stated that affordable housing will be delivered in each phase.</li> <li>23/00333/DPP was submitted after the end of the Audit year and is for an amendment of house types at plots 47, 49, 71, 385 – 387 and 389 – 391.</li> <li>Programming for the market component of this development is based on Bellway's completions at their h58(AreaE) site nearby in Penicuik. High completions for particular years are due to phases of affordable housing being built alongside the market units.</li> </ul> |
| AHs1   | Rosslynlee, near Penicuik                        | Oakridge Group                    | MLDP               | 215         | 17.92          | 12.00              | Brownfield               | 17/00980/PPP, 17/01001/DPP, 22/00160/DPP                     | 19/00380/BDAEX - 2 units, 21/00073/BDCOSD - 1 unit, 23/00025/BDERMD (pending) - 54 units                 | <ul style="list-style-type: none"> <li>The marketing name for this site is 'St. Margarets'.</li> <li>Following the 'North Park' portion of Rosslynlee now being developed by Robertson Homes, there are three remaining areas of this development: <ul style="list-style-type: none"> <li>Rosslyn Grange – 72 units;</li> <li>Village Core – 29 units; and</li> <li>South Park – 114 units.</li> </ul> </li> <li>In spring 2023, Carmichael Homes were advertising their intentions to develop 26 detached units as part of this site, while 23/00025/BDERMD for another 54 units is from a further developer (Bancon Homes).</li> </ul>   |

SITE NOTES

| Site Reference                                     | Site Name   | Developer (or Owner)                   | Land Supply Source | Total Units | Site Area (ha) | Density (units/ha) | Brownfield / Greenfield? | Planning Application Reference(s)                               | Building Warrant Reference(s)  | Comments  |
|--|---|--|--------------------|-------------|----------------|--------------------|--------------------------|---|--|---|
| AHs1(NP)   | North Park (at Rosslynlee)                                | Robertson Homes                        | MLDP               | 121         | 7.98           | 15.16              | Greenfield               | 22/00616/MS   | 22/00410/BDERMD (pending) - 121 units  | <ul style="list-style-type: none"> <li>The marketing name for the wider Rosslynlee development is 'St. Margarets'.</li> <li>Following the 'North Park' portion of Rosslynlee now being developed by Robertson Homes, there are three remaining areas of this development: <ul style="list-style-type: none"> <li>Rosslyn Grange – 72 units;</li> <li>Village Core – 29 units; and</li> <li>South Park – 114 units.</li> </ul> </li> <li>In spring 2023, Carmichael Homes were advertising their intentions to develop 26 detached units as part of this site, while 23/00025/BDERMD for another 54 units is from a further developer (Bancon Homes).</li> </ul>   |
| AHs5   | Wellington School, by Howgate                             | Lochay Homes                           | MLDP               | 46          | 6.78           | 6.78               | Brownfield               | 20/00144/DPP  |  | Approved at appeal in October 2022.   |
| Small sites  |   |  |                    | 29          |                |                    |                          |   |  | <ul style="list-style-type: none"> <li>29 units across 24 sites.</li> <li>3 units are under construction, 4 units have planning consent and a pending building warrant application, 12 units have planning consent but no building warrant application and 10 units have a pending planning application or PPP consent only.</li> </ul>   |
| Villages and rural remainder (Midlothian West HMA) |   |  |                    |             |                |                    |                          |   |  |   |
| Midlothian East HMA                                |   |  |                    |             |                |                    |                          |   |  |   |
| Bonnyrigg/Lasswade                                 |   |  |                    |             |                |                    |                          |   |  |   |
| Hs10(AreaA)  | Dalhousie Mains Area A                                    | Walker Group / Springfield             | MLDP               | 27          | 2.31           | 11.69              | Greenfield               | 16/00712/PPP, 16/00855/DPP, 18/00333/DPP                        | 17/00437/BDERMD - 27 units   | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs10 site is 'One Dalhousie'.</li> <li>This site is a small portion in the south of the wider Hs10 allocation (see the rows below).</li> <li>Planning consent here is actually for 28 units, but the building warrant excludes plot 28, which is on the opposite side of the road to the rest of the units and which may not be built.</li> <li>The final remaining plot is the show home (plot 19).</li> </ul>   |
| Hs10(AreaB)  | Dalhousie Mains Area B                                    | Walker Group / Springfield             | MLDP               | 78          | 3.40           | 22.94              | Greenfield               | 16/00712/PPP, 18/00539/MS                                       | 19/00141/BDERMD - 78 units   | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs10 site is 'One Dalhousie'.</li> <li>This is the second phase of Hs10.</li> </ul>   |
| Hs10(AreaC)  | Dalhousie Mains Area C                                    | Walker Group / Springfield             | MLDP               | 103         | 5.15           | 20.00              | Greenfield               | 16/00712/PPP, 18/00399/MS, 18/00538/MS, 21/00056/MS             | 21/00530/BDERMD - 103 units  | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs10 site is 'One Dalhousie'.</li> <li>Applications 18/00399/MS and 18/00538/MS relate to conditions over matters such as phasing schedules and landscaping works for the whole of Hs10. They are not related to unit layout and numbers.</li> <li>Programming is based on observations from a site visit in June 2023, completions rates from earlier portions of this site and figures from the developer.</li> </ul>   |
| Hs10(AreaD)  | Dalhousie Mains Area D                                    | Walker Group / Springfield             | MLDP               | 70          | 1.32           | 53.03              | Greenfield               | 16/00712/PPP, 19/00685/MS                                       | 19/00468/BDERMD - 70 units, 21/00705/BDCOMD - 56 units, 22/00413/BDERMD (pending) - 24 units | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs10 site is 'One Dalhousie'.</li> <li>This is the affordable housing portion of Hs10.</li> <li>Site completed in the current audit year and will not feature in HLA 2024.</li> </ul>   |
| Hs11(AreaA)  | Dalhousie South Area A                                    | Bellway Homes                          | MLDP               | 94          | 5.57           | 16.88              | Greenfield               | 21/00227/DPP, 21/00228/DPP, 21/00230/DPP                        | 21/00286/BDERMD - 94 units   | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs11 site is 'Dalhousie Way'.</li> <li>Programming is based on completions so far and observations from a site visit in June 2023.</li> </ul>   |
| Hs11(AreaB)  | Dalhousie South Area B                                    | Bellway Homes                          | MLDP               | 146         | 12.20          | 11.97              | Greenfield               | 18/00740/DPP, 23/00153/DPP (pending), 23/00159/DPP (pending)    | 22/00532/BDERMD (pending) - 61 units   | <ul style="list-style-type: none"> <li>The marketing name for the wider Hs11 site is 'Dalhousie Way'.</li> <li>The pending planning applications are from Bellway. Programming is based on them starting on this portion of the site when their work has finished on Hs11(AreaA).</li> </ul>  |
| Hs11(AreaC)  | Dalhousie South Area C                                    | Walker Group / Springfield             | MLDP               | 80          | 1.80           | 44.44              | Greenfield               | 18/00743/PPP, 21/00816/DPP, 21/00860/DPP, 22/00026/MS (pending) |  | <ul style="list-style-type: none"> <li>22/00026/MS will supersede the other three previous applications here and comprise all the affordable units for the wider Hs11 site. It has been approved after the end of the Audit year.</li> <li>Programming is based on observations from a site visit in June 2023, that outlined in the Council's latest SHIP report and figures from the developer.</li> </ul>  |
| Hs12* & Hs12 SC                                    | Hopefield Farm 2 & Hopefield Farm 2, Safeguarded Capacity | Taylor Wimpey                          | MLDP               | 1032        | 55.86          | 18.47              | Greenfield               | 20/00151/PPP (pending)  |  | <ul style="list-style-type: none"> <li>Application 20/00151/PPP was minded to be consented at the April 2021 Planning Committee.</li> <li>It covers both Hs12 and Hs12 SC as it was agreed in pre-application discussions that both would be included in the masterplan to ensure the best possible design and their integration. Hs12 SC is the safeguarded portion of the site and has been moved from the Safeguarded Sites table into the Main Schedule for HLA 2023 to reflect this.</li> <li>Condition 2 of the consent associated with 20/00151/PPP permits up to 1,032 across the two sites.</li> </ul>   |
| 243  | Former garage, Elm Row                                    | Lasswade Townhouse Development Company | Windfall           | 7           | 0.18           | 38.89              | Brownfield               | 03/00390/FUL, 07/00721/FUL, 20/00527/DPP                        | 09/00449/BWALCO - 2 units, 21/00179/BDERMD - 5 units   | <ul style="list-style-type: none"> <li>Originally, consent was granted under application 03/00390/FUL for four new houses and the conversion of the former garage building into two houses.</li> <li>Before construction started, another application was submitted (07/00721/FUL) for six new houses and the conversion of the former garage building into two houses. This was not determined prior to the previous application expiring, therefore work started under that and this new application was left to expire without any further work taking place. This means the prior application is still valid. The work resulted in the garage conversion into two houses being complete under building warrant 09/00449/BWALCO.</li> <li>Two other applications (19/00470/DPP and 19/00742/DPP) were later withdrawn, while a third (20/00527/DPP) was consented. Future building work will take place under this application.</li> <li>Construction has started, with the site being cleared and bank stabilisation works having taken place. Homes at the development are also being marketed.</li> </ul> |
| 2020BL1  | Lasswade High Street                                      | Dimension Homes Ltd.                   | Windfall           | 8           | 0.56           | 14.29              | Brownfield               | 18/00382/DPP, 21/00773/DPP                                      | 19/00212/BDERMD - 8 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'School Green Close'.</li> <li>Application 21/00773/DPP proposes minor layout amendments, but does not change unit numbers.</li> </ul>   |
| 2021BL1  | Burnbrae Road   | Midlothian Council                     | Windfall           | 20          | 0.47           | 42.55              | Greenfield               | 20/00397/DPP  | 20/00425/BDERMD - 10 units, 20/00426/BDERMD - 10 units                                       | <ul style="list-style-type: none"> <li>SHIP site built to Passivhaus standards.</li> <li>Programming is based on observations from a site visit in June 2023 and expected completions from the Council's latest SHIP report.</li> </ul>   |

SITE NOTES

| Site Reference     | Site Name                                       | Developer (or Owner)                      | Land Supply Source | Total Units | Site Area (ha) | Density (units/ha) | Brownfield / Greenfield? | Planning Application Reference(s)        | Building Warrant Reference(s)  | Comments   |
|--------------------|---|---|--------------------|-------------|----------------|--------------------|--------------------------|--|--|--|
| 2021BL3            | Moorfoot Place                                  | Midlothian Council                        | Windfall           | 46          | 0.91           | 50.55              | Brownfield               | 21/00552/DPP                             | 21/00664/BNER5 - 46 units  | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>Development also includes a day care centre and an intermediate care facility (though they don't count towards the Audit numbers).</li> <li>Programming is taken from the Council's latest SHIP report but pushed back one year to account for the fact that construction had not started as of summer 2023 and the associated building warrant was not approved. Homes for Scotland requested this approach also.</li> </ul>   |
| 2021BL4            | Cockpen Terrace                                 | Mears Group                               | Windfall           | 16          | 0.50           | 32.00              | Brownfield               | 19/01029/DPP                             | 20/00373/BDERMD - 16 units   | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>Programming is based on observations from a site visit in June 2023.</li> </ul>   |
| 2022BL1            | High Street                                     | Midlothian Council                        | Windfall           | 20          | 0.19           | 105.26             | Brownfield               | 21/00939/DPP                             | 22/00223/BDERMD - 20 units   | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>Programming is based on observations from a site visit in June 2023 and expected completions from the Council's latest SHIP report, though the delivery of the units in 2024/25 is also possible.</li> </ul>  |
| Small sites        |   |   |                    | 7           |                |                    |                          |  |  | <ul style="list-style-type: none"> <li>Seven units across seven sites.</li> <li>Four units are under construction, one unit has planning consent and a pending building warrant application and two units have planning consent but no building warrant application.</li> </ul>  |
| Bonnyrigg/Lasswade |   |   |                    |             |                |                    |                          |  |  |  |
| Dalkeith           |   |   |                    |             |                |                    |                          |  |  |  |
| Hs2                | Larkfield West                                  | Dandara Homes                             | MLDP               | 88          | 4.85           | 18.14              | Greenfield               | 14/00420/PPP, 19/00010/MSC, 20/00652/MSC | 18/00499/BDERMD - 23 units, 19/00372/BDERMD - 61 units, 21/00223/BDERMD - 65 units | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Eskbank Gardens'.</li> <li>Hs2 and Hs3 are one overall phased development by Dandara.</li> <li>19/00010/MSC proposed 134 units in total, with 84 on Hs2 and 50 on Hs3. 20/00652/MSC supersedes it and sees 88 units being built on Hs2. It does not amend Hs3.</li> <li>Programming is based on observations from a site visit in June 2023 and past completions rates elsewhere on this site.</li> </ul>  |
| Hs3                | Larkfield South West                            | Dandara Homes                             | MLDP               | 65          | 2.84           | 22.89              | Greenfield               | 14/00420/PPP, 19/00010/MSC, 22/00091/MSC | 19/00427/BDERMD - 50 units, 22/00212/BDERMD - 30 units, 22/00362/BDERMD - 35 units | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Eskbank Gardens'.</li> <li>Hs2 and Hs3 are one overall phased development by Dandara. All the affordable units are on Hs3.</li> <li>22/00091/MSC revises the layout for Hs3 with 65 units rather than the 50 consented under 19/00010/MSC.</li> <li>Programming is based on observations from a site visit in June 2023, site layout and types of units, as well as programming for the affordable units as outlined in the Council's latest SHIP report.</li> <li>Construction has started here since the end of the Audit year.</li> </ul> |
| h46                | Cowden Cleugh                                   | Bellway Homes                             | MLP 2008           | 109         | 8.79           | 12.40              | Greenfield               | 14/00444/PPP, 18/00678/MSC, 19/00338/MSC | 18/00548/BDERMD - 82 units, 20/00101/BDERMD - 27 units                             | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Summerville Gardens'.</li> <li>109 units are being built across four phases.</li> <li>18/00548/BDERMD is for the market units and 20/00101/BDERMD is for the affordable units.</li> <li>Programming for this site is based on observations from a visit in June 2023 and past completions rates.</li> </ul>  |
| h12                | Former Dalkeith High School                     | Midlothian Council                        | Pre-2003 MLP       | 92          | 3.26           | 28.22              | Brownfield               | 19/01016/DPP, 19/01024/DPP               | 19/00528/BDERMD - 44 units, 19/00535/BDERMD - 48 units                             | <ul style="list-style-type: none"> <li>SHIP site also known as 'Newmills Road'.</li> <li>Application 19/01016/DPP is for 44 units and 19/01024/DPP is for 48 extra care units.</li> <li>Programming is based on observations from a site visit in June 2023. The development is nearly complete and all the units will be released in one batch.</li> </ul>  |
| 2020DK1            | 131 to 133 High Street                          | SRS Scotland Ltd                          | Windfall           | 4           | 0.02           | 200.00             | Brownfield               | 19/01002/DPP, 20/00055/LBC               | 20/00082/BDCOMD - 4 units  | <ul style="list-style-type: none"> <li>Site retrospectively added to HLA 2023 from the Small Sites records following the Audit now detailing sites of 4 or more units rather than 5 or more.</li> <li>Site completed in the current Audit year and will not feature in HLA 2024.</li> </ul>  |
| 2021DK1            | Buccleuch Street                                | Midlothian Council                        | Windfall           | 10          | 0.10           | 100.00             | Brownfield               | 20/00595/DPP, 21/00503/DPP               | 20/00532/BDERMD - 10 units   | <ul style="list-style-type: none"> <li>SHIP site built to Passivhaus standards.</li> <li>Application 21/00503/DPP is an amendment to 20/00595/DPP.</li> <li>Building warrant 20/00532/BDERMD has 12 plots in it, but 2 of these are for the retail units.</li> <li>Programming is based on observations from a site visit in June 2023.</li> </ul>   |
| 2022DK1            | Kippielaw Hatchery                              | Mr Graham Roberts                         | Windfall           | 5           | 0.62           | 8.06               | Brownfield               | 20/00349/DPP                             |  | <ul style="list-style-type: none"> <li>Site is currently under offer - <a href="https://hallidayhomes.co.uk/property/kippielaw-hatchery-dalkeith-eh22/">https://hallidayhomes.co.uk/property/kippielaw-hatchery-dalkeith-eh22/</a></li> <li>Will be reviewed for progress in HLA 2024 and moved to the Constrained Sites worksheet if there is no further activity.</li> </ul>   |
| Small sites        |   |   |                    | 12          |                |                    |                          |  |  | <ul style="list-style-type: none"> <li>12 units across 8 sites.</li> <li>One unit is under construction, five units have planning consent and a pending building warrant application, two units have planning consent but no building warrant application and four units have a pending planning application or PPP consent only.</li> </ul>   |
| Dalkeith           |   |   |                    |             |                |                    |                          |  |  |  |
| Gorebridge         |   |   |                    |             |                |                    |                          |  |  |  |
| Hs7*               | Redheugh West (Phase 2)                         | (Old Road Securities Plc)                 | MLDP               | 400         | 24.36          | 16.42              | Greenfield               | 21/00374/PPP (pending)                   |  | <ul style="list-style-type: none"> <li>Dependent on utilities and roads connections from h50 to the east, including a new bridge over the Borders Rail line. Therefore, programming is scheduled for after h50.</li> <li>Application 21/00374/PPP does not specify a number of units.</li> <li>There is a mistake in the LDP in table 3A (page 164). It lists 200 units as the capacity of Hs7 and 400 as the capacity of Hs7 SC. This is the wrong way round and HLA 2023 corrects this.</li> </ul>   |
| h50(1A)            | Redheugh / Prestonholm new community (Phase 1A) | (Old Road Securities Plc) / Barratt Homes | MLP 2008           | 135         | 7.60           | 17.76              | Greenfield               | 15/00045/PPP, 23/00416/MSC (pending)     |  | <ul style="list-style-type: none"> <li>23/00416/MSC was submitted after the end of the Audit year. Like 15/00045/PPP, it covers all of h50. It proposes 685 units, including 174 affordable, across 3 phases. This part of h50 is included in phase 1. h50 may be split differently in future Audits to reflect these phases.</li> <li>Programming is based on communications between the developer and the Council from earlier in 2023.</li> </ul>   |



SITE NOTES

| Site Reference        | Site Name  | Developer (or Owner)                      | Land Supply Source  | Total Units | Site Area (ha) | Density (units/ha) | Brownfield / Greenfield? | Planning Application Reference(s)  | Building Warrant Reference(s)  | Comments  |
|-----------------------|--|---|---------------------|-------------|----------------|--------------------|--------------------------|--|--|---|
| h50(Rem)              | Redheugh / Prestonholm new community remainder     | (Old Road Securities Plc) / Barratt Homes | MLP 2008            | 565         | 28.06          | 20.14              | Greenfield               | 15/00045/PPP, 23/00416/MSC (pending)   |  | <ul style="list-style-type: none"> <li>23/00416/MSC was submitted after the end of the Audit year. Like 15/00045/PPP, it covers all of h50. It proposes 685 units, including 174 affordable, across 3 phases.</li> <li>This portion of h50 is mainly phases 2 and 3 in 23/00416/MSC, however parts of the site near the B704 are included in phase 1. This is why programming here is aligned with the site h50(1A). Programming is based on communications between the developer and the Council from earlier in 2023.</li> </ul>  |
| h24                   | Newbyres   | Persimmon Homes                           | MLP 2003            | 96          | 4.84           | 19.83              | Greenfield               | 22/00066/DPP (pending)   | 22/00407/BDERMD (pending) - 96 units   | <ul style="list-style-type: none"> <li>22/00066/DPP has been consented since the end of the Audit year.</li> <li>Programming is based on past completions at Persimmon's nearby h36(AreaA) site and follows on from their expected conclusion of building work there.</li> </ul>  |
| h36(AreaA)            | North Gorebridge Area A                            | Persimmon Homes                           | MLP 2003            | 176         | 6.69           | 26.31              | Greenfield               | 07/00352/FUL, 14/00251/DPP, 18/00671/DPP   | 07/00251/BWERD - 500 units, 19/00580/BDERMD - 112 units, 21/00125/BDERMD - 6 units                               | <ul style="list-style-type: none"> <li>The marketing name for this site is 'King's Meadow'.</li> <li>This is the last remaining portion of the wider h36 Persimmon site, the whole of which was initially covered by 07/00352/FUL.</li> <li>The plots in Area A are listed at the end of building warrant 07/00251/BWERD and start at number 4010, i.e. plot 4010 is plot 10 on the site plans. There is some overlap of this BW and 19/00580/BDERMD.</li> <li>18/00671/DPP amended the house types of 28 units from 14/00251/DPP but did not change overall numbers. These new units are labelled plots 4201/201 – 4228/228 in building warrants/site plans.</li> </ul>  |
| h51                   | Robertson's Bank                                   | Carlsson Properties Ltd                   | MLP 2008            | 14          | 2.68           | 5.22               | Brownfield               | 20/00899/DPP (pending)   |  | <ul style="list-style-type: none"> <li>Minded to consent at the February 2023 Planning Committee and has since been consented after the end of the Audit year.</li> <li>A site visit in June 2023 found that the former scrap yard on site was being cleared in advance of development taking place here.</li> </ul>  |
| 2022GB1               | Newbyres Crescent                                  | Cruden Homes                              | Windfall            | 75          | 1.84           | 40.76              | Brownfield               | 18/00099/DPP   | 22/00571/BDERMD (pending) - 75 units   | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>A site visit in June 2023 found that groundworks and infrastructure had commenced. Programming is based on this and what is outlined in the Council's latest SHIP report.</li> </ul>   |
| Small sites           |  |   |                     | 5           |                |                    |                          |  |  | <ul style="list-style-type: none"> <li>Five units across three sites.</li> <li>Three units are under construction and two units have a pending planning application.</li> </ul>   |
| Gorebridge            |  |   |                     |             |                |                    |                          |  |  |   |
| Mayfield/Newtongrange |  |   |                     |             |                |                    |                          |  |  |   |
| h48                   | Bryans   | Cruden Homes                              | MLP 2008            | 72          | 2.77           | 25.99              | Brownfield               | 19/00042/DPP   | 19/00201/BDERMD - 72 units   | <ul style="list-style-type: none"> <li>SHIP site also known as 'Conifer Road'.</li> <li>Programming is taken from the Council's latest SHIP report and reflects all the units being released in a single batch rather than all 72 constructed in a single year.</li> <li>A site visit in June 2023 observed that construction has now started here.</li> </ul>  |
| h41                   | North Mayfield                                     | Lovell Homes                              | MLP 2003            | 156         | 8.47           | 18.42              | Greenfield               | 19/00981/PPP, 22/00460/MSC   | 22/00347/BDERMD (pending) - 156 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Oakwood Edge'.</li> <li>A site visit in June 2023 found that groundworks have now started and an access from Oak Place had been created.</li> <li>Programming for 2025/26 and 2026/27 includes the delivery of the 39 affordable units in those years, which is partly based on expectations in the Council's latest SHIP report.</li> </ul>  |
| h38+                  | South Mayfield Sites                               | Springfield                               | MLP 2003 & MLP 2008 | 926         | 70.97          | 13.05              | Greenfield               | 22/00027/PPP (pending)   |  | <ul style="list-style-type: none"> <li>Application 22/00027/PPP was minded to be consented at the February 2023 Planning Committee. Condition 2 of this consent is that no more than 926 units are erected.</li> <li>This proposal covers all of what was h38(Rem), h49, h34(Rem) and h35. As a result, these sites have been consolidated into a single row for the latest HLA. The site may be split up in future audits as its layout and phasing becomes clear after the submission of detailed MSC applications.</li> </ul>  |
| h37                   | Cockpen  | Miller Homes                              | MLP 2003            | 141         | 10.49          | 13.44              | Greenfield               | 09/00056/OUT, 15/00968/MSC, 16/00601/MSC, 18/00704/DPP, 19/00824/DPP, 21/00608/DPP, 21/00806/DPP (refused) | 15/00442/BDERMD - 136 units, 21/00379/BDERMD - 5 units   | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Lady Victoria Grange'.</li> <li>Application 21/00806/DPP was for 10 additional units on land not allocated as part of h37, but the units would have been an extension of the existing development. These would have taken the total site capacity to 151 if consented. The application was refused at the LRB.</li> <li>Site completed in the current audit year and will not feature in HLA 2024.</li> </ul>   |
| 2018MN3               | Land South West of Newbattle Community High School | Cruden Homes                              | Windfall            | 79          | 2.67           | 29.59              | Brownfield               | 18/00308/DPP   | 18/00394/BDERMD - 79 units   | <ul style="list-style-type: none"> <li>SHIP site. Known in SHIP documents as 'Morris Road'.</li> <li>Site completed in the current audit year and will not feature in HLA 2024.</li> </ul>  |
| 2022MN1               | Former Newbattle High School (Phase 1)             | Midlothian Council                        | Windfall            | 90          | 4.74           | 18.99              | Brownfield               | 21/00877/DPP   | 22/00134/BDERMD - 90 units   | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>This is phase 1 of a larger development. Phase 2 will be covered by either 21/00876/PPP or 22/00797/DPP, both of which are still pending.</li> <li>Programming is taken from the Council's latest SHIP report and reflects all the units being released in a single batch rather than all 90 constructed in a single year.</li> </ul>  |
| 2022MN2               | Newtongrange Parish Church                         | Church of Scotland                        | Windfall            | 5           | 0.13           | 38.46              | Brownfield               | 21/00701/PPP   |  | <ul style="list-style-type: none"> <li>Development by the Church of Scotland, the proceeds of which will be used to refurbish the adjacent church.</li> <li>Was for seven units, but reduced to five.</li> </ul>  |
| Small sites           |  |   |                     | 3           |                |                    |                          |  |  | <ul style="list-style-type: none"> <li>Three units across two sites.</li> <li>Two units are under construction and one has planning consent and a pending building warrant application.</li> </ul>  |
| Mayfield/Newtongrange |  |   |                     |             |                |                    |                          |  |  |   |
| Shawfair Area         |  |   |                     |             |                |                    |                          |  |  |   |
| Hs0*                  | Cauldcoats   | (Paladin Ventures Ltd) / Miller Homes     | MLDP                | 430         | 19.02          | 22.61              | Greenfield               | 14/00910/PPP, 22/00604/MSC (pending)   | 22/00593/BDERMD (pending) - 52 units, 22/00594/BDERMD (pending) - 83 units, 22/00596/BDERMD (pending) - 81 units | <ul style="list-style-type: none"> <li>14/00910/PPP covers both Hs0 and Hs0 SC and was for up to 650 units, with 485 of these being market and 165 being affordable. The consent however is only for 350 units on Hs0 as phase 1, meaning Hs0 SC would be phase 2. An application to increase the number of units on phase 1 to 430 was approved under 20/00312/S42.</li> <li>22/00604/MSC was received after the end of the Audit year and proposes 369 units built by Miller with 92 affordable. Programming is partly based on that outlined in the phasing plan submitted with this application and the anticipated delivery of the affordable units as outlined in the Council's latest SHIP report.</li> <li>A visit in June 2023 found that site clearing work had taken place and archaeological trenches on site.</li> </ul> |



SITE NOTES

| Site Reference | Site Name                         | Developer (or Owner)                    | Land Supply Source | Total Units | Site Area (ha) | Density (units/ha) | Brownfield / Greenfield? | Planning Application Reference(s)                                | Building Warrant Reference(s)  | Comments   |
|----------------|-----------------------------------|---|--------------------|-------------|----------------|--------------------|--------------------------|--|--|--|
| Hs1*           | Newton Farm                       | CALA                                    | MLDP               | 620         | 38.73          | 16.01              | Greenfield               | 17/00408/DPP (pending), 17/00409/DPP (pending)                   | 22/00520/BDERMD (pending) - 146 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Newton'.</li> <li>This development includes 506 units at Newton Farm (17/00408/DPP) and 116 at Wellington Farm (17/00409/DPP). These applications have been consented since the end of the Audit year.</li> <li>CALA are due to begin work on site in August 2023 as well as upgrading of the Old Craighall Road in September 2023 to facilitate the development.</li> </ul>   |
| Hs1 SC         | Newton Farm, Safeguarded Capacity | Holder Planning / Wellington Farms Ltd. | MLDP               | 360         | 21.10          | 17.06              | Greenfield               | 20/00774/PPP (pending)   |  | <ul style="list-style-type: none"> <li>Minded to be consented at the March 2022 Planning Committee. The approval is for 'no more than 360' units.</li> <li>Approval to amend Condition 4 of the neighbouring application 17/00408/DPP was given at the January 2021 Planning Committee. This was to allow access to Hs1 SC from the two proposed vehicle routes in Hs1.</li> <li>The Committee Report states that the site is 'not capable of delivering homes in five years' and that it should be 'seen as a next phase' of the Hs1 development. Programming takes this into account and also the phasing of Hs1 which shows that access into Hs1SC would not take place until mid-way through construction.</li> </ul>  |
| h43            | Shawfair                          | Shawfair LLP                            | SLP                |             |                |                    |                          | 02/00660/OUT   |  | <ul style="list-style-type: none"> <li>Where the planning consent type is marked as 'OUT' in the Main Schedule for the Shawfair blocks, this refers to the original outline planning permission for the whole of the Shawfair allocation. Further detailed consents are required for work to start on individual blocks.</li> <li>Application 19/00112/PPP, for community facilities, covers blocks D, J, N and part of M. <ul style="list-style-type: none"> <li>It resulted in blocks D and J being removed from the Audit and M being removed as shown in the 2022 Shawfair Phasing Plan. There were no residential units planned for block N, so it was not in the Audit beforehand.</li> <li>A second result of the consent of 19/00112/PPP was a land swap, with residential units going on two sites north and south of Newton Church Road in the gap between Newton Village and Danderhall as per 19/00891/MSC. These are labelled h43(W1) and h43(W2).</li> </ul> </li> </ul> |
| h43(A&E)       | Shawfair (Blocks A & E)           | Shawfair LLP                            | SLP                | 184         | 5.34           | 34.46              | Greenfield               | 02/00660/OUT   |  | These two blocks are combined in the Shawfair Phasing Plan, so the HLA follows suit in making them one entry.  |
| h43(B)         | Shawfair (Block B)                | Shawfair LLP                            | SLP                | 323         | 12.23          | 26.41              | Greenfield               | 02/00660/OUT   |  |  |
| h43(C)         | Shawfair (Block C)                | Shawfair LLP                            | SLP                | 183         | 4.57           | 40.04              | Greenfield               | 02/00660/OUT   |  |  |
| h43(F)         | Shawfair (Block F)                | Shawfair LLP                            | SLP                | 228         | 3.49           | 65.33              | Greenfield               | 02/00660/OUT   |  | Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was submitted in August 2023 (23/00521/S42).  |
| h43(G)         | Shawfair (Block G)                | Shawfair LLP                            | SLP                | 67          | 1.12           | 59.82              | Greenfield               | 02/00660/OUT   |  | Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was submitted in August 2023 (23/00521/S42).  |
| h43(H)         | Shawfair (Block H)                | Shawfair LLP                            | SLP                | 78          | 1.10           | 70.91              | Greenfield               | 02/00660/OUT   |  | Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was submitted in August 2023 (23/00521/S42).  |
| h43(I)         | Shawfair (Block I)                | Shawfair LLP                            | SLP                | 144         | 4.97           | 28.97              | Greenfield               | 02/00660/OUT   |  | Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was submitted in August 2023 (23/00521/S42).  |
| h43(K)         | Shawfair (Block K)                | Shawfair LLP                            | SLP                | 326         | 6.18           | 52.75              | Greenfield               | 02/00660/OUT   |  |  |
| h43(L)         | Shawfair (Block L)                | Shawfair LLP                            | SLP                | 235         | 3.33           | 70.57              | Greenfield               | 02/00660/OUT   |  |  |
| h43(O)         | Shawfair (Block O)                | Dandara Homes                           | SLP                | 83          | 2.63           | 31.56              | Greenfield               | 02/00660/OUT, 18/00520/MSC, 21/00340/MSC                         | 19/00378/BDERMD - 58 units, 19/00486/BDERMD - 18 units, 21/00224/BDERMD - 37 units | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Shawfair/Dandara at Shawfair'.</li> <li>Application 21/00340/MSC added another 7 units to increase the site capacity to 83.</li> <li>A site visit in June 2023 found that the only units left to be finished were the flats, which were well underway, and one other unit, likely the former show home. This site will therefore be completed in 2023/24.</li> </ul>   |
| h43(P)         | Shawfair (Block P)                | Shawfair LLP                            | SLP                | 220         | 8.48           | 25.94              | Greenfield               | 02/00660/OUT   |  |  |
| h43(R1&R2)     | Shawfair (Blocks R1 & R2)         | Shawfair LLP                            | SLP                | 163         | 5.62           | 29.00              | Greenfield               | 02/00660/OUT   |  | <ul style="list-style-type: none"> <li>Application 19/00894/MSC from Barratt proposed 162 units here, composed of: <ul style="list-style-type: none"> <li>129 units on R1 under building warrants 19/00602/BDERMD and 19/00607/BDERMD; and</li> <li>33 units on R2 under building warrant 19/00612/BDERMD.</li> </ul> </li> <li>Though the application was consented after the end of the Audit year, Barratt were no longer pushing the case towards a positive determination. The other co-applicant is a vehicle of Mactaggart &amp; Mickel who are part of Shawfair LLP, the lead developer and plot seller. They confirmed a change of agent and their wish to advance the application towards determination.</li> </ul>  |
| h43(S4)        | Shawfair (Block S4)               | Shawfair LLP                            | SLP                | 49          | 1.57           | 31.21              | Greenfield               | 02/00660/OUT, 23/00385/MSC (pending)                             |  | 23/00385/MSC was submitted after the end of the Audit year and is for a road junction and utilities enabling works here. A Supporting Statement accompanies the application and says that a separate application for a residential development will follow.  |
| h43(S5)        | Shawfair (Block S5)               | Shawfair LLP                            | SLP                | 60          | 1.77           | 33.90              | Greenfield               | 02/00660/OUT   |  | Application 21/00835/MSC for here was from Mactaggart and Mickel for 14 units on a small western part of block S5. It was withdrawn in November 2022. It was associated with building warrant 21/00122/BDERMD.   |
| h43(T2)        | Shawfair (Block T2)               | Mactaggart & Mickel / Springfield       | SLP                | 243         | 10.64          | 22.84              | Greenfield               | 02/00660/OUT, 17/00858/MSC, 19/00246/MSC, 20/00444/MSC (pending) | 18/00278/BDERMD - 195 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Millerhill Grange'.</li> <li>17/00858/MSC is for 243 units. 19/00246/MSC proposed some minor layout changes but overall numbers and plot numbers remained the same.</li> <li>Application 20/00444/MSC has been consented since the end of the Audit year and adds a further 5 units (all houses) in the south west corner to bring the site total to 248. All the other plot numbers remain the same – the extra five units are at plots 244 to 248.</li> <li>This is the second phase of Mactaggart &amp; Mickel's development at Shawfair, the first having been completed in 2021/22.</li> <li>Roads and utilities construction have started. Programming is based on this and past completions at Mactaggart &amp; Mickel's first phase and figures from them.</li> </ul>  |

SITE NOTES

| Site Reference                                     | Site Name                                | Developer (or Owner)         | Land Supply Source      | Total Units | Site Area (ha) | Density (units/ha) | Brownfield / Greenfield? | Planning Application Reference(s)  | Building Warrant Reference(s)   | Comments  |
|--|--|------------------------------|-------------------------|-------------|----------------|--------------------|--------------------------|--|---|---|
| h43(W1)  | Shawfair (Block Woolmet 1)               | Shawfair LLP                 | SLP                     | 140         | 6.96           | 20.11              | Greenfield               | 02/00660/OUT   |   | <ul style="list-style-type: none"> <li>This is part of a land swap agreed under 19/00891/MSC as a compensatory housing site to replace that which went to the school application on Shawfair blocks D, J, M and N. This means it has consent under 02/00660/OUT.</li> <li>The 2023 Shawfair Phasing Plan gives a combined capacity for h43(W1) and h43(W2) as 210 units. h43(W1) covers about 2/3rds of their combined area. The site capacity in the Main Schedule has been calculated on this basis.</li> </ul>   |
| h43(W2)  | Shawfair (Block Woolmet 2)               | Shawfair LLP                 | SLP                     | 70          | 2.50           | 28.00              | Greenfield               | 02/00660/OUT   |   | <ul style="list-style-type: none"> <li>This is part of a land swap agreed under 19/00891/MSC as a compensatory housing site to replace that which went to the school application on Shawfair blocks D, J, M and N. This means it has consent under 02/00660/OUT.</li> <li>The 2023 Shawfair Phasing Plan gives a combined capacity for h43(W1) and h43(W2) as 210 units. h43(W2) covers about 1/3rd of their combined area. The site capacity in the Main Schedule has been calculated on this basis.</li> </ul>  |
| h44  | North Danderhall                         | Stewart Milne Homes          | SLP                     | 143         | 6.52           | 21.93              | Greenfield               | 02/00660/OUT, 19/00568/MSC, 20/00868/MSC, 22/00441/MSC   | 20/00563/BDERMD - 115 units, 22/00419/BDERMD (pending) - 28 units   | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Shawfair/Stewart Milne at Shawfair'.</li> <li>The Shawfair Phasing Plan labels this site AA1.</li> <li>The site is slightly smaller than the full boundaries of the h44 allocation.</li> <li>20/00868/MSC is for an amendment to house types and does not change overall numbers or layout. It does not cover the affordable housing area. Building warrant 20/00563/BDERMD corresponds to this application.</li> <li>22/00441/MSC amends the affordable house types but does not change overall site numbers.</li> <li>Programming is based on past completions, observations from a site visit in June 2023 and includes the delivery of the affordable units in 2025/26 and 2026/27, which is partly based on data from the Council's latest SHIP report.</li> </ul> |
| h44(AA2&AA3)                                       | North Danderhall (Blocks AA2 & AA3)      | Shawfair LLP / Bellway Homes | SLP                     | 175         | 6.82           | 25.66              | Greenfield               | 02/00660/OUT, 22/00387/MSC (pending)   | 22/00515/BDERMD (pending) - 35 units, 22/00306/BDERMD (pending) - 140 units                               | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Bellway at Shawfair'.</li> <li>This was consented under 21/00936/MSC to ensure that there is sufficient housing land to accommodate the original 3,990 units indicated in the Shawfair Masterplan.</li> <li>It is marked as a Shawfair Local Plan site as it is based on amending the Shawfair Masterplan.</li> <li>22/00387/MSC for 169 units from Bellway has been approved since the end of the Audit year.</li> <li>Programming takes into account observations from a site visit in June 2023 that site preparation works were well underway, past completions from Bellway's earlier development in the area and that Bellway state this site will launch in August 2023.</li> </ul>  |
| h45(C&D)   | South Danderhall (Plots C & D)           | Bellway Homes                | SLP                     | 235         | 8.84           | 26.58              | Greenfield               | 02/00660/OUT, 16/00673/MSC   | 17/00073/BDERMD - 188 units, 19/00389/BDERMD - 47 units   | <ul style="list-style-type: none"> <li>The marketing name for this site is 'Bellway at Shawfair'.</li> <li>Building warrant 17/00073/BDERMD is for the market units. 19/00389/BDERMD is for the affordable units.</li> </ul>  |
| 2023SA1  | Newton Church Road                       | Midlothian Council           | Windfall                | 23          | 0.97           | 23.71              | Brownfield               | 22/00583/DPP   | 22/00473/BDERMD (pending) - 23 units  | <ul style="list-style-type: none"> <li>SHIP site.</li> <li>A visit in June 2023 found that this site has now been cleared.</li> <li>Programming follows that outlined in the Council's latest SHIP report.</li> </ul>   |
| Small sites  |  |                              |                         | 5           |                |                    |                          |  |   | <ul style="list-style-type: none"> <li>Five units across three sites.</li> <li>Two units have a building warrant granted but are not under construction and three units have planning consent but no building warrant application.</li> </ul>   |
| Shawfair Area                                      |  |                              |                         |             |                |                    |                          |  |   |   |
| Rosewell   |  |                              |                         |             |                |                    |                          |  |   |   |
| Hs14   | Rosewell North                           | David Wilson Homes           | MLDP                    | 100         | 6.59           | 15.17              | Greenfield               | 18/00403/DPP, 21/00732/DPP   | 21/00469/BDERMD - 75 units, 21/00578/BDERMD - 25 units  | <ul style="list-style-type: none"> <li>The marketing name of this site is 'Rosewell Meadow'.</li> <li>21/00732/DPP amends the site layout and unit types.</li> <li>A site visit in May 2023 found work underway on around 10 units.</li> </ul>  |
| h52&h22  | Gorton Loan & Rosewell Mains             | Avant Homes                  | MLP 2008 & Pre-2003 MLP | 290         | 14.26          | 20.34              | Greenfield               | 14/00518/DPP   | 14/00371/BDERMD - 25 units, 15/00412/BDERMD - 225 units, 16/00177/BDERMD - 40 units                       | <ul style="list-style-type: none"> <li>The marketing name of this site is 'Hawthornden'.</li> <li>Expected site completion in 2023/24 based on observations from a site visit in May 2023 and a comparison of units currently remaining with completions from previous years.</li> </ul>  |
| Small sites  |  |                              |                         | 4           |                |                    |                          |  |   | <ul style="list-style-type: none"> <li>Four units across two sites.</li> <li>All four units have planning consent but no building warrant applications.</li> </ul>  |
| Rosewell   |  |                              |                         |             |                |                    |                          |  |   |   |
| Villages and rural remainder (Midlothian East HMA) |  |                              |                         |             |                |                    |                          |  |   |   |
| h59  | Crichton Road, Pathhead                  | Muir Homes                   | MLP 2008                | 46          | 2.36           | 19.49              | Greenfield               | 20/00538/DPP, 22/00454/DPP (pending)   | 19/00436/BDERMD - 46 units, 22/00457/BDERMD (pending) - 43 units  | <ul style="list-style-type: none"> <li>The marketing name for this site is 'The West Path'.</li> <li>22/00454/DPP has been approved since the end of the Audit year and revises the site to 43 units with 11 affordable. The site capacity in the Main Schedule will be revised next year to accommodate this.</li> <li>A site visit in June 2023 found that groundworks had started.</li> </ul>  |
| 2018VR2  | Lawfield Farm, near Dalkeith             | WS Dunsire & Sons Ltd        | Windfall                | 8           | 0.80           | 10.00              | Brownfield               | 15/00376/DPP, 16/00579/DPP, 17/00547/DPP, 17/00878/DPP, 18/00629/DPP, 21/00026/DPP, 21/00511/DPP, 22/00259/DPP | 16/00082/BDCOSD - 1 unit, 16/00239/BDERMD - 2 units, 16/00472/BDERMD - 3 units, 19/00532/BDERMD - 2 units | <ul style="list-style-type: none"> <li>This marketing name for this site is 'Lawfield Steading'.</li> <li>Site completed in the current Audit year and will not feature in HLA 2024.</li> </ul>   |
| 2018VR4  | Former Cousland Primary School, Cousland | Almond Branch Developments   | Windfall                | 6           | 0.35           | 17.14              | Brownfield               | 17/00996/DPP, 17/00945/DPP   | 18/00120/BDERMD - 4 units, 18/00053/BDEERSD - 1 unit, 21/00080/BDEERSD - 1 unit                           | This marketing name for this site is 'Hadfast Road'.  |
| 2019VR2  | Airybank House                           | Midlothian Developments      | Windfall                | 4           | 1.13           | 3.54               | Brownfield               | 18/00592/DPP, 18/00593/DPP   | 19/00311/BDERMD - 4 units   | Programming is based on aerial photos and site layouts.   |
| Small sites  |  |                              |                         | 22          |                |                    |                          |  |   | <ul style="list-style-type: none"> <li>22 units across 17 sites.</li> <li>Five units are under construction, one unit has a planning consent and a building warrant granted but is not under construction, five units have planning consent a pending building warrant application, three units have planning consent but no building warrant application and eight units have a pending planning application or PPP consent only.</li> </ul>   |
| Villages and rural remainder (Midlothian East HMA) |  |                              |                         |             |                |                    |                          |  |   |   |

SITE NOTES

| Site Reference | Site Name | Developer (or Owner) | Land Supply Source | Total Units | Site Area (ha) | Density (units/ha) | Brownfield / Greenfield? | Planning Application Reference(s) | Building Warrant Reference(s) | Comments |
|----------------|-----------|----------------------|--------------------|-------------|----------------|--------------------|--------------------------|-----------------------------------|-------------------------------|----------|
|----------------|-----------|----------------------|--------------------|-------------|----------------|--------------------|--------------------------|-----------------------------------|-------------------------------|----------|

\* Indicates that this allocation is accompanied by a 'Safeguarded Site' for future development - see the 'Safeguarded Sites' pages/table for more details.

LARGE WINDFALL APPLICATIONS

| Pending Applications              |   |   |                       |                 |   |  |
|-----------------------------------|---|---|-----------------------|-----------------|---|--|
| Planning Application Reference(s) | Application Description   | Address   | Settlement            | Number of Units | Comments  |  |
| 11/00755/DPP                      | Demolition of kennels building and outbuildings; erection of 4 dwellinghouses; and formation of associated access and parking   | Silverwitch Kennels, near Penicuik                                  | Villages/rural (west) | 4               | Stalled site/legacy application that is unlikely to be progressed.  |  |
| 11/00793/DPP                      | Erection of 6 dwellinghouses and formation of access road   | Land at former Gorebridge Sawmills, Millstone Brow, near Gorebridge | Villages/rural (east) | 6               | Stalled site/legacy application that is unlikely to be progressed.  |  |
| 15/00703/DPP                      | Erection of 5 dwellinghouses; formation of access and associated works  | Land 25m west of junction with Lugton Brae, Old Dalkeith Road       | Dalkeith              | 5               | <ul style="list-style-type: none"> <li>Site was minded to be consented at the LRB of March 2016 but stalled at the legal agreement stage. A new application has been submitted - see below.</li> <li>Site was subject to planning enforcement action to tidy it up in late 2022.</li> </ul>   |  |
| 23/00279/DPP                      | Erection of 5 dwellinghouses; formation of access and associated works  | Lugton Brae   | Dalkeith              | 5               | <ul style="list-style-type: none"> <li>Site has been subject to enforcement action to clear the waste on it.</li> <li>Site also has a stalled application – see above.</li> </ul>   |  |
| 21/00571/PPP                      | Application for planning permission in principle for residential development and associated works   | Land 100m south of Newlandburn House                                | Villages/rural (east) | 10              | <ul style="list-style-type: none"> <li>Site had consent before but was left to expire (13/00676/DPP).</li> <li>Current application was due to be determined by the LRB in February 2022, but has stalled.</li> <li>Carmichael Homes were advertising this site as a future development.</li> </ul>  |  |
| 21/00746/DPP                      | Erection of 6 dwellinghouses; formation of access road and car parking and associated works   | Land east of Glenarch Lodge   | Dalkeith              | 6               |   |  |
| 21/00876/PPP                      | Application for planning permission in principle for residential development  | Former Newbattle High School  | Mayfield/Newtongrange | 30              | <ul style="list-style-type: none"> <li>Council SHIP site linked with application 21/00877/DPP (site 2022MN1 in the Main Schedule) and the two are shown combined on site plans. They show phase 1 at plots 1 to 90 and phase 2 (this application) at plots 91 to 120.</li> <li>Application 22/00797/DPP is for this site too and was submitted in November 2022. It is listed in the row below.</li> <li>Building warrant 22/00554/BDERMD.</li> </ul> |  |
| 22/00797/DPP                      | Erection of 12 dwellinghouses and 16 flatted dwellings; landscaping; formation of car parking and access roads; and associated works  | Former Newbattle High School  | Mayfield/Newtongrange | 28              | <ul style="list-style-type: none"> <li>This is for the same site as 21/00876/PPP, which has not been consented by the time this new application was submitted. That application is in the row above.</li> <li>Council SHIP site.</li> <li>Building warrant 22/00554/BDERMD.</li> </ul>  |  |
| 21/00764/PPP                      | Application for Planning Permission in Principle for erection of 10 dwellinghouses and associated works   | Former Arniston Gas Works   | Gorebridge            | 10              | <ul style="list-style-type: none"> <li>This site formerly had consent for ten units under 15/00335/PPP. This was consented at the LRB in April 2018 but expired on 31/03/2023 following a Coronavirus Act extension.</li> <li>It was previously listed in the HLA as site 2018GB2.</li> </ul>   |  |
| 22/00597/PPP                      | Application for planning permission in principle for residential development and associated works.  | Scotts Touring Caravans, Mayfield Industrial Estate                 | Mayfield/Newtongrange | 78              | <ul style="list-style-type: none"> <li>Indicative layout submitted with the application proposes 78 units.</li> <li>This was initially invalid on receipt but was resubmitted.</li> </ul>   |  |
| 22/00880/DPP                      | Conversion of building to form 4 flatted dwellings and associated external alterations; erection of two flatted dwellings and associated work   | 120 High Street   | Dalkeith              | 6               |   |  |
| 23/00213/MSC                      | Erection of 17 dwellinghouses, workshop; formation of play area, access, car parking, and associated works (Approval of matters specified in conditions 2, 3, 4, 5, 6, 7, 9, 10, 12 and 13 of planning permission 13/00780/PPP) | Land at Fordel  | Villages/rural (east) | 17              | <ul style="list-style-type: none"> <li>This is for site 2018VR1, which is also in the Constrained Sites worksheet.</li> <li>This application proposes 17 houses across the north of the site as phase one, with other residential units delivered in two later phases at the south.</li> <li>According to the phasing plan for 23/00213/MSC, these later phases may follow the proposals of 18/00344/MSC and 19/00691/MSC.</li> </ul>                 |  |
| 22/00902/DPP                      | Conversion of and alterations of steading to form 4 dwellinghouses; erection of 8 dwellinghouses, garages and workshop; formation of play area, SUDS and associated works   | Cauldcoats Steading   | Shawfair Area         | 12              | This site had consent under 16/00306/DPP for the conversion of the existing steading buildings to form 7 houses and 5 new houses and was listed in the HLA as site 2019SA1. That application has now expired.   |  |
| Totals for Midlothian             |   |   |                       | 217             |   |  |

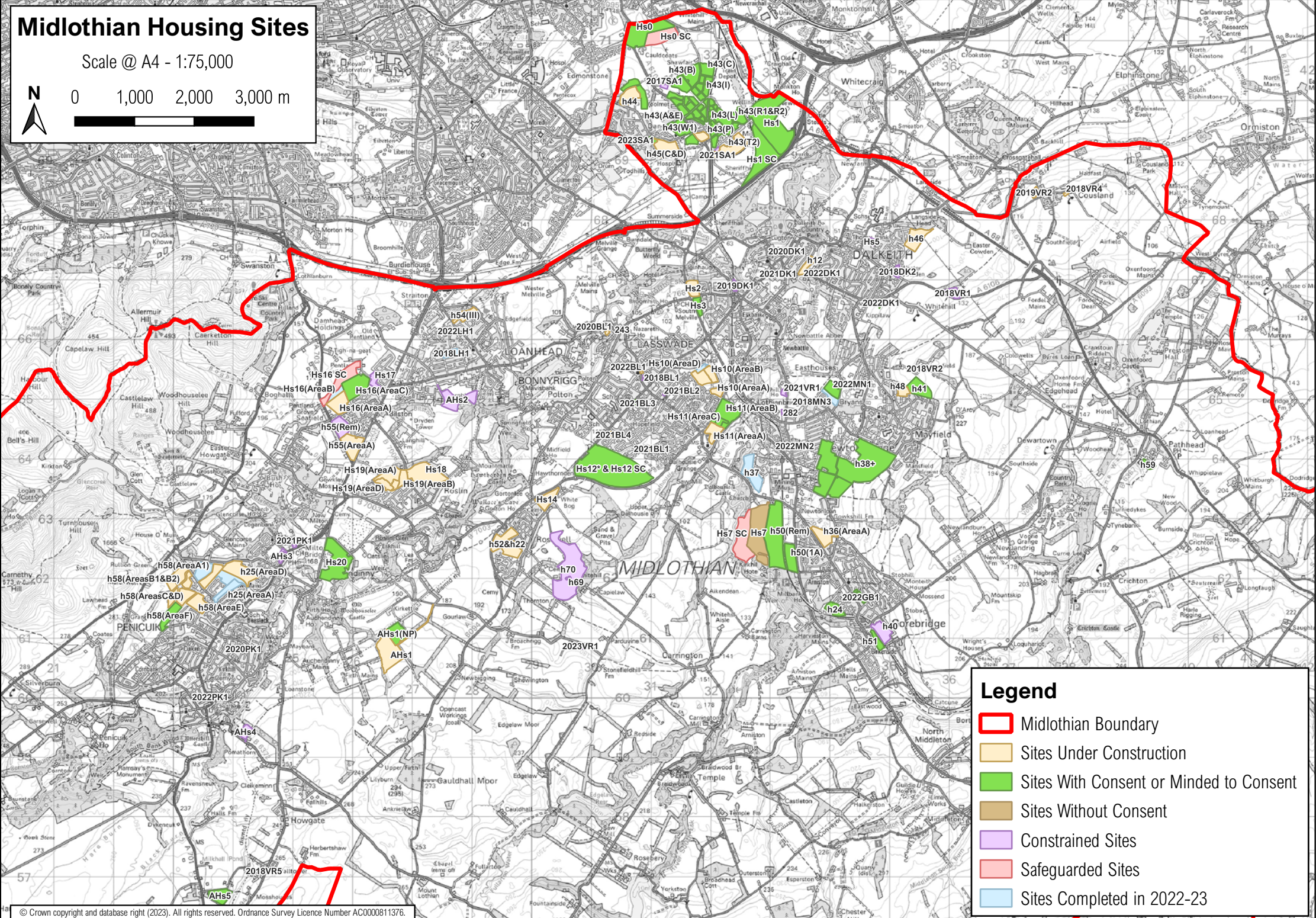


# Midlothian Housing Sites

Scale @ A4 - 1:75,000



0 1,000 2,000 3,000 m



### Legend

- Midlothian Boundary
- Sites Under Construction
- Sites With Consent or Minded to Consent
- Sites Without Consent
- Constrained Sites
- Safeguarded Sites
- Sites Completed in 2022-23



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