

Midlothian Council Housing Land Audit 2025



Contents

1 – Audit Overview	2
1.1 - Introduction	2
1.2 – Abbreviations	4
1.3 – Planning Policy Context	5
1.4 – Methodology	
2 - Housing Supply Commentary	8
2.1 – Summary of Supply and Sites	8
2.2 – Sites Entering and Exiting the Audit's Main Schedule	11
2.3 – Sites in the Audit's Additional Schedule	12
2.4 – Completions and Demolitions	12
2.5 – Disputed Sites	14
3 – Property Market Summary	15
4 – Sources of Further Information	17

1 – Audit Overview

1.1 - Introduction

- 1.1.1 Housing Land Audits (HLAs) are the established method of monitoring housing land supply for Local Authorities based in Scotland. HLA Audits are undertaken annually from the 1st of April to the 31st of March the following year and provide data from that time on land available for home building for four or more units. 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 and the Council will continue to work with them to ensure the delivery of housing in Midlothian.
- 1.1.2 HLA 2025 comprises the assessment of the six following schedules used to monitor the housing land supply in Midlothian on the 31st of March 2025. Consideration of all schedules is essential in obtaining an accurate idea of current and future housing land supply.

Schedules	Contents
Summary	An overview on: The supply and status of sites, completion rates and future programming.
Main Schedule	Information on and indicative programming for deliverable sites in the supply.
Additional Schedule	Information and programming on deliverable with constraints sites. Information on constrained, undeliverable and safeguarded sites.
Completions & Demolitions	Numbers of both market and affordable housing units completed in 2024/25 and recent years, where those completions were, and the number of demolitions across Midlothian.
Site Notes	Additional information on all sites, including their planning application and building warrant references.
Pending Large Windfall Applications ¹	Details of outstanding housing applications of four or more units for non-allocated sites.

Table 1: Schedule Breakdown.

1.1.3 The schedules in table 1 include housing developments of four or more units (including new housing, redevelopment, conversion and sub-division). Developments consisting of 3 or less units (smaller sites) 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. 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 page 3. 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 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.

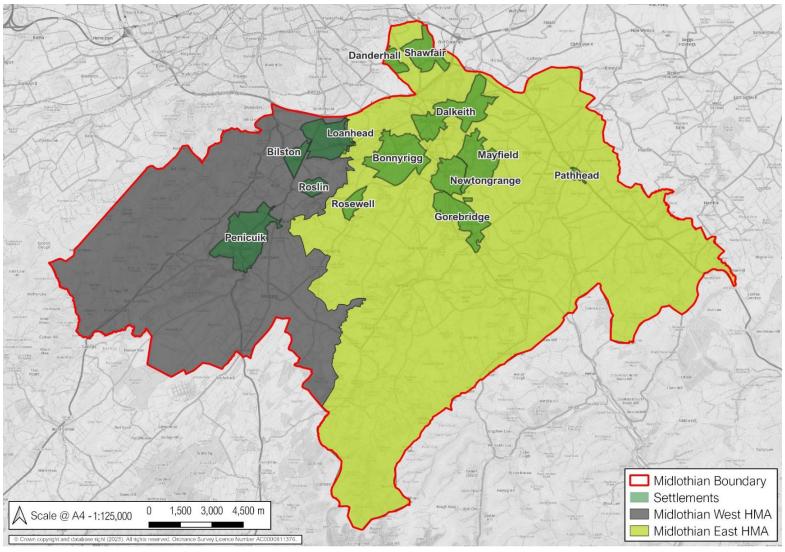


Figure 1: Midlothian's Housing Market Areas and the main settlements within them.

1.2 – Abbreviations

Table 2: HLA 2025 Abbreviations.

Abbreviation	Description
Aff'd.	Affordable housing
B/Brf.	Brownfield land (previously developed land)
С	Site with planning consent
DPEA	Planning and Environmental Appeals Division of the Scottish Government
DPP/FUL/MSC	Detailed/Full Planning Permission
G/Grf.	Greenfield land (previously undeveloped land)
ha	Area in hectares (1 ha = 10,000m², 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
	Site that is minded to be consented planning permission but the
MC	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 context of the previous audits were adapted to incorporate the adoption of National Planning Framework 4 (NPF4) in February 2023 and the introduction of the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 and subsequent guidance notes in May 2023. In January 2025, the Scottish Government released guidance to support the production of Housing Land Audits replacing PAN 2/2010 ('Affordable Housing and Housing Land Audits').
- 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 in their next Local Development Plan (LDP). These LDPs will cover a 10 year period. Local Authorities must identify a Local Housing Land Requirement (LHLR) in their LDP that exceeds their MATHLR identified in NPF4. The established LHLR for Midlothian is 8,851.
- 1.3.3 Midlothian's current Local Development Plan (LDP) was adopted in 2017. The Delivery Programme was approved in April 2025 and replaces the Action Programme adopted by the Council in June 2021. The delivery programme must be updated every two years and sets out how the Council propose to implement the next LDP by establishing 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 Programming in the Main Schedule of the Audit continues to cover over 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 firstly divided into three phases which mirror the definitions of NPF4 Policy 16. A further two years have been added to the Main Schedule programming in HLA25 to cover the additional years that will be included in the next LDP:
- Short-term sites where the first homes are to be completed in years one to three of the LDP 10 year period, including sites with full planning permission;
- Medium-term sites where the first homes are to be completed in years four to six of the LDP 10 year, 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 LDP 10 year period, in locations that align with the spatial strategy of the plan and have a pathway to delivery identified in the Delivery Programme.
- Additional term years eleven to twelve, including larger sites expected to be completed during the adoption of MLDP2.
- 1.3.5 Programming in the Main Schedule provides details for units to be completed beyond the short, medium and long term since NPF4 Policy 16 also states that areas that may be suitable for new homes beyond 10 years are also to be identified in LDPs.

1.4 – Methodology

1.4.1 The methodology of how Midlothian's HLA is completed is influenced by several sources including guidance introduced by the Scottish Government at the start of this year, rolling over procedures from previous Audits where those procedures have been of value and

discussions on them throughout the year. 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 Plan²;
- 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 Collaboration during the production of the HLA helps to ensure that the programming (and the other information) it contains is as accurate as possible. It is highlighted as an important factor in the latest HLA guidance produced by SG to support the robustness of the data. In practice this entails:
- 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;

 $^{^2}$ This is a requirement under condition 3 of application 17/00650/S42 to amend the approved Shawfair Masterplan.

- 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 gueries received after publication of the HLA on the Council website.
- 1.4.6 The HLA contains a spreadsheet titled 'Additional Schedule', these sites are not included within the effective deliverable supply as they have one or more factors preventing or delaying the development. To align with the latest HLA guidance, the sites within this schedule have been divided into two categories 'deliverable with constraints' and 'constrained and undeliverable' sites. 'Deliverable with constraints' sites are included within the programming and count towards the LHLR as it is deemed the constraints will be resolved in this timeframe. 'Constrained' and 'undeliverable' sites do not count towards the LHLR, are not included in the deliverable supply and have been excluded from future programming. The additional schedule also provides information on safeguarded sites that have potential for further expansion in the medium to longer term and could be brought forward through the next development plan, if required.
- 1.4.7 To support the delivery of 'deliverable with constraints' sites, an action should be identified for each site from a list of factors detailed in the latest HLA guidance. Midlothian can highlight additional factors relating to specific sites to provide more of an insight into the barriers preventing development. In addition to this, an owner for each action should be identified such as the developer, Planning Authority or other relevant party.
- 1.4.8 Smaller sites within HLA 2025 are defined as 3 units or fewer. Data on small housing sites is recorded in a spreadsheet where units are grouped according to their planning and building warrant status.
- 1.4.9 The latest HLA guidance suggests that the programming for small sites should be based on recorded completions over the past five years. The average number of completions for small sites in Midlothian over the past five years is approximately 12 units per year. This methodology is used for years 1-3 (short term) to align with the number of completions there have been in recent years. The remainder of the small sites are programmed over the medium to long term and reflect the number of small sites with planning consent or a pending planning application.



Part 2 — Housing Supply Commentary

2 - Housing Supply Commentary

2.1 – Summary of Supply and Sites

- 2.1.1 HLA 2025 identifies a total deliverable housing land supply of 8,752 remaining units and an effective supply (i.e. excluding deliverable with constraints sites) of 8,486 remaining units. There are a further 1,459 units that have been identified as 'constrained' and 'undeliverable'. Safeguarded sites can contribute a further 600 units when called upon³.
- 2.1.2 NPF4, Local Development Planning Guidance and the latest Housing Land Audit Guidance require 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 and is illustrated in table 3. Local Authorities can also consider adding additional years beyond this where it is appropriate. 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 consented⁴.

Table 4: Breakdown of Main Schedule housing supply programming.

Housing Land Pipeline Period	Timeframe	Units Programmed	Portion of Effective Deliverable Supply
Short Term	Next 3 years - 2025/26, 2026/27, 2027/28	2,563	30.2%
Medium Term	Years 4 to 6 - 2028/29, 2029/30, 2030/31	2,428	28.6%
Long Term	Years 7 to 10 – 2031/32 to 2034/35	2,737	32.3%
Additional	Post 10 years – 2035/36 to 2036/37	758	8.9%

³ 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.

⁴ 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.

Part 2 – Housing Supply Commentary

- 2.1.3 HLA 2025 details 61 sites in its Main Schedule and a further 10 that were completed in the Audit year. Of these 71 in total, 50 are on greenfield locations while the remaining 21 are brownfield sites. The latter source are typically smaller, so when looking at this split by site area, greenfield account for 70% 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 composed of sites that are either under construction or that have some form of planning consent.

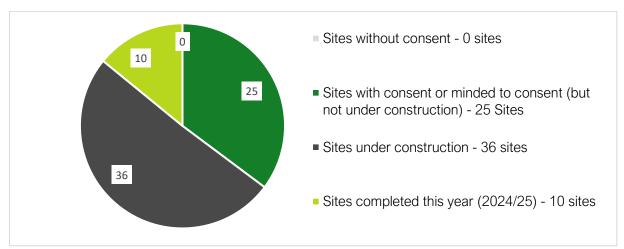


Figure 2: Breakdown of HLA 2025 sites by planning status.

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.

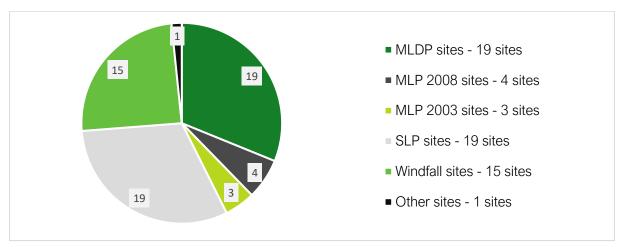


Figure 3: Breakdown of HLA 2025 sites by land supply source.

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 have been active in the area over the past couple of years. 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 5: 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	1	78	One site in Penicuik.
Barratt Homes	1	926	South Mayfield Site.
Bellway Homes	3	635	All sites under construction.
CALA	2	730 620 of these units are at the Hs1 site at Newton	
CALA	۷	730	Farm, near Danderhall.
David Wilson Homes	3	261	Two Hs19 sites in Roslin and one site in Rosewell.
Lovell Homes	1	156	North Mayfield Site.
Mactaggart & Mickel	2	420	Sites located within the Shawfair Area.
Persimmon Homes	1	96	One site in Gorebridge,
Robertson Homes	1	121	One site under construction.
Taylor Wimpey	4	1,771	Three sites currently under construction across
rayioi vviiripey	+	1,111	Roslin and Penicuik.

38

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

2.2.1 There are three new sites entering the Main Schedule of this year's Audit with a total combined capacity of 38 units (table 6). The Land Between 23A and 37 Newmills Road site in Dalkeith was a previously constrained site but has been moved into the deliverable supply (Main Schedule). The other two sites are new windfall sites.

Site Name (& Reference)	Settlement	Site Capacity (Units)
2024DK1 - 120 High Street	Dalkeith	6
2022DK1 - Land Between 23A and 37	Dalkeith	1
Newmills Road	Daikeilli	4
2024MN1 - Former Newbattle High School	Mavfield/Newtongrange	28

Total

Table 6: New sites in HLA 2025's Main Schedule.

2.2.2 One of the three most significant weaknesses identified with the current HLA process as identified by HfS is the ability to identify sites removed since the previous HLA. To Address this matter, the Council provide details of sites removed from the Main Schedule due to the site being fully completed (table 7) and sites that have been moved for other reasons are listed below (table 8). In this Audit, there were 3 sites removed from the Main Schedule that were not complete.

Table 7: Sites removed from the HLA's Main Schedule due to being fully completed in 2024/25.

Site Name (& Reference)	Settlement	Site Capacity (Units)
Ashgrove Phase 3 - h54(III)	Loanhead	92
Former Thornlea Nursing Home - 2022LH1	Loanhead	4
Roslin Expansion Area C - Hs19(AreaC)	Roslin/Bilston	53
Roslin Expansion Area D - Hs19(AreaD)	Roslin/Bilston	50
High Street - 2022BL1	High Street - 2022BL1 Bonnyrigg/Lasswade	
Larkfield West - Hs2	Dalkeith	88
Buccleuch Street - 2021DK1	Dalkeith	10
Larkfield South West - Hs3	Dalkeith	65
Bryans - h48	Mayfield/Newtongrange	72
Gorton Loan & Rosewell Mains - h52&h22	Rosewell	290
Note: the total forms of 744* is the consects of all the consist.	Total	744*

Note: the total figure of 744* is the capacity of all the units across all sites that were fully completed by 31/03/2025, regardless of whether these units were completed in the current Audit year or prior. This is why the total figure differs from the total completions recorded in HLA 2025.

Table 8: Sites removed from the HLA's Main Schedule that are not complete.

Site Name (& Reference)	Settlement	Site Capacity (Units)
Robertson's Bank	Gorebridge	14
Redheugh / Prestonholm new community (Phase 1A)	Gorebridge	700
Kentigern Mall	Penicuik	7
	Total	721

2.3 – Sites in the Audit's Additional Schedule

2.3.1 Sites in the Additional Schedule are not considered effective as the development cannot be carried out without some form of remedial action (excluding safeguarded sites). If the issues of the site are resolved, the site will move back in to the Main Schedule (effective supply). The 'deliverable with constraints' sites are expected to move back into the Main Schedule at some point within the next 10 years. Table 6 is an example of this. Sites can also be moved from the Main Schedule to the Additional Schedule, table 8 shows two examples from this year. HLA 2025 identifies 8 'Deliverable with Constraints' sites with a remaining capacity of 266 units.

2.4 - Completions and Demolitions

2.4.1 In 2024/25 there were 663 housing units completed throughout Midlothian. This figure is significantly lower than the previous year's completions and the 5 year average of 757 units.

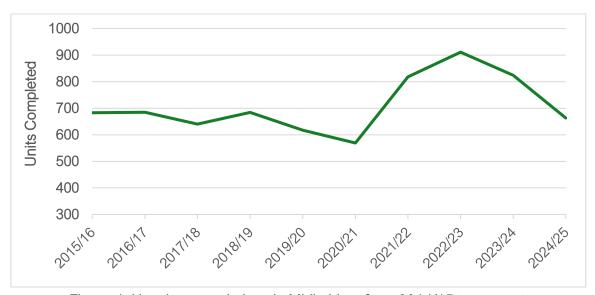


Figure 4: Housing completions in Midlothian, from 2014/15 to present.

2.4.2 The previous audit anticipated a delivery of 756 completions for the current Audit year, with the actual figure of 663 falling short of this for HLA 2025. The Council will continue to follow on with the steps outlined in section 1.4 of this Audit to provide programmed numbers as accurately as can be. There is no guarantee that the programmed figures will reflect the actual completions as a number of factors, that cannot be predicted, can arise throughout the next Audit year.

Part 2 – Housing Supply Commentary

- 2.4.3 NPF4 identifies a 10-year MATHLR for each council area in Scotland. In Midlothian, the figure is 8,850, or 885 units per year. The expectation of NPF4 is that MLDP2 will provide deliverable land to meet the minimum units expected by the MATHLR target and the annual HLA will monitor the delivery of housing land to inform the pipeline and the actions to be taken in LDP Delivery.
- 2.4.4 HLA 2025 identifies that 28% of the homes completed within Midlothian in 2024/25 were affordable. Table 9 below compares figures of social housing completions to those reported in previous Audits over the last five years. The number of affordable completions reached a record high last year with 39%, this year's completions see a slight increase on the 5 year average of 27%. The Council's SHIP Report provides more detail on the delivery of affordable homes in Midlothian and a link to it can be found in section 4.

Table 9: Completions of affordable housing units in Midlothian.

HLA Year	Affordable Units Completed	Total Units Completed	% of Completions That Were Affordable
	Compicted	Completed	
2025	186	663	28%
2024	321	824	39%
2023	229	911	25%
2022	182	818	22%
2021	119	564	21%

- 2.4.5 The distribution of completions across Midlothian's settlements is presented in figure 5 below. This shows the fastest growing settlements in the current audit year as Mayfield/ Newtongrange, Bonnyrigg/ Lasswade and Penicuik with around 100 units completed each.
- 2.4.6 Roslin/Bilston was formerly Midlothian's fastest growing settlement in 2022/23 and 2023/24. The completions rates have decreased as more of the Hs18 and Hs19 sites draw closer to completion or are fully built out.

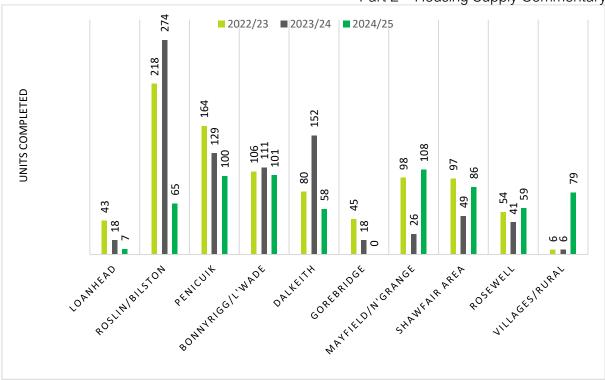


Figure 5: Comparison of units completed in recent years by settlement.

2.4.8 There were 0 demolitions carried out in Midlothian in 2024/25. In the previous two years, only 1 demolition was carried out per year. The carrying out of demolitions on a scale of this size, will not influence the housing supply in Midlothian. The recording of demolitions within HLAs is generally more suited towards other Scottish Councils where regeneration schemes and the re-use of brownfield land for housing are more prevalent. Demolitions will continue to be recorded and reported in future HLAs as part of the underlying HLA methodology.

2.5 – Disputed Sites

- 2.5.1 The Council work in collaboration with HfS to agree the programming of sites in the Main and Additional Schedule of the HLA. If any disagreements are identified, the Council will strive to resolve the issue. Where an agreement cannot be reached, the site will be recorded as disputed.
- 2.5.2 The programming of Shawfair (h43), has been disputed by HfS in HLA 25. Concerns were raised regarding local competition and an overly optimistic build rate. Revisions were made to the programming based on feedback received, however, an agreement could not be reached. Site (h43) is split into 16 blocks and is identified as the subject of a dispute in the Main Schedule.



Part 3 — Property Market Summary

3 – Property Market Summary

- 3.1.1 The inclusion of house price data within this section of the HLA can broaden the understanding of the housing supply in Midlothian and is detailed within the schedules in the following pages. The house price data is obtained from Registers of Scotland⁵ (RoS) and a link is provided in section 4. The house price data provided in previous audits referenced the average property price by local authority. This has been changed to the average selling price of new build properties by Local Authority area that is detailed in the RoS Property Market Report 2024-25.
- 3.1.2 Average selling prices of new build homes in Midlothian have risen steadily and substantially from around £ 300,997 in 2019/20 to £409,995 in 2024/25, an increase of 36% over the past 5 years. For the period of 2024/25 there were 1,869 property transactions in Midlothian. This is an increase from the previous year's figure of 1,703 whilst remaining relatively similar to the figure from five years ago in 2019/20 of 1,887. When compared with property sale figures from ten years ago, Midlothian has seen an increase in volume by 26%.
- 3.1.3 Midlothian has the 2nd highest average new build property selling price in Scotland moving up from 3rd place in 2023/24, with neighbouring area Edinburgh also recorded as most expensive. Table 10 and 11 below show the comparison between the five highest areas for average new build property selling price in 2024/25 compared to the lowest selling Council areas.

Table 10: Top five most expensive Council areas by selling price of new builds.

Council Area	Average Property Price of New Builds in 2024/25
East Renfrewshire	£439,995
Midlothian	£409,995
City of Edinburgh	£364,998
East Dunbartonshire	£350,000
Renfrewshire	£333,998

⁵ Contains Registers of Scotland data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.

Table 11: Top five least expensive Council areas by selling price of new builds.

Council Area	Average House Selling Price in 2023/24
Orkney Islands	£190,000
North Ayrshire	£255,000
Moray	£262,995
South Ayrshire	£265,000
West Dunbartonshire	£269,995

3.1.5 Table 12 compares average new building selling prices for homes in Midlothian against the Scottish average. The table illustrates how the prices of new build homes have undoubtedly risen over the past 5 years. However when compared with Scotland's average it is clear Midlothian is rising at a quicker pace creating a larger gap, especially over the past 2 years. There are trends that could have impacted the rise in house prices such as an increase in a higher portion of larger, family homes altering the housing stock availability and the increased demand for homes within the country, but outside the city.

Table 12: Average New Building Selling Price in recent years for Scotland compared to Midlothian.

Year	Scotland	Midlothian
2024/25	£310,000	£409,995 (+28%)
2023/24	£299,995	£399,995 (+29%)
2022/23	£286,995	£344,998 (+18%)
2021/22	£263,000	£326,000 (+21%)
2020/21	£249,995	£300,995 (+19%)



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 <u>Planning and Building Standards Portal</u> to view more details on proposed and current projects;
 - Past and future meetings of the Council's <u>Planning Committee</u>, where important applications and planning policy matters are decided;
 - The function for searching <u>weekly lists</u> and <u>monthly lists</u> 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
 - <u>Property Market Report</u> from Registers of Scotland.

The styling of this document is based on the Scottish Government's National Planning Framework 4.

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SUMMARY

Safeguarded Sites

600

150

	Total Site	Total Affordable	All Completions	Total Dwellings	Units						Prograr	mmed Com	npletions					
Status	Capacity	Units	by 31/03/25	Remaining	Completed in		Short Tern	n	M	ledium Ter	m		Long	Term		Addi	tional	Post
					2024/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	2037
Under Construction	4,106	962	1,074	3,032	663	708	810	483	266	205	181	166	100	60	53	0	0	0
Consented or Minded to Consent	5,304	1,256		5,304		0	146	380	579	596	552	548	555	595	595	465	293	0
No Consent	0	0		0		0	0	0	0	0	0	0	0	0	0	0	0	0
Small Sites	150			150		12	12	12	16	17	16	16	16	17	16	0	0	0
Effective Deliverable Supply	9,560	2,218	1,074	8,486		720	968	875	861	818	749	730	671	672	664	465	293	0
Deliverable with Constraints	361		95	266		0	0	12	20	18	16	27	47	58	28	20	20	0
Total Deliverable Supply	9,921		1,169	8,752		720	968	887	881	836	765	757	718	730	692	485	313	0
Constrained and Undeliverable	1,459			1,459														
Total Established Supply	11,380			10,211														

600

MAIN SCHEDULE

W/ WW GOLIEDOEE																													
			Year Added		Diamina	0															Program	nmed Corr	npletions						
Site Reference	Site Name	Developer (or Owner)	to Main	Status	Planning	Consent	SHIP	Construction	Total	Houses	s Flats	Affd.	Complete	Remaining	Deliverability		Short Terr	m	Me	dium Terr	m		Long T	Term		Additio	onal	Post	ted
			Schedule		Type	Date	Site	Start Date	Units			Units	by 03/25	at 04/25	Status	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	2037 Site	4
Midlothian West HMA					71																								
Loanhead																													
Small sites									7					7		0	1	1	1		1	0	1	1		0		0	
Totals for Loanhead									7	0	0	0	0	7		0	1	1	1	1	1	0	1	1	0	0	0	0	
Roslin/Bilston																													
Hs18	Roslin Institute	Taylor Wimpey	2015/16	UC	MSC	Jul-19		Jan-21	304	272	32	76	229	75	deliverable	40	35	0	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	76	34	deliverable	31	3	0	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	deliverable	0	1	0	0	0	0	0	0	0	0	0	0	0	
Hs16(AreaC)*	Seafield Road Area C	Taylor Wimpey	2015/16	С	MSC	Jun-25	Υ		214	198	16	54	0	214	deliverable	0	60	48	51	55	0	0	0	0	0	0	0	0	
Small sites									2			4.40	055	2		0	0	0	0	1	0	0	1	0	0	0	0	0	
Totals for Roslin/Bil:	ston								681	623	56	143	355	326		71	99	48	51	56	0	0	1	0	0	0	0	0	
Penicuik																													
h58(AreasB1&B2)	Nursery West & North (at NW Penicuik)	Avant Homes	2006/07	UC	DPP	Sep-18		Dec-22	78	78	0	0	55	23	deliverable	23	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	83	27	deliverable	27	0	0	0	0	0	0	0	0	0	0	0	0	
i i	,				DDD		L				- 50	00		00			-	40	00	0	0	0		0	0		0	0	
h58(AreaF) h25(AreaD)	Rullion Road (at NW Penicuik) Greenlaw and Adjacent Land Area D	Midlothian Council Taylor Wimpey	2006/07 2002/03	UC	DPP DPP	Sep-18 May-22	Y	Sep-22	68 221	16 221	52	68	0 66	68 155	deliverable deliverable	0 45	45	48 45	20	0	0	0	0	0	0	0	0	0	
2020PK1	Windsor Square	Ark Housing Association	2020/21	UC	DPP	Jun-21	Y	Sep-22	12	0	12	12	0	12	deliverable	12	0	0	0	0	0	0	0	0	0	0	0	0	_
Small sites	Timassi squars	7 in the dening 7 december.	2020/21	00	5	00.1.2.1	<u> </u>	30p 2 :	16	1				16	donvorable	1	1	1	1	2	2	2	2	2	2	0	0	0	
Totals for Penicuik									505	425	64	82	204	301		108	46	94	41	2	2	2	2	2	2	0	0	0	
Villages and rural re	emainder (Midlothian West HMA)																												
Hs20	Auchendinny	Bellway Homes	2015/16	UC	DPP	Mar-23	Υ	Feb-24	395	335	60	98	40	355	deliverable	52	52	52	52	52	52	43	0	0	0	0	0	0	
AHs1 (AreaA)	Rosslynlee Area A	Robertson Homes	2018/19	UC	MSC	Mar-23		Aug-23	117	117	0	0	17	100	deliverable	24	24	24	24	4	0	0	0	0	0	0	0	0	
AHs1 (AreaB)	Rosslynlee Area B	Carmichael Homes	2018/19	UC	DPP	Dec-19		Aug-20	29	26	0	0	3	26	deliverable	5	21	0	0	0	0	0	0	0	0	0	0	0	
AHs1 (AreaC)	Rosslynlee Area C	Byzantian	2018/19	C	DPP	Dec-19		Mar-22	64	38	26	0	0	64	deliverable	0	10	28	26	0	0	0	0	0	0	0	0	0	
AHs1 (AreaD)	Rosslynlee Area D	Oakridge Group	2018/19	C	PPP	Dec-19	i i		66	66	0	0	0	66	deliverable	0	0	0	0	26	26	14	0	0	0	0	0	0	
AHs5	Wellington School, by Howgate	Lochay Homes	2022/23	С	DPP	Oct-22			46	46	0	12	0	46	deliverable	0	12	15	15	4	0	0	0	0	0	0	0	0	
2023VR1	Barley Dean	N McDonald	2023/24	UC	DPP	Dec-23		Mar-23	5	5	0	0	0	5	deliverable	0	1	2	1	1	0	0	0	0	0	0	0	0	
Small sites									40					40		2	3	2	5	4	4	5	5	5	5	0	0	0	
Totals for villages a	nd rural remainder (Midlothian West HMA)								762	633	86	110	60	702		83	123	123	123	91	82	62	5	5	5	0	0	0	
Totals for Midlothian We	est HMA								1,955	1,681	206	335	619	1,336		262	269	266	216	150	85	64	9	8	7	0	0	0	
Midlothian East HMA																													
Bonnyrigg/Lasswad	اما																												
Hs10(AreaC)	Dalhousie Mains Area C	Walker Group / Springfield	2015/16	UC	MSC	Oct-21		Aug-22	103	103	0	0	53	50	deliverable	27	23	0	0	0	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	83	11	deliverable	11	0	0	0	0	0	0	0	0	0	0	0	0	
Hs11(AreaB)	Dalhousie South Area B	Bellway Homes/ Miller Homes	2015/16	UC	DPP	Apr-20		Jan-24	146	146	0	0	28	118	deliverable	48	35	35	0	0	0	0	0	0	0	0	0	0	
Hs11(AreaC)	Dalhousie South Area C	Walker Group / Springfield	2015/16	UC	DPP	Mar-22	Y	Aug-24	80	56	24	80	0	80	deliverable	30	12	25	13	0	0	0	0	0	0	0	0	0	
<u> </u>	Hopefield Farm 2 & Hopefield Farm 2, Safeguarded						<u> </u>	7.0g 2.1													440	-	-	-	4.40	70	-		
Hs12* & Hs12 SC	Capacity	Taylor Wimpey	2015/16	С	PPP	Feb-25			1,032	N/A	N/A	258	0	1,032	deliverable	0	0	47	73	134	140	140	140	140	140	78	0	0	
243	Former garage, Elm Row	Lasswade Townhouse Development	2006/07	UC	DPP	Feb-21		Jun-23	7	7	0	0	2	5	deliverable	0	1	2	2	0	0	0	0	0	0	0	0	0	
		Company							_ '					3		0	'				- 0			-	0	0		_	
2021BL3	Moorfoot Place	Midlothian Council	2021/22	UC	DPP	Oct-21	Y	Feb-24	46	0	46	46	0	46	deliverable	46	0	0	0	0	0	0	0	0	0	0	0	0	
Small sites Totals for Bonnyrigo									11	406	70	284	166	1.353		163	72	110	80	135	2 142	1/1	141	141	1/1	0 78	0	0	
	greasswade								1,519	400	10	304	100	1,303		103	12	110	09	133	142	141	141	141	141	10	U	U	
Dalkeith																													
2023DK1	Glenarch Lodge	Caledonian Trust PLC	2023/24	С	DPP	Dec-23			6	6	0	0	0	6	deliverable	0	1	2	2	1	0	0	0	0	0	0	0	0	
2024DK1	120 High Street	M Williams	2024/25	C	DPP	Jul-24		5 1 05	6	0	6	0	0	6	deliverable	0	0	2	2	2	0	0	0	0	0	0	0	0	
2022DK1 Small sites	Land Between 23A and 37 Newmills Road	Crest Investments Ltd	2024/25	UC	DPP	Jul-22		Feb-25	20	4	0	0	0	20	deliverable	0	2	3	2	2	0	0 3	0	0	0	0	0	0	
Totals for Dalkeith									36	10	6	0	0	36		3	3	11	6	5	2	3	1	1	1	0	0	0	
									30	10	0	U	0	30		3	3		0	J	2	3				U	0	Ü	
Gorebridge			0000/00	110	222	N 00		2 24	00	00		0.4		00		00	00	00			0				0		0	â	
h24	Newbyres	Persimmon Homes	2002/03	UC	DPP	Nov-22		Sep-24	96	96	58	24	0	96	deliverable	32		32	0	0	0	0	0	0	0	0	0	0	
2022GB1 Small sites	Newbyres Crescent	Cruden Homes	2021/22	UC	DPP	Mar-22	1	Jun-24	75 6	17	38	75	0	75 6	deliverable	0	75 0	0	0	0	0	0	1	0	0	0	0	0	
Totals for Gorebride	ge								177	113	58	99	0	177		33	107	33	_	0	Ü	1	1	1	1	0	-	0	
Mayfield/Newtongra		Loyall Hamas	2002/02	110	MCC	Eab 22		lun 00	150	140	0	20	60	04	deliver-bl-	22	22	20	0	0	0	0		0	0	0	0		
h41 h38+	North Mayfield	Lovell Homes	2002/03	UC	MSC PPP	Feb-23		Jun-23	156 926	148 N/A	8 N/A	39	62	94 926	deliverable	33	33	28 90	113	113	113	113	113	113	112	45	0	0	
2022MN1	South Mayfield Sites Former Newbattle High School (Phase 1)	Barratt Homes Midlothian Council/ Ogilvie	2002/03 2021/22	UC	DPP	Feb-23 Mar-22	1 V	Dec-23	926	50	40	232 90	0	926	deliverable deliverable	0	90	90	0	0	113 0	0	0	0	113	0	0	0	
2022MN2	Newtongrange Parish Church	Church of Scotland	2021/22	C	PPP	Nov-22	Y	Dec-23	5	50	0	0	0	5	deliverable	0	0	0	2	3	0	0	0	0	0	0	0	0	
2024MN1	Former Newbattle High School	Melville Housing Association	2024/25	UC	DPP	Nov-24	Y	Jul-25	28	12	16	28	0	28	deliverable	0	0	28	0	0	0	0	0	0	0	0	0	0	
Small sites	3								5					5		1	0	1	1	1	1	0	0	0	0	0	0	0	
Totals for Mayfield/I	Newtongrange								1,210	215	64	389	62	1,148		34	123	147	116	117	114	113	113	113	113	45	0	0	
Shawfair Area																													
Hs0*	Cauldcoats	Place for People	2015/16	С	PPP	Jul-19	Y		430	N/A	N/A	108	0	430	deliverable	0	0	0	87	48	48	50	50	50	50	47	0	0	
Hs1*	Newton Farm	CALA	2015/16	UC	DPP	Apr-23	Υ	Mar-24	620	468	152	155	27	593	deliverable	60	60	60	60	60	60	60	60	60	53	0	0	0	
Hs1 SC	Newton Farm, Safeguarded Capacity	Wellington Farms Ltd.	2021/22	MC	PPP	Mar-22			360	N/A	N/A	90	0	360	deliverable	0	0	0	24	42	42	42	42	42	42	42	42	0	
h43(A&E)	Shawfair (Blocks A & E)	Shawfair LLP	2000/01	С	OUT	Aug-14			184	N/A	N/A	37	0	184	deliverable	0	0	40	45	45	40	14	0	0	0	0	0	0	
h43(B)	Shawfair (Block B)	Shawfair LLP	2000/01	С	OUT	Aug-14			323	N/A	N/A	65	0	323	deliverable	0	0	0	30	45	45	45	45	45	45	20	3	0	
h43(C)	Shawfair (Block C)	Shawfair LLP	2000/01	С	OUT	Aug-14			183	N/A	N/A	37	0	183	deliverable	0	0	0	0	0	0	0	10	45	45	45	38	0	
h43(F)	Shawfair (Block F)	Shawfair LLP	2000/01	С	OUT	Aug-14	Y		228	N/A	N/A	46	0	228	deliverable	0	0	0	0	0	20	25	45	45	45	25	23	0	
h43(G)	Shawfair (Block G)	Shawfair LLP	2000/01	С	OUT	Aug-14			67	N/A	N/A	13	0	67	deliverable	0	0	0	0	0	0	0	0	0	0	25	42	0	
h43(H)	Shawfair (Block H)	Shawfair LLP	2000/01	C	OUT	Aug-14			78	N/A	N/A	16	0	78	deliverable	0	0	0	0	0	0	0	0	0	0	33	45	0	
h43(I)	Shawfair (Block I)	Shawfair LLP	2000/01	С	OUT	Aug-14	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		144	N/A	N/A	29	0	144	deliverable	0	0	0	0	0	0	0	0	35	35	35	39	0	
h43(K)	Shawfair (Block K)	Shawfair LLP	2000/01	С	OUT	Aug-14	Y		326 235	N/A	N/A	65	0	326	deliverable	0	0	0	40 0	40 0	40	40 30	40	40	40 40	30 40	16	0 0	
h43(L)	Shawfair (Block L)	Shawfair LLP	2000/01	С	OUT	Aug-14	L	L	235	N/A	N/A	47	U	235	deliverable	0	0	U	U	U	U	30	40	40	40	40	45	U	I

MAIN SCHEDULE

			Year Added		Planning	Commont															Progran	nmed Cor	mpletions						
Site Reference	Site Name	Developer (or Owner)	to Main	Status	Planning	Consent		nstruction	Total	Houses	Flats	Affd.	Complete	Remaining	Deliverability	S	Short Tern	n	M	edium Te	rm		Long	Term		Addit	tional	Post	Disputed
			Schedule		Туре	Date	Site St	tart Date	Units			Units	by 03/25	at 04/25	Status	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37		Site
h43(P)	Shawfair (Block P)	Shawfair LLP	2000/01	С	OUT	Aug-14	Υ		220	N/A	N/A	44	0	220	deliverable	0	0	40	45	35	35	35	30	0	0	0	0	0	
h43(R1&R2)	Shawfair (Blocks R1 & R2)	Mactaggart & Mickel / Cruden Homes	2000/01	UC	OUT	Aug-14	Y	Mar-25	172	123	49	34	0	172	deliverable	5	65	48	24	24	6	0	0	0	0	0	0	0	1
h43(S4)	Shawfair (Block S4)	Shawfair LLP / Robertson Homes	2000/01	UC	MSC	Mar-24		Sep-24	23	23	0	0	0	23	deliverable	18	5	0	0	0	0	0	0	0	0	0	0	0	1
h43(S5)	Shawfair (Block S5)	Shawfair LLP	2000/01	С	OUT	Aug-14			60	N/A	N/A	12	0	60	deliverable	0	40	20	0	0	0	0	0	0	0	0	0	0	1
h43(T2)	Shawfair (Block T2)	Mactaggart & Mickel / Springfield	2000/01	UC	MSC	Mar-19	Y	Mar-23	248	219	24	48	0	248	deliverable	12	32	32	35	35	35	35	32	0	0	0	0	0	1
h43(W1)	Shawfair (Block Woolmet 1)	Shawfair LLP / Miller Homes	2020/21	UC	OUT	Aug-14	Y	Mar-25	168	145	23	34	0	168	deliverable	0	20	28	28	28	28	28	8	0	0	0	0	0	1
h43(W2)	Shawfair (Block Woolmet 2)	Shawfair LLP / Miller Homes	2020/21	UC	OUT	Aug-14	Y	Mar-25	52	48	4	10	0	52	deliverable	0	20	28	4	0	0	0	0	0	0	0	0	0	1
h44(AreaA)	North Danderhall (AreaA)	Dundas	2000/01	UC	MSC	Oct-20		Jun-21	115	115	0	0	61	54	deliverable	28	26	0	0	0	0	0	0	0	0	0	0	0	
h44(AreaB)	North Danderhall (AreaB)	Midlothian Council	2000/01	UC	MSC	May-23	Υ 1	May-23	28	12	16	28	0	28	deliverable	0	28	0	0	0	0	0	0	0	0	0	0	0	1
h44(AA2&AA3)	North Danderhall (Blocks AA2 & AA3)	Shawfair LLP / Bellway Homes	2021/22	UC	MSC	Jun-23	Y	Nov-23	169	161	8	34	55	114	deliverable	55	50	9	0	0	0	0	0	0	0	0	0	0	
2017SA1	Land South of Hilltown House	E Jan	2023/24	UC	DPP	Apr-17		Feb-23	4	4	0	0	0	4	deliverable	0	1	0	2	1	0	0	0	0	0	0	0	0	1
2023SA1	Newton Church Road	Midlothian Council	2022/23	С	DPP	Jan-23	Υ		23	0	23	23	0	23	deliverable	0	23	0	0	0	0	0	0	0	0	0	0	0	
Small sites									2					2		1	1	0	0	0	0	0	0	0	0	0	0	0	1
Totals for Shawfair	Area								4,462	1,318	299	975	143	4,319		179	371	305	424	403	399	404	402	402	395	342	293	0	
Rosewell																													
Hs14	Rosewell North	David Wilson Homes	2015/16	UC	DPP	Jan-21	[Dec-22	100	92	8	25	63	37	deliverable	22	15	0	0	0	0	0	0	0	0	0	0	0	1
Small sites									4					4		0	1	0	1	1	0	1	0	0	0	0	0	0	
Totals for Rosewell									104	92	8	25	63	41		22	16	0	1	1	0	1	0	0	0	0	0	0	
Villages and rural r	emainder (Midlothian East HMA)																												
h59	Crichton Road, Pathhead	Muir Homes	2006/07	UC	DPP	Jan-22	[Dec-23	43	39	4	11	17	26	deliverable	22	4	0	0	0	0	0	0	0	0	0	0	0	
2019VR2	Airybank House	Midlothian Developments	2022/23	UC	DPP	Mar-19		Sep-19	7	7	0	0	4	3	deliverable	0	1	1	1	0	0	0	0	0	0	0	0	0	
2024VR1	Land 100M South West of Newlandburn House	Carmichael Homes	2023/24	С	PPP	Feb-24		-	10	10	0	0	0	10	deliverable	0	0	0	4	3	3	0	0	0	0	0	0	0	
Small sites									37					37		2	2	2	4	4	4	3	4	6	6	0	0	0	
Totals for villages a	and rural remainder (Midlothian East HMA)								97	56	4	11	21	76		24	7	3	9	7	7	3	4	6	6	0	0	0	
Totals for Midlothian Ea	ast HMA								7,605	2,210	509	1,883	455	7,150		458	699	609	645	668	664	666	662	664	657	465	293	0	
Totals for Midlothian									9,560	3,891	715	2,218	1,074	8,486		720	968	875	861	818	749	730	671	672	664	465	293		

^{*} Indicates that this allocation is accompanied by a 'Safeguarded Site' for future development - see the 'Safeguarded Sites' for more details.

Note - Small sites relate to developments of 3 or less homes

ADDITIONAL SCHEDULE

				Year	Planning		SVDLS	Total			2.004	Comoloto			Action(s) Required to Support						Progras	mmed Con	relations					
Site Reference					1 1001111111111111111111111111111111111	COLUMN	SHA	Liete	Houses	Flats	Lion	Pri US1SE		Deliverability Status	Delivery		Short Ten	n	M	edium Te	rm		Long	Term		Add	foral	AF.
				HLA	Type	Date	U.A.	UIIIA		!		by oscal	85 0 0 2 2 0		Dermiy	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/38	36/37	Щ
liverable with Constr	aints Sites																											4
AHs3	Belwood Crescent	Ministry of Defence	Penicuk	2016	N/A	NA	N	25	N/A	N/A	N/A	0	25	Deliverable with Constraints	Securing a developer	0	0	0	0	0	0	0	10	10	5	0	0	
Hs5	Thomybank North		Dalkeith	2015	NA	NA	Y	30	N/A	N/A	N/A	0	30	Deliverable with Constraints	Securing a developer	0	0	0	0	0	0	10	10	10	0	0	0	
2018DK2	Wester Cowden Farm	LAR Housing Trust	Dalkeith	2019	MSC	Dec-24	Y	25	25	0	3	0	25	Deliverable with Constraints	Commencing construction (Developer)	0	0	10	10	5	0	0	0	0	0	0	0	I
h40	Vogrie Road	Vogrie Ltd.	Gorebridge	2015	DPP	Jun-18	N	93	90	0	3	77	16	Deliverable with Constraints	Continuing construction (Developer)	0	0	2	0	0	4	5	5	0	0	0	0	Î
282	25 Newbattle Road	J. Adia	Mayfield Newtongrange	2015	DPP	Sep-13	Y	8	8	0	0	0	8	Deliverable with Constraints	Commencing construction (Developer)	0	0	0	3	3	2	0	0	0	0	0	0	İ
h69	Whitehill House	Southwark Investments Limited	Rosewell	2016	DPP	Jul-12	N	26	0	26	0	8	18	Deliverable with Constraints	Continuing construction (Developer)	0	0	0	0	0	0	2	8	8	0	0	0	Ť
h70	The Grounds of Whitehill House	Southwark Investments Limited	Rosewell	2016	DPP	Jul-12	N	94	88	6	0	10	84	Deliverable with Constraints	Continuing construction (Developer)	0	0	0	0	0	0	0	4	20	20	20	20	İ
2018VR1	Fordel	R.H. Miller (Group) Ltd.	Villages/rural (east)	2019	PPP	Sep-17	N	60	16	44	44	0	60	Deliverable with Constraints	Pending active applications - Progress ongoing	0	0	0	7	10	10	10	10	10	3	0	0	İ
itale								361				95	266	Constraints	Progress angoing	0	0	12	20	18	16	27	47	58	28	20	20	
																												T
onstrained & Undelive	rable Sites																											41
AHs2	Burghlee		Loanhead	2016	N/A	N/A	N	175	N/A		N/A	0	175	Constrained	N/A													П
AHs4	Pomethorn Mill, by Peniculk	John G. Russell (Transport) Limited	Villages/rural (west)	2016	N/A	N/A	N	50	N/A		N/A	0	50	Constrained	N/A													П
Hs17	Pendand Plants		Roslin/Bilston	2016	N/A	N/A	N	75	N/A		N/A	0	75	Constrained	N/A													П
Hs7*	Redheugh West (Phase 2)	Old Road Securities Pic	Gorebridge	2016	N/A	N/A	N	400	N/A	N/A	N/A	0	400	Constrained	N/A													П
h50	Redheugh / Prestonholm new community	Old Road Securities Pic	Gorebridge	2015	PPP	Nov-17	N	700	N/A	N/A	175	0	700	Constrained	N/A													Ť
h51	Robertson's Bank	Carlsson Properties Ltd	Gorebridge	2015	DPP	Jul-23	Y	14	14	0	0	0	14	Constrained	N/A													Ť
h55(Rem)	Seafield Moor Road Remainder	The University of Edinburgh	Roslin/Bilston	2015	PPP	Feb-17	N	45	N/A	N/A	N/A	0	45	Undeliverable	N/A													
itals								1459					1,459															4
demiarried Sites											_												_					
				2016	N/A	2012	- 11	2000	N/A	N/A	50	0	200		N/A													4
Hs16 SC	Seafield Road. Safeguarded Capacity		Roslin/Bilston	2016		N/A	N	200			50		200	Safequarded		1			1						_			-
Hs7 SC	Redheuch West (Phase 2). Safeguarded Capacity		Gorebridoe		N/A	N/A	N		N/A	N/A		0		Safeguarded	N/A	1									-			-
Hs0 SC	Cauldoosts, Safeguarded Capacity		Shawfair Area	2016	N/A	N/A	N	200	N/A	N/A	50	0	200	Safeguarded	N/A													

Contralained Sistes - Sistes which are not effective and have obstacles preventing their development.

Safeguarded Sistes - Sistes 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.

COMPLETIONS & DEMOLITIONS

Site Reference	Site Name	Total Units	Affd. Units	In Previous Year (23/24)	In Total To 03/24	Comp In Current Year (24/25)	letions In Total to 03/25	Affd. Only In 24/25	Remaining at 04/25	Site Complet 24/25
llothian West HMA										
Loanhead				ļ						
h54(III)	Ashgrove Phase 3	92	0	14	86	6	92	0	0	Yes
2022LH1	Former Thornlea Nursing Home	4	0	3	3	1	4	0	0	Yes
T	Completions on small sites					0				
Total completions for	or Loanhead					7		0		
Roslin/Bilston										
Hs18	Roslin Institute	304	76	79	203	26	229	0	75	
Hs19(AreaA)	Roslin Expansion Area A	110	0	29	44	32	76	0	34	
Hs19(AreaC)	Roslin Expansion Area C	53	53	50	50	3	53	3	0	Yes
Hs19(AreaD)	Roslin Expansion Area D	50	0	29	46	4	50	0	0	Yes
	Completions on small sites					0				
Total completions for	or Roslin/Bilston					65		3		
Penicuik										
h58(AreasB1&B2)	Nursery West & North (at NW Penicuik)	78	0	24	30	25	55	0	23	
h58(AreasC&D)	Mauricewood & Mauricewood North (at NW Penicuik)	110	0	30	54	29	83	0	27	
h25(AreaD)	Greenlaw and Adjacent Land Area D	221	0	23	23	43	66	0	155	
,	Completions on small sites					3				
Total completions for	•					100		0		
Villages and rural re	amaindar (Midlathian West HMA)									
Hs20	emainder (Midlothian West HMA) Auchendinny	395	98	0	0	40	40	0	355	
AHs1(NP)	North Park (at Rosslynlee)	121	0	0	0	17	17	0	104	
ALIST(INF)	Completions on small sites	121	U	0	U	0	17	U	104	
Total completions for	or villages and rural remainder (Midlothian West HMA)					57		0		
al completions for M	lidlothian West HMA					229		3		
llothian East HMA										
Bonnyrigg/Lasswac	de									
Hs10(AreaC)	Dalhousie Mains Area C	80	0	29	29	24	53	0	27	
Hs11(AreaA)	Dalhousie South Area A	94	0	42	54	29	83	0	11	
Hs11(AreaB)	Dalhousie South Area B	146	0	0	0	28	28	0	118	
2022BL1	High Street	20	20	0	0	20	20	20	0	Yes
	Completions on small sites					0				
Total completions for	or Bonnyrigg/Lasswade					101		20		
Dalkeith Hs2	Lorational Moot	88	0	24	07	1	88	0	0	Yes
	Larkfield West				87	1		0	0	
2021DK1	Buccleuch Street	10	10	6	6	4	10	4	0	Yes
Hs3	Larkfield South West	65	30	12	12	53	65	18	0	Yes
Total completions for	Completions on small sites					58		22		
Total completions for	JI Daineilli					30		22		
Gorebridge										
	Completions on small sites					0				
T . I	or Gorebridge					0		0		

COMPLETIONS & DEMOLITIONS

			Affd.			Comp	letions		Remaining at	Site Completed in
Site Reference	Site Name	Total Units	Units	In Previous Year (23/24)	In Total To 03/24	In Current Year (24/25)	In Total to 03/25	Affd. Only In 24/25	04/25	24/25
Mayfield/Newtongr	range									
h48	Bryans	72	72	24	24	48	72	48		
h41	North Mayfield	156	39	2	2	60	62	39	94	
	Completions on small sites					0				
Total completions	for Mayfield/Newtongrange					108		87		
Shawfair Area										
Hs1	Newton Farm	620	152	0	0	27	27	0	593	
h44(AreaA)	North Danderhall (AreaA)	115	0	26	57	4	61	0	54	
h44(AA2&AA3)	North Danderhall (Blocks AA2 & AA3)	169	34	0	0	55	55	18	114	
	Completions on small sites					0				
Total completions	for Shawfair Area					86		18		
Rosewell										
h52&h22	Gorton Loan & Rosewell Mains	290	40	27	280	10	290	0		
Hs14	Rosewell North	100	25	14	14	49	63	25	37	
	Completions on small sites					0				
Total completions	for Rosewell					59		25		
Villages and rural r	remainder (Midlothian East HMA)									
h59	Crichton Road, Pathhead	43	11	0	0	17	17	11	26	
2019VR2	Airybank House	6	0	1	3	1	4	0	2	
	Completions on small sites					4				
Total completions	for villages and rural remainder (Midlothian East HMA)					22		11		
Total completions	for Midlothian East HMA					434		183		
al for Midlothian						663		186		

Demolitions	
Total in Midlothian fo	r 2024/25 - 0

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

			Council			Site Area	Density	Brownfield /			
Site Reference	Site Name	Developer (or Owner)	Ward	Land Supply Source	Total Units	(ha)	(units/ha)	Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
Iidlothian West HMA Loanhead											
h54(III)	Ashgrove Phase 3	Dandara Homes	Midlothian West	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	Site completed in current audit year.
2022LH1	Former Thornlea Nursing Home	Mr R Law & Mr Patrick Black	Midlothian West	Windfall	4	0.18	22.22	Brownfield	22/00192/DPP, 22/00624/DPP	22/00204/BDCOMD - 2 units, 22/00534/BDCOMD - 2 units	Site completed in current audit year.
AHs2	Burghlee		Midlothian West	MLDP	175	10.51	16.65	Greenfield			No application since 06/00181/OUT, which was withdrawn. Site is considered constrained due to access and landscaping. *MLDP Additional Housing Development Opportunities*
Small sites					7						 7 units across 6 sites. 2 units have full planning consent. 5 units have a pending planning application or PPP consent only.
Loanhead											
Roslin/Bilston											
Hs18	Roslin Institute	Taylor Wimpey	Midlothian West	MLDP	304	16.63	18.28	Brownfield	13/00877/PPP, 18/00499/MSC, 20/00011/MSC, 20/00196/MSC, 20/00581/MSC, 22/00736/MSC	19/00318/BDERMD - 304 units 22/00604/BDERMD - 87 units	 The marketing name for this site is 'Sinclair Gardens'. 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. Programming is based on completions so far and observations from a site visit in July 2025.
Hs19(AreaA)	Roslin Expansion Area A	David Wilson Homes	Midlothian West	MLDP	110	6.62	16.62	Greenfield	18/00535/PPP, 20/00146/MSC	20/00519/BDERMD - 110 units	The marketing name for the wider Hs19 site is 'St. Clair Mews'. 18/00535/PPP and 20/00146/MSC are joint applications from David Wilson Homes and CALA. 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). 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.
Hs19(AreaB)	Roslin Expansion Area B	David Wilson Homes	Midlothian West	MLDP	51	3.60	14.17	Greenfield	18/00703/DPP	19/00086/BDERMD - 51 units	The marketing name for the wider Hs19 site is 'St. Clair Mews'. This is the first phase of David Wilson's development here. 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.
Hs19(AreaC)	Roslin Expansion Area C	David Wilson Homes	Midlothian West	MLDP	53	1.58	33.54	Greenfield	18/00535/PPP, 20/00146/MSC	20/00507/BDERMD - 53 units	Site completed in current audit year.
Hs19(AreaD)	Roslin Expansion Area D	CALA	Midlothian West	MLDP	50	3.03	16.50	Greenfield	18/00535/PPP, 20/00146/MSC	20/00518/BDERMD - 50 units	Site completed in current audit year.
Hs16(AreaC)*	Seafield Road Area C	Taylor Wimpey	Midlothian West	MLDP	214	12.89	16.60	Greenfield	19/01039/PPP 24/00632/MSC	24/00114/BDERMD - 57 units (pending)	 This is the portion of Hs16 that is not covered by Hs16(AreaA) or Hs16(AreaB). 24/00632/MSC was approved in June 2025. Programming is based on feedback from Homes for Scotland and includes the delivery of 54 affordable units in 2026/27 taken from the Council's latest SHIP report.
Hs17	Pentland Plants		Midlothian West	MLDP	75	3.46	21.68	Brownfield			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	The University of Edinburgh	Midlothian West	MLP 2008	45	6.62	6.80	Greenfield	12/00814/PPP 17/00428/MSC (pending)		 This is what is left of the whole h55 site after excluding h55(AreaA) in the south. 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). The formation of sports pitches associated with consent 24/00415/DPP was approved for the southern portion of the site in March 2025. The site capacity has been reduced by half to 45 to reflect the reduction in site area.
Hs16 SC	Seafield Road, Safeguarded Capacity		Midlothian West	MLDP Safeguarded	200	11.54	17.33				No development activity here at present.
Small sites				5	0						 2 units across 2 sites. 1 unit has full planning consent. 1 unit has a pending planning application or PPP consent only.
Roslin/Bilston											ners One Compression Control Congression,
Penicuik										***************************************	
	Nursery West & North (at NW Penicuik)	Avant Homes	Penicuik	MLP 2008	78	7.24	10.77	Greenfield	17/00068/DPP, 22/00253/DPP	- 35 units	 The marketing name for this site is 'Carnethy Heights', Application 22/00253/DPP changes the house types and plot numbers but not the number of units. These are units covered by 22/00529/BDERMD. Programming is based on observations from a site visit in July 2025 and previous completions figures.
h58(AreasC&D)	Mauricewood & Mauricewood North (at NW Penicuik)	CALA	Penicuik	MLP 2008	110	7.87	13.98	Greenfield	17/00068/DPP, 23/00100/DPP	18/00134/BDERMD - 106 units 22/00335/BDERMD - 4 units	 The marketing name for this site is 'Belwood Oaks'. 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. 23/00100/DPP changes the house types on 9 plots but doesn't alter development numbers or the layout. 24/00113/BDERMD was for 15 units and was withdrawn in current audit year. Programming is based on completions so far and a site visit in July 2025.

Site Reference	Site Name	Developer (or Owner)	Council	Land Supply Source	Total Units	Site Area	Density	Brownfield /	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
h58(AreaF)	Rullion Road (at NW Penicuik)	Midlothian Council	Penicuik	MLP 2008	68	6.18	11.00	Greenfield? Greenfield	17/00068/DPP		This is the second (and last) affordable phase of h58. Programming is partly based on the Council's latest SHIP report.
h25(AreaD)	Greenlaw and Adjacent Land Area D	Taylor Wimpey	Midlothian West	MLP 2003	221	11.77	18.78	Greenfield	21/00466/DPP, 22/00320/DPP	21/00067/BDERMD - 221 units 23/00002/BDERMD - 85 units 24/00102/BDERMD - 51 units (pending)	 The marketing name of the wider h25 site is 'Greenlaw Mains'. Application 22/00320/DPP replaces the original design for plot 601. It does not change the numbers on site. Programming is based on observations from a site visit in July 2025 and completions so far on site.
2020PK1	Windsor Square	Ark Housing Association	Penicuik	Windfall	12	0.24	50.00	Brownfield	19/00510/DPP, 23/00791/DPP	24/00030/BDERMD - 12 units	The most recent planning application and building warrant was approved in the current audit year. Programming is based on a site visit in July 2025.
AHs3	Belwood Crescent	Ministry of Defence	Midlothian West	MLDP	25	1.63	15.34	Greenfield			*MLDP Additional Housing Development Opportunities*
Small sites					15						 16 units across 11 sites. 14 units have full planning consent. 2 units have a pending planning application or PPP consent only.
Penicuik											
Villages and rural	remainder (Midlothian West HMA) Auchendinny	Bellway Homes	Midlothian West	MLDP	395	21.87	18.06	Greenfield	20/00089/DPP, 22/00848/DPP, 23/00474/DPP, 24/00493/DPP, 25/00119/DPP(pending)	22/00514/BDERMD - 297 units 24/00325/BDERMD - 12 units 25/00178/BDERMD - 75 Units (pending)	 The marketing name for this site is 'Dalmore Grange'. Application 22/00848/DPP from Bellway was consented in June 2023. The consent is for 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. 23/00474/DPP amends the layout of 32 units but doesn't alter development numbers or the layout. 25/00119/DPP if approved would increase the total number of units to 396. Programming is based on completions so far and a site visit in July 2025.
AHs1 (AreaA)	Rosslynlee Area A	Robertson Homes	Midlothian West	MLDP	117	7.98	14.66	Greenfield	17/00980/PPP, 22/00616/MSC 24/00285/DPP 24/00695/DPP	22/00410/BDERMD - 121 units	The marketing name for the wider Rosslynlee development is 'St. Margarets' with planning permission in principle being granted for up to 280 dwellings across all sites. The sites were split up into A,B,C,D for HLA 2025. This portion of the development is North Park. 24/00285/DPP would amend the layout of 1 unit. 24/00695/DPP was approved in September 2025 and reduced the number of units to 117. Programming is based on completions so far and a site visit in July 2025.
AHs1 (AreaB)	Rosslynlee Area B	Carmichael Homes	Midlothian West	MLDP	29	1.89	15.34	Brownfield	16/00716/DPP, 17/01001/DPP, 22/00160/DPP, 24/00317/DPP	19/00380/BDAEX - 2 units 21/00073/BDCOSD - 1 unit 24/00363/BDERMD - 19 units 24/00092/BDERMD - 5 Units 24/00378/BDCOMD - 2 units	 Development name is 'The Village'. The marketing name for the wider Rosslynlee development is 'St. Margarets' with planning permission in principle being granted for up to 280 dwellings across all sites. The sites were split up into A,B,C,D for HLA 2025. 24/00317/DPP was approved in September 2025 and amends the layout of 19 units approved under 17/01001/DPP.
AHs1 (AreaC)	Rosslynlee Area C	Byzantian	Midlothian West	MLDP	64	5.05	12.67	Brownfield	17/01001/DPP, 24/00384/DPP	23/00444/BDCOMD - 3 Units 24/00128/BDCOMD - 7 Units (pending)	 Development name is 'The Grange'. The marketing name for the wider Rosslynlee development is 'St. Margarets' with planning permission in principle being granted for up to 280 dwellings across all sites. The sites were split up into A,B,C,D for HLA 2025. 24/00384/DPP was approved in September 2025 and amends the design of 3 units approved under consent 17/01001/DPP.
AHs1 (AreaD)	Rosslynlee Area D	Oakridge Group	Midlothian West	MLDP	66	4.57	14.44	Brownfield	17/00980/PPP	23/00025/BDERMD - 54 units (pending)	 The marketing name for the wider Rosslynlee development is 'St. Margarets' with planning permission in principle being granted for up to 280 dwellings across all sites. The sites were split up into A,B,C,D for HLA 2025. This portion of the development is North Park. This portion of the Rosslynlee development is identified as a future phase.
AHs5	Wellington School, by Howgate	Lochay Homes	Penicuik	MLDP	46	6.78	6.78	Brownfield	20/00144/DPP		 Approved at appeal in October 2022. The programming in the Main Schedule is based around the expected delivery of 12 affordable units in 26/27 as outlined in the Council's latest SHIP report.
2023VR1	Barley Dean	N McDonald	Rosewell	Windfall	5	0.73	6.85	Greenfield	23/00003/DPP	23/00480/BDERMD	 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; A subsequent application for five houses has been approved at LRB in Dec-2023. Programming is based on a site visit carried out in July 2025.
AHs4	Pomathorn Mill, by Penicuik		Penicuik	MLDP	50	3.32	15.06	Brownfield			Site constraints are due to access and the prominence of the site. *MLDP Additional Housing Development Opportunities*
Small sites					34						 40 units across 34 sites. 33 units have full planning consent. 7 units have a pending planning application or PPP consent only.
Villages and rural	remainder (Midlothian West HMA)										- 1 units have a penuling pianting application of FFF Consent only.
Midlothian East HMA Bonnyrigg/Lassw	·										
Hs10(AreaC)	Dalhousie Mains Area C	Walker Group / Springfield	Bonnyrigg	MLDP	103	5.15	20.00	Greenfield	16/00712/PPP, 18/00399/MSC, 18/00538/MSC, 21/00056/MSC	21/00530/BDERMD - 103 units	The marketing name for the wider Hs10 site is 'One Dalhousie'. Applications 18/00399/MSC and 18/00538/MSC 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. Programming is based on observations from a site visit in July 2025 and completions so far on site.
Hs11(AreaA)	Dalhousie South Area A	Bellway Homes	Bonnyrigg	MLDP	94	5.57	16.88	Greenfield	21/00227/DPP, 21/00228/DPP, 21/00230/DPP	21/00286/BDERMD - 94 units	The marketing name for the wider Hs11 site is 'Dalhousie Way'. This site will be complete in next audit year.

Not also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen Amen also \$1 Amen also \$1 Amen Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 Amen also \$1 A	Site Reference S	Site Name	Developer (or Owner)	Council Ward	Land Supply Source	Total Units	Site Area	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
Mark Part	Hs11(AreaB) D	Dalhousie South Area B	Bellway Homes	Bonnyrigg	MLDP	146	12.20	11.97	Greenfield	23/00159/DPP, 24/00124/DPP,	22/00532/BDERMD - 61 units 24/00064/BDERMD - 85 units	 The 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). Applications have been submitted by Miller Homes (24/00124/DPP, 24/00125/DPP & 24/00126/DPP) for 85 units and supersede previous applications on site.
Application	Hs11(AreaC) D	Dalhousie South Area C	Walker Group / Springfield	d Bonnyrigg	MLDP	80	1.80	44.44	Greenfield	21/00860/DPP, 22/00026/MSC,	22/00413/BDERMD - 24 units	22/00026/MSC 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. Programming is based on the Council's latest SHIP report.
Part			Taylor Wimpey	and Midlothian	MLDP	1032	55.86	18.47	Greenfield	25/00199/MSC (pending)	23/0047 1/BDERIVID - 96 units (pending)	 Application 20/00151/PPP was minded to be consented at the April 2021 Planning Committee and was approved in February 2025. 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 was moved from the Safeguarded Sites table into the Main Schedule
221B13 Montroof Piece Miderhian Council Bornyrigg Windfall 40 0.51 5.05 Brownfield 2100552/DPP 2100564/BNPES-48 units Invariant the Austral Humbers Programming stellar from the Council sistest SHP report.	243 F	Former garage, Elm Row		Bonnyrigg	Windfall	7	0.18	38.89	Brownfield		09/00449/BWALCO - 2 units 21/00179/BDERMD - 5 units	 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. 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. The site has been cleared and bank stabilisation works having taken place.
Promisistes where the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the	2021BL3 N	Moorfoot Place	Midlothian Council	Bonnyrigg	Windfall	46	0.91	50.55	Brownfield	21/00552/DPP	21/00664/BNER5 - 46 units	,
Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites Small sites	2022BL1 H	ligh Street	Midlothian Council	Bonnyrigg	Windfall	20	0.19	105.26	Brownfield	21/00939/DPP	22/00223/BDERMD - 20 units	
Dalkeith He2 Larifield West Dandara Homes Midothian East MLDP 88 4.85 18.14 Greenfield 1400420/PPP, 1900010/MSC, 2000652/MSC 2000652/MSC 2000653/MSC 2						10						8 units have full planning consent.
Larkfield West Dandara Homes East MLDP 88 4.85 18.14 Greenfield 14/04/20/PPP, 19/00010/MSC, 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/00562/MSC 20/0	Bonnyrigg/Lasswade											
Hs3 Larkfield South West Dandara Homes Middothian Council East Rate Middothian Council Dalkeith Windfall 10 0.10 100.00 Brownfield 2000595/DPP, 21000503/DPP 2000532/BDERMD - 50 units, 2200212/BDERMD - 35 units - 50 units, 2200212/BDERMD - 35 units - 50 units, 2200212/BDERMD - 35 units - 50 units, 2200212/BDERMD - 35 units - 50 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 2200212/BDERMD - 30 units, 220021/BDERMD - 30 units, 220021/BD	Dalkeith											
Larkfield South West Dandara Homes East MLP 65 2.84 22.89 Greenfield 22/00091/MSC -30 units, 22/00362/BDERMD -35 units steel completed in current audit year. 2021DK1 Buccleuch Street Midlothian Council Dalkeith Windfall 10 0.10 10.00 Brownfield 20/00595/DPP, 21/00503/DPP 20/00532/BDERMD -10 units steel completed in current audit year. 2021DK1 Glenarch Lodge Caledonian Trust PLC Dalkeith Windfall 6 0.36 16.67 Brownfield 20/0045/DPP 1.0046/DPP 20/00503/DPP	Hs2 L	arkfield West	Dandara Homes		MLDP	88	4.85	18.14	Greenfield		18/00499/BDERMD - 23 units, 19/00372/BDERMD - 61 units, 21/00223/BDERMD - 65 units	Site completed in current audit year.
Caledonian Trust PLC Dalkeith Windfall 6 0.36 16.67 Brownfield 21/00746/DPP 22/00880/DPP Dalkeith Windfall 6 0.36 200.00 Brownfield 22/00880/DPP Dalkeith Windfall 6 0.30 200.00 Brownfield 22/00880/DPP Dalkeith Windfall 4 0.12 33.33 Brownfield 21/00612/DPP 25/00025/BDERMD Development includes the conversion of a motors repair garage. Consent was given for four townhouses at this site under 21/00612/DPP in July Development commenced on site in current audit year prior to the consent expiration of the consent expiration of the current audit year prior to the consent expiration of the current audit year prior to the consent expiration of the current audit year prior to the consent expiration of the proposed in June 2025. The site area was reduced by 50% when a supervised in June 2025. The site area was reduced by 50% when a supervised in the current audit year prior to the consent expiration of the proposed in June 2025. The site area was reduced by 50% when a supervised in the current audit year prior to the consent expiration of the proposed in June 2025. The site area was reduced by 50% when a supervised in the current audit year prior to the consent expiration of the PPP consent such as layout and phasing. 20/00468/MSC (pending) 25/00071/BDERMD - 25 units (pending) 25/00071/BDERMD - 25 units (pending) 25/00071/BDERMD - 25 units (pending) 25/00071/BDERMD - 25/00071/BDERMD - 25 units (pending) 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/00071/BDERMD - 25/	Hs3 L	arkfield South West	Dandara Homes		MLDP	65	2.84	22.89	Greenfield			Site completed in current audit year.
2024DK1 120 High Street M Williams Dalkeith Windfall 6 0.03 20.00 Brownfield 22/00880/DPP - Development includes the conversion of a motors repair garage. 2022DK1 Land Between 23A and 37 Newmills Road Crest Investments Ltd Dalkeith Dalkeith Windfall 4 0.12 33.33 Brownfield 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12 1 0.12	2021DK1 B	Buccleuch Street	Midlothian Council	Dalkeith	Windfall	10	0.10	100.00	Brownfield	20/00595/DPP, 21/00503/DPP	20/00532/BDERMD - 10 units	Site completed in current audit year.
Land Between 23A and 37 Newmills Road Crest Investments Ltd Dalkeith Windfall 4 0.12 33.33 Brownfield 21/00612/DPP 25/00025/BDERMD - Consent was given for four townhouses at this site under 21/00612/DPP in July - Development commended on site in current audit year prior to the consent expiring the consent expiring the properties of the consent expiring the properties of the consent expiring the properties of the consent expiring the properties of the consent expiring the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the properties of the						6						
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First Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank North Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank Informybank	2022DK1 L	and Between 23A and 37 Newmills Road	Crest Investments Ltd	Dalkeith	Windfall	4	0.12	33.33	Brownfield	21/00612/DPP	25/00025/BDERMD	 Development commenced on site in current audit year prior to the consent expiring. The building warrant application was approved in June 2025.
Wester Cowden Farm LAR Housing Trust Dalkeith Windfall 25 1.82 1.82 1.82 1.82 1.82 1.82 1.82 1.82 1.82 1.82 1.84 Brownfield 1.6/00359/PPP, 20/00468/MSC, 20/00653/MSC (pending) **25/00071/BDERMD - 25 units (pending) **26/00071/BDERMD - 25 units (pending) **26/000653/MSC (approved in current audit year) relates to conditions such as art possible contamination. **A site visit in 2022 confirmed that the site had been cleared. **20 units across 15 sites. **17 units have full planning consent. **3 units have a pending planning application or PPP consent only.	Hs5	hornybank North		Dalkeith	MLDP	30	1.08	27.78	Brownfield			
Small sites 14 • 17 units have full planning consent. • 3 units have a pending planning application or PPP consent only.	2018DK2 W	Vester Cowden Farm	LAR Housing Trust	Dalkeith	Windfall	25	1.82	13.74	Brownfield	20/00653/MSC	• 25/00071/RDEPMD 25 units (nonding)	 20/00653/MSC (approved in current audit year) relates to conditions such as tree planting and broadband provision & 21/00083/MSC (pending) relates to conditions such as art, archaeology and possible contamination.
, 3, 5,,,	Small sites					14						• 17 units have full planning consent.
	Dalkeith											1 01 0 11 11 1 1 1 1 1 1 1 1 1 1 1 1 1
Gorebridge Gorebridge												

Site Reference	Site Name	Developer (or Owner)	Council	Land Supply Source	Total Units	Site Area	Density	Brownfield /	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
h50	Redheugh / Prestonholm new community (Phase 1A)	(Old Road Securities Plc)	/ Midlothian South	MLP 2008	700	35.66	19.63	Greenfield	15/00045/PPP 24/00770/MSC (pending) 25/00328/S42 (pending)		 Programming includes the expected delivery of affordable units as outlined in the Council's latest SHIP report for 2028/29 and 2029/30. 23/00416/MSC covered all of h50 and proposed 685 units, including 174 affordable, across 3 phases. This was withdrawn in November 2023. Multiple building warrant applications totalling 695 units across the site have also been withdrawn (23/00015/BDERMD, 23/00013/BDERMD, 23/00012/BDERMD, 22/00599/BDERMD, 22/00597/BDERMD and 22/00595/BDERMD).
h24	Newbyres	Persimmon Homes	Midlothian South	MLP 2003	96	4.84	19.83	Greenfield	22/00066/DPP	22/00407/BDERMD - 96 units	Programming is based on feedback received from Homes for Scotland.
h51	Robertson's Bank	Carlsson Properties Ltd	Midlothian South	MLP 2008	14	2.68	5.22	Brownfield	20/00899/DPP		Minded to consent at the February 2023 Planning Committee. Planning approved in July 2023. The former scrap yard on site has been cleared.
2022GB1	Newbyres Crescent	Cruden Homes	Midlothian South	Windfall	75	1.84	40.76	Brownfield	18/00099/DPP	22/00571/BDERMD - 75 units	A site visit in July 2025 confirmed work on the site is well underway. Programming is based on the Council's latest SHIP.
h40	Vogrie Road	Vogrie Ltd.	Midlothian South	MLP 2003	93	6.92	13.44	Greenfield	11/00107/DPP, 11/00104/DPP, 11/00105/DPP, 17/00824/DPP, 25/00171/DPP	10/00558/BWERD - 90 units 25/00338/BDERMD - 2 units (pending)	 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. 77 of the 93 units have 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. Application 25/00171/DPP relates to plot 51 and 52 and was approved in May 2025.
Hs7*	Redheugh West (Phase 2)	Old Road Securities Plc	Midlothian South	MLDP	400	24.36	16.42	Greenfield	21/00374/PPP (pending)		 21/00374/PPP does not specify a number of units and is yet to be determined. 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 2025 corrects this.
h50	Redheugh / Prestonholm new community	Old Road Securities Plc	Midlothian South	MLP 2008	700	35.66	19.63	Greenfield	15/00045/PPP		 23/00416/MSC covered all of h50 and proposed 685 units, including 174 affordable, across 3 phases. This was withdrawn in November 2023. Multiple building warrant applications totalling 695 units across the site have also been withdrawn (23/00015/BDERMD, 23/00013/BDERMD, 23/00012/BDERMD, 22/00599/BDERMD, 22/00597/BDERMD and 22/00595/BDERMD).
Hs7 SC	Redheugh West (Phase 2), Safeguarded Capacity	Old Road Securities Plc	Midlothian South	MLDP Safeguarded	200	17.45	11.46	Greenfield			 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. h50 has consent in principle and an application for consent in principle for Hs7 is pending. 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 2025 corrects this.
Small sites					6						 6 units across 4 sites. 3 units have full planning consent. 3 units have a pending planning application or PPP consent only.
Gorebridge											
Mayfield/Newton	grange										
h48	Bryans	Cruden Homes	Midlothian East	MLP 2008	72	2.77	25.99	Brownfield	19/00042/DPP	19/00201/BDERMD - 72 units	Site completed in current audit year.
h41	North Mayfield	Lovell Homes	Midlothian East	MLP 2003	156	8.47	18.42	Greenfield	19/00981/PPP, 22/00460/MSC 25/00053/MSC (pending)	22/00347/BDERMD - 156 units	 The marketing name for this site is 'Oakwood Edge'. A site visit in June 2023 found that groundworks have now started and an access from Oak Place had been created. Programming is based on a site visit in July 2025 and completions so far.
h38+	South Mayfield Sites	Barratt Homes	Midlothian East and Midlothian South	MLP 2003 & MLP 2008	926	70.97	13.05	Greenfield	22/00027/PPP 25/00384/MSC (pending)		 Application 22/00027/PPP was minded to be consented at the February 2023 Planning Committee and approved in December 2023. Condition 2 of this consent is that no more than 926 units are erected. 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 HLA. The site may be split up in future audits as its layout and phasing becomes clear after the submission of detailed MSC applications. 24/00677/MSC was withdrawn in May 2025 due to a change in applicant and site ownership. Programming is based on feedback received from Homes for Scotland.
2022MN1	Former Newbattle High School (Phase 1)	Midlothian Council/ Ogilvie	Midlothian East	Windfall	90	4.74	18.99	Brownfield	21/00877/DPP	22/00134/BDERMD - 90 units	 This is phase 1 of a larger development. 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.
2024MN1	Former Newbattle High School (Phase 2)	Melville Housing Association	Midlothian East	Windfall	28	1.03	27.18	Brownfield	22/00797/DPP	22/00554/BDERMD - 28 units	This is phase 2 of the above development.Programming is based on feedback from Homes for Scotland.
2022MN2	Newtongrange Parish Church	Church of Scotland	Midlothian South	Windfall	5	0.13	38.46	Brownfield	21/00701/PPP		 Development by the Church of Scotland, the proceeds of which will be used to refurbish the adjacent church. Was for seven units, but reduced to five.
282	25 Newbattle Road	J. Adie	Midlothian South	Windfall	8	0.44	18.18	Brownfield	11/00131/DPP	16/00349/BDERSD	11/00131/DPP was granted in 2013. Work was implemented under building warrant 16/00349/BDERSD.
Small sites					3						5 units across 3 sites. 5 units have full planning consent.
Mayfield/Newton	grange										
Shawfair Area											

Site Reference	Site Name	Developer (or Owner)	Council	Land Supply Source	Total Units	Site Area	Density	Brownfield /	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
Hs0*	Cauldcoats	(Paladin Ventures Ltd) / Miller Homes	Dalkeith	MLDP	430	19.02	22.61	Greenfield?	14/00910/PPP 25/00389/MSC (pending)		• 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. • Programming is partly based on data from the Council's latest SHIP report.
Hs0 SC	Cauldcoats, Safeguarded Capacity		Dalkeith	MLDP Safeguarded	200	10.48	19.08	Greenfield	14/00910/PPP		 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.
Hs1*	Newton Farm	CALA	Dalkeith	MLDP	620	38.73	16.01	Greenfield	17/00408/DPP, 17/00409/DPP, 24/00553/DPP 25/00077/DPP (pending) 25/00302/DPP (pending) 25/00473/DPP (pending) 25/00469/DPP (pending) 25/00470/DPP (pending) 25/00471/DPP (pending)	22/00520/BDERMD - 146 units 25/00161/BDERMD - 16 Units (pending) 25/00403/BDERMD - 21 units (pending) 25/00392/BDERMD - 25 units (pending)	The marketing name for this site is 'Newton'. This development includes 506 units at Newton Farm (17/00408/DPP) and 116 at Wellington Farm (17/00409/DPP). These applications have been consented in the current Audit year. Upgrades to Old Craighall Road were planned for September 2023 to facilitate the development with CALA starting work on site in March 2024. Programming is based on feedback received from Homes for Scotland.
Hs1 SC	Newton Farm, Safeguarded Capacity	Holder Planning / Wellington Farms Ltd.	Dalkeith	MLDP	360	21.10	17.06	Greenfield	20/00774/PPP (pending)		 Minded to be consented at the March 2022 Planning Committee. The approval is for 'no more than 360' units. 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. 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. Programming is partly based on data from the Council's latest SHIP report for the delivery of affordable homes in 2028/29.
h43	Shawfair	Shawfair LLP	Dalkeith	SLP					02/00660/OUT		 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. Application 19/00112/PPP, for community facilities, covers blocks D, J, N and part of M. o 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. o 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).
h43(A&E)	Shawfair (Blocks A & E)	Shawfair LLP	Dalkeith	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
h43(B)	Shawfair (Block B)	Shawfair LLP	Dalkeith	SLP	323	12.23	26.41	Greenfield	02/00660/OUT		entry.
h43(C)	Shawfair (Block C)	Shawfair LLP	Dalkeith	SLP	183	4.57	40.04	Greenfield	02/00660/OUT		
h43(F)	Shawfair (Block F)	Shawfair LLP	Dalkeith	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 consented in November 2023.
h43(G)	Shawfair (Block G)	Shawfair LLP	Dalkeith	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 consented in November 2023.
h43(H)	Shawfair (Block H)	Shawfair LLP	Dalkeith	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 consented in November 2023.
h43(I)	Shawfair (Block I)	Shawfair LLP	Dalkeith	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 consented in November 2023.
h43(K)	Shawfair (Block K)	Shawfair LLP	Dalkeith	SLP	326	6.18	52.75	Greenfield	02/00660/OUT		
h43(L)	Shawfair (Block L)	Shawfair LLP	Dalkeith	SLP	235	3.33	70.57	Greenfield	02/00660/OUT 02/00660/OUT,		25/00/29/MSC was submitted in August 2025 and in far 400 units
h43(P)	Shawfair (Block P)	Shawfair LLP	Dalkeith	SLP	220	8.48	25.94	Greenfield	25/00438/MSC (pending)		• 25/00438/MSC was submitted in August 2025 and is for 186 units.
h43(R1&R2)	Shawfair (Blocks R1 & R2)	Mactaggart & Mickel / Cruden Homes	Dalkeith	SLP	172	5.62	30.60	Greenfield	02/00660/OUT, 19/00894/MSC, 24/00273/MSC	24/00353/BDERMD - 102 units 25/00221/BDERMD (pending) - 35 units	 Application 24/00273/MSC from Mactaggart & Mickel who are part of Shawfair LLP was approved in November 2024. This increased the number from 162 from Past applications included 19/00894/MSC for 162 units. Building warrant applications 19/00602/BDERMD, 19/00607/BDERMD and 19/00612/BDERMD were refused in the current audit year. Programming is based on feedback received from Homes for Scotland.
h43(S4)	Shawfair (Block S4)	Shawfair LLP / Robertson Homes	Dalkeith	SLP	23	1.57	14.65	Greenfield	02/00660/OUT, 23/00385/MSC 23/00547/MSC	23/00464/BDERMD - 23 units	 Applications 23/00385/MSC for a road junction and utilities enabling works and 23/00385/MSC for 23 units was approved here in the previous audit year. 23/00464/BDERMD is from Robertson Homes and was approved in the current audit year. Programming is based on a site visit carried out in July 2025.
h43(S5)	Shawfair (Block S5)	Shawfair LLP	Dalkeith	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.

			Council			Site Area	Density	Brownfield /			
Site Reference	Site Name	Developer (or Owner)	Ward	Land Supply Source	Total Units	(ha)	(units/ha)	Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
h43(T2)	Shawfair (Block T2)	Mactaggart & Mickel / Springfield	Dalkeith	SLP	248	10.64	23.31	Greenfield	02/00660/OUT, 17/00858/MSC, 19/00246/MSC, 20/00444/MSC 25/00454/MSC (pending)	18/00278/BDERMD - 195 units	The marketing name for this site is 'Millerhill Grange'. 17/00858/MSC is for 243 units. 19/00246/MSC proposed some minor layout changes but overall numbers and plot numbers remained the same. Application 20/00444/MSC was approved in June 2023 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. This is the second phase of Mactaggart & Mickel's development at Shawfair, the first having been completed in 2021/22. Programming is based on observations from a site visit in July 2025.
h43(W1)	Shawfair (Block Woolmet 1)	Shawfair LLP / Miller Homes	Dalkeith	SLP	168	6.96	24.14	Greenfield	02/00660/OUT 24/00108/MSC	24/00088/BDERMD (pending) 24/00090/BDERMD (pending) 24/00089/BDERMD (pending)	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. 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. Application 24/00108/MSC was approved in December 2024 and increased the total number of units across W1 and W2 to 220 units. This increased the number of units in W1 from 140 to 168 units with 34 affordable homes.
h43(W2)	Shawfair (Block Woolmet 2)	Shawfair LLP / Miller Homes	Dalkeith	SLP	52	2.50	20.80	Greenfield	02/00660/OUT 24/00108/MSC	24/00083/BDERMD	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. 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. Like the above site, application 24/00108/MSC that was approved in December 2024 increased the total number of units across W1 and W2 to 220 units. This decreased the number of units in W2 from 70 units to 52 units with 10 affordable homes.
h44(AreaA)	North Danderhall (AreaA)	Dundas	Dalkeith	SLP	115	5.87	19.59	Greenfield	02/00660/OUT, 19/00568/MSC, 20/00868/MSC	20/00563/BDERMD - 115 units	 The marketing name for this site is 'Shawfair'. The Shawfair Phasing Plan labels this site as AA1 and is slightly smaller than the full boundaries of the h44 allocation. 20/00868/MSC amended the house types, it did not change the overall numbers or layout.
h44(AreaB)	North Danderhall (AreaB)	Midlothian Council	Dalkeith	SLP	28	0.65	43.08	Greenfield	02/00660/OUT, 19/00568/MSC, 22/00441/MSC		Like above, the Shawfair Phasing Plan labels this site AA1 and covers the affordable housing area. 22/00441/MSC amends the house types but does not change overall site numbers. Programming is taken from the Council's latest SHIP report.
h44(AA2&AA3)	North Danderhall (Blocks AA2 & AA3)	Shawfair LLP / Bellway Homes	Dalkeith	SLP	169	6.82	24.78	Greenfield	02/00660/OUT, 22/00387/MSC	22/00515/BDERMD - 34 units, 22/00306/BDERMD - 135 units	The marketing name for this site is 'Bellway at Shawfair'; 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. It is marked as a Shawfair Local Plan site as it is based on amending the Shawfair Masterplan. 22/00387/MSC for 169 units from Bellway was approved in June 2023 and reduced the number of units from 175; Programming takes into account observations from a site visit in July 2025 and the delivery of affordable units in the Council's latest SHIP report.
2017SA1	Land South of Hilltown House	E Jan	Dalkeith	Windfall	4	0.76	5.26	Greenfield	12/00111/DPP		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. Development has commenced on 1 unit.
2023SA1	Newton Church Road	Midlothian Council	Dalkeith	Windfall	23	0.97	23.71	Brownfield	22/00583/DPP	22/00473/BDERMD - 23 units	SHIP site. Programming is based on data from the council's latest SHIP report.
Small sites					5						2 units across 2 sites. 2 units have full planning consent.
Shawfair Area											
Rosewell											The moduling game of this site is 100.
Hs14	Rosewell North	David Wilson Homes	Midlothian West	MLDP	100	6.59	15.17	Greenfield	18/00403/DPP, 21/00732/DPP	21/00469/BDERMD - 75 units, 21/00578/BDERMD - 25 units	The marketing name of this site is 'Rosewell Meadow'. 11/00732/DPP amends the site layout and unit types. Programming is based on feedback received from Homes for Scotland.
h52&h22	Gorton Loan & Rosewell Mains	Avant Homes	Midlothian West	MLP 2008 & Pre- 2003 MLP	290	14.26	20.34	Greenfield	14/00518/DPP	- 225 units, 16/00177/BDERIVID - 40 units	Site completed in current audit year.
h69	Whitehill House	Southwark Investments Limited	Midlothian South	Windfall	26	0.22	118.18	Brownfield	09/00374/DPP		 This entry is linked with site h70 in the row below. All 8 units from 15/00175/BDCOMD have been completed. These are at the former stables buildings with a further 18 to come from the conversion of the main house itself.
h70	The Grounds of Whitehill House	Southwark Investments Limited	Midlothian South	Windfall	94	36.04	2.61	Brownfield	09/00370/FUL	12/00443/BWERD - 8 units	 This entry is linked with site h69 in the row above. 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.
Small sites					4						4 units across 2 sites.4 units have full planning consent.
Rosewell											
Villages and rural ı	Villages and rural remainder (Midlothian East HMA)										

Site Reference	Site Name	Developer (or Owner)	Council Ward	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
h59	Crichton Road, Pathhead	Muir Homes	Midlothian East	MLP 2008	43	2.36	18.22	Greenfield	20/00538/DPP, 22/00454/DPP	19/00436/BDERMD - 46 units, 22/00457/BDERMD	The marketing name for this site is 'The West Path'. 22/00454/DPP was approved in May 2023 and revises the site to 43 units with 11 affordable. Programming is based on a site visit in July 2025.
2019VR2	Airybank House	Midlothian Developments	Midlothian East	Windfall	7	1.13	6.19	Brownfield	18/00592/DPP, 18/00593/DPP, 23/00704/DPP, 24/00704/DPP	19/00311/BDERMD - 4 units	23/00704/DPP was approved in August 2024 and added a further 2 units to the site. Programming is based on previous completions on site. 24/00704/DPP approved the conversion of a garage in April 2025 and increases the total number of units to 7.
2024VR1	Land 100M South West of Newlandburn House	Carmichael Homes	Midlothian East	Windfall	10	1.57	6.37	Brownfield	21/00571/PPP		Site previously had consent for 10 units but this had expired (13/00676/DPP). 21/00571/PPP approved at appeal in February 2024.
2018VR1	Fordel	R.H. Miller (Group) Ltd.	Midlothian East	Windfall	60	3.21	18.69	Brownfield	13/00780/PPP, 18/00343/MSC, 18/00344/MSC, 19/00691/MSC, 23/00213/MSC (pending)		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. 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. The site is considered constrained as it has drainage issues, complications with ownership and the delivery of affordable housing. 21/00189/MSC is pending consideration and relates to site phasing. Application 23/00213/MSC was submitted in March 2023 and proposes 17 units across the north of the site.
Small sites					37						 • 37 units across 26 sites. • 21 units have full planning consent. • 16 units have a pending planning application or PPP consent only.
Villages and rural	remainder (Midlothian East HMA)										

^{*}MLDP Additional Housing Development Opportunities* - 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.

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	Fraction of 6 dwallinghouses 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	 Site was minded to be consented at the LRB of March 2016 but stalled at the legal agreement stage. A new application was submitted but refused (23/00279/DPP). Site was subject to planning enforcement action to tidy it up in late 2022. 			
21/00083/MSC	Residential development and formation of access road (approval of matters specified in conditions 4(i) (iv) (x), 6, 7(iv), (vii), 8, 9 and 10 of planning permission 16/00359/PPP)	Land At Wester Cowden Farm	Dalkeith	25	• Site details and previous applications for this site can be found in the site notes tab under site ref. 2018DK2			
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		• 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.			
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	• Site details and previous applications for this site can be found in the site notes tab under site ref. 2018VR1			
24/00267/DPP	External alterations including access stair, and partial demolition associated with conversion to form 4 flatted dwellings; erection of 2 dwellings; formation of parking; and associated works	1 Douglas Crescent	Bonnyrigg	6	 Indicative layout is for 6 units. Proposal includes the conversion of the former mental health facility (Orchard Centre) 			
24/00272/PPP		Land adjacent to 16 Belwood Road, Milton Bridge	Penicuik	4	Proposal is for 4 dwellinghouses.No previous applications for this site.			
25/00190/DPP	Erection of 6 dwellinghouses, formation of access, drainage, landscaping and associated works	Armadilla, Whitehill Road, Rosewell	Villages/rural (east)	6	Proposal is for 6 dwellinghouses.No previous applications for this site.			
Totals for Midlothian				85				

