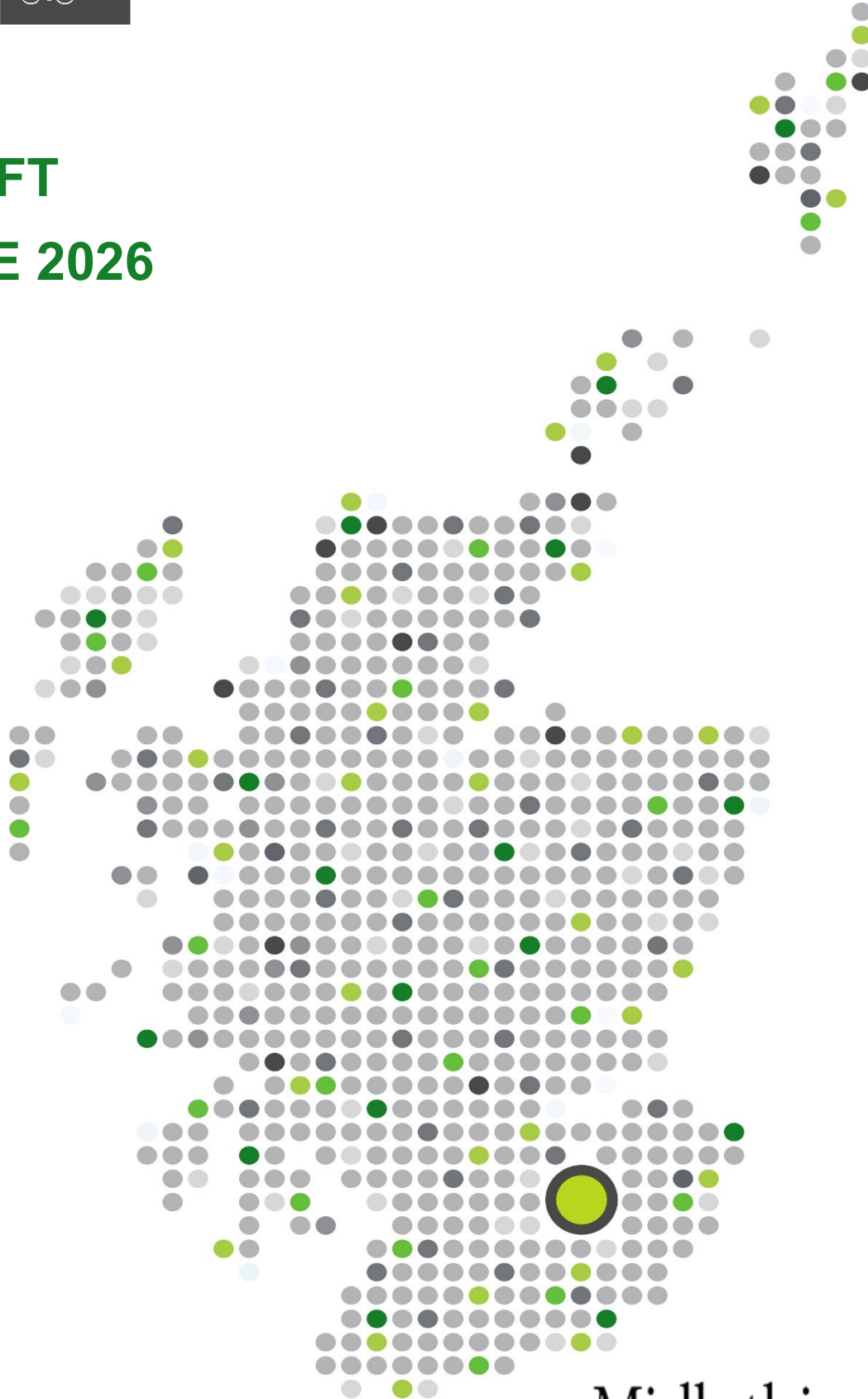




MLDP2

Delivery Programme

DRAFT
JUNE 2026



Midlothian



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Introduction

Introduction

Background

1. This is the draft Delivery Programme for the Midlothian Local Development Plan 2 (MLDP2) Proposed Plan. The MLDP2 Proposed Plan and draft Delivery Programme were published for consultation.
2. A Delivery Programme sets out how the Council proposes to implement its Local Development Plan (LDP). It identifies a list of actions required to deliver the policies and proposals contained within the LDP, alongside an explanation of how those actions will be undertaken and a timescale for each action. It also sets out a “pipeline” of the expected sequencing and timescales for the delivery of allocated housing sites. The Delivery Programme focuses on delivery rather than monitoring.
3. The Council, working with other public agencies, the development industry and other stakeholders, has an important role in facilitating and delivering parts of the LDP. This delivery programme has been prepared with input from various Council Services, key agencies (Scottish Water, SEPA, Transport Scotland), developers and other organisations/delivery bodies.
4. A final Delivery Programme will be adopted and published within 3 months of MLDP2 being adopted. Legislation requires that a Delivery Programme is updated at least every two years.

Delivery of Infrastructure for the Local Development Plan

5. The tables below set out the infrastructure that will be necessary to deliver MLDP2. These include the fields of education, community facilities, health, transport and water and drainage. These will in some cases be funded through developer contributions, in other cases by wider capital programmes, or a combination of both depending on the degree of ‘additionality’ to infrastructure need represented by the new development.
6. The Delivery Programme is informed by, and in turn informs other capital, strategic and investment plans of the Council including the Learning Estates Strategy and Local Transport Strategy. The Delivery Programme will also influence investment by other agencies and organisations.

Implementing Policies

7. The Delivery Programme must also set out any actions required to deliver policies contained in the LDP. Many of the policies are applicable to assessment of planning applications, and the action is to apply the policy and monitor its operation.

Table 1: MLDP2 Policies and actions

Policy	Actions
STR1	Implement policy, and monitor its operation
STR2	Implement policy, and monitor its operation
DES1	Implement policy, and monitor its operation
DES2	Implement policy, and monitor its operation
DES3	Implement policy, and monitor its operation
DES4	Implement policy, and monitor its operation
DES5	Implement policy and monitor its operation. Table 6 applies the policy standards to new allocations and indicates where open space will be provided on site, and where off-site provision will be sought
DES6	Implement policy and monitor its operation. Table 7 applies the policy standards to new allocations
DES7	Implement policy, and monitor its operation
DES8	Implement policy, and monitor its operation
DES9	Implement policy, and monitor its operation
INF1	Implement policy, and monitor its operation
INF2	Implement policy and monitor its operation. Take forward the transport interventions. Table 9 identifies the relationship between development and transport interventions, including cases where an intervention is required for a development to proceed.
INF3	Implement policy, and monitor its operation
INF4	Implement policy, and monitor its operation
INF5	Implement policy, and monitor its operation
INF6	Implement policy, and monitor its operation
INF7	Implement policy, and monitor its operation
INF8	Implement policy, and monitor its operation
INF9	Implement policy, and monitor its operation
INF10	Implement policy, and monitor its operation
INF11	Implement policy and monitor its operation. Keep apprised of any further iterations of the LHEES
INF12	Implement policy, and monitor its operation
INF13	Implement policy, and monitor its operation
ECON1	Implement policy, and monitor its operation
ECON2	Implement policy, and monitor its operation
ECON3	Implement policy and monitor its operation. Consider implications of Midlothian Strategic Tourism Infrastructure Development (STID) strategy (when published)
ECON4	Implement policy, and monitor its operation

Policy	Actions
ECON5	Implement policy, and monitor its operation, including through Employment Land Audit process. Following tables identify infrastructure required for sites to come forward
ECON6	Implement policy, and monitor its operation
ECON7	Implement policy, and monitor its operation, and support infrastructure to enable continued growth in the MSZ
ECON8	Implement policy, and monitor its operation
ECON9	Implement policy, and monitor its operation
ECON10	Implement policy, and monitor its operation
ECON11	Implement policy, and monitor its operation
HOU1	Implement policy, and monitor its operation
HOU2	Implement policy, and monitor its operation
HOU3	Implement policy, and monitor its operation
HOU4	Implement policy, and monitor its operation
HOU5	Implement policy, and monitor its operation
HOU6	Implement policy and monitor its operation. Monitor through HLA process. Use future iterations of Delivery Programme to seek solutions to any stalled sites and consider any actions necessary to deliver the LHHR.
HOU7	Implement policy, and monitor its operation
HOU8	Implement policy, and monitor its operation
HOU9	Implement policy, and monitor its operation
LOC1	Implement policy and monitor its operation. Table 5 considers community facility requirements
LOC2	Implement policy and monitor its operation. Table 8 applies the policy standards to new allocations
LOC3	Implement policy and monitor its operation. Table 9 contains guidance on implementation of the policy requirements
LOC4	Implement policy and monitor its operation. The Delivery Programme contains guidance on implementation of the policy requirements
LOC5	Implement policy, and monitor its operation
LOC6	Implement policy, and monitor its operation
IMP1	Implement policy and monitor its operation. The DP (and future iterations), establish infrastructure requirements for development, and provide a basis for requiring developer contributions.
ENV1	Implement policy, and monitor its operation
ENV2	Implement policy, and monitor its operation
ENV3	Implement policy, and monitor its operation
ENV4	Implement policy, and monitor its operation
ENV5	Implement policy, and monitor its operation
ENV6	Implement policy, and monitor its operation
ENV7	Implement policy, and monitor its operation
ENV8	Implement policy, and monitor its operation
ENV9	Implement policy, and monitor its operation
ENV10	Implement policy, and monitor its operation
ENV11	Implement policy, and monitor its operation
ENV12	Implement policy, and monitor its operation



Housing Land Pipeline

Housing Land Pipeline

8. National Planning Framework 4 (NPF4) requires Delivery Programmes to establish a deliverable housing land pipeline for the Local Housing Land Requirement (LHLR). The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, which enable delivery can be planned. The pipeline is not a timetable. It reflects the best understanding of the situation at the time the Delivery Programme is prepared. The annual Housing Land Audit (HLA) will be used to monitor the delivery of housing land.
9. All of the sites in Table 2 are considered deliverable at this time. The pipeline reflects developer views on the timetable for development and Midlothian Council's assessment of when the necessary infrastructure to enable sites to be brought forward can be provided. Future biennial reviews of the Delivery Programme will consider take-up (monitored through the HLA) and future programming. If sites do not come forward as programmed, the DP will consider what measures may be taken to progress the sites or to expedite development of the longer-term pipeline sites, instead. In combination, deliverable sites identified in the 2025 HLA, the MLDP2 Strategic Housing Allocations, rural housing policy, smaller scale opportunities, and windfall sites are expected to deliver the LHLR. Long term areas of growth, programmed for delivery beyond 10 years may be considered for earlier release if the above sources of land cannot adequately meet the LHLR, or if take-up is higher than anticipated on a sustained basis.
10. Review of Local Housing Strategy. The Scottish Government guidance notes that the Local Housing Strategy (LHS) must be reviewed on a 5-year timescale, therefore it will be reviewed at a point within the LDP timeframe and will be a useful sense-check on whether the LHLR remains appropriate and deliverable. A LHS for the period 2026/27 to 2030/31 was approved in March 2026. The LHS reflects that demand for affordable housing remains considerable. The sourcing of funding for affordable housing is a constraint, and the mixed tenure strategy has been introduced to overcome this.

Table 2: Summary of Housing Pipeline (All Tenures)

Site Ref	Planning Status	Total Units	Complete 31.03.25	Programming												
				MLDP2017				MLDP2								
				2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	2033 -34	2034 -35	2035 -36	2036 -37	2037 -
Deliverable Sites																
Hs18 Roslin Institute	Under construction	304	229	40	35											
Hs19 (A) Roslin Expansion	Under construction	110	34	31	3											
Hs19 (B) Roslin Expansion	Under construction	51	1		1											
Hs16 (C) Seafield Road, Bilston	Consented	214	0		60	48	51	44								
h58 (B1&B2) North West Penicuik	Under construction	78	55	23												
h58 (C&D) North West Penicuik	Under construction	110	83	27												
h58(F) North West Penicuik	Consented	68	0			48	20									
h25(D) Greenlaw	Under construction	221	66	45	45	45	20									
2020PK1 Windsor Sq	Under construction	12	0	12												
Hs20 Auchendinny	Under construction	395	40	52	52	52	52	52	52	43						
AHs1(A) Rosslynlee	Under construction	117	17	24	24	24	24	4								
AHs1(B) Rosslynlee	Under construction	29	3	5	21											
AHs1(C) Rosslynlee	Consented	64	64		10	28	26									
AHs1(D) Rosslynlee	Consented	66	66					26	26	14						
AHs5 Wellington School	Consented	46	46		12	15	15	4								
2023VR1 Barley Dean	Under construction	5	5		1	2	1	1								
Hs10(C) Dalhousie Mains	Under construction	103	53	27	23											
Hs11(A) Dalhousie South,	Under construction	94	83	11												

Site Ref	Planning Status	Total Units	Complete 31.03.25	Programming												
				MLDP2017				MLDP2								
				2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	2033 -34	2034 -35	2035 -36	2036 -37	2037 -
Hs11(B) Dalhousie South,	Under construction	146	28	48	35	35										
Hs11(C) Dalhousie South	Under construction	80	80	30	12	25	13									
Hs12 & Hs12 SC Hopefield Farm 2	Consented	1032	0			47	73	134	140	140	140	140	140	140	78	
243 Elm Row, Lasswade	Under construction	7	2		1	2										
2021BL3 Moorfoot Place	Under construction	46	46	46												
2023DK1 Glenarch Lodge	Consented	6	0		1	2	2	1								
2024DK1 120 High St	Consented	6	0			2	2	2								
2022DK1 Newmills Rd	Under construction	4	0			4										
h24 Newbyres	Under construction	96	0	32	32	32										
2022GB1 Newbyres Crescent	Under construction	75	0		75											
h41 North Mayfield	Under construction	156	62	33	33	28										
h38+ South Mayfield	Consented	926	0			90	113	113	113	113	113	113	113	113	45	
2022MN1 former Newbattle HS ph1	Under construction	90	0		90											
2022MN2 Newtongrange Parish Church	Consented	5	0				2	3								
2024MN1 former Newbattle HS	Under construction	28	0			28										
Hs0 Cauldoats	Consented	430	0				87	48	48	50	50	50	50	47		
Hs1 Newton Farm	Under construction	620	27	60	60	60	60	60	60	60	60	60	53			
Hs1 SC Newton Farm	Minded to consent	360	0				24	42	42	42	42	42	42	42	42	
h43(A&E) Shawfair	Consented	184	0			40	45	45	40	14						

Site Ref	Planning Status	Total Units	Complete 31.03.25	Programming													
				MLDP2017				MLDP2									
				2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	2033 -34	2034 -35	2035 -36	2036 -37	2037 -	
h43(B) Shawfair	Consented	323	0				30	45	45	45	45	45	45	45	20	3	
h43(C) Shawfair	Consented	183	0									10	45	45	45	38	
h43(F) Shawfair	Consented	228	0							20	25	45	45	45	25	23	
h43(G) Shawfair	Consented	67	0												25	42	
h43(H) Shawfair	Consented	78	0												33	45	
h43(I) Shawfair	Consented	144	0									35	35	35	39		
h43(K) Shawfair	Consented	326	0				40	40	40	40	40	40	40	40	30	16	
h43(L) Shawfair	Consented	235	0								35	40	40	40	40	45	
h43(P) Shawfair	Consented	220	0			40	45	35	35	35	30						
h43(R1&R2) Shawfair	Under construction	172	0	5	65	48	24	24	6								
h43(S4) Shawfair	Under construction	23	0	18	5												
h43(S5) Shawfair	Consented	60	0		40	20											
h43(T2) Shawfair	Under construction	248	0	12	32	32	35	35	35	35	32						
h43(W1) Shawfair	Under construction	168	0		20	28	28	28	28	28	8						
h43(W2) Shawfair	Under construction	52	0		20	28	4										
h44(A) North Danderhall	Under construction	115	61	28	26												
h44(B) North Danderhall	Under construction	28	0		28												
h44 (AA2&AA3) North Danderhall	Under construction	169	55	55	50	9											
2017SA1 Land south of Hilltown House	Under construction	4	0		1		2	1									
2023SA1 Newton Church Road	Consented	23	0		23												
Hs14 Rosewell North	Under construction	100	63	22	15												
h59 Crichton Road, Pathhead	Under construction	43	17	22	4												
2019VR2 Airybank House	Under construction	7	4		1	1	1										

Site Ref	Planning Status	Total Units	Complete 31.03.25	Programming												
				MLDP2017				MLDP2								
				2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	2033 -34	2034 -35	2035 -36	2036 -37	2037 -
2024VR1 Land 100m SW of Newlandburn House	Consented	10	0				4	3	3							
TOTAL		9410	1074	708	956	863	845	801	733	714	655	655	648	465	293	
Small Sites		150	0	12	12	12	16	17	16	16	16	17	16			
Deliverable with Constraints																
Hs5 Thornybank North,	Site allocated in adopted MLDP	30	0							10	10	10				
2018DK1	Commencing construction	25	0			10	10	5								
h40 Vogrie Road,	Continuing construction	93	77			2			4	5	5					
282 25 Newbattle Road	Commencing construction	8	0				3	3	2							
h69 Whitehill House	Continuing construction	26	8							2	8	8				
h70 Whitehill House (Grounds)	Continuing construction	94	10								4	20	20	20	20	
2018VR1 Fordel	Pending active applications	60	0				7	10	10	10	10	10	3			
TOTAL		336	95	0	0	12	20	18	16	27	37	48	23	20	20	
MLDP2 Allocations																
R1 Bilston West	Proposed for allocation in MLDP2	500							50	50	50	50	50	50	50	150
R2 Eskdail Street	Proposed for allocation in MLDP2	65											22	22	21	
R3 Fairfield House	Proposed for allocation in MLDP2	15							15							
R4 Easter Langside Drive	Proposed for allocation in MLDP2	20				10	10									
R5 Eskbank Station East	Proposed for allocation in MLDP2	20								10	10					
R6 Eskbank Station West	Proposed for allocation in MLDP2	50										12	13	13	12	
R7 Gowkshill Farm	Proposed for allocation in MLDP2	100						60	35	5						
R8 Barleyknowe Road	Proposed for allocation in MLDP2	150					38	54	36	22						
R11 Engine Road	Proposed for allocation in MLDP2	40										10	10	10	10	
R12 David Herkes Way	Proposed for allocation in MLDP2	30							10	10	10					
R13 Pentland Road	Proposed for allocation in MLDP2	400					36	48	73	73	73	73	24			
R14 Bogwood Road	Proposed for allocation in MLDP2	40										20	20			
R15 Mayfield Place	Proposed for allocation in MLDP2	40												20	20	
R16 Old School Crescent	Proposed for allocation in MLDP2	61					30	31								

Site Ref	Planning Status	Total Units	Complete 31.03.25	Programming													
				MLDP2017				MLDP2									
				2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	2033 -34	2034 -35	2035 -36	2036 -37	2037 -	
R17 Scott's Caravans	Proposed for allocation in MLDP2	40				10	20	10									
R18 Blackcot Drive	Proposed for allocation in MLDP2	16												16			
R19 Newton Farm East	Proposed for allocation in MLDP2	70												35	35		
R20 Main Street	Proposed for allocation in MLDP2	20			20												
R21 Morris Road	Proposed for allocation in MLDP2	10													10		
R22 Whippielaw Yard	Proposed for allocation in MLDP2	25				25											
R23 Beeslack	Proposed for allocation in MLDP2	30										15	15				
R24 Belwood Crescent	Proposed for allocation in MLDP2	130			20	90	20										
R25 Dykes Road	Proposed for allocation in MLDP2	16									16						
R26 Rullion Road	Proposed for allocation in MLDP2	222					31	64	59	34	34						
R27 Silurian Road	Proposed for allocation in MLDP2	200										50	50	50	50		
R28 Thornton Farm	Proposed for allocation in MLDP2	13				1	2	2	2	2	2	2	2				
R29 Whitehill Forge	Proposed for allocation in MLDP2	3											3				
R30 Cauldcoats	Proposed for allocation in MLDP2	220						56	101	63							
R31 Cauldcoats Steading	Proposed for allocation in MLDP2	12							6	6							
R32 Silverburn East	Proposed for allocation in MLDP2	3											1	1	1		
Constrained Sites with MLDP2 Allocation																	
h50 Redheugh*	Constrained site. Delivery will depend on resolution of constraints	700								25	50	75	100	100	100	75	175
R10 Redheugh West*	Constrained site. Delivery will depend on resolution of constraints	400												25	50	75	250
MLDP2 – Long Term Sites																	
R33	Land South of Gowkshill	250															250

* h50 Redheugh and R10 Redheugh West are both constrained. Resolution of constraints will need to address access over the rail line and a bespoke education solution which will need to be agreed with the Council.



Infrastructure

Infrastructure

Education

11. The projects listed in Table 3 appear to be required given the best understanding of existing capacity and projected growth as of March 2026. Education demand is subject to a number of variables, and as such the Council will keep it under review and amended solutions may be required in practice over time. The costs given are of March 2026 values. Actual costs may vary and the Council may require altering the amount sought in order that the capital costs of meeting additional demands generated by MLDP2 are met by new development.

Table 3: Education

* Timing will be subject of further consultation on build rates, taking into account observed pupil generation, and seeking to provide additional capacity efficiently and avoiding risk of breaching capacity

School	Description	Estimated Cost	Contributing development/ Funding Information	Timescale
Primary Schools				
Bilston Primary School – adopted plan requirements	Bilston Primary School - A 4 classroom extension for MLDP2 sites is being provided by August 2026, related to growth from the adopted plan.	£3.395m	Hs16	August 2026
Bilston additional growth requirements	A need for the equivalent of a four-classroom extension to accommodate growth from MLDP2 is projected. There is no scope to accommodate this at the existing Bilston PS site, resolution of this issue will require careful assessment of actual observed pupil product rates and phasing of development so that capacity is provided efficiently.	£3.395m (cost estimate on basis of committed Bilston PS extension)	R1, R13	*
Roslin Primary School	Additional modular units have been provided to support committed allocations in adopted plans. There are no additional allocations in the village, but actual and projected demand will be monitored as additional pupils from the new housing enter and progress through the school system.		Hs18, Hs19	*
Mauricewood Primary School	6 classrooms plus games hall extension being provided to support committed development. Additional classrooms and core facilities likely to be required to support demands from MLDP2.	Cost not yet sufficiently defined.	h25, h58 R23, R24, R25	*
Cornbank St James School	One classroom extension required to accommodate demands from MLDP2	£0.5m	R26, R27	*

School	Description	Estimated Cost	Contributing development/ Funding Information	Timescale
Bonnyrigg Primary School	Two classroom extension required to accommodate demands from adopted MLDP (subject to review)	Cost not yet sufficiently defined (may not be required, subject to review).	Hs10, Hs11	*
Rosewell Primary School	Four classroom extension required to accommodate demands from adopted MLDP (additional allocations in MLDP2 in catchment while required to contribute are small scale)	Cost not yet sufficiently defined	AHs1 R28, R29	*
King's Park Primary School	One classroom extension may be required and possible additional core capacity, depending on phasing to accommodate demands from MLDP2, although detailed assessment of the dwelling size and therefore likely pupil-product at these mixed use and town centre sites would be required.	£0.5m	R2, R3, R5, R6	*
St David's Primary School	One classroom extension required to accommodate demands from MLDP1 & MLDP2. Core accommodation may also require expansion	£0.5m	Hs5, h43, h44, Hs1, Hs1 SC, Hs0, R2, R3, R4, R5, R6, R19, R22, R30, R31	*
Sacred Heart Primary School	One classroom extension required to accommodate demands from MLDP1 & MLDP2. Core accommodation may also require expansion	£0.5m	H9, h63, h25, H57, h58, Hs18, Hs19, Hs20, Hs21, Hs22 R23, R24, R25, R26, R27, R32	*
Gore Glen Primary School	One classroom extension required to accommodate demands from adopted MLDP, but this will depend on commencement and phasing of Redheugh sites and interaction with pupils generated by other committed sites.	£0.5m	h50, Hs7 R7	*
Stobhill Primary School	One classroom extension required to accommodate demands from MLDP2	Cost not yet sufficiently defined	R8	*

School	Description	Estimated Cost	Contributing development/ Funding Information	Timescale
Shawfair All-Through Campus - primary school element	Expanded primary capacity equivalent to a three-stream primary to serve adopted MLDP and MLDP2 sites.	£25m	Hs1, Hs1 SC, h43, h44 R19, R30, R31	*
Secondary Schools				
Beeslack Community High School (replacement)	There is an approved project in development to replace Beeslack School at a new site. Additional pupil spaces will be required to accommodate growth from adopted MLDP sites & MLDP2	£13.09m for LDP1 related expansion, £7.7m for LDP2 related expansion (£20.79 in total for development related expansion)	h25, h54, h55, h56, h57, h58, Hs15, Hs16, Hs18, Hs19, Hs20 R1, R13	*
Penicuik High School	Additional pupil spaces to accommodate growth from adopted MLDP1 & MLDP2	£9.817m for LDP1 related expansion, £3.85m for LDP2 related expansion (£13.67 in total for development related expansion)	h9, h63, h25, h58, Hs20, Hs21, AHs3, AHs5, R23, R24, R25, R26, R27, R32	*
Lasswade High School	Additional pupil spaces required to support demands from both adopted MLDP and MLDP2	Cost not yet sufficiently defined.	AHs1, h28, h56, Hs9, Hs10, Hs11, Hs12, Hs13 R28, R29	*
Newbattle High School or other non-denominational secondary school provision within existing catchment area	Extension beyond current planning capacity required to accommodate committed development from MLDP1. Further extension required to accommodate demands of MLDP2	Cost not yet sufficiently defined.	h23, h24, h34, h36, h37, h38+, h39, h40, h41, h48, h50, h60, Hs8 R7, R8, R10, R11, R12, R14, R15, R16, R17, R18, R20, R21,	*

School	Description	Estimated Cost	Contributing development/ Funding Information	Timescale
Shawfair All-Through Campus - secondary school element	Expanded secondary school capacity, additional to the 900 secondary spaces to be provided at the Shawfair Campus, to handle growth from MLDP2	Cost of secondary school element not yet sufficiently defined	R19, R30, R31	*

Health

12. Significant housing growth will bring increased demand for Primary Health Care services. It has not been possible to identify locations for new facilities. Policy IMP1 provides the basis for collecting developer contributions for healthcare. Rather than identify particular locations in Midlothian for additional health facilities, the approach in MLDP2 is to calculate the overall provision required for the increased population and seek developer contributions on a per unit or 'roof tax' basis. Note: such contributions will only be for the capital costs associated with new provision not the staffing or operation of new facilities.
13. Existing Primary Health Care facilities. There are 12 GP surgeries (hosting 60 whole time equivalent or WTE (whole time equivalent) GPs), 16 dental practices and 19 community pharmacies (with 50 pharmacists) in Midlothian. The Midlothian Community Hospital (MCH) provides 40 Medicine of the Elderly rehabilitation beds, 16 palliative/Hospital Based Complex Clinical Care (HBCCC) beds, along with eight mental health functional assessment beds and 12 organic assessment/HBCCC beds for the older population of Midlothian. Highbank currently provides intermediate care for up to 38 people, and respite care: a new Bonnyrigg Care Hub is supported in the Property Management Capital Plan to replace it. Other healthcare needs are met beyond Midlothian's county boundaries, including at the Royal Infirmary of Edinburgh.
14. The Midlothian Health and Social Care Partnership estimated (at the time of Evidence Report provision) another 19/20 WTE GPs will be required to meet projected population growth and consequent demand. Based on the current average of 5 GPs (WTE) per surgery, this would indicate another 4 surgeries are necessary to meet demand. The impact of the planned housing developments and associated increase in the population of Midlothian will be most keenly felt in currently under-served areas (Newtongrange, Roslin, Mayfield and South Bonnyrigg and Rosewell) and areas with the most significant increase in the population (particularly Shawfair), although it is not the approach of MLDP2 to identify individual sites.
15. The Health and Social Care Partnership (HSCP) is looking at the concept of a "front door" service which will embrace a number of different facilities, these would potentially draw on the funds provided through the roof tax approach described above. No express need for additional Community Hospital provision has been identified.
16. Information issued by NHS Lothian refers to a formula used by NHS Grampian to formulate developer obligations although the data and cost base dates from 2023. Midlothian Council has rebased these figures for inflation and proposes to use these as the basis for seeking contributions to expand the primary care sector (Table 4).
17. It is anticipated that NHS Lothian and other interested parties may wish to confirm or amend the calculations as part of engagement on the MLDP2 Proposed Plan.

Table 4: Calculation for Primary Health Care Facilities developer obligations

Type	Build Cost per sqm 2023	Uprated Cost per sqm 2026	Floor area (sqm) per GP	Per capita floorspace cost	Average household size	Obligation per unit
Permanent accommodation (Primary Healthcare)	£4434.61	£4676.80	271	£845	2.25	£1901.25*
Notes		General RPI inflation not construction sector only inflation		Based on 1500 patients per GP		Standard house equivalent unit

*This figure will need to be updated to account for inflation through the life span of MLDP2

Community Facilities, Open Space and Sport

18. Table 5 indicates Community Facilities associated with MLDP2, or which may require to be enhanced, to support an increased population.
19. New development will generate requirements for open space, equipped play spaces and sports facilities. Midlothian Council will apply standards for open space and play areas to new development; at the smaller sites it will consider existing provision, the quantitative needs of the additional development and the potential to enhance existing facilities. The policy requirement (DES5) is that developments of 10 or more units should have at least 60 square metres of open space per unit within the site (so the minimum functional size of open space is 600 square metres, including a 500 square metre maintained grass area). The preference however is for open spaces to be over 0.2ha (2000 square metres), but the policy allows for site-by-site judgements to be made on sites between 10 and 32 units. Where open space cannot be provided within the site the Council may seek off site contributions, which will be directed towards the nearest Council open space or the main park in the locality. Table 6 considers the proposed new allocations and identifies where open space should be provided on site and where contributions for nearby open spaces will be sought.
20. In terms of equipped play spaces, there is a policy requirement (DES6) for 6 square metres per unit. The minimum functional size of an equipped play area is 400 square metres, so a development of at least 67 units is required to justify a new Locally Equipped Area of Play (LEAP). Table 7 considers where provision should be made, indicating alternative off-site locations where sites are too small to justify a LEAP.
21. A Sports Pitch Needs Assessment was carried out in 2017 covering football, rugby, hockey, tennis, lawn bowls and cricket. The football pitch element was updated in 2022. Both assessments were carried out on a settlement basis. In relation to rugby, the current provision of 11 pitches (including 4 on school sites) is considered adequate to meet current demand but investment in improving pitches and developing artificial pitches for training and playing should be considered. Cricket ground and hockey pitch provision is adequate for current demand. There is no need for additional outdoor public tennis courts. There is adequate provision of bowling greens, and the report recommends an assumption against closure of greens unless the levels of membership and usage can be proven to warrant it. Table 8 identifies the sites where contributions will be required – the Delivery Programme does not specify particular facilities or projects. The Council's approach is to take contributions into a capital fund to invest in facilities to maintain appropriate level of facilities overall relative to the increased population.
22. There is a quantified demand for allotments – based on Midlothian demand data, 385 households generate a demand for one plot. At this level of demand, the LHLR (8851) would lead to demand for 23 additional plots across the district. The Council's approach is to take contributions into a capital fund to invest in new plots and sites. The cost per plot of establishing new allotments is estimated by Midlothian Council to be £24,000. It is likely that a developer contribution will be sought from all but minor sites, of around £65 per unit at 2026 prices, to maintain a sufficient stock of allotment spaces.

Table 5: Community Facilities

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Birkenside Hub	Replacement / upgrade of community hub	Midlothian Council	Under review in Property Estates Management Plan	Not linked to development, Proposed Plan strategy does not identify housing in this part of Gorebridge	n/a
Gorebridge Hub	New library and leisure facility on same site.	Midlothian Council	Upgraded pavilion supported in Property Estates Management Plan	Consider if increased population resulting from sites R20/R21 necessitates expansion/ additional facilities and developer contribution.	Any upgrading beyond capital renewal linked to phasing of new housing (2027-37)
Pathhead Pavilion	Upgrade of Callender Park pavilion and recreational facilities in park	Midlothian Council	Upgraded pavilion supported in Property Estates Management Plan	Consider if increased population resulting from site R22 necessitates investment at Pavilion and Park and developer contribution.	Any upgrading beyond capital renewal linked to phasing of new housing (2027- 37)
Woodburn Community Hub	Replacement / upgrade of Woodburn community hub	Midlothian Council	Under review in Property Estates Management Plan	Not linked to development, Proposed Plan strategy does not identify housing in Woodburn.	n/a
Additional community facilities (including libraries)	Commitments from the adopted plan for housing developments to support new community facilities will continue.	Midlothian Council/ developers	Further discussion to define requirements	Hs16, Hs16, Hs1 SC, h43, h44, likely that MLDP2 Shawfair allocations will also generate need for expanded community facilities.	2027-37
Town centre improvements – Penicuik and Mayfield	Town centre improvements, of a kind to enhance the function of town centres and enable them to handle larger numbers of visitors post-development	Midlothian Council/ developers	Further discussion to define requirements	h58 (identified as contributor to Penicuik TC in adopted plan, h24 (contributor to Gorebridge TC) h41 (contributor to Mayfield TC, along with R14, R15, R16, R17 and R18) Hs1 SC (contributor to formation of Shawfair TC, along with R19, R30)	2027-37

Table 6: Approach to open space (whether on-site or off-site contributions)

Site reference	Name	Settlement	Units	Requirement
R23	Beeslack	Penicuik	30	open space required (minimum 0.18ha) but off site could be an option due to adjacent greenspace
R24	Belwood Crescent	Penicuik	130	on site open space only
R25	Dykes Road	Penicuik	16	on site open space only
R26	Rullion Road	Penicuik	222	on site open space only
R27	Silurian Road	Penicuik	200	on site open space only
R32	Silverburn East	Silverburn	3	no open space requirement
R2	Eskdaill Street	Dalkeith	65	contribution required for upgrade of nearby open space
R3	Fairfield House	Dalkeith	15	contribution required for upgrade of nearby open space
R4	Easter Langside Drive	Dalkeith	33	open space required (minimum 0.12ha) but off site could be an option due to adjacent greenspace
R5	Eskbank Station East	Dalkeith	20	on site open space only
R6	Eskbank Station West	Dalkeith	50	on site open space only
R22	Whippielaw Yard	Pathhead	25	on site open space only
R30	Cauldcoats	Shawfair	220	on site open space only
R31	Cauldcoats Steading	Shawfair	12	N/A as s75 being negotiated
R19	Newton Farm East	Millerhill	70	on site open space only
R28	Thornton Farm	Rosewell	13	open space required (minimum 0.08ha) but off site could be an option
R29	Whitehill Forge	Rosewell	3	no open space or contribution required
R14	Bogwood Road	Mayfield	40	open space required (minimum 0.24ha) but off site could be an option
R15	Mayfield Place	Mayfield	40	open space required (minimum 0.24ha) but off site could be an option
R16	Old School Crescent	Mayfield	61	on site open space only
R17	Scott's Caravans	Mayfield	40	on site open space only
R18	Blackcot Drive	Mayfield	16	on site open space only
R7	Gowkshill Farm	Gorebridge	100	on site open space only

Site reference	Name	Settlement	Units	Requirement
R8	Barleyknowe Road	Gorebridge	150	on site open space only
R9	Redheugh East	Gorebridge	700	on site open space only
R10	Redheugh West	Gorebridge	400	on site open space only
R11	Engine Road	Gorebridge	40	open space required (minimum 0.24ha) but off site could be an option
R12	David Herkes Way	Gorebridge	30	on site open space only
R20	Main Street	Newtongrange	20	open space required (minimum 0.12ha) but off site could be an option
R21	Morris Road	Newtongrange	10	open space required (minimum 0.06ha) but off site could be an option
R1	Bilston West	Bilston	500	on site open space only
R13	Pentland Road	Loanhead	400	on site open space only

Table 7: Requirements for the Provision of play areas.

Site reference	Name	Location	No. of units	Requirement
R23	Beeslack	Penicuik	30	play space contribution required for off site (upgrade or expansion of Ladywood)
R24	Belwood Crescent	Penicuik	130	on site provision
R25	Dykes Road	Penicuik	16	on site provision
R26	Rullion Road	Penicuik	222	on site provision
R27	Silurian Road	Penicuik	200	on site provision
R32	Silverburn East	Silverburn	3	no play space requirement
R2	Eskdaill Street	Dalkeith	65	play space contribution required for off site (upgrade or expansion of Kings Park)
R3	Fairfield House	Dalkeith	15	play space contribution required for off site (upgrade or expansion of Kings Park)
R4	Easter Langside Drive	Dalkeith	33	play space contribution required for off site (upgrade or expansion of Cowden Park)
R5	Eskbank Station East	Dalkeith	20	play space contribution required for off site (upgrade or expansion of Cortleferry Park)
R6	Eskbank Station West	Dalkeith	50	play space contribution required for off site (upgrade or expansion of Cortleferry Park)
R22	Whippielaw Yard	Pathhead	25	play space contribution required for off site (upgrade or expansion of Callander Park)
R30	Cauldcoats	Shawfair	220	on site provision
R31	Cauldcoats Steading	Shawfair	12	N/A as s75 being negotiated
R19	Newton Farm East	Millerhill	70	on site provision
R28	Thornton Farm	Rosewell	13	play space contribution required for off site (upgrade or expansion of Rosewell Park)
R29	Whitehill Forge	Rosewell	3	no play space requirement

Site reference	Name	Location	No. of units	Requirement
R14	Bogwood Road	Mayfield	40	play space contribution required for off site (upgrade or expansion of Mayfield Park)
R15	Mayfield Place	Mayfield	40	play space contribution required for off site (upgrade or expansion of Mayfield Park)
R16	Old School Crescent	Mayfield	61	play space contribution required for off site (upgrade or expansion of Old School Crescent (Langlaw))
R17	Scott's Caravans	Mayfield	40	play space contribution required for off site (upgrade or expansion of Mayfield Park)
R18	Blackcot Drive	Mayfield	16	play space contribution required for off site (upgrade or expansion of Dougall Court (Stone Place))
R7	Gowkshill Farm	Gorebridge	100	on site provision
R8	Barleyknowe Road	Gorebridge	150	on site provision
R9	Redheugh East	Gorebridge	700	on site provision
R10	Redheugh West	Gorebridge	400	on site provision
R11	Engine Road	Gorebridge	40	play space contribution required for off site (upgrade or expansion of Arniston or Auld Gala Park)
R12	David Herkes Way (Hs8 part)	Gorebridge	30	play space contribution required for off site (upgrade or expansion of Robert Franks Gardens)
R20	Main Street	Newtongrange	20	play space contribution required for off site (upgrade or expansion of Welfare Park)
R21	Morris Road	Newtongrange	10	play space contribution required for off site (upgrade or expansion of Reed Drive)
R1	Bilston West	Bilston	500	on site provision
R13	Pentland Road	Loanhead	400	on site provision

Table 8: Sports Facilities

Site reference	Name	Location	No. of units	Requirement
R23	Beeslack	Penicuik	30	contribution required
R24	Belwood Crescent	Penicuik	130	contribution required
R25	Dykes Road	Penicuik	16	contribution required
R26	Rullion Road	Penicuik	222	contribution required
R27	Silurian Road	Penicuik	200	contribution required
R32	Silverburn East	Silverburn	3	no contribution required
R2	Eskdaill Street	Dalkeith	65	contribution required
R3	Fairfield House	Dalkeith	15	contribution required
R4	Easter Langside Drive	Dalkeith	33	contribution required
R5	Eskbank Station East	Dalkeith	20	contribution required
R6	Eskbank Station West	Dalkeith	50	contribution required
R22	Whippielaw Yard	Pathhead	25	contribution required
R30	Cauldcoats	Shawfair	220	contribution required
R31	Cauldcoats Steading	Shawfair	12	contribution required
R19	Newton Farm East	Millerhill	70	contribution required
R28	Thornton Farm	Rosewell	13	contribution required
R29	Whitehill Forge	Rosewell	3	no contribution required
R14	Bogwood Road	Mayfield	40	contribution required
R15	Mayfield Place	Mayfield	40	contribution required
R16	Old School Crescent	Mayfield	61	contribution required
R17	Scott's Caravans	Mayfield	40	contribution required
R18	Blackcot Drive	Mayfield	16	contribution required
R7	Gowkshill Farm	Gorebridge	100	contribution required
R8	Barleyknowe Road	Gorebridge	150	contribution required

R9	Redheugh East	Gorebridge	700	contribution required
R10	Redheugh West	Gorebridge	400	contribution required
R11	Engine Road	Gorebridge	40	contribution required
R12	David Herkes Way	Gorebridge	30	contribution required
R20	Main Street	Newtongrange	20	contribution required
R21	Morris Road	Newtongrange	10	contribution required
R1	Bilston West	Bilston	500	contribution required
R13	Pentland Road	Loanhead	400	contribution required

Sustainable Transport and Road Improvements

23. The transport implications of MLDP2 have been assessed through the Transport Appraisal for the plan. This has considered the cumulative effects of the new allocations. The transport projects identified in Table 9 are necessary to deliver the spatial strategy. Most of these projects are not linked to one discrete development and will require proportional developer contributions to be gathered. Some of the required investment is regional and national in scale and beyond the scope of developer contributions.
24. The City of Edinburgh bypass is influenced by development across South East Scotland, in multiple planning authority areas. Projected traffic flows will be influenced by car ownership rates, commuter flows, development in other places, and other non-MLDP2 caused factors across the Edinburgh and South East Scotland City Region. Scottish Ministers will need to take a judgment on the Midlothian Transport Assessment (TA) conclusions in respect of the trunk road network and consider to what extent this should be addressed by national transport expenditure, or an alternative formula to gather contributions from new development.
25. The significant allocations in the 2008 and 2017 LDP at Redheugh (a total of 1,100 residential units) have been stalled due to delays in providing a new road crossing over the Borders Rail Line. With regards to the provision of a railway bridge over the Borders Rail Line to facilitate access to the main part of the site, one option is for the developer/landowners to build the bridge, but for the structure to be adopted, maintained and owned by the Council following its completion – the Council is still to make this decision. The proposal would be that a commuted sum is to be provided by the applicant to offset future maintenance costs. Negotiations on the level of a proposed commuted sum is ongoing and will be finalised at the end of the detailed design stage. The Council's Neighbourhood Services are currently reviewing a proposed bridge design in the form of an Approval in Principle (AIP) submission, part of the services Technical Approval (TA). This assessment is separate to any planning application process and acceptance of the AIP is not a requirement for assessing a planning application. A tri-party agreement between the applicant, the Council and Network Rail is proposed to secure the commuted sum – the details of any agreement will need to be reported too/approved by elected members.

Table 9: Transport interventions

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Interventions identified in Transport Assessment for the MLDP2 Proposed Plan					
Sheriffhall Roundabout	TA recommends: Grade separated junction to remove the Bypass movements from the roundabout	Transport Scotland	Safeguarded, decision awaited from Scottish Ministers. TA has identified this as necessary mitigation. In the event that Ministers reject the grade separation, Transport Scotland will need to prepare an alternative solution.	Scottish Government/ Transport Scotland are not seeking developer contributions for the grade separation. The legal Agreement for committed development requires funding to improve the junction. Committed sites h43, h44, h45, Hs0, Hs1, Ec1 may continue to be liable to contribute towards funding junction upgrading. The matter of further developer contributions from MLDP2 allocations towards grade separation is considered in paragraph 24 above but may require contributions from sites allocated in MLDP2.	Unknown

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
A702/A703 (Biggar Interchange)	TA recommends: A new roundabout junction to the south of the intersection between the A702, A703 and Old Pentland Road, and bypass lane (north bound) from the A702 (Biggar Road) to the westbound A720 slip road. This will require longer slip road to accommodate the merge.	Transport Scotland	Not designed, a roundabout will be challenging in the context of the topography and an alternative solution likely to be sought.	Developer funded or with support from TS. All development in A702 corridor, as well as A701 corridor from south of Bilston (inclusive) would contribute to congestion at this junction.	2027-37
Straiton Interchange	TA recommends: Extend the left turn lane on the (east bound (EB)) off slip. Partial signalisation of the roundabout with Stop lines on the EB off slip and circulatory lanes assuming the roundabout is large enough.	Transport Scotland	Some early design work undertaken in connection with A701 relief road project	Developer funded or with support from TS. All development in A701 corridor from south of Bilston (inclusive) would contribute to congestion at this junction.	2027-37
A7 Approaches to A7/Gilmerton Road Roundabout and Gilmerton Interchange on city bypass	TA recommends: bypass lane from A7 (north bound) to Gilmerton Road and change to southern roundabout of the Gilmerton interchange.	Midlothian Council/ Transport Scotland	Not designed. Note that elements of this project are not compatible with elements of alternative bus priority project in this location, further work required to advance single solution.	Developer funded or with support from TS. All development in A7 corridor would contribute to congestion at this junction.	2027-37

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Lasswade Road junction with Wadingburn Road	TA notes that limited local mitigation is possible at this location.	Midlothian Council	Not designed and identification of local mitigation not completed (most likely additional approach lane on Lasswade Road or enhanced traffic signal control system). Alleviation of A720 congestion should also help at this location and other local roads.	Developer funded, sites in A6094 corridor, Loanhead, southern A7 corridor (Gorebridge) and south Sheriffhall area to contribute.	2027-37
Millerhill Interchange - A68 (WB) approach to A720	TA recommends A68 (west bound) to A720 Bypass dedicated slip road (bypassing the eastern junction. This will require longer slip road to accommodate the merge	Transport Scotland	Not designed	Developer funded or with support from TS. Development at Shawfair and A68 corridor would contribute to congestion at this junction.	2027-37
Additional bus stop on Seafeld Moor Road	TA recommendation.	Midlothian Council	Not designed, may also need crossing enhancements.	Developer funded, site R1	Linked to progress on development (this will require to be completed prior to occupation of units on site)

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Extended bus routes into development sites in the MLDP2 Proposed Plan and those in previous adopted plans	TA recommends Extension of route 33 from Millerhill to Newton Farm and route 49 from Fort Kinnaird to Cauldcoats. In addition to TA recommendation there is a need to ensure services are provided to significant allocations made in previous development plans (to Shawfair (existing allocations), South Mayfield, NW Penicuik and Redheugh.	Midlothian Council	Advice will be sought from bus operators on most efficient/viable route extensions. Stops, turning areas and potentially driver welfare facilities also required.	Developer funded	Linked to progress on development
Borders rail capacity	TA indicates insufficient capacity on Borders Rail at peak times as a result of development.	Transport Scotland	May include additional passing loop and platform, but no preferred solution confirmed in TA	Transport Scotland, rail industry, possible developer contributions from development in previously defined Borders rail contribution zone - R2, R3, R4, R5, R6, R7, R8, R11, R12, R14, R15, R16, R17, R18, R19, R20, R21, R30, R31	2027-37

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Additional transport requirements identified by Midlothian Council					
Approach to Gilmerton Road/A7 roundabout	Bus lane from Dobbies access roundabout to Gilmerton Road/A7 roundabout	Midlothian Council	Supported in transport enhancement study prepared for Midlothian Council	Note that elements of this project are not compatible with elements of the TA supported enhancements this location, further work required to advance single solution. All development in A7 corridor would contribute to congestion at this junction.	2027-37
Access to schools	In first instance will seek formation of safe routes to school, where not practicable will require developer contributions for school transport for needs generated in first 10 years of development.	Midlothian Council	Physical creation or enhancement of routes preferred where they do not exist in first instance, with back-up approach of bussing to school	Developer funded - not location specific	Adequate arrangements will require to be in place prior to occupation of units on site.

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Borders Rail existing	The project was completed in 2015, but contributions continue to be taken in respect of borrowing made by Midlothian Council to help fund the project. The original contribution zone for the project was a large area defined as Shawfair, the A7 corridor (including Bonnyrigg and Rosewell).	Transport Scotland	Delivered	Continuing contributions from sites identified in adopted MLDP (sites h43; h44; h45; Hs0; Hs1; Ec1, h46; h47; Hs2; Hs3; Hs4; Hs5, Hs9; Hs10; Hs11; Hs12; Hs13, h48; h49, h50; h51; Hs7; Hs8, h52; h53; Hs14; AHs1)	Ongoing funding requirements to pay capital cost
Borders Rail interchange enhancement (including car parking capacity, bike storage and bus interchange)	Limited bus interchange and car parking opportunities at Borders rail stations	Rail industry/ Midlothian Council	Potential to improve facilities at Eskbank, Newtongrange and Gorebridge	Transport Scotland, rail industry, possible developer contributions from development in previously defined Borders rail contribution zone. Shawfair: R19, R30, R31. Eskbank: R2, R3, R4, R5, R6 Newtongrange: R14, R15, R16, R17, R18, R20, R21. Gorebridge: R7, R8, R11, R12	2027-37
A701 multi-modal interchange	Formation of multi-modal interchange (including car and cycle parking and bus transfer) at location in A701 corridor.	Midlothian Council/ CEC	Site selection work being carried out.	Local authority funded, with developer contribution from A701 corridor sites.	2027-37

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
A701 relief road/link to A702 Bilston.	New link road and junctions, and changes to existing A701 to repurpose towards active travel & buses.	Midlothian Council	First part of project (roundabout linking MSZ to A702) is funded and consented. Rest of project is designed, insufficiently funded at present.	Local authority funded, with developer contribution from A701 corridor sites (both in adopted and Proposed Plan).	2026/27 for phase 1, remainder to follow in span of MLDP2
Old Pentland Road	In event that relief road is not delivered timeously upgrades to Old Pentland Road will be required.	Midlothian Council	Alternative to allow site R13 to proceed in advance of relief road	Developer funded, site R13	Adequate arrangements will require to be in place in step with progress on site R13
A703	Addition of signalised entrance to Seafield Moor site and reduced speed limits	Midlothian Council	Requirement identified by Midlothian Council	Developer funded by site R1 (and potentially R13 if through access to A703)	Completed prior to occupation of units on site
Beeslack improved pedestrian environment	Street level crossing solution, linked to removal of underpass	Midlothian Council	Identified as potential project by Midlothian Council transport team	Some contribution from Council linked to savings from underpass maintenance, and developer contributions (site R23)	In step with progress on site R23
Crawlees Road-South Mayfield enhancements	Road improvements, footway provision, provision of streetlighting, enhancement to allow bus service penetration	Midlothian Council	Supported in adopted plan and original allocations/planning brief – nature of interventions has changed since original allocation to take account of buildability and viability	Developer funded, site h30+	In step with progress on sites h30+ (South Mayfield/ East Newtongrange)

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Town centres	Changes to enable loading for continuing town centre uses and enable access for residents	Midlothian Council	Requirement identified by Midlothian Council	Developer funded (Midlothian Council)	In step with progress on sites R2, R3 (Dalkeith), and R20 Newtongrange
Redheugh	Provision of road bridge across Borders Rail.	Midlothian Council	Bridge required to link to roundabout established on A7, and to provide link through site to secondary access on Dalhousie Road.	Developer funded	In step with progress on sites h50 and Hs7, but completion required to be guaranteed at outset, and new bridge in place before significant numbers of houses occupied.
Redheugh	Dalhousie Bridge repair/replacement.	Midlothian Council	Bridge currently weights restricted and subject to single lane restriction - condition being investigated. Additional load likely to exacerbate condition, and further development in southern A7 corridor unlikely to be acceptable if this asset fails.	Mostly funded on basis of asset renewal, but some developer contributions may be required (subject to respect for concept of 'additionality' around contributions).	2027-2037, contributions from Redheugh sites (h50 and Hs7)

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Barleyknowe Road	Upgrade to accommodate additional traffic from sites R7, R8 and R12	Midlothian Council	Further development work required, identified as necessary Midlothian Council transport team.	Developer funded	Improvements will require to be in place prior to occupation of units in site R7, R8 and R12
Suttieslea Road/Blackcot Drive	Signalisation of junction	Midlothian Council	Identified as necessary Midlothian Council transport team.	Developer funded	Improvements will require to be in place prior to occupation of units in site R18.
A7 Urbanisation, future phases	Formation of active travel route from Sheriffhall junction to Gorebridge	Midlothian Council	First stage delivered, some future phases at design stage, further stages (including appropriate width A7 active travel crossing of North Esk) require further work to identify solution.	Developer and Council funded (also including bids to national active travel monies). Sites Hs2; Hs3, Hs9; Hs10; Hs11; Hs12 in adopted plan to contribute. Sites R5, R6, R7, R8, R11, R12, R20, R21 in emerging plan to contribute, as well as employment sites J5, J6, J11, J15, J16, J49	2027-37

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
Active travel – crossing of A720	Difficult conditions for active travel users crossing city bypass, particularly on A701 (Straiton), A702 (Lothianburn) and at Sheriffhall.	Midlothian Council/ Transport Scotland	Sheriffhall Grade Separation contains provision. GS solution not designed at other junctions – improved provision could be incorporated in junction improvements at locations recommended in TA, or in 'offline' solutions provided they are convenient to main desire lines on these corridors.	Transport Scotland, Midlothian Council, developer contributions.	2027-37
The Wisp - Millerhill Road junction	Junction improvement	Midlothian Council	Supported in adopted plan and continued need with additional allocations in area.	Developer funded, from Shawfair area sites.	2027-37
Newton Farm Link road	Link road to A720/A68 junction	Transport Scotland/ Midlothian Council	Work has commenced	Funded through earlier phases of development at Shawfair	Required to be completed before addition of any further flows from R19
Cauldcoats roads and paths	New connection to move traffic off Cauldcoats Road, re-purposing of Cauldcoats Road as active travel route, active travel links to enable access to Shawfair town centre and safe routes to school	Midlothian Council	Significant consultation on masterplan already undertaken with developer.	Developer funded, site R30	In step with progress on site

Intervention	Description	Owner	Status	Contributing development/ Funding Information	Timescale
South East Scotland rapid transit	Mix of enhanced bus, light rail and other rapid transit solutions	Transport Scotland, local authorities in SEStran region	Supported in STPR2 - indicative diagrams showing key routes, including in Midlothian	Transport Scotland, local authorities in SEStran region, developer contributions. As this national project is advanced by Transport Scotland, funding approaches, including developer contributions from sites identified in MLDP2 will be considered.	2023-2043
Access and junction improvements, in connection with new development.	<p>At allocated sites, developers must provide roads to adoptable standard, including appropriate connections to the existing road network, as well as footpaths and cycleways.</p> <p>The Council will generally require adoptable standard roads for development of 5 or more houses but may also require Roads Construction Consent in case of smaller development, particularly where incremental growth results in a cluster of 5 or more houses.</p>	Midlothian Council	Site briefs in MLDP2 help to identify access points and necessary active travel enhancements.	Developer funded	Linked to progress on development

Water and Drainage

26. Table 10 sets out the challenges to developing sites in terms of asset protection, as well as network capacity issues (which in some cases will require Water Impact Assessment (WIA) or Drainage Impact Assessment (DIA)). Scottish Water seeks to facilitate development and has supported growth projects to expand network capacity in advance of development. The Talla Water aqueduct is of particular importance to the City of Edinburgh's water supply. Midlothian Council will apply the required restrictions on site layouts in its site briefs and in the assessment of any subsequent planning applications.

Table 10 - Water and Drainage considerations in development sites

Consideration	Relevant sites	Description	Actions to be taken in developing site
Allocations in MLDP2 Proposed Plan			
Asset protection issues			
Water and drainage assets	R2	Special attention must be given to existing assets within this site. There are many water and wastewater assets servicing the current buildings and any major reuse of this site must consider these pipes.	Early contact with Scottish Water to ensure that safeguarding of these assets is incorporated into design solution.
Drainage asset	R3	Existing combined sewer within this site. Access distances will be required.	Early contact with Scottish Water to ensure that safeguarding of assets is incorporated into design solution.
Drainage assets	R4	Existing 150mm foul sewer pipe and 225mm surface water pipe extending through the middle of this site - access distances will be required to protect these assets (or diversionary works).	Early contact with Scottish Water to ensure safeguarding of these assets is incorporated into design solution.
Water and drainage assets	R6	Existing culverts and water infrastructure onsite.	Early contact with Scottish Water to ensure identification onsite and either protected or diversion.
Water and drainage assets	R12	There is a combined sewer and water main traversing through the middle of this site. Diversionary works or access and stand-off distances will be required.	Early contact with Scottish Water to ensure safeguarding of these assets is incorporated into design solution.
Drainage assets	R14	May be foul and combined assets on site	Further evaluation required to identify assets and ensure safeguarding if necessary.
Drainage assets	R15	May be foul and combined assets on site	Further evaluation required to identify assets and ensure safeguarding if necessary.
Drainage assets	R17	An existing combined sewer is within this site. Access distances or diversionary works may be required.	Early contact with Scottish Water to ensure safeguarding of these assets is incorporated into design solution.

Consideration	Relevant sites	Description	Actions to be taken in developing site
Drainage asset	R20	Existing surface water infrastructure onsite. Protection measures must be in place to protect these assets.	Early contact with Scottish Water to ensure safeguarding of these assets is incorporated into design solution.
Water and drainage assets	R23	Existing 100mm foul sewer pipe within this site, also a 6" water main on the northeast boundary of this site. Both assets will be required to have access distances and a stand-off distance for the water.	Early contact with Scottish Water to ensure that safeguarding of this asset is incorporated into design solution.
Water and drainage assets	R24	Onsite existing foul network requires protection measures. This pipe may be required to be diverted if this is unable to be managed within the design of the site. There is a 6" water main located within the boundary of this site that will require access and stand-off distances to be applied.	Early contact with Scottish Water to ensure that safeguarding of this asset is incorporated into design solution.
Water and drainage assets	R25	There are 150mm and 225mm combined sewers on the northwest and southwest boundary of this site. Access distances will be required.	Early contact with Scottish Water to ensure that safeguarding of this asset is incorporated into design solution.

Consideration	Relevant sites	Description	Actions to be taken in developing site
Talla Aqueduct protection	R26, R27	There is a raw water aqueduct which will require extensive protection measures. These sites pose a high risk to the integrity of the raw water supply to the works by the potential of pollutants to enter the aqueduct. Scottish Water will require a minimum of 18.5m access and stand-off distance either side of the aqueduct, Environmental Studies will be required to assess the potential impact of hydrocarbon ingress on the aqueduct. Scottish Water will not approve any road crossings over the aqueduct. Full flood risk study may be requested as part of assessment of the potential impact on the aqueduct. Any wastewater infrastructure that is required to traverse the aqueduct must be kept to an absolute minimum and designed to be sealed and encased to reduce any impact of asset failure reaching the aqueduct.	Midlothian Council accepts the restrictions on the site imposed by the aqueduct and will reflect these in the site briefs and in its consideration of any subsequent planning application on the sites.
Drainage asset	J49	There is a 100mm ductile Iron rising combined sewer main located within the eastern boundary of this site extending in from the A772.	Early contact with Scottish Water to ensure that safeguarding of this asset is incorporated into design solution.
Network connection and capacity issues			
Possible special measures on surface discharge/ water environment	R1	Glencorse Water Treatment Works (WTW) and Edinburgh Wastewater Treatment Works (WwTW) have sufficient capacity. Partially accounted for in the strategic DIA with assumed gravity discharge. Likely impacts to Combined Sewer Overflow impacting water quality.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered

Consideration	Relevant sites	Description	Actions to be taken in developing site
Possible network assessment required – brownfield sites, Dalkeith	R2, R3	Rosebery WTW and Edinburgh WwTW both have sufficient capacity to support this development. This may require a WIA to understand any impact on the Scottish Water network. No DIA assessment will be required if there proves to be an overall decrease or same amount of flow entering the network.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.
Possible drainage and water impact assessment required	R4	Rosebery WTW and Edinburgh WwTW both have sufficient capacity to support this development. This may require a DIA or WIA to understand any impact on SW network.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.
Possible network assessment required	R6	Rosebery WTW and Edinburgh WwTW treatment works sufficient capacity. While site R5 assessed as part of strategic DIA, R6 may require a DIA to determine impact of development.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered
Possible water/drainage impact assessment required	R7, R8, R11	Rosebery WTW and Edinburgh WwTW have sufficient capacity. A WIA/DIA may be required.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered
Possible water impact assessment required	R10	Rosebery WTW and Edinburgh WwTW treatment works have sufficient capacity. Network may require a WIA to determine impact of development on the Scottish Water network. Already accounted for in the Strategic DIA (assumed gravity discharge). There have been enquiries in this area showing a pumped connection is required and further network assessments will be required for any pumped connections.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered
Possible water impact assessment required	R12	Rosebery water and Edinburgh wastewater treatment works have sufficient capacity. WIA may be	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.

Consideration	Relevant sites	Description	Actions to be taken in developing site
		required. SW have included this site in their strategic DIA.	
Possible network assessment for water supply required and special measures on surface discharge	R13	Glencorse water and Edinburgh WWTW have sufficient capacity. Network may require WIA to determine impact of development. Drainage accounted for in the Strategic DIA (assumed gravity discharge). There are some constraints on the surface water network due to downstream interactions between the sewer networks and the watercourse - will be assessed on a case-by-case basis.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered
Possible drainage and water impact assessment required	R14, R15	Rosebery water and Edinburgh WwTW treatment works sufficient capacity. As a brownfield site it will be assessed on a case-by-case basis on whether a drainage assessment would be required. A WIA may be required.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.
Possible network, drainage and other assessment required, with constraints in respect of surface water.	R16	Rosebery water and Edinburgh wastewater treatment works sufficient capacity. Network may require a DIA, WIA or Flow and Pressure test to determine impact of development. Existing surface water drainage nearby will need to be assessed for capacity if this is to be used as there is no other obvious discharge point in the vicinity. A drainage assessment may be required due to downstream network restrictions.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.

Consideration	Relevant sites	Description	Actions to be taken in developing site
Possible water impact assessment required, with constraints in respect of surface water.	R17	Edinburgh WWTW and Rosebery WTW have sufficient capacity. A WIA may be required. The surface water network in this area is constrained. There are also constraints on the CSO outfall the culvert connects into which may require further assessments	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.
Possible network assessment required	R20	Rosebery WTW and Edinburgh WWTW sufficient capacity. Network may require a DIA to determine impact of development.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.
Possible drainage and water impact assessment required	R21	Edinburgh WWTW and Rosebery WTW have sufficient capacity. A WIA/DIA may be required.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.
Pathhead capacity	R22	There is limited capacity in this catchment for wastewater at the SW works. A growth project will be required, and we would highly advise the developer to contact us early to discuss their phasing programme.	Developers to maintain close engagement to consider timing of additional Pathhead capacity
Possible network assessment required	R23, R24	A Drainage Impact Assessment/Water Impact Assessment (DIA/WIA) may be required to assess impact on the network. Rosebery WTW and Edinburgh WWTW both have sufficient capacity to support this development.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.

Consideration	Relevant sites	Description	Actions to be taken in developing site
Possible foul drainage constraint	R25	Rosebery WTW has sufficient capacity. There is limited capacity at Penicuik WwTW where a growth project is underway, but his site has not been included in planning for the project. Surface water being separated to the watercourse would likely help this development not require an assessment and not raise treatment capacity concerns so long as the connection is a foul only gravity connection.	Developer to ensure that foul only is connected to network and maintain close liaison with Scottish Water on wastewater treatment capacity.
Possible foul drainage constraint	R26, R27	Sufficient water capacity at the Rosebery WTW. There is a growth project initiated at Penicuik. This site is not calculated in any future capacity. Further expansion may be required to accommodate more development in Penicuik.	Developer to ensure that foul only is connected to network and maintain close liaison with Scottish Water on wastewater treatment capacity.
Thornton Farm distance to waste-water network	R28	There are no Scottish Water wastewater assets near to this site.	Midlothian Council and developers will have to consider phasing against possibility of connection or consider appropriateness of non-network solution at site.
Possible foul drainage constraint	R29	Sufficient capacity at Rosebery WTW. Rosewell WwTW has limited capacity but may be acceptable connection if like for like connection as a brownfield site. A pumped connection (if new) would have to be assessed based on a case-by-case basis.	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.
Possible network assessment required	R19, R30, R31	Glencorse WTW and Edinburgh WwTW sufficient capacity. Network may require a DIA to determine impact of development	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.
Possible network assessment required	R32	Rosebery WTW sufficient, limited capacity for Silverburn wastewater but approval for connection could be likely if it is a gravity connection, not pumped. Network may require DIA	Developers to consider assessment requirements and maintain close engagement to ensure that any required enhancements are delivered.

Consideration	Relevant sites	Description	Actions to be taken in developing site
Continuing Housing Allocations from adopted MLDP (allocated sites projected to contribute to LHLR 2027-37) and employment sites			
Asset protection issues			
Drainage asset	Hs1/Hs1 SC	Special provisions required to protect or re-route combined sewer Newton Farm Hs1 pipe crossing site from east to west - subject to layout.	Early contact with Scottish Water to ensure that safeguarding of this asset is incorporated into design solution
Water and drainage assets	Hs11	300mm water main located to the southwest of the site. There is also a combined sewer overflow pipe located to the north-east of the site.	Early contact with Scottish Water to ensure that safeguarding of this asset is incorporated into design solution
Water Main	Hs12/Hs12 SC	10" water main located along the path traversing the site,	Early contact with Scottish Water to ensure that safeguarding of this asset is incorporated into design solution
Water main	AHs5	90mm water main located along the Firth Road.	Early contact with Scottish Water to ensure that safeguarding of this asset is incorporated into design solution
Network connection and capacity issues			
Strategic Water and Drainage Impact Assessment	Hs0	This site has been included in Scottish Water's Strategic Water and Drainage Impact Assessment for 350 housing units. Any identified required mitigation will be carried out just ahead of need.	Midlothian Council and developers will require to maintain close engagement with Scottish Water, so that build out rates (430 units now expected from this site) and start dates are aligned with mitigation
Strategic Water and Drainage Impact Assessment	Hs1 SC	This site has been included in SW's Strategic Water and Drainage Impact Assessment for 220 housing units. Any identified required mitigation will be carried out just ahead of need.	Midlothian Council and developers will require to maintain close engagement with Scottish Water, so that build out rates (360 units now expected from this site) and start dates are aligned with mitigation
Strategic Water and Drainage Impact Assessment/Growth Project	AHs1	These sites have been included in Scottish Water's Strategic Water and Drainage Impact Assessment. Any identified required mitigation will be carried out just ahead of need. Scottish Water are delivering a growth project at their works in Roslin.	Midlothian Council and developers will require to maintain close engagement with Scottish Water to discuss dates for first connections and alignment with progress on the Growth Project

Consideration	Relevant sites	Description	Actions to be taken in developing site
Growth Project	AHs5	Scottish Water are delivering a growth project. A flow and pressure test is still required to understand the impact on Scottish Water's network.	Midlothian Council and developers will require to maintain close engagement with Scottish Water to discuss dates for first connections
Strategic Water and Drainage Impact Assessment/Growth Project	h58 (area F)	This site has been included in Scottish Water's Strategic Water and Drainage Impact Assessment. Any identified required mitigation will be carried out just ahead of need. The modelling assumed a gravity connection to Scottish Water's wastewater network. If this is to be pumped, the developer would be required to undertake a drainage impact assessment. There is limited capacity at the Penicuik WwTW and a growth project is underway. There is sufficient capacity if the developer connects to the Edinburgh wastewater network.	Midlothian Council and developers will require to maintain close engagement with SW to ensure appropriate assessment is carried out and if necessary to align with the Growth Project
Strategic Water and Drainage Impact Assessment	Hs1, Hs11, Hs12/Hs12 SC, Hs16, Hs20, h25, h41, h24, h38+, h43, h44	These sites have been included in Scottish Water's Strategic Water and Drainage Impact Assessment. Any identified required mitigation will be carried out just ahead of need.	Midlothian Council and developers will require to maintain close engagement with Scottish Water, so that build out rates and start dates are aligned with mitigation.
Drainage	MSZ	Drainage constraints reported by Midlothian Science Zone (MSZ) users' group.	Midlothian Council and MSZ operators/developers to maintain close engagement with Scottish Water, so that build out rates are aligned with mitigation.

Energy

27. Policies INF7 Renewable Energy Generation and Infrastructure and INF11 Heat Networks will be used to assess projects to support the expansion of renewable energy generation and low-carbon and zero emission technologies.
28. The Council has not identified any sites for a hydrogen hub, any proposals would be considered in the economic land supply in accordance with policies, including those relating to health and safety. A similar approach will be taken with further Battery Energy and Storage proposals.
29. The Council, through its energy partner Vattenfall, is progressing the development of a local heat network, based on waste heat from the Millerhill Energy from Waste site.
30. The energy system in Scotland is changing in terms of both the nature of demand and supply. Scottish Power Energy Networks Business Plan (summarised in the Evidence Report) and describes how electricity generation and demand may evolve to 2050, and sets out the implications for the transmission network in central/southern Scotland The Scottish Power Distribution Long-Term Development Statement (LTDS) and Scottish Power Energy Networks, RIIO-ED2 Business Plan (2023-2028) provides detailed network information and overview of developments for 5 years.
31. The key projects relevant to Midlothian are:
 - Shawfair Primary Substation (connection driven) - Installation of new 32MVA Primary substation for Shawfair development and reinforce surrounding network. Plans to build new substation in next 3 years to service Shawfair and Newtongrange.
 - Advanced Computer Facility (ACF) (Bush) Primary Substation (connection driven) Musselburgh - Installation of new 32MVA Primary substation for University of Edinburgh and reinforce surrounding network.
 - Primary Substation - Installation of new 32MVA Primary substation. This reinforces Tranent and Monktonhall to provide more capacity in South Musselburgh.
 - Reinforcement – Monktonhall – Tranent Primary - establish a new 32MVA Primary Substation.
 - Reinforcement – Kaimes Grid Supply Point (GSP) - New 33kV circuits to reconfigure Kings Buildings and Lugton primary substation to be supplied from Whitehouse GSP.
 - Modernisation Loanstone Primary - Replacement of 33kV Transformers