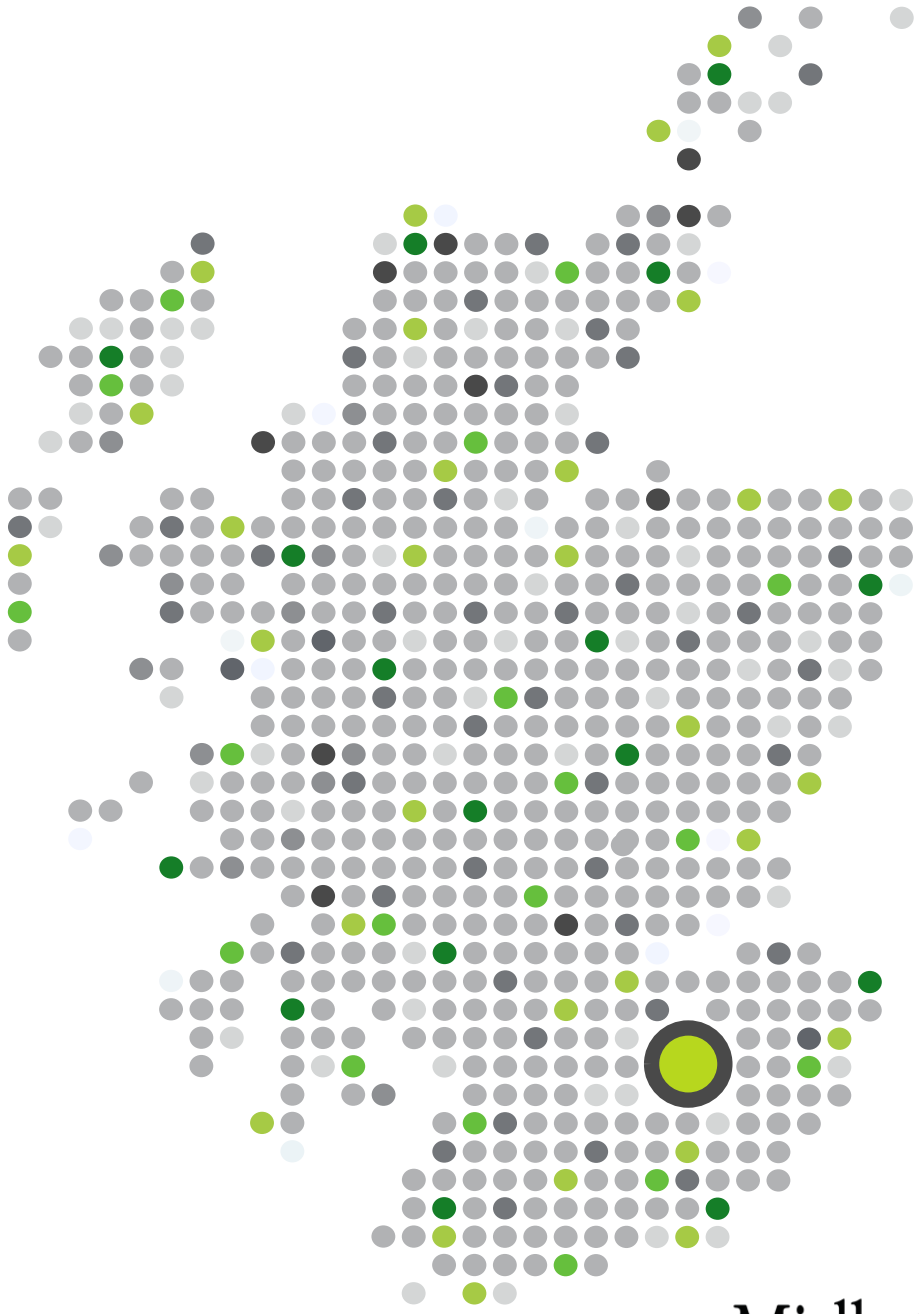
Development Plan Scheme 18

August 2026

Midlothian Local Development Plan 2



Midlothian

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Development Plan Scheme 18

What is a Development Plan Scheme?

1. The Development Plan Scheme Number 18 (DPS18) for Midlothian sets out Midlothian Council's programme for preparing the next Midlothian Local Development Plan. This replacement plan (MLDP2) will replace the current Midlothian Local Development Plan adopted in 2017. The DPS also includes a Participation Statement which outlines future engagement on MLDP2.

2. Midlothian Council sought views on the Participation Statement in Spring 2026, and has considered these in preparing the final DPS18. The Council continues to be interested in public views on its programme of engagement for MLDP2; see the 'HAVE YOUR SAY' section on page 9 for further information on how to get involved.

What is the Midlothian Development Plan?

3. The approved development plan for Midlothian is the National Planning Framework 4 - gov.scot and the Midlothian Local Development Plan 2017 (MLDP 2017). Development plans allocate land for development, contain policies for assessing applications for planning permission and guide the future development of an area.

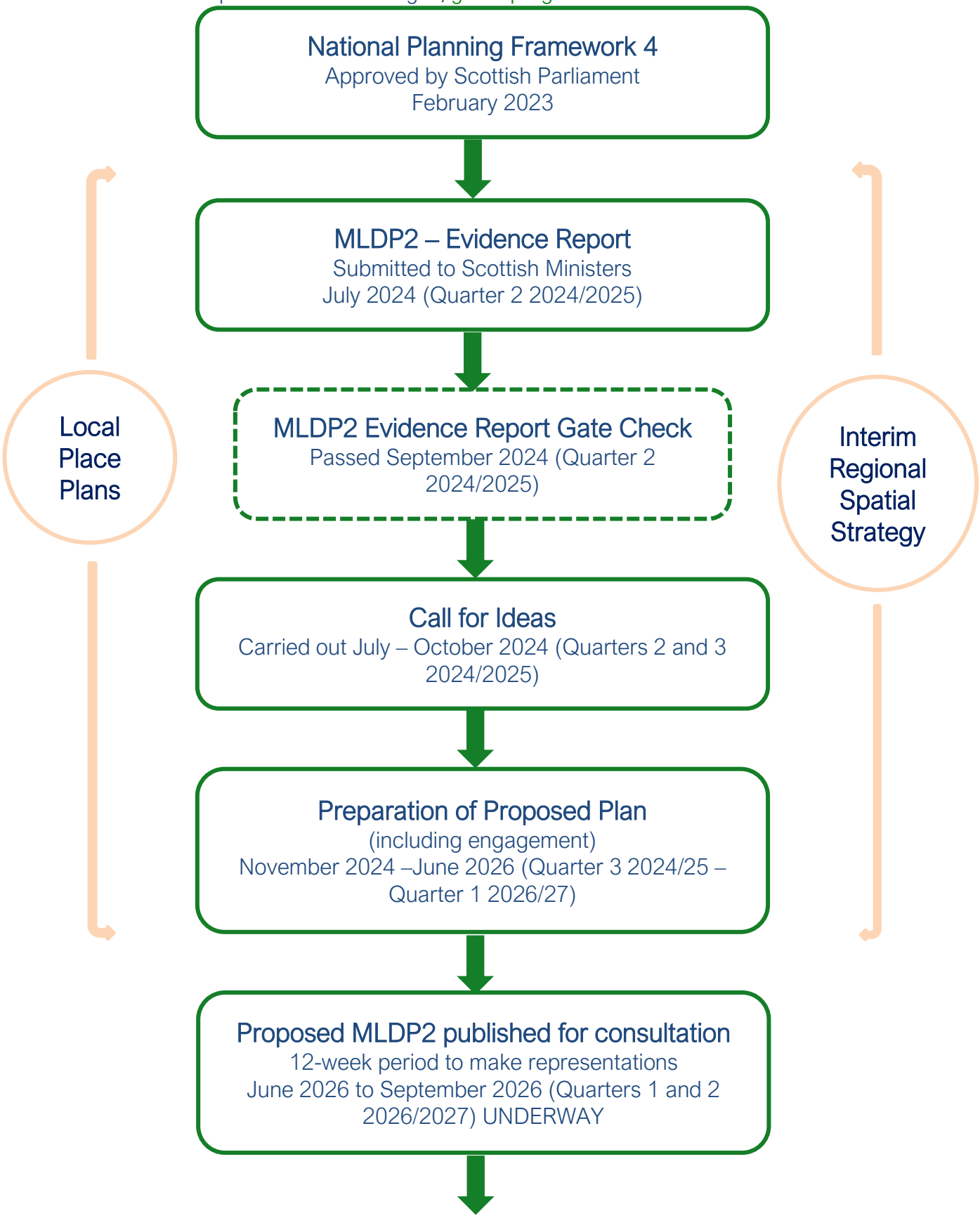
4. Approved Supplementary Guidance currently forms part of the Local Development Plan and is available to view here. Midlothian Council will not bring forward further Supplementary Guidance to help inform implementation of MLDP 2017. The Council has reviewed the existing approved guidance, and it will where relevant and necessary it is reflected in MLDP2.

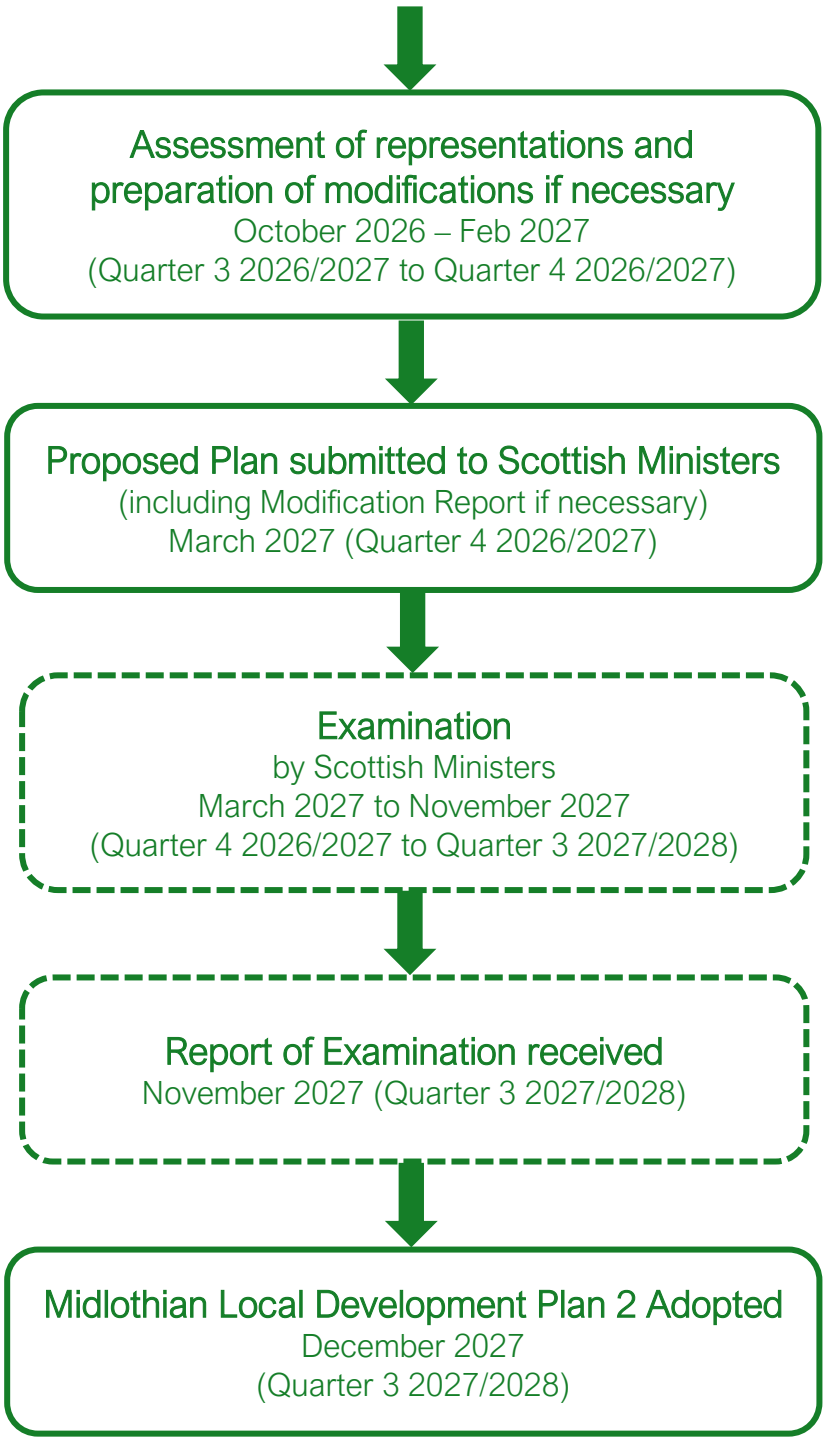
Changes in Timetable Since DPS17

5. The MLDP2 Proposed Plan for public consultation was published in June 2026, later than the November 2025 publication date anticipated in DPS17. This was to allow for the infrastructure requirements of the plan to be explored, including the results of a Transport Assessment of the Plan. These requirements are reflected in the Delivery Programme, published alongside MLDP2. The submission of the Proposed Plan (and modification report, if required) to Scottish Ministers for Examination is consequently now programmed for March 2027. This timescale for submission of the Proposed Plan to Scottish Ministers for Examination has been partially set to help provide for additional time to consider consultation responses on the Proposed Plan. If no (or only very limited) modifications are required, it may be possible to accelerate this part of the timetable for submission of the Proposed Plan to Scottish Ministers for Examination. The programme results in the adoption of MLDP2 by December 2027, but this will be contingent on how long the Scottish Government takes to examine the plan.

Midlothian Local Development Plan 2 Timetable

Blue text indicates completed or current stages, green programmed for future action




Assessment of representations and preparation of modifications if necessary
October 2026 – Feb 2027
(Quarter 3 2026/2027 to Quarter 4 2026/2027)
Proposed Plan submitted to Scottish Ministers
(including Modification Report if necessary)
March 2027 (Quarter 4 2026/2027)
Examination
by Scottish Ministers
March 2027 to November 2027
(Quarter 4 2026/2027 to Quarter 3 2027/2028)
Report of Examination received
November 2027 (Quarter 3 2027/2028)
Midlothian Local Development Plan 2 Adopted
December 2027
(Quarter 3 2027/2028)

What is involved at each stage of plan preparation?

6. Proposed Plan Preparation: The Proposed Plan includes a development strategy, planning policies, and allocations of land for development. It differs in content and style from the adopted MLDP 2017. Reforms to the statutory planning system mean that MLDP2 should not replicate policies in NPF4 (which now forms part of the Development Plan), instead being more focussed on local circumstances. Supplementary Guidance which forms part of the development plan can no longer be produced. Therefore, decisions will be required on what goes in MLDP2 itself, and what might go into planning guidance, which has a lesser status, and does not form part of the development plan.

7. To prepare the Proposed Plan, information from the Evidence Report, Local Place Plans and the Call for Ideas and Opportunities has been used alongside engagement with stakeholders. The Council also commissioned evidence in respect of retail planning, landscape sensitivity for renewable energy development and a transport appraisal. Studies of the Green Belt and the Newbattle Strategic Greenspace Safeguard were undertaken, and the Special Landscape Area Statements of Importance reviewed. There has been engagement on topics where more clarity was required, reflecting commitments made at Evidence Report stage, or requests from the Evidence Report Gate Check Notification of Sufficiency.

8. Proposed Plan Publication: Midlothian's Full Council gave approval to publish the Proposed Plan and to commence a 12-week public consultation period to lodge representations. This is shown in the timetable of this DPS. The Council is undertaking publicity as well as notifying persons who have indicated an interest in MLDP2. Regulations also require the Council to notify the owners, lessees and occupiers of sites where development is proposed, and the owners, lessees and occupiers of land neighbouring of such sites. Neighbouring land means land which is "conterminous with or within 20 metres of the boundary of a specific site".

9. Potential Modification of Proposed Plan: On consideration of representations, the Council may decide that there is a case for modifying the Proposed Plan. In this case a Modification Report will be prepared setting out modifications made and the reasons for making them. This Modification Report must be agreed by full Council before submission of the Proposed Plan to Scottish Ministers.

10. Submission of Proposed Plan to Scottish Ministers: Where there are representations that are not resolved, the Council will request that the Ministers appoint a person to examine the Proposed Plan and these unresolved representations.

11. Examination: The Examination is the opportunity for independent consideration, by a Scottish Government appointed Planning and Environmental Appeals Division Reporter, of any issues raised during the formal consultation on the Proposed Plan that have not been resolved through modifications. As well as considering the contents of the Proposed Plan, the Reporter will consider whether the requirements of the Participation Statement have been met.

12. Adoption of MLDP2: On receiving the Examination Report, the planning authority must make modifications to the Proposed Plan as recommended by the Scottish Government Reporter. There are limited grounds for declining to make a modification. The plan will be adopted through a report to a full meeting of the Council.

What has happened with MLDP2 over the last year?

13. The Proposed Plan has been prepared and published. It includes policies, a spatial strategy and allocations. Alongside the Plan, a Delivery Programme which sets out how the plan will be implemented has been prepared. A number of different assessments have been undertaken to support the preparation of MLDP2. These are:
    - Strategic Environmental Assessment.
    - Habitats Regulations Appraisal.
    - Integrated Impact Assessment (combines requirements in respect of Equalities Impact Assessment, Public Sector Equality Duty Assessment and Fairer Scotland Duty Assessment).

14. The Planning Service has reviewed the submissions to the Call for Ideas and Opportunities, which including potential sites for development. These have been assessed using the site assessment methodology. Workshops have been held with elected members to help select the new sites to meet Midlothian's housing land requirements and other needs such as land for employment. Work has also been carried out on policies for MLDP2. The new policies reflect the role of NPF4, which forms part of the Development Plan, and consider local needs and the results of monitoring of the adopted plan.

15. The Planning Service has liaised closely with infrastructure and service providers to understand the implications of the plan, and the necessary interventions to make it work. External consultancy was commissioned in the form of a Transport Appraisal and Retail impact assessment. An 'in-house' assessment of the Green Belt has been carried out.

16. Midlothian Council has maintained a list of individuals seeking self-build housing. This is housing where a person commissions or is personally involved in the design and construction of a dwelling that is intended to be the individual's main residence. The Self-Build Housing Register may be found the Council's website and accessed through the following link.
    https://www.midlothian.gov.uk/info/205/planning_policy/775/self-build_housing_register

Local Place Plans

17. Local Place Plans are community-led plans setting out proposals for the development and use of land. Once completed and then registered by the planning authority, they are to be taken into account in the preparation of the relevant local development plan. In June 2024 Midlothian Council registered eight LPPs. They are all from Midlothian community councils and are listed below:
    - Bonnyrigg and District Community Council
    - Damhead and District Community Council
    - Eskbank and Newbattle Community Council
    - Gorebridge Community Council
    - Mayfield and Easthouses Community Council
    - Newtongrange Community Council
    - Rosewell and District Community Council
    - Roslin and Bilston Community Council

18. Two further draft LPPs were received (from Penicuik and District and Loanhead and District Community Councils). The LPPs have been taken into account when preparing the LDP. In addition, Tynewater and Moorfoot Community Councils carried out community engagement on the

matter. The Council has sought to ensure that communities that do not have an LPP were fully engaged in the process.

Participation Statement

19. A Participation Statement sets out how, when and with whom the Council will consult and engage when preparing its local development plan. Prior to adoption of MLDP2, at the Examination stage of plan production, Reporters from the Scottish Government's DPEA (Planning and Environmental Appeals Division), appointed by Scottish Ministers, will review the Council's engagement activities to see that they match what the Council said it would do in the Participation Statement.

20. Engagement is at its most effective at the early stages of plan preparation – and has been extensive at the earlier, formative stages of the plan. Within the framework of the new planning system, the Council sought to maintain open channels of communication so that a wide range of ideas on policy could be exchanged in advance of publication of the Proposed Plan. Interested parties are and will continue to be encouraged to register an interest with the Council so they can be updated as the plan is developed.

21. The ongoing or remaining phases of MLDP2 preparation are listed below and further details on how engagement will occur are provided in Table 1:
    - Publication of the Proposed Plan, draft Delivery Programme and draft Environmental Report.
    - Modification of Proposed Plan (if required).
    - Examination into unresolved objections (if required); and
    - Adoption of MLDP2 by Midlothian Council.

Table 1

Activity	What engagement activities do we plan?	Timescale
Publication of Proposed Plan	This is a minimum 12-week period in which to lodge formal representations on the published Proposed Plan. It is an opportunity to respond formally to the content of the Proposed Plan, proposed Delivery Programme and the draft Strategic Environmental Assessment (SEA) Environmental Report. The Proposed Plan, proposed Delivery Programme and draft Environmental Report are published on the Council's website, placed in Council libraries and the Council's office, and publicised through Council social media channels. An advertisement was placed in the local paper, the Midlothian Advertiser. Notification was sent to registered interested parties, all Midlothian Community Councils and to Scottish Government identified Key Agencies, Scottish Ministers, adjoining planning authorities to the plan area, and the Green Action Trust. The Planning Service notified neighbours that may be significantly affected by development allocation proposals. The Planning Service sought to notify children and young people through the Education service and representative organisations. The Planning Service also sought to notify further and higher education establishments; disabled persons; and Gypsies & Travellers.	June 2026 to September 2026 (Quarter 1 and Quarter 2 2026/27)
Modification of Proposed Plan (if required)	Following the 12-week consultation period on the Proposed Plan, the Planning Service may modify the plan. This would be done through a Modification Report. There may be some degree of direct liaison with respondents to identify satisfactory changes and modifications that could be made to resolve their objections to the Proposed Plan. The Council will consider the degree of further engagement required depending on the scale of any modifications.	October 2026 to Feb 2027 (Quarter 3 2026/2027 to Quarter 4 2026/2027)

	If modifications are made, a Modification Report will be published setting out the modifications and the reasons for making them. There will be no opportunity for engagement or comment on the Modification Report once it is produced.	
Examination into unresolved objections to Proposed Plan	The form of the Examination will be led by the appointed DPEA Reporter(s) but may include a hearing session. The Planning Service will advertise the Examination in a local newspaper, the Midlothian Advertiser, in Council libraries, and notification will be sent to registered interested parties who made representations to the Proposed Plan. The Reporter will publish an Examination Report, including recommendations for modifications to the proposed Local Development Plan (the Proposed Plan). This will inform those who have made representations of how these have been addressed at Examination and about the recommended further modifications to the Proposed Plan.	March 2027 to November 2027 (Quarter 4 2026/27 to Quarter 3 2027/2028)
Adoption of MLDP2	The Planning Service will publish MLDP2 and associated documents, and place them on the Council's website, at libraries and at the Council's office. It will be publicised through all Council social media channels and through an advertisement in the local paper, the Midlothian Advertiser.	December 2027 (Quarter 3 2027/2028)

Have Your Say

22. If you have any comments or views on DPS18 for consideration in future development schemes, we would be interested to hear from you. In particular:

- Do you have any views on the Participation Statement and engagement activities?
- Do you have any views on the timetable for MLDP2?

By email to ldp@midlothian.gov.uk

Or by writing to Midlothian Council, Planning Sustainable Growth and Investment Service, Fairfield House, 8 Lothian Road, Dalkeith, EH22 3AA.

Contact Us

23. If you have any questions about the Local Development Plan or this Development Plan Scheme, please get in touch.

By email to ldp@midlothian.gov.uk

or by writing to Midlothian Council, Planning Sustainable Growth and Investment Service, Fairfield House, 8 Lothian Road, Dalkeith, EH22 3AA.

Please provide us with an email contact address if you wish to be informed of future events and progress with Midlothian Local Development Plan 2.

COMMUNICATING CLEARLY

We are happy to translate on request and provide information and publications in other formats, including Braille, tape or large print.

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

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

ਅਸੀਂ ਮੰਗ ਕਰਨ ਤੇ ਖੁਸ਼ੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪ੍ਰਕਾਸ਼ਨ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੇਲ, ਟੇਪ ਜਾ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

Körler icin kabartma yazilar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri saglamak ve tercüme etmekten memnuniyet duyariz.

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