



HOUSING LAND AUDIT 2023

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the 2023 Housing Land Audit (HLA) and to update the Committee on the state of the housing land supply in Midlothian.

2 BACKGROUND

- 2.1 Maintaining the supply of land for housing is one of the most challenging tasks for the planning system, particularly so in Midlothian, which is Scotland's fastest growing local authority area in population percentage terms. The first findings of the 2022 Census for instance found that Midlothian's population increased by 16.1% between 2011 and 2022 (compared to a corresponding Scotland-wide figure of 2.7%). By 2036, National Records of Scotland (NRS) project that the population of Midlothian will grow by a further 14.2%, from 98,600 (Sept 2023) to 112,700 (using 2018-based population projections). However, based on the 2023 HLA and Midlothian's housing targets (see the MATHLR figures set out later in this report) the 2023 to 2036 population increase is potentially going to be 27%, from 98,600 to 125,300 – the difference in the methods of calculation (+12,600) having a significant impact of service provision and infrastructure. There is currently approximately 43,263 households in Midlothian and by 2036 this will increase to between 50,013 and 56,186, an increase of between 15.6% and 29.9%.
- 2.2 Midlothian Council prepares an annual HLA which is the established means of monitoring Midlothian's housing land supply. It is used to inform service and infrastructure providers such as the NHS and Scottish Water about forthcoming development sites, and it assists in the Council's own forward planning for facilities such as the provision of schools. It is important for the good planning of the area to maintain the supply of land and to avoid 'planning by appeal'. This is where land not allocated for housing in the current or past development plans could be consented for that purpose in the event of a shortage of supply.
- 2.3 The 2022/23 Audit year saw major changes to the context in which HLAs are produced. National Planning Framework 4 (NPF4) was

adopted in February 2023, the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 came into force in May 2023 and the associated guidance on the regulations was published shortly thereafter. This new regulatory framework has triggered changes to the content of the 2023 HLA and will likely also do so in future when additional guidance on HLAs is finalised.

- 2.4 The HLA indicates how many houses are built each year and how much stock remains to be built (from site allocations in the development plan and planning permissions granted). This total stock is known as the 'Established Supply' – it is further broken into the 'Effective Supply' (sites which are currently free from impediments to their development or that will become free of them) and 'Constrained sites' (where there are obstacles, such as land ownership disputes, ground contamination or access restrictions preventing their development).
- 2.5 The programming, or number of units that will be built in future years, in the HLA is agreed with Homes for Scotland (HfS), the umbrella organisation that represents the house building industry, who consult their members on their intentions for build out rates. Other data such as past completions trends, site layouts, and the status of both planning and building warrant applications are also used to estimate programming. It should be noted that the purpose of the HLA is not to 'control' the rate of delivery of homes, but rather to report on a most likely scenario for it. Where there is a dispute between the Council and HfS about a site's status this will be clearly indicated in the HLA - there are no disputed sites in the 2023 HLA.

Findings of Housing Land Audit 2023.

- 2.6 A copy of the 2023 HLA is attached as Appendix A. Its 'Summary' schedule identifies a remaining established supply of 11,799 units as of 31 March 2023. This is the sum of the remaining capacity of all sites known to Midlothian Council, whether allocated through development plans or granted planning permission. Of these, 11,052 units are effective and 747 are constrained. Further commentary on the general status of the housing land supply is provided in the Audit's 'Housing Supply Commentary' section and plans showing the sites are attached as Appendix B.

Demand for Housing.

- 2.7 NPF4 contains a Minimum All Tenure Housing Land Requirement (MATHLR) for each planning authority. For Midlothian, the MATHLR housing figure is 8,850 units over the 10 year period that the Midlothian Local Development Plan 2 (MLDP2) (2026 - 2036) will plan ahead for. This is equivalent to 885 units a year. NPF4 requires local planning authorities to set a Local Housing Land Requirement (LHLR) which must exceed the MATHLR. The Evidence Report, now under preparation, will set out Midlothian Council's view on the appropriate level of the LHLR. The reasoning and evidence base behind this

decision will be subject to external review through the Directorate of Planning and Environmental Appeal's (DPEA) 'gatecheck' process.

- 2.8 The NPF4 figures are based on demand from 2022 to 2036, but annualised and converted into a ten year requirement, so these can be used by any development plan adopted between now and 2026. Existing housing allocations will be able to meet much of the MATHLR requirement. On the basis of programming in the 2023 HLA, by April 2026 there will be a remaining effective supply of 8,524 houses. Safeguarded Sites identified in the development plan could provide further supply of 600 units (bringing the total up to 9,124 units) – the comments in the Safeguarded Sites table in the Audit provides further information about likely phasing. A future stream of windfall sites (sites not currently known about and not identified in the plan) could provide a further 710 units over 10 years if the windfall build rates in the last decade are maintained – this would bring the total of potential units to 9,834, exceeding the MATHLR figure of 8,850 units, although this is dependent on Safeguarded Sites being delivered during the life of MLDP2 and windfall sites coming forward as anticipated. If existing sites are de-allocated or become constrained this will also reduce the potential supply. Existing allocations, especially those sites which do not have planning permission, will be subject to review as part of the MLDP2 process using the current NPF4 policy framework and the latest information about the sites.
- 2.9 It should be emphasised that the MATHLR is an All-Tenure requirement. MLDP2 will have to address demands for affordable, specialist and wheelchair accessible housing through site allocations and policy in MLDP2. Midlothian Council may consider a number of approaches in MLDP2 to meet the affordable demand, including consideration of a higher affordable housing requirement (currently 25% in the MLDP), and the allocation of sites specifically for social/specialist housing, continuing to deliver its own housing programme.
- 2.10 The MATHLR (housing target) is based on 2018 Population and Housing Estimates from NRS which gives a 10 year household projection for Midlothian of 5,950 households. To this is added the outstanding need identified at 1,114 units (this brings the total to 7,064 units). To this figure a 25% generosity allowance is added (1,766 units), bringing the total to 8,830 units – the Scottish Government then rounds this figure to the nearest 50 resulting in a Midlothian MATHLR target of 8,850.
- 2.11 The 8,850 target is higher than real demand and takes no account of traditional planning factors such as availability of infrastructure or environmental constraints. The 2023 HLA indicates that completions have exceeded 900 per year for the first time. This suggests that development on the scale set out in the MATHLR is achievable (subject to market factors).

3 RECOMMENDATIONS

3.1 It is recommended that the Committee:

- a) Note the 2023 Housing Land Audit for Midlothian and agree to its publication.

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Date: 20 October 2023

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Background Papers: NPF4 Update, MLDP2 Launch and DPS15 Report and Appendices, presented to the Committee on 28th February 2023.

Attached Documents: Appendix A: Midlothian Council Housing Land Audit 2023.
Appendix B: Plans of housing sites.



Midlothian Council Housing Land Audit 2023



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1 – Audit Overview

1.1 - Introduction

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

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

- Summary – an overview of the supply situation;
- Main Schedule – information on and indicative programming for effective sites in the supply;
- Completions & Demolitions – numbers of both market and affordable housing units completed in 2022/23, where those completions were, and the number of demolitions across Midlothian;
- Constrained Sites – sites which are not effective and have obstacles preventing their development;
- Safeguarded Sites – sites associated with housing allocations which have potential for further expansion in the medium to longer term and which could be brought forward through the next development plan, if required;
- Site Notes – additional information on sites, including their planning application and building warrant references; and
- Pending Large Windfall Applications¹ – details of outstanding housing applications of four or more units for non-allocated sites.

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

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

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



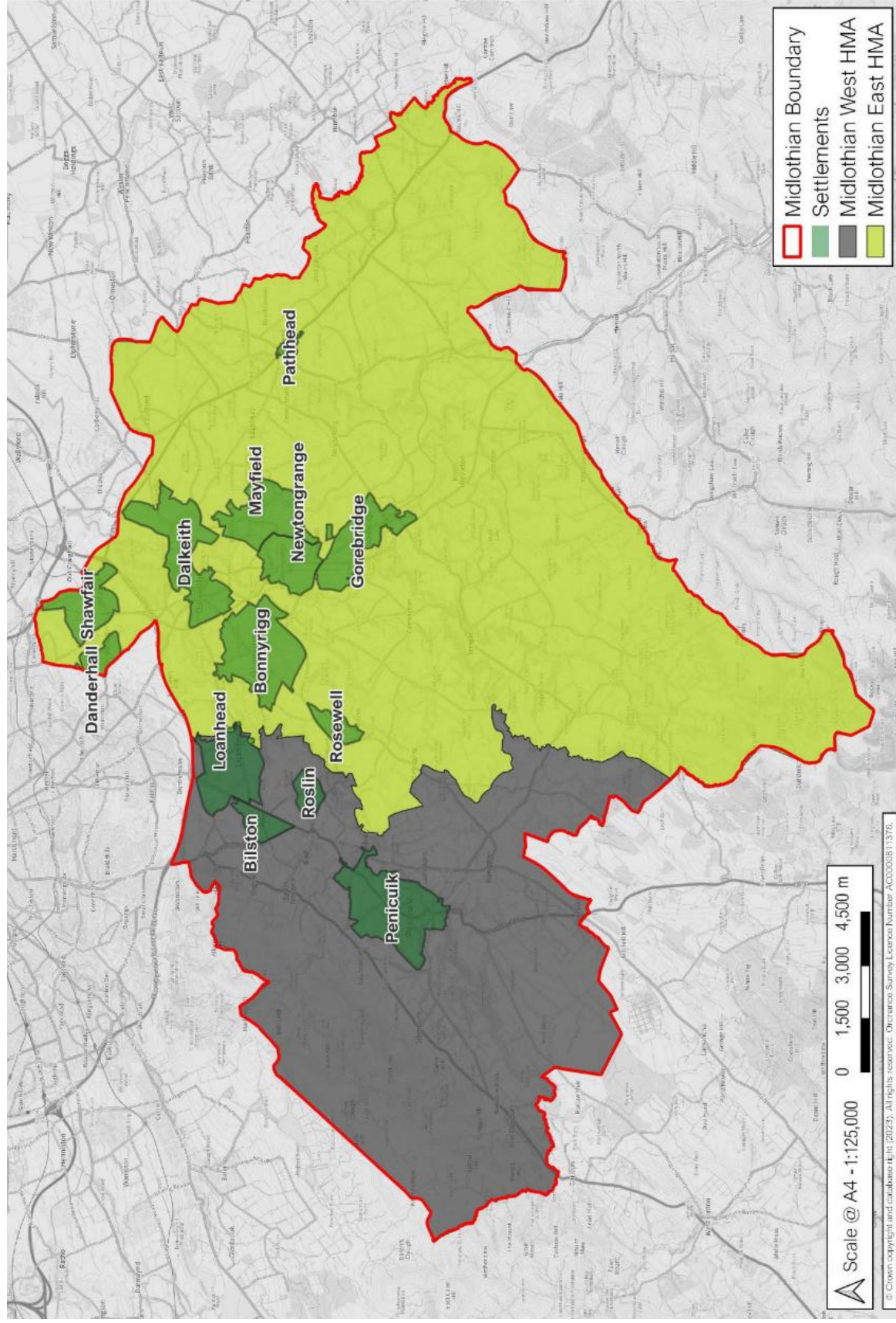


Figure 1: Midlothian's Housing Market Areas and the main settlements within them.



1.2 – Abbreviations

Table 1: HLA 2023 Abbreviations.

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



1.3 – Planning Policy Context

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

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

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

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

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

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



1.4 – Methodology

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

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

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

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

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

- Visits to all large sites and recording the number of units under construction, particularly those nearing completion;
- Inspection of site plans so that programming takes into account the house types in question (detached, semi-detached, flats etc.), as this will influence their build time;
- Inspection of phasing plans submitted by developers;
- Taking into account past annual completions on sites that have delivered units in previous years;
- Visiting house-builders websites and on site notice boards to note news on which plots or phases have been released for sale, reserved or sold;
- In the case of sites in the Shawfair Area, reviewing the annual Shawfair Phasing Plan²;
- Taking into account HfS guidance on realistic default assumptions for completions as outlined in their 'Housing Land Audits: Homes for Scotland Procedures' document;
- For social housing sites, following programming outlined in the latest Council Strategic Housing Investment Plan (SHIP report); and
- Receiving further feedback on programming via the various engagement activities outlined below.

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

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



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

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

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

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

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

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

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



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

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

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



2 - Housing Supply Commentary

2.1 – Summary of Supply and Sites

2.1.1 HLA 2023 identifies a total established housing land supply of 11,799 remaining units and an effective supply (i.e. excluding constrained sites) of 11,052 remaining units. Safeguarded sites can contribute a further 600 units when called upon³.

2.1.2 NPF4 and the Local Development Planning Guidance requires housing land supplies to be viewed by the way of a pipeline of sites that will be built across the short, medium and long terms. HLA 2023 follows this recommendation as its programming in the Summary and Main Schedule has been revised since the last Audit to align with this new system. This is illustrated in table 3. It shows that Midlothian's housing supply has the strength of being relatively balanced across the different periods of the pipeline. Further sites will also enter the supply in future Audits as windfall sites are consented⁴.

Table 3: Breakdown of Main Schedule housing supply programming.

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

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

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



2.1.3 HLA 2023 details 83 sites in its Main Schedule⁵ and a further 10 that were completed in the Audit year. Of these 93 in total, 67 are on greenfield locations while the remaining 26 are brownfield sites. The latter source are typically smaller, so when looking at this split by site area, greenfield account for 89% of the total area.

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

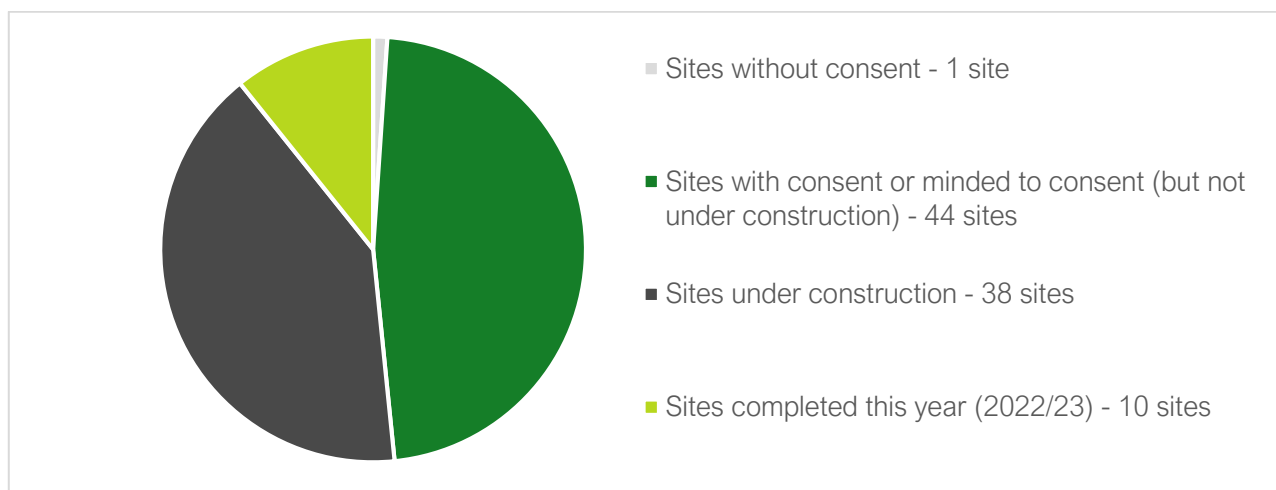


Figure 2: Breakdown of HLA 2023 sites by planning status.

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

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

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



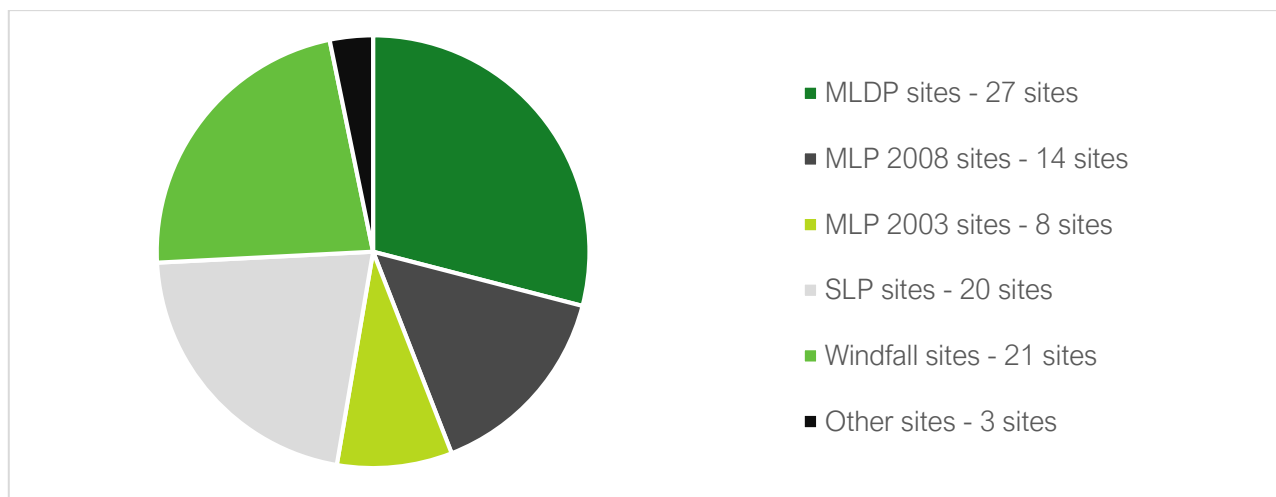


Figure 3: Breakdown of HLA 2023 sites by land supply source.

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

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

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

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

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

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

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



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

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

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

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

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

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

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



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

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

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

2.3 – Constrained Sites

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

- 'Additional Housing Development Opportunity' sites, which are locations identified in the current LDP for new homes but that have development uncertainties meaning their contribution to the effective supply is not guaranteed⁶; and
- Other constrained sites from the current or previous Local Plans, or stalled windfall approvals.

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

2.4 – Completions and Demolitions

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

⁶ See MLDP policy STRAT 4.



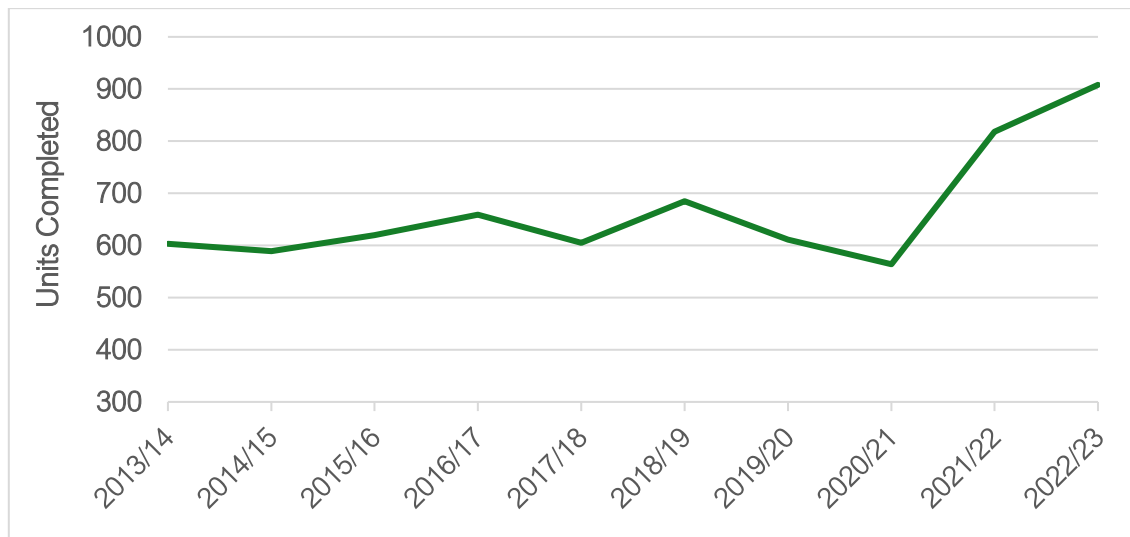


Figure 4: Housing completions in Midlothian, from 2013/14 to present.

2.4.2 Completions of 818 in 2021/22 were a record at that point, but were likely influenced by the Coronavirus restrictions of the previous year: it is probable that completions were high in that year partly due to work on unfinished units being picked up when building work recommenced after lockdowns. This would have had the effect of carrying over units that would have normally been finished in 2020/21 into 2021/22⁷. Obviously though, this cannot be a factor behind the 908 completions in 2022/23.

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

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

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

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



Table 8: Completions of affordable housing units in Midlothian.

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

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

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

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



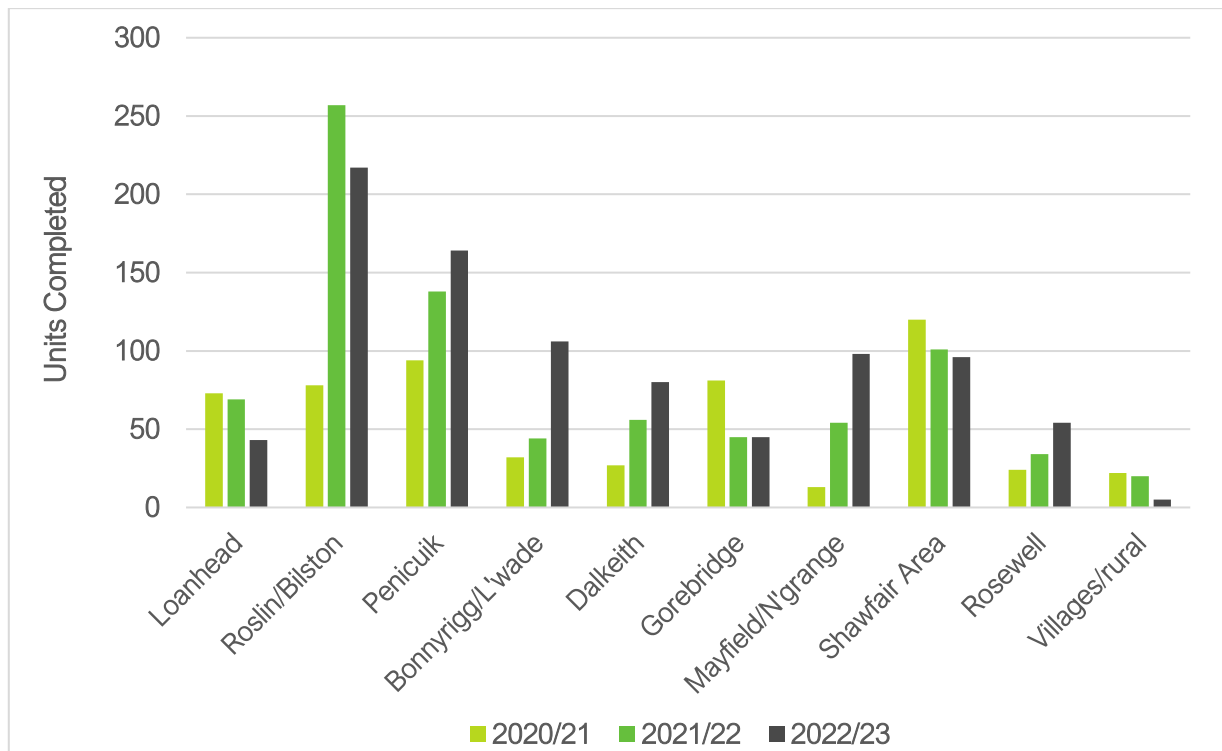


Figure 5: Comparison of units completed in recent years by settlement.

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

3 – Property Market Summary

3.1.1 House price data adds context to the Midlothian housing supply situation in the schedules on the following pages that comprise the HLA. These data were obtained from Registers of Scotland⁸ (RoS) and a link is provided in section 4⁹. It is important to note that it refers to the prices of properties sold, as it is at this point that the transaction value becomes available. Values of the wider housing stock may differ from those that come on the market.

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

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

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

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

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



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

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

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

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

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

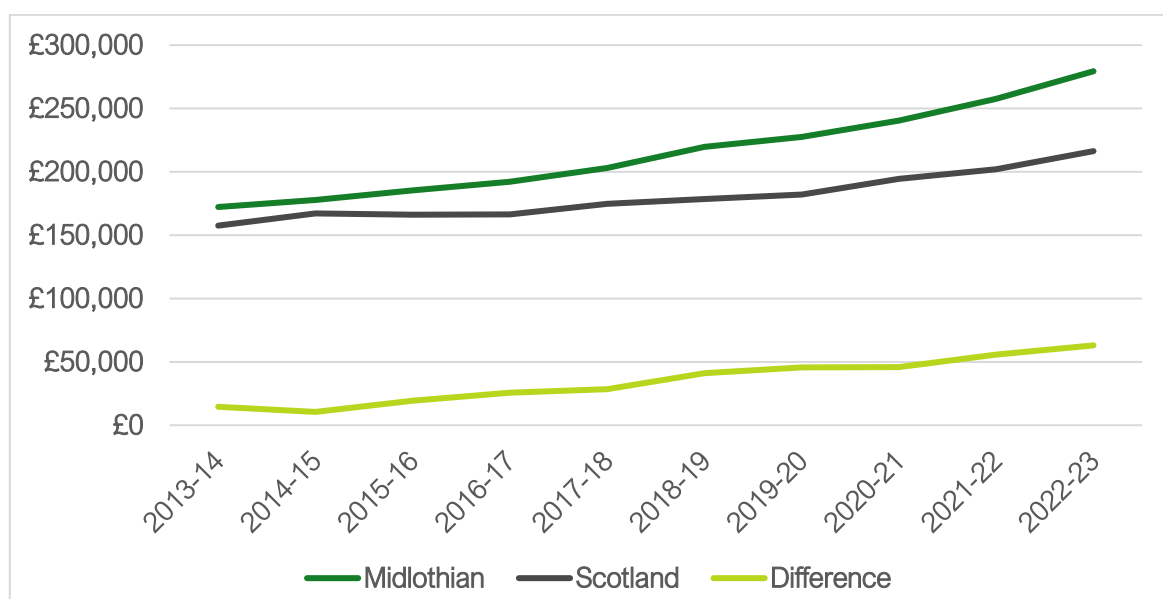


Figure 6: Average house selling price trends in Midlothian and Scotland, and the difference between them.



4 – Sources of Further Information

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

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

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



MAIN SCHEDULE

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

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

COMPLETIONS & DEMOLITIONS

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

COMPLETIONS & DEMOLITIONS

Site Reference	Site Name	Total Units	Affd. Units	In Previous Year (21/22)	Completions				Remaining at 04/23	Site Completed in 22/23?
					In Total To 03/22	In Current Year (22/23)	In Total to 03/23	Affd. Only In 22/23		
	Total completions for Dalkeith					80		6		
	Gorebridge									
	h36(AreaA)	176	0	45	115	45	160	0	16	
	Completions on small sites					0				
	Total completions for Gorebridge					45		0		
	Mayfield/Newtongrange									
	h37 Cockpen	141	0	31	123	18	141	0	0	Yes
	2018MN3 Land South West of Newbattle Community High School	79	79	0	0	79	79	79	0	Yes
	Completions on small sites					1				
	Total completions for Mayfield/Newtongrange					98		79		
	Shawfair Area									
	h43(O) Shawfair (Block O)	83	18	26	27	37	64	0	19	
	h44 North Danderhall	143	28	2	2	28	30	0	113	
	h45(C&D) South Danderhall (Plots C & D)	235	47	69	200	31	231	0	4	
	Completions on small sites					0				
	Total completions for Shawfair Area					96		0		
	Rosewell									
	h52&h22 Gorton Loan & Rosewell Mains	290	40	34	207	46	253	0	37	
	h69 Whitehill House	26	0	0	0	8	8	0	18	
	Completions on small sites					0				
	Total completions for Rosewell					54		0		
	Villages and rural remainder (Midlothian East HMA)									
	2018VR2 Lawfield Farm, near Dalkeith	8	0	0	6	2	8	0	0	Yes
	2018VR4 Former Cousland Primary School, Cousland	6	0	2	3	1	4	0	2	
	Completions on small sites					1				
	Total completions for villages and rural remainder (Midlothian East HMA)					4		0		
	Total completions for Midlothian East HMA					483		155		
	Total for Midlothian					908		229		
	Demolitions									
	Total in Midlothian for 2022/23 - 1									

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

CONSTRAINED SITES

	Site Reference	Site Name	Settlement	Area (ha)	Remaining Units	Comments
	MLDP Additional Housing Development Opportunities*					
	AHs2	Burghlee	Loanhead	10.51	175	- No application since 06/00181/OUT, which was withdrawn. - Site constraints are due to access and landscaping.
	AHs3	Belwood Crescent	Penicuik	1.63	25	No application.
	AHs4	Pomathorn Mill, by Penicuik	Villages/rural (west)	3.32	50	- No application. - Site constraints are due to access and the prominence of the site.
	Other Sites					
	Hs17	Pentland Plants	Roslin/Bilston	3.46	75	Site is currently non-effective. A garden centre business operates from it and received consent to extend their premises in early 2022.
	h55(Rem)	Seafield Moor Road Remainder	Roslin/Bilston	6.62	90	- This is what is left of the whole h55 site after excluding h55(AreaA) in the south. It has consent under 12/00814/PPP and there is also a pending application (17/00428/MSC) from Barratt. - The PPP consent was originally for the whole of h55 and proposed 200 to 250 units. The northern portion is the smaller area and accounts for around 40% of the site. Therefore the site capacity of 90 is taken from 40% of the mid-point of the PPP unit number (225 * 0.4 = 90). - This entry was moved to the Constrained Sites worksheet for HLA 2023 as high school and community facilities are planned here (22/00581/PAC).
						- Consent was granted here in 2021 under 19/00837/PPP. The site has been on the market since at least summer 2022, see - https://www.rettie.co.uk/properties/15829316/sales/DEV210048 - It was agreed with Homes for Scotland that if there had been no activity since HLA 2022 that it would be moved into the list of Constrained Sites.
	2021PK1	Loganbank Lodge	Penicuik	0.32	6	- Has consent under 18/00148/DPP for two conversions from the restaurant building and five new builds. Building warrant 20/00466/BNCO7 is for preparatory works on the two restaurant conversion units, which began in spring 2021. This means that the consent has been implemented and will not expire. - Application 20/00274/LA was approved to modify the Section 75 agreement for developer's contributions so that the infrastructure payment is delayed, in order to increase the site's commercial viability. - This site was for sale in March 2023 - https://www.novaloca.com/commercial-land/for-sale/penicuik/188996
	2018VR5	Former Howgate Restaurant	Villages/rural (west)	0.48	7	- There have been applications for this site since 2008. Consent for 23 flats was originally granted under 08/00094/FUL. This was extended by 12/00667/DPP, which was then extended by 15/01006/DPP and again by 21/00241/DPP in September 2022. - Site was advertised for sale in May 2023.
	2018BL1	51B High Street	Bonnyrigg/Lasswade	0.30	23	- Consent was granted here for 5 houses in May 2021 under 19/00912/PPP. There had been no detailed application since then, therefore this site was moved to the Constrained Sites worksheet for HLA 2023. - Application 23/00408/DPP for two houses was submitted for here after the end of the Audit year. It is in the Council's list of Small Sites (those less than four units). If consented, this site will be removed from the Main Audit.
	Hs5	Thornycroft North	Dalkeith	1.08	15	- A supermarket has been built under 20/00220/DPP on the half of this site closest to the road. The developer argued that the original capacity of 30 units would still be achievable on the remainder of the site, however its capacity in the Audit has been reduced by 50% until such time as a housebuilder proposes a design which demonstrates that it can still accommodate the full 30 units as indicated in the MLDP. The site area has been reduced by 50% too. - This entry was moved to the Constrained Sites worksheet for HLA 2023 as there has been no activity in relation to it.
	2019DK1	Glenesk House	Dalkeith	1.33	30	- Development by Viewpoint Housing Association for 30 extra care flats under 18/00586/DPP and 18/00596/BDERMD. - The buildings previously on site were demolished in 2021 and there has been no further activity since. - This site is no longer listed in the SHIP report.

2018DK2	Wester Cowden Farm	Dalkeith	1.82	25	• Applications 16/00359/PPP (expired), 20/00468/MSC (pending), 20/00653/MSC (pending), 21/00083/MSC (pending) for here are from the LAR Housing Trust. Building warrant 21/00524/BDERMD is for 25 units. - o 20/00468/MSC is for 25 units and deals with the main conditions of the PPP consent such as layout and phasing. - o 20/00653/MSC relates to conditions such as tree planting and broadband provision. - o 21/00083/MSC relates to conditions such as art, archaeology and possible contamination. • 16/00359/PPP is for a maximum of 25 units and application 18/00759/S42 previously sought to modify it to allow more, but was refused. • A visit in 2022 confirmed that the site had been cleared. • This was moved to the Constrained Sites worksheet for HLA 2023 following it not having progressed substantially for some time.
2022DK1	Land Between 23A and 37 Newmills Road	Dalkeith	0.12	4	• Consent was given for four townhouses at this site under 21/00612/DPP in July 2022. • The site was marketed in August 2022 and remains for sale as of the base date of the HLA. It was being used as part of the site compound for the neighbouring h12 social housing development in summer 2023.
h40	Vogrie Road	Gorebridge	6.92	16	• This site was originally developed by Mansell Homes, who are now part of Balfour Beatty. • There were originally three phases here that totalled 90 units – 39 in phase 1, 40 in phase 2 and 11 in phase 3. 17/00824/DPP later superseded those plans for phase 3 and replaced the original layout of 11 homes with 14 to increase the site capacity to 93. • The total capacity of this site is actually 93 units, but 77 have already been built. This consists of all of phase 1 and all of phase 2, with the exception of plots 50 and 51 from the latter. As no work has taken place on these units or phase 3 for some time, this site was moved into the Constrained Sites worksheet for HLA 2023.
282	25 Newbattle Road	Mayfield/Newtongrange	0.44	8	11/00131/DPP was granted in 2013. Work started under building warrant 16/00349/BDERSD and a notification of commencement of the development was submitted. However, no activity on site since meant it was marked as stalled for HLA19.
2021SA1	Former Cockatoo Restaurant	Shawfair Area	0.45	10	• 20/00314/DPP and building warrant 22/00423/BDERMD for 10 units at this site. • The existing buildings have yet to be demolished.
2017SA1	Land South of Hilltown House	Shawfair Area	0.76	4	This site was consented at the Local Review Body on 21/04/2017 under 12/00111/DPP. This consent was extended until 31/03/2023 due to the Coronavirus Act. Building warrant 22/00042/BDERMD indicates that work has since started.
h69	Whitehill House	Rosewell	0.22	18	• This entry is linked with site h70 in the row below. • All 8 units from 15/00175/BDCOMD were completed in 2022/23. These are at the former stables buildings with a further 18 to come from the conversion of the main house itself. • The intermittent delivery of units here across both sites coupled with a possible change of plans for this development and feedback from Homes for Scotland have led to it being retained in the Constrained Sites worksheet. However, it is possible it will be moved into the Main Schedule in future audits depending on later activity.
h70	The Grounds of Whitehill House	Rosewell	36.04	84	• This entry is linked with site h69 in the row above. • Building warrant 12/00443/BWERD is for 10 units here which were completed at Cluster D. It was originally for 8 plots but was amended to add 2 more. No further development at the other clusters has taken place. • The intermittent delivery of units here across both sites coupled with a possible change of plans for this development and feedback from Homes for Scotland have led to it being retained in the Constrained Sites worksheet. However, it is possible it will be moved into the Main Schedule in future audits depending on later activity.
2021VR1	Newbattle Home Farm	Villages/rural (east)	0.77	11	• Comprises two conversions from existing farm buildings and nine new houses under 19/00756/DPP. • The majority of the buildings on the site need to be demolished before work on the new units starts. • This site was sold in 2021 but there has been no further activity since.
2023VR1	Barley Dean	Villages/rural (east)	0.73	6	• Application 21/00453/PPP, which was originally for eight houses, but later revised down to six. This was approved at the LRB in February 2023. • A subsequent application for five houses has been refused since the end of the Audit year (23/00003/DPP).

					• PPP consent here for 60 units. • There were plans for 78 units across the site in three phases, as shown on the phasing plan for 18/00344/MSC. 18/00343/MSC and 18/00344/MSC covered the first two and were for 28 and 16 units respectively. 19/00691/MSC repositioned some blocks covered by 18/00343/MSC but did not change the overall numbers. • 21/00189/MSC was submitted in 2021 and is still pending. It proposed a new phasing schedule involving the LAR Housing Trust developing 24 units as part of a new phase 1. Phase 2 would consist of 34 units at the north of the site. The final residential phase would see 20 units built as the affordable housing portion. • The site was marked as constrained for HLA 2022 as it hasn't delivered any units since MSC consent in November 2018, has drainage issues, complications with ownership and the delivery of affordable housing. This was the approach agreed with Homes for Scotland when reviewing HLA 2021. Nevertheless, the demolition of buildings on the site means that the development has commenced. • Applications for the site are 13/00780/PPP, 18/00343/MSC, 18/00344/MSC, 19/00691/MSC, 21/00189/MSC (pending). A new application was submitted in March 2023 and proposes 17 units across the north of the site (23/00213/MSC). It is in the Large Windfall Applications worksheet.
	2018VR1	Fordel	Villages/rural (east)	3.21	60
	Total				747

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

SAFEGUARDED SITES

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

Site Reference	Site Name	Settlement	Area (ha)	Total Units	Affd. Units	Comments
Hs16 SC	Seafield Road, Safeguarded Capacity	Roslin/Bliston	11.54	200	50	- No development activity here at present. - Work is ongoing on the regular/allocated portion of Hs16 but is not expected to be finished until after 2030, therefore Hs16 SC is unlikely to be released/required until this time. Programming estimates are therefore 40 units per year from 2031/32 onwards until complete.
Hs7 SC	Redheugh West (Phase 2), Safeguarded Capacity	Gorebridge	17.45	200	50	- Hs7 SC is associated with Hs7 and h50 to the east. All are dependent on a bridge being constructed over the Borders Rail line for access. - h50 has consent in principle and an application for consent in principle for Hs7 is pending. - h50 would be built first, then Hs7, then Hs7 SC. Given this, and the large number of units to be built on each, construction on Hs7 SC would likely not start until many years after the last programming year in the Audit's Main Schedule unless other developers come on board, which there is no indication of currently. Given this, estimating programming for this site is not worthwhile at this stage. - There is a mistake in the LDP in table 3A (page 164). It lists 200 units as the capacity of Hs7 and 400 as the capacity of Hs7 SC. This is the wrong way round and HLA 2023 corrects this.
Hs0 SC	Cauldcoats, Safeguarded Capacity	Shawfair Area	10.48	200	50	- Application 14/00910/PPP is approved for this site and proposes development on both Hs0 and Hs0 SC. The consent specified that it applies only for phase one (Hs0) and this will mean that the safeguarded portion would be phase two. - An application to increase the number of units on phase 1 from 350 to 430 was approved in 2022 and a further detailed application has been lodged since (22/00604/MSC). - Based on the current layout and programming for Hs0, estimated programming for Hs0 SC is therefore 65 units per year starting in 2033/34 until complete.
Total				600	150	

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	Mldlothian West HMA										
	Loanhead										
		Ashgrove Phase 3	Dandara Homes	MLP 2008	92	4.22	21.80	Greenfield	09/00354/OUT, 18/00243/MSC, 18/00469/MSC, 18/00556/MSC, 20/00264/DPP, 20/00694/MSC	18/00296/BDERMD - 13 units, 18/00310/BDERMD - 35 units, 21/00226/BDERMD - 44 units	• The marketing name of this site is 'Ashgrove'. • Application 20/00264/DPP amended some house types but did not change the overall number of units. It was incorporated into 20/00694/MSC, which changed some house types and positions of plots but not the overall number of units. • Completion of this site is expected in 2023/24. There were 20 units remaining as of 31/03/2023, of which five have since been built. This site has delivered in excess of this number in previous years.
	2018LH1	Former Paradykes Primary School	Barratt Homes	Windfall	86	2.78	30.94	Brownfield	15/00712/PPP, 18/00060/MSC	18/00175/BDERMD - 86 units	• The marketing name for this site is 'Mayburn Walk'. • Site completed in the current audit year and will not feature in HLA 2024.
	2022LH1	Former Thornlea Nursing Home	Mr R Law & Mr Patrick Black	Windfall	4	0.18	22.22	Brownfield	22/00192/DPP, 22/00624/DPP	22/00204/BDCOMD - 2 units, 22/00534/BDCOMD - 2 units	• This is the conversion of a former nursing home. • 22/00192/DPP is for forming two units from the original building and the coach house at the back and is associated with building warrant 22/00204/BDCOMD. • 22/00624/DPP is for creating two units from the modern side extension and is associated with building warrant 22/00534/BDCOMD • Work has commenced and significantly progressed since the end of the Audit year. At least one unit is complete and others are for sale. A site visit in June 2023 confirms all units are likely to be completed in 2023/24.
	Small sites				6						• Six units across five sites. • One unit is under construction, one unit has planning consent and a pending building warrant application, one unit has a planning consent but no building warrant application and three units have a pending planning application or PPP consent only.
	Loanhead										
	Roslin/Bliston										
	Hs18	Roslin Institute	Taylor Wimpey	MLDP	304	16.63	18.28	Brownfield	13/00877/PPP, 18/00499/MSC, 20/00011/MSC, 20/00196/MSC, 20/00581/MSC (pending), 22/00736/MSC	19/00318/BDERMD - 304 units	• The marketing name for this site is 'Sindlair Gardens'. • Application 20/00011/MSC refers to conditions from the PPP consent regarding drainage systems, 20/00196/MSC refers to play areas and ground investigations, 20/00581/MSC refers to art and 22/00736/MSC refers to walls and fences.
	Hs19(AreaA)	Roslin Expansion Area A	David Wilson Homes	MLDP	110	6.62	16.62	Greenfield	18/00535/PPP, 20/00146/MSC	20/00519/BDERMD - 110 units	• The marketing name for the wider Hs19 site is 'St. Clair Mews'. • 18/00535/PPP and 20/00146/MSC are joint applications from David Wilson Homes and CALA. • This is the second phase of David Wilson's development at Hs19. This site was formerly a single entry in the Audit as Hs19(AreaA) but was split for HLA 2023. The first phase of the David Wilson development here is Hs19(AreaB), the 53 affordable units here are Hs19(AreaC) and the CALA portion of the site is now Hs19(AreaD). • This site involves three groups of homes which have 35, 43 and 32 units, all of which are covered under building warrant 20/00519/BDERMD.
	Hs19(AreaB)	Roslin Expansion Area B	David Wilson Homes	MLDP	51	3.60	14.17	Greenfield	18/00703/DPP	19/00086/BDERMD - 51 units	• The marketing name for the wider Hs19 site is 'St. Clair Mews'. • This is the first phase of David Wilson's development here. • The only unit remaining is the show home for all of David Wilson Homes' portions of Hs19. This is programmed to be completed when the rest of their units are finished.
	Hs19(AreaC)	Roslin Expansion Area C	David Wilson Homes	MLDP	53	1.58	33.54	Greenfield	18/00535/PPP, 20/00146/MSC	20/00507/BDERMD - 53 units	• The marketing name for the wider Hs19 site is 'St. Clair Mews'. • This is the affordable portion of site Hs19. • Programming is based on expected completions outlined in the Council's SHIP report and from observing that all units were under construction during a site visit in June 2023.
	Hs19(AreaD)	Roslin Expansion Area D	CALA	MLDP	50	3.03	16.50	Greenfield	18/00535/PPP, 20/00146/MSC	20/00518/BDERMD - 50 units	• The marketing name for this site is 'Glenacre'. • This is the CALA portion of site Hs19. It involves two groups of houses of 35 units and 15 units. All are covered under 20/00518/BDERMD. • 18/00535/PPP and 20/00146/MSC are joint applications from David Wilson Homes and CALA. • This site was formerly part of Hs19(AreaA) but was split for HLA 2023.
	Hs16(AreaA)*	Seafeld Road Area A	Taylor Wimpey	MLDP	191	8.67	22.03	Greenfield	17/00968/DPP	18/00267/BDERMD - 191 units	• The marketing name of the wider Hs16 site is 'Pentland Green'. • This is the western portion of Hs16.
	Hs16(AreaB)*	Seafeld Road Area B	Taylor Wimpey	MLDP	31	2.64	11.74	Greenfield	19/01019/DPP	20/00052/BDERMD - 31 units	• The marketing name of the wider Hs16 site is 'Pentland Green'. • Site completed in the current audit year and will not feature in HLA 2024.
	Hs16(AreaC)*	Seafeld Road Area C	Taylor Wimpey	MLDP	214	12.89	16.60	Greenfield	19/01039/PPP	22/00449/BDCOMD (pending) - 140 units, 22/00585/BDERMD (pending) - 78 units, 22/00603/BDERMD (pending) - 15 units	• This is the portion of Hs16 that is not covered by Hs16(AreaA) or Hs16(AreaB). • Minded to consent at the August 2021 Planning Committee. • Programming assumes work commencing here after the completion of Hs16(AreaA).
	h55(AreaA)	Seafeld Moor Road Area A	Barratt Homes	MLP 2008	190	9.89	19.21	Greenfield	12/00814/PPP, 19/00321/MSC	18/00338/BDERMD - 35 units, 18/00341/BDERMD - 155 units	• The marketing name of this site is 'Pentland View'. • This is the southern half of h55. The PPP application covers it all however the northern portion is earmarked as the site of a new high school and community facilities. It has been moved into the 'Constrained Sites' worksheet as a result. • Site visited in May 2023. The 'final phase' was being advertised and from this and past completions, it is expected that this site will be completed in 2023/24.
	Small sites				2						• Two units across two sites. • Both units are under construction.
	Roslin/Bliston										
	Penicuik										
	h58(AreaA1)	Belwood CALA (at NW Penicuik)	CALA	MLP 2008	75	6.41	11.70	Greenfield	17/00068/DPP	18/00039/BDERMD - 75 units	• The marketing name for this site is 'Belwood Oaks'. • Phase 1 of h58. • Site completed in the current audit year and will not feature in HLA 2024.

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	h58(AreaA2)	Belwood Avant (at NW Penicuik)	Avant Homes	MLP 2008	87	5.65	15.40	Greenfield	17/00068/DPP, 18/00847/DPP	18/00099/BDCOMD - 87 units	- The marketing name for this site is 'Carmethy Heights'. - Phase 1 of h58. 18/00847/DPP amends the house types approved in the original application but does not change the overall number of units.
	h58(AreasB1&B2)	Nursery West & North (at NW Penicuik)	Avant Homes	MLP 2008	78	7.24	10.77	Greenfield	17/00068/DPP, 22/00253/DPP (pending)	21/00601/BDERMD - 42 units, 22/00529/BDERMD (pending) - 35 units	- The marketing name for this site is 'Carmethy Heights'. - Application 22/00253/DPP seeks to change the house types and plot numbers but not the number of units. These are units covered by 22/00529/BDERMD. It was minded to be consented at the March 2023 Planning Committee. - Programming is based on observations from a site visit in June 2023 and previous completions figures from Avant's earlier phase of this site.
	h58(AreaB3)	Nursery East (at NW Penicuik)	Dunedin Canmore	MLP 2008	57	2.58	22.09	Greenfield	17/00068/DPP, 19/00576/DPP, 20/00088/DPP	19/00560/BDERMD - 57 units	- SHIP site. - Application 19/00576/DPP added another 5 units compared to the original consent. Application 20/00088/DPP changed the heights of the two blocks of flats but did not alter the number of units or their plot numbers. - A site visit in May 2023 confirmed that this site will be completed in 2023/24.
	h58(AreasC&D)	Mauricewood & Mauricewood North (at NW Penicuik)	CALA	MLP 2008	110	7.87	13.98	Greenfield	17/00068/DPP, 23/00100/DPP	18/00134/BDERMD - 106 units	- The marketing name for this site is 'Belwood Oaks'. - Originally labeled plots 1 – 110, but now numbered 76 – 185 as this area follows on from h58(AreaA1) which was CALA's first phase here that had 75 units. 23/00100/DPP changes the house types on 9 plots but doesn't alter development numbers or the layout. - Programming is based on observations from a site visit in May 2023 and past completions figures at CALA's earlier phase of this site.
	h58(AreaE)	Deanburn (at NW Penicuik)	Bellway Homes	MLP 2003	91	6.86	13.27	Greenfield	17/00068/DPP, 19/00727/DPP	19/00241/BDERMD - 91 units	- The marketing name of this site is 'Ladywood View'. - Site visited in May 2023 and will be completed in 2023/24.
	h58(AreaF)	Rullion Road (at NW Penicuik)	Midlothian Council	MLP 2008	68	6.18	11.00	Greenfield	17/00068/DPP		- SHIP site. - This is the second (and last) affordable phase of h58. - Programming is taken from the Council's latest SHIP report but pushed back a year as there is no building warrant or construction activity, and also in response to feedback from Homes for Scotland.
	h25(AreaA)	Greenlaw and Adjacent Land Area A	Taylor Wimpey	MLP 2003	92	4.92	18.70	Greenfield	12/00745/DPP	10/00543/BVERD - 92 units	- The marketing name of the wider h25 site is 'Greenlaw Mains'. - Site completed in the current audit year and will not feature in HLA 2024.
	h25(AreaC)	Greenlaw and Adjacent Land Area C	Taylor Wimpey	MLP 2003	83	5.65	14.69	Greenfield	19/00256/DPP, 19/00263/DPP	19/00280/BDERMD - 83 units	- The marketing name of the wider h25 site is 'Greenlaw Mains'. - Site completed in the current audit year and will not feature in HLA 2024.
	h25(AreaD)	Greenlaw and Adjacent Land Area D	Taylor Wimpey	MLP 2003	221	11.77	18.78	Greenfield	21/00466/DPP, 22/00320/DPP	21/00067/BDERMD - 221 units, 23/00002/BDERMD (pending) - 85 units, 23/00002/BDERMD/A (pending) - 3 units	- The marketing name of the wider h25 site is 'Greenlaw Mains'. - Application 22/00320/DPP replaces the original design for plot 601. It does not change the numbers on site. - Programming is based on observations from a site visit in May 2023 and actual completions from previous phases of this development.
	2020PK1	Windsor Square	Ark Housing Association	Windfall	12	0.24	50.00	Brownfield	19/00510/DPP		- SHIP site. - Discussions with the applicant are ongoing regarding possible amendments and construction arrangements. The site is also in the Council's latest SHIP report, therefore it can still be considered effective. Programming in the Main Schedule follows that provided in the SHIP report.
	2022PK1	Kentigern Mall	Sheet Anchor Evolve (London) Ltd.	Windfall	7	0.08	87.50	Brownfield	21/00335/DPP		15 units across 9 sites. - Three units are under construction, one unit has planning consent and a building warrant granted but is not under construction, five units have planning consent and a pending building warrant application, five units have planning consent but no building warrant application and one unit has a pending planning application.
	Small sites				15						
	Penicuik										
	Villages and rural remainder (Midlothian West HMA)										
	Hs20	Auchendinny	Bellway Homes	MLDP	395	21.87	18.06	Greenfield	20/00089/DPP, 22/00848/DPP (pending), 23/00333/DPP (pending)	22/00514/BDERMD (pending) - 395 units	- The marketing name for this site is 'Dalmore Grange'. - Application 22/00848/DPP from Bellway has been consented since the end of the Audit year. It proposes 395 units, supersedes 20/00089/DPP and involves three phases. The private housing phases would be 97, 120 and 80 units each. The phasing of the affordable portions are not detailed, other than it being stated that affordable housing will be delivered in each phase. 23/00333/DPP was submitted after the end of the Audit year and is for an amendment of house types at plots 47, 49, 71, 385 – 387 and 389 – 391. - Programming for the market component of this development is based on Bellway's completions at their h58(AreaE) site nearby in Penicuik. High completions for particular years are due to phases of affordable housing being built alongside the market units.
	AHs1	Rosslynlee, near Penicuik	Oakridge Group	MLDP	215	17.92	12.00	Brownfield	17/00980/PPP, 17/01001/DPP, 22/00160/DPP	19/00380/BDAEX - 2 units, 21/00073/BDCOSD - 1 unit, 23/00025/BDERMD (pending) - 54 units	- The marketing name for this site is 'St. Margarets'. - Following the 'North Park' portion of Rosslynlee now being developed by Robertson Homes, there are three remaining areas of this development: - Rosslyn Grange – 72 units; - Village Core – 29 units; and - South Park – 114 units. - In spring 2023, Carmichael Homes were advertising their intentions to develop 26 detached units as part of this site, while 23/00025/BDERMD for another 54 units is from a further developer (Bancon Homes).

SITE NOTES

Site Reference	Site Name	Developer (or Owner)	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
AHs1(NP)	North Park (at Rosslynlee)	Robertson Homes	MLDP	121	7.98	15.16	Greenfield	22/00616/MS	22/00410/BDERMD (pending) - 121 units	- The marketing name for the wider Rosslynlee development is 'St. Margarets'. - Following the 'North Park' portion of Rosslynlee now being developed by Robertson Homes, there are three remaining areas of this development: - o Rosslyn Grange – 72 units; - o Village Core – 29 units; and - o South Park – 114 units. - In spring 2023, Carmichael Homes were advertising their intentions to develop 26 detached units as part of this site, while 23/00025/BDERMD for another 54 units is from a further developer (Bancon Homes).
AHs5	Wellington School, by Howgate	Lochray Homes	MLDP	46	6.78	6.78	Brownfield	20/00144/DPP		- Approved at appeal in October 2022. 29 units across 24 sites.
Small sites				29						3 units are under construction, 4 units have planning consent and a pending building warrant application, 12 units have planning consent but no building warrant application and 10 units have a pending planning application or PPP consent only.
Villages and rural remainder (Midlothian West HMA)										
Midlothian East HMA										
Bonnyrigg/Lasswade										
Hs10(AreaA)	Dalhouse Mains Area A	Walker Group / Springfield	MLDP	27	2.31	11.69	Greenfield	16/00712/PPP, 16/00855/DPP, 18/00333/DPP	17/00437/BDERMD - 27 units	- The marketing name for the wider Hs10 site is 'One Dalhouseie'. - This site is a small portion in the south of the wider Hs10 allocation (see the rows below). - Planning consent here is actually for 28 units, but the building warrant excludes plot 28, which is on the opposite side of the road to the rest of the units and which may not be built. - The final remaining plot is the show home (plot 19).
Hs10(AreaB)	Dalhouse Mains Area B	Walker Group / Springfield	MLDP	78	3.40	22.94	Greenfield	16/00712/PPP, 18/00539/MS	19/00141/BDERMD - 78 units	- The marketing name for the wider Hs10 site is 'One Dalhouseie'. - This is the second phase of Hs10.
Hs10(AreaC)	Dalhouse Mains Area C	Walker Group / Springfield	MLDP	103	5.15	20.00	Greenfield	16/00712/PPP, 18/00399/MS, 18/00538/MS, 21/00056/MS	21/00530/BDERMD - 103 units	- The marketing name for the wider Hs10 site is 'One Dalhouseie'. - Applications 18/00399/MS and 18/00538/MS relate to conditions over matters such as phasing schedules and landscaping works for the whole of Hs10. They are not related to unit layout and numbers. - Programming is based on observations from a site visit in June 2023, completions rates from earlier portions of this site and figures from the developer.
Hs10(AreaD)	Dalhouse Mains Area D	Walker Group / Springfield	MLDP	70	1.32	53.03	Greenfield	16/00712/PPP, 19/00685/MS	19/00468/BDERMD - 70 units, 21/00705/BDCCOMD - 56 units, 22/00413/BDERMD (pending) - 24 units	- The marketing name for the wider Hs10 site is 'One Dalhouseie'. - This is the affordable housing portion of Hs10. - Site completed in the current audit year and will not feature in HLA 2024.
Hs11(AreaA)	Dalhouse South Area A	Bellway Homes	MLDP	94	5.57	16.88	Greenfield	21/00227/DPP, 21/00228/DPP, 21/00230/DPP	21/00286/BDERMD - 94 units	- The marketing name for the wider Hs11 site is 'Dalhouseie Way'. - Programming is based on completions so far and observations from a site visit in June 2023.
Hs11(AreaB)	Dalhouse South Area B	Bellway Homes	MLDP	146	12.20	11.97	Greenfield	18/00740/DPP, 23/00153/DPP (pending), 23/00159/DPP (pending)	22/00532/BDERMD (pending) - 61 units	- The marketing name for the wider Hs11 site is 'Dalhouseie Way'. - The pending planning applications are from Bellway. Programming is based on them starting on this portion of the site when their work has finished on Hs11(AreaA).
Hs11(AreaC)	Dalhouse South Area C	Walker Group / Springfield	MLDP	80	1.80	44.44	Greenfield	18/00743/PPP, 21/00816/DPP, 21/00860/DPP, 22/00026/MS (pending)		22/00026/MS will supersede the other three previous applications here and comprise all the affordable units for the wider Hs11 site. It has been approved after the end of the Audit year. - Programming is based on observations from a site visit in June 2023, that outlined in the Council's latest SHIP report and figures from the developer.
Hs12* & Hs12 SC	Hopefield Farm 2 & Hopefield Farm 2, Safeguarded Capacity	Taylor Wimpey	MLDP	1032	55.86	18.47	Greenfield	20/00151/PPP (pending)		- Application 20/00151/PPP was minded to be consented at the April 2021 Planning Committee. - It covers both Hs12 and Hs12 SC as it was agreed in pre-application discussions that both would be included in the masterplan to ensure the best possible design and their integration. Hs12 SC is the safeguarded portion of the site and has been moved from the Safeguarded Sites table into the Main Schedule for HLA 2023 to reflect this. - Condition 2 of the consent associated with 20/00151/PPP permits up to 1,032 across the two sites.
243	Former garage, Elm Row	Lasswade Townhouse Development Company	Windfall	7	0.18	38.89	Brownfield	03/00390/FUL, 07/00721/FUL, 20/00527/DPP	09/00449/BWALCO - 2 units, 21/00179/BDERMD - 5 units	- Originally, consent was granted under application 03/00390/FUL for four new houses and the conversion of the former garage building into two houses. - Before construction started, another application was submitted (07/00721/FUL) for six new houses and the conversion of the former garage building into two houses. This was not determined prior to the previous application expiring, therefore work started under that and this new application was left to expire without any further work taking place. This means the prior application is still valid. The work resulted in the garage conversion into two houses being complete under building warrant 09/00449/BWALCO. - Two other applications (19/00470/DPP and 19/00742/DPP) were later withdrawn, while a third (20/00527/DPP) was consented. Future building work will take place under this application. - Construction has started, with the site being cleared and bank stabilisation works having taken place. Homes at the development are also being marketed.
2020BL1	Lasswade High Street	Dimension Homes Ltd.	Windfall	8	0.56	14.29	Brownfield	18/00382/DPP, 21/00773/DPP	19/00212/BDERMD - 8 units	- The marketing name for this site is 'School Green Close'. - Application 21/00773/DPP proposes minor layout amendments, but does not change unit numbers.
2021BL1	Burnbrae Road	Midlothian Council	Windfall	20	0.47	42.55	Greenfield	20/00397/DPP	20/00425/BDERMD - 10 units, 20/00426/BDERMD - 10 units	- SHIP site built to Passivhaus standards. - Programming is based on observations from a site visit in June 2023 and expected completions from the Council's latest SHIP report.

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	2021BL3	Moorfoot Place	Midlothian Council	Windfall	46	0.91	50.55	Brownfield	21/00552/DPP	21/00664/BNERS - 46 units	• SHIP site. • Development also includes a day care centre and an intermediate care facility (though they don't count towards the Audit numbers). • Programming is taken from the Council's latest SHIP report but pushed back one year to account for the fact that construction had not started as of summer 2023 and the associated building warrant was not approved. Homes for Scotland requested this approach also.
	2021BL4	Cockpen Terrace	Mears Group	Windfall	16	0.50	32.00	Brownfield	19/01029/DPP	20/00373/BDERMD - 16 units	• SHIP site. • Programming is based on observations from a site visit in June 2023.
	2022BL1	High Street	Midlothian Council	Windfall	20	0.19	105.26	Brownfield	21/00939/DPP	22/00223/BDERMD - 20 units	• SHIP site. • Programming is based on observations from a site visit in June 2023 and expected completions from the Council's latest SHIP report, though the delivery of the units in 2024/25 is also possible.
	Small sites				7						• Seven units across seven sites. • Four units are under construction, one unit has planning consent and a pending building warrant application and two units have planning consent but no building warrant application.
	Bonnyrigg Lasswade										
	Dalkeith										
	Hs2	Larkfield West	Dandara Homes	MLDP	88	4.85	18.14	Greenfield	14/00420/PPP, 19/00010/MSC, 20/00652/MSC	18/00499/BDERMD - 23 units, 19/00372/BDERMD - 61 units, 21/00223/BDERMD - 65 units	• The marketing name for this site is 'Eskbank Gardens'. • Hs2 and Hs3 are one overall phased development by Dandara. • 19/00010/MSC proposed 134 units in total, with 84 on Hs2 and 50 on Hs3. 20/00652/MSC supersedes it and sees 88 units being built on Hs2. It does not amend Hs3. • Programming is based on observations from a site visit in June 2023 and past completions rates elsewhere on this site.
	Hs3	Larkfield South West	Dandara Homes	MLDP	65	2.84	22.89	Greenfield	14/00420/PPP, 19/00010/MSC, 22/00091/MSC	19/00427/BDERMD - 50 units, 22/00212/BDERMD - 30 units, 22/00362/BDERMD - 35 units	• The marketing name for this site is 'Eskbank Gardens'. • Hs2 and Hs3 are one overall phased development by Dandara. All the affordable units are on Hs3. • 22/00091/MSC revises the layout for Hs3 with 65 units rather than the 50 consented under 19/00010/MSC. • Programming is based on observations form a site visit in June 2023, site layout and types of units, as well as programming for the affordable units as outlined in the Council's latest SHIP report. • Construction has started here since the end of the Audit year.
	h46	Cowden Cleugh	Bellway Homes	MLP 2008	109	8.79	12.40	Greenfield	14/00444/PPP, 18/00678/MSC, 19/00338/MSC	18/00548/BDERMD - 82 units, 20/00101/BDERMD - 27 units	• The marketing name for this site is 'Summerville Gardens'. • 109 units are being built across four phases. • 18/00548/BDERMD is for the market units and 20/00101/BDERMD is for the affordable units. • Programming for this site is based on observations from a visit in June 2023 and past completions rates.
	h12	Former Dalkeith High School	Midlothian Council	Pre-2003 MLP	92	3.26	28.22	Brownfield	19/01016/DPP, 19/01024/DPP	19/00528/BDERMD - 44 units, 19/00535/BDERMD - 48 units	• SHIP site also known as 'Newmills Road'. • Application 19/01016/DPP is for 44 units and 19/01024/DPP is for 48 extra care units. • Programming is based on observations from a site visit in June 2023. The development is nearly complete and all the units will be released in one batch.
	2020DK1	131 to 133 High Street	SRS Scotland Ltd	Windfall	4	0.02	200.00	Brownfield	19/01002/DPP, 20/00055/LBC	20/00082/BDCOMD - 4 units	• Site retrospectively added to HLA 2023 from the Small Sites records following the Audit now detailing sites of 4 or more units rather than 5 or more. • Site completed in the current Audit year and will not feature in HLA 2024.
	2021DK1	Buccleuch Street	Midlothian Council	Windfall	10	0.10	100.00	Brownfield	20/00595/DPP, 21/00503/DPP	20/00532/BDERMD - 10 units	• SHIP site built to Passivhaus standards. • Application 21/00503/DPP is an amendment to 20/00595/DPP. • Building warrant 20/00532/BDERMD has 12 plots in it, but 2 of these are for the retail units. • Programming is based on observations from a site visit in June 2023.
	2022DK1	Kippelaw Hatchery	Mr Graham Roberts	Windfall	5	0.62	8.06	Brownfield	20/00349/DPP		• Site is currently under offer - https://halidayhomes.co.uk/property/kippelaw-hatchery-dalkeith-eh22/ • Will be reviewed for progress in HLA 2024 and moved to the Constrained Sites worksheet if there is no further activity.
	Small sites				12						• 12 units across 8 sites. • One unit is under construction, five units have planning consent and a pending building warrant application, two units have planning consent but no building warrant application and four units have a pending planning application or PPP consent only.
	Dalkeith										
	Corebridge										
	Hs7*	Redheugh West (Phase 2)	(Old Road Securities Plc)	MLDP	400	24.36	16.42	Greenfield	21/00374/PPP (pending)		• Dependent on utilities and roads connections from h50 to the east, including a new bridge over the Borders Rail line. Therefore, programming is scheduled for after h50. • Application 21/00374/PPP does not specify a number of units. • There is a mistake in the LDP in table 3A (page 164). It lists 200 units as the capacity of Hs7 and 400 as the capacity of Hs7 SC. This is the wrong way round and HLA 2023 corrects this.
	h50(1A)	Redheugh / Prestonholm new community (Phase 1A)	(Old Road Securities Plc) / Barratt Homes	MLP 2008	135	7.60	17.76	Greenfield	15/00045/PPP, 23/00416/MSC (pending)		• 23/00416/MSC was submitted after the end of the Audit year. Like 15/00045/PPP, it covers all of h50. It proposes 685 units, including 174 affordable, across 3 phases. This part of h50 is included in phase 1. h50 may be split differently in future Audits to reflect these phases. • Programming is based on communications between the developer and the Council from earlier in 2023.

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	h50(Rem)	Redheugh / Prestonholm new community remainder	(Old Road Securities Plc) / Barratt Homes	MLP 2008	565	28.06	20.14	Greenfield	15/00045/PPP, 23/00416/MSC (pending)		23/00416/MSC was submitted after the end of the Audit year. Like 15/00045/PPP, it covers all of h50. It proposes 685 units, including 174 affordable, across 3 phases. - This portion of h50 is mainly phases 2 and 3 in 23/00416/MSC, however parts of the site near the B704 are included in phase 1. This is why programming here is aligned with the site h50(1A). Programming is based on communications between the developer and the Council from earlier in 2023.
	h24	Newbyres	Persimmon Homes	MLP 2003	96	4.84	19.83	Greenfield	22/00066/DPP (pending)	22/00407/BDERMD (pending) - 96 units	22/00066/DPP has been consented since the end of the Audit year. - Programming is based on past completions at Persimmon's nearby h36(AreaA) site and follows on from their expected conclusion of building work there.
	h36(AreaA)	North Gorebridge Area A	Persimmon Homes	MLP 2003	176	6.69	26.31	Greenfield	07/00352/FUL, 14/00251/DPP, 18/00671/DPP	07/00251/BWERD - 500 units, 19/00580/BDERMD - 112 units, 21/00125/BDERMD - 6 units	- The marketing name for this site is 'King's Meadow'. - This is the last remaining portion of the wider h36 Persimmon site, the whole of which was initially covered by 07/00352/FUL. - The plots in Area A are listed at the end of building warrant 07/00251/BWERD and start at number 4010, i.e. plot 4010 is plot 10 on the site plans. There is some overlap of this BW and 19/00580/BDERMD. 18/00671/DPP amended the house types of 28 units from 14/00251/DPP but did not change overall numbers. These new units are labelled plots 4201/201 – 4228/228 in building warrants/site plans.
	h51	Robertson's Bank	Carlisson Properties Ltd	MLP 2008	14	2.68	5.22	Brownfield	20/00899/DPP (pending)		- Minded to consent at the February 2023 Planning Committee and has since been consented after the end of the Audit year. - A site visit in June 2023 found that the former scrap yard on site was being cleared in advance of development taking place here.
	2022GB1	Newbyres Crescent	Cruden Homes	Windfall	75	1.84	40.76	Brownfield	18/00099/DPP	22/00571/BDERMD (pending) - 75 units	- SHIP site. - A site visit in June 2023 found that groundworks and infrastructure had commenced. Programming is based on this and what is outlined in the Council's latest SHIP report.
	Small sites				5						- Five units across three sites. - Three units are under construction and two units have a pending planning application.
	Gorebridge										
	Mayfield/Newtongrange										
	h48	Bryans	Cruden Homes	MLP 2008	72	2.77	25.99	Brownfield	19/00042/DPP	19/00201/BDERMD - 72 units	- SHIP site also known as 'Conifer Road'. - Programming is taken from the Council's latest SHIP report and reflects all the units being released in a single batch rather than all 72 constructed in a single year. - A site visit in June 2023 observed that construction has now started here.
	h41	North Mayfield	Lovell Homes	MLP 2003	156	8.47	18.42	Greenfield	19/00981/PPP, 22/00460/MSC	22/00347/BDERMD (pending) - 156 units	- The marketing name for this site is 'Oakwood Edge'. - A site visit in June 2023 found that groundworks have now started and an access from Oak Place had been created. - Programming for 2025/26 and 2026/27 includes the delivery of the 39 affordable units in those years, which is partly based on expectations in the Council's latest SHIP report.
	h38+	South Mayfield Sites	Springfield	MLP 2003 & MLP 2008	926	70.97	13.05	Greenfield	22/00027/PPP (pending)		- Application 22/00027/PPP was minded to be consented at the February 2023 Planning Committee. Condition 2 of this consent is that no more than 926 units are erected. - This proposal covers all of what was h38(Rem), h49, h34(Rem) and h35. As a result, these sites have been consolidated into a single row for the latest HLA. The site may be split up in future audits as its layout and phasing becomes clear after the submission of detailed MSC applications.
	h37	Cockpen	Miller Homes	MLP 2003	141	10.49	13.44	Greenfield	09/00056/OUT, 15/00968/MSC, 16/00601/MSC, 18/00704/DPP, 19/00824/DPP, 21/00608/DPP, 21/00806/DPP (refused)	15/00442/BDERMD - 136 units, 21/00379/BDERMD - 5 units	- The marketing name for this site is 'Lady Victoria Grange'. - Application 21/00806/DPP was for 10 additional units on land not allocated as part of h37, but the units would have been an extension of the existing development. These would have taken the total site capacity to 151 if consented. The application was refused at the LRB. - Site completed in the current audit year and will not feature in HLA 2024. - SHIP site. Known in SHIP documents as 'Morris Road'. - Site completed in the current audit year and will not feature in HLA 2024.
	2018MN3	Land South West of Newbattle Community High School	Cruden Homes	Windfall	79	2.67	29.59	Brownfield	18/00308/DPP	18/00394/BDERMD - 79 units	SHIP site.
	2022MN1	Former Newbattle High School (Phase 1)	Midlothian Council	Windfall	90	4.74	18.99	Brownfield	21/00877/DPP	22/00134/BDERMD - 90 units	- This is phase 1 of a larger development. Phase 2 will be covered by either 21/00876/PPP or 22/00797/DPP, both of which are still pending. - Programming is taken from the Council's latest SHIP report and reflects all the units being released in a single batch rather than all 90 constructed in a single year.
	2022MN2	Newtongrange Parish Church	Church of Scotland	Windfall	5	0.13	38.46	Brownfield	21/00701/PPP		Development by the Church of Scotland, the proceeds of which will be used to refurbish the adjacent church.
	Small sites				3						- Was for seven units, but reduced to five. - Three units across two sites. - Two units are under construction and one has planning consent and a pending building warrant application.
	Mayfield/Newtongrange										
	Shawfair Area										
	Hs0*	Cauldcoats	(Paladin Ventures Ltd) / Miller Homes	MLDP	430	19.02	22.61	Greenfield	14/00910/PPP, 22/00604/MSC (pending)	22/00593/BDERMD (pending) - 52 units, 22/00594/BDERMD (pending) - 83 units, 22/00596/BDERMD (pending) - 81 units	14/00910/PPP covers both Hs0 and Hs0 SC and was for up to 650 units, with 485 of these being market and 165 being affordable. The consent however is only for 350 units on Hs0 as phase 1, meaning Hs0 SC would be phase 2. An application to increase the number of units on phase 1 to 430 was approved under 20/00312/S42. 22/00604/MSC was received after the end of the Audit year and proposes 369 units built by Miller with 92 affordable. Programming is partly based on that outlined in the phasing plan submitted with this application and the anticipated delivery of the affordable units as outlined in the Council's latest SHIP report. - A visit in June 2023 found that site clearing work had taken place and archaeological trenches on site.

SITE NOTES

Site Reference	Site Name	Developer (or Owner)	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
Hs1*	Newton Farm	CALA	MLDP	620	38.73	16.01	Greenfield	17/00408/DPP (pending), 17/00409/DPP (pending)	22/00520/BDERMD (pending) - 146 units	- The marketing name for this site is 'Newton'. - This development includes 506 units at Newton Farm (17/00408/DPP) and 116 at Wellington Farm (17/00409/DPP). These applications have been consented since the end of the Audit year. - CALA are due to begin work on site in August 2023 as well as upgrading of the Old Craigthall Road in September 2023 to facilitate the development.
Hs1 SC	Newton Farm, Safeguarded Capacity	Holder Planning / Wellington Farms Ltd.	MLDP	360	21.10	17.06	Greenfield	20/00774/PPP (pending)		- Minded to be consented at the March 2022 Planning Committee. The approval is for 'no more than 360' units. - Approval to amend Condition 4 of the neighbouring application 17/00408/DPP was given at the January 2021 Planning Committee. This was to allow access to Hs1 SC from the two proposed vehicle routes in Hs1. - The Committee Report states that the site is 'not capable of delivering homes in five years' and that it should be 'seen as a next phase' of the Hs1 development. Programming takes this into account and also the phasing of Hs1 which shows that access into Hs1SC would not take place until mid-way through construction.
h43	Shawfair	Shawfair LLP	SLP					02/00660/OUT		- Where the planning consent type is marked as 'OUT' in the Main Schedule for the Shawfair blocks, this refers to the original outline planning permission for the whole of the Shawfair allocation. Further detailed consents are required for work to start on individual blocks. - Application 19/00112/PPP, for community facilities, covers blocks D, J, N and part of M. - It resulted in blocks D and J being removed from the Audit and M being removed as shown in the 2022 Shawfair Phasing Plan. There were no residential units planned for block N, so it was not in the Audit beforehand. - A second result of the consent of 19/00112/PPP was a land swap, with residential units going on two sites north and south of Newton Church Road in the gap between Newton Village and Danderhall as per 19/00891/MSC. These are labelled h43(W1) and h43(W2). - These two blocks are combined in the Shawfair Phasing Plan, so the HLA follows suit in making them one entry.
h43(A&E)	Shawfair (Blocks A & E)	Shawfair LLP	SLP	184	5.34	34.46	Greenfield	02/00660/OUT		
h43(B)	Shawfair (Block B)	Shawfair LLP	SLP	323	12.23	26.41	Greenfield	02/00660/OUT		
h43(C)	Shawfair (Block C)	Shawfair LLP	SLP	183	4.57	40.04	Greenfield	02/00660/OUT		
h43(F)	Shawfair (Block F)	Shawfair LLP	SLP	228	3.49	65.33	Greenfield	02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was submitted in August 2023 (23/00521/S42).
h43(G)	Shawfair (Block G)	Shawfair LLP	SLP	67	1.12	59.82	Greenfield	02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was submitted in August 2023 (23/00521/S42).
h43(H)	Shawfair (Block H)	Shawfair LLP	SLP	78	1.10	70.91	Greenfield	02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was submitted in August 2023 (23/00521/S42).
h43(I)	Shawfair (Block I)	Shawfair LLP	SLP	144	4.97	28.97	Greenfield	02/00660/OUT		
h43(K)	Shawfair (Block K)	Shawfair LLP	SLP	326	6.18	52.75	Greenfield	02/00660/OUT		
h43(L)	Shawfair (Block L)	Shawfair LLP	SLP	235	3.33	70.57	Greenfield	02/00660/OUT		
h43(O)	Shawfair (Block O)	Dandara Homes	SLP	83	2.63	31.56	Greenfield	02/00660/OUT, 18/00520/MSC, 21/00340/MSC	19/00378/BDERMD - 58 units, 19/00486/BDERMD - 18 units, 21/00224/BDERMD - 37 units	- The marketing name for this site is 'Shawfair/Dandara at Shawfair'. - Application 21/00340/MSC added another 7 units to increase the site capacity to 83. - A site visit in June 2023 found that the only units left to be finished were the flats, which were well underway, and one other unit, likely the former show home. This site will therefore be completed in 2023/24.
h43(P)	Shawfair (Block P)	Shawfair LLP	SLP	220	8.48	25.94	Greenfield	02/00660/OUT		
h43(R1&R2)	Shawfair (Blocks R1 & R2)	Shawfair LLP	SLP	163	5.62	29.00	Greenfield	02/00660/OUT		- Application 19/00894/MSC from Barratt proposed 162 units here, composed of: 129 units on R1 under building warrants 19/00602/BDERMD and 19/00607/BDERMD; and 33 units on R2 under building warrant 19/00612/BDERMD. - Though the application was consented after the end of the Audit year, Barratt were no longer pushing the case towards a positive determination. The other co-applicant is a vehicle of Mactaggart & Mickel who are part of Shawfair LLP, the lead developer and plot seller. They confirmed a change of agent and their wish to advance the application towards determination.
h43(S4)	Shawfair (Block S4)	Shawfair LLP	SLP	49	1.57	31.21	Greenfield	02/00660/OUT, 23/00385/MSC (pending)		23/00385/MSC was submitted after the end of the Audit year and is for a road junction and utilities enabling works here. A Supporting Statement accompanies the application and says that a separate application for a residential development will follow.
h43(S5)	Shawfair (Block S5)	Shawfair LLP	SLP	60	1.77	33.90	Greenfield	02/00660/OUT		Application 21/00835/MSC for here was from Mactaggart and Mickel for 14 units on a small western part of block S5. It was withdrawn in November 2022. It was associated with building warrant 21/00122/BDERMD.
h43(T2)	Shawfair (Block T2)	Mactaggart & Mickel / Springfield	SLP	243	10.64	22.84	Greenfield	02/00660/OUT, 17/00858/MSC, 19/00246/MSC, 20/00444/MSC (pending)	18/00278/BDERMD - 195 units	- The marketing name for this site is 'Millerhill Grange'. 17/00858/MSC is for 243 units. 19/00246/MSC proposed some minor layout changes but overall numbers and plot numbers remained the same. - Application 20/00444/MSC has been consented since the end of the Audit year and adds a further 5 units (all houses) in the south west corner to bring the site total to 248. All the other plot numbers remain the same – the extra five units are at plots 244 to 248. - This is the second phase of Mactaggart & Mickel's development at Shawfair, the first having been completed in 2021/22. - Roads and utilities construction have started. Programming is based on this and past completions at Mactaggart & Mickel's first phase and figures from them.

SITE NOTES

[illegible]

SITE NOTES

Site Reference	Site Name	Developer (or Owner)	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
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* Indicates that this allocation is accompanied by a 'Safeguarded Site' for future development - see the 'Safeguarded Sites' pages/table for more details.

LARGE WINDFALL APPLICATIONS

Pending Applications						
	Planning Application Reference(s)	Application Description	Address	Settlement	Number of Units	Comments
	11/00755/DPP	Demolition of kennels building and outbuildings; erection of 4 dwellinghouses; and formation of associated access and parking	Silverwitch Kennels, near Penicuik	Villages/rural (west)	4	Stalled site/legacy application that is unlikely to be progressed.
	11/00793/DPP	Erection of 6 dwellinghouses and formation of access road	Land at former Gorebridge Sawmills, Millstone Brow, near Gorebridge	Villages/rural (east)	6	Stalled site/legacy application that is unlikely to be progressed.
	15/00703/DPP	Erection of 5 dwellinghouses; formation of access and associated works	Land 25m west of junction with Lugton Brae, Old Dalkeith Road	Dalkeith	5	• Site was minded to be consented at the LRB of March 2016 but stalled at the legal agreement stage. A new application has been submitted - see below.
	23/00279/DPP	Erection of 5 dwellinghouses; formation of access and associated works	Lugton Brae	Dalkeith	5	• Site was subject to planning enforcement action to tidy it up in late 2022. • Site has been subject to enforcement action to clear the waste on it. • Site also has a stalled application – see above.
	21/00571/PPP	Application for planning permission in principle for residential development and associated works	Land 100m south of Newlandburn House	Villages/rural (east)	10	• Site had consent before but was left to expire (13/00676/DPP). • Current application was due to be determined by the LRB in February 2022, but has stalled. • Carmichael Homes were advertising this site as a future development.
	21/00746/DPP	Erection of 6 dwellinghouses; formation of access road and car parking and associated works	Land east of Glenarch Lodge	Dalkeith	6	
	21/00876/PPP	Application for planning permission in principle for residential development	Former Newbattle High School	Mayfield/Newtongrange	30	• Council SHIP site linked with application 21/00877/DPP (site 2022MN1 in the Main Schedule) and the two are shown combined on site plans. They show phase 1 at plots 1 to 90 and phase 2 (this application) at plots 91 to 120. • Application 22/00797/DPP is for this site too and was submitted in November 2022. It is listed in the row below. • Building warrant 22/00554/BDERMD.
	22/00797/DPP	Erection of 12 dwellinghouses and 16 flatted dwellings; landscaping; formation of car parking and access roads; and associated works	Former Newbattle High School	Mayfield/Newtongrange	28	• This is for the same site as 21/00876/PPP, which has not been consented by the time this new application was submitted. That application is in the row above. • Council SHIP site.
	21/00764/PPP	Application for Planning Permission in Principle for erection of 10 dwellinghouses and associated works	Former Arniston Gas Works	Gorebridge	10	• Building warrant 22/00554/BDERMD. • This site formerly had consent for ten units under 15/00335/PPP. This was consented at the LRB in April 2018 but expired on 31/03/2023 following a Coronavirus Act extension.
	22/00597/PPP	Application for planning permission in principle for residential development and associated works.	Scotts Touring Caravans, Mayfield Industrial Estate	Mayfield/Newtongrange	78	• It was previously listed in the HLA as site 2018GB2. • Indicative layout submitted with the application proposes 78 units. • This was initially invalid on receipt but was resubmitted.
	22/00880/DPP	Conversion of building to form 4 flatted dwellings and associated external alterations; erection of two flatted dwellings and associated work	120 High Street	Dalkeith	6	
	23/00213/MSC	Erection of 17 dwellinghouses, workshop; formation of play area, access, car parking, and associated works (Approval of matters specified in conditions 2, 3, 4, 5, 6, 7, 9, 10, 12 and 13 of planning permission 13/00780/PPP)	Land at Fordel	Villages/rural (east)	17	• This is for site 2018VR1, which is also in the Constrained Sites worksheet. • This application proposes 17 houses across the north of the site as phase one, with other residential units delivered in two later phases at the south. • According to the phasing plan for 23/00213/MSC, these later phases may follow the proposals of 18/00344/MSC and 19/00691/MSC.
	22/00902/DPP	Conversion of and alterations of steading to form 4 dwellinghouses; erection of 8 dwellinghouses, garages and workshop; formation of play area, SUDS and associated works	Cauldcoats Steading	Shawfair Area	12	This site had consent under 16/00306/DPP for the conversion of the existing steading buildings to form 7 houses and 5 new houses and was listed in the HLA as site 2019SA1. That application has now expired.
Totals for Midlothian					217	

Midlothian Housing Sites

Scale @ A4 - 1:75,000



Legend

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

COMMUNICATING CLEARLY

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

اگر آپ چاہیں تو ہم خوشی سے آپ کو ہر فرام کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (تاج الفراء کے لیے) ، ہرے بے حروف کی لکائی (میں) ، نیپ پر پڑے حروف کی لکائی میں فراہم کر سکتے ہیں۔

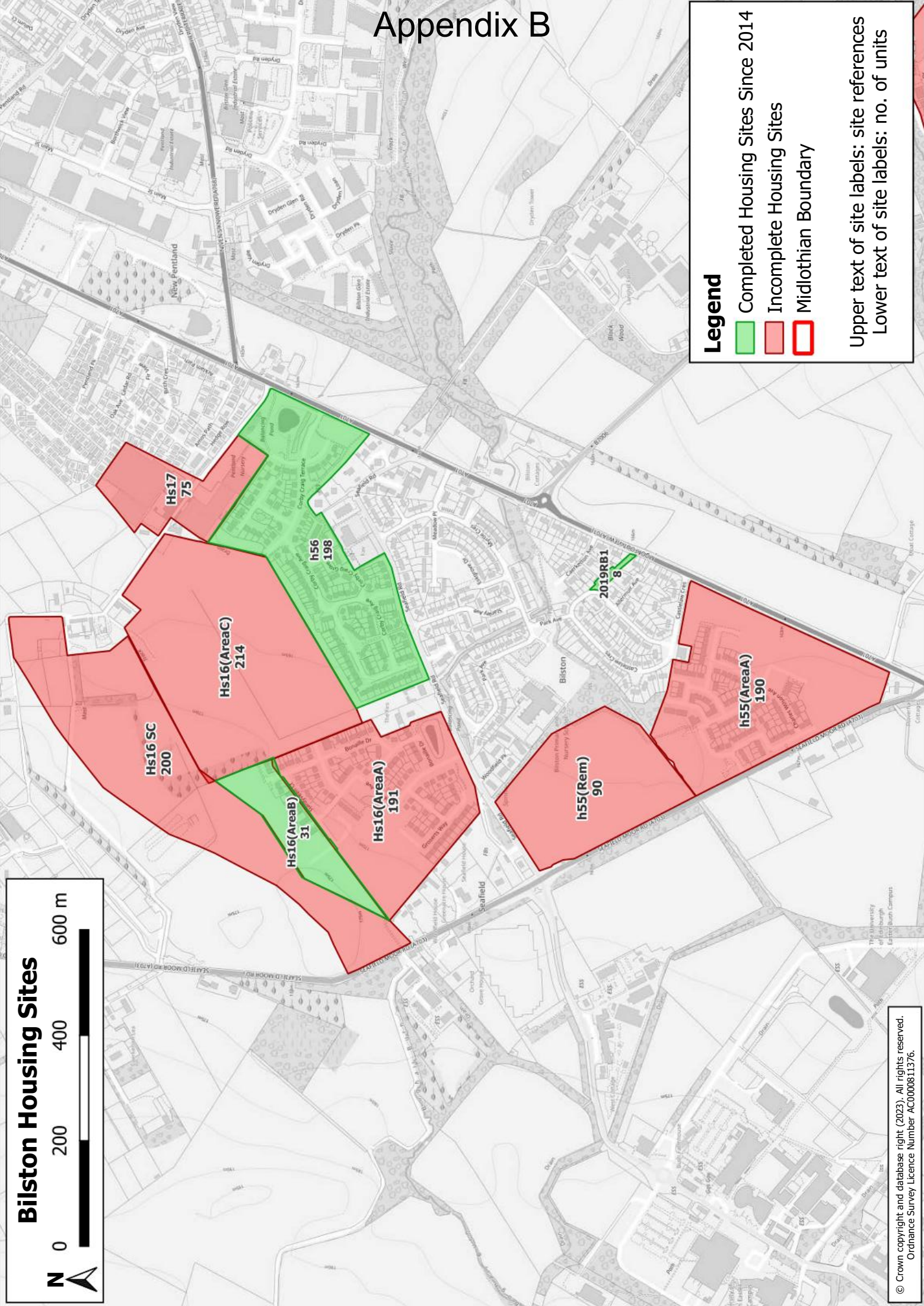
Zapewnimy tłumaczenie na żądanie oraz dostarczymy informacje i publikacje w innych formatach, w tym Braillem, na kasiecie magnetofonowej lub dużym drukiem.

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

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

اگر آپ چاہیں تو ہم خوشی سے آپ کو ہر فرام کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (تاج الفراء کے لیے) ، ہرے بے حروف کی لکائی (میں) ، نیپ پر پڑے حروف کی لکائی میں فراہم کر سکتے ہیں۔

Appendix B

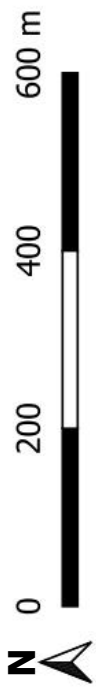


Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units

Bilston Housing Sites



Bonnyrigg Housing Sites

N 0 200 400 600 800 1,000 m



Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units

Dalkeith Housing Sites



Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units

Gorebridge Housing Sites



Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units

Loanhead Housing Sites



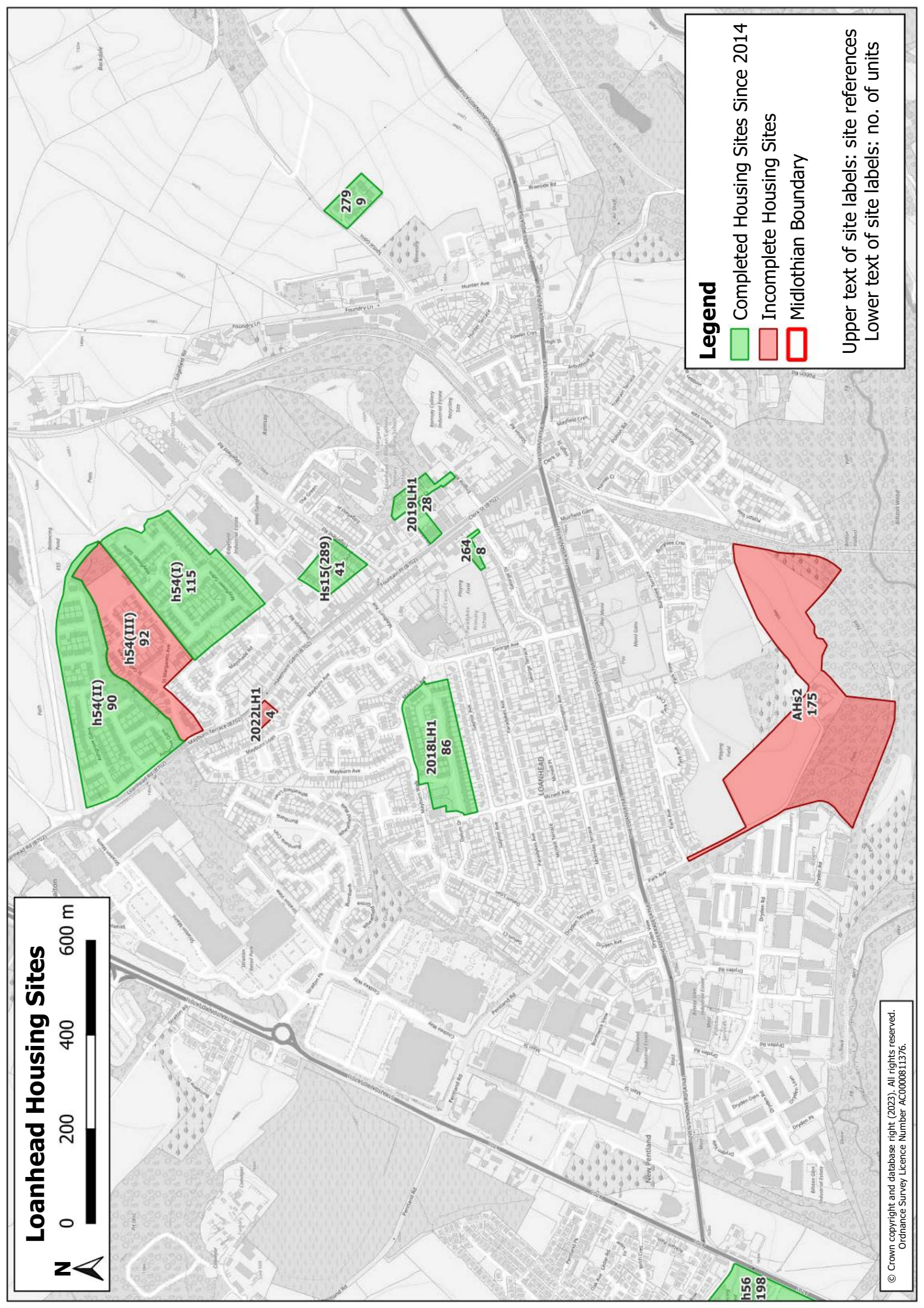
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Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

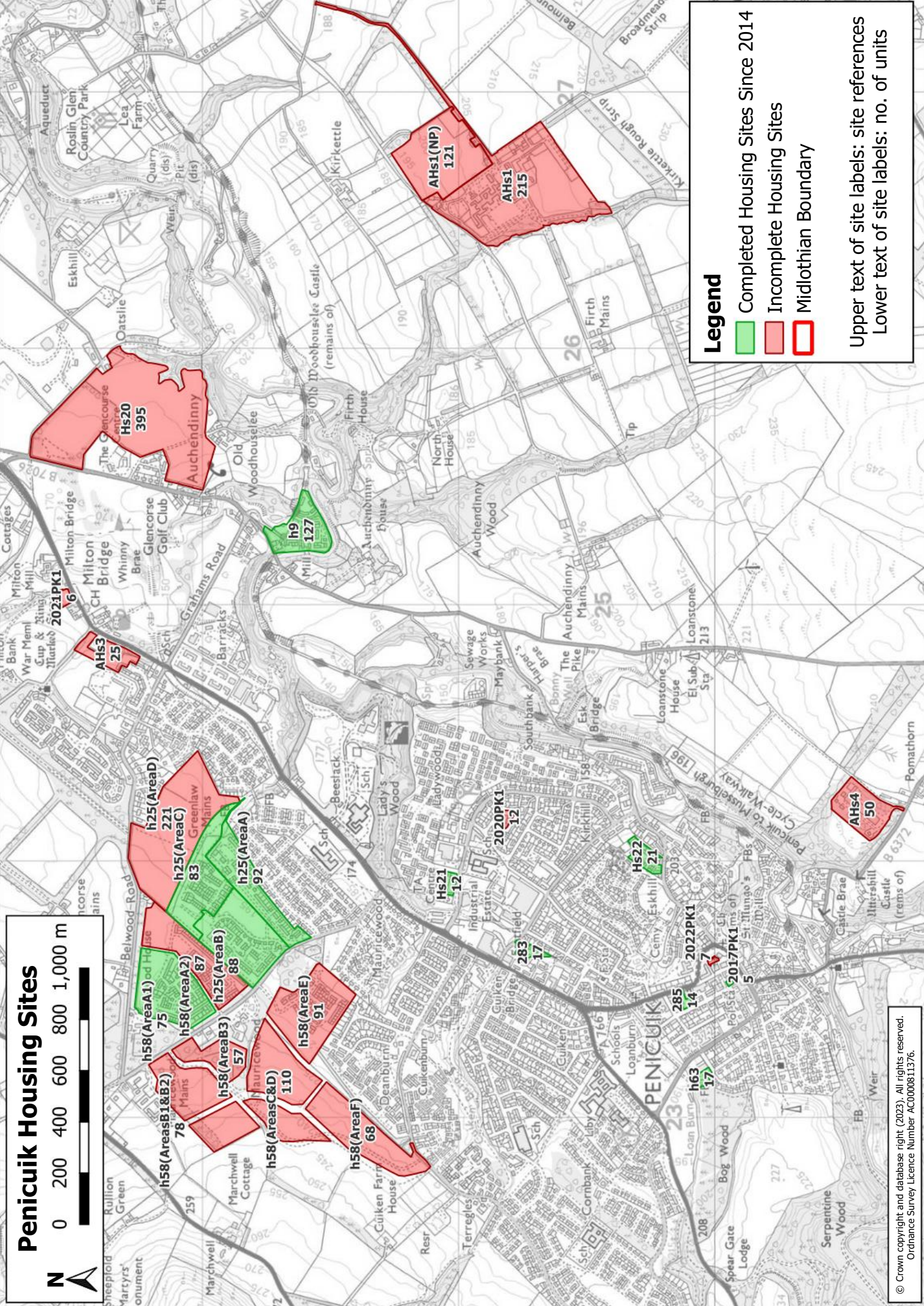
Upper text of site labels: site references
Lower text of site labels: no. of units



Penicuik Housing Sites



0 200 400 600 800 1,000 m



Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units

Rosewell Housing Sites

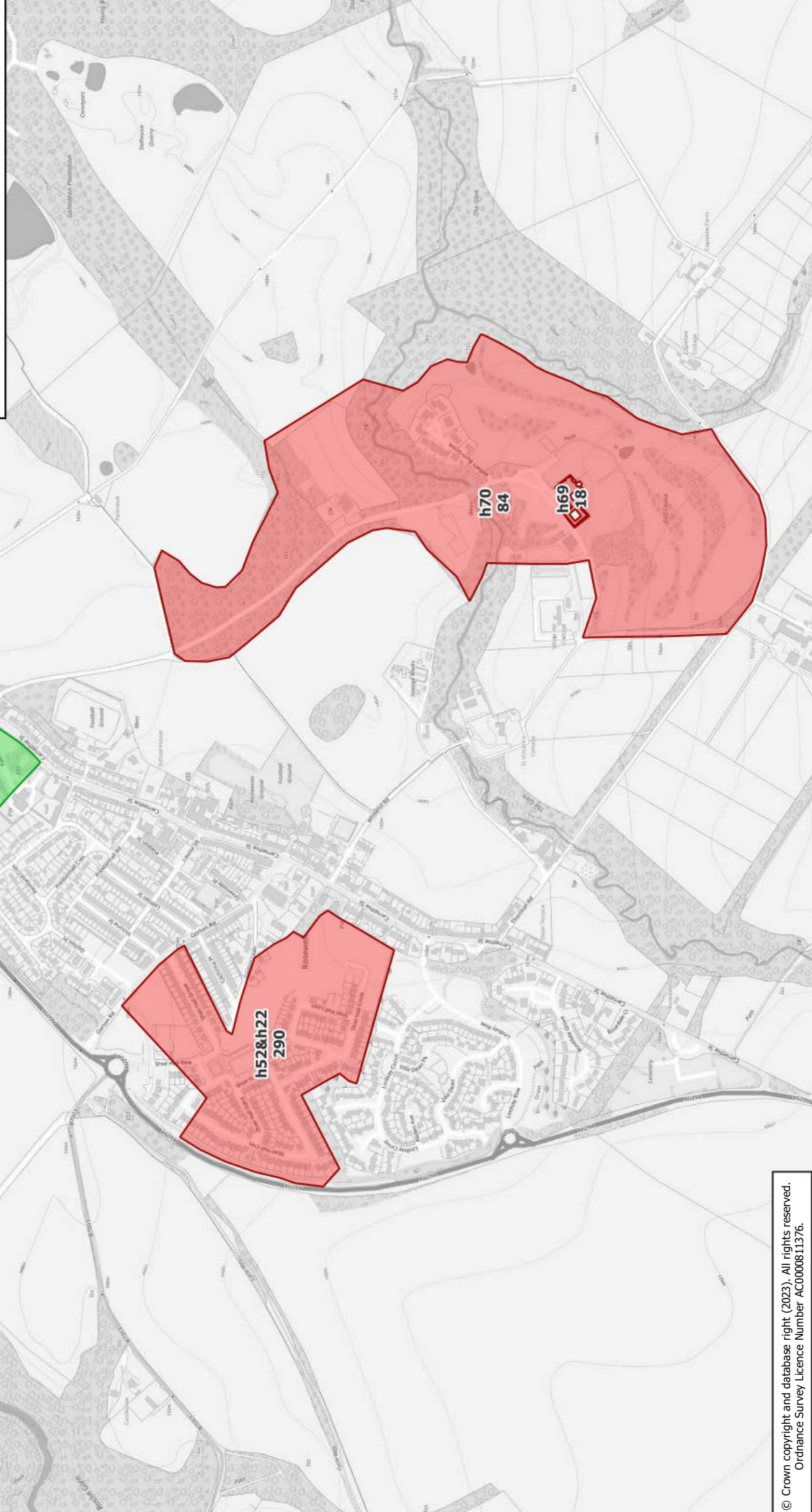


0 200 400 600 m

Legend

-  Completed Housing Sites Since 2014
-  Incomplete Housing Sites
-  Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units



Roslin Housing Sites



0 100 200 300 m



Hs18
304

Hs19(AreaB)
51

Hs19(AreaA)
110

Hs19(AreaC)
53

Hs19(AreaD)
50

h57
79

Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units

Shawfair Area Housing Sites



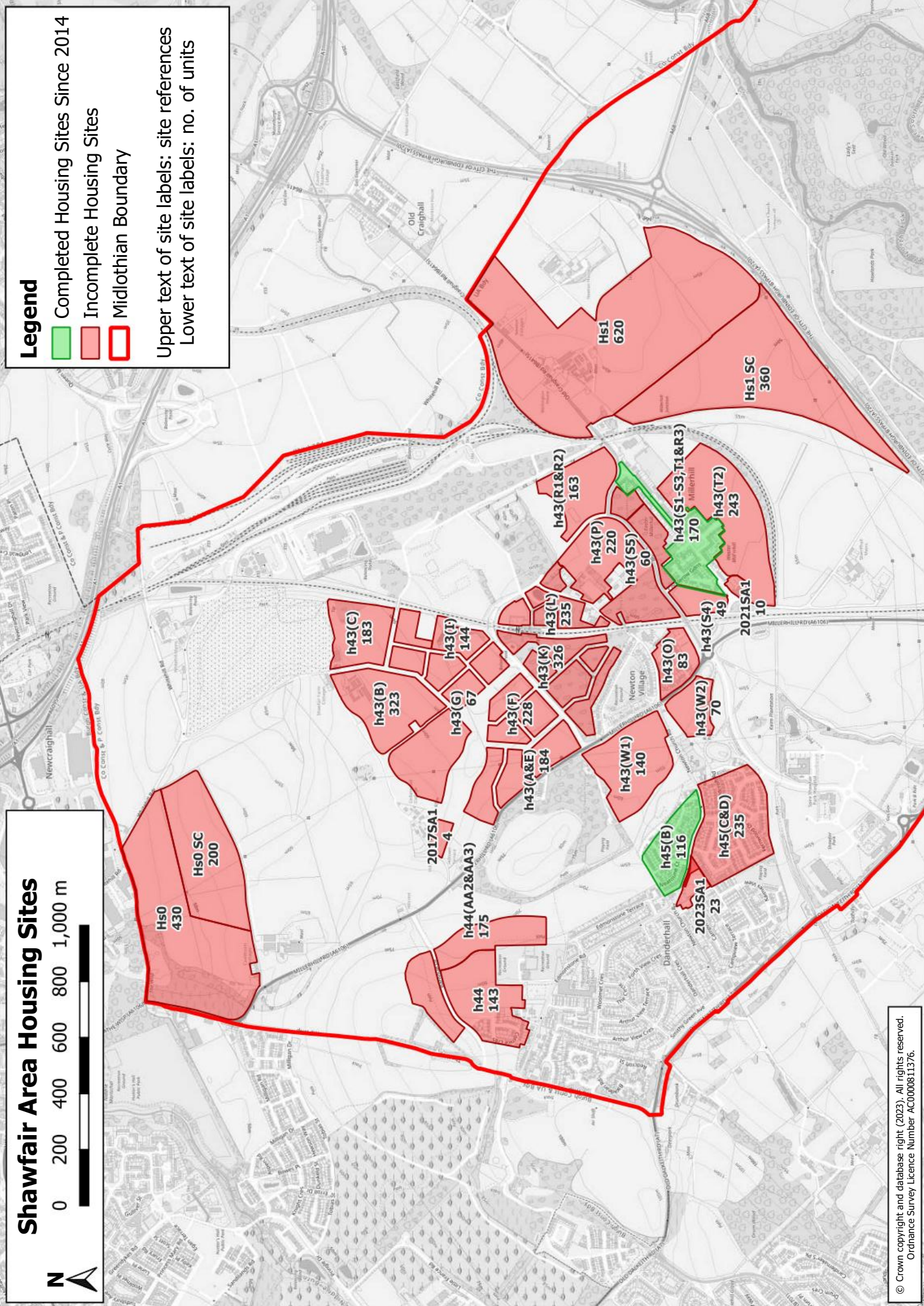
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Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units



Shawfair Area Housing Sites



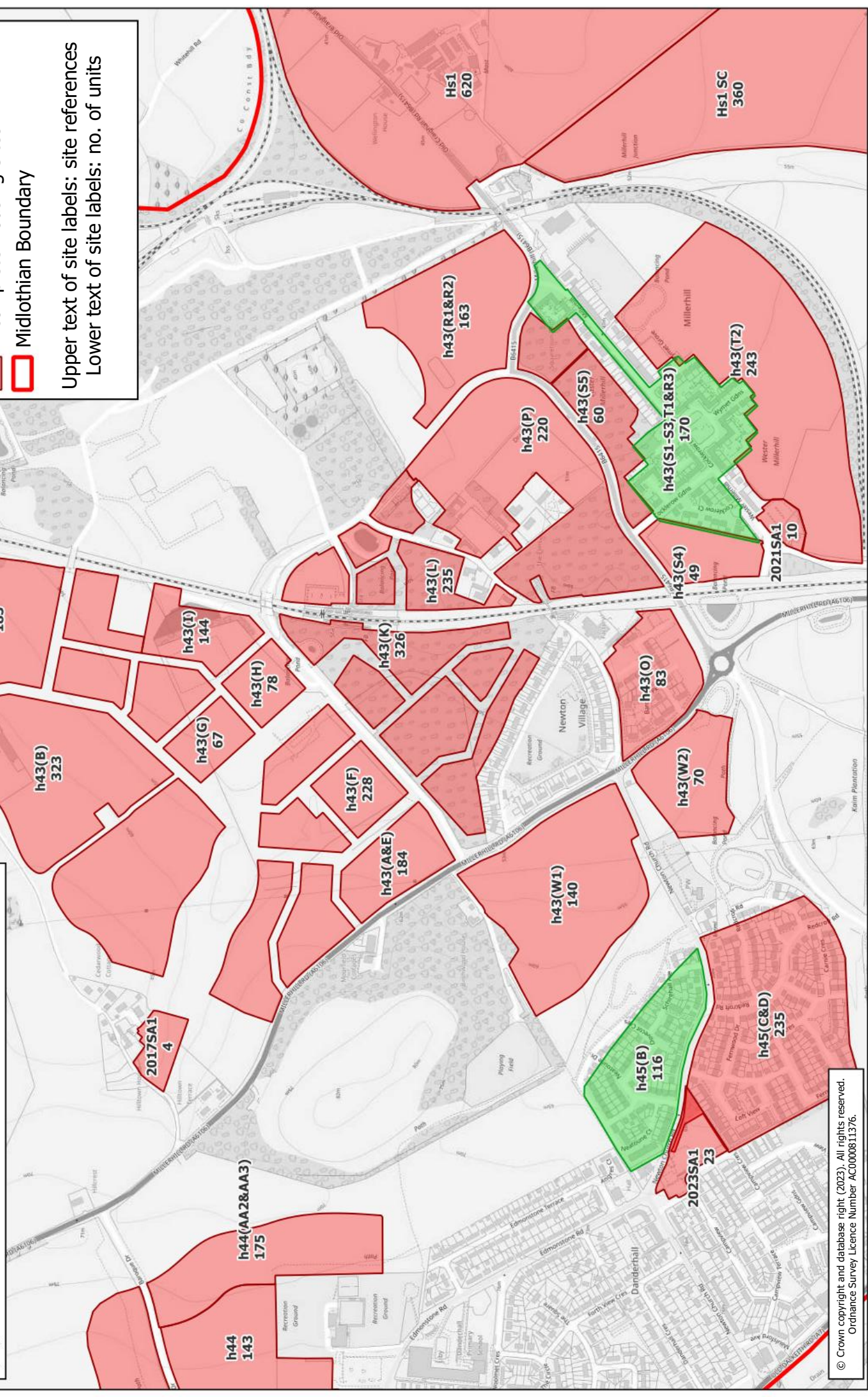
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Legend

- Completed Housing Sites Since 2014
- Incomplete Housing Sites
- Midlothian Boundary

Upper text of site labels: site references
Lower text of site labels: no. of units



Midlothian Housing Sites



0 1 2 3 4 5 km



Legend

 Completed Housing Sites Since 2014

 Incomplete Housing Sites

 Midlothian Boundary