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## **DEVELOPMENT PLAN SCHEME FOR MIDLOTHIAN – NUMBER 17**

Report By Chief Officer Place

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### **1 PURPOSE OF REPORT**

- 1.1 This report seeks approval for the Development Plan Scheme for Midlothian No. 17 (DPS17).

### **2 BACKGROUND**

- 2.1 Preparation of the Development Plan Scheme (DPS) is a statutory requirement. Each year local planning authorities are required to prepare, publish and submit a DPS to Scottish Ministers setting out their intentions with respect to reviewing the local development plan for their area over the coming 12 months.

### **3 DEVELOPMENT PLAN SCHEME FOR MIDLOTHIAN**

- 3.1 The DPS contains the programme for the production of Midlothian Local Development Plan no. 2 (MLDP2) and a Participation Statement indicating the nature, extent and timing of public consultation that will be undertaken as part of its (MLDP2's) production.
- 3.2 A requirement of the Planning (Scotland) Act 2019 is to carry out formal consultation on Participation Statements. Accordingly, a targeted public engagement exercise was carried out in February and March 2025 on a draft DPS17 and its Participation Statement. All Midlothian community councils and persons and organisations who have already registered an interest in MLDP2 were sent a consultation draft of DPS17. The draft DPS17 was also on the Council's website and available in all Midlothian Council libraries. The engagement questions set out at the end of DPS17 will remain open throughout the calendar 2025 year. Any further comments received can be considered as part of the preparation of DPS18 in 2026.
- 3.3 The comments received, and the proposed responses in respect of each comment are set out in Appendix A of this report. A total of seven individuals and organisations (including the Midlothian Federation of Community Councils and Homes for Scotland) responded during the engagement. Twelve individuals responded during the past year on the approved DPS16. The majority of the

comments received do not directly relate to the DPS, but to the wider MLDP2, its production and engagement in its production.

- 3.4 If Committee approves DPS17, the Council is required to publish it on its website, place a copy in Midlothian Council libraries and send it to Scottish Ministers (for their information only, not for approval).
- 3.5 Key elements of the DPS17 programme and Participation Statement include:
- a revised timetable which reflects additional time taken to commence initial work on the formulation of the MLDP2 Proposed Plan following the July-October 2024 Call for Ideas exercise for MLDP2;
  - important future engagement opportunities: engagement during the preparation of the MLDP2 Proposed Plan during 2025 and a formal 12 week period (November 2025 - January 2026) to make representations on MLDP2 Proposed Plan when it is programmed for publication in November 2025; and
  - the timetabled adoption of MLDP2 prior to the May 2027 local government elections.
- 3.6 The system of development planning introduced by the Planning (Scotland) Act 2019 envisages local development plans being updated every 10 years and that they are adopted within five years of approval of National Planning Framework no. 4 (NPF4) by Scottish Government. NPF4 was approved by Scottish Ministers in February 2023 and therefore MLDP2 should be adopted no later than February 2028.
- 3.7 A copy of DPS17 as recommended for approval by the Committee is attached to this report as Appendix B.

## **4 RECOMMENDATION**

- 4.1 It is recommended that the Committee:
- (a) approves the Development Plan Scheme for Midlothian number 17 (appended of this report);
  - (b) instructs the Planning, Sustainable Growth and Investment Manager to arrange for publication of the Development Plan Scheme for Midlothian number 17 on the Council's website, have copies placed in all Midlothian public libraries and have a copy submitted to Scottish Ministers for their information;
  - (c) authorises the Planning, Sustainable Growth and Investment Manager to make any necessary non-material changes to documents prior to publishing.

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 18 April 2025

**Contact Person:** Colin Davidson, Planning Policy Officer  
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**Background Papers:** a. Appendix A - Engagement Summary; and  
b. Appendix B - The Development Plan Scheme for  
Midlothian number 17.

## 29 April 2025 Planning Committee: Development Plan Scheme for Midlothian - Number 17

### Consultation Responses Received on the Draft Development Plan Scheme for Midlothian Number 17 (DPS17)

Engagement Summary – Based on the structure of the consultation questions asked.

Seven individuals and organisations responded to the consultation, raising multiple points which are summarised below. In addition, 12 other respondents made comments throughout the past year on the approved DPS16.

Comment Source	Comment Summary	Midlothian Council Proposed Response / Action
<b>Question 1: Do you have any views on our proposed timetable for Midlothian Local Development Plan 2 (MLDP2)?</b>		
Two members of the public	State the MLDP2 production timetable appears realistic.	No Change to Document.  Comment noted.
Midlothian Federation of Community Councils	Express disappointment that they have received no information or progress information on preparation of the MLDP2 Proposed Plan, and in particular information on the sites received through the Call for Ideas exercise (undertaken July-October 2024).  Highlights that five months of the November 2024-September 2025 period for producing MLDP2 Proposed Plan has passed and indicate this time could have been used for Community Councils to provide comments on possible development sites. State Community councils are finding out about development sites from developers.	No Change to Document.  Comments noted. As previously intimated, the Council will be engaging with the Community Councils after elected Midlothian Council Councillors have been informed of the content of the Call for Ideas exercise.

<b>Comment Source</b>	<b>Comment Summary</b>	<b>Midlothian Council Proposed Response / Action</b>
Midlothian Federation of Community Councils	Considers the timetable for consultation on the Proposed Plan (November 2025-January 2026) allows insufficient time for Community Councils to review and comment on the document, and that this is exacerbated by the consultation period falling over the Christmas period. .	No Change to Document.  The Council considers that the timetable for consultation is reasonable and follows Scottish Government guidance on development planning.
Midlothian Federation of Community Councils	Notes the delay in the timetable for adoption of MLDP2 but is of the opinion that this should not increase the number of additional units that need to be allocated.	No Change to Document.  Comment noted. At the date of adoption MLDP2 will need to identify land for the Local Housing Land Requirement (LHLR) of 8,851 homes and MLDP2 will cover the 10 year period after its adoption.
Member of the public	Considers that there is limited time remaining between now and September when engagement is scheduled to take place. Considers that limited time window to carry out engagement across Midlothian. States the summer holiday period will have an effect on what engagement can be undertaken.	No Change to Document.  Comment noted. The Council considers the timetable is achievable and allows sufficient time to carry out engagement.
Member of the public	The period for representations on MLDP2 Proposed Plan is from November 2025 to January 2025, covering the Christmas holiday period. This limits the available for engagement/representations.	No Change to Document.  Comment noted. The twelve-week period to make representations on the plan is in accordance with the Scottish Government Circular on Development Plans. The Council will publicise the Proposed Plan in accordance

Comment Source	Comment Summary	Midlothian Council Proposed Response / Action
		with its Participation Statement. This period is primarily for interested parties to read the plan and make representations.
Homes for Scotland	Considers it positive targeting an adoption date in advance of the Scottish Government 2028 target for adoption new local development plans following the approval of Scottish Government National Planning Framework 4 (NPF4). However, state a Green Belt review should be carried out prior to the site selection process.	No Change to Document.  Comment noted. The Council considers that the timetable allows sufficient time to undertake a Green Belt review.
Member of the public	Requests the MLDP2 timetable in DPS17 to reference proposals they have submitted in connection with the Call for Ideas	No Change to Document.  Comment noted. The Council does not consider that the DPS17 timetable should make reference to specific development proposals.
<b>Question 2: Do you have any views on our proposed Participation Statement and engagement activities?</b>		
Member of the public	There should be opportunities for engagement and dialogue with communities at each of the stages of the timetable.	No Change to Document.  Comment noted. The Council considers that that the Participation Statement contains the correct and appropriate opportunities for engagement and dialogue.
Midlothian Federation of Community Councils	Request, even in summary form, information received through the Call for Ideas exercise be provided to Community Councils so that they can feed back to Midlothian Council elected Councillors.	No Change to Document.  Comment noted. As with the response to the point made on Call for Ideas material on Question 1 above, the Council will be engaging

<b>Comment Source</b>	<b>Comment Summary</b>	<b>Midlothian Council Proposed Response / Action</b>
		with the Community Councils after elected Midlothian Council Councillors have been informed of the content of the Call for Ideas exercise.
Midlothian Federation of Community Councils	Wishes the plan to be explicit in its assurance that local place plans (LPPs) must be taken into account in preparing MLDP2.	Change Document  DPS17 explains the status of LPPs and that they must be taken into account in the preparation of local development plans. Further text has been added on this in DPS17.
Homes for Scotland	Wish further consultation/engagement be undertaken with the house building industry, specifically regarding the detail of promoted sites prior to finalising MLDP2 Proposed Plan.	No Change to Document.  Comment noted. The Council is assessing responses submitted to the Call for Ideas. The Council will contact people/bodies where it considers more information is needed.
Homes for Scotland	Referring to the Scottish Government Reporter's statements in the Gate Check assessment report, wishes the Council to meet with Homes for Scotland to better understand market demand and whether more private market housing is required to meet demand.	No Change to Document.  The offer is noted and will be considered during MLDP2 Proposed Plan preparation.
Member of the public	Requests community engagement events be held at Loanhead Leisure Centre Lego Room, including at daytime hours, night-time and Saturday mornings.	No Change to Document.  Comment noted for consideration in arranging organisation of engagement events.
Member of the public	Expresses wish to participate in engagement activities.	No Change to Document.

Comment Source	Comment Summary	Midlothian Council Proposed Response / Action
		Comment noted.
<b>Question 3: Do you have any other views on draft Development Plan Scheme 17?</b>		
Member of the public	Requests early dissemination of identified site did not have an opportunity to see and locations for development (reference made to the localities of Loanhead, Straiton, Damhead, Bilston and Roslin).	No Change to Document.  Comment noted. The matter will be considered further after elected Midlothian Council Member workshops.
Midlothian Federation of Community Councils	Considers it lamentable that the Midlothian Federation of Community Councils were not, unlike developers, given the opportunity to comment on the site selection methodology (MC080) for the Evidence Report Gate Check. Provide comment on what should be built into the process to inform selection of future development sites in Midlothian.	No Change to Document.  Comments noted.
Midlothian Federation of Community Councils	Provides comments about the quantity of additional land that needs to be allocated and the different approaches to meeting this requirement.	No Change to Document.  Comments noted, but not directly relevant to the DPS17 document.
Midlothian Federation of Community Councils	Express concern that sites allocated in MLDP2 may be delayed by developers from being developed in favour of sites, if they are identified, in MLDP3.	No Change to Document.  Comments noted, but not directly relevant to the DPS17 document. Considerations on long-term growth is a matter to be set out in MLDP2.
Homes for Scotland	Requests that previous DPS' are provided on the Council's website in order that stakeholders can annual amendments to development plan production.	No Change to Document.  Comments noted. Consideration will be given to how this might be achieved and previous versions placed on the Council website. Under



Comment Source	Comment Summary	Midlothian Council Proposed Response / Action
		new regulations changes to the development plan production timescales need to be explained in the DPS.
Homes for Scotland	Considers that the 8,851 Local Housing Land Requirement (LHLR) is an indicative figure only and should be referred to as such. States the LHLR is required to form part of the local development plan and not the Evidence Report.	<p>No Change to Document.</p> <p>Comments noted.</p> <p>The LHLR for MLDP2 has been established through the Evidence Report and the Gate Check process. This reflects the Council's position on the LHLR and the outcome of the Reporter's assessment through the Gate Check.</p>
Member of the public	Considers there should be feedback to respondents explaining how their ideas have been incorporated into the plan and if not, an explanation given as to why their ideas were not incorporated.	<p>No Change to Document.</p> <p>Comments noted.</p> <p>When the MLDP2 Proposed Plan is published the Council will consider every representation and it will set its response to each.</p>
Member of the public	Makes reference to Lasswade disabled club and wishes engagement with disabled clubs on what is happening with MLDP2.	<p>Change to Document.</p> <p>Comments noted.</p> <p>The Council has acknowledged in the Evidence Report that it needs to get better engagement with people with disabilities.</p> <p>Midlothian Council has engaged with the main representative disabled group (Forward Mid) in</p>

Comment Source	Comment Summary	Midlothian Council Proposed Response / Action
		<p>preparing the Evidence Report. The Participation Statement reflects the Council's intention to notify disabled people of the Publication of the Proposed Plan.</p> <p>Engagement with disabled people would also be valuable in preparing the LDP.</p> <p>A text change indicating that the Council will seek to engage with disabled representative bodies at this stage has been added to the DPS.</p> <p>Aside from changes to the Participation Statement, the Council will seek to follow up these contacts to further engagement with this community.</p>
Member of the public	Requests the Council use Black Diamond FM to publicise MLDP2.	<p>No Change to Document.</p> <p>Comments noted. The Council may use Black Diamond FM, as it has in past engagement, but does not consider that a commitment to use a named radio station should be made in the DPS.</p>
Member of the public	Requests introducing a sign language version of the engagement information for the Plan.	<p>No Change to Document.</p> <p>Comments noted. The Council cannot commit to release its planning documents in sign language form.</p>

<b>Comment Source</b>	<b>Comment Summary</b>	<b>Midlothian Council Proposed Response / Action</b>
Member of the public	Seeks assurances that both primary and secondary school age children are engaged with.	No Change to Document.  Comments noted. Both of these groups were engaged in the preparation of the Evidence Report. The Council expects to maintain this contact for future stages of plan preparation.
Member of the public	Wishes a Child Rights Impact Assessment to be held as part of the process.	No Change to Document.  Comments noted. An Integrated Assessment (which combines Equalities Impact Assessment, the Public Sector Equality Duty Assessment and Fairer Scotland Duty Assessment) will be carried out for MLDP2. Children and young people will be considered as part of this. The Council does not propose to carry out a further Child Rights Assessment.
Scottish Coalmining Preservation Society	Respondent wishes their proposals to be shared/publicised, including in DPS17	No Change to Document.  Comments noted. Sites and issues promoted to the council will not be published in the DPS. Making information submitted during the Call for Ideas exercise will be considered.
<b>Other points raised not directly related to DPS17</b>		
Member of the public	Concern over ability of residents (particularly in rural areas) to access services due to poor public transport and broadband. Sport and leisure services are very difficult for some residents to access.	No Change to Document.  Comments noted. These are matters for consideration in the production of MLDP2 Proposed Plan.

<b>Comment Source</b>	<b>Comment Summary</b>	<b>Midlothian Council Proposed Response / Action</b>
Member of the public	Wishes efforts to bring Edinburgh Festival into Midlothian, closer links to Brunton Theatre, establishment of local Web TV service, bus to take disabled people to activities.	No Change to Document.  Comments noted. These are not DPS17 matters but Economic Development colleagues will be informed.
Member of the public	In the context of growth of Rosewell, wishes the next MLDP to consider bus links to Roswell, including more direct, faster services.	No Change to Document.  Comments noted. These are not DPS17 matters but Transport colleagues will be informed.
Member of the public	States a need to stop building houses and concentrate on building better infrastructure first.	No Change to Document.  Comments noted. These are not DPS17 matters and are for MLDP2.
Member of the public	Considers that plans do not give enough thought to woods, rivers, open green areas. Density of development does not account for steep slopes and leads to overdevelopment.	No Change to Document.  Comments noted. These are not DPS17 matters and are for MLDP2.
Member of the public	States support for new hotel development in Midlothian	No Change to Document.  Comments noted. These are not DPS17 matters and are for MLDP2.
Member of the public	States support for multiple railway re-openings, including Penicuik and Leadburn-Carstairs.	No Change to Document.  Comments noted. These are not DPS17 matters and are for MLDP2.
Member of the public	States support for disabled taxi card scheme.	No Change to Document.  Comments noted. These are not DPS17 matters.



# Development Plan Scheme 17

## April 2025

Midlothian Local Development Plan 2



Midlothian



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# Development Plan Scheme 17 Draft

## What is a Development Plan Scheme?

1. This is the Development Plan Scheme Number 17 (DPS17) for Midlothian. The DPS sets out Midlothian Council's programme for preparing the next Midlothian Local Development Plan (MLDP2) to replace the current Midlothian Local Development Plan adopted in 2017. The DPS also includes a Participation Statement, which outlines future engagement on MLDP2.
2. The DPS was subject to consultation between February 14 and March 14. The Council is interested in receiving further comments and views on DPS17, particularly the Participation Statement and its planned engagement activities. See the 'HAVE YOUR SAY' section on page 10 for further information on how to get involved. Midlothian Council will review comments received and will use these to inform preparation of DPS18 in Spring 2026. **Further Comments on DPS17 should be submitted to the Council by the end of 31 December 2025.**

## What is the Midlothian Development Plan?

3. The approved development plan for Midlothian is the [National Planning Framework for Scotland 4 \(NPF4\)](#) and the [Midlothian Local Development Plan 2017 \(MLDP 2017\)](#). Copies of MLDP 2017 can also be viewed at any Midlothian Library. Development Plans allocate land for development, contain policies for assessing applications for planning permission and guide the future development of an area.
4. Approved Supplementary Guidance forms part of the Local Development Plan and is available to view [here](#). Midlothian Council does not intend bringing forward further Supplementary Guidance to help inform implementation of MLDP 2017. The Council will reflect on how the existing guidance will be taken forward through MLDP2.

## Changes in Timetable Since DPS16

5. The Evidence Report was submitted as programmed in DPS16 July 2024, and passed Gate Check in September 2024. The Call for Ideas was also carried out as timetabled, and completed in October 2024. The level of participation in the Call for Ideas was very high, reflecting the level of interest from stakeholders in MLDP2.
6. The publication date for the MLDP2 Proposed Plan for public consultation is now programmed for November 2025, as opposed to July 2025 identified in DPS16. This has been done to allow further time to consider the outcome of the Evidence Report Gate Check and material received during the Call for Ideas exercise. This causes the submission of the Proposed Plan (and modification report, if required) to Scottish Ministers for Examination to be delayed until October 2026. This timescale for submission of the Proposed Plan to Scottish Ministers for Examination has been partially set to help provide for additional time to consider consultation responses on the Proposed Plan. If no or only very limited modifications are required, it may be possible to accelerate this part of the timetable for





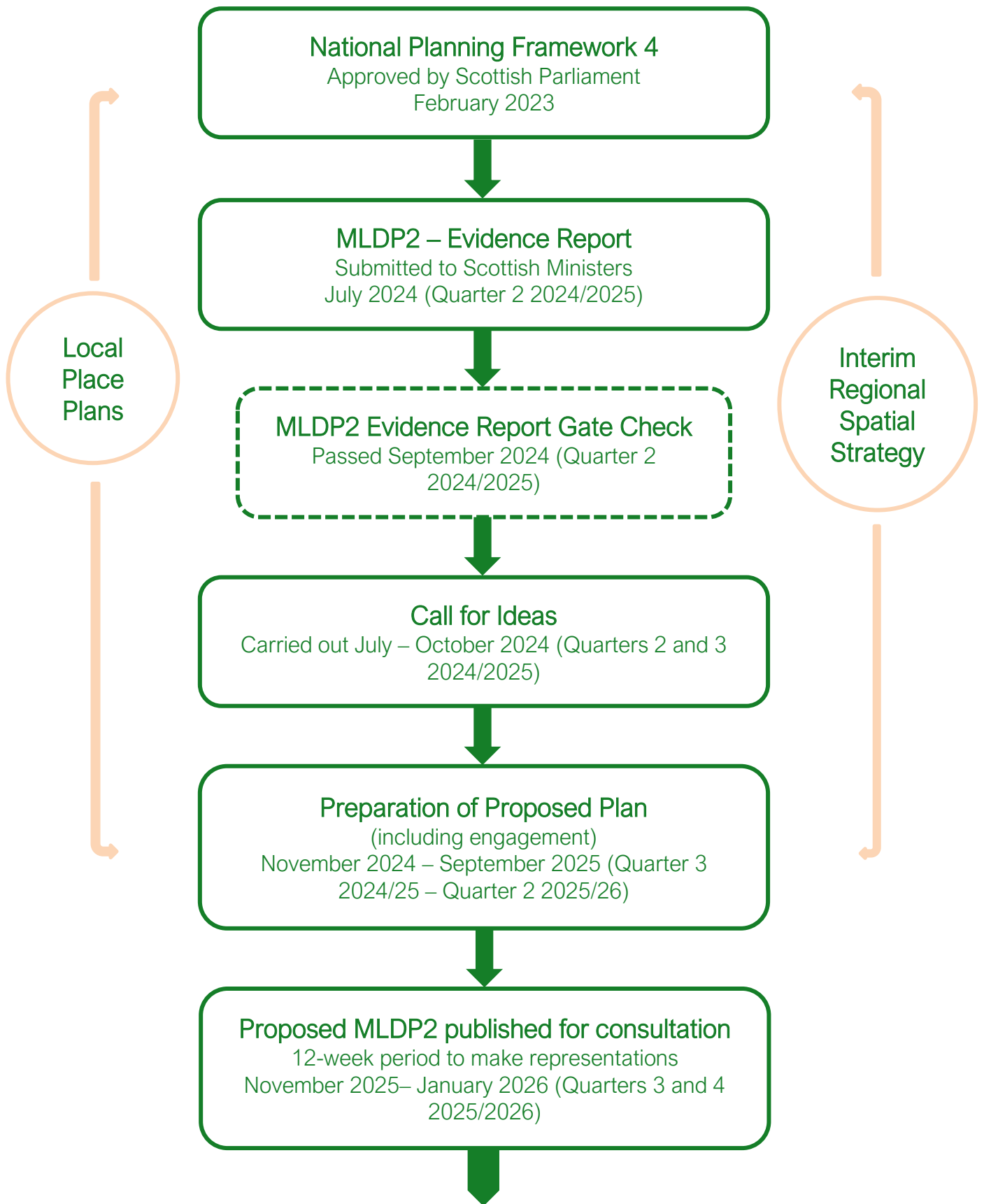
# Development Plan Scheme 17 Draft

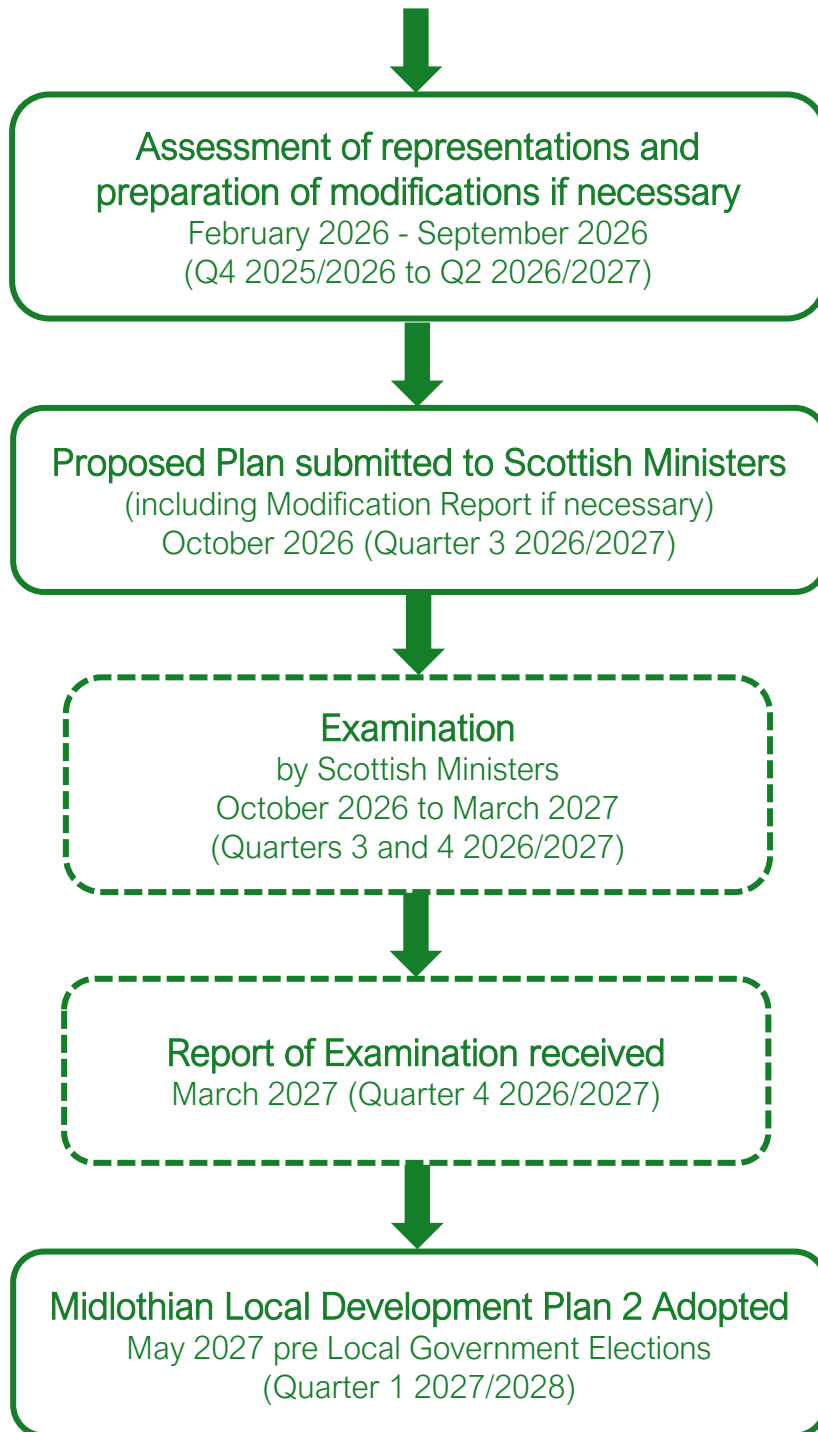
submission of the Proposed Plan to Scottish Ministers for Examination. The programme is to adopt MLDP2 by May 2027, before the local government elections. This extended time to prepare the Proposed Plan for publication results in the delayed adoption of MLDP2, from the end of 2026 as set out in DPS16 to May 2027.





## Midlothian Local Development Plan 2 Timetable





## What is involved at each stage of plan preparation?

7. Proposed Plan Preparation: The Proposed Plan will include a development strategy, planning policies, and identify allocations of land for development. It will differ in content and style from the adopted MLDP 2017. Reforms to the Planning system mean that MLDP2 should not replicate policies in NPF4 and focus more on local circumstances where appropriate. Supplementary Guidance can no longer be produced. Therefore, decisions will be required on what goes in MLDP2 itself, and what might go into planning guidance, which unlike Supplementary Guidance, will be non-statutory. MLDP2 will be a more visual and map-based document and contain greater information on what is likely to happen at particular sites and localities.
8. To prepare the Proposed Plan, information from the Evidence Report, Local Place Plans and the Call for Ideas will be used. The Council will use these to develop a spatial strategy and set out some key policy approaches. There will be further engagement on the spatial strategy and other emerging elements of the Proposed Plan, in advance of its publication for representations. This is detailed further in the Participation Statement.
9. Proposed Plan Publication: Approval will be sought from the full Council, to publish the Proposed Plan and to commence a 12-week public consultation period to lodge representations. This is identified in the timetable of this DPS. The Council will undertake wide publicity for this publication as well as notifying persons who have indicated an interest in MLDP2.
10. Potential Modification of Proposed Plan: On consideration of received representations, the Council may decide that there is a case for modifying the Proposed Plan. In this case a Modification Report will be prepared setting out modifications made and the reasons for making them.
11. Submission of Proposed Plan to Scottish Ministers: Where there are representations not resolved, the Council will request that the Ministers appoint a person to examine the Proposed Plan and these unresolved representations.
12. Examination: The Examination is the opportunity for independent consideration (by An appointed Scottish Government appointed DPEA (Planning and Environmental Appeals Division) Reporter) of any issues raised during the formal consultation on the Proposed Plan that have not been resolved through modifications. The format of the Examination is unknown. It may vary to that which was in place for MLDP 2017, which included a hearing session on one topic, with other matters considered through written submissions. As well as considering the contents of the Proposed Plan, the Reporter(s) will consider whether the requirements of the Participation Statement have been met.
13. Adoption of MLDP2: On receiving the Examination Report, the planning authority are to make modifications to the Proposed Plan as recommended by the appointed Scottish Government Reporter. There are limited grounds for declining to make a modification. A report on the modifications will be prepared and advertised, and Scottish Ministers informed. The plan will be adopted through report to a full Council meeting.

## What has happened with MLDP2 over the last year?

14. The Evidence Report has passed the Gate Check. This means that the DPEA has concluded that Midlothian Council has a sound evidence base to prepare MLDP2, and that the Local Housing Land Requirement of 8,851 homes for MLDP2 is appropriate. A Call for Ideas was carried out in Summer



2024, which generated nearly 180 site specific proposals as well as other policy ideas. In June 2024 the Council has also validated and registered eight local place plans, prepared by local communities. Midlothian Council assisted bodies in their production of the local place plans (LPPs). This assistance was by way of provision of an LPP 'starter pack' setting out information on LPPs, answering queries and requests, and attending meetings with community bodies on LPPs.

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

## Programme for Impact Assessments to Support Preparation of MLDP2

16. A number of different assessments must be undertaken to support the preparation of MLDP2. These are:
- Strategic Environmental Assessment.
  - Habitats Regulations Appraisal.
  - Equalities Impact Assessment.
  - Public Sector Equality Duty Assessment; and
  - Fairer Scotland Duty Assessment.
17. The Strategic Environmental Assessment (or SEA) of MLDP2 will look at policies or programmes and will seek to identify whether or not the policy or programme is likely to have significant environmental effects. The aim of the SEA process is to help avoid significant negative effects and maximise beneficial effects of the MLDP2.
18. A SEA scoping report and baseline environmental information accompanied the Evidence Report. The Scoping Report was prepared in conjunction with the relevant Statutory Authorities, the SEA Gateway (SEPA, NatureScot and Historic Environment Scotland).
19. An Environmental Report (ER) will be prepared at MLDP2 Proposed Plan stage to review the policies and allocations of the Proposed Plan (including an assessment of reasonable alternatives to any proposed policies and allocations in the Proposed Plan). The ER will be published alongside the Proposed Plan for consultation. If the Council decide to make modifications to the Proposed Plan, the ER will be reviewed to assess the impact of the changes on the environment. The ER will be submitted to the DPEA alongside other relevant documents for any Examination into unresolved objections to the Proposed Plan. If modifications to the Proposed Plan are required, the ER will be revised. Work has commenced on site assessment, and the information recorded will also inform the SEA process.
20. A Habitats Regulations Assessment will be carried out at Proposed Plan stage once any development site allocations and policies are identified. This will involve screening to determine whether the Proposed Plan is likely to have significant effects on the defined habitat sites (i.e. identified protected European nature conservation sites). Where the potential for such effects cannot be excluded, an appropriate assessment of the implications will be carried out. This assessment will be revised if required depending on the nature of any modifications made to the plan.



21. The Equalities Impact Assessment, Public Sector Equality Duty Assessment and Fairer Scotland Duty Assessment will be considered by Midlothian Council under an approach known as Integrated Impact Assessment.
22. Scoping for the Integrated Impact Assessment (IIA) took place at Evidence Report stage. The assessment will be undertaken at the MLDP2 Proposed Plan stage when policies and allocations are known. The IIA will be revised to take into account any changes resulting from modifications to the Proposed Plan before and after the Examination of the Proposed Plan.

## Local Place Plans

23. Local Place Plans are community-led plans setting out proposals for the development and use of land. Once completed and then registered by the planning authority, they are to be taken into account in the preparation of the relevant local development plan. In June 2024 Midlothian Council registered eight LPPs. They are all from Midlothian community councils and are listed below:
  - Bonnyrigg and District Community Council
  - Damhead and District Community Council
  - Eskbank and Newbattle Community Council
  - Gorebridge Community Council
  - Mayfield and Easthouses Community Council
  - Newtongrange Community Council
  - Rosewell and District Community Council
  - Roslin and Bilston Community Council
24. The LPPs were helpful for informing production of the Evidence Report, and must be, as indicated above, taken into account when preparing the LDP. Two further draft LPPs were received (from Penicuik and District and Loanhead and District Community Councils). In addition, Tynewater and Moorfoot Community Councils carried out community engagement on the matter. The Council will seek to ensure that communities that do not have an LPP are fully engaged in the process.



## Participation Statement

25. A Participation Statement sets out how, when and with whom the Council will consult and engage on when preparing its local development plan. Prior to adoption of MLDP2, at the Examination stage of plan production, Reporters from the Scottish Government's DPEA (Planning and Environmental Appeals Division), appointed by Scottish Ministers, will review the Council's engagement activities to see that they match what the Council said it would do in the Participation Statement.
26. Engagement is at its most effective at the early stages of plan preparation. Within the framework of the new planning system, the Council will seek to maintain open channels of communication so that a wide range of ideas on policy can be exchanged in advance of publication of the Proposed Plan. Interested parties are and will continue to be encouraged to register an interest with the Council so they can be updated as the plan is developed.
27. As DPS17 was being prepared, the Council was assessing responses received in the Call for Ideas. The next steps of MLDP2 preparation and how engagement will occur are listed below and further details are provided in the table.
- Engagement for preparation of Proposed Plan.
  - Publication of Proposed Plan.
  - Modification of Proposed Plan (if required).
  - Examination into unresolved objections (if required); and
  - Adoption of MLDP2 by Midlothian Council.



Table 1

Activity	What engagement activities do we plan?	Timescale
Engagement for preparation of Proposed Plan	<p>Using the Evidence Report, Local Place Plans and information from the Call for Ideas, the Planning Service will prepare a spatial strategy and other early outlines of its Proposed Plan. This may also include reasonable alternatives as the content of the plan will still be emerging at this stage.</p> <p>Notification of the engagement activities will be sent to registered interested parties.</p> <p>Engagement will occur with Children and Young People. The Planning Service will notify schools, youth councils and youth parliament representatives and seek access to schools, colleges and youth clubs to discuss the emerging proposals in the Proposed Plan.</p> <p>The Council will seek to engage with disabled representative bodies.</p> <p>The Planning Service will hold engagement events in the main communities in Midlothian.</p> <p>The Planning Service will seek to engage with identified communities of interest (for example the business community) and those identified in Planning legislation.</p> <p>The Planning Service will seek to engage with Midlothian Community Councils on the emerging Proposed Plan.</p>	November 2024 to September 2025 (Quarter 3 2024/2025 – Quarter 2 2025/2026)
Publication of Proposed Plan	<p>This will be a minimum 12-week period in which to lodge formal representations on the published Proposed Plan.</p> <p>This will be an opportunity to respond formally to the content of the Proposed Plan and the Strategic Environmental Assessment (SEA) Environmental Report.</p> <p>The Proposed Plan will be published on the Council's website, placed in Council libraries, the Council's main office, and publicised through Council social media channels. An advertisement will be placed in the local paper, the Midlothian Advertiser.</p> <p>Notification will be sent to registered interested parties, all Midlothian Community Councils and to Scottish Government identified Key Agencies, Scottish Ministers,</p>	November 2025 to January 2026 (Quarters 3 and Quarter 4 2025/26)



	<p>adjoining planning authorities to the plan area, and the Green Action Trust.</p> <p>The Planning Service will notify neighbours that may be significantly affected by development allocation proposals.</p> <p>The Planning Service will notify children and young people and representative organisations.</p> <p>The Planning Service will also seek to notify further and higher education establishments, parents and carers, and families with young children; disabled persons; and Gypsies &amp; Travellers.</p>	
Modification of Proposed Plan (if required)	<p>Following the 12-week consultation period on the Proposed Plan, the Planning Service may modify the plan. This would be done through a Modification Report.</p> <p>There may be some degree of direct liaison with respondents to identify satisfactory changes and modifications that could be made to resolve their objections to the Proposed Plan. The Council will consider the degree of further engagement required depending on the scale of any modifications.</p> <p>If modifications are made, a Modification Report will be published setting out the modifications and the reasons for making them. There is no opportunity for engagement or comment on the Modification Report once it is produced.</p>	February 2026 to September 2026 (Quarter 4 2025/2026 to Quarter 2 2026/2027)
Examination into unresolved objections to Proposed Plan	<p>The form of the Examination will be led by the appointed DPEA Reporter(s) but may include a hearing session. The Planning Service will advertise the Examination in a local newspaper, the Midlothian Advertiser, in Council libraries, and notification will be sent to registered interested parties who made representations to the Proposed Plan.</p> <p>The Reporter will publish an Examination Report, including recommendations for modifications to the proposed Local Development Plan (the Proposed Plan). This will inform those who have made representations of how these have been addressed at Examination and about the recommended further modifications to the Proposed Plan.</p>	October 2026 to March 2027 (Quarters 3 and 4 2026/2027)





	<p>A Modification Report will be issued by the Council to inform communities and interested parties of the modifications made in response to representations made on the Proposed Plan, or a Direction from Scottish Ministers on the content of the Proposed Plan.</p> <p>The Council has considered the potential role of mediation, as required by Development Planning Guidance and Circular 2/2021. Midlothian Council is unlikely to use mediation due to the challenging timescales for preparation of MLDP2. There is potential for the Council to make modifications in response to comments received on the Proposed Plan before submitting the plan to Scottish Ministers, and the Examination offers an independent process for the resolution of disputes.</p>	
Adoption of MLDP2	<p>The Planning Service will publish MLDP2 and associated documents, and place them on the Council's website, at libraries and at the Council's main office.</p> <p>It will be publicised through all Council social media channels and through an advertisement in the local paper, the Midlothian Advertiser.</p>	May 2027 pre Local Government Elections (Quarter 1 2027/2028)

## Have Your Say

28. Midlothian Council wishes to receive your comments and views on DPS17.

- A. Do you have any views on the timetable for MLDP2?
- B. Do you have any views on the Participation Statement and engagement activities?
- C. Do you have any other views on Development Plan Scheme 17?

Comments submitted to the Council by the end of 31 December 2025 will be considered by the Council before preparation of the next DPS (number 18) in Spring 2026.

This can be done:

**Online** by completing our survey [INSERT LINK](#)

**By email** to [ldp@midlothian.gov.uk](mailto:ldp@midlothian.gov.uk)

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



## Contact Us

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

by email to [ldp@midlothian.gov.uk](mailto:ldp@midlothian.gov.uk)

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

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



## COMMUNICATING CLEARLY

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

اگر آپ کو ہماری معلومات اور خدمات اور کتابوں اور رسائل میں اضافی بریل (تاریخ افراد کے لیے) یا ہرے بے حرف کی کاپی (میں) میں، نیچے پر پڑے حرف کی کاپی میں فراہم کر سکتے ہیں۔

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

ਮਾਮੀ ਸੰਗ ਕਰਨ ਤੇ ਪੁਸ਼ੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪੁਸ਼ਤਕ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੇਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸਮਲ 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 کتابوں اور رسائل میں اضافی بریل (تاریخ افراد کے لیے) یا ہرے بے حرف کی کاپی (میں) میں، نیچے پر پڑے حرف کی کاپی میں فراہم کر سکتے ہیں۔