

MLDP2 Midlothian New Housing Target 2026-2036

	Units
Scot Govt New Housing Target	7064
Add 25% Generosity Allowance	1766
Add Rounding up	20
Total Scot Govt Target	8850
Information summarised by Planners in Evidence Report:	
Anticipated Remaining MLDP1 supply post 2026	8524
Safeguarded Sites in MLDP1	600
MLC Total Effective Supply post 2026	9124
Excess supply as presented to Planning Committee	274

Options suggested by Planning Dept for approval:

Option 1	In line with Scot Govt Target	8850 to 9000	-	No more sites allocated
Option 2	Additional Generosity	9000 to 11000	-	2000 more houses allocated
Option 3	Significant Growth	11000 plus	-	In excess of 2000 extra new houses

The TRUE position not told to Councillors:

Anticipated Remaining MLDP1 supply post 2026	8524
Safeguarded Sites in MLDP1	600
Sub-Total	9124
Add: Forecast Windfall Sites <50 units	430
Add: Forecast Windfall Sites >50 units	400
Add: Constrained Sites	747
Add: Estimated Impact of Densification of Sites *	212
Add: Forecast Brownfield Sites **	?
Add: Forecast Vacant & Derelict Land Sites **	?
Add: Forecast Re-use of Empty Buildings	?
True Total Effective Supply post 2026	10913

So by not allocating any more sites in MLDP2 the likely outcome is 10,900. The top end of Option2.

By choosing Option 2, the planners will invite developers to promote a further 2000 houses taking the total to 12,900

Scot Govt Target	8850
Councillors' decision	12900
Surplus over target	4000 45%

**There are 2120 units included in the 2023 Housing Land Audit which fit into this category. If this number increases through densification by even 10% then a further 212 units would be produced.*

*** There are currently 39 sites covering 76 Hectares (188 acres). At a density ratio of 10 units/acre, these have a maximum potential capacity of 1880 units.*