



MIDLOTHIAN LOCAL DEVELOPMENT PLAN 2017 – DELIVERY PROGRAMME

Report By Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the Committee with a copy of the draft Delivery Programme for the current adopted Midlothian Local Development Plan 2017 (MLDP) prior to it being reported to Council at its meeting of 12 November 2024 with a recommendation to secure authority to engage in a consultation exercise. The draft Delivery Programme is attached to this report as Appendix A.

2 BACKGROUND

- 2.1 The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 and the Planning (Scotland) Act 2019 (hereafter referred to as the Act) and associated Scottish Government's Local Development Planning Guidance May 2023 (hereafter referred to as the Regulations) requires a Delivery Programme to be prepared in relation to its existing adopted local development plan, the MLDP (not the replacement MLDP2 currently being progressed). The Act and associated Regulations requires the Delivery Programme to be:
- Subject to a minimum six-week public consultation;
 - To be prepared on a biennial basis;
 - For its production to be led by the Council's Chief Executive Officer (effectively delegated to the Planning Service); and
 - For it to be approved by the Council (rather than Planning Committee).
- 2.2 The Scottish Government Chief Planner wrote to all local authority Chief Planning Officers in Scotland in June 2024 setting out the Scottish Government's expectation that planning authorities should have an adopted Delivery Programme for their local development plan by 31 March 2025.
- 2.3 Delivery Programmes replace Action Plans which were previously required for local development plans. The most current Action Plan for MLDP was approved by the Council in 2021.

3 MLDP DRAFT DELIVERY PROGRAMME

- 3.1 The purpose of a Delivery Programme is to set out how the local development plan's spatial strategy and development allocations will be delivered. Delivery Programmes must include:
- a list of actions required to deliver each of the policies and proposals contained in the local development plan and an explanation as to how those actions are to be taken;
 - the timescale for the conclusion of each such action; and
 - the sequencing of, and timescale for, the delivery of housing sites allocated in the local development plan.
- 3.2 While the MLDP is programmed to be replaced at the end of 2026 by MLDP2, it will still be the adopted local development plan for Midlothian until it is superseded. MLDP contains significant development allocations and the policy framework against which planning applications submitted in Midlothian are assessed. Therefore, the Delivery Programme is important in setting how the spatial strategy and development allocations in the MLDP will be delivered.
- 3.3 The next step is to present the draft Delivery Programme to Council to seek authority to instigate a public consultation with the intention of reporting back to Council in early 2025.

4 RECOMMENDATION

- 4.1 It is recommended that Committee notes the contents of the report.

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Background Papers: None
Appendix A: Working Draft Delivery Programme for Midlothian Local Development Plan (2017)

Appendix A

Planning Committee 29 October 2024

Appendix A: Draft for Public Engagement Delivery Programme for Midlothian Local Development Plan (2017)

MIDLOTHIAN LOCAL DEVELOPMENT PLAN 2017

DRAFT FOR PUBLIC ENGAGEMENT Delivery Programme 2025-2027

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Part 1 – Introduction

Introduction

Background

1. This is the draft Delivery Programme 2025-27 for the Midlothian Local Development Plan 2017. It replaces the Action Programme adopted by Midlothian Council on 15 June 2021. The requirement to prepare delivery programmes were introduced by the Planning (Scotland) Act 2019. The Scottish Government Chief Planner has written to planning authorities to require that action programmes associated with local development plans be reviewed, updated and re-published as delivery programmes, and for this to be done by 31 March 2025.
2. The Midlothian Local Development Plan (MLDP 2017) was adopted in November 2017 and the first Action Programme approved in February 2018. This first Delivery Programme highlights the progress made with implementing its development strategy in the years since adoption, the key changes in that period and emerging issues from the ongoing review of the Plan. Another Delivery Programme will be prepared for the replacement LDP (Midlothian Local Development Plan 2 - MLDP2). The draft Delivery Programme for MLDP2 will be released at the same time as the Proposed Plan is published and finalised within three months of MLDP2 being adopted (expected in late 2026). Once MLDP2 is adopted, the current adopted MLDP 2017 and its Delivery Programme will lapse.

What is a Delivery Programme?

3. A Delivery Programme sets out how an authority proposes to implement its LDP. It should support delivery of the LDP and achievement of its intended outcomes. Delivery Programmes must set out:
 - a list of actions required to deliver policies and proposals contained in the LDP;
 - an explanation as to how those actions are to be undertaken;
 - the timescale for the conclusion of each action; and
 - the expected sequencing of, and timescales for, delivery of housing on sites allocated by the LDP.

Preparation and Engagement on the Delivery Programme

4. Collaboration will be important to allow partners to input to the development of the Delivery Programme. This includes engagement with internal service providers such as Education, with Key Agencies including Scottish Water, the Scottish Environment Protection Agency, NatureScot, Historic Environment Scotland and Transport Scotland; and with developers and any other organisation named in the document. The Council has used information gathered in preparing the Evidence Report to help inform the preparation of this Delivery Programme. There is a formal engagement stage lasting 6 weeks from **xxxy to xxxy** for any interested party to submit comments on this draft Delivery Programme.

Updating the Delivery Programme?

5. The Delivery Programme must be kept under review and updated at least every two years. In practice, the Council expects to publish a proposed Delivery Programme for the MLDP2 Proposed Plan in July 2025 to adopt a Delivery Programme for MLDP2 in early 2027, so this is likely to be the only further Delivery Programme relating to MLDP 2017.

Housing Land Pipeline

6. National Planning Framework 4 (NPF4) expects Delivery Programmes to establish a deliverable housing land pipeline for the Local Housing Land Requirement. In Midlothian's case a Local Housing Land Requirement (LHLR) is yet to be agreed through the replacement of the adopted LDP. Midlothian Council has indicatively set an LHLR of 8,851 units, and this is a matter being considered by the DPEA at Gate Check. The recent Court of Session case (Miller Homes v Scottish Ministers) has confirmed that NPF4 is operative, including prior to the adoption of new NPF4 compliant development plans. MLDP 2017 was prepared in the context of the 2013 Strategic Development Plan for South East Scotland. Paragraph 2.3.9 of MLDP 2017 contains actions for maintaining a 5-year housing land supply at all times, which included the Action Programme identifying the trigger for introducing actions to address a shortfall. With the status of NPF4 confirmed, the removal of the requirement to maintain a 5-year effective housing land supply, and the requirement of Scottish Ministers to prepare Delivery Programmes for 'old style' adopted plans, these actions will no longer be considered.
7. The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including for infrastructure that enable delivery, can be planned. Phasing is set out in the short (1-3 years), medium (4-6 years) and long term (7-10 years). NPF4 requires that where sites in the early phases of the housing land pipeline are not delivering as programmed, and alternative delivery mechanisms identified in the Delivery Programme are not practical, measures should be considered to enable earlier delivery of long-term deliverable sites or areas that were identified for new homes beyond the 10-year horizon of the delivery programme. De-allocations should be considered where sites are no longer deliverable. The annual Housing Land Audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the Delivery Programme. Table 1 below sets out the housing land pipeline over the short, medium and long term. Table 2 provides this information in greater detail, broken down into individual allocated sites.
8. For this Delivery Programme, Midlothian Council has chosen to use the Housing Land Audit as the basis for its housing land pipeline. At the time of preparation, the phasing and status of sites in HLA 2024 had been agreed with representatives of the housebuilding industry, although the final document had not been approved by Midlothian Council. As the most forward looking assessment of housebuilding, this 2024 Audit has been used to inform the delivery programme. The HLA is based on discussions with house builders on when they expect to deliver their sites. A large determinant of build rates however are the prevailing market conditions and in the case of affordable housing the availability of finance. Once sites are allocated, Midlothian Council has traditionally been keen for the sites to come forward as soon as possible, subject to the delivery of any necessary infrastructure. For MLDP2, Midlothian Council will consider the extent to which allocations may be linked more closely to build rate commitments and concomitant infrastructure delivery so that housing land can be delivered in a more planned way, as indicated by NPF4.
9. Housing delivery over the next 10 years comes from sites allocated in MLDP2, MLDP 2017, sites allocated in the previous development plans, and windfall developments. MLDP 2017 also indicates

long term safeguards at 5 of the large allocations; at some of these sites planning permission has been granted, and so they have entered the effective housing land supply. In addition to the allocated sites, MLDP 2017 indicated Additional Housing Opportunities. These are sites subject to development uncertainties, and so were not relied on in meeting SESplan housing requirements. Two of these 5 sites have subsequently been granted consent, the other 3 remain constrained. Table 1 indicates the expected build rates from Housing Land Audit 2024. These build rates form the basis of the Delivery Programme, as it is the Council's view that the HLA, based on direct engagement with housebuilders, offers the most accurate forward view of completion dates.

Table 1: Delivery Pipeline

	Expected Build Rates (from 2024 HLA)	Annualised Indicative LHLR	Difference
Short Term			
2024/25	755	885	-130
2025/26	1020	885	+135
2026/27	737	885	-148
Medium Term			
2027/28	741	885	-144
2028/29	713	885	-172
2029/30	739	885	-146
Long Term			
2030/31	686	885	-199
2031/32	548	885	-337
2032/33	462	885	-423
2033/34	467	885	-418
TOTAL	6,868	8851	1,983

10. Higher Bank of England interest rates from 2022 onwards appear to have led to a cut in completions in the immediate short term. Cuts to the affordable housing programme in the 2024 Scottish budget are another non-planning related factor which will weigh on future delivery rates.
11. The annualised shortfall between the indicative LHLR and delivery pipeline increases in the longer-term perspective – this is because allocated sites are built out and also reflects the role of windfall housing sites, whose contribution is unprogrammed until they are consented, and so the contribution from this is concentrated in the short and medium terms. In the face of the annualised completions being less than the annualised MATHLR, NPF4 states that in the first instance, measures should be identified in the Delivery Programme to bring sites forward, and then measures should be considered to enable earlier delivery of long-term deliverable sites or areas identified for new homes beyond 10 years. Table 3 considers the local or site-specific factors inhibiting delivery and considers possible solutions. Detailed site-specific requirements from the LDP (or as modified following later information) are set out in Table 4.

Table 2: Completions by Site (based on approved 2024 Housing Land Audit)

Site Code	Site Source	Site Name	Short Term 2024/25 - 2026/27	Medium Term 2027/28 - 2029/30	Long Term 2030/31 - 2033/34
Loanhead					
h54(iii)	Previous LP	Ashgrove Phase 3	6	0	0
2022LH1	Windfall	Former Thornlea Nursing Home	1	0	0
Small sites	Windfall		3	1	3
Total			10	1	3
Roslin and Bilston					
Hs18	MLDP 2017	Roslin Institute	101	0	0
Hs19(Area A)	MLDP 2017	Roslin Expansion Area A	66	0	0
Hs19(Area B)	MLDP 2017	Roslin Expansion Area B	1	0	0
Hs19(Area C)	MLDP 2017	Roslin Expansion Area C	3	0	0
Hs19(Area D)	MLDP 2017	Roslin Expansion Area D	4	0	0
Hs16(Area C)	MLDP 2017	Seafield Road Area C	20	120	74
Small sites	Windfall		0	0	0
Total			195	120	74
Penicuik					
h58(Areas B1 and B2)	Previous LP	Nursery West and North (at NW Penicuik)	48	0	0
h58(Areas C and D)	Previous LP	Mauricewood and Mauricewood North (at NW Penicuik)	56	0	0
h58(Area F)	Previous LP	Rullion Road (at NW Penicuik)	48	20	0
h25(Area D)	Previous LP	Greenlaw and Adjacent Land Area D	135	63	0
2020PK1	Windfall	Windsor Square	12	0	0
2022PK1	Windfall	Kentigern Mall	7	0	0
Small sites	Windfall		7	6	2
Total			313	89	2
Villages and rural remainder (Midlothian West HMA)					
Hs20	MLDP 2017	Auchendinny	168	170	57
AHs1	MLDP 2017	Rosslynlee, near Penicuik	32	70	54



AHs1(NP)	MLDP 2017	North Park (at Rosslynlee)	63	58	0
AHs5	MLDP 2017	Wellington School, by Howgate	27	19	0
2023VR1	Windfall	Barley Dean	3	2	0
Small sites	Windfall		11	12	11
Total			304	331	122
Bonnyrigg					
Hs10(Area C)	MLDP 2017	Dalhousie Mains Area C	74	0	0
Hs11(Area A)	MLDP 2017	Dalhousie South Area A	40	0	0
Hs11(Area B)	MLDP 2017	Dalhousie South Area B	21	75	50
Hs11(Area C)	MLDP 2017	Dalhousie South Area C	80	0	0
Hs12 and Hs12 SC	MLDP 2017	Hopefield Farm 2 and Safeguarded Capacity	25	150	200
243	Windfall	Former garage, Elm Row	3	2	0
2021BL3	Windfall	Moorfoot Place	46	0	0
2022BL1	Windfall	High Street	20	0	0
Small sites	Windfall		3	5	2
Total			312	232	252
Dalkeith					
Hs2	MLDP 2017	Larkfield West	1	0	0
Hs3	MLDP 2017	Larkfield South West	53	0	0
2021DK1	Windfall	Buccleuch Street	4	0	0
2023DK1	Windfall	Glenarch Lodge	0	6	0
Small sites	Windfall		6	5	3
Total			64	11	3
Gorebridge					
h50(1A)	Previous LP	Redheugh / Prestonholm new community	0	140	240
h24	Previous LP	Newbyres	64	32	0
h51	Previous LP	Robertson's Bank	5	9	0
2022GB1	Windfall	Newbyres Crescent	75	0	0
Small sites	Windfall		1	2	3
Total			145	183	243
Mayfield and Newtongrange					



h48	Previous LP	Bryans	48	0	0
h41	Previous LP	North Mayfield	99	55	0
h38	Previous LP	South Mayfield Sites	46	108	144
2022MN1	Windfall	Former Newbattle High School (Phase 1)	90	0	0
2022MN2	Windfall	Newtongrange Parish Church	5	0	0
Small sites	Windfall		1	2	0
Total			289	165	144
Shawfair					
Hs0	MLDP 2017	Cauldcoats	13	120	231
Hs1	MLDP 2017	Newton Farm	150	180	240
Hs1 SC	MLDP 2017	Newton Farm, Safeguarded Capacity	0	48	112
h43(AandE)	Previous LP	Shawfair (Blocks A and E)	20	84	80
h43(B)	Previous LP	Shawfair (Block B)	0	76	112
h43(C)	Previous LP	Shawfair (Block C)	0	0	48
h43(F)	Previous LP	Shawfair (Block F)	0	0	20
h43(G)	Previous LP	Shawfair (Block G)	0	0	0
h43(H)	Previous LP	Shawfair (Block H)	0	0	0
h43(I)	Previous LP	Shawfair (Block I)	0	0	0
h43(K)	Previous LP	Shawfair (Block K)	0	38	112
h43(L)	Previous LP	Shawfair (Block L)	0	76	112
h43(P)	Previous LP	Shawfair (Block P)	20	84	112
h43(R1andR2)	Previous LP	Shawfair (Blocks R1 and R2)	48	84	30
h43(S4)	Previous LP	Shawfair (Block S4)	23	0	0
h43(S5)	Previous LP	Shawfair (Block S5)	0	20	40
h43(T2)	Previous LP	Shawfair (Block T2)	108	90	50
h43(W1)	Previous LP	Shawfair (Block Woolmet 1)	48	84	8
h43(W2)	Previous LP	Shawfair (Block Woolmet 2)	48	22	0
h44 (Area A)	Previous LP	North Danderhall	58	0	0
h44 (Area B)	Previous LP	North Danderhall (Area B)	28	0	0
h44(AA2andAA3)	Previous LP	North Danderhall (Blocks AA2 and AA3)	135	34	0
2017 SA1	Windfall	Land South of Hilltown House	3	0	1



2023SA1	Windfall	Newton Church Road	23	0	0
Small sites	Windfall		2	2	1
Total			727	1042	1309
Rosewell					
Hs14	MLDP 2017	Rosewell North	86	0	0
h52andh22	Previous LP	Gorton Loan and Rosewell Mains	10	0	0
Small sites	Windfall		2	1	1
Total			98	1	1
Villages and rural remainder (Midlothian East HMA)					
h59	Previous LP	Crichton Road, Pathhead	43	0	0
2019VR2	Windfall	Airybank House	3	0	0
2024 VR1	Windfall	Land 100M South West of Newlandburn House	0	10	0
Small sites	Windfall		9	8	10
Total			55	18	10
MIDLOTHIAN TOTAL			2512	2193	2163

Table 3: Local and Site-Specific Factors Inhibiting Delivery and Possible Solutions

Site	Factor inhibiting delivery	Possible solution
Hs5	Reduced element of site remaining after supermarket development	Consider future prospects with site owner/promoter and determine whether support for site is withdrawn. This will be addressed as part of MLDP2 preparation.
Hs17	No application – unsure of developer interest	Consider future prospects with site owner/promoter and determine whether support for site continues. This will be addressed as part of MLDP2 preparation.
Hs7	Need for new bridge across Borders Railway	Consider allowing commencement of limited part of development in two sections either side of railway line with independent road access, with active travel links on existing crossing of rail line. Full development of site would still be dependent on the new spine road with railway crossing. If this was not considered achievable the site



		allocation could be reduced, (or de-allocated completely). Both of these potential courses of action would be a matter for MLDP2.
Ec3 (mixed use)	<p>Scope of site and hence masterplan cannot be defined until A701 relief road is consented.</p> <p>Allocation stated that housing could be part of the development, but number not defined and no education solution in place.</p>	Consent A701 relief road, or reconsider transport and development strategy for this corridor in MLDP2.
AHs2	Site constraints due to access and landscape	Consider future prospects with site owner/promoter and consider solutions, or whether support is withdrawn. This will be addressed as part of MLDP2 preparation.
AHs3	No application – unsure if developer interest	Consider future prospects with site owner/promoter and consider whether site continues or whether support is withdrawn. This will be addressed as part of MLDP2 preparation.
AHs4	Site constraints due to access and landscape	Consider future prospects with site owner/promoter and consider solutions, or whether support for site is withdrawn. This will be addressed as part of MLDP2 preparation.



Part 3 – Economic Land

Economic Land

12. Economic sites were allocated and identified in MLDP 2017 as part of the development strategy to be delivered over the plan period. Sites are not usually developed by a single developer or a single use development on a one-off basis, but more commonly by a range of different sized developments over time. Take up of land is influenced by a range of external market and financial factors. This makes programming the release and development of economic sites in the same way as housing land unrealistic. Although the economic land supply seems large relative to historic take-up, from engagement for MLDP2, the Council has evidence of need for available economic units. Economic sites are considered in detail in Table 5, including the infrastructure necessary to deliver them.
13. The announcement of the Edinburgh and South East Scotland City Region Deal (ESESCRD) in August 2018 seeks to deliver a programme of accelerated and inclusive growth across South East Scotland. The Deal is an agreement between the UK Government, Scottish Government, the local authorities of Edinburgh, Fife, Midlothian, Scottish Borders and West Lothian as well as the region's universities and colleges. A commitment by the Deal partners to invest £1.3bn is anticipated to generate over £5bn worth of Gross Value Added (GVA) over the next 15 years. In Midlothian, City Deal will be a key driver in delivering new roads infrastructure to enable expansion and future development of the University of Edinburgh's Easter Bush Campus (part of the ESESCRD Data Driven Innovation Project) as well as a wider stimulus for additional development at the Midlothian Science Zone. In tandem with City Deal investment, it is anticipated that the Council's recently approved Economic Strategy (2019), and its currently in production, replacement, will support and promote the development of allocated economic sites as well as regeneration and redevelopment opportunities across the Council area. Progress will be monitored through the annual Economic Land Audit (ELA) process and future Delivery Programmes.
14. MLDP 2017 allocated approximately 122ha of economic land. This comprises 14.4ha of specialist biotechnology developments at the Midlothian Science Zone, 48ha for a mix of class 4, 5 and 6 uses and a specific allocation of 60ha of commercial/mixed use development at West Straiton - a 'Midlothian Gateway' development site. The annual ELA contains all the sites that constitute the established economic land supply in Midlothian and measures the level of take-up (and/or loss to alternative uses) of economic land each year. Changes to the economic land supply over the plan period will be monitored by this survey and are summarised in Table 4 below. Table 7 considers the infrastructure requirements of these sites.



Table 4: MLDP 2017 Strategic Economic Land Allocations

Site reference	Site name	Gross site area (ha)	Gross remaining land (ha)	Uses	2024 update, including consideration of obstacles to development
Ec1	Shawfair Park Extension	20.57	18.85	Business and industry	<p>No planning application submitted on the extension area to date (occupied area is historic building, viz nursery, Lowes Farm).</p> <p>The timing and phasing of Ec1's development will be subject to access arrangements being agreed. The proposed grade separation of the Sheriffhall Roundabout may allow new access from the A6106.</p>
Ec2	Salter's Park Extension	16.9	16.9	Business and industry	<p>Planning permission in principle refused for mixed use with large proportion of housing in June 2018.</p> <p>Discussions with site promoter have identified site constraints and high infrastructure costs. MLDP2 to consider future approach to site.</p>
Ec3	West Straiton	51.47	42.88	Mixed uses, principally Commercial/employment (but housing could form part of mix)	<p>Pre-existing development on parts of the site including concrete batching plant, park and ride, restaurants. Proposal of Application Notice for a mixed use (although residential led) development on part of the site.</p> <p>MDLP requires masterplan for site. Midlothian Council is not progressing this in advance of the determination of the road line which defines the western boundary of the site. Road is to be</p>



					phased. Need resolution of A701 relief road issue to determine future of site.
Ec4	Ashgrove North	15.7	14.4	Business and industry	Some pre-existing take up within the site boundary, need to have discussions with site promoter to understand reasons for no take up at this and adjoining site e34.
Ec5	Oatslie, Roslin	4.7	4.7	Business and industry	Site needs utility connections. Need to have discussions with site promoter to understand reasons for no take up at this and adjoining site e34.
Bt1	Easter Bush North	5.8	5.6	Biotechnology uses	Little take up at site. In common with other MSZ sites, connection with Bush Loan to A702 is major constraint, as well as drainage and electricity supply issues.
Bt2	Easter Bush South	5.8	2.5	Biotechnology uses	No take up at site. In common with other MSZ sites, connection with Bush Loan to A702 is major constraint, as well as drainage and electricity supply issues.
Bt3	Technopole North West	2.2	2,2	Biotechnology uses	No take up at site. In common with other MSZ sites, connection with Bush Loan to A702 is major constraint, as well as drainage and electricity supply issues.





Part 4 – Infrastructure Delivery

Infrastructure Delivery

15. This section of the Delivery Programme reviews infrastructure completed since adoption of MLDP 2017 and sets out further actions in respect of, education, health, transport, waste, water and drainage and any other miscellaneous actions required to deliver the LDP.

Table 5: Completed Infrastructure Actions from MLDP 2017 (at April 2024)

Infrastructure	Description	Year of opening
Education		
Replacement Roslin Primary School	New	2017
Replacement Paradykes Primary School	New	2017
Replacement Newbattle High School	New	2018
Additional classroom capacity at Lasswade Primary School	Extension	2018
Refurbishment to increase early learning and childcare capacity at Lasswade Primary School	Upgrade	2018
Additional early learning and childcare capacity and additional classrooms at Burnbrae Primary School	Extension	2018
Additional early learning and childcare capacity at Danderhall Primary School	Extension	2018
Additional early learning and childcare capacity at Mayfield Nursery School	Extension	2018
Reprovisioning of rooms to increase Complex Needs Provision at St David's RC High School	Upgrade	2018
Additional classroom capacity at St David's RC Primary School	Extension	2019
Creation of Outdoor Early Learning and Outdoor Setting at Vogrie Country Park	Upgrade	2019
Refurbishment of spaces to make an additional classroom available at Woodburn Primary School	Upgrade	2019
Reprovisioning of rooms to increase Complex Needs Provision at St David's RC High School	Upgrade	2018
Additional capacity at Cuiken Primary School	Extension	2020
Additional classrooms and early learning and childcare capacity at Sacred Heart RC Primary School	Extension	2020
Replacement St Mary's RC Primary School with increased capacity and early learning/childcare capacity at Burnbrae Primary School	New	2020
Replacement Danderhall Primary School	New	2021
Additional Capacity at King's Park PS, Dalkeith via temporary accommodation	Extension	2023
Additional Capacity at Rosewell PS, Rosewell via temporary accommodation	Extension	2023/24
Additional Capacity at Roslin PS, Roslin via temporary accommodation	Extension	2023/24
Transport		
Mauricewood roundabout on A702 trunk road	New	2018
A7/The Wisp junction	Upgrade	2023
North West Penicuik Link	New	2024 (TBC)
Waste		
Anaerobic digestion plant at Millerhill to recover energy content of food waste	New	2017



Recycling and Energy Recovery Centre at Millerhill to handle residual waste streams sustainably	New	2019
Water and Drainage infrastructure delivery		
Scottish Water have undertaken three strategic network impact assessments and incorporated the developments contained within the 2017 MLDP. These assessments cover the vast majority of the water and wastewater networks within the Midlothian area. SW will plan, prepare and deliver the necessary solutions to reinforce our network just ahead of need.	Strategic network wastewater and water impact modelling.	Modelling assessments completed. Strategic network reinforcement will be delivered just ahead of need
Investment at wastewater treatment works at Roslin, Rosewell, Gorebridge, Penicuik and Wellington to increase strategic capacity to support the plans for further expansion of these catchments.	Growth projects	Delivery just ahead of need.

Table 6: Future Infrastructure Provision

Infrastructure provision	Description	Estimated Completion
Education		
Formation of new Mayfield Schools Campus to replace to replace Mayfield Nursery School, Mayfield Primary School and St Luke's RC Primary School (note – this project is not related to new development)	New	2025
Newbattle High School	Extension	TBD
Replacement Beeslack Secondary School on new site near Bilston	New	Estimated completion 2027
Additional secondary school capacity to serve Shawfair SDA.	New	2027/28
Additional new primary school capacity to serve Shawfair	New	2027/28
Secondary ASN Unit at Former Mount Esk Nursery as part of Lasswade HS	Extension	2024/25
Easthouses Primary School	New	Completion August 2024
Additional Primary School capacity to serve Hs12	TBD	TBD – linked to phasing for site Hs12
Gorebridge High School (commitment is only to undertake a land identification study to provide an analysis of possible sites for a school)	Land identification study	

Redheugh PS Gorebridge – identified in Midlothian Local Plan (2008), MLDP (2017). LES 2022 indicates this is a project in planning, linked to progress at housing site.	New	TBD – linked to phasing of h50 and Hs7
Woodburn Primary School	Extension	2024
Bilston Primary School expansion	Extension	2025
Mauricewood Primary School expansion	Extension	2026/2027
Transport		
A720 Sheriffhall Junction Grade Separation	Grade separated junction on the A720 City of Edinburgh bypass.	Awaiting Scottish Ministers decision
Realignment of The Wisp - site access.		TBD
Link road between A720/A68 junction and B6415/Old Craighall Road.	New link road.	Part of consented development for Hs1 (ref.17/00408/DPP). Phasing of development and link road subject to planning condition 1.
Millerhill Park and Ride (A68 north).	New park and ride facility.	TBD Linked to Edinburgh Orbital Bus project.
A7 safety, active travel and public transport service improvements.	Infrastructure and bus service improvements.	After 2027.
A701 relief road/link to A702	New roads, junctions and active travel infrastructure.	Likely to be phased, with elements supporting the Midlothian Science Zone given priority
Road/junction improvements at Pomathorn Road (B6372).		Linked to implementation of site AHs4
Junction improvements at A701/access road to Wellington school.		Linked to implementation of site AHs5 (ref. 20/00144/DPP and PPA-290-2060).
Potential junction improvements at Straiton/A720 and the A702.		TBD



B6482 Bryans Road to Gowkshill Link	Earlier requirement in development plan was for re-aligned road linked to development area. The approved scheme (ref. 22/00027/PPP) does not include a re-aligned road proposal, but upgrade to existing Crawlees Road included in proposed phase 1 development.	Linked to site h38 implementation
South Mayfield Distributor	New road, linked to development area from 2003 plan. Included in the approved scheme (ref. 22/00027/PPP) as a 'Link Road/ Primary Street connecting Bogwood Road and Crawlees Road. Road to be completed in entirety prior to occupation of phase 6 housing).	Linked to site h38 implementation (ref. 22/00027/PPP)
A702/ Bush Loan	New junction, realignment of approach roads	Included as part of wider A701 realignment, this element which supports Midlothian Science Zone given priority
A702/ A703 Damhead	Junction re-design.	TBD, To be led by Transport Scotland
A701/ Graham's Road/ Belwood Road	Improved signals	TBD
Lothian Street/ High Street, Bonnyrigg	Improved signals	TBD
The Wisp/ Millerhill Road	Improved junction, likely to involve signal control	TBD



Sheriffhall park and ride (extension)	Park and ride extension.	TBD
Lothianburn park and ride	New park and ride facility.	TBD
Orbital Bus Route (A720 City Bypass)	New bus priority measures and bus routes.	Longer Term, STPR 2 indicates this amongst the supported projects.
Shawfair Infrastructure		Ongoing in tandem with development
Supported bus services in connection with new development		Ongoing in tandem with development
Potential rail station at Redheugh		An additional rail halt may not be deliverable at this location, in which case developer contributions would be used for alternative transport solutions.
Tramline 3 to Dalkeith	New tram routes.	Longer Term, STPR 2 includes mass transit for South East Scotland as one of the supported projects. Emerging tram route proposals highlighted in Edinburgh City Mobility Plan.
Millerhill-Loanhead rail safeguard		Majority of route re-purposed for active travel. Review of MLDP 2017 can consider whether to maintain safeguard or whether active travel is the ultimate use of the former rail corridor.



Infrastructure improvements to complement Borders Rail	Active travel infrastructure improvements	Ongoing in tandem with residential development
Open Space and Green Infrastructure		
Outdoor Play Equipment – Rosewell	New Play Equipment	2024
Roslin Wheeled Sports Facility	New Wheeled Sports Facility	2024
Millerhill Park Asphalt/Circular Path	New Path	2024
Birkenside Play Equipment	New Play Equipment	2024
Welfare Park, Newtongrange	Open Space Upgrades	2024
Waste		
By 2025, provision of a fully commissioned low carbon district heating network to Shawfair Town, capable of expansion into a regional network.	New	Expected 2025
Water and Drainage		
Gorebridge WwTW	Growth project, expansion of existing facility to accommodate demand from committed development.	
Rosewell WwTW	Growth project, expansion of existing facility to accommodate demand from committed development.	
Roslin WwTW	Growth project, expansion of existing facility to accommodate demand from committed development.	
Penicuik WwTW	Growth project, expansion of existing facility to accommodate demand	



	from committed development.	
Edinburgh and Lothians Strategic Drainage project	Series of actions across Seafeld WwTW catchment intended to lower load on Seafeld by treating surface water in more sustainable manner	Ongoing, not expressly linked to any particular development site, but to assist in providing capacity for committed and future development in city region.



Part 5 – Site Specific Actions

Site Specific Actions

16. This section identifies, for each allocated site, the actions necessary to deliver the site, including infrastructure and other requirements. In the first instance these are drawn from MLDP 2017 and are set out in the settlement statements and the Implementation policies. Policies IMP1 (New Development), IMP2 (Essential Infrastructure Required to Enable New Development to Take Place), IMP3 (Water and Drainage), NRG6 (Community Heating), TRAN2 (Transport Network Interventions) provide the policy basis for the requirements. In some cases, the infrastructure requirements are different now from what was expected when MLDP 2017 was adopted. This is particularly the case in education, where an update to the Learning Estate Strategy was reported to Council in December 2022.

Table 7: Site Specific Actions Required to Deliver Sites (Housing and Economic)

Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
Hs0 Cauldcoats (consented, PPP)	Additional secondary school capacity. Additional new primary school capacity	Sport/ recreation and community facilities.	Prior rehabilitation/ decontamination of Niddrie Bing - ground engineering/ stabilisation. Structural landscape/ framework to establish community identity. Green network links.	Realignment of The Wisp - site access. Grade separation of Sheriffhall Roundabout. (Borders Rail and The Wisp/A7 junction improvements already carried out)	Water and drainage infrastructure as required. FRA was carried out for application 14/00910/PPP Developer (approved in July 2019).	Implement district heating/ combined heat and power proposal Developers in the Shawfair area may be required to contribute to this project, as set out in Policy IMP2.
Hs1 Newton Farm (Under construction)	Additional secondary school capacity. Additional new primary school capacity	Sport/recreation and community facilities.	Landscaping. Green network planting/footpath/cycleway. Allotments/ community food production space.	Link road between A720/A68 junction and B6415/Old Craighall Road. Connection between link road and phase 2 safeguarded site. Park and Ride site. Grade	Water and drainage infrastructure as required. Special provisions required to protect or re-route combined sewer Newton Farm Hs1 (480) pipe crossing site from east to west - subject to layout. FRA and drainage strategy work has	Implement district heating/ combined heat and power proposal Developers in the Shawfair area may be required to contribute to this project, as set out in Policy IMP2.



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
				separation of Sheriffhall Roundabout. Access and junction improvements, including footpaths and cycleways.	been carried out in association with application 17/00408/DPP.	
Hs2 Larkfield West (under construction)	Additional primary school provision. Additional secondary school capacity		Structural landscape. Strategic green space/green network links.	Access and junction improvements, including footpaths and cycleways. A7 safety, active travel and public transport service improvements.	Water and drainage infrastructure to be provided as required.	
Hs3 Larkfield South West (under construction)	Additional primary school provision Additional secondary school capacity		Structural landscape. Strategic green space/green network links.	Access and junction improvements, including footpaths and cycleways. A7 safety, active travel and public transport service	This development has commenced construction, water and drainage infrastructure to be provided as required.	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
				improvements.		
Hs5 Thornycroft North (constrained site)	Additional primary school provision Additional secondary school capacity		Structural landscape. Strategic green space/green network links.	Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required.	
Hs7 Redheugh West (phase 2)	Additional secondary school capacity required. Additional primary school capacity requirement, potentially in form of new primary school	Land required to be safeguard land for community use (may include health facility)	Structural landscape. (phase 2), Gorebridge Strategic green space/green network links. Allotments/community food production space.	Access and junction improvements, including footpaths and cycleways. MLDP 2017 refers to a potential Redheugh station. For technical reasons this is not likely to be deliverable.	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-27 regulatory period at the wastewater treatment works serving Gorebridge. Drainage Impact Assessment required to assess impact on network. Early discussions with SW recommended. Flood Risk Assessment required and masterplan should consider treatment of buffer	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
					strips along water courses.	
Hs10 Dalhousie Mains (under construction)	Site supported by completed expansion of Burnbrae PS, St Mary's PS, and enhancement to Lasswade HS.	Note in preparation of Evidence Report for MLDP2, urgent need for replacement Primary Care facilities at South Bonnyrigg/Rosewe Il was identified by Midlothian Health and Social Care Partnership and NHS Lothian.	Structural landscape. Strategic green space/green network links.	Access and junction improvements, including footpaths and cycleways. A7 safety, active travel and public transport service improvements.	Water and drainage infrastructure as required.	
Hs11 Dalhousie South (under construction)	Site supported by completed expansion of Burnbrae PS, St Mary's PS, and enhancement to Lasswade HS.	Note in preparation of Evidence Report for MLDP2, urgent need for replacement Primary Care facilities at South Bonnyrigg/Rosewe Il was identified by Midlothian Health and Social Care Partnership and NHS Lothian.	Structural landscape. Strategic green space/green network links.	Access and junction improvements, including footpaths and cycleways. A7 safety, active travel and public transport service improvements. (Borders Rail already carried out)	Water and drainage infrastructure as required. There is a 300mm water main located to the south-west of the site. There is also a combined sewer overflow pipe located to the north-east of the site.	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
Hs12 Hopefield Farm 2 (minded to consent)	Additional Primary School capacity required.	Note in preparation of Evidence Report for MLDP2, urgent need for replacement Primary Care facilities at South Bonnyrigg/Rosewe II was identified by Midlothian Health and Social Care Partnership and NHS Lothian.	Structural landscape. Strategic green space/green network links. Allotments/commu nity food production space.	Access and junction improvements, including footpaths and cycleways. A7 safety, active travel and public transport service improvements. (Borders Rail already carried out)	Water and drainage infrastructure as required. There is a 10" water main located along the path traversing the site, contact with Scottish Water recommended.	
Hs14 Rosewell North (under construction)	Additional primary school capacity required Additional secondary capacity required	Note in preparation of Evidence Report for MLDP2, urgent need for replacement Primary Care facilities at South Bonnyrigg/Rosewe II was identified by Midlothian Health and Social Care Partnership and NHS Lothian.	Structural landscape. Strategic green space/green network links.	Access and junction improvements, including footpaths and cycleways. (Borders Rail already carried out)	Water and drainage infrastructure as required. Scottish Water has identified a need for additional capacity at the wastewater treatment works serving Rosewell, and this project is proceeding through the SW investment process. There is a 300mm water main located in the north	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
					east corner of the site.	
Hs16 Seafield Road (at remaining area Council is minded to consent subject to legal agreement)	Additional primary school capacity required - Bilston Primary School expansion Additional secondary school capacity required - Beeslack High School replacement	Site to contribute to new community facility that may be part of the new Primary School.	Structural landscape. Bilston Strategic green space/green network links. Allotments/community food production space.	A701 relief road/link to A702 Bilston. Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required. Water and Drainage Impact Assessments may be required to assess impact of development on network. Flood Risk Assessment will be required. The site should be developed with enhanced SUDS and a buffer strip to the watercourse.	
Hs17 Pentland Plants	Additional primary school capacity required - Bilston Primary School expansion Additional secondary school capacity required -	Site to contribute to new community facility that may be part of the new Primary School.	Structural landscape. Strategic green space/green network links.	A701 relief road/link to A702 Bilston Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required. Water and Drainage Impact Assessments may be required to assess impact of development on network.	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
	Beeslack High School replacement					
Hs18 Roslin Institute	Additional primary school capacity required Additional secondary school capacity required - Beeslack High School replacement	Possible extension to Roslin Pavilion.	Structural landscape. Strategic green space/green network links.	A701 relief road/link to A702 Bilston Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-27 regulatory period at the wastewater treatment works serving Roslin. There is a wastewater pumping station located to the south-east of the site with an additional pumping station located toward the centre of the site with additional pipework.	
Hs19 Roslin expansion	Additional primary school capacity required Additional secondary school capacity required -	Possible extension to Roslin Pavilion.	Structural landscape. Strategic green space/green network links.	A701 relief road/link to A702 Bilston Access and junction improvements, including	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-27	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
	Beeslack High School replacement			footpaths and cycleways.	regulatory period at the wastewater treatment works serving Roslin. There are two 300mm foul and surface water pipes located onsite	
Hs20 Auchendinny	Additional primary school capacity required - Mauricewood Primary School expansion Additional secondary school capacity required - Beeslack High School replacement	Community/leisure facility, as part of new primary school. It is now intended to deliver the primary capacity at Mauricewood.	Structural landscape. Strategic green space/green network links.	A701 relief road/link to A702.	Water and drainage infrastructure as required. Capacity issues at sewage pumping station. Drainage Impact Assessment required to assess impact on both pump stations and identify mitigation measures which may require increasing the capacity of the pumping station. There is a 90mm water main located along the Firth Road. Early contact with SW recommended. FRA will be required.	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
Ec1 Shawfair Park extension	n/a		Landscaping as set out in the Shawfair masterplan. Green network - planting/footpath/cycleway.	Access and junction improvements, including footpaths and cycleways. Shawfair Sheriffhall junction upgrade. (Borders Railway, including Shawfair Station, already delivered.	Water and drainage infrastructure as required. Drainage Impact Assessment required.	
Ec2 Salter's Park extension	n/a		Structural landscape. Strategic green space/green network links.		Water and drainage infrastructure as required. FRA will be required.	
Ec3 West Straiton	Depends on the scale of any housing provided in this mixed use site Additional secondary school capacity required - Beeslack High		Structural landscape. Strategic green space/green network links.	A701 relief road/link to A702. Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required. Further investigations are required to assess impact on network.	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
	School replacement. Potential additional primary school capacity required - No solution identified.					
Ec4 Ashgrove North	n/a		Structural landscape. Strategic green space/green network links. Reinforce landscape protection for Straiton Pond Local Nature Reserve.	A701 relief road/link to A702. Loanhead. Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required. Further investigations are required to assess impact on network.	
Ec5 Oatslie Expansion	n/a		Structural landscape. Green network links.	A701 relief road/link to A702. Expansion, Roslin Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required. Scottish Water has identified a need for further growth investment in the 2021-2027 regulatory period at Roslin wastewater treatment works.	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
Bt1 Easter Bush North	n/a		Structural landscape. Green network links.	A701 relief road/link to A702. This project includes a new junction at Bush Loan/ A702 junction. North Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required. West Regional Main runs through the site. SW require a significant way leave surrounding the route of the pipe for maintenance and risk management in the event of failure. Early contact with SW recommended. Drainage Impact Assessment to assess impact on network and identify mitigation measures.	
Bt2 Easter Bush South	n/a		Structural landscape. Green network links.	A701 relief road/link to A702. This project includes a new junction at Bush Loan/ A702 junction. North	Water and drainage infrastructure as required. West Regional Main runs through the site. SW require a significant way leave surrounding the route of the pipe	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
				Access and junction improvements, including footpaths and cycleways.	for maintenance and risk management in the event of failure. Early contact with SW recommended. Drainage Impact Assessment to assess impact on network and identify mitigation measures.	
Bt3 Technopole North	n/a		Structural landscape. Green network links.	A701 relief road/link to A702. This project includes a new junction at Bush Loan/ A702 junction. North Access and junction improvements, including footpaths and cycleways.	Water and drainage infrastructure as required. There is critical infrastructure in this area, early contact with SW Technopole North Bt3 West is highly recommended. Drainage Impact Assessment to assess impact on network and identify mitigation measures.	



Site Ref and Name	Education	Community facilities	Green Infrastructure	Transport	Water and Drainage	Waste and Heating
Mx1 Pentland Studios	n/a		Structure landscaping to integrate with landscaping for site Ec3	A701 relief road and A702 link plus potential junction improvements at Straiton/A720 and the A702.	Similar issues to site Ec3.	



Part 6 – Policy Actions

Policy Actions

17. This section (Table 8) reviews and updates the interpretation and application of the policy framework of the plan. Since MLDP 2017 was adopted, monitoring of the policies has been carried out, to assess how the policies in the plan have been used, and to identify gaps in the plan which require a policy response. NPF4 supersedes many of the policies in the adopted plan, and the Council is considering the scope of its policies for the replacement LDP in this context. The status of Supplementary Guidance (SG) is also addressed in Table 9.

Table 8: Policy Framework

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
STRAT 1 Committed Development	To ensure proposals allocated in the adopted and previous plans are implemented as part of the agreed development strategy.	Monitor and report progress of sites via HLA and ELA annual updates, planning application register and building warrant completion certificates. Maintain dialogue with developers to identify any obstacles to progress and agree implementation strategy.	Midlothian Council Planning, Sustainable Growth and Investment Service Developers and landowners	None	HLA 2024 agreed with housebuilders. ELA 2024 completed. Planning Performance Framework 2023-24. Development Plan Monitoring Group – ongoing.
STRAT 2 Windfall Housing Sites	To indicate general support for housing development on non-planned sites and the criteria to be used to assess applications.	Monitor through HLA process including Homes for Scotland meetings, planning application register and building warrant completion certificates.	Midlothian Council Planning, Sustainable Growth and Investment Service	None, although note change to windfall policy introduced by NPF4.	Ongoing monitoring and annual reporting through HLA. HLA 2024 provides latest position.
STRAT 3 Strategic Housing Land Allocations	To identify the housing sites which constitute the development plan strategy	Monitor through HLA process including Homes for Scotland meetings, planning applications register	Midlothian Council Planning, Sustainable Growth and Investment Service	Need for more consideration on demand for and location of care homes and wider	Ongoing monitoring and annual reporting through HLA.



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		and building warrant completion certificates. Maintain dialogue with Homes for Scotland/developers to identify any obstacles to progress and agree implementation strategy.	Developers and landowners	spectrum of facilities and housing for older people or those with disabilities (also in relation to DEV3).	HLA 2024 provides latest position. Ongoing dialogue with site promoters/ developers and Homes for Scotland.
STRAT 4 Additional Housing Development Opportunities	To identify sites which may come forward over the plan period and which provide additional flexibility.	Monitor through HLA process, Homes for Scotland liaison meetings, planning application register and building warrant completion certificates.	Midlothian Council Planning, Sustainable Growth and Investment Service	None	Ongoing monitoring, annual reporting through HLA. HLA 2024 provides latest position. AHs1 has commenced construction. AHs5 is consented.
STRAT 5 Strategic Employment Land Allocations	To identify the economic sites which constitute the development plan strategy.	Monitor and report on progress of sites via ELA annual updates, planning application register	Midlothian Council Planning, Sustainable Growth and Investment Service	None	ELA 2024 prepared. 1.9ha take-up in last year. Ongoing monitoring for next ELA.

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		<p>and building warrant completion certificates.</p> <p>Maintain dialogue with developers to identify any obstacles to progress and agree implementation strategy.</p> <p>Analyse economic development and estates enquiry data to identify market needs to inform future planning</p>	<p>Developers and landowners</p>		
<p>DEV1 Community Identity and Coalescence</p>	<p>To ensure due consideration is given to the impact of proposed development between existing settlements and communities with the intention to prevent coalescence.</p>	<p>Monitor planning applications and advise/liase with case officers.</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p>	<p>The policy has been cited in decision making on a relatively low number of occasions. Discussion with officers has indicated that lack of spatial definition to policy on the proposals maps</p>	<p>Ongoing monitoring</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
				may have contributed to this.	
<p>DEV2 Protecting Amenity within the Built-Up Area</p>	<p>To protect and enhance the amenity of residential areas</p>	<p>Monitor planning applications and advice/liaise with case officers</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p>	<p>Need for further policy to develop DEV2 (and DEV6), also relationship with place making policies in NPF4. Amongst other things, garden ground and open space standards and sunlight and daylight at new and existing properties, need to be considered.</p> <p>Road safety a ‘gap’ in plan, potential need to anchor more fully in development plan itself, not rely on road standards. This should also consider convenience and safety on non-motorised users,</p>	<p>Ongoing monitoring</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
				<p>including wheelchair and pushchair users.</p> <p>Need to incorporate or reflect parking standards in MLDP2.</p>	
<p>DEV3 Affordable and Specialist Housing</p>	<p>To indicate how the Council expects to deliver more affordable housing as part of the development strategy.</p>	<p>Former action was to prepare and adopt new SG on Planning Obligations and Affordable Housing. As reported in DPS16 and decided by Midlothian Council no further SG in connection with the adopted plan will be taken forward.</p> <p>Monitor through HLA process, Housing Service/ RSLs and Homes for Scotland liaison meetings, planning application register and building</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Registered Social Landlords, Midlothian Council Housing Services</p>	<p>Need for more consideration on demand for and location of care homes and wider spectrum of facilities and housing for older or disabled people.</p> <p>Consider if policy position on HMOs required.</p>	<p>Monitoring and liaison meetings and annual reporting.</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		<p>warrant completion certificates.</p> <p>Consider policy on accessible housing in light of new Scottish Building Standard.</p> <p>Consider provision for gypsy travellers.</p> <p>Progress review of these matters through MLDP2.</p>			
DEV4 Residential Park Homes	To identify residential park homes as part of the range and choice of housing tenures and protect sites from redevelopment pressures.	Monitor planning applications in respect of the designated sites and liaise with/advise case officers appropriately.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring
DEV5 Sustainability in New Development	Promotes the principles of sustainability in the design and construction of new development.	Monitor planning applications, liaise with case officers as required.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring
DEV6 Layout and Design of New Development	Indicates layout and open space design considerations for new developments.	Monitor planning applications, liaise with case officers as required.	Midlothian Council Planning, Sustainable Growth and Investment Service	Need for further policy to develop DEV6 (and DEV2), also relationship	Ongoing monitoring.



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
				with place making policies in NPF4. Amongst other things, garden ground and open space standards and sunlight and daylight at new and existing properties, need to be considered.	
<p>DEV7 Landscaping in New Development</p>	<p>Indicates landscape design considerations for new developments.</p>	<p>Monitor planning applications, liaise with case officers</p> <p>Former action was to prepare and adopt new SG on Quality of Place. As reported in DPS16 and decided by Midlothian Council no further SG in connection with the adopted plan will be taken forward.</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>No further action in respect of SG</p>	<p>No matters arising.</p>	<p>Ongoing monitoring.</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
DEV8 Open Spaces	A criteria-based policy to protect and enhance identified open spaces.	Monitor planning applications, liaise with case officers. Monitor progress of open space strategy action plan.	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Land and Countryside Service	Small pockets of amenity space under pressure, possible need for stronger, more all-embracing policy for these areas, maybe linked to more place-based plan.	Ongoing monitoring.
DEV9 Open Space Standards	To identify the open space standards applicable to open space provision in new developments.	Monitor planning applications, liaise with case officers and apply standards	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing review.
DEV10 Outdoor Sports Facilities	To protect outdoor sports facilities from alternative use developments.	Monitor planning applications, liaise with case officers.	Midlothian Council Planning, Sustainable Growth and Investment Service	Consider appropriateness of policy and linkages to wider open space and recreation policy, and more place-based new style LDP.	Ongoing monitoring.
ECON1 Existing Employment Locations	To protect established economic sites from redevelopment for alternative non-employment generating uses.	Monitor and report progress of sites via ELA annual updates, monitoring planning applications and	Midlothian Council Planning, Sustainable Growth and Investment Service	Important to ensure an adequate supply of cheap accessible sites for start-up companies and	Ongoing monitoring and annual reporting (ELA).



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		<p>building warrant completion certificates.</p> <p>Maintain dialogue with developers to identify any obstacles to progress and agree implementation strategy.</p> <p>Dialogue with Economic Development Team to contribute to Economic Development Strategy and reflect strategy in planning practice.</p>	Landowners/ developers	<p>other marginal traders.</p> <p>Consider breadth of uses that are acceptable in employment allocations, (but also consider NPF4 Policy 27, and widening of Town Centre first to embrace more uses)</p>	
ECON2 Midlothian Science Zone	To protect and promote the Midlothian Science Zone biotechnology cluster as a specialist economic sector.	<p>Monitor and report progress of sites via ELA annual updates.</p> <p>Monitor planning applications.</p> <p>Liaise with Case Officers and</p>	Midlothian Council Planning, Sustainable Growth and Investment Service	Need to consider Midlothian Science Zone policy, alongside review of the Bush Masterplan.	<p>Ongoing, annual reporting through ELA.</p> <p>Recent discussion with Midlothian Science Zone occupiers and landowners as part</p>



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		economic development colleagues and with the Midlothian Science Zone Steering Group.			of MLDP2 Evidence Report preparation.
ECON3 Ancillary Development on Business Parks	To support the principle of development on Shawfair Park and Salter's Park to provide services to their current and future workforces. Policy provides guidance on type of use(s) and criteria influencing consideration.	Monitor and report progress of sites via ELA annual updates, Planning applications and building warrant completion certificates.	Midlothian Council Planning, Sustainable Growth and Investment Service	Consider breadth of uses that are acceptable in employment allocations, (but also consider NPF4 Policy 27, and widening of Town Centre first to embrace more uses) – also applies to ECON1.	Ongoing, annual reporting through ELA.
ECON4 Economic Development outwith Established Business and Industrial Sites	To provide policy framework for economic development within the defined urban area, where not on a recognised economic development site or location.	Monitor and report progress of sites via ELA annual updates, planning applications and building warrant completion certificates.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing, annual reporting through ELA.
ECON5 Industries with Potentially	To provide guidance about operations that may have damaging impacts on the	Monitor and report progress of sites via	Midlothian Council Planning, Sustainable	Policy not spatially referenced, MLDP review could	Ongoing, annual reporting through ELA



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
Damaging Impacts	environment, human health and the physical fabric, health and wellbeing of communities.	ELA annual updates, planning applications and building warrant completion certificates.	Growth and Investment Service	consider identifying sites where such industries be located.	
ECON6 Working from Home/Micro Businesses	To promote economic growth and reduce the need to travel.	Monitor planning applications and building warrant completion certificates.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing
ECON7 Further Education Facilities	Supports the retention and expansion of further education and adult education facilities.	Monitor planning applications. Encourage pre-application discussion on future development/ estate masterplans	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Education Service, Edinburgh College, University of Edinburgh and Newbattle Abbey College	Policy unused.	Ongoing. Meetings held with Edinburgh College and UoE in 2023 on future aspirations.
TRAN1 Sustainable Travel	To promote, raise awareness of and prioritise support for alternative travel modes other than the car.	Support development close to public transport, liaise with case officers, planning and transport officers on	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring. Midlothian Council Active Travel Strategy published 2019, consultation

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		<p>applications and potential transport requirements, ensure proposed developments comply with LDP and emerging replacement Local Transport Strategy.</p>			<p>on new strategy carried out 2024.</p>
<p>TRAN2 Transport Network Interventions</p>	<p>To identify the transport interventions required to support the LDP strategy (as identified in the LDP DPMTAG appraisal).</p> <p>To safeguard transport schemes agreed as part of the NPF, SDP and/or committed development.</p>	<p>Monitor planning application register, liaise with DM Officers and Transport Policy Officers to ensure that requirements are secured.</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Midlothian Council Transport Service</p>	<p>No matters arising</p>	<p>Ongoing monitoring.</p> <p>A720 Sheriffhall junction grade separation project has been taken forward as part of City Region Deal and has progressed to Public Inquiry. Decision awaited from Scottish Government.</p> <p>A701 relief road and A702 link road proposals progressing as part of City Region Deal.</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
					<p>There is currently a funding shortfall for the whole project, so it is to be phased with priority given to the Bush Loan/A702 junction; A720/A68 junction link road included in application for site Hs1 (under construction); A7 Urbanisation scheme design work underway/ developer contributions being collected.</p> <p>Park and Ride – land set aside for proposed A68 North (Newton Farm) facility (part of consent 17/00408/DPP).</p> <p>Orbital bus route (A720 City Bypass)</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
					<p>included in indicative STPR2 maps along with rapid transit routes from Edinburgh to Midlothian; Shawfair infrastructure in progress as part of agreed implementation.</p> <p>Interim Regional Spatial Strategy prepared in tandem with NPF4 preparation.</p>
<p>TRAN3 Strategic Transport Network</p>	<p>To support implementation of the grade separation of Sheriffhall Roundabout.</p>	<p>The Public Inquiry has concluded, and the report is with Scottish Ministers. Midlothian Council Planning and Transport Services have been involved through attendance at design consultation workshops and</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Midlothian Council Transport Services</p>	<p>No matters arising</p>	<p>Ongoing, await Ministerial decision.</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		supporting development of Cross Boundary Transport Contributions Framework.			
<p>TRAN4 Freight</p>	<p>To support the principle of freight development and to guide development to locations close to the rail and/or strategic road networks.</p>	<p>Monitor planning application register, investigate options at Millerhill Marshalling yards given access improvements created by zero waste facility and prospects generated by the development of Shawfair new community.</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Midlothian Council Transport Service</p>	<p>Policy Unused</p>	<p>Ongoing with annual review through ELA.</p> <p>Anaerobic Digester (AD) and Recycling and Energy Recovery Centre (RERC) operational, Road widening improvements along Whitehill Road from junction with Fort Kinnaird Retail Park and waste facility site complete.</p> <p>Approximately 9ha of land to south of RERC available for economic/waste development.</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
TRAN5 Electric Vehicle Charging	To support the provision of electric vehicle charging points in new developments and service stations to extend and develop an electric vehicle network to encourage their ownership and use as a contribution to lowering CO2 emissions.	Extend charging facilities across council property, monitor planning application register, encourage private developers to consider the issue in pre-planning and planning application process, promote through Community Planning Partnership.	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Transport Services Midlothian Community Planning Partnership	No matters arising	Ongoing/annual monitoring including within the council's annual climate change reporting duties in respect of its estate.
IT1 Digital Infrastructure	To support the development of a robust digital communications network to promote economic growth and to identify criteria to stimulate careful siting, design and operation of such equipment.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls are applied.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing, including as part of the Development Plan Monitoring Group.
TCR1 Town Centres	To support the role of town centres by promoting development which increases their viability and controlling changes of use in them.	Prepare SG on, food and drink and other non-retail uses in town centres. Prepare shop-front design guide.	Midlothian Council Planning, Sustainable Growth and Investment Service	Stronger defence of shopfronts from being 'deadened' by conversion to uses such as housing, or conversely	SG adopted in 2019. Gap in town centre health checks since 2019, although vacancy and



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		<p>Prepare town centre strategies.</p> <p>Monitor planning applications and liaise with case officers to ensure implementation of policy.</p>		<p>consideration of need for town centre shrinkage where too big to sustain current level of commercial activity. Consultation with Economic Development and Estates required to consider future needs.</p> <p>Incorporation of NPF4 requirements in relation to fast food or other potentially negative uses in town centres or other sensitive areas such as schools.</p>	<p>composition monitoring has been carried out.</p> <p>Shopfront Guidance produced for Dalkeith but not for other centres.</p> <p>Work being carried out between Planning service, Midlothian property and community interests in several town centres.</p> <p>Ongoing monitoring</p>
<p>TCR2 Location of New Retail and Commercial Leisure Facilities</p>	<p>To set out criteria for locating new retail development, in accordance with town centre first principle and sequential test, and SDP (now superseded).</p>	<p>Monitor planning applications and liaise with case officers to ensure implementation of policy.</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p>	<p>A stronger town centre first approach for a wider range of uses needs to be considered. NPF4 Policy 27 now</p>	<p>Ongoing monitoring</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
				widens the range of activities covered by town centre first. More plan led approach to location of neighbourhood convenience shopping facilities. Need to address drive through restaurants (also required by NPF4).	
VIS1 Tourist Attractions	To support the principle of tourist development and protect existing or consented tourist attractions against adverse impact from other development.	Monitor planning applications and liaise with case officers to ensure implementation of policy.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring
VIS2 Tourist Accommodation	To provide criteria to support tourist accommodation proposals and guidance on hotels and self catering accommodation.	Monitor planning applications and liaise with case officers to ensure implementation of policy.	Midlothian Council Planning, Sustainable Growth and Investment Service	Need to consider visitor accommodation policy in rural areas, in regards to small scale facilities (also implications for RD1).	Ongoing monitoring



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
				<p>Need to be aware of potential for visitor cottages to become standard houses through challenges to conditions, and implications thereof.</p> <p>Need to consider possible STL control policy.</p>	
VIS3 Midlothian Snowsports Centre	To provide support for the development and enhancement of the centre as a 'centre for excellence'.	Monitor planning applications and liaise with case officers to ensure implementation of policy.	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Midlothian Council Estate Service</p> <p>Sportscotland.</p>	No matters arising	The upgrading and enhancement of the snowsports centre was carried out in 2024. Ongoing monitoring to ensure correct application of policy.
MIN1 Areas of Search for Surface Mineral Extraction	To define areas of search for sand and gravel and open cast coal extraction and set presumption against extraction outwith these areas. To protect valuable resources from	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied. Liaise with	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Industry Bodies</p>	Policy unused - no relevant applications (there has been pre-application discussion on aggregates	Ongoing monitoring



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
	sterilisation by other developments.	enforcement officers as appropriate.		extraction at two of the areas of search).	
MIN2 Surface Minerals Extraction	To define criteria by which the acceptability of mineral extraction proposals are determined.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied. Liaise with enforcement officers as appropriate. Prepare SG on resource extraction.	Midlothian Council Planning, Sustainable Growth and Investment Service Industry Bodies	No matters arising	Ongoing monitoring, including over lifetime of consents and restoration period. Action completed – SG adopted in 2019
MIN3 Onshore Oil and Gas	To set policy framework for onshore oil and gas extraction	Following Ministerial decision on unconventional oil and gas, monitor planning applications and liaise with case officers as appropriate. Prepare SG on resource extraction (in context of Ministerial decision	Midlothian Council Planning, Sustainable Growth and Investment Service	Scotland wide ban – policy now redundant.	No further action given Scottish Government decision not to support unconventional gas extraction. SG adopted, but does not address this matter following Scottish Government decision on

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		on unconventional oil and gas).			unconventional oil and gas.
<p>RD1 Development in the Countryside</p>	<p>To define criteria for general development in the countryside and specific considerations for housing and business development.</p>	<p>Revise SG on Housing Development in the Green Belt and Countryside</p> <p>Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p>	<p>Review of housing ‘cluster’ policy in countryside.</p> <p>Awareness required of rural brownfield opportunities. More ‘place-based’ approach.</p> <p>Consider future approach to occupancy condition linked development, in context of NPF4.</p> <p>Consider approach to rural shops, where small scale and offers something of a visitor experience and not in direct competition with town centres.</p>	<p>Action completed - SG adopted in 2019</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
				<p>Odour issues and proximity to pipelines have come up in relation to rural development (could affect other areas too), need consideration as potential 'gaps'.</p> <p>Need to consider policy for former quarry sites, or rural VDL land where no restoration condition.</p>	
<p>RD2 Low Density Rural Housing</p>	<p>To set out conditions for housing development at four specific locations in order to bring about environmental enhancement in these areas.</p>	<p>Revise SG</p> <p>Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.</p> <p>Establish dialogue with developers to</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Landowners and developers</p>	<p>None</p>	<p>Action completed – SG adopted 2020.</p> <p>Ongoing monitoring</p> <p>Ongoing – developer interest and progress at some of the sites.</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		identify any obstacles to progress and agree implementation strategy.			
RD3 Pentland Hills Regional Park	To protect the Pentland Hills Regional Park from proposals that do not accord with its stated aims and/or the current or future management plans for it.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Pentland Hills Regional Park Authority	No matters arising	Ongoing monitoring
RD4 Country Parks	To support development within country parks that is compatible with any management plan and to further the enjoyment of the park for outdoor recreation and activity.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied. Liaise with Land and Countryside Services as appropriate.	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Land and Countryside Service	No matters arising	Ongoing monitoring
ENV1 Protection of the Green Belt	To protect the green belt and set out criteria to assess development proposals	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls	Midlothian Council Planning, Sustainable Growth and Investment Service	Most consented planning applications relate to smaller scale proposals such as householder	Ongoing monitoring. Action completed – SG adopted in 2019.



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		<p>applied.</p> <p>Revise countryside SG to include green belt matters</p>		<p>applications, single dwelling houses, camping pods, renovation of existing and erection of new agricultural buildings.</p> <p>Developments consented in Green Belt since last review need to be considered, to ensure that its spatial extent remains rational.</p> <p>Consider Reporter findings in relation to Green Belts, in planning appeals in the area.</p>	
ENV2 Midlothian Green Network	To provide the policy framework for developing the Midlothian Green Network	<p>Prepare SG</p> <p>Monitor planning applications and liaise with case officers to ensure</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Midlothian Council</p>	No matters arising	Action completed – SG adopted in 2018



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		appropriate conditions/controls applied.	Land and Countryside Service SNH, CSGN and landowners/ developers		
ENV3 Newbattle Strategic Greenspace Safeguard	To identify a new protected greenspace based around the River South Esk and to set criteria to consider new development in this area (cross reference with policy RD1). Longer term intention to seek a means of creating a new country park as part of the green network.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Land and Countryside Service CSGN and landowners/ developers	Considered that Newbattle Strategic Greenspace Safeguard has been successful in its ambition to prevent coalescence. It has received positive feedback from members of the public and has been supported by the Council.	Ongoing monitoring. It is unlikely that further progress on creation of a new country park will come forward in the remaining duration of LDP. This will be a matter for MLDP2
ENV4 Prime Agricultural Land	To protect prime agricultural land from development and identify criteria to assess development proposals.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring.
ENV5 Peat and Carbon Rich Soil	To protect peat and carbon rich soils and minimise release of CO2 emissions from development.	Monitor planning applications and liaise with case officers to ensure	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring.



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		appropriate conditions/controls applied.			
ENV6 Special Landscape Areas	Prepare SG and monitor impact. To define conditions when development in SLAs may be permitted.	Prepare SG and monitor impact. Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	SG adopted in 2018. Ongoing monitoring.
ENV7 Landscape Character	To protect landscape character and ensure it is not compromised by development, maintaining the distinctiveness of the landscape and enhancing character where it has been weakened.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring.
ENV8 Protection of River Valleys	To protect the landscape and character of river valleys.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring.
ENV9 Flooding	To prevent new development at risk of	Monitor planning applications and	Midlothian Council Planning, Sustainable	No matters arising	Ongoing monitoring.



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
	<p>flooding or which increases the risk of flooding elsewhere and support implementation of Local Flood Risk Management Plans.</p>	<p>liaise with case officers, SEPA, Scottish Water and others as required to ensure appropriate conditions/controls applied.</p> <p>Contribute to preparation of Local Flood Risk Management Plans for the Forth Estuary Flood Risk Management Plan district.</p> <p>Participate in flood risk management groups.</p> <p>Update Strategic FRA.</p> <p>Former action was to prepare and adopt new SG on Flooding and the Water Environment</p>	<p>Growth and Investment Service</p> <p>Midlothian Council Transport Service</p> <p>SEPA</p> <p>Scottish Water</p> <p>LFRMP partners</p>		<p>Local Flood Risk Management Plan was updated in 2022 (6-year cycle so next LFRMP due in lifetime of MLDP2).</p> <p>Midlothian Council participated in these groups, which led to the production of the Local FRMP for the Forth Estuary Flood Risk Management Plan district.</p> <p>A revised SFRA has been prepared in 2024 as part of the MLDP2 Evidence Report Process.</p> <p>No further action on SG.</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		As reported in DPS16 and decided by Midlothian Council no further SG in connection with the adopted plan will be taken forward.			
ENV10 Water Environment	To ensure that planning decisions contribute to good river basin and water body management.	<p>Monitor planning applications and liaise with case officers, SEPA, Scottish Water and others as required to ensure appropriate conditions/controls applied.</p> <p>Contribute to preparation of Surface Water Management Plans.</p> <p>Contribute to preparation and implementation of River Basin Management Plans for Scotland.</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>SEPA, Scottish Water, landowners and developers, 3rd sector and community involvement</p>	No matters arising	<p>Ongoing monitoring</p> <p>Surface Water Management Plans (SWMPs) are an action in the 2022 Local Flood Risk Management Plan (LFRMP).</p> <p>A 3rd River Basin Management Plan was adopted in 2021, covering the period 2021-2027.</p> <p>Midlothian Council is seeking partners to work on pilot projects in district.</p>



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		Contribute to work of Edinburgh and Lothians Drainage Partnership			
ENV11 Woodland, Trees and Hedges	To establish the principle of protecting established woodland, groups of trees and hedgerows from loss or damage from development.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls (refer to Scottish Government policy on woodland removal).	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Land Service Scottish Forestry, landowners/developers	No matters arising	Ongoing monitoring.
ENV12 Internationally Important Nature Conservation Sites	To reinforce the presumption in favour of protecting designated nature sites of national importance and identify a precautionary approach where development impacts are uncertain but may cause irreversible damage	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls. Prepare Planning Guidance on nature conservation.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring. Planning Guidance adopted 2020.
ENV13 Nationally Important Nature	To reinforce the presumption in favour of protecting designated nature sites of national importance and identify a	Monitor planning applications and liaise with case officers to ensure	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring. Planning Guidance adopted 2020.



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
Conservation Sites	precautionary approach where development impacts are uncertain but may cause irreversible damage.	appropriate conditions/controls. Prepare Planning Guidance on nature conservation.			
ENV14 Regionally and Locally Important Nature Conservation Sites	Identifies regional and locally important nature conservation sites and reinforces the presumption in favour of protecting them.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls. Prepare Planning Guidance on nature conservation.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring. Planning Guidance adopted 2020.
ENV15 Species and Habitat Protection and Enhancement	Identifies the types of assessment required by development that would affect a species protected by European or UK law and the criteria against which applications will be assessed. Identifies that the nature conservation effects of development on habitats	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls. Prepare Planning Guidance on nature conservation.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring. Planning Guidance adopted 2020.

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
	of conservation value will be taken into account.				
ENV16 Vacant, Derelict and Contaminated Land	Provides policy framework for the redevelopment of vacant and derelict land	Monitor planning applications and liaise with Officers to ensure appropriate conditions/controls. Reporting on vacant and derelict land in National Planning Improvement Framework.	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Environmental Health and Building Standards Service	Need to consider to what extent policy might be strengthened, and widened to consider ground stability matters: at present a coal mining risk assessment (CMRA) is required for all applications located in the high risk areas as identified by the Coal Authority, but useful to provide policy support for this.	Ongoing monitoring. Annual reporting.
ENV17 Air Quality	To provide a basis for protecting air quality in determining planning applications.	Monitor planning applications and liaise with case officers and Environmental Health to ensure appropriate conditions/controls.	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Environmental Health Service	No matters arising	Ongoing monitoring.



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		Contribute to the Council's Cleaner Air for Scotland Working Group			Limited involvement to date, a Clean Air Policy for Scotland (CAFS) has been adopted and will inform future planning policy.
ENV18 Noise	Supports decision-making to avoid conflicts between noisy and sensitive uses.	Monitor planning applications and liaise with Case Officers and Environmental Health to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Midlothian Council Environmental Health Service	Necessary to consider whether policy ENV18 should be put on more quantitative basis, including reference to required NR curves or other standards (e.g., BS4142 or WHO Health Guidelines)	Ongoing monitoring.
ENV19 Conservation Areas	Reinforces the presumption against development that would adversely impact on the character and appearance of the area. Sets out criteria for new buildings, extensions, alterations and demolitions.	Monitor planning applications and liaise with case officers and Historic Environment Scotland as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Historic Environment Scotland, East Lothian Archaeology Service (through SLA), Developers	Consider new CACAMP documents, these may generate more place-based information or requirements to be reflected in new style LDP.	Ongoing monitoring



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
ENV20 Nationally Important Gardens and Designed Landscapes	Reinforces the presumption against development that would harm the appearance and setting of a garden or designed landscape included on Historic Environment Scotland's Inventory of sites.	Monitor planning applications and liaise with case officers and Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Historic Environment Scotland, East Lothian Archaeology Service, Developers	No matters arising	Ongoing monitoring
ENV21 Nationally Important Historic Battlefields	Provides policy basis to protect, conserve and where appropriate enhance the key landscape characteristics and special qualities of sites in Historic Environment Scotland's Inventory of Historic Battlefields.	Monitor planning applications and liaise with case officers and Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Historic Environment Scotland, East Lothian Archaeology Service, Developers	No matters arising	Ongoing monitoring
ENV22 Listed Buildings	Reinforces the presumption against development that would adversely affect the character, appearance or setting of a listed building. Sets out criteria for new development, enabling development, demolitions, extensions/alterations.	Monitor planning applications and liaise with case officers and Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Historic Environment Scotland, East Lothian Archaeology Service, Developers	Take on-board the Historic Environment Scotland Interim Guidance and the Final Guidance when available.	Ongoing monitoring



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
	and changes of use.				
ENV23 Scheduled Monuments	Reinforces the presumption against development that would have an adverse effect on a scheduled site or the integrity of its setting.	Monitor planning applications and liaise with case officers and Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Historic Environment Scotland, East Lothian Archaeology Service, Developers	No matters arising	Ongoing monitoring
ENV24 Other Important Archaeological or Historic Sites	Reinforces the protection of these sites but outlines criteria against which development would be assessed.	Monitor planning applications and liaise with case officers and Historic Environment Scotland when/as appropriate to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Historic Environment Scotland, East Lothian Archaeology Service, Developers	No matters arising	Ongoing monitoring
ENV25 Site Assessment, Evaluation and Recording	Outlines the nature and extent of works required where sites may be affected by proposed development.	Monitor planning applications and liaise with case officers and Historic Environment Scotland when/as appropriate to ensure appropriate	Midlothian Council Planning, Sustainable Growth and Investment Service Historic Environment Scotland, East Lothian Archaeology Service, Developers	No matters arising	Ongoing monitoring



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		conditions/controls applied.			
NRG1 Renewable and Local Carbon Energy Projects	Identifies support for renewable energy and low carbon technologies in development proposals and identifies criteria to assess applications.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring
NRG2 Wind Energy	Identifies the criteria wind energy proposals must satisfy including reference to SG on wind energy development.	Monitor planning applications and liaise with case officers to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service.	Policy unused for larger wind farms - no determined applications where policy was used (a wind farm application received in 2023 is currently being assessed)	Ongoing monitoring
NRG3 Energy Use and Low and Zero Carbon Generating Technology	Encourages sustainable energy use and requires integration of low and zero carbon generating technologies into developments.	Monitor planning applications and liaise with case officers and Building Standards Officers as required to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service. Developers	Consider Reporter findings in relation to need to connect with heat network, referenced in Wellington School appeal.	Ongoing monitoring. NPF4 and revised Building Standards have tended to supersede this policy, particularly the more detailed quantitative elements in



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
					associated policy NRG3.
NRG4 Interpretation of Policy NRG3	Provides definitions in respect of policy NRG3 and lists exceptions to it.	Monitor planning applications and liaise with case officers and Building Standards Officers as required to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Developers	Consider ongoing relevance in face of higher building standards and NPF4.	Ongoing monitoring. NPF4 and revised Building Standards have tended to supersede the detailed quantitative elements in this policy.
NRG5 Heat Supply Sources and Development with High Heat Demand	Promotes the use of waste heat from developments and provides general guidance on Council's approach.	Monitor planning applications and liaise with case officers to ensure appropriate advice given.	Midlothian Council Planning, Sustainable Growth and Investment Service Developers	Policy Unused	Ongoing monitoring. RERC at Shawfair identified as the principal heat generating source for the proposed community heating network there (NRG6).
NRG6 Community Heating	Promotes the use of community heating networks.	Monitor planning applications and liaise with case officers to ensure appropriate advice given.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring Midlothian Council has formed a partnership to promote green



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		Investigate and implement community heating vehicles - e.g. energy services company – where appropriate. Former action, to adopt Community Heating SG.	Midlothian Council Resources Service		energy, including waste heat from RERC. No further action, in line with decision taken in DPS16 not to adopt further SG associated with adopted MLDP.
WAST1 New Waste Facilities	Supports the development of new waste facilities, provides guidance on locations and reinforces the link to policy NRG5 in respect of reusing waste heat.	Monitor planning applications and liaise with case officers to ensure appropriate advice given.	Midlothian Council Planning, Sustainable Growth and Investment Service	Policy unused	Ongoing monitoring
WAST2 Millerhill	Safeguards site for waste management facility at Millerhill and supports further waste-related uses on the adjacent economic land.	Monitor planning applications and liaise with case officers and representatives of the waste management sector regarding future opportunities.	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	AD and RERC plants both now operational
WAST3 Landfill	Reinforces the presumption against new landfill	Monitor planning applications and	Midlothian Council Planning, Sustainable	Policy Unused - No relevant	Ongoing monitoring



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
	development and identifies criteria to be met by any landfill proposal.	liaise with case officers to ensure appropriate conditions/controls applied.	Growth and Investment Service	applications (increasingly unlikely there will be)	
WAST4 Operational Waste Site Safeguarding	Safeguards operational waste sites from inappropriate nearby development.	Monitor planning applications against waste sites identified in SEPA register, liaise with case officers and other services as required.	Midlothian Council Planning, Sustainable Growth and Investment Service	Policy Unused - Not spatially referenced. Need to consider if enhanced as part of a general waste/industrial site protection policy, with sites indicated in proposals map, or if overtaken by 'agent of change principle'	Ongoing monitoring
WAST5 Waste Minimisation and Recycling in New Developments	Provides support and guidance for recycling facilities and waste separation facilities within developments.	Monitor planning applications and liaise with case officers to ensure appropriate advice given.	Midlothian Council Planning, Sustainable Growth and Investment Service Developers	Policy Unused - need to consider if policy still required.	Ongoing monitoring
IMP1 New Development	Identifies the use of planning conditions and the possibility of developer contributions to ensure that where new development gives rise to need,	Monitor planning applications and legal agreements, liaise with case officers, and other services to assess	Midlothian Council Planning, Sustainable Growth and Investment Service	No matters arising	Ongoing monitoring



Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
	<p>appropriate provision is made in respect of matters specified in criteria. Also promotes the use of development briefs and developers. Masterplans to establish the planning and design principles relating to allocated sites.</p>	<p>impact and progress of planned, committed and windfall development.</p> <p>Prepare masterplans and development briefs.</p> <p>Former action was to review and update Developer Contributions SG.</p> <p>Monitor progress through the Council's Capital Programming and Asset Management Board.</p>	<p>Midlothian Council Education Service</p> <p>Midlothian Council Neighbourhood Services</p> <p>Midlothian Council Housing Service</p> <p>Midlothian Council Resources, Legal and Finance Services</p> <p>Developers</p>		
<p>IMP2 Essential Infrastructure Required to Enable New Development to Take Place</p>	<p>Identifies the essential infrastructure required to support the delivery of the development strategy in tandem with IMP1.</p>	<p>Monitor progress via developer contributions software, Capital Programming and Asset Management Board.</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p> <p>Midlothian Council Resources, Legal and Finance Services</p>	<p>Concern that policy is insufficiently strong in terms of requiring commodious, educationally sound solutions where costs are borne</p>	<p>Ongoing monitoring</p> <p>Annual update</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		<p>Report progress through annual National Planning Improvement Framework.</p> <p>Monitor planning applications and liaise With case officers, the Planning Obligations Lead Officer and other services to assess the impact of planned, committed and windfall development.</p> <p>Negotiate planning obligations/other legal agreements where appropriate and liaise with legal services and developers.</p>	<p>Developers</p> <p>Infrastructure providers</p>	<p>wholly by developer who has initiated the change.</p>	
<p>IMP3 Water and Drainage</p>	<p>Indicates the approach required by the Council to support development strategy.</p>	<p>Report progress through annual National Planning</p>	<p>Midlothian Council Planning, Sustainable Growth and Investment Service</p>	<p>No matters arising</p>	<p>Annual</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
		<p>Improvement Framework.</p> <p>Maintain dialogue with applicants and Scottish Water through pre-application and planning application process.</p> <p>Engage with SEPA and Scottish Water at regular liaison meetings.</p> <p>Former action was to prepare and adopt new SG on Flooding and the Water Environment. As reported in DPS16 and decided by Midlothian Council no further SG in connection with the adopted plan will be taken forward.</p>	<p>Scottish Water SEPA</p>		<p>Ongoing</p> <p>Ongoing</p> <p>No further action</p>

Policy	Purpose	Action	Responsibility	Observations in respect of use of Policy	Progress
IMP4 Health Centres	Supports the development of new or expanded facilities where there is an identified need.	Monitor planning applications and liaise with case officers and Midlothian Health and Social Care Partnership and NHS Lothian to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service NHS Lothian Midlothian Health and Social Care Partnership	Policy unused	Ongoing monitoring Liaison with Midlothian Health and Social Care Partnership and NHS Lothian
IMP5 Emergency Services	Support the provision and/or expansion of services to meet growing communities	Monitor planning applications and liaise with case officers and emergency services to ensure appropriate conditions/controls applied.	Midlothian Council Planning, Sustainable Growth and Investment Service Emergency Services	Policy unused	Ongoing monitoring



Table 9: Status of Supplementary Guidance

Supplementary Guidance	Status
Midlothian Green Network (SG)	Adopted
Special Landscape Areas (SG)	Adopted
Resource Extraction (SG)	Adopted
Development in the Countryside and the Green Belt (SG)	Adopted
Food and Drink and Other non Retail Uses in Town Centres (SG)	Adopted
Low Density Rural Housing (SG)	Adopted
Nature Conservation (PG)	Adopted
Dalkeith Shop Front Design Guide (PG)	Adopted
Dalkeith Townscape Heritage Initiative (THI) Adopted Homeowners Guide: 'Repair and Maintenance of Historic Buildings in Dalkeith, Home Owners Guide' (PG)	Adopted

18. DPS16 approved by Midlothian Council's Planning Committee in April 2024, states that the Council does not intend bringing forward further Supplementary Guidance related to MLDP 2017. This allows work to be focussed on the new LDP and reflects the changed planning policy context brought about by NPF4.
19. **National Developments.** Scottish Government guidance requires the Delivery Programme to help facilitate national development, where relevant. National Developments 5 (Urban Sustainable, Blue and Green Surface Water Management Solutions for places including the Edinburgh City Region and its water catchment areas), 6 (Urban Mass/Rapid Transit Networks for amongst other places the Edinburgh City Region) and 7 (Central Scotland Green Network) have a particular geographic locus relevance in Midlothian. In addition, the following National Developments are described as Scotland wide: 2 (Pumped Hydro Storage), 3 (Strategic Renewable Electricity Generation and Transmission Infrastructure); and 4 (Circular Economy Materials Management Facilities), 8 (National Walking, Cycling and Wheeling Network) and 12 (Digital Fibre Network). National Development 18 (High Speed Rail) could conceivably affect Midlothian depending on route options chosen.
20. The replacement Midlothian LDP will offer an opportunity to consider how these National Developments can be delivered locally. The geographically specific developments 5 and 6 are already supported by the adopted plan, through policies TRAN2 and ENV10. No apparent incompatibility between the adopted MLDP and the NPF4 National Developments has emerged to date.

Masterplan Consent Areas (MCAs)

21. MCAs were introduced by the Planning (Scotland) Act 2019. The Scottish Government recently consulted on proposed regulations on the procedures to introduce MCAs, and at September 2024 had published the results of that consultation. There is a duty (set out in Schedule 5A, Paragraph 5 of the Act) on Planning Authorities to consider making a MCA at least once every 5 years, from the date that the 2019 Act received Royal Assent. To provide transparency as to their consideration and the decision taken, planning authorities have to publish a statement as a formal record of how they have fulfilled their duty to consider preparing MCAs.
22. Midlothian Council has decided not to make a Masterplan Consent Area at this time. The reasons for this decision are the relative age of the adopted plan and its allocations, and the forthcoming work on the replacement MLDP. It does not seem a sensible use of resources to prepare MCAs for sites which may be reviewed and potentially deallocated within MLDP2, which is programmed to be



adopted by late 2026. This paragraph (if ratified by Midlothian Council in the approved Delivery Programme) will constitute Midlothian Council's statement in respect of making an MCA, and will be reported to Scottish Ministers, and other stakeholders.

Back cover page – there are pre-prepared versions in the folder.