



HOUSING LAND AUDIT 2024

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the 2024 Housing Land Audit (HLA) and to update the Committee on the state of the housing land supply in Midlothian. HLA 2024 covers the period 1 April 2023 to 31 March 2024.

2 BACKGROUND

- 2.1 Maintaining the supply of land for housing is one of the most challenging tasks for the planning system, particularly so in Midlothian, which is Scotland's fastest growing local authority area in population percentage terms. The findings of the 2022 Census for instance found that Midlothian's population increased by 16.1% between 2011 and 2022 (compared to a corresponding Scotland-wide figure of 2.7%). By 2036, National Records of Scotland (NRS) project that the population of Midlothian will grow by a further 14.2%, from 98,600 (Sept 2023) to 112,700 (using 2018-based population projections). However, based on the 2024 HLA and Midlothian's housing targets (see the MATHLR and LHLR figures set out later in this report) the population increase could reasonably be up to 119,647 in 2036 rather than the stated 112,700 (this based on the average household occupancy in Scotland of 2.12 persons per house and minus the Scotland average of 12% vacant/second homes). There is currently approximately 44,000 households in Midlothian and by 2036 this will increase to approximately 56,000.
- 2.2 Midlothian Council prepares an annual HLA which is the established means of monitoring Midlothian's housing land supply. It is used to inform service and infrastructure providers such as the NHS and Scottish Water about forthcoming development sites, and it assists in the Council's own forward planning for facilities such as the provision of schools. It is important for the good planning of the area to maintain the supply of land and to avoid 'planning by appeal'. This is where land not allocated for housing in the current or past development plans could be consented for that purpose in the event of a shortage of supply.

- 2.3 National Planning Framework 4 (NPF4) was adopted in February 2023, the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 came into force in May 2023 and the associated guidance on the regulations was published shortly thereafter. This new regulatory framework has triggered changes to the content of the HLA – these changes were initially reflected in the 2023 Audit and continue into the 2024 Audit.
- 2.4 The HLA indicates how many houses are built each year and how much stock remains to be built (from site allocations in the development plan and planning permissions granted). This total stock is known as the ‘Established Supply’ – it is further broken into the ‘Effective Supply’ (sites which are currently free from impediments to their development or that will become free of them) and ‘Constrained sites’ (where there are obstacles, such as land ownership disputes, ground contamination or access restrictions preventing their development).
- 2.5 The programming, or number of units that will be built in future years, in the HLA is agreed with Homes for Scotland (HfS), the umbrella organisation that represents the house building industry, who consult their members on their intentions for build out rates. Other data such as past completions trends, site layouts, and the status of both planning and building warrant applications are also used to estimate programming. It should be noted that the purpose of the HLA is not to ‘control’ the rate of delivery of homes, but rather to report on a most likely scenario for it. Where there is a dispute between the Council and HfS about a site’s status this will be clearly indicated in the HLA - there are no disputed sites in the 2024 HLA.

Findings of Housing Land Audit 2024.

- 2.6 A copy of the 2024 HLA is attached as Appendix A. Its ‘Summary’ schedule identifies a remaining established supply of 10,863 units as of 31 March 2024. This is the sum of the remaining capacity of all sites known to Midlothian Council, whether allocated through development plans or granted planning permission. Of these, 9,783 units are effective and 1,080 are constrained. Further commentary on the general status of the housing land supply is provided in the Audit’s ‘Housing Supply Commentary’ section and plans showing the sites are attached as Appendix B.

Midlothian Local Development Plan 2 Housing Requirement

- 2.7 NPF4 contains a Minimum All Tenure Housing Land Requirement (MATHLR) for each planning authority. For Midlothian, the MATHLR housing figure is 8,850 units over the 10-year period that the Midlothian Local Development Plan 2 (MLDP2) (2026 - 2036) will plan ahead for. This is equivalent to 885 units a year. NPF4 requires local planning authorities to set a Local Housing Land Requirement (LHLR) which must exceed the MATHLR. The LHLR for Midlothian of 8,851 was set by Council at its meeting of 25 June 2024 and has been

confirmed by the Scottish Government Reporter through the Directorate of Planning and Environmental Appeal's (DPEA) 'Gate Check' process on the 19 of September 2024. At the point of adoption of MLDP2 by the Council, the plan must identify land for delivery of 8,851 homes. The established supply of 31 March 2024 shown in HLA 2024 will be reduced between now and the point of adoption of MLDP2 due to the completion of homes in that period.

- 2.8 The NPF4 figures are based on demand from 2022 to 2036, but annualised and converted into a ten-year requirement, so these can be used by any development plan adopted between now and 2026. Existing housing allocations will be able to meet much of the MATHLR requirement. On the basis of programming in the 2024 HLA, by April 2026 there will be a remaining effective supply of 8,008 houses. Safeguarded Sites identified in the development plan could provide further supply of 600 units (bringing the total up to 8,608 units) – the comments in the Safeguarded Sites table in the Audit provides further information about likely phasing. A future stream of windfall sites (sites not currently known about and not identified in the plan) could provide a further 430 units over 10 years if the windfall build rates in the last decade are maintained – this would bring the total of potential units to 9,038, although this is dependent on Safeguarded Sites being delivered during the life of MLDP2 and windfall sites coming forward as anticipated (*note – windfall sites by their nature cannot be counted against the LHLR of 8,851*). If existing sites are de-allocated or become constrained this will also reduce the potential supply. Existing allocations, especially those sites which do not have planning permission, will be subject to review as part of the MLDP2 process using the current NPF4 policy framework and the latest information about the sites. Alternatively, those sites which are currently constrained (1,080 potential residential units) will be reviewed as part of the preparation of MLDP2 and may become unconstrained and add units to the effective supply.
- 2.9 Based on the adoption of MLDP2 in 2026 land for an additional 0 – 843 homes will need to be allocated (the range depends on safeguarded sites coming forward, or not and constrained sites overcoming their constraints, or not). HLA24 also identifies that if the adoption of MLDP2 slips to 2027 and the effective supply drops to 7,271 and as a consequence land for an additional 0 – 1,580 homes will need to be allocated (again the range depends on safeguarded sites coming forward, or not and constrained sites overcoming their constraints, or not).
- 2.10 It should be emphasised that the MATHLR is an All-Tenure requirement. MLDP2 will have to address demands for affordable, specialist and wheelchair accessible housing through site allocations and policy in MLDP2. Midlothian Council may consider a number of approaches in MLDP2 to meet the affordable demand, including consideration of a higher affordable housing requirement (currently 25% in the MLDP), and the allocation of sites specifically for

social/specialist housing, continuing to deliver its own housing programme.

2.11 The MATHLR (housing target) is based on 2018 Population and Housing Estimates from NRS which gives a 10-year household projection for Midlothian of 5,950 households. To this is added the outstanding need identified at 1,114 units (this brings the total to 7,064 units). To this figure a 25% generosity allowance is added (1,766 units), bringing the total to 8,830 units – the Scottish Government then rounds this figure to the nearest 50 resulting in a Midlothian MATHLR target of 8,850.

2.12 The 8,850 target is higher than real demand and takes no account of traditional planning factors such as availability of infrastructure or environmental constraints. In 2023/24 there were 821 housing units completed throughout Midlothian. This figure is 10% lower than the previous year's record high of 910 completions, however when compared with the five-year rolling average of 717 units from the period 2018/19 to 2022/23, this is an increase of 14% on completions.

3 RECOMMENDATIONS

3.1 It is recommended that the Committee:

- a) Note the 2024 Housing Land Audit for Midlothian and agree to its publication on Midlothian Council's website.

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Date: 18 October 2024

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Background Papers: MLDP2 Evidence Report presented to Council on 25 June 2024. MLDP2 Committee reports of 28 February 2023, 16 May 2023, 31 October 2023, 28 November 2023, 23 January 2024, 30 April 2024 and 4 June 2024.

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



Midlothian Council Housing Land Audit 2024



Midlothian



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1 – Audit Overview

1.1 - Introduction

1.1.1 Housing Land Audits (HLAs) are the established method of monitoring housing land supply for Local Authorities based in Scotland. HLA Audits are undertaken annually from the 1st of April to the 31st of March the following year and provide data from that time on land available for home building for four or more units. The Audit also indicates the progress of sites through the planning process and gives information on housing completions. It is produced in consultation with Homes for Scotland (HfS), the umbrella organisation that represents the house building industry, as well as other interested parties the Council will continue to work with them to ensure the delivery of housing in Midlothian.

1.1.2 HLA 2024 comprises the assessment of the seven following schedules used to monitor the housing land supply in Midlothian on the 31st of March 2024. Consideration of all schedules is essential in obtaining an accurate idea of current and future housing land supply.

Table 1: Schedule Breakdown.

Schedules	Contents
Summary	An overview on: The supply and status of sites, completion rates and future programming.
Main Schedule	Information on and indicative programming for effective sites in the supply.
Completions & Demolitions	Numbers of both market and affordable housing units completed in 2023/24 and recent years, where those completions were, and the number of demolitions across Midlothian.
Constrained Sites	Sites which are not effective and have obstacles preventing their development.
Safeguarded Sites	Sites associated with housing allocations which have potential for further expansion in the medium to longer term and which could be brought forward through the next development plan, if required.
Site Notes	Additional information on sites, including their planning application and building warrant references.
Pending Large Windfall Applications ¹	Details of outstanding housing applications of four or more units for non-allocated sites.

1.1.3 The schedules in table 1 include housing developments of four or more units (including new housing, redevelopment, conversion and sub-division). Developments consisting of 3 or less units (smaller sites) are shown as an aggregation for each settlement and are combined with allocated and windfall sites to provide a summary of the housing situation for each settlement. These in turn are aggregated to the Housing Market Area (HMA) level. There are two HMAs in Midlothian and their boundaries and the settlements they contain are shown in figure 1 on the next page. A map of the sites within the Audit is included at the back of this document and an online version with interactive site information is also available online - [Housing Land Audit online map](#).

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

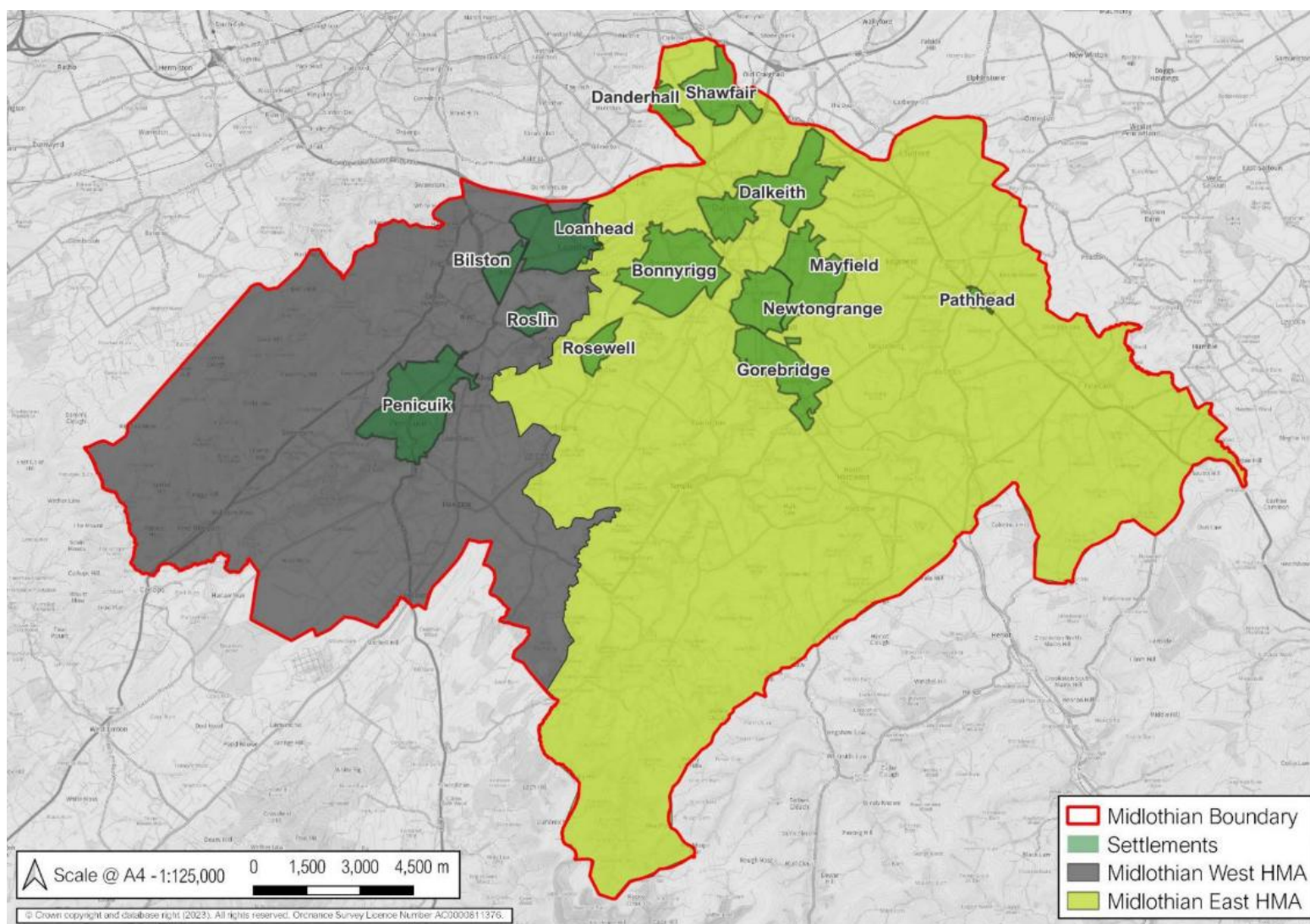


Figure 1: Midlothian's Housing Market Areas and the main settlements within them.

1.2 – Abbreviations

Table 2: HLA 2024 Abbreviations.

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



1.3 – Planning Policy Context

1.3.1 The context of the previous Audit was adapted to incorporate the adoption of National Planning Framework 4 (NPF4) in February 2023 and the introduction of the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 and subsequent guidance notes in May 2023. Whilst the context of this current Audit has remained relatively unchanged from the previous, it is anticipated the context will change for future HLAs to reflect the guidance from the Scottish Government on HLAs that is currently being updated and will replace PAN/2010 ('Affordable Housing and Housing Land Audits'). HfS's updated Procedure Notes will also be finalised following the publication of Scottish Governments updated guidance.

1.3.2 NPF4 identifies a Minimum All Tenure Housing Land Requirement (MATHLR), which is the minimum amount of land, expressed in housing units, that is to be provided by each planning authority in Scotland in their next Local Development Plan (LDP). These LDPs will cover a 10 year period. In Midlothian, the MATHLR figure is 8,850, or 885 units per year. Local Authorities must identify a Local Housing Land Requirement (LHLR) in their LDP that exceeds their MATHLR. The agreed LHLR figure for Midlothian is 8,851 and was confirmed by the Scottish Government Reporter through the Directorate of Planning and Environmental Appeal's (DPEA) 'Gate Check' process on the 19th of September 2024.

1.3.3 Midlothian's current Local Development Plan (LDP) was adopted in 2017, with an Action Programme approved in early 2018 and a further update of the latter in 2020. It highlighted the progress made with implementing the LDP's development strategy in the two years since adoption, the key changes in that period and emerging issues looking forward to the next review of the Plan. 'Delivery Programmes' will replace Action Programmes and Midlothian Council will be producing by 31 March 2025 one to replace the 2020 Action programme. A further Delivery Programme will be produced shortly after the adoption of LDP2 (currently expected in late 2026). This will set out how the Council propose to implement its LDP and it must establish a deliverable 'housing land pipeline' for the LHLR. The purpose of the pipeline is to provide a transparent view of the phasing of housing allocations so that interventions, including infrastructure, that enable delivery can be planned. The annual HLA, and its programming in particular, will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the Delivery Programme.

1.3.4 The programming in the Main Schedule of the Audit covers a 10 year period to reflect the requirement of NPF4 that LDPs should identify deliverable land to meet a LHLR that must cover a decade. Programming is divided into three phases which mirror the definitions of NPF4 Policy 16 and paragraph 222 of the May 2023 Scottish Government Local Development Planning Guidance:

- Short-term sites – where the first homes are to be completed in years one to three of the LDP 10 year period, including sites with full planning permission;
- Medium-term sites – where the first homes are to be completed in years four to six of the LDP 10 year, including sites with planning permission in principle and allocations supported by masterplans, development briefs or equivalent; and
- Long-term sites – where the first homes are to be completed in years seven to ten of the LDP 10 year period, in locations that align with the spatial strategy of the plan and have a pathway to delivery identified in the Delivery Programme.

1.3.5 Programming in the Main Schedule will continue to provide an aggregate figure of units to be completed beyond the short, medium and long term since NPF4 Policy 16 also states

that areas that may be suitable for new homes beyond 10 years are also to be identified in LDPs.

1.4 – Methodology

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

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

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

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

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

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

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

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

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

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

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

1.4.8 Smaller sites within the HLA 2024 continue to be defined as 3 units or fewer. Smaller sites were previously regarded as four units or fewer, however this was altered for the previous Audit in response to HfS's HLA Procedure Notes and the Scottish Government's Local Development Planning Guidance stating that sites of four or more units can be used to meet the Local Housing Land Requirement.

1.4.9 Data on small housing sites is recorded in a spreadsheet where units are grouped according to their planning and building warrant status. These statuses can fall into one of two categories which were used to create a new methodology for estimating programming. Units under category one (has full planning consent) were deemed to deliver their units over the first one to seven years. Units under category two (has a pending planning application or PPP consent only) are expected to deliver their units in programming years eight to ten.

Table 3: Status of small sites and the programming of their units.

Small Site Status Categories	Expected Delivery of Units
1) Has full planning consent	Years 1 - 7 (24/25 – 30/31)
2) Has a pending planning application or PPP consent only	Years 8 - 10 (31/32 and 33/34)

1.4.10 HfS suggests that the programming for small sites should be based on recorded completions over the past five years, while the Scottish Government's HLA Issues Paper

raises this as one possible approach (of several). The actual average number of completions on small sites in Midlothian over the past five years is fourteen units per year and the methodology shown in table 3 would see the delivery of approximately 15 units per year for years one to seven in the Main Schedule's programming. The difference between these figures represents a reliable method and the Council will utilise this method for this year's HLA. This formula also allows for the fact that new units will enter the supply as further applications come forward and proceed through the planning systems.



Part 2 – Housing Supply Commentary

2 - Housing Supply Commentary

2.1 – Summary of Supply and Sites

2.1.1 HLA 2024 identifies a total established housing land supply of 10,863 remaining units and an effective supply (i.e. excluding constrained sites) of 9,783 remaining units. Safeguarded sites can contribute a further 600 units when called upon³.

2.1.2 NPF4 and the Local Development Planning Guidance requires housing land supplies to be viewed by the way of a pipeline of sites that will be built across the short, medium and long terms and is illustrated in table 3. It shows that Midlothian's housing supply has the strength of being relatively balanced across the different periods of the pipeline. Further sites will also enter the supply in future Audits as windfall sites are consented⁴.

Table 4: Breakdown of Main Schedule housing supply programming.

Housing Land Pipeline Period	Timeframe	Units Programmed	Portion of Effective Supply
Short Term	Next 3 years - 2024/25, 2025/26, 2026/27	2,512	26%
Medium Term	Years 4 to 6 - 2027/28, 2028/29, 2029/30	2,193	22%
Long Term	Years 7 to 10 – 2030/31 to 2033/34	2,163	22%
Remaining	Post 10 years – 2034 onwards	2,915	30%

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

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

2.1.3 HLA 2024 details 69 sites in its Main Schedule and a further 16 that were completed in the Audit year. Of these 85 in total, 62 are on greenfield locations while the remaining 23 are brownfield sites. The latter source are typically smaller, so when looking at this split by site area, greenfield account for 90% of the total area.

2.1.4 Figures two and three below provide a further breakdown of the sites by planning application status and by land supply source. The former shows that Midlothian’s housing land supply is composed of sites that are either under construction or that have some form of planning consent.

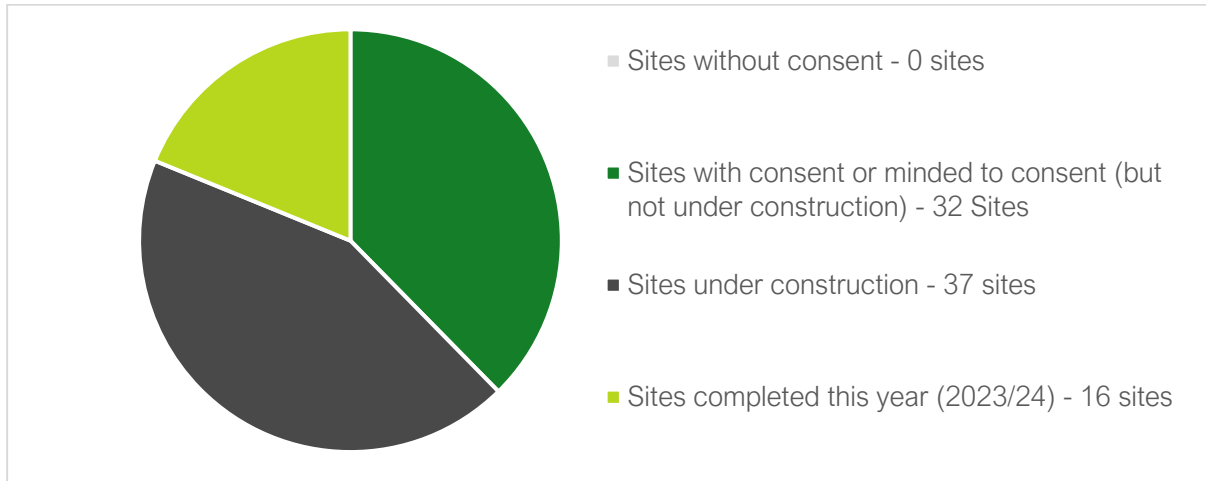


Figure 2: Breakdown of HLA 2024 sites by planning status.

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

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

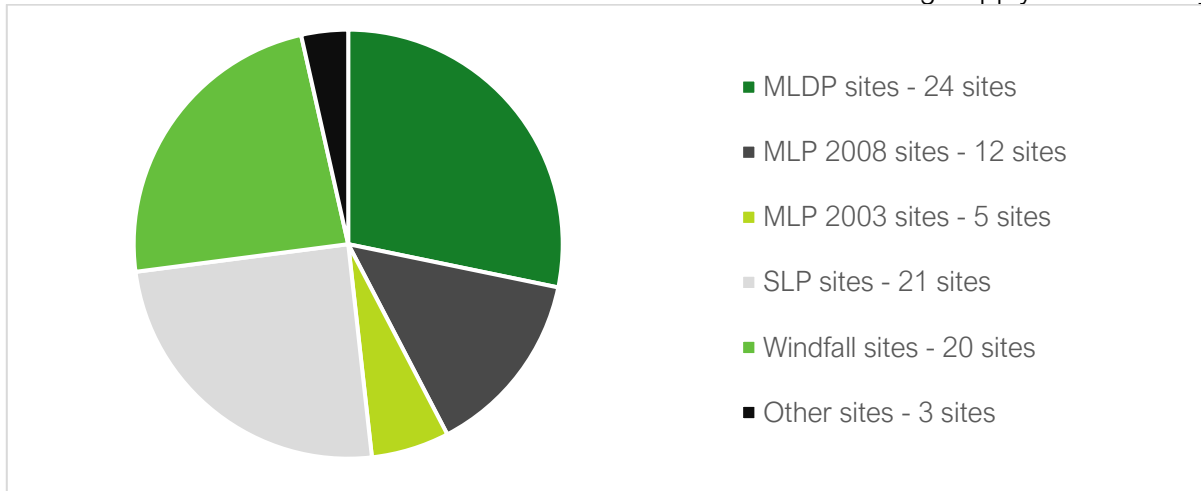


Figure 3: Breakdown of HLA 2024 sites by land supply source.

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

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

Table 5: Breakdown of selected Main Schedule sites by developer.

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

Developer	Number of Sites	Number of Units	Notes
Avant Homes	2	368	
Barratt Homes	2	700	
Bellway Homes	3	635	
CALA	3	780	620 of these units are at the Hs1 site at Newton Farm, near Danderhall.
Dandara Homes	3	242	
David Wilson Homes	4	314	Three of their sites are parts of the Hs19 development at Roslin.
Midlothian Council / Cruden Homes	8	404	This includes Cruden/Hart Builders (who develop some affordable housing sites for the Council) and other Midlothian Council sites.
Miller Homes	1	430	
Persimmon Homes	1	96	
Robertson Homes	1	121	
Springfield	4	1,357	Springfield are at two locations – Bonnyrigg and Mayfield, the latter accounting for the majority of these units. Springfield now incorporates both Walker Homes and Mactaggart and Mickel.
Taylor Wimpey	4	1,771	

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

2.2.1 There are four new sites entering the Main Schedule of this year's Audit with a total combined capacity of 25 units (table 6). The Land South of Hilltown House site in the Shawfair Area and Barley Dean in Midlothian East were previously constrained but have been moved from that category into the effective supply (Main Schedule). The other two sites are new smaller windfall sites.

Table 6: New sites in HLA 2024's Main Schedule.

Site Name (& Reference)	Settlement	Site Capacity (Units)
Barley Dean (2023VR1)	Villages/rural (West HMA)	5
Glenarch Lodge (2023DK1)	Dalkeith	6
Land South of Hilltown House (2017SA1)	Shawfair Area	4
Land 100M South West of Newlandburn House (2024VR1)	Villages/rural (East HMA)	10
	Total	25

2.2.2 One of the three most significant weaknesses identified with the current HLA process as identified by HfS is the ability to identify sites removed since the previous HLA. To Address this matter, the Council will continue to provide details of sites removed from the Main Schedule due to the site being fully completed (table 7) and detail sites that have been moved for other reasons (table 8). In this current Audit, the sites in table 8 have been moved to the Constrained Sites schedule.

Table 7: Sites removed from the HLA's Main Schedule due to being fully completed in 2023/24.

Site Name (& Reference)	Settlement	Site Capacity (Units)
Seafield Road Area A (Hs16(AreaA))	Roslin/Bilston	191
Seafield Moor Road Area A (h55(AreaA))	Roslin/Bilston	190
Belwood Avant (at NW Penicuik) (h58(AreaA2))	Penicuik	87
Nursery East (at NW Penicuik) (h58(AreaB3))	Penicuik	57
Deanburn (at NW Penicuik) (h58(AreaE))	Penicuik	91
Dalhousie Mains Area B (Hs10(AreaB))	Bonnyrigg/Lasswade	78
Dalhousie Mains Area A (Hs10(AreaA))	Bonnyrigg/Lasswade	27
Lasswade High Street (2020BL1)	Bonnyrigg/Lasswade	8
Cockpen Terrace (2021BL4)	Bonnyrigg/Lasswade	16
Burnbrae Road (2021BL1)	Bonnyrigg/Lasswade	20
Cowden Cleugh (h46)	Dalkeith	109
Former Dalkeith High School (h12)	Dalkeith	92
North Gorebridge Area A (h36(AreaA))	Gorebridge	176
Shawfair (Block O) (h43(O))	Shawfair Area	83
South Danderhall (Plots C & D) (h45(C&D))	Shawfair Area	235
Former Cousland Primary School, Cousland (2018VR4)	Villages/rural (East HMA)	6
	Total	1466*

Note: the total figure of 1466* is the capacity of all the units across all sites that were fully completed by 31/03/2024, regardless of whether these units were completed in the current Audit year or prior. This is why the total figure differs from the total completions recorded in HLA 2024.

Table 8: Sites removed from the HLA's Main Schedule that are not complete.

Site Name (& Reference)	Settlement	Site Capacity (Units)
Kippielaw Hatchery - (2022DK1)	Villages/rural (East HMA)	5
Redheugh West (Phase 2) – (Hs7*)	Gorebridge	400
	Total	405

2.3 – Constrained Sites

2.3.1 Constrained sites contribute to the house land supply within Midlothian but are not considered effective as development cannot be carried out without some form of remedial action. If the issues of the constrained site are resolved, the site can be considered effective and will move back to the Main Schedule. Sites can also be moved from the Main Schedule to the constrained site list - Table 8 is an example of this. HLA 2024 identifies 17 constrained sites with a total of 1080 units. These sites are composed of two types:

- ‘Additional Housing Development Opportunity’ sites, which are locations identified in the current LDP for new homes but that have development uncertainties meaning their contribution to the effective supply is not guaranteed⁵; and
- Other constrained sites from the current or previous Local Plans, or stalled windfall approvals.

2.4 – Completions and Demolitions

2.4.1 In 2023/24 there were 821 housing units completed throughout Midlothian. This figure is 10% lower than last year’s record high of 910 completions, however when compared with the five year rolling average of 717 units from the period 2018/19 to 2022/23, this is an increase of 14% on completions.

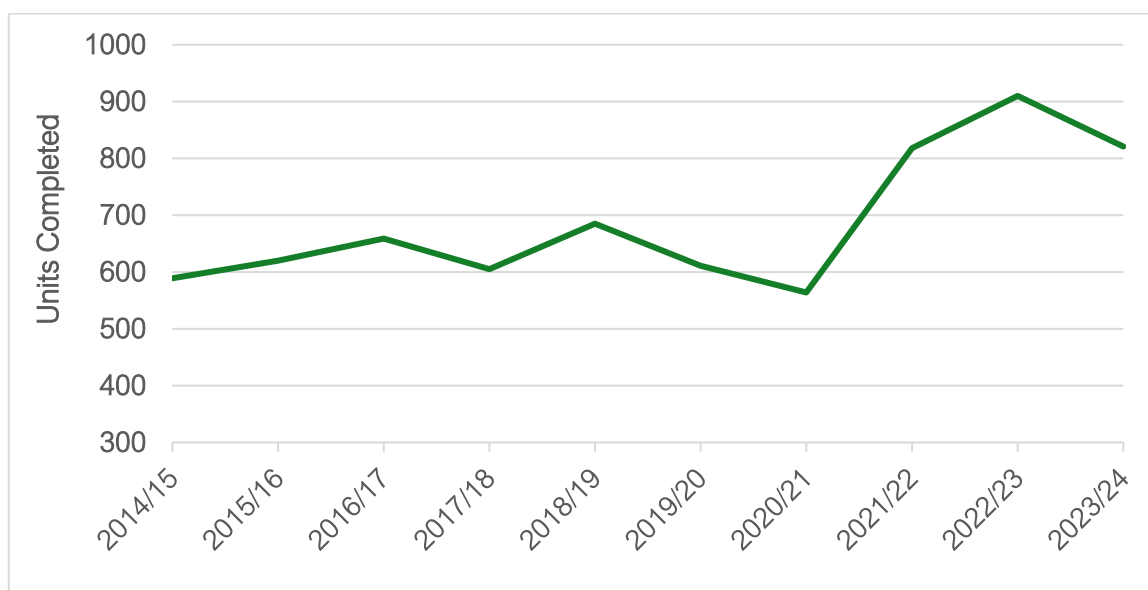


Figure 4: Housing completions in Midlothian, from 2014/15 to present.

2.4.2 The previous audit anticipated a delivery of 810 completions for the current Audit year with this falling close to the actual figure of 821 completions for HLA 2024. The Council will continue to follow on with the steps outlined in section 1.4 of this Audit to provide programmed numbers as accurately as can be. Programmed number are not guaranteed to always reflect as closely to the actual figure as predicated as a number of factors that cannot be predicated can arise throughout the next Audit year.

2.4.3 The expectation of NPF4 is that MLDP2 will provide land to meet the minimum units expected by the MATHLR target and the annual HLA will monitor the delivery of housing land to inform the pipeline and the actions to be taken in LDP Delivery. Completions in Midlothian of 821 in 2023/24 fall slightly less of the yearly target by 64 units.

2.4.4 HLA 2024 identifies a significant increase in the number of affordable homes completed within 2023/24 with a 56% increase from 2022/23. Table 9 below compares figures of social housing completions to those reported in previous Audits over the last five years. It is clear that the number of affordable housing completions have reached a record high when compared with previous years. The Council’s SHIP provides more detail on the delivery of affordable homes in Midlothian and a link to it can be found in section 4.

⁵ See MLDP policy STRAT 4.

Table 9: Completions of affordable housing units in Midlothian.

HLA Year	Affordable Units Completed	Total Units Completed	% of Completions That Were Affordable
2024	321	821	39%
2023	229	910	25%
2022	182	818	22%
2021	119	564	21%
2020	70	611	11%

2.4.5 The distribution of completions across Midlothian's settlements is presented in figure 5 below. This shows that the area of Roslin/Bilston, continues to experience the most growth. It is the build-out of sites across Midlothian that are a key factor in seeing an elevated level of completions in the last three years by a number of different developers including Taylor Wimpey and Barratt in Bilston, David Wilson Homes in Roslin, Bellway Homes in Bonnyrigg and a number of developers at the North West Penicuik sites.

2.4.6 Shawfair was formerly Midlothian's fastest growing settlement in both 2019/20 and 2020/21, with it delivering around 130 units in each of those years. These numbers are considerably less than those now being built in areas such as Roslin/Bilston. Completions for 2023/24 at Shawfair have dipped slightly as predicated in the previous HLA. However it is expected this will increase for HLA 2025 with Mactaggart and Mickel's/ Bellway sites now under construction.

2.4.7 The delivery of a dedicated social housing site at the Former Dalkeith High School site was a main driver in the increased number of completions recorded in Dalkeith for 2023/24 (figure 5). The delivery of affordable homes has also helped see a steady level of homes built with a further 2 affordable home sites fully built out for 2023/24 at Burnbrae Road and Cockpen Terrace in Bonnyrigg.

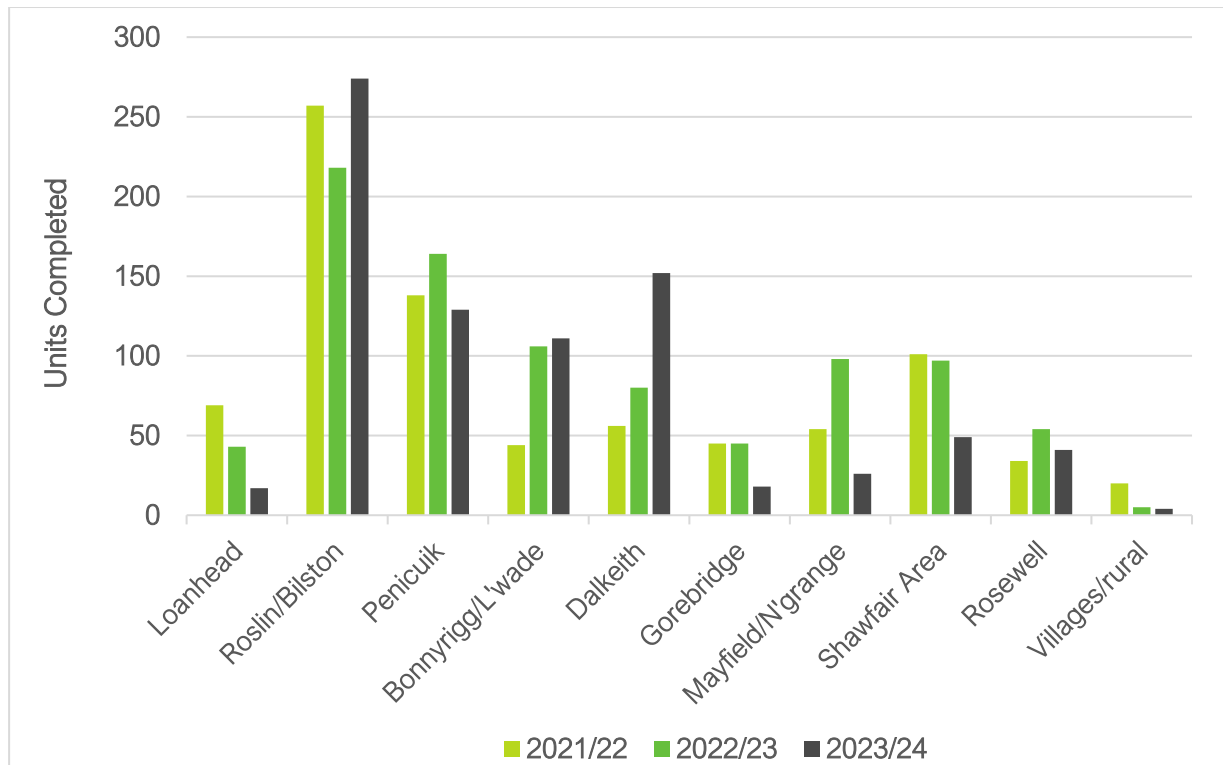


Figure 5: Comparison of units completed in recent years by settlement.

2.4.8 A single demolition was completed in Midlothian in 2023/24, this was also the case for 2022/23. The carrying out of demolitions on a scale of this size, will not influence the housing supply in Midlothian. The recording of demolitions within HLAs is generally more suited towards other Scottish Councils where regeneration schemes and the re-use of brownfield land for housing are more prevalent. Demolitions will continue to be recorded and reported in future HLAs as part of the underlying HLA methodology.



Part 3 – Property Market Summary

3 – Property Market Summary

3.1.1 The inclusion of house price data within this section of the HLA can broaden the understanding of the housing supply in Midlothian detailed within the schedules in the following pages. The house price data is obtained from Registers of Scotland⁶ (RoS) and a link is provided in section 4⁷. It is important to note that it refers to the prices of properties sold, as it is at this point that the transaction value becomes available. Values of the wider housing stock may differ from those that come on the market.

3.1.2 Average selling prices of homes in Midlothian have risen steadily and substantially from around £174,000 in 2014/15 to over £290,000 in 2023/24, an increase of 67% over the past 10 years. For the period of 2023/24 there were 1,756 property transactions in Midlothian. This is a slightly lower figure compared to the previous two years with there being 1,941 in 2022/23 and 2,205 in 2021/22. The dip in the number of sales may be as a result of inflation, competition for homes driving up prices and the homes coming onto the market being bigger and more expensive than those for sale previously.

3.1.3 Midlothian continues to have the 5th highest average house selling price in Scotland and has remained in this position since 2018/19, with neighbouring areas of Edinburgh and East Lothian also recorded as the most expensive. Table 10 and 11 below show the comparison between the five highest areas for average house selling price in 2023/24 compared to the lowest Council areas.

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

Council Area	Average House Selling Price in 2023/24
City of Edinburgh	£333,576
East Renfrewshire	£328,803
East Lothian	£326,769
East Dunbartonshire	£299,596
Midlothian	£292,069

⁶ Contains Registers of Scotland data © Crown copyright and database right 2022. This data is licensed under the Open Government Licence v3.0.

⁷ Note that Registers of Scotland house price data is based on average sale prices. This means that prices can be skewed upwards by a small number of sales of particularly expensive properties. The latest figures are no longer limited to sales between £20,000 and £1,000,000 as recorded in previous HLAs.

Table 11: Top five least expensive Council areas by house selling price.

Council Area	Average House Selling Price in 2023/24
Inverclyde	£134,665
West Dunbartonshire	£148,128
East Ayrshire	£149,507
North Ayrshire	£151,035
Dundee City	£163,719

3.1.5 Table 12 compares average selling prices for homes in Midlothian against the Scottish average. The table illustrates how the prices of homes have undoubtedly risen over the past 5 years. However when compared with Scotland's average it is clear Midlothian's average is rising at a quicker pace creating a larger gap between both. There are trends that could have reflected in the rise in house prices such as newer housing developments producing a higher portion of larger, family homes altering the housing stock availability and the increased demand for homes within the country as buyers are perhaps priced out of the Edinburgh market or seek better value close to, but outside the city.

Table 12: Average House Selling Price in recent years for Scotland compared to Midlothian.

Year	Scotland	Midlothian
2023/24	£221,086	£292,069 (+32%)
2022/23	£219,327	£275,048 (+25%)
2021/22	£205,119	£256,509 (+25%)
2020/21	£191,842	£237,390 (+24%)
2019/20	£183,491	£226,084 (+23%)





Part 4 – Sources of Further Information

4 – Sources of Further Information

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

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

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

SUMMARY

Status	Total Site Capacity	Total Affordable Units	All Completions by 31/03/24	Total Dwellings Remaining	Units Completed in 2023/24	Programmed Completions										
						Short Term			Medium Term			Long Term				Post 2034
						24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Under Construction	4,212	977	1,160	3,052	821	710	789	377	306	224	194	178	104	60	60	50
Consented or Minded to Consent	6,606	1,610		6,606		30	216	345	420	475	530	493	437	395	400	2,865
No Consent	0	0		0		0	0	0	0	0	0	0	0	0	0	0
Small Sites	125			125		15	15	15	15	14	15	15	7	7	7	0
Total Effective Supply	10,943	2,587	1,160	9,783		755	1,020	737	741	713	739	686	548	462	467	2,915
Constrained Sites	1,080			1,080												
Total Established Supply	12,023			10,863												
Safeguarded Sites	600	150		600												

MAIN SCHEDULE

	Site Reference	Site Name	Developer (or Owner)	Year Added to Main Schedule	Status	Planning Consent		Construction Start Date	Total Units	Houses	Flats	Affd. Units	Complete by 03/24	Remaining at 04/24	Programmed Completions										
						Type	Date								Short Term			Medium Term			Long Term				Post 2034
															24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
Midlothian West HMA																									
	Loanhead																								
	h54(III)	Ashgrove Phase 3	Dandara Homes	2006/07	UC	MSC	Nov-18	Apr-19	92	92	0	0	86	6	6	0	0	0	0	0	0	0	0	0	
	2022LH1	Former Thornlea Nursing Home	Mr R Law & Mr Patrick Black	2022/23	UC	DPP	May-22	Feb-23	4	4	0	0	3	1	1	0	0	0	0	0	0	0	0	0	
	Small sites								7					7	1	1	1	1	0	0	0	1	1	0	
	Totals for Loanhead								103	96	0	0	89	14	8	1	1	1	0	0	0	1	1	1	0
Roslin/Bilston																									
	Hs18	Roslin Institute	Taylor Wimpey	2015/16	UC	MSC	Jul-19	Jan-21	304	272	32	76	203	101	60	41	0	0	0	0	0	0	0	0	0
	Hs19(AreaA)	Roslin Expansion Area A	David Wilson Homes	2015/16	UC	MSC	Jan-21	Nov-21	110	110	0	0	44	66	31	35	0	0	0	0	0	0	0	0	0
	Hs19(AreaB)	Roslin Expansion Area B	David Wilson Homes	2015/16	UC	DPP	Jul-19	Oct-19	51	43	8	13	50	1	0	1	0	0	0	0	0	0	0	0	0
	Hs19(AreaC)	Roslin Expansion Area C	David Wilson Homes	2015/16	UC	MSC	Jan-21	Feb-22	53	25	28	53	50	3	3	0	0	0	0	0	0	0	0	0	0
	Hs19(AreaD)	Roslin Expansion Area D	CALA	2015/16	UC	MSC	Jan-21	Nov-21	50	50	0	0	46	4	4	0	0	0	0	0	0	0	0	0	0
	Hs16(AreaC)*	Seafield Road Area C	Taylor Wimpey	2015/16	C	PPP	Aug-21		214	N/A	N/A	54	0	214	0	0	20	40	40	40	40	34	0	0	0
	Small sites								0				0	0	0	0	0	0	0	0	0	0	0	0	
	Totals for Roslin/Bilston								782	500	68	196	393	389	98	77	20	40	40	40	40	34	0	0	0
Penicuik																									
	h58(AreasB1&B2)	Nursery West & North (at NW Penicuik)	Avant Homes	2006/07	UC	DPP	Sep-18	Dec-22	78	78	0	0	30	48	34	14	0	0	0	0	0	0	0	0	0
	h58(AreasC&D)	Mauricewood & Mauricewood North (at NW Penicuik)	CALA	2006/07	UC	DPP	Sep-18	Dec-21	110	110	0	0	54	56	23	29	4	0	0	0	0	0	0	0	0
	h58(AreaF)	Rullion Road (at NW Penicuik)	Midlothian Council	2006/07	C	DPP	Sep-18		68	16	52	68	0	68	0	24	24	0	0	20	0	0	0	0	0
	h25(AreaD)	Greenlaw and Adjacent Land Area D	Taylor Wimpey	2002/03	UC	DPP	May-22	Sep-22	221	221	0	2	23	198	45	45	45	45	18	0	0	0	0	0	0
	2020PK1	Windsor Square	Ark Housing Association	2020/21	UC	DPP	Jun-21	Sep-24	12	0	12	12	0	12	0	12	0	0	0	0	0	0	0	0	0
	2022PK1	Kentigern Mall	Sheet Anchor Evolve (London) Ltd.	2021/22	C	DPP	Mar-22		7	0	7	0	0	7	0	0	7	0	0	0	0	0	0	0	0
	Small sites								15				15	2	2	3	2	2	2	2	2	0	0	0	0
	Totals for Penicuik								511	425	71	82	107	404	104	126	83	47	20	22	2	0	0	0	0
Villages and rural remainder (Midlothian West HMA)																									
	Hs20	Auchendinny	Bellway Homes	2015/16	UC	DPP	Mar-23	Feb-24	395	335	60	98	0	395	56	56	56	56	57	57	57	0	0	0	0
	AHs1	Rosslynlee, near Penicuik	Oakridge Group	2018/19	UC	Part PPP, Part DPP	Dec-19	Aug-20	159	133	26	0	3	156	0	12	20	20	20	30	30	24	0	0	0
	AHs1(NP)	North Park (at Rosslynlee)	Robertson Homes	2018/19	UC	MSC	Mar-23	Aug-23	121	121	0	0	0	121	13	25	25	25	25	8	0	0	0	0	0
	AHs5	Wellington School, by Howgate	Lochay Homes	2022/23	C	DPP	Oct-22		46	46	0	12	0	46	0	12	15	15	4	0	0	0	0	0	0
	2023VR1	Barley Dean	N McDonald	2023/24	UC	DPP	Dec-23	Mar-23	5	5	0	0	0	5	0	1	2	2	0	0	0	0	0	0	0
	Small sites								34				34	4	4	3	4	4	4	4	4	2	3	2	0
	Totals for villages and rural remainder (Midlothian West HMA)								760	640	86	110	3	757	73	110	121	122	110	99	91	26	3	2	0
Totals for Midlothian West HMA									2,156	1,661	225	388	592	1,564	283	314	225	210	170	161	133	61	4	3	0
Midlothian East HMA																									
	Bonnyrigg/Lasswade																								
	Hs10(AreaC)	Dalhousie Mains Area C	Walker Group / Springfield	2015/16	UC	MSC	Oct-21	Aug-22	103	103	0	0	29	74	25	30	19	0	0	0	0	0	0	0	0
	Hs11(AreaA)	Dalhousie South Area A	Bellway Homes	2015/16	UC	DPP	Oct-21	Nov-21	94	94	0	0	54	40	35	5	0	0	0	0	0	0	0	0	0
	Hs11(AreaB)	Dalhousie South Area B	Bellway Homes	2015/16	C	DPP	Apr-20		146	146	0	0	0	146	0	0	21	25	25	25	25	25	0	0	0
	Hs11(AreaC)	Dalhousie South Area C	Walker Group / Springfield	2015/16	C	DPP	Mar-22		80	56	24	80	0	80	30	35	15	0	0	0	0	0	0	0	0
	Hs12* & Hs12 SC	Hopefield Farm 2 & Hopefield Farm 2, Safeguarded Capacity	Taylor Wimpey	2015/16	MC	PPP	Apr-21		1,032	N/A	N/A	258	0	1,032	0	0	25	50	50	50	50	50	50	50	657
	243	Former garage, Elm Row	Lasswade Townhouse Development Company	2006/07	UC	DPP	Feb-21	Jun-23	7	7	0	0	2	5	0	1	2	2	0	0	0	0	0	0	0
	2021BL3	Moorfoot Place	Midlothian Council	2021/22	UC	DPP	Oct-21	Feb-24	46	0	46	46	0	46	0	46	0	0	0	0	0	0	0	0	0
	2022BL1	High Street	Midlothian Council	2022/23	UC	DPP	Sep-22	Mar-23	20	0	20	20	0	20	20	0	0	0	0	0	0	0	0	0	0
	Small sites								10				10	1	1	1	2	1	2	2	2	0	0	0	0
	Totals for Bonnyrigg/Lasswade								1,538	406	90	404	85	1,453	111	118	83	79	76	77	77	75	50	50	657
Dalkeith																									
	Hs2	Larkfield West	Dandara Homes	2015/16	UC	MSC	May-19	Oct-19	88																

MAIN SCHEDULE

	Site Reference	Site Name	Developer (or Owner)	Year Added to Main Schedule	Status	Planning Consent		Construction Start Date	Total Units	Houses	Flats	Affd. Units	Complete by 03/24	Remaining at 04/24	Programmed Completions										
						Type	Date								Short Term			Medium Term			Long Term				Post 2034
															24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	
	Totals for Mayfield/Newtongrange								1,252	231	92	433	26	1,226	83	133	73	69	50	46	36	36	36	36	628
	Shawfair Area																								
	Hs0*	Cauldcoats	(Paladin Ventures Ltd) / Miller Homes	2015/16	C	PPP	Jul-19		430	N/A	N/A	108	0	430	0	0	13	20	50	50	50	50	65	66	66
	Hs1*	Newton Farm	CALA	2015/16	UC	DPP	Apr-23	Mar-24	620	468	152	155	0	620	30	60	60	60	60	60	60	60	60	60	50
	Hs1 SC	Newton Farm, Safeguarded Capacity	Holder Planning / Wellington Farms Ltd.	2021/22	MC	PPP	Mar-22		360	N/A	N/A	90	0	360	0	0	0	0	20	28	28	28	28	28	200
	h43(A&E)	Shawfair (Blocks A & E)	Shawfair LLP	2000/01	C	OUT	Aug-14		184	N/A	N/A	37	0	184	0	0	20	28	28	28	28	28	24	0	0
	h43(B)	Shawfair (Block B)	Shawfair LLP	2000/01	C	OUT	Aug-14		323	N/A	N/A	65	0	323	0	0	0	20	28	28	28	28	28	28	135
	h43(C)	Shawfair (Block C)	Shawfair LLP	2000/01	C	OUT	Aug-14		183	N/A	N/A	37	0	183	0	0	0	0	0	0	0	0	20	28	135
	h43(F)	Shawfair (Block F)	Shawfair LLP	2000/01	C	OUT	Aug-14		228	N/A	N/A	46	0	228	0	0	0	0	0	0	0	0	0	20	208
	h43(G)	Shawfair (Block G)	Shawfair LLP	2000/01	C	OUT	Aug-14		67	N/A	N/A	13	0	67	0	0	0	0	0	0	0	0	0	0	67
	h43(H)	Shawfair (Block H)	Shawfair LLP	2000/01	C	OUT	Aug-14		78	N/A	N/A	16	0	78	0	0	0	0	0	0	0	0	0	0	78
	h43(I)	Shawfair (Block I)	Shawfair LLP	2000/01	C	OUT	Aug-14		144	N/A	N/A	29	0	144	0	0	0	0	0	0	0	0	0	0	144
	h43(K)	Shawfair (Block K)	Shawfair LLP	2000/01	C	OUT	Aug-14		326	N/A	N/A	65	0	326	0	0	0	0	10	28	28	28	28	28	176
	h43(L)	Shawfair (Block L)	Shawfair LLP	2000/01	C	OUT	Aug-14		235	N/A	N/A	47	0	235	0	0	0	20	28	28	28	28	28	28	47
	h43(P)	Shawfair (Block P)	Shawfair LLP	2000/01	C	OUT	Aug-14		220	N/A	N/A	44	0	220	0	0	20	28	28	28	28	28	28	28	4
	h43(R1&R2)	Shawfair (Blocks R1 & R2)	Shawfair LLP	2000/01	C	OUT	Aug-14		162	N/A	N/A	33	0	162	0	20	28	28	28	28	28	2	0	0	0
	h43(S4)	Shawfair (Block S4)	Shawfair LLP	2000/01	C	MSC	Mar-24		23	N/A	N/A	0	0	23	0	20	3	0	0	0	0	0	0	0	0
	h43(S5)	Shawfair (Block S5)	Shawfair LLP	2000/01	C	OUT	Aug-14		60	N/A	N/A	12	0	60	0	0	0	0	0	20	28	12	0	0	0
	h43(T2)	Shawfair (Block T2)	Mactaggart & Mickel / Springfield	2000/01	UC	MSC	Mar-19	Mar-23	248	219	24	48	0	248	48	30	30	30	30	30	30	20	0	0	0
	h43(W1)	Shawfair (Block Woolmet 1)	Shawfair LLP	2020/21	C	OUT	Aug-14		140	N/A	N/A	28	0	140	0	20	28	28	28	28	8	0	0	0	0
	h43(W2)	Shawfair (Block Woolmet 2)	Shawfair LLP	2020/21	C	OUT	Aug-14		70	N/A	N/A	14	0	70	0	20	28	22	0	0	0	0	0	0	0
	h44(AreaA)	North Danderhall (AreaA)	Dundas	2000/01	UC	MSC	Oct-20	Jun-21	115	115	0	0	57	58	11	30	17	0	0	0	0	0	0	0	0
	h44(AreaB)	North Danderhall (AreaB)	Midlothian Council	2000/01	UC	MSC	May-23	May-23	28	12	16	28	0	28	0	28	0	0	0	0	0	0	0	0	0
	h44(AA2&AA3)	North Danderhall (Blocks AA2 & AA3)	Shawfair LLP / Bellway Homes	2021/22	UC	MSC	Jun-23	Nov-23	169	N/A	N/A	34	0	169	45	45	45	34	0	0	0	0	0	0	0
	2017SA1	Land South of Hilltown House	E Jan	2023/24	UC	DPP	Apr-17	Feb-23	4	4	0	0	0	4	0	1	2	0	0	0	1	0	0	0	0
	2023SA1	Newton Church Road	Midlothian Council	2022/23	C	DPP	Jan-23		23	0	23	23	0	23	0	23	0	0	0	0	0	0	0	0	0
	Small sites								5					5	1	0	1	1	1	0	1	0	0	0	0
	Totals for Shawfair Area								4,445	818	215	972	57	4,388	135	297	295	319	339	384	374	312	309	314	1,310
	Rosewell																								
	Hs14	Rosewell North	David Wilson Homes	2015/16	UC	DPP	Jan-21	Dec-22	100	92	8	25	14	86	40	30	16	0	0	0	0	0	0	0	0
	h52&h22	Gorton Loan & Rosewell Mains	Avant Homes	1994/95	UC	DPP	Dec-15	May-16	290	290	0	40	280	10	10	0	0	0	0	0	0	0	0	0	0
	Small sites								4					4	1	0	1	0	1	0	1	0	0	0	0
	Totals for Rosewell								394	382	8	65	294	100	51	30	17	0	1	0	1	0	0	0	0
	Villages and rural remainder (Midlothian East HMA)																								
	h59	Crichton Road, Pathhead	Muir Homes	2006/07	UC	DPP	Jan-22	Dec-23	43	39	4	11	0	43	22	21	0	0	0	0	0	0	0	0	0
	2019VR2	Airybank House	Midlothian Developments	2022/23	UC	DPP	Mar-19	Sep-19	4	4	0	0	1	3	0	1	2	0	0	0	0	0	0	0	0
	2024VR1	Land 100M South West of Newlandburn House	Carmichael Homes	2023/24	C	PPP	Feb-24		10	10	0	0	0	10	0	0	0	0	5	5	0	0	0	0	0
	Small sites								27					27	3	3	3	2	3	3	3	2	2	3	0
	Totals for villages and rural remainder (Midlothian East HMA)								84	53	4	11	1	83	25	25	5	2	8	8	3	2	2	3	0
Totals for Midlothian East HMA									8,787	2,164	489	2,199	568	8,219	472	706	512	531	543	578	553	487	458	464	2,915
Totals for Midlothian									10,943	3,825	714	2,587	1,160	9,783	755	1,020	737	741	713	739	686	548	462	467	2,915

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

COMPLETIONS & DEMOLITIONS

	Site Reference	Site Name	Total Units	Affd. Units		Completions				Remaining at 04/24	Site Completed in 23/24?
					In Previous Year (22/23)	In Total To 03/23	In Current Year (23/24)	In Total to 03/24	Affd. Only In 23/24		
Midlothian West HMA											
	Loanhead										
	h54(III)	Ashgrove Phase 3	92	0	33	72	14	86	0	6	
	2022LH1	Former Thornlea Nursing Home	4	0	0	0	3	3	0	1	
		Completions on small sites					0				
	Total completions for Loanhead						17		0		
	Roslin/Bilston										
	Hs18	Roslin Institute	304	76	95	124	79	203	32	101	
	Hs19(AreaA)	Roslin Expansion Area A	110	0	15	15	29	44	0	66	
	Hs19(AreaC)	Roslin Expansion Area C	53	53	0	0	50	50	50	3	
	Hs19(AreaD)	Roslin Expansion Area D	50	0	17	17	29	46	0	4	
	Hs16(AreaA)*	Seafield Road Area A	191	48	21	137	54	191	16	0	Yes
	h55(AreaA)	Seafield Moor Road Area A	190	47	44	159	31	190	0	0	Yes
		Completions on small sites					2				
	Total completions for Roslin/Bilston						274		98		
	Penicuik										
	h58(AreaA2)	Belwood Avant (at NW Penicuik)	87	0	21	84	3	87	0	0	Yes
	h58(AreasB1&B2)	Nursery West & North (at NW Penicuik)	78	0	6	6	24	30	0	48	
	h58(AreaB3)	Nursery East (at NW Penicuik)	57	57	22	22	35	57	35	0	Yes
	h58(AreasC&D)	Mauricewood & Mauricewood North (at NW Penicuik)	110	0	24	24	30	54	0	56	
	h58(AreaE)	Deanburn (at NW Penicuik)	91	0	32	77	14	91	0	0	Yes
	h25(AreaD)	Greenlaw and Adjacent Land Area D	221	0	0	0	23	23	0	198	
		Completions on small sites					0				
	Total completions for Penicuik						129		35		
	Villages and rural remainder (Midlothian West HMA)										
	AHs1	Rosslynlee, near Penicuik	215	0	0	2	1	3	0	212	
		Completions on small sites					1		0		
	Total completions for villages and rural remainder (Midlothian West HMA)						2		0		
Total completions for Midlothian West HMA							422		133		
Midlothian East HMA											
	Bonnyrigg/Lasswade										
	Hs10(AreaB)	Dalhousie Mains Area B	78	0	22	77	1	78	0	0	Yes
	Hs10(AreaA)	Dalhousie Mains Area A	27	0	0	26	1	27	0	0	Yes
	Hs11(AreaA)	Dalhousie South Area A	94	0	12	12	42	54	0	40	
	2020BL1	Lasswade High Street	8	0	2	7	1	8	0	0	Yes
	Hs10(AreaC)	Dalhousie Mains Area C	80	0	0	0	29	29	0	51	
	2021BL4	Cockpen Terrace	16	16	0	0	16	16	16	0	Yes
	2021BL1	Burnbrae Road	20	20	0	0	20	20	20	0	Yes
		Completions on small sites					1				
	Total completions for Bonnyrigg/Lasswade						111		36		
	Dalkeith										
	Hs2	Larkfield West	88	0	40	63	24	87	0	1	
	h46	Cowden Cleugh	109	27	32	91	18	109	0	0	Yes
	h12	Former Dalkeith High School	92	92	0	0	92	92	92	0	Yes

COMPLETIONS & DEMOLITIONS

	Site Reference	Site Name	Total Units	Affd. Units		Completions				Remaining at 04/24	Site Completed in 23/24?
						In Previous Year (22/23)	In Total To 03/23	In Current Year (23/24)	In Total to 03/24	Affd. Only In 23/24	
	2021DK1	Buccleuch Street	10	10	0	0	6	6	6	4	
	Hs3	Larkfield South West	65	30	0	0	12	12	12	53	
		Completions on small sites					0				
	Total completions for Dalkeith						152		110		
	Gorebridge										
	h36(AreaA)	North Gorebridge Area A	176	0	45	160	16	176	0	0	Yes
		Completions on small sites					2				
	Total completions for Gorebridge						18		0		
	Mayfield/Newtongrange										
	h48	Bryans	72	72	0	0	24	24	24	48	
	h41	North Mayfield	156	39	0	0	2	2	0	154	
		Completions on small sites					0				
	Total completions for Mayfield/Newtongrange						26		24		
	Shawfair Area										
	h43(O)	Shawfair (Block O)	83	18	37	64	19	83	18	0	Yes
	h44	North Danderhall	143	28	29	31	26	57	0	86	
	h45(C&D)	South Danderhall (Plots C & D)	235	47	31	231	4	235	0	0	Yes
		Completions on small sites					0				
	Total completions for Shawfair Area						49		18		
	Rosewell										
	h52&h22	Gorton Loan & Rosewell Mains	290	40	46	253	27	280	0	10	
	Hs14	Rosewell North	100	25	0	0	14	14	0	86	
		Completions on small sites					0				
	Total completions for Rosewell						41		0		
	Villages and rural remainder (Midlothian East HMA)										
	2018VR4	Former Cousland Primary School, Cousland	6	0	1	4	2	6	0	0	Yes
		Completions on small sites					0				
	Total completions for villages and rural remainder (Midlothian East HMA)						2		0		
	Total completions for Midlothian East HMA						399		188		
	Total for Midlothian						821		321		

Demolitions	
Total in Midlothian for 2023/24 - 1	

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

CONSTRAINED SITES

	Site Reference	Site Name	Settlement	Area (ha)	Remaining Units	Comments
	MLDP Additional Housing Development Opportunities*					
	AHs2	Burghlee	Loanhead	10.51	175	<ul style="list-style-type: none">• No application since 06/00181/OUT, which was withdrawn.• Site constraints are due to access and landscaping.• Feedback from Homes for Scotland raise concerns that there is scope for the site to be removed from the HLA given the noted constraints. Site is to be reviewed in upcoming site assessments and will be reviewed for HLA25.
	AHs3	Belwood Crescent	Penicuik	1.63	25	<ul style="list-style-type: none">• No application.
	AHs4	Pomathorn Mill, by Penicuik	Villages/rural (west)	3.32	50	<ul style="list-style-type: none">• No application.• Site constraints are due to access and the prominence of the site.• Feedback from Homes for Scotland raise concerns that there is scope for the site to be removed from the HLA given the noted constraints. Site is to be reviewed in upcoming site assessments and will be reviewed for HLA25.
	Other Sites					
	Hs17	Pentland Plants	Roslin/Bilston	3.46	75	<ul style="list-style-type: none">• Site is currently non-effective. A garden centre business operates from it and received consent to extend their premises in early 2022.• Feedback from Homes for Scotland raise concerns that the site is a strong candidate for de-allocation due to its active employment use. Site is to be reviewed in upcoming site assessments and will be reviewed for HLA25.
	h55(Rem)	Seafield Moor Road Remainder	Roslin/Bilston	6.62	90	<ul style="list-style-type: none">• This is what is left of the whole h55 site after excluding h55(AreaA) in the south. It has consent under 12/00814/PPP and there is also a pending application (17/00428/MSC) from Barratt.• The PPP consent was originally for the whole of h55 and proposed 200 to 250 units. The northern portion is the smaller area and accounts for around 40% of the site. Therefore the site capacity of 90 is taken from 40% of the mid-point of the PPP unit number (225 * 0.4 = 90).• This entry was moved to the Constrained Sites worksheet for HLA23 as high school and community facilities are planned here (22/00581/PAC).• New planning application submitted for high school (24/00415/DPP) for the southern portion of the site.
	2018VR5	Former Howgate Restaurant	Villages/rural (west)	0.48	7	<ul style="list-style-type: none">• Has consent under 18/00148/DPP for two conversions from the restaurant building and five new builds. Building warrant 20/00466/BNCO7 is for preparatory works on the two restaurant conversion units, which began in spring 2021. This means that the consent has been implemented and will not expire.• Application 20/00274/LA was approved to modify the Section 75 agreement for developer's contributions so that the infrastructure payment is delayed, in order to increase the site's commercial viability.• This site was for sale in April 2024 - https://www.novaloca.com/commercial-land/for-sale/penicuik/188996
	2018BL1	51B High Street	Bonnyrigg/Lasswade	0.30	23	<ul style="list-style-type: none">• There have been applications for this site since 2008. Consent for 23 flats was originally granted under 08/00094/FUL. This was extended by 12/00667/DPP, which was then extended by 15/01006/DPP and again by 21/00241/DPP in September 2022.• Site was advertised for sale in July 2024 - https://www.novaloca.com/commercial-property/for-sale/bonnyrigg/51b-high-street/223237.
	Hs5	Thornbank North	Dalkeith	1.08	15	<ul style="list-style-type: none">• A supermarket has been built under 20/00220/DPP on the half of this site closest to the road. The developer argued that the original capacity of 30 units would still be achievable on the remainder of the site, however its capacity in the Audit has been reduced by 50% until such time as a housebuilder proposes a design which demonstrates that it can still accommodate the full 30 units as indicated in the MLDP. The site area has been reduced by 50% too.• This entry was moved to the Constrained Sites worksheet for HLA 2023 as there has been no activity in relation to it.

	2018DK2	Wester Cowden Farm	Dalkeith	1.82	25	<ul style="list-style-type: none"> • Applications 16/00359/PPP (expired), 20/00468/MSC (pending), 20/00653/MSC (pending), 21/00083/MSC (pending) for here are from the LAR Housing Trust. Building warrant 21/00524/BDERMD (pending) is for 25 units. <ul style="list-style-type: none"> o 20/00468/MSC is for 25 units and deals with the main conditions of the PPP consent such as layout and phasing. o 20/00653/MSC relates to conditions such as tree planting and broadband provision. o 21/00083/MSC relates to conditions such as art, archaeology and possible contamination. • 16/00359/PPP is for a maximum of 25 units and application 18/00759/S42 previously sought to modify it to allow more, but was refused. • A visit in 2022 confirmed that the site had been cleared. • This was moved to the Constrained Sites worksheet for HLA23 following it not having progressed substantially for some time.
	2022DK1	Land Between 23A and 37 Newmills Road	Dalkeith	0.12	4	<ul style="list-style-type: none"> • Consent was given for four townhouses at this site under 21/00612/DPP in July 2022. • The site was marketed in August 2022 and remains for sale as of July 2024. It was being used as part of the site compound for the neighbouring h12 social housing development in summer 2023.
	h40	Vogrie Road	Gorebridge	6.92	16	<ul style="list-style-type: none"> • This site was originally developed by Mansell Homes, who are now part of Balfour Beatty. • There were originally three phases here that totalled 90 units – 39 in phase 1, 40 in phase 2 and 11 in phase 3. 17/00824/DPP later superseded those plans for phase 3 and replaced the original layout of 11 homes with 14 to increase the site capacity to 93. • The total capacity of this site is actually 93 units, but 77 have already been built. This consists of all of phase 1 and all of phase 2, with the exception of plots 50 and 51 from the latter. As no work has taken place on these units or phase 3 for some time, this site was moved into the Constrained Sites worksheet for HLA23.
	282	25 Newbattle Road	Mayfield/Newtongrange	0.44	8	11/00131/DPP was granted in 2013. Work started under building warrant 16/00349/BDERSD and a notification of commencement of the development was submitted. However, no activity on site since meant it was marked as stalled for HLA19.
	h69	Whitehill House	Rosewell	0.22	18	<ul style="list-style-type: none"> • This entry is linked with site h70 in the row below. • All 8 units from 15/00175/BDCOMD were completed in 2022/23. These are at the former stables buildings with a further 18 to come from the conversion of the main house itself. • The intermittent delivery of units here across both sites coupled with a possible change of plans for this development and feedback from Homes for Scotland have led to it being retained in the Constrained Sites worksheet. However, it is possible it will be moved into the Main Schedule in future audits depending on later activity.
	h70	The Grounds of Whitehill House	Rosewell	36.04	84	<ul style="list-style-type: none"> • This entry is linked with site h69 in the row above. • Building warrant 12/00443/BWERD is for 10 units here which were completed at Cluster D. It was originally for 8 plots but was amended to add 2 more. No further development at the other clusters has taken place. • The intermittent delivery of units here across both sites coupled with a possible change of plans for this development and feedback from Homes for Scotland have led to it being retained in the Constrained Sites worksheet. However, it is possible it will be moved into the Main Schedule in future audits depending on later activity.
	2018VR1	Fordel	Villages/rural (east)	3.21	60	<ul style="list-style-type: none"> • PPP consent here for 60 units. • There were plans for 78 units across the site in three phases, as shown on the phasing plan for 18/00344/MSC. 18/00343/MSC and 18/00344/MSC covered the first two and were for 28 and 16 units respectively. 19/00691/MSC repositioned some blocks covered by 18/00343/MSC but did not change the overall numbers. • 21/00189/MSC was submitted in 2021 and is still pending. It proposed a new phasing schedule involving the LAR Housing Trust developing 24 units as part of a new phase 1. Phase 2 would consist of 34 units at the north of the site. The final residential phase would see 20 units built as the affordable housing portion. • The site was marked as constrained for HLA22 as it hasn't delivered any units since MSC consent in November 2018, has drainage issues, complications with ownership and the delivery of affordable housing. This was the approach agreed with Homes for Scotland when reviewing HLA21. Nevertheless, the demolition of buildings on the site means that the development has commenced. • Applications for the site are 13/00780/PPP, 18/00343/MSC, 18/00344/MSC, 19/00691/MSC, 21/00189/MSC (pending). A new application was submitted in March 2023 and proposes 17 units across the north of the site (23/00213/MSC). It is in the Large Windfall Applications worksheet.

	Hs7*	Redheugh West (Phase 2)	Gorebridge	24.36	400	<ul style="list-style-type: none">• Application 21/00374/PPP does not specify a number of units and is yet to be determined.• There is a mistake in the LDP in table 3A (page 164). It lists 200 units as the capacity of Hs7 and 400 as the capacity of Hs7 SC. This is the wrong way round and HLA 2024 corrects this.• Moved to constrained sites for current Audit.
	2022DK1	Kippielaw Hatchery	Villages/rural (east)	0.62	5	<ul style="list-style-type: none">• Moved to constrained sites for current Audit, land appears to be under offer but no further activity.• Planning permission for 5 properties under consent 20/00349/DPP.
	Total				1080	

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

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

SAFEGUARDED SITES

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

	Site Reference	Site Name	Settlement	Area (ha)	Total Units	Affd. Units	Comments
	Hs16 SC	Seafield Road, Safeguarded Capacity	Roslin/Bilston	11.54	200	50	<ul style="list-style-type: none">• No development activity here at present.• Work is ongoing on the regular/allocated portion of Hs16 but is not expected to be finished until after 2031, therefore Hs16 SC is unlikely to be released/required until this time. Programming estimates are therefore 40 units per year from 2031/32 onwards until complete.
	Hs7 SC	Redheugh West (Phase 2), Safeguarded Capacity	Gorebridge	17.45	200	50	<ul style="list-style-type: none">• Hs7 SC is associated with Hs7 and h50 to the east. All are dependent on a bridge being constructed over the Borders Rail line for access.• h50 has consent in principle and an application for consent in principle for Hs7 is pending.• h50 would be built first, then Hs7, then Hs7 SC. Given this, and the large number of units to be built on each, construction on Hs7 SC would likely not start until many years after the last programming year in the Audit's Main Schedule unless other developers come on board, which there is no indication of currently. Given this, estimating programming for this site is not worthwhile at this stage.• There is a mistake in the LDP in table 3A (page 164). It lists 200 units as the capacity of Hs7 and 400 as the capacity of Hs7 SC. This is the wrong way round and HLA 2024 corrects this.
	Hs0 SC	Cauldcoats, Safeguarded Capacity	Shawfair Area	10.48	200	50	<ul style="list-style-type: none">• Application 14/00910/PPP is approved for this site and proposes development on both Hs0 and Hs0 SC. The consent specified that it applies only for phase one (Hs0) and this will mean that the safeguarded portion would be phase two.• An application to increase the number of units on phase 1 from 350 to 430 was approved in 2022 and a further detailed application has been lodged since (22/00604/MSC).• Based on the current layout and programming for Hs0, estimated programming for Hs0 SC is therefore 65 units per year starting in 2033/34 until complete.
Total					600	150	

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Council Ward	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	Midlothian West HMA											
	Loanhead											
	h54(III)	Ashgrove Phase 3	Dandara Homes	Midlothian West	MLP 2008	92	4.22	21.80	Greenfield	09/00354/OUT, 18/00243/MSC, 18/00469/MSC, 18/00556/MSC, 20/00264/DPP, 20/00694/MSC	18/00296/BDERMD - 13 units, 18/00310/BDERMD - 35 units, 21/00226/BDERMD - 44 units	<ul style="list-style-type: none">• The marketing name of this site is 'Ashgrove'.• Application 20/00264/DPP amended some house types but did not change the overall number of units. It was incorporated into 20/00694/MSC, which changed some house types and positions of plots but not the overall number of units.• 6 units remaining as of 31/03/2024.
	2022LH1	Former Thornlea Nursing Home	Mr R Law & Mr Patrick Black	Midlothian West	Windfall	4	0.18	22.22	Brownfield	22/00192/DPP, 22/00624/DPP	22/00204/BDCOMD - 2 units, 22/00534/BDCOMD - 2 units	<ul style="list-style-type: none">• This is the conversion of a former nursing home.• 22/00192/DPP is for forming two units from the original building and the coach house at the back and is associated with building warrant 22/00204/BDCOMD.• 22/00624/DPP is for creating two units from the modern side extension and is associated with building warrant 22/00534/BDCOMD.
	Small sites					7						<ul style="list-style-type: none">• 1 unit remaining as of 31/03/2024.• 7 units across 6 sites.• 4 units have full planning consent.• 3 units have a pending planning application or PPP consent only.
	Loanhead											
	Roslin/Bilston											
	Hs18	Roslin Institute	Taylor Wimpey	Midlothian West	MLDP	304	16.63	18.28	Brownfield	13/00877/PPP, 18/00499/MSC, 20/00011/MSC, 20/00196/MSC, 20/00581/MSC, 22/00736/MSC	19/00318/BDERMD - 304 units	<ul style="list-style-type: none">• The marketing name for this site is 'Sinclair Gardens'.• Application 20/00011/MSC refers to conditions from the PPP consent regarding drainage systems, 20/00196/MSC refers to play areas and ground investigations, 20/00581/MSC refers to art and 22/00736/MSC refers to walls and fences.• Programming is based on completions so far and observations from a site visit in June 2024.
	Hs19(AreaA)	Roslin Expansion Area A	David Wilson Homes	Midlothian West	MLDP	110	6.62	16.62	Greenfield	18/00535/PPP, 20/00146/MSC	20/00519/BDERMD - 110 units	<ul style="list-style-type: none">• The marketing name for the wider Hs19 site is 'St. Clair Mews'.• 18/00535/PPP and 20/00146/MSC are joint applications from David Wilson Homes and CALA.• This is the second phase of David Wilson's development at Hs19. This site was formerly a single entry in the Audit as Hs19(AreaA) but was split for HLA 2023. The first phase of the David Wilson development here is Hs19(AreaB), the 53 affordable units here are Hs19(AreaC) and the CALA portion of the site is now Hs19(AreaD).• This site involves three groups of homes which have 35, 43 and 32 units, all of which are covered under building warrant 20/00519/BDERMD.
	Hs19(AreaB)	Roslin Expansion Area B	David Wilson Homes	Midlothian West	MLDP	51	3.60	14.17	Greenfield	18/00703/DPP	19/00086/BDERMD - 51 units	<ul style="list-style-type: none">• The marketing name for the wider Hs19 site is 'St. Clair Mews'.• This is the first phase of David Wilson's development here.• The only unit remaining is the show home for all of David Wilson Homes' portions of Hs19. This is programmed to be completed when the rest of their units are finished.
	Hs19(AreaC)	Roslin Expansion Area C	David Wilson Homes	Midlothian West	MLDP	53	1.58	33.54	Greenfield	18/00535/PPP, 20/00146/MSC	20/00507/BDERMD - 53 units	<ul style="list-style-type: none">• The marketing name for the wider Hs19 site is 'St. Clair Mews'.• This is the affordable portion of site Hs19.• 3 units remaining as of 31/03/2024.
	Hs19(AreaD)	Roslin Expansion Area D	CALA	Midlothian West	MLDP	50	3.03	16.50	Greenfield	18/00535/PPP, 20/00146/MSC	20/00518/BDERMD - 50 units	<ul style="list-style-type: none">• The marketing name for this site is 'Glenacre'.• This is the CALA portion of site Hs19. It involves two groups of houses of 35 units and 15 units. All are covered under 20/00518/BDERMD.• 18/00535/PPP and 20/00146/MSC are joint applications from David Wilson Homes and CALA.• This site was formerly part of Hs19(AreaA).• 4 units remaining as of 31/03/2024.
	Hs16(AreaA)*	Seafield Road Area A	Taylor Wimpey	Midlothian West	MLDP	191	8.67	22.03	Greenfield	17/00968/DPP	18/00267/BDERMD - 191 units	<ul style="list-style-type: none">• The marketing name of the wider Hs16 site is 'Pentland Green'.• This is the western portion of Hs16.• Site completed in current audit year 2023/24.
	Hs16(AreaC)*	Seafield Road Area C	Taylor Wimpey	Midlothian West	MLDP	214	12.89	16.60	Greenfield	19/01039/PPP (pending)	22/00449/BDCOMD - 140 units (pending) 22/00585/BDERMD- 78 units (pending) 24/00114/BDERMD- 57 units (pending) 24/00119/BDERMD- 160 units (pending)	<ul style="list-style-type: none">• This is the portion of Hs16 that is not covered by Hs16(AreaA) or Hs16(AreaB).• Minded to consent at the August 2021 Planning Committee.• Programming assumes work commencing here after the completion of Hs16(AreaA).
	h55(AreaA)	Seafield Moor Road Area A	Barratt Homes	Midlothian West	MLP 2008	190	9.89	19.21	Greenfield	12/00814/PPP, 19/00321/MSC	18/00338/BDERMD - 35 units, 18/00341/BDERMD - 155 units	<ul style="list-style-type: none">• The marketing name of this site is 'Pentland View'.• This is the southern half of h55. The PPP application covers it all however the northern portion is earmarked as the site of a new high school and community facilities. It has been moved into the 'Constrained Sites' worksheet as a result.• Site completed in current audit year 2023/24.
	Small sites					0						
	Roslin/Bilston											
	Penicuik											
	h58(AreaA2)	Belwood Avant (at NW Penicuik)	Avant Homes	Midlothian West	MLP 2008	87	5.65	15.40	Greenfield	17/00068/DPP, 18/00847/DPP	18/00099/BDCOMD - 87 units	<ul style="list-style-type: none">• The marketing name for this site is 'Carnethy Heights',• Phase 1 of h58.• 18/00847/DPP amends the house types approved in the original application but does not change the overall number of units;- Site completed in current audit year 2023/24.
	h58(AreasB1&B2)	Nursery West & North (at NW Penicuik)	Avant Homes	Penicuik	MLP 2008	78	7.24	10.77	Greenfield	17/00068/DPP, 22/00253/DPP	21/00601/BDERMD - 42 units, 22/00529/BDERMD - 35 units	<ul style="list-style-type: none">• The marketing name for this site is 'Carnethy Heights',• Application 22/00253/DPP changes the house types and plot numbers but not the number of units. These are units covered by 22/00529/BDERMD.• Programming is based on observations from a site visit in June 2023, previous completions figures from Avant's earlier phase of this site and also in response to feedback from Homes for Scotland.
	h58(AreaB3)	Nursery East (at NW Penicuik)	Dunedin Canmore	Penicuik	MLP 2008	57	2.58	22.09	Greenfield	17/00068/DPP, 19/00576/DPP, 20/00088/DPP	19/00560/BDERMD - 57 units	<ul style="list-style-type: none">• SHIP site.• Application 19/00576/DPP added another 5 units compared to the original consent. Application 20/00088/DPP changed the heights of the two blocks of flats but did not alter the number of units or their plot numbers.• Site completed in current audit year 2023/24.
	h58(AreasC&D)	Mauricewood & Mauricewood North (at NW Penicuik)	CALA	Penicuik	MLP 2008	110	7.87	13.98	Greenfield	17/00068/DPP, 23/00100/DPP	18/00134/BDERMD - 106 units 22/00335/BDERMD - 4 units	<ul style="list-style-type: none">• The marketing name for this site is 'Belwood Oaks'.• Originally labelled plots 1 – 110, but now numbered 76 – 185 as this area follows on from h58(AreaA1) which was CALA's first phase here that had 75 units.• 23/00100/DPP changes the house types on 9 plots but doesn't alter development numbers or the layout.• 24/00113/BDERMD was for 15 units and was withdrawn after end of audit year.• Programming is based on completions so far, a site visit in June 2024 and also in response to feedback from Homes for Scotland.

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Council Ward	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	h58(AreaE)	Deanburn (at NW Penicuik)	Bellway Homes	Penicuik	MLP 2003	91	6.86	13.27	Greenfield	17/00068/DPP, 19/00727/DPP	19/00241/BDERMD - 91 units	<ul style="list-style-type: none">The marketing name of this site is 'Ladywood View'.Site completed in current audit year 2023/24.
	h58(AreaF)	Rullion Road (at NW Penicuik)	Midlothian Council	Penicuik	MLP 2008	68	6.18	11.00	Greenfield	17/00068/DPP		<ul style="list-style-type: none">SHIP site.This is the second (and last) affordable phase of h58.Programming is partly based on the Council's latest SHIP report.The marketing name of the wider h25 site is 'Greenlaw Mains'.
	h25(AreaD)	Greenlaw and Adjacent Land Area D	Taylor Wimpey	Midlothian West	MLP 2003	221	11.77	18.78	Greenfield	21/00466/DPP, 22/00320/DPP	21/00067/BDERMD - 221 units 23/00002/BDERMD - 85 units 24/00102/BDERMD - 51 units (pending)	<ul style="list-style-type: none">Application 22/00320/DPP replaces the original design for plot 601. It does not change the numbers on site.Programming is based on observations from a site visit in June 2024, completions so far on site and completions from previous phases of this development.
	2020PK1	Windsor Square	Ark Housing Association	Penicuik	Windfall	12	0.24	50.00	Brownfield	19/00510/DPP, 23/00791/DPP	24/00030/BDERMD - 12 units	<ul style="list-style-type: none">SHIP site.Planning application and building warrant approved after the end of the Audit year.Programming is based on a site visit in September 2024.
	2022PK1	Kentigern Mall	Sheet Anchor Evolve (London) Ltd.	Penicuik	Windfall	7	0.08	87.50	Brownfield	21/00335/DPP		
	Small sites					15						<ul style="list-style-type: none">15 units across 9 sites.15 units have full planning consent.
	Penicuik											
	Villages and rural remainder (Midlothian West HMA)											
	Hs20	Auchendinny	Bellway Homes	Midlothian West	MLDP	395	21.87	18.06	Greenfield	20/00089/DPP, 22/00848/DPP, 23/00474/DPP, 24/00493/DPP (pending)	22/00514/BDERMD - 395 units 24/00325/BDERMD - 12 units (pending)	<ul style="list-style-type: none">The marketing name for this site is 'Dalmore Grange'.Application 22/00848/DPP from Bellway has been consented since the end of the Audit year. It proposes 395 units, supersedes 20/00089/DPP and involves three phases. The private housing phases would be 97, 120 and 80 units each. The phasing of the affordable portions are not detailed, other than it being stated that affordable housing will be delivered in each phase.23/00474/DPP amends the layout of 32 units but doesn't alter development numbers or the layout.Programming is based on communication with the developer.
	AHs1	Rosslynlee, near Penicuik	Oakridge Group	Midlothian West	MLDP	159	17.92	8.87	Brownfield	17/00980/PPP 17/01001/DPP 22/00160/DPP 24/00285/DPP (pending) 24/00317/DPP (pending)	19/00380/BDAEX - 2 units 21/00073/BDCOSD - 1 unit 23/00025/BDERMD - 54 units (pending) 23/00444/BDCOMD - 3 Units (pending) 24/00092/BDERMD - 5 Units (pending) 24/00128/BDCOMD - 7 Units (pending)	<ul style="list-style-type: none">The marketing name for the wider Rosslynlee development is 'St. Margarets' with planning permission in principle being granted for up to 280 dwellings across both sites.In spring 2023, Carmichael Homes were advertising their intentions to develop 26 detached units as part of this site.23/00025/BDERMD for another 54 units is from a further developer (Bancon Homes).24/00317/DPP looks to amend the layout of 19 units approved under 17/01001/DPP.
	AHs1(NP)	North Park (at Rosslynlee)	Robertson Homes	Midlothian West	MLDP	121	7.98	15.16	Greenfield	22/00616/MSC	22/00410/BDERMD - 121 units	<ul style="list-style-type: none">The marketing name for the wider Rosslynlee development is 'St. Margarets' with planning permission in principle being granted for up to 280 dwellings across both sites.This site is being developed by Robertson Homes.A site visit in June 2024 confirmed works were well underway.
	AHs5	Wellington School, by Howgate	Lochay Homes	Penicuik	MLDP	46	6.78	6.78	Brownfield	20/00144/DPP		<ul style="list-style-type: none">SHIP site;Approved at appeal in October 2022;The programming in the Main Schedule is based around the expected delivery of affordable units as outlined in the Council's latest SHIP report.
	2023VR1	Barley Dean	N McDonald	Rosewell	Windfall	5	0.73	6.85	Greenfield	23/00003/DPP	23/00480/BDERMD	<ul style="list-style-type: none">Application 21/00453/PPP, which was originally for eight houses, but later revised down to six. This was approved at the LRB in February 2023;A subsequent application for five houses has been approved at LRB in Dec-2023.A site visit in September 2024 found works were well underway.Site has been moved from constrained sites for 2024 HLA.
	Small sites					34						<ul style="list-style-type: none">34 units across 28 sites.27 units have full planning consent.7 units have a pending planning application or PPP consent only.
	Villages and rural remainder (Midlothian West HMA)											
	Midlothian East HMA											
	Bonnyrigg/Lasswade											
	Hs10(AreaA)	Dalhousie Mains Area A	Walker Group / Springfield	Bonnyrigg	MLDP	27	2.31	11.69	Greenfield	16/00712/PPP, 16/00855/DPP, 18/00333/DPP	17/00437/BDERMD - 27 units	<ul style="list-style-type: none">The marketing name for the wider Hs10 site is 'One Dalhousie'.This site is a small portion in the south of the wider Hs10 allocation (see the rows below).Planning consent was for 28 units, but the building warrant excludes plot 28, which is on the opposite side of the road to the rest of the units and has not been built.The site was completed in the current audit year 2023/24.
	Hs10(AreaB)	Dalhousie Mains Area B	Walker Group / Springfield	Bonnyrigg	MLDP	78	3.40	22.94	Greenfield	16/00712/PPP, 18/00539/MSC	19/00141/BDERMD - 78 units	<ul style="list-style-type: none">The marketing name for the wider Hs10 site is 'One Dalhousie'.This is the second phase of Hs10.Site completed in current audit year 2023/24.
	Hs10(AreaC)	Dalhousie Mains Area C	Walker Group / Springfield	Bonnyrigg	MLDP	103	5.15	20.00	Greenfield	16/00712/PPP, 18/00399/MSC, 18/00538/MSC, 21/00056/MSC	21/00530/BDERMD - 103 units	<ul style="list-style-type: none">The marketing name for the wider Hs10 site is 'One Dalhousie'.Applications 18/00399/MSC and 18/00538/MSC relate to conditions over matters such as phasing schedules and landscaping works for the whole of Hs10. They are not related to unit layout and numbers.Programming is based on observations from a site visit in June 2024, completions so far on site and feedback from Homes for Scotland.
	Hs11(AreaA)	Dalhousie South Area A	Bellway Homes	Bonnyrigg	MLDP	94	5.57	16.88	Greenfield	21/00227/DPP, 21/00228/DPP, 21/00230/DPP	21/00286/BDERMD - 94 units	<ul style="list-style-type: none">The marketing name for the wider Hs11 site is 'Dalhousie Way'.Programming is based on completions so far and observations from a site visit in June 2024.
	Hs11(AreaB)	Dalhousie South Area B	Bellway Homes	Bonnyrigg	MLDP	146	12.20	11.97	Greenfield	18/00740/DPP, 23/00153/DPP, 23/00159/DPP, 24/00124/DPP, 24/00125/DPP, 24/00126/DPP	22/00532/BDERMD - 61 units 24/00064/BDERMD - 85 units	<ul style="list-style-type: none">The marketing name for the wider Hs11 site is 'Dalhousie Way'.The planning applications are from Bellway. Programming is based on them starting on this portion of the site when their work has finished on Hs11(AreaA).Applications have been submitted by Miller Homes (24/00124/DPP, 24/00125/DPP & 24/00126/DPP) for 85 units - will supersede previous applications on site.
	Hs11(AreaC)	Dalhousie South Area C	Walker Group / Springfield	Bonnyrigg	MLDP	80	1.80	44.44	Greenfield	18/00743/PPP, 21/00816/DPP, 21/00860/DPP, 22/00026/MSC, 24/00301/MSC	21/00705/BDCOMD - 56 units	<ul style="list-style-type: none">22/00026/MSC will supersede the other three previous applications here and comprise all the affordable units for the wider Hs11 site. It has been approved after the end of the Audit year.Programming is based on feedback provided from Homes for Scotland.

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Council Ward	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	Hs12* & Hs12 SC	Hopefield Farm 2 & Hopefield Farm 2, Safeguarded Capacity	Taylor Wimpey	Bonnyrigg and Midlothian South	MLDP	1032	55.86	18.47	Greenfield	20/00151/PPP (pending)	23/00471/BDERMD - 98 units (pending)	<ul style="list-style-type: none">• The marketing name for this site is 'Bannock Wood'.• Application 20/00151/PPP was minded to be consented at the April 2021 Planning Committee.• It covers both Hs12 and Hs12 SC as it was agreed in pre-application discussions that both would be included in the masterplan to ensure the best possible design and their integration. Hs12 SC is the safeguarded portion of the site and was moved from the Safeguarded Sites table into the Main Schedule in the previous HLA.• Condition 2 of the consent associated with 20/00151/PPP permits up to 1,032 across the two sites.
	243	Former garage, Elm Row	Lasswade Townhouse Development Company	Bonnyrigg	Windfall	7	0.18	38.89	Brownfield	03/00390/FUL, 07/00721/FUL, 20/00527/DPP	09/00449/BWALCO - 2 units, 21/00179/BDERMD - 5 units	<ul style="list-style-type: none">• Originally, consent was granted under application 03/00390/FUL for four new houses and the conversion of the former garage building into two houses.• Before construction started, another application was submitted (07/00721/FUL) for six new houses and the conversion of the former garage building into two houses. This was not determined prior to the previous application expiring, therefore work started under that and this new application was left to expire without any further work taking place. This means the prior application is still valid. The work resulted in the garage conversion into two houses being complete under building warrant 09/00449/BWALCO.• Two other applications (19/00470/DPP and 19/00742/DPP) were later withdrawn, while a third (20/00527/DPP) was consented. Future building work will take place under this application.• The site has been cleared and bank stabilisation works having taken place.• This site was advertised for sale in November 2023.
	2020BL1	Lasswade High Street	Dimension Homes Ltd.	Bonnyrigg	Windfall	8	0.56	14.29	Brownfield	18/00382/DPP, 21/00773/DPP	19/00212/BDERMD - 8 units	<ul style="list-style-type: none">• The marketing name for this site is 'School Green Close'.• Application 21/00773/DPP proposes minor layout amendments, but does not change unit numbers.• Final plot completed in current audit year.
	2021BL1	Burnbrae Road	Midlothian Council	Bonnyrigg	Windfall	20	0.47	42.55	Greenfield	20/00397/DPP	20/00425/BDERMD - 10 units, 20/00426/BDERMD - 10 units	<ul style="list-style-type: none">• SHIP site built to Passivhaus standards.• Programming is based on observations from a site visit in June 2023 and expected completions from the Council's latest SHIP report.• Site completed in current audit year.
	2021BL3	Moorfoot Place	Midlothian Council	Bonnyrigg	Windfall	46	0.91	50.55	Brownfield	21/00552/DPP	21/00664/BNER5 - 46 units	<ul style="list-style-type: none">• SHIP site.• Development also includes a day care centre and an intermediate care facility (though they don't count towards the Audit numbers).• Programming is taken from the Council's latest SHIP report.
	2021BL4	Cockpen Terrace	Mears Group	Bonnyrigg	Windfall	16	0.50	32.00	Brownfield	19/01029/DPP	20/00373/BDERMD - 16 units	<ul style="list-style-type: none">• SHIP site.• Site completed in current audit year.
	2022BL1	High Street	Midlothian Council	Bonnyrigg	Windfall	20	0.19	105.26	Brownfield	21/00939/DPP	22/00223/BDERMD - 20 units	<ul style="list-style-type: none">• SHIP site.• Site will be complete for 2025 HLA.
	Small sites					10						<ul style="list-style-type: none">• 10 units across 9 sites.• 10 units have full planning consent.
	Bonnyrigg/Lasswade											
	Dalkeith											
	Hs2	Larkfield West	Dandara Homes	Midlothian East	MLDP	88	4.85	18.14	Greenfield	14/00420/PPP, 19/00010/MSC, 20/00652/MSC	18/00499/BDERMD - 23 units, 19/00372/BDERMD - 61 units, 21/00223/BDERMD - 65 units	<ul style="list-style-type: none">• The marketing name for this site is 'Eskbank Gardens'.• Hs2 and Hs3 are one overall phased development by Dandara.• 19/00010/MSC proposed 134 units in total, with 84 on Hs2 and 50 on Hs3. 20/00652/MSC supersedes it and sees 88 units being built on Hs2. It does not amend Hs3.• 1 unit remaining as of 31/03/2024.
	Hs3	Larkfield South West	Dandara Homes	Midlothian East	MLDP	65	2.84	22.89	Greenfield	14/00420/PPP, 19/00010/MSC, 22/00091/MSC	19/00427/BDERMD - 50 units, 22/00212/BDERMD - 30 units, 22/00362/BDERMD - 35 units	<ul style="list-style-type: none">• The marketing name for this site is 'Eskbank Gardens'.• Hs2 and Hs3 are one overall phased development by Dandara. All the affordable units are on Hs3.• 22/00091/MSC revises the layout for Hs3 with 65 units rather than the 50 consented under 19/00010/MSC.• Programming is based on observations from a site visit in June 2024, completions so far and the delivery of affordable units as outlined in the Council's latest SHIP report.
	h46	Cowden Cleugh	Bellway Homes	Dalkeith	MLP 2008	109	8.79	12.40	Greenfield	14/00444/PPP, 18/00678/MSC, 19/00338/MSC	18/00548/BDERMD - 82 units, 20/00101/BDERMD - 27 units	<ul style="list-style-type: none">• The marketing name for this site is 'Summerville Gardens'.• 109 units are being built across four phases.• 18/00548/BDERMD is for the market units and 20/00101/BDERMD is for the affordable units.• Site completed in current audit year 2023/24.
	h12	Former Dalkeith High School	Midlothian Council	Dalkeith	Pre-2003 MLP	92	3.26	28.22	Brownfield	19/01016/DPP, 19/01024/DPP	19/00528/BDERMD - 44 units, 19/00535/BDERMD - 48 units	<ul style="list-style-type: none">• SHIP site also known as 'Newmills Road'.• Application 19/01016/DPP is for 44 units and 19/01024/DPP is for 48 extra care units.• Site completed in current audit year 2023/24.
	2021DK1	Buccleuch Street	Midlothian Council	Dalkeith	Windfall	10	0.10	100.00	Brownfield	20/00595/DPP, 21/00503/DPP	20/00532/BDERMD - 10 units	<ul style="list-style-type: none">• SHIP site built to Passivhaus standards.• Application 21/00503/DPP is an amendment to 20/00595/DPP.• Building warrant 20/00532/BDERMD has 12 plots in it, but 2 of these are for the retail units.• 4 units remaining as of 31/03/2024.
	2023DK1	Glenarch Lodge	Caledonian Trust PLC	Dalkeith	Windfall	6	0.36	16.67	Brownfield	21/00746/DPP		
	Small sites					14						<ul style="list-style-type: none">• 14 units across 10 sites.• 13 units have full planning consent.• 1 unit has a pending planning application or PPP consent only.
	Dalkeith											
	Gorebridge											
	h50	Redheugh / Prestonholm new community (Phase 1A)	(Old Road Securities Plc) / Barratt Homes	Midlothian South	MLP 2008	700	35.66	19.63	Greenfield	15/00045/PPP	23/00015/BDERMD - 70 units(pending) 23/00013/BDERMD - 54 units(pending) 23/00012/BDERMD - 48 units(pending) 22/00599/BDERMD -150 units(pending) 22/00597/BDERMD -170 units(pending) 22/00595/BDERMD -201 units(pending)	<ul style="list-style-type: none">• Programming is based on the expected delivery of affordable units as outlined in the Council's latest SHIP report for 2027/28 and feedback provided from Homes for Scotland• 23/00416/MSC was submitted in June 2023. Like 15/00045/PPP, it covered all of h50. It proposed 685 units, including 174 affordable, across 3 phases. It was withdrawn in November 2023, with a new application expected to be submitted.• The building warrant applications propose a total of 695 units across the site.
	h24	Newbyres	Persimmon Homes	Midlothian South	MLP 2003	96	4.84	19.83	Greenfield	22/00066/DPP	22/00407/BDERMD - 96 units	<ul style="list-style-type: none">• Programming is based on past completions at Persimmon's nearby h36(AreaA) site.• 22/00407/BDERMD granted after the end of the audit year.

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Council Ward	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	h36(AreaA)	North Gorebridge Area A	Persimmon Homes	Midlothian South	MLP 2003	176	6.69	26.31	Greenfield	07/00352/FUL, 14/00251/DPP, 18/00671/DPP	07/00251/BWERD - 500 units, 19/00580/BDERMD - 112 units, 21/00125/BDERMD - 6 units	<ul style="list-style-type: none">• The marketing name for this site is 'King's Meadow'.• This is the last remaining portion of the wider h36 Persimmon site, the whole of which was initially covered by 07/00352/FUL.• The plots in Area A are listed at the end of building warrant 07/00251/BWERD and start at number 4010, i.e. plot 4010 is plot 10 on the site plans. There is some overlap of this BW and 19/00580/BDERMD.• 18/00671/DPP amended the house types of 28 units from 14/00251/DPP but did not change overall numbers. These new units are labelled plots 4201/201 – 4228/228 in building warrants/site plans.• Site completed in current audit year 2023/24.
	h51	Robertson's Bank	Carlsson Properties Ltd	Midlothian South	MLP 2008	14	2.68	5.22	Brownfield	20/00899/DPP		<ul style="list-style-type: none">• Minded to consent at the February 2023 Planning Committee.• Planning approved in July 2023.• The former scrap yard on site has been cleared in advance of development taking place.
	2022GB1	Newbyres Crescent	Cruden Homes	Midlothian South	Windfall	75	1.84	40.76	Brownfield	18/00099/DPP	22/00571/BDERMD - 75 units	<ul style="list-style-type: none">• SHIP site.• Building works are planned to start in June 2024.• Programming is based on the Council's latest SHIP and feedback provided from Homes for Scotland.
	Small sites					6						<ul style="list-style-type: none">• 6 units across 4 sites.• 3 units have full planning consent.• 3 units have a pending planning application or PPP consent only.
	Gorebridge											
	Mayfield/Newtongrange											
	h48	Bryans	Cruden Homes	Midlothian East	MLP 2008	72	2.77	25.99	Brownfield	19/00042/DPP	19/00201/BDERMD - 72 units	<ul style="list-style-type: none">• SHIP site also known as 'Conifer Road'.• Site will be complete for 2025 HLA.• The marketing name for this site is 'Oakwood Edge'.
	h41	North Mayfield	Lovell Homes	Midlothian East	MLP 2003	156	8.47	18.42	Greenfield	19/00981/PPP, 22/00460/MSC	22/00347/BDERMD - 156 units	<ul style="list-style-type: none">• A site visit in June 2023 found that groundworks have now started and an access from Oak Place had been created.• Programming for 2024/25 includes the delivery of the 30 affordable units which is partly based on expectations in the Council's latest SHIP report.
	h38+	South Mayfield Sites	Springfield	Midlothian East and Midlothian South	MLP 2003 & MLP 2008	926	70.97	13.05	Greenfield	22/00027/PPP		<ul style="list-style-type: none">• Application 22/00027/PPP was minded to be consented at the February 2023 Planning Committee. Condition 2 of this consent is that no more than 926 units are erected. It was consented in December 2023.• This proposal covers all of what was h38(Rem), h49, h34(Rem) and h35. As a result, these sites have been consolidated into a single row for the latest HLA. The site may be split up in future audits as its layout and phasing becomes clear after the submission of detailed MSC applications.
	2022MN1	Former Newbattle High School (Phase 1)	Midlothian Council/ Oglvie	Midlothian East	Windfall	90	4.74	18.99	Brownfield	21/00877/DPP	22/00134/BDERMD - 90 units	<ul style="list-style-type: none">• SHIP site.• This is phase 1 of a larger development. Phase 2 will be covered by either 21/00876/PPP or 22/00797/DPP, both of which are still pending.• Programming is taken from the Council's latest SHIP report and reflects all the units being released in a single batch rather than all 90 constructed in a single year.
	2022MN2	Newtongrange Parish Church	Church of Scotland	Midlothian South	Windfall	5	0.13	38.46	Brownfield	21/00701/PPP		<ul style="list-style-type: none">• Development by the Church of Scotland, the proceeds of which will be used to refurbish the adjacent church.• Was for seven units, but reduced to five.
	Small sites					3						<ul style="list-style-type: none">• 3 units across 2 sites.• 3 units have full planning consent.
	Mayfield/Newtongrange											
	Shawfair Area											
	Hs0*	Cauldcoats	(Paladin Ventures Ltd) / Miller Homes	Dalkeith	MLDP	430	19.02	22.61	Greenfield	14/00910/PPP		<ul style="list-style-type: none">• 14/00910/PPP covers both Hs0 and Hs0 SC and was for up to 650 units, with 485 of these being market and 165 being affordable. The consent however is only for 350 units on Hs0 as phase 1, meaning Hs0 SC would be phase 2. An application to increase the number of units on phase 1 to 430 was approved under 20/00312/S42.• Programming is partly based on data from the Council's latest SHIP report.
	Hs1*	Newton Farm	CALA	Dalkeith	MLDP	620	38.73	16.01	Greenfield	17/00408/DPP, 17/00409/DPP, 24/00553/DPP (pending)	22/00520/BDERMD - 146 units	<ul style="list-style-type: none">• The marketing name for this site is 'Newton'.• This development includes 506 units at Newton Farm (17/00408/DPP) and 116 at Wellington Farm (17/00409/DPP). These applications have been consented in the current Audit year.• Upgrades to Old Craighall Road were planned for September 2023 to facilitate the development with CALA starting work on site in March 2024.
	Hs1 SC	Newton Farm, Safeguarded Capacity	Holder Planning / Wellington Farms Ltd.	Dalkeith	MLDP	360	21.10	17.06	Greenfield	20/00774/PPP (pending)		<ul style="list-style-type: none">• Minded to be consented at the March 2022 Planning Committee. The approval is for 'no more than 360' units.• Approval to amend Condition 4 of the neighbouring application 17/00408/DPP was given at the January 2021 Planning Committee. This was to allow access to Hs1 SC from the two proposed vehicle routes in Hs1.• The Committee Report states that the site is 'not capable of delivering homes in five years' and that it should be 'seen as a next phase' of the Hs1 development. Programming takes this into account and also the phasing of Hs1 which shows that access into Hs1SC would not take place until mid-way through construction.• Programming is partly based on data from the Council's latest SHIP report for the delivery of affordable homes in 2028/29.
	h43	Shawfair	Shawfair LLP	Dalkeith	SLP					02/00660/OUT		<ul style="list-style-type: none">• Where the planning consent type is marked as 'OUT' in the Main Schedule for the Shawfair blocks, this refers to the original outline planning permission for the whole of the Shawfair allocation. Further detailed consents are required for work to start on individual blocks.• Application 19/00112/PPP, for community facilities, covers blocks D, J, N and part of M.<ul style="list-style-type: none">◦ It resulted in blocks D and J being removed from the Audit and M being removed as shown in the 2022 Shawfair Phasing Plan. There were no residential units planned for block N, so it was not in the Audit beforehand.◦ A second result of the consent of 19/00112/PPP was a land swap, with residential units going on two sites north and south of Newton Church Road in the gap between Newton Village and Danderhall as per 19/00891/MSC. These are labelled h43(W1) and h43(W2).

SITE NOTES

	Site Reference	Site Name	Developer (or Owner)	Council Ward	Land Supply Source	Total Units	Site Area (ha)	Density (units/ha)	Brownfield / Greenfield?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
	h43(A&E)	Shawfair (Blocks A & E)	Shawfair LLP	Dalkeith	SLP	184	5.34	34.46	Greenfield	02/00660/OUT		These two blocks are combined in the Shawfair Phasing Plan, so the HLA follows suit in making them one entry.
	h43(B)	Shawfair (Block B)	Shawfair LLP	Dalkeith	SLP	323	12.23	26.41	Greenfield	02/00660/OUT		
	h43(C)	Shawfair (Block C)	Shawfair LLP	Dalkeith	SLP	183	4.57	40.04	Greenfield	02/00660/OUT		
	h43(F)	Shawfair (Block F)	Shawfair LLP	Dalkeith	SLP	228	3.49	65.33	Greenfield	02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was consented in November 2023.
	h43(G)	Shawfair (Block G)	Shawfair LLP	Dalkeith	SLP	67	1.12	59.82	Greenfield	02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was consented in November 2023.
	h43(H)	Shawfair (Block H)	Shawfair LLP	Dalkeith	SLP	78	1.10	70.91	Greenfield	02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was consented in November 2023.
	h43(I)	Shawfair (Block I)	Shawfair LLP	Dalkeith	SLP	144	4.97	28.97	Greenfield	02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years. An application to extend this for a further five years was consented in November 2023.
	h43(K)	Shawfair (Block K)	Shawfair LLP	Dalkeith	SLP	326	6.18	52.75	Greenfield	02/00660/OUT		
	h43(L)	Shawfair (Block L)	Shawfair LLP	Dalkeith	SLP	235	3.33	70.57	Greenfield	02/00660/OUT		
	h43(O)	Shawfair (Block O)	Dandara Homes	Dalkeith	SLP	83	2.63	31.56	Greenfield	02/00660/OUT, 18/00520/MSC, 21/00340/MSC	19/00378/BDERMD - 58 units, 19/00486/BDERMD - 18 units, 21/00224/BDERMD - 37 units	<ul style="list-style-type: none">• The marketing name for this site is 'Shawfair/Dandara at Shawfair'.• Application 21/00340/MSC added another 7 units to increase the site capacity to 83.• Site completed in current audit year 2023/24.
	h43(P)	Shawfair (Block P)	Shawfair LLP	Dalkeith	SLP	220	8.48	25.94	Greenfield	02/00660/OUT		<ul style="list-style-type: none">• Programming includes the delivery of the affordable units in 2027/28 and 2028/29 taken from the Council's latest SHIP report and is partly based on Shawfairs latest phasing plan.
	h43(R1&R2)	Shawfair (Blocks R1 & R2)	Shawfair LLP	Dalkeith	SLP	162	5.62	28.83	Greenfield	02/00660/OUT, 19/00894/MSC, 24/00273/MSC (pending)		<ul style="list-style-type: none">• Application 19/00894/MSC from Barratt proposed 162 units here, composed of:<ul style="list-style-type: none">◦ 129 units on R1 under building warrants 19/00602/BDERMD and 19/00607/BDERMD; and◦ 33 units on R2 under building warrant 19/00612/BDERMD.• Though the application was consented after the end of the Audit year, Barratt were no longer pushing the case towards a positive determination. The other co-applicant is a vehicle of Mactaggart & Mickel who are part of Shawfair LLP, the lead developer and plot seller. They confirmed a change of agent and their wish to advance the application towards determination.• Programming includes the delivery of the affordable units in 2025/26 and 2026/27 taken from the Council's latest SHIP report and is partly based on Shawfairs latest Phasing Plan.• Application 24/00273/MSC was submitted after the end of the audit year and if approved would increase the number of units to 172.
	h43(S4)	Shawfair (Block S4)	Shawfair LLP	Dalkeith	SLP	23	1.57	14.65	Greenfield	02/00660/OUT, 23/00385/MSC 23/00547/MSC	23/00464/BDERMD - 23 units	<ul style="list-style-type: none">• Applications 23/00385/MSC for a road junction and utilities enabling works and 23/00385/MSC for 23 units has been approved here since the previous audit.• 23/00464/BDERMD is from Robertson Homes and approved after the end of the audit year.
	h43(S5)	Shawfair (Block S5)	Shawfair LLP	Dalkeith	SLP	60	1.77	33.90	Greenfield	02/00660/OUT		Application 21/00835/MSC for here was from Mactaggart and Mickel for 14 units on a small western part of block S5. It was withdrawn in November 2022. It was associated with building warrant 21/00122/BDERMD.
	h43(T2)	Shawfair (Block T2)	Mactaggart & Mickel / Springfield	Dalkeith	SLP	248	10.64	23.31	Greenfield	02/00660/OUT, 17/00858/MSC, 19/00246/MSC, 20/00444/MSC	18/00278/BDERMD - 195 units	<ul style="list-style-type: none">• The marketing name for this site is 'Millerhill Grange'.• 17/00858/MSC is for 243 units. 19/00246/MSC proposed some minor layout changes but overall numbers and plot numbers remained the same.• Application 20/00444/MSC was approved in June 2023 and adds a further 5 units (all houses) in the south west corner to bring the site total to 248. All the other plot numbers remain the same – the extra five units are at plots 244 to 248.• This is the second phase of Mactaggart & Mickel's development at Shawfair, the first having been completed in 2021/22.• Roads and utilities construction have started. Programming is based on this and past completions at Mactaggart & Mickel's first phase, data from the Council's latest SHIP report and Shawfairs latest Phasing Plan.
	h43(W1)	Shawfair (Block Woolmet 1)	Shawfair LLP	Dalkeith	SLP	140	6.96	20.11	Greenfield	02/00660/OUT 24/00108/MSC (pending)	24/00088/BDERMD (pending) 24/00090/BDERMD (pending) 24/00089/BDERMD (pending)	<ul style="list-style-type: none">• This is part of a land swap agreed under 19/00891/MSC as a compensatory housing site to replace that which went to the school application on Shawfair blocks D, J, M and N. This means it has consent under 02/00660/OUT.• The 2023 Shawfair Phasing Plan gives a combined capacity for h43(W1) and h43(W2) as 210 units. h43(W1) covers about 2/3rds of their combined area. The site capacity in the Main Schedule has been calculated on this basis.• Application 24/00108/MSC if approved would increase the total number of units across W1 and W2 to 221 units. This would increase the number of units in W1 to 169 units with 34 affordable homes.
	h43(W2)	Shawfair (Block Woolmet 2)	Shawfair LLP	Dalkeith	SLP	70	2.50	28.00	Greenfield	02/00660/OUT 24/00108/MSC (pending)	24/00083/BDERMD (pending)	<ul style="list-style-type: none">• This is part of a land swap agreed under 19/00891/MSC as a compensatory housing site to replace that which went to the school application on Shawfair blocks D, J, M and N. This means it has consent under 02/00660/OUT.• The 2023 Shawfair Phasing Plan gives a combined capacity for h43(W1) and h43(W2) as 210 units. h43(W2) covers about 1/3rd of their combined area. The site capacity in the Main Schedule has been calculated on this basis.• Like the above site, if application 24/00108/MSC is approved this would increase the total number of units across W1 and W2 to 221 units. This would decrease the number of units in W2 to 52 units with 10 affordable homes.
	h44(AreaA)	North Danderhall (AreaA)	Dundas	Dalkeith	SLP	115	5.87	19.59	Greenfield	02/00660/OUT, 19/00568/MSC, 20/00868/MSC	20/00563/BDERMD - 115 units	<ul style="list-style-type: none">• The marketing name for this site is 'Shawfair'.• The Shawfair Phasing Plan labels this site as AA1 and is slightly smaller than the full boundaries of the h44 allocation.• 20/00868/MSC is for an amendment to house types and does not change overall numbers or layout.
	h44(AreaB)	North Danderhall (AreaB)	Midlothian Council	Dalkeith	SLP	28	0.65	43.08	Greenfield	02/00660/OUT, 19/00568/MSC, 22/00441/MSC	22/00419/BDERMD - 28 units	<ul style="list-style-type: none">• Like above, the Shawfair Phasing Plan labels this site AA1 and covers the affordable housing area.• 22/00441/MSC amends the house types but does not change overall site numbers.• Programming is taken from the Council's latest SHIP report.

SITE NOTES

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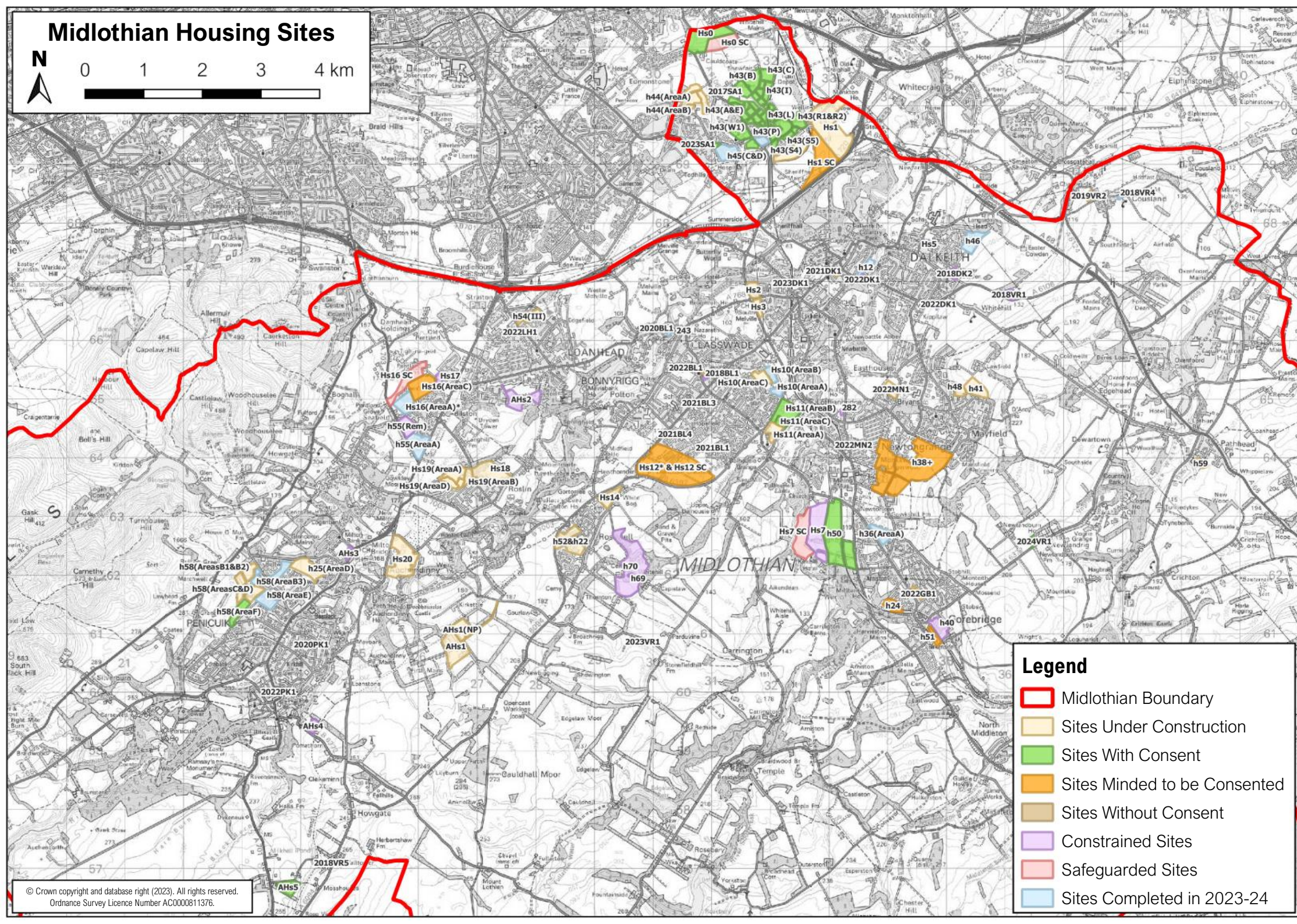
LARGE WINDFALL APPLICATIONS

Pending Applications						
	Planning Application Reference(s)	Application Description	Address	Settlement	Number of Units	Comments
	11/00755/DPP	Demolition of kennels building and outbuildings; erection of 4 dwellinghouses; and formation of associated access and parking	Silverwitch Kennels, near Penicuik	Villages/rural (west)	4	Stalled site/legacy application that is unlikely to be progressed.
	11/00793/DPP	Erection of 6 dwellinghouses and formation of access road	Land at former Gorebridge Sawmills, Millstone Brow, near Gorebridge	Villages/rural (east)	6	Stalled site/legacy application that is unlikely to be progressed.
	15/00703/DPP	Erection of 5 dwellinghouses; formation of access and associated works	Land 25m west of junction with Lugton Brae, Old Dalkeith Road	Dalkeith	5	<ul style="list-style-type: none">• Site was minded to be consented at the LRB of March 2016 but stalled at the legal agreement stage. A new application was submitted but refused (23/00279/DPP).• Site was subject to planning enforcement action to tidy it up in late 2022.
	21/00876/PPP	Application for planning permission in principle for residential development	Former Newbattle High School	Mayfield/Newtongrange	30	<ul style="list-style-type: none">• Council SHIP site linked with application 21/00877/DPP (site 2022MN1 in the Main Schedule) and the two are shown combined on site plans. They show phase 1 at plots 1 to 90 and phase 2 (this application) at plots 91 to 120.• Application 22/00797/DPP is for this site too and was submitted in November 2022. It is listed in the row below.• Building warrant 22/00554/BDERMD.
	22/00797/DPP	Erection of 12 dwellinghouses and 16 flatted dwellings; landscaping; formation of car parking and access roads; and associated works	Former Newbattle High School	Mayfield/Newtongrange	28	<ul style="list-style-type: none">• This is for the same site as 21/00876/PPP, which has not been consented by the time this new application was submitted. That application is in the row above.• Council SHIP site.• Building warrant 22/00554/BDERMD.
	21/00764/PPP	Application for Planning Permission in Principle for erection of 10 dwellinghouses and associated works	Former Arniston Gas Works	Gorebridge	10	<ul style="list-style-type: none">• This site formerly had consent for ten units under 15/00335/PPP. This was consented at the LRB in April 2018 but expired on 31/03/2023 following a Coronavirus Act extension.• It was previously listed in the HLA as site 2018GB2.
	22/00880/DPP	Conversion of building to form 4 flatted dwellings and associated external alterations; erection of two flatted dwellings and associated work	120 High Street	Dalkeith	6	Application was approved after the end of the current audit year and will move the main schedule for the 2025 HLA.
	23/00213/MSC	Erection of 17 dwellinghouses, workshop; formation of play area, access, car parking, and associated works (Approval of matters specified in conditions 2, 3, 4, 5, 6, 7, 9, 10, 12 and 13 of planning permission 13/00780/PPP)	Land at Fordel	Villages/rural (east)	17	<ul style="list-style-type: none">• This is for site 2018VR1, which is also in the Constrained Sites worksheet.• This application proposes 17 houses across the north of the site as phase one, with other residential units delivered in two later phases at the south.• According to the phasing plan for 23/00213/MSC, these later phases may follow the proposals of 18/00344/MSC and 19/00691/MSC.
	22/00902/DPP	Conversion of and alterations of steading to form 4 dwellinghouses; erection of 8 dwellinghouses, garages and workshop; formation of play area, SUDS and associated works	Cauldcoats Steading	Shawfair Area	12	This site had consent under 16/00306/DPP for the conversion of the existing steading buildings to form 7 houses and 5 new houses and was listed in the HLA as site 2019SA1. That application has now expired.
	24/00267/DPP	External alterations including access stair, and partial demolition associated with conversion to form 4 flatted dwellings; erection of 2 dwellings; formation of parking; and associated works	1 Douglas Crescent	Bonnyrigg	6	<ul style="list-style-type: none">• Indicative layout is for 6 units.• Proposal includes the conversion of the former mental health facility (Orchard Centre)
	24/00272/PPP	Application for planning permission in principle for the erection of 4 dwellinghouses	Land adjacent to 16 Belwood Road, Milton Bridge	Penicuik	4	<ul style="list-style-type: none">• Proposal is for 4 units with no previous applications on site.
Totals for Midlothian					128	

Midlothian Housing Sites



0 1 2 3 4 km



Legend

- ▬ Midlothian Boundary
- Sites Under Construction
- Sites With Consent
- Sites Minded to be Consented
- Sites Without Consent
- Constrained Sites
- Safeguarded Sites
- Sites Completed in 2023-24

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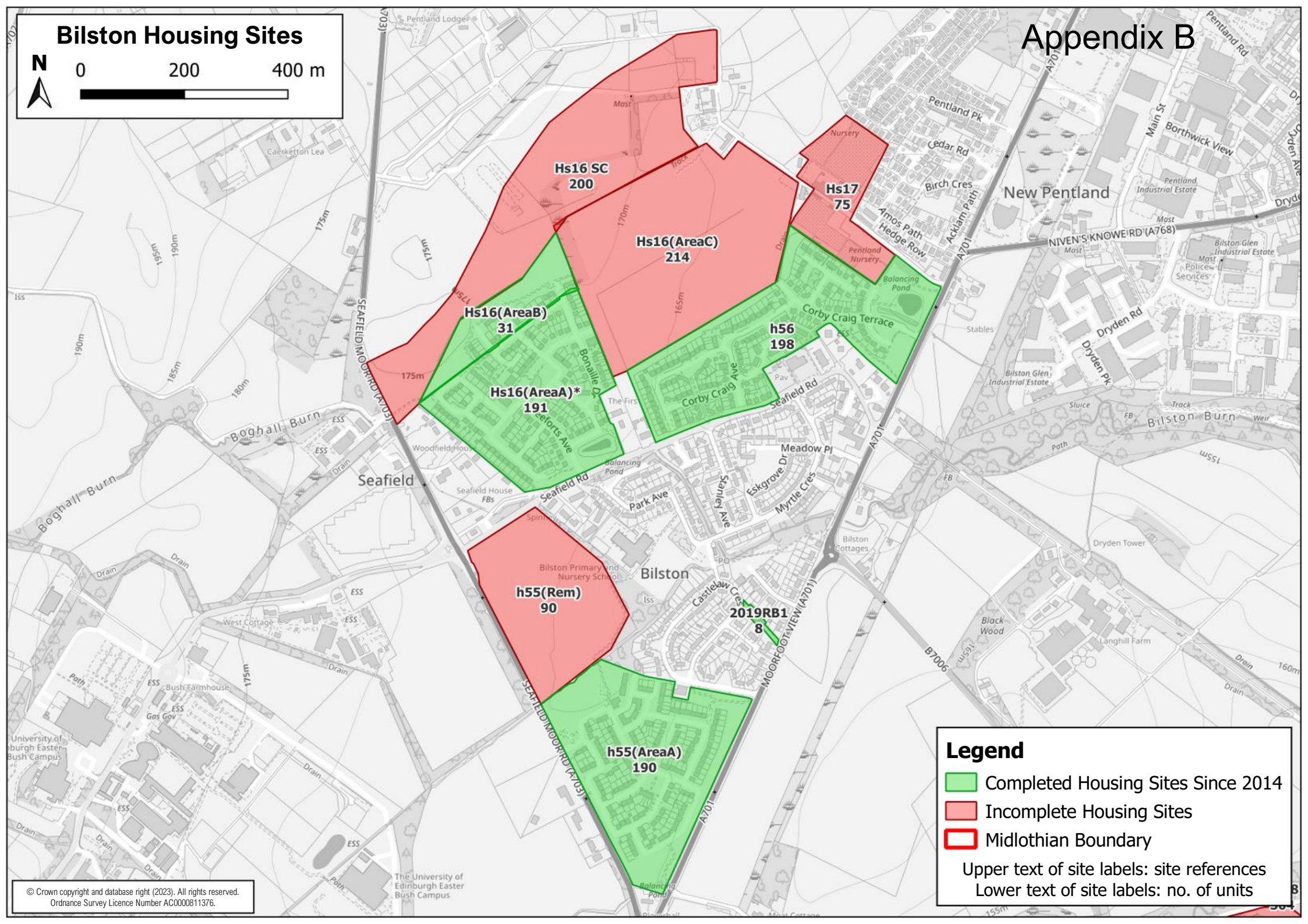
Körler için kabartma yazılar, kaset ve büyük nüshalar da dahil olmak üzere, istenilen bilgileri sağlamak ve tercüme etmekten memnuniyet duyarız.

اگر آپ چاہیں تو ہم خوشی سے آپ کو کثیر فراہم کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (ناجیا افراد کے لیے) یا بریل (بے حروف کی کھالی) میں، ٹیپ پر یا ڈسک کے حروف کی کھالی میں فراہم کر سکتے ہیں۔

Bilston Housing Sites



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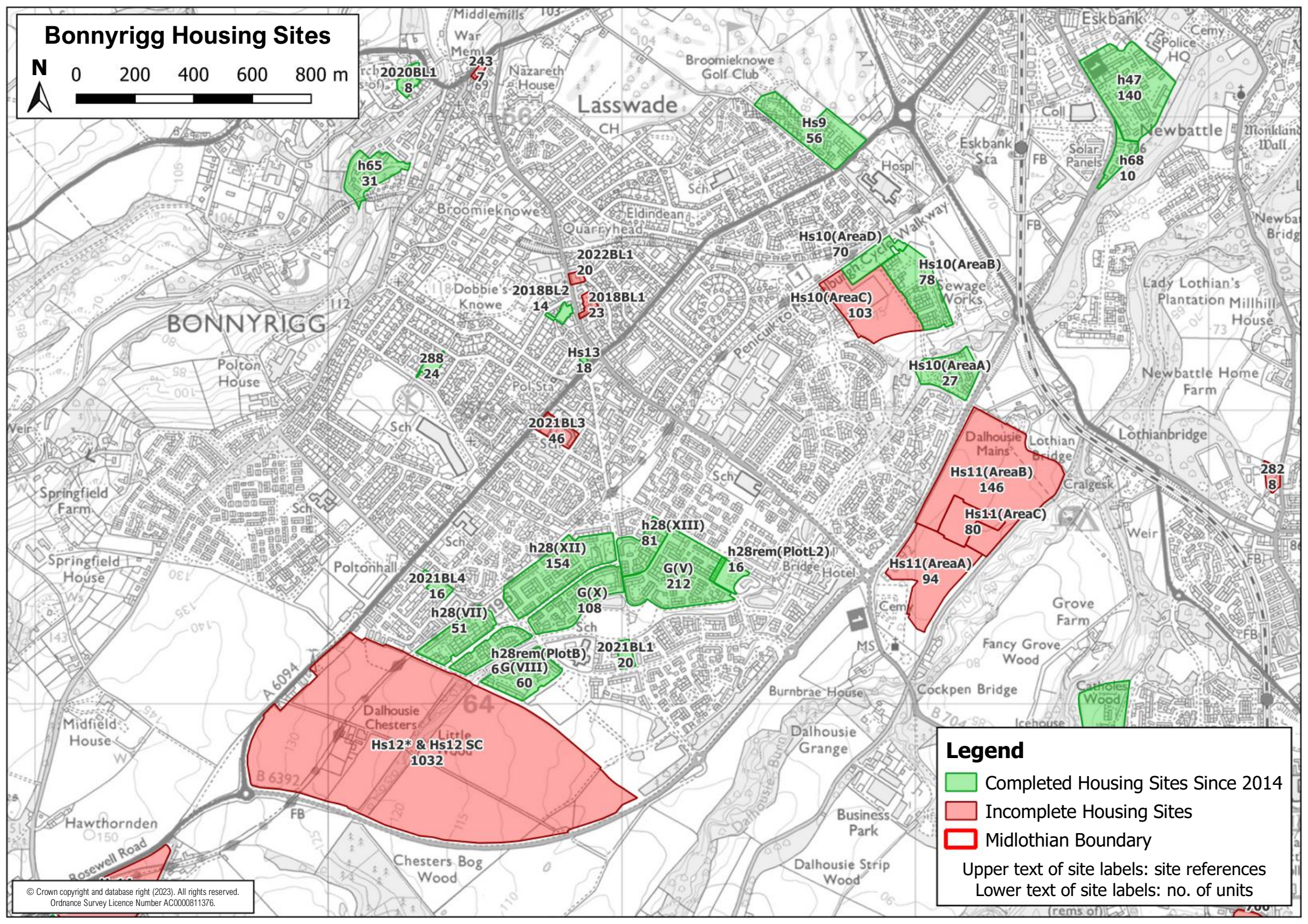
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- Incomplete Housing Sites
- Midlothian Boundary

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Bonnyrigg Housing Sites



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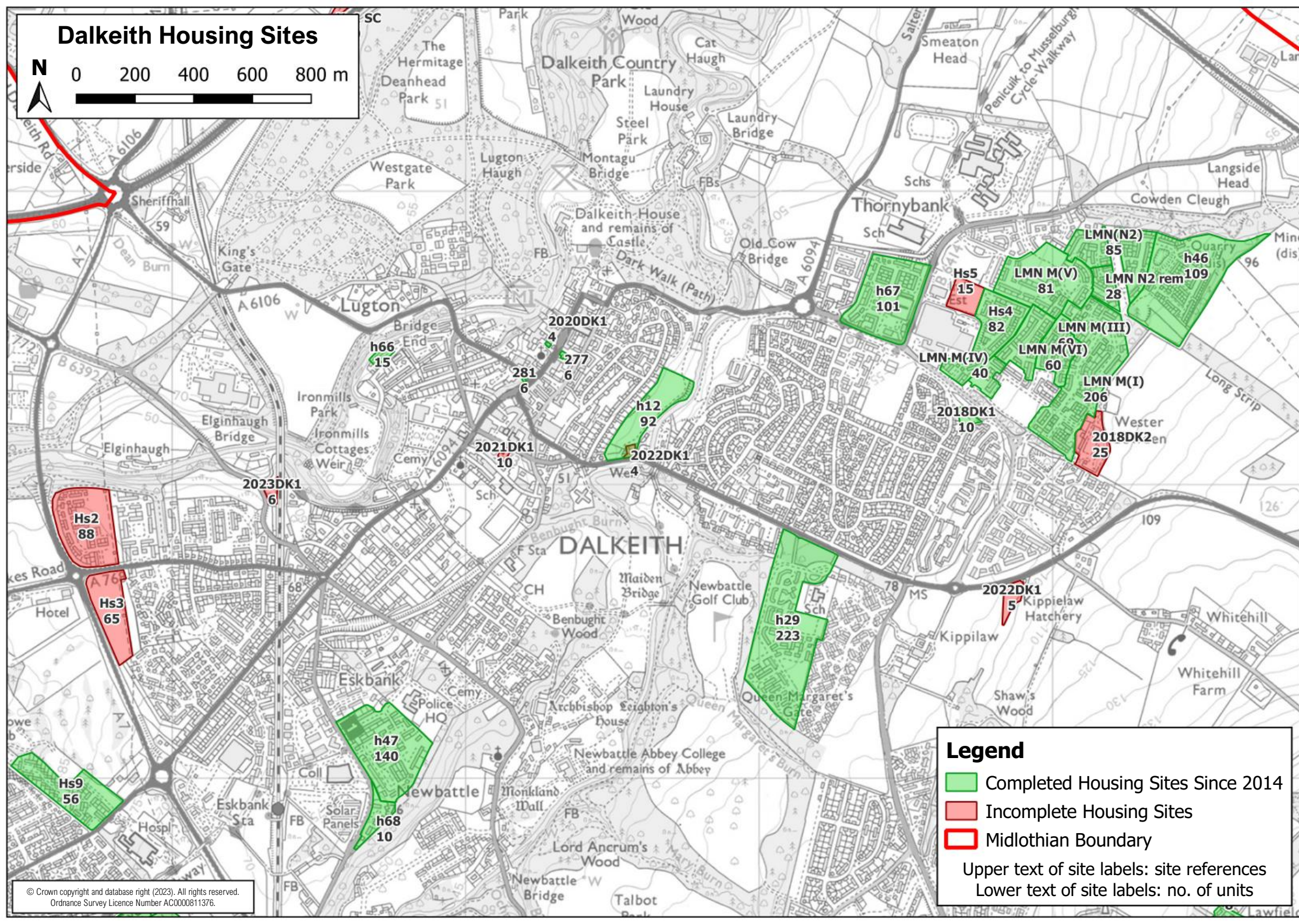
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Dalkeith Housing Sites



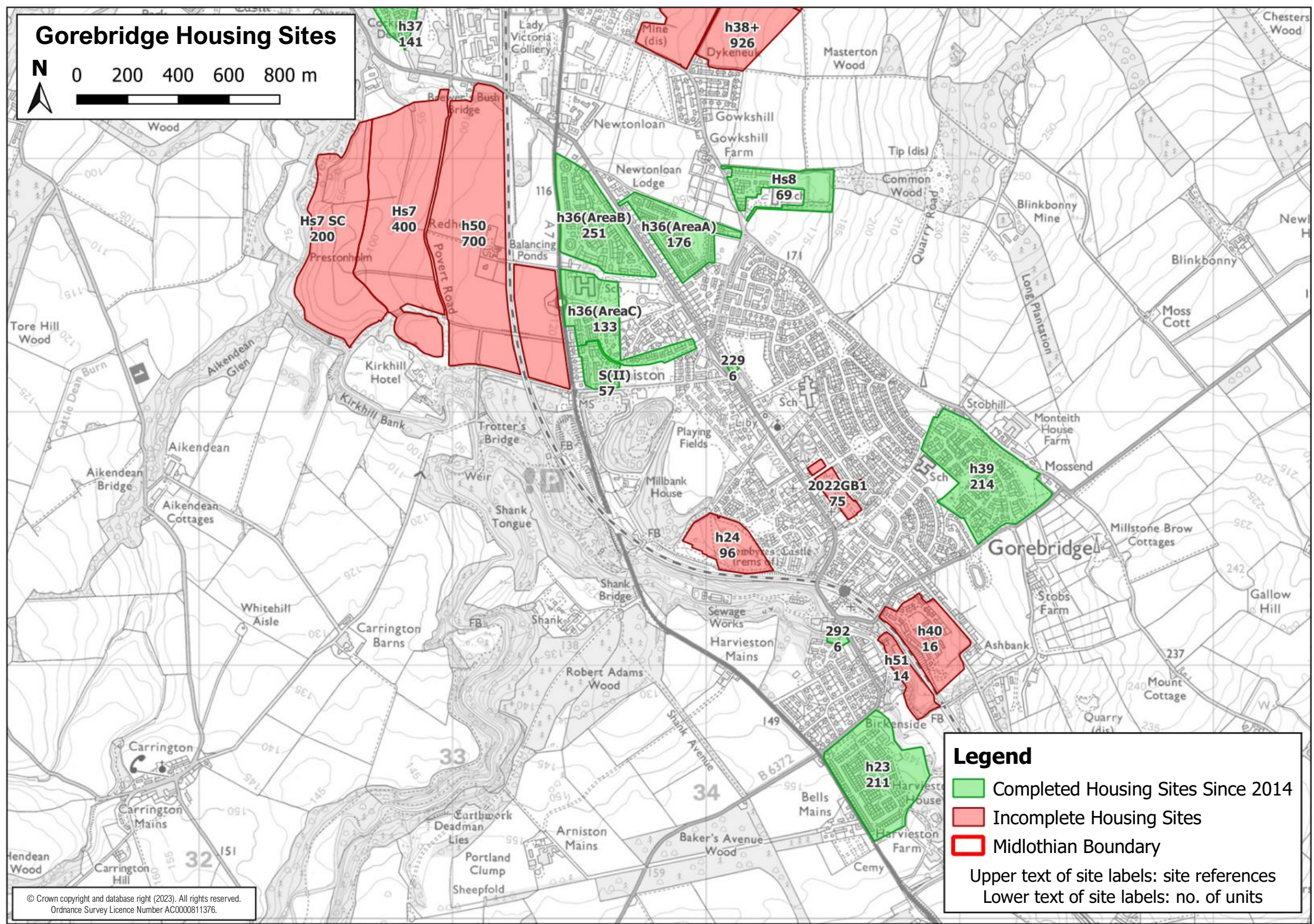
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Gorebridge Housing Sites



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Legend

■ Completed Housing Sites Since 2014

■ Incomplete Housing Sites

□ Midlothian Boundary

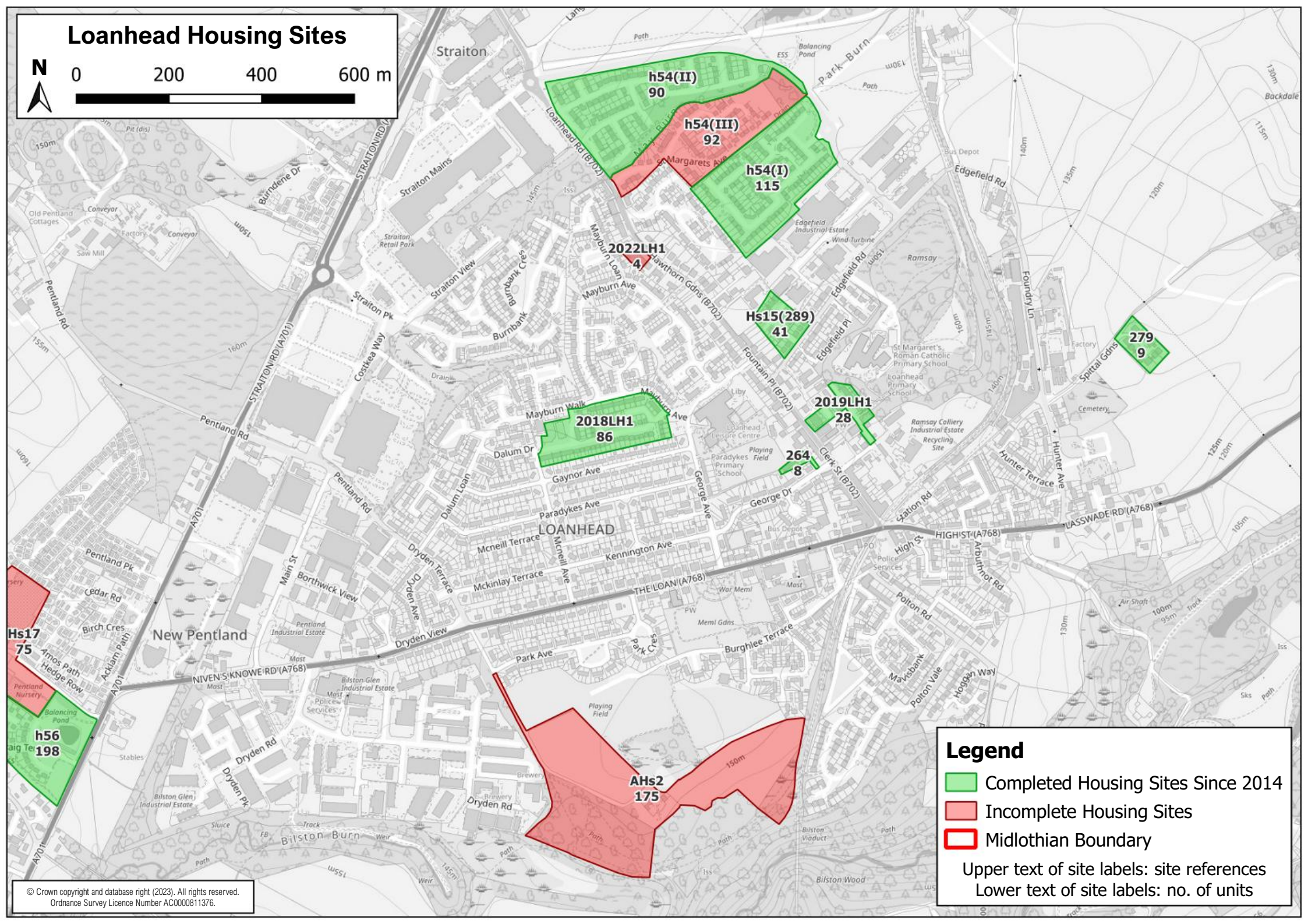
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Lower text of site labels: no. of units

Loanhead Housing Sites



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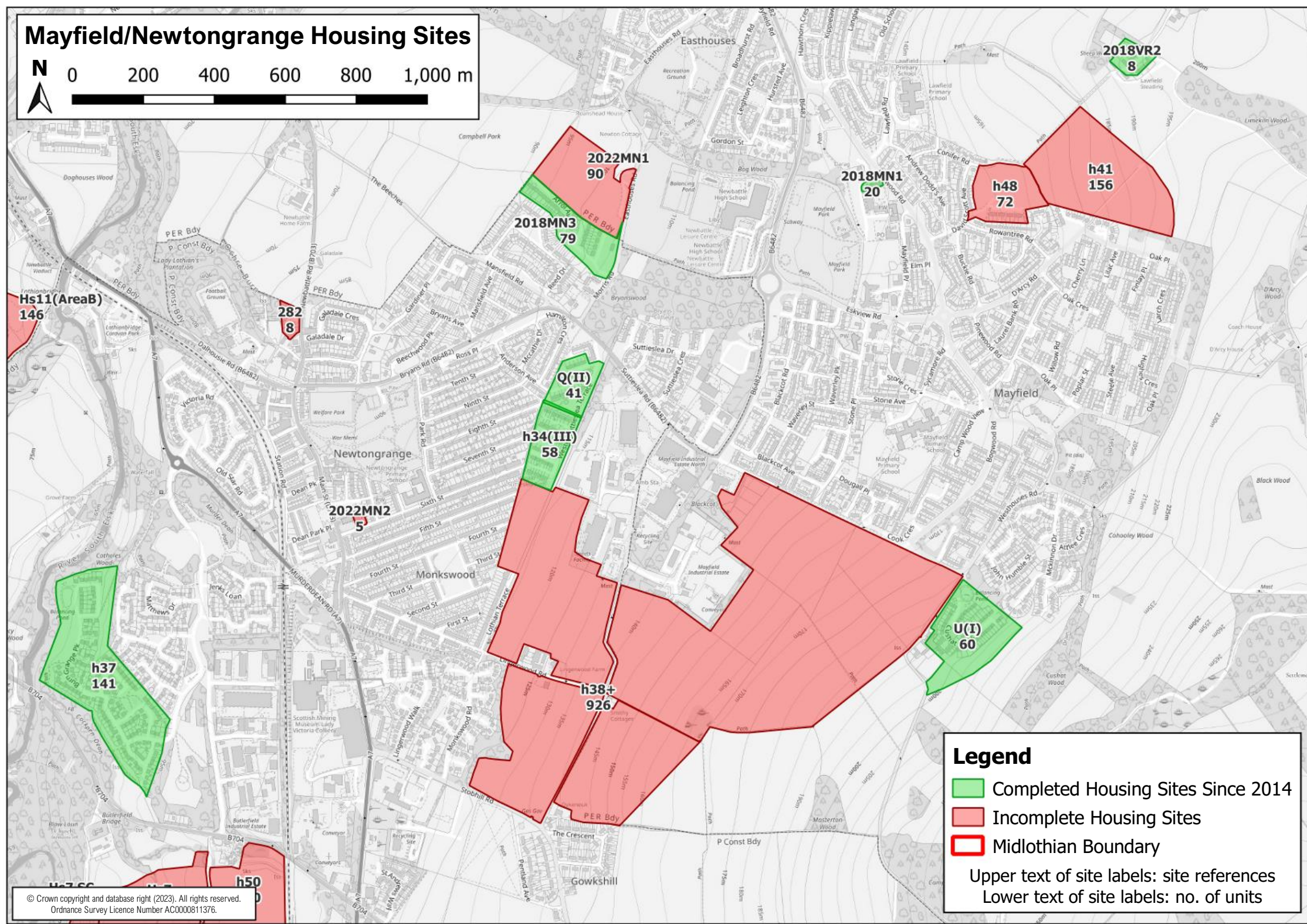
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- Midlothian Boundary

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Lower text of site labels: no. of units

Mayfield/Newtongrange Housing Sites



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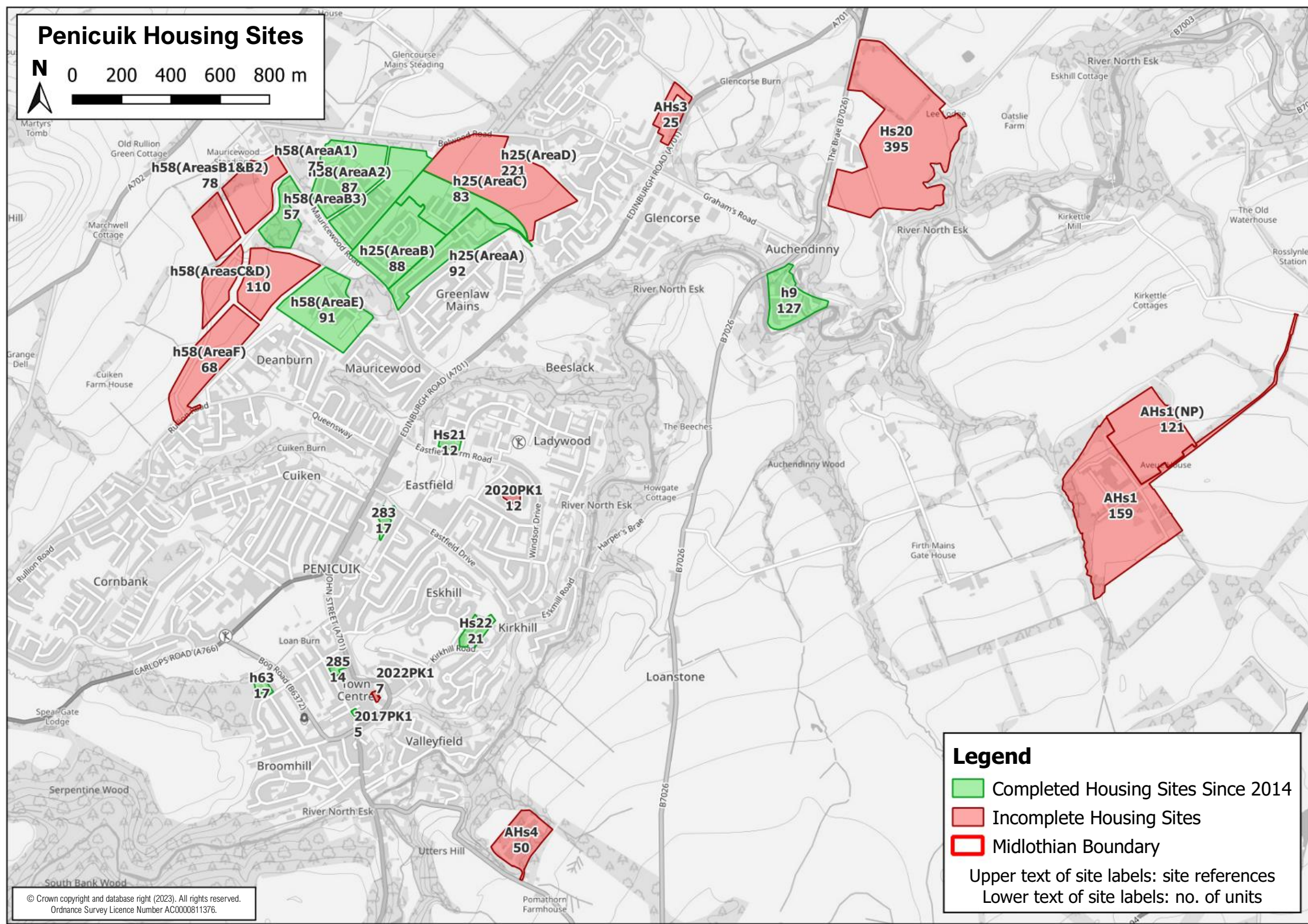
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- Midlothian Boundary

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Penicuik Housing Sites



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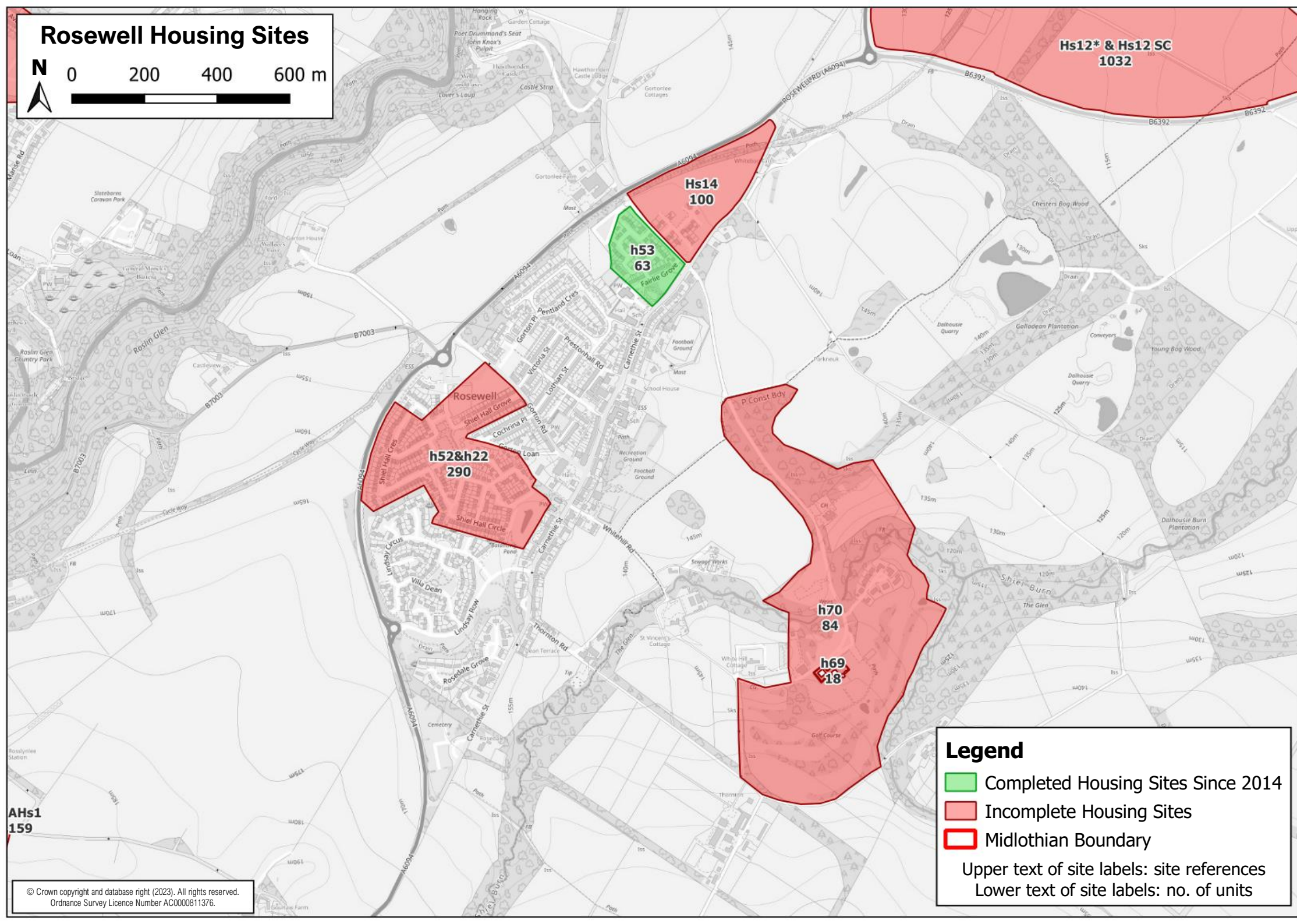
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- Completed Housing Sites Since 2014
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 - Midlothian Boundary
- Upper text of site labels: site references
Lower text of site labels: no. of units

Rosewell Housing Sites



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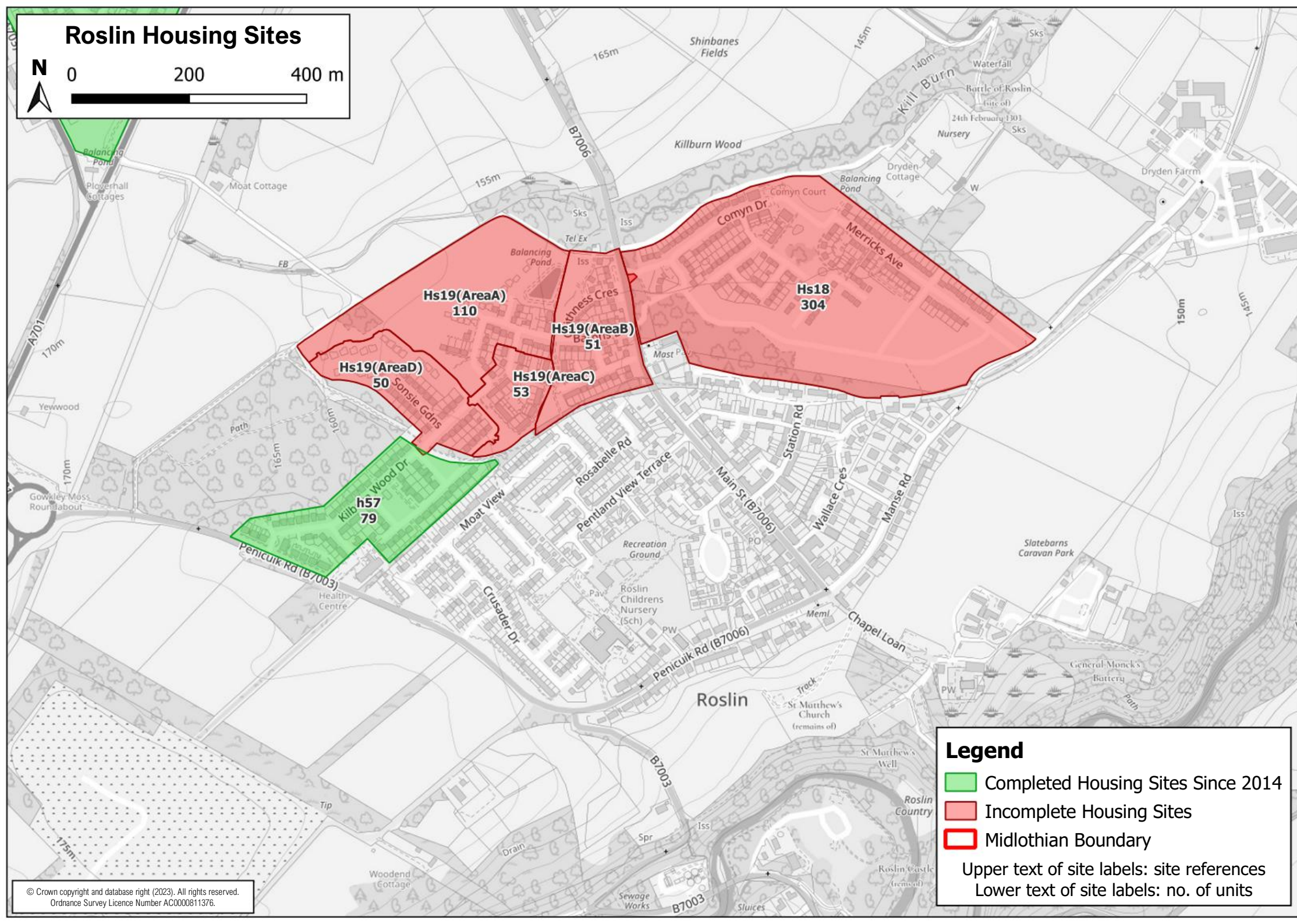
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- Completed Housing Sites Since 2014
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 - Midlothian Boundary
- Upper text of site labels: site references
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Roslin Housing Sites



0 200 400 m



Legend

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

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Shawfair Area Housing Sites



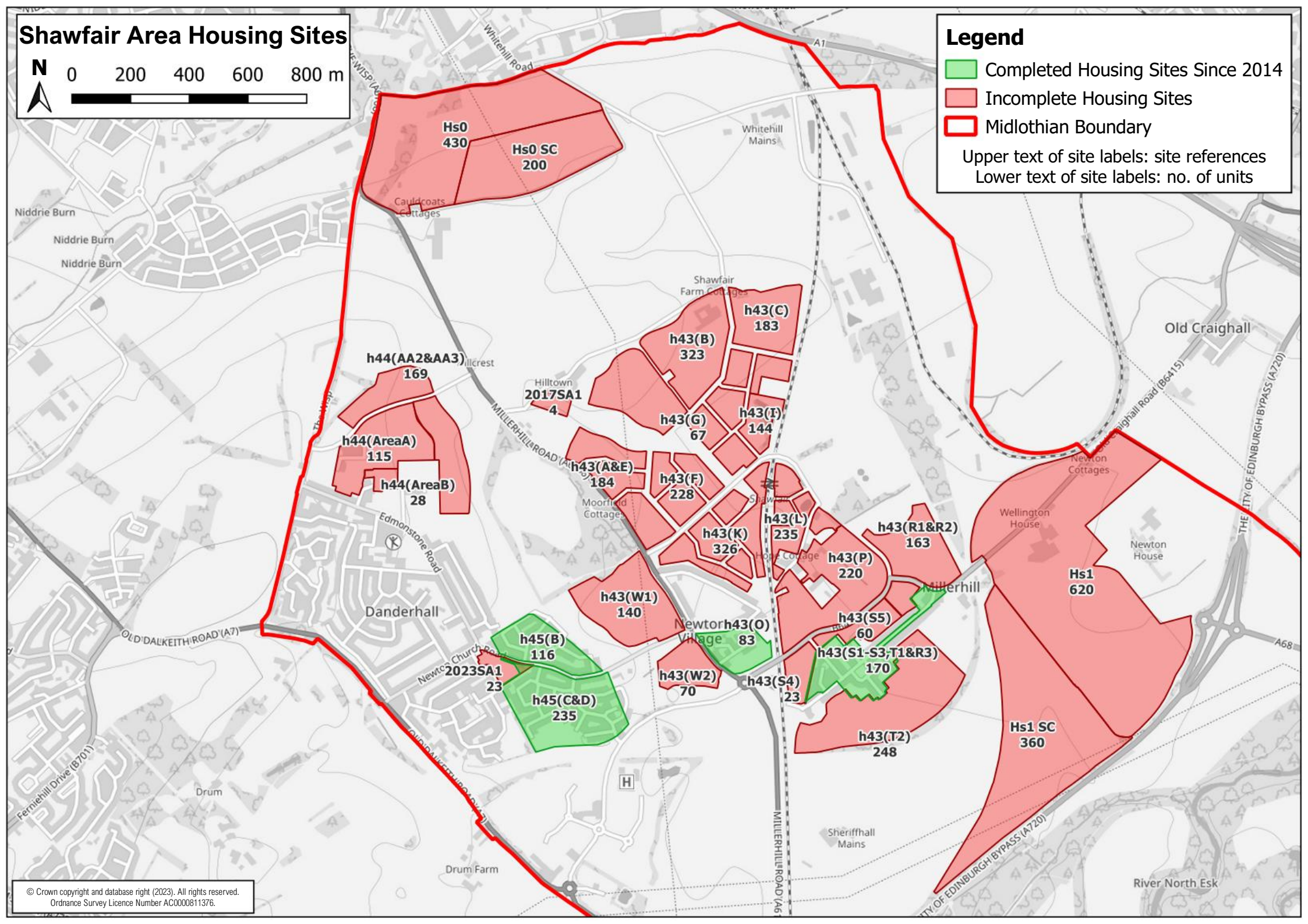
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Completed Housing Sites Since 2014

Incomplete Housing Sites

Midlothian Boundary

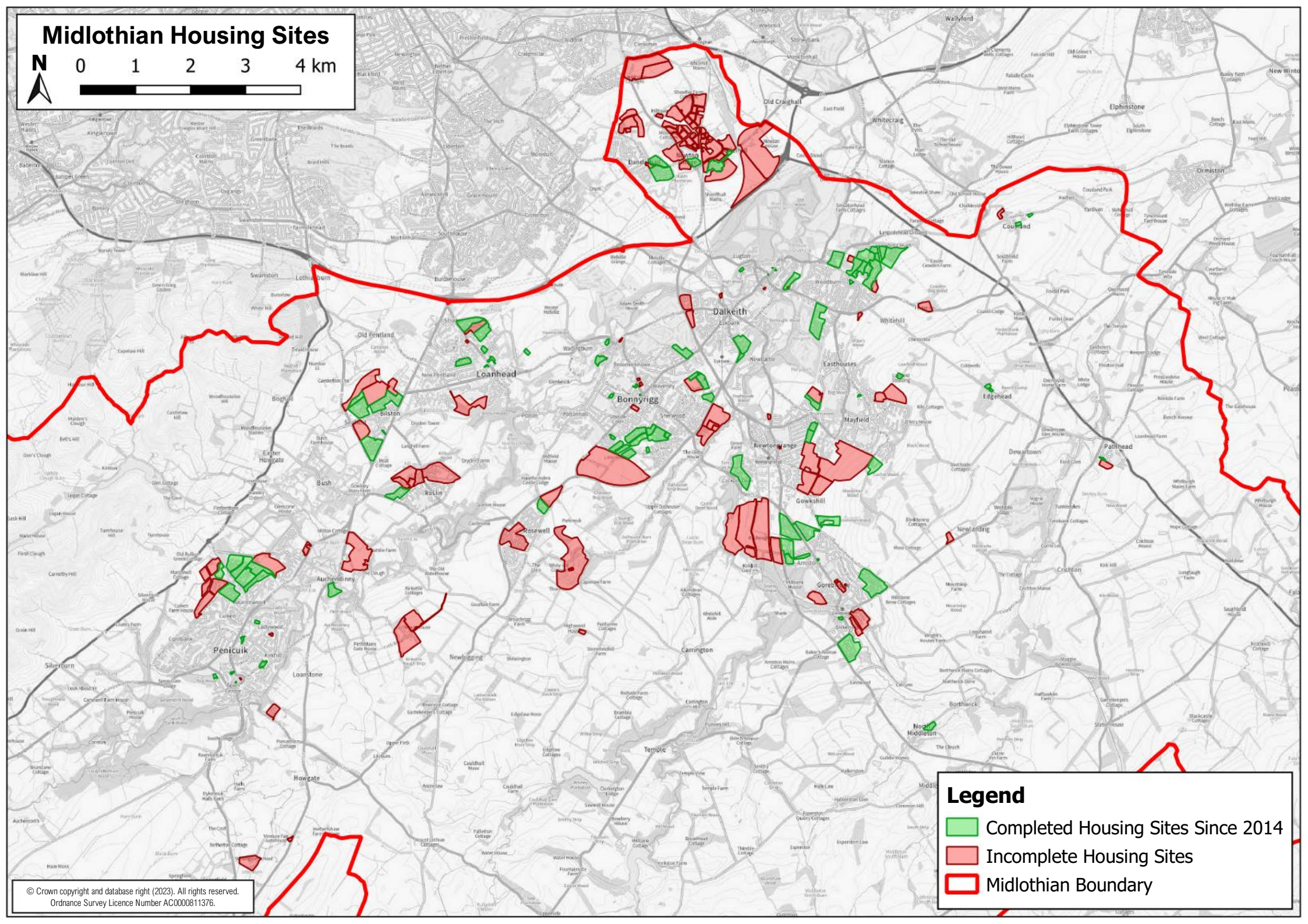
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Midlothian Housing Sites



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Legend

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