



HOUSING LAND AUDIT 2022

Report by Chief Officer Place

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the 2022 Housing Land Audit (HLA) and to update the Committee on the state of the housing land supply in Midlothian.

2 BACKGROUND

- 2.1 Maintaining the supply of land for housing is one of the most challenging tasks for the planning system, particularly so in Midlothian, which is Scotland's fastest growing local authority area in population percentage terms. From 2011 to 2021, Midlothian experienced a population increase of 13.5%, ahead of Edinburgh (10.5%) and East Lothian (9.7%) which were the next fastest growing areas. Between 2021 and 2031, National Records of Scotland (NRS) project that the population of Midlothian will grow to 107,000, which amounts to an increase of 13.5% continuing the rate of growth recorded between 2011 and 2021. This compares to an equivalent Scotland-wide figure of 1.4%.
- 2.2 Midlothian Council prepares an annual HLA which is the established means of monitoring and managing Midlothian's housing land supply. It is used to inform service and infrastructure providers such as the NHS and Scottish Water about forthcoming development sites, and it assists in the Council's own forward planning for facilities such as the provision of schools. It is important for the good planning of the area to maintain the supply of land and to avoid 'planning by appeal'. This is where land not allocated for housing in the current or past development plans could be consented for that purpose in the event of a shortage of supply.
- 2.3 The system for calculating housing land requirements will be significantly changed when the National Planning Framework for Scotland 4 (NPF4) is approved by the Scottish Parliament, which is anticipated to be later in 2022 (once NPF4 is adopted a further report on its implications and new housing targets will be presented to the Committee). As of 8 November 2022 NPF4 has been laid before the Scottish Parliament for a six week period of final scrutiny – this is not reflected in the 2022 HLA as it reflects an as is position from 31 March

2022 (but concluded in October 2022 because of the collation and confirmation of data).

- 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 or will in the next 5 years be free of constraints and can be developed for housing) and 'Constrained sites' (where there are impediments, 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 2022 HLA.

Findings of Housing Land Audit 2022.

- 2.6 A copy of the 2022 HLA is attached as Appendix A. Its 'Summary' schedule identifies a remaining established supply of 11,966 units as of 31 March 2022. This is the sum of the remaining capacity of all sites known to Midlothian Council, whether allocated through development plans or granted planning permission. Of these, 11,276 units are effective and 690 are constrained. Further commentary on the general status of the housing land supply is provided in the Audit's 'Housing Supply Summary' section and plans showing the sites is attached as Appendix B.

Demand for Housing.

- 2.7 The draft NPF4 contained a Minimum All Tenure Housing Land Requirement (MATHLR) for each planning authority. For Midlothian the MATHLR was 8,050 units of housing over the 10 year period that Midlothian Local Development Plan 2 (MLDP2) (20026 - 2036) will plan ahead for (equivalent to 805 units a year). However, the NPF4 revised version laid before the Scottish Parliament on 8 November 2022 has increased the MATHLR housing figures for Midlothian to 8,850 units of housing over the 10 year MLDP2 period (equivalent to 885 units a year).
- 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 2022 HLA, by April 2026 there will be a remaining effective supply of 7,663 houses. Safeguarded Sites identified in the development plan would provide further supply of 1,250 units (bringing the total up to 8,913 units) – there is active developer interest in most of these sites, 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 680 units over 10 years if the windfall build rates in the last decade are maintained – this would bring the total of potential units to 9,593, exceeding the 8 November 2022 MATHLR figure of 8,850 units, although this is dependent on Safeguarded Sites being delivered during the life of MLDP2 and windfall sites coming forward as anticipated.

- 2.9 The identified sources of supply listed above would potentially meet the MATHLR. Set against this, other factors such as de-allocation of sites or demolitions may diminish the supply. Determining the degree of additional housing allocation to meet the MATHLR will be a key requirement of MLDP2's Evidence Report and the 'gatecheck' process to be overseen by the Scottish Government's Directorate of Planning and Environmental Assessment.
- 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. Midlothian Council along with other south east of Scotland authorities is a partner (Housing Service lead) in the preparation of the Housing Needs and Demand Assessment 3 (HNDA3) – a process to understand and predict future housing need and demand in the South East of Scotland region. Following the Edinburgh and South East of Scotland City Region Deal Directors' Group sign off in February 2022, in July 2022, HNDA3 was determined as robust and credible by the Scottish Government's Centre for Housing Market Analysis (CHMA). The identified need, especially for affordable and specialist housing, in HNDA3 has triggered the uplift in the MATHLR figure from 8,050 to 8,850.
- 2.11 The periods 2026-2030 and 2031-2035 (inclusive) in the HNDA analysis align with a 10 year local development plan (MLDP2) adopted in the financial year starting April 2026. The 10 year total housing requirement from HNDA3 (2026 to 2035 inclusive) is 7230 – less than the 8850 derived from the 8 November 2022 revised MATHLR, but the HNDA process does not include the additional generosity allowances used to prepare the MATHLR. Outstanding need is also identified in the HNDA3 and is set at 1,114 units. The combined requirement for social housing/below market rent outweighs that of owner-occupied/private rented housing. 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), the allocation of sites specifically for

social/specialist housing, continuing to deliver its own housing programme or the allocation of housing sites to deliver more than the MATHLR requirement on the presumption that increasing the volume of market housing will also increase the volume of affordable housing.

2.12 Meeting the MATHLR will be challenging. The calculations draw on the trend-based 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 in the HNDA3 of 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 unit – the Scottish Government then rounds this figure to the nearest 50 resulting in a Midlothian MATHLR target of 8,850. The MATHLR is higher than real demand and takes no account of traditional planning factors such as availability of infrastructure or environmental constraints. The 2022 HLA indicates that completions have exceeded 800 per year for the first time. This is encouraging, and suggests that development on the scale set out in the MATHLR is achievable

3 RECOMMENDATIONS

3.1 It is recommended that the Committee:

- a) Note the 2022 Housing Land Audit for Midlothian and agree to its publication; and
- b) Instructs the Planning, Sustainable Growth and Investment Manager to provide a further update when NPF4 is adopted and new housing targets are set for Midlothian.

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Date: 11 November 2022

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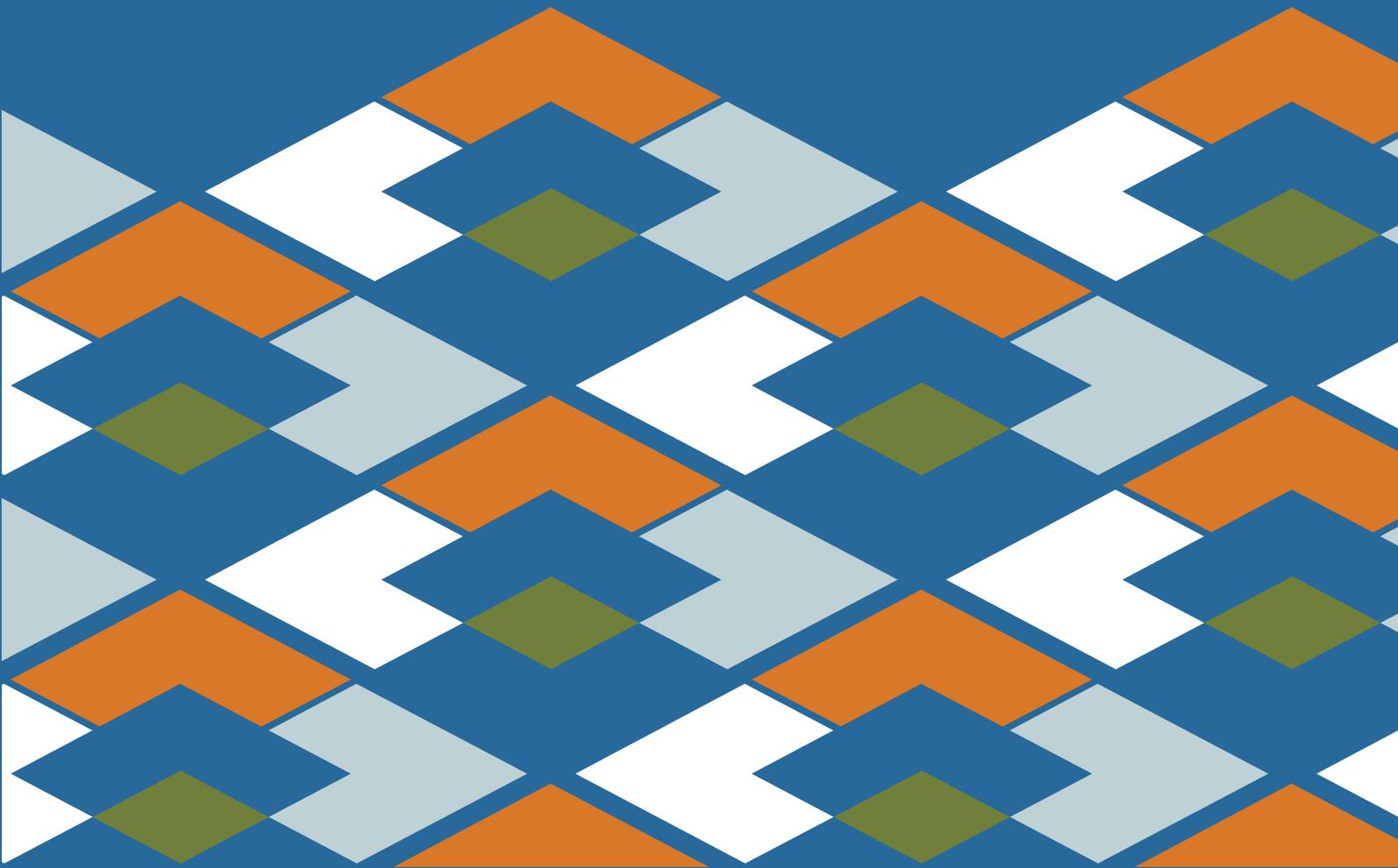
Background Papers: Previous reports presented to the Committee (27 August 2019, 19 November 2019, 18 May 2021, 11 January 2022 and 15 March 2022) regarding NPF4 and the Planning (Scotland) Act 2019.

Attached Documents: Appendix A: Midlothian Council Housing Land Audit 2022.
Appendix B: Plans of housing sites.



Midlothian Council

Housing Land Audit 2022



Contents

1 - Introduction.....	2
2 - Site Schedules - Abbreviations Used	4
3 - Housing Supply Summary.....	5
4 - Property Market Summary	11
5 - Sources of Further Information	13

1 - Introduction

1.1 The Housing Land Audit (HLA) is the established means of monitoring Midlothian's housing land supply. Audits are undertaken annually (based on the financial year of the 1 April to 31 March) and establish the availability of effective housing land at that time, for the next five years and beyond. The Audit also indicates the progress of sites through the planning process and gives information on house completions. It is shared with Homes for Scotland (HfS), the umbrella organisation that represents the house building industry, and other infrastructure providers.

1.2 HLA 22 is an assessment of the housing land supply in Midlothian at 31 March 2022. It comprises the following seven schedules:

- Summary - an overview of the supply situation;
- Main Schedule - information on the status of and indicative programming for effective sites in the supply;
- Completions - numbers of both market and affordable housing units completed in 2021/22 and where those completions were;
- Constrained Sites - sites in the supply which are not effective and have obstacles preventing their development;
- Safeguarded Sites - sites associated with housing allocations which have potential for further expansion in the medium to longer term and which could be brought forward through the next development plan, if required;
- Site Notes - additional information on sites, including their planning application and building warrant references; and
- Pending Large Windfall Applications - details of outstanding housing applications of five or more units for non-allocated sites.

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

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

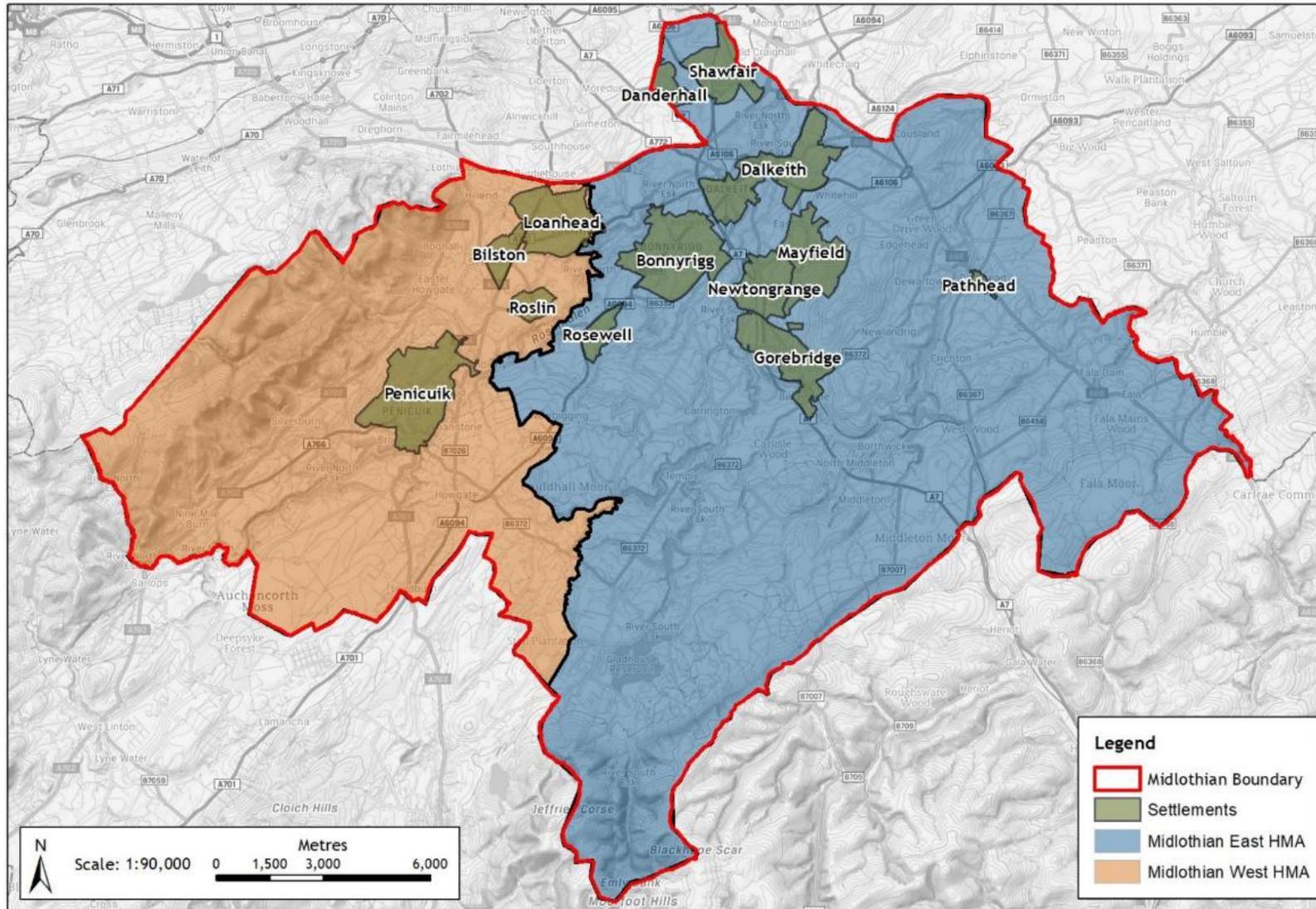


Figure 1: Midlothian’s Housing Market Areas and the main settlements within them.

2 - Site Schedules - Abbreviations Used

Table 1: HLA 22 Abbreviations.

Abbreviation	Description
Aff'd.	Affordable housing
B/Brf.	Brownfield land (previously developed land)
C	Site with planning consent
DPEA	Planning & Environmental Appeals Division of the Scottish Government
DPP/FUL/MSC	Detailed/Full Planning Permission
G/Grf.	Greenfield land (previously undeveloped land)
ha	Area in hectares
HfS	Homes for Scotland
HLA	Housing Land Audit
HMA	Housing Market Area
LRB	Local Review Body
MATHLR	Minimum All Tenure Housing Land Requirement
MC	Site that is minded to be consented 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
SHIP	Strategic Housing Investment Plan (Midlothian Council's plan for the delivery of affordable housing)
SLP	Shawfair Local Plan (2003)
UC	Site under construction
W	Windfall site (sites that are not allocated for housing development in the Midlothian Local Development Plan)

3 - Housing Supply Summary

3.1 In addition to the five sites that were completed during the 2021/22 (identified in the Completions Schedule), there are 92 sites in the Main Schedule of HLA 22. This partly reflects the original Shawfair site (h43) now being split into its various blocks in the Audit and the same approach being taken with h58 at north-west Penicuik. However, after accounting for this, the number nevertheless reflects increased numbers of housing sites above those seen in Audits published prior to the adoption of the current MLDP in 2017. 70 of the 92 sites are on green field locations and the remaining 22 are on brownfield land. The latter source are typically smaller and so when looking at this split by area of the sites rather than their number, greenfield sites account for 89% of the total area. The following two figures provide a further breakdown of the sites by planning application status and by land supply source.

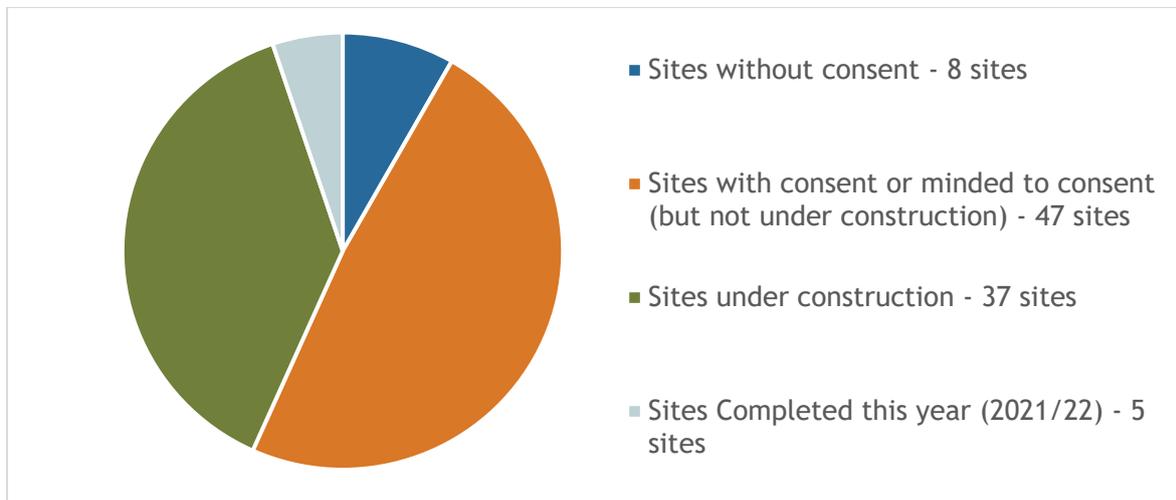


Figure 2: Breakdown of HLA 22 sites by planning status.
Note: breakdown is by the number of sites rather than their capacity.

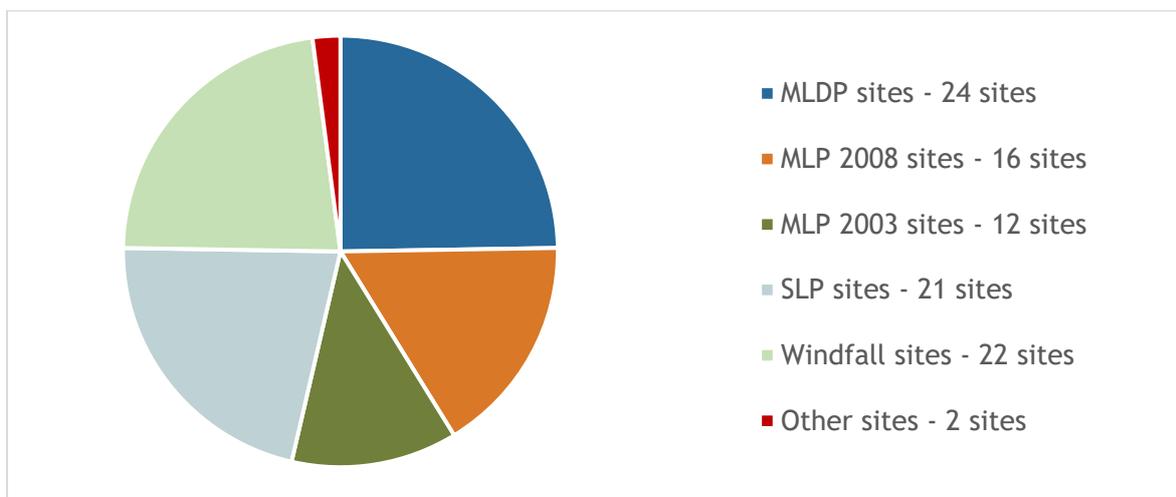


Figure 3: Breakdown of HLA 22 sites by land supply source.

Notes: 1) 'Other sites' are those from prior to the 2003 MLP: the former Dalkeith High School (h12) and Gorton Loan (h22&h52). 2) Breakdown is by the number of sites rather than their capacity.

3.2 The Midlothian housing market is characterised by the presence of a range of house builders. Table 2 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.

Table 2: Breakdown of 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	4	594	Number of units excludes the 98 affordable dwellings proposed for Hs20 in a joint application with Stewart Milne Homes.
Barratt Homes	6	1,234	
Bellway Homes	4	529	
CALA	4	857	622 of these units are at site Hs1, Newton Farm, which is yet to commence.
Dandara Homes	4	313	
David Wilson Homes	3	314	Includes 51 affordable units as part of their joint application with CALA at Hs19(AreaA) - the phasing schedule with the application lists them under David Wilson Homes.
Mactaggart and Mickel	1	243	Developer of two adjacent sites at Shawfair. One completed during 2021/22, leaving a single site left.
Midlothian Council / Cruden Homes	9	552	Category includes Cruden/Hart Builders (who develop many affordable housing sites for the Council) and other Midlothian Council sites.
Miller Homes	1	141	
Persimmon Homes	2	252	
Springfield / Walker	10	1,196	Springfield/Walker are active in Midlothian at two locations - Bonnyrigg and Mayfield. These are split into multiple plots in the Audit.
Stewart Milne Homes	2	301	Number of units excludes the 98 affordable dwellings proposed for Hs20 in a joint application with Avant Homes.
Taylor Wimpey	8	1,686	Taylor Wimpey are at 4 locations - some are split into multiple locations in the Audit.

3.3 HLA 22 identifies a total established housing land supply of 11,966 units and a programmed supply of 4,456 house completions over the period 2022/23 to 2026/27. This figure does not account for new windfall sites that will inevitably enter the supply over the coming five years (such as those shown in the Pending Large Windfall Applications table).

3.4 Eight new sites with a combined capacity of 414 units entered the housing land supply in 2021/22 (see table 3). Loganbank Lodge, Kentigern Mall and Waverley Terrace are all small windfall sites on brownfield land and North Danderhall Blocks AA2 and AA3 are areas consented to ensure that there is sufficient housing land to

accommodate the original 3,990 units from the Shawfair Masterplan. The remaining four are Moorfoot Place, Cockpen Terrace, Newbyres Crescent and the Former Newbattle High site. These are all Council-led social housing developments which will deliver 227 affordable units. The North Danderhall sites will also yield another 34 affordable homes.

Table 3: New sites for HLA 22.

Site Name	Settlement	Site Capacity
Loganbank Lodge	Penicuik	6
Kentigern Mall	Penicuik	7
Waverley Terrace	Bonnyrigg/Lasswade	5
Moorfoot Place	Bonnyrigg/Lasswade	46
Cockpen Terrace	Bonnyrigg/Lasswade	16
Newbyres Crescent	Gorebridge	75
Former Newbattle High School (Phase 1)	Mayfield/Newtongrange	90
North Danderhall (Blocks AA2 & AA3)	Shawfair Area	169
Total		414

3.5 Constrained sites are those in the supply that are not effective and have obstacles preventing their development - the HLA identifies 17 constrained sites with a total of 690 units. This is up from 489 units in the 2020/21 HLA. It is important to understand the constrained sites in order to calculate a more accurate picture of the housing land supply to serve as a baseline for determining the situation moving into the review of the MLDP. This is required as emerging housing targets from the draft National Planning Framework 4 (NPF4) will need to be addressed in MLDP2.

3.6 The draft NPF4 contains a ten year Minimum All Tenure Housing Land Requirement (MATHLR) for each planning authority. For Midlothian this is 8,050 units, or 805 units annually. It is designed to run concurrently with the lifespan of a new plan, so would apply from 2026 to 2036 (if Midlothian adopts a new MLDP in 2026 as indicated in the current Development Plan Scheme). HLA 22 identifies an effective land supply of 11,276 units with 3,613 programmed to be built by April 2026, meaning that a supply of 7,663 units would remain at around the time of the adoption of the new MLDP. This implies a need for an additional 387 units to meet the MATHLR target (8,050 minus 7,663). Potential land sources include existing safeguarded sites, new allocations, or additional windfall sites entering the supply. It should also be noted that the draft NPF4 makes clear that the MATHLR represents a minimum requirement and encouragement is given to providing additional housing land.

3.7 HLA 22 identifies 818 housing unit completions in the Audit year. This is an increase of 45% on the previous year (564 completions) and compares to a five-year rolling average prior to the current Audit of 625 units per annum. It is the highest figure on record, the next greatest being 734 completions in 2008/09. The ten year

trend is shown below in figure 4. This substantial uptick is in part due to a rebound from the lower than usual completions figure of 564 units in 2020/21 when construction activities were heavily impacted by the Coronavirus restrictions. It is also partly because construction at several sites reached areas occupied by blocks of flats and terraced units, which can be built quicker than detached and semi-detached properties. The delivery of the Council's own build programme was also an influence.

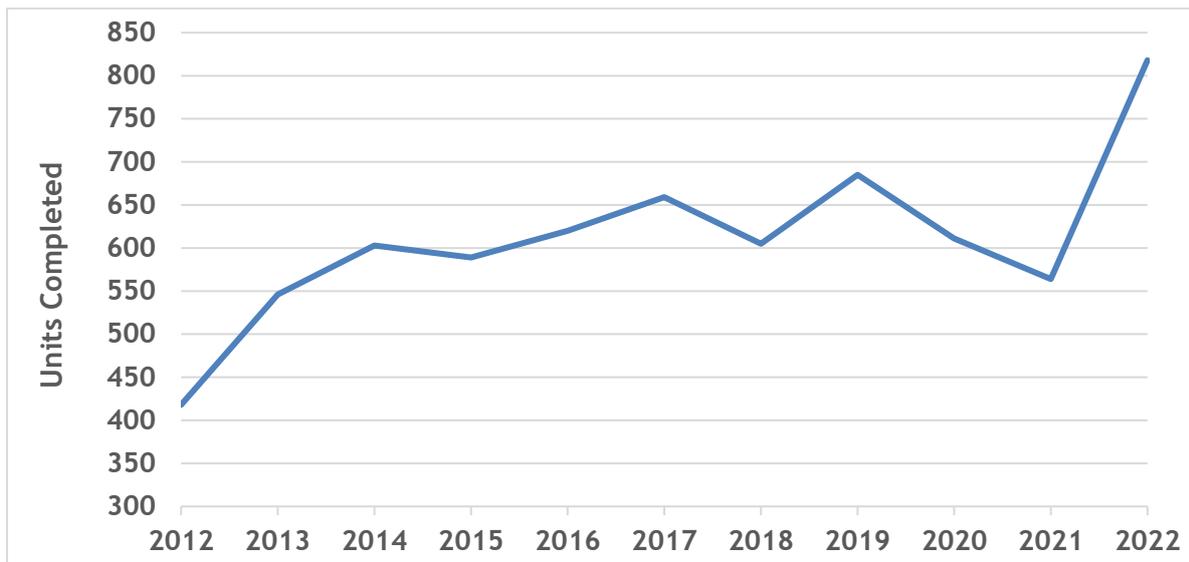


Figure 4: Ten-year trend of housing completions in Midlothian.

3.8 In terms of the distribution of completions across Midlothian's settlements in 2021/22 (figure 5), the most striking observations are from Roslin/Bilston. They experienced a very large jump in completions compared to previous years. This is mainly due to Taylor Wimpey and Barratt delivering 80 and 98 units at their respective sites, the high number of units built being in part due to the phases of development reached which are delivering blocks of flats and terraced properties. Other reasons include Taylor Wimpey also starting to deliver units at their site on the former Roslin Institute and David Wilson Homes concluding their first phase at the Roslin Expansion. Given that these are large sites with many units remaining and because CALA are also starting construction on their part of the Roslin Expansion, it is likely that Roslin/Bilston will continue to experience substantial growth in the coming years.

3.9 Elsewhere in the Midlothian West Housing Market Area, Penicuik also delivered a substantial number of units (138). This is due to the developments at the north of the town, where CALA, Avant, Bellway and Taylor Wimpey are all active. The first phases of site h58 (CALA and Avant) are likely to be completed in the coming year, but with their next phases having already begun, there is unlikely to be any dip in completions in the transition between the two development areas. Moreover, the first phase of affordable housing at h58 is expected to be delivered in the coming year.

3.10 Completions in the Shawfair area were slightly down following the end of Mactaggart and Mickel's first phase at Millerhill. Bellway are likely to conclude their work at South Danderhall in 2022/23, with Miller Homes having finished on the neighbouring site last year. This means that completions in the area may remain steady or dip slightly in the short term with Stewart Milne and Dandara being the only two other active housebuilders at present. Activity picking up beyond then depends on Mactaggart and Mickel commencing their second phase at Millerhill and pending applications from Barratt and CALA being approved.

3.11 Completions in Gorebridge have been trending downwards in recent years with only Persimmon's development now yielding units. This may be reversed in the short term with 75 affordable homes at Newbyres Crescent gaining consent during the Audit year, but any more prolonged increase in completions will likely depend on the approval of pending applications at site h24 Newbyres and sites h50 and Hs7 Redheugh.

3.12 Elsewhere, completions in Dalkeith are low but trending up, due to Bellway's activity at Wester Cowden and to a lesser extent Dandara's site at Larkfield. Completions in Loanhead are likely to drop with the conclusion of Barratt's work at the former Paradykes Primary School site in 2022, following which site h54 at Ashgrove (Dandara) will be the last remaining active site in the town.

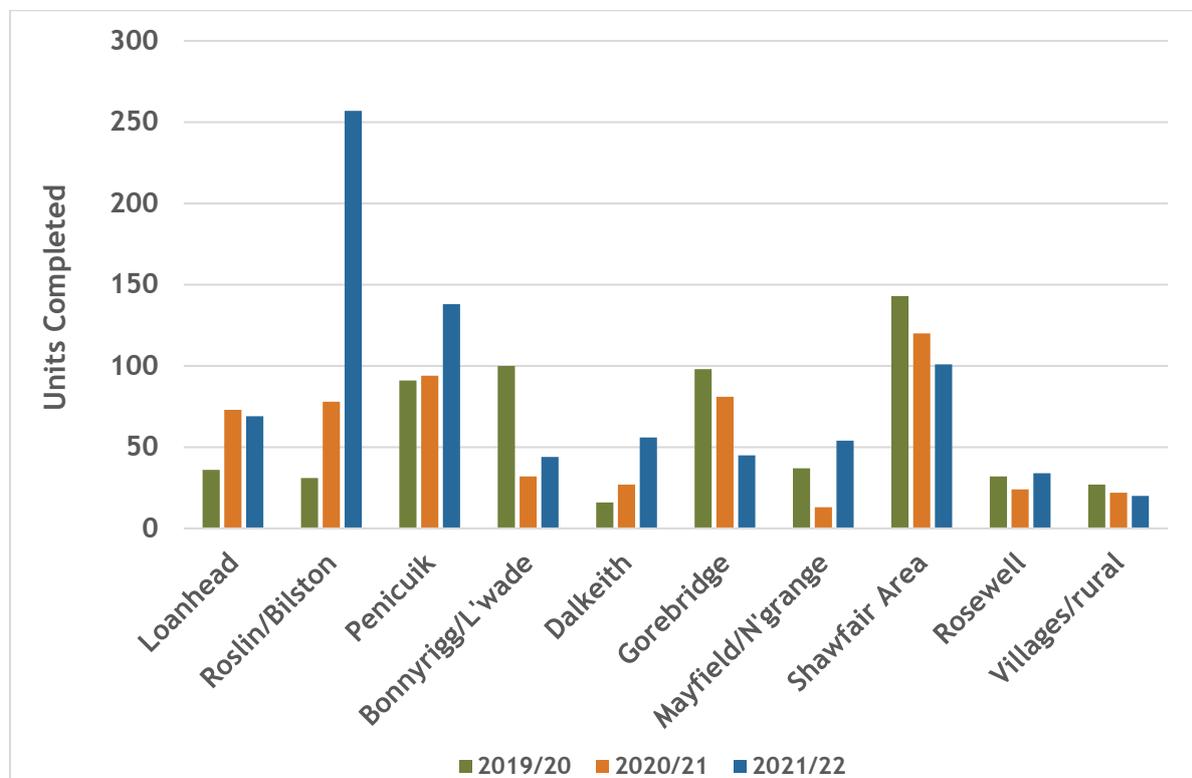


Figure 5: Comparison of units completed in recent years by settlement.

3.13 182 of the 818 (22%) units built in Midlothian in 2021/22 were affordable (Council or social housing, homes available for rent via a registered social landlord or a house for sale at an agreed discounted rate). These include three dedicated social housing sites that were finished in the Audit year, at Castlelaw Terrace in Bilston, the former Mayfield Inn and Crichton Drive in Pathhead. Together these delivered 38 homes. Affordable homes continue to be built elsewhere in mixed tenure developments alongside market units. 93 were finished at various developments in Roslin/Bilston, 21 at Wester Cowden and a further 38 at South Danderhall.

3.14 In early 2022, the Council signed contracts to ensure sufficient affordable homes are delivered to meet its own five year target of having 1,000 Council homes either built or under construction by the end of the 2021/22 financial year, in one of the biggest investments in housing by a Scottish local authority. The programme includes some of 227 Council homes that entered the supply this year through new sites (see table 3). Since projects in Mayfield/Newtongrange and Dalkeith are also expected to deliver units in the coming year, affordable completions are likely to remain steady.

3.15 In 2021/22 a number of applications for major developments were approved. These are listed in the table below alongside their relevant planning application reference numbers. These can be looked up at the Planning and Building Standards Portal on the Midlothian Council website for more details. A link to this is provided in section 5.

Table 4: Notable housing applications approved in 2021/22.

Settlement	Site Reference	Number of Units	Application Reference(s)
Bonnyrigg/Lasswade	Hs10(AreaC)	103	21/00056/MSC
Dalkeith	Hs2	88	20/00652/MSC
Gorebridge	2022GB1	75	18/00099/DPP
Mayfield/Newtongrange	h41	170	19/00981/PPP
Mayfield/Newtongrange	2022MN1	90	21/00877/DPP
Shawfair Area	h43(Ta)	243	19/00246/MSC
Villages/rural (west)	Hs20	395	20/00089/DPP

Note: many of these applications are amendments to earlier consents or are applications for matters specified in conditions at sites that already had consent in principle. For this reason, the number of units consented at specific sites should not be compared between years - the information in the table should be viewed as a one-year snap-shot.

4 - Property Market Summary

4.1 House price data adds context to the Midlothian housing supply situation in the schedules on the following pages that comprise the HLA. This was obtained from Registers of Scotland (RoS) and a link to it is provided in Section 5¹. 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.

4.2 There were 2,000 property transactions in Midlothian during 2021/22. This is the highest since 2003/04, when RoS data starts and it continues a trend that began a decade ago. The total value of these transactions was £514 million. This too is part of a ten-year pattern, which is to be expected given that the more sales there are, the greater the total value of all sales. Other factors behind the increase may be the effect of inflation, competition for homes driving up prices and the homes coming onto the market being bigger and more expensive than those for sale previously.

4.3 Selling prices of homes in Midlothian have risen steadily and substantially in the past few years, from around £170,000 in 2012/13 to nearly £260,000 in 2021/22, an increase of 53%. In comparison, the average selling price nationwide was around £200,000 in 2021/22, or 23% cheaper than Midlothian. Prices locally are therefore amongst the highest in Scotland, with neighbouring Edinburgh and East Lothian also being expensive. For comparison, the lowest average house prices were in West Dunbartonshire. Table 5 below summarises the most and least expensive Council areas in Scotland by house selling price during the Audit year.

Table 5: Top five most and least expensive Council areas by house selling price.

	Council Area	Average House Price in 2021/22
Top Five Most Expensive	City of Edinburgh	£296,517
	East Renfrewshire	£287,304
	East Lothian	£283,057
	East Dunbartonshire	£269,329
	Midlothian	£257,110
Top Five Least Expensive	Na h-Eileanan Siar	£144,880
	North Ayrshire	£140,245
	East Ayrshire	£139,093
	Inverclyde	£134,343
	West Dunbartonshire	£133,719

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

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

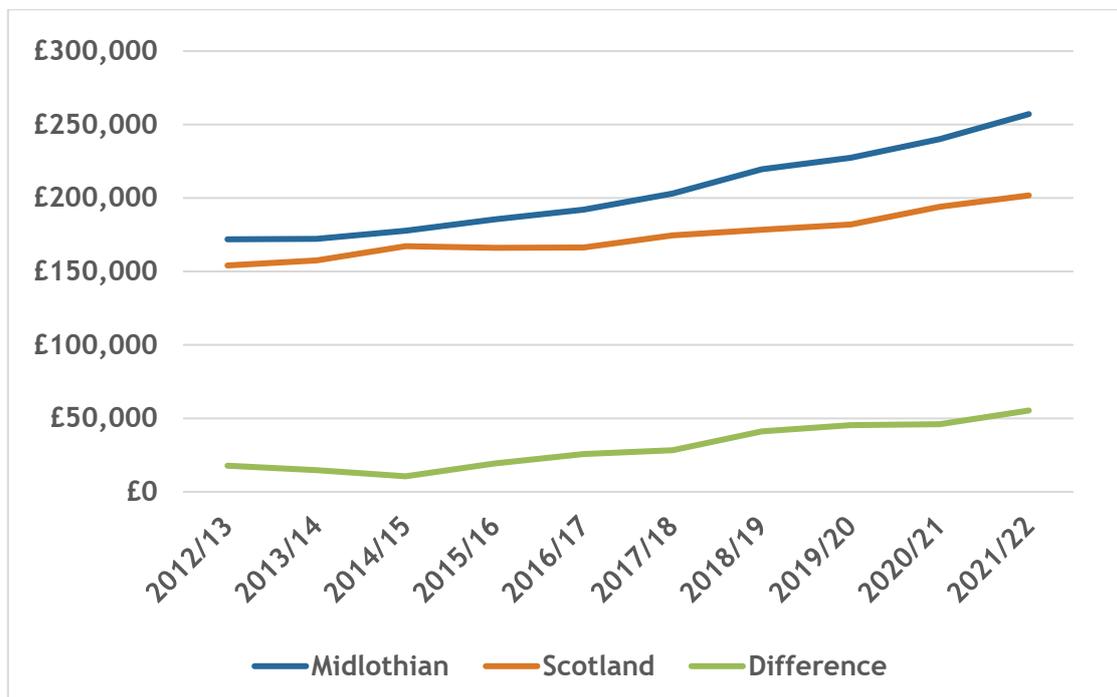


Figure 6: Trend in average house selling prices in Midlothian and Scotland, and the difference between them.

5 - Sources of Further Information

5.1 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 application reference numbers from this document and elsewhere at the Council's [Planning and Building Standards Portal](#);
- Past and future meetings of the Council's [Planning Committee](#), where important applications and planning policy matters are decided;
- 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.

SUMMARY

Status	Total Site Capacity	Total Affordable Units	All Completions by 31/03/22	Total Dwellings Remaining	Units Completed in 2021/22	Programmed Completions								
						22/23	23/24	24/25	25/26	26/27	Total 22/27	27/28	28/29	Post 2029
Under Construction	3,988	779	1,668	2,320	818	644	725	264	217	95	1,945	92	115	168
Consented or Minded to Consent	7,784	2,023		7,784		0	155	569	673	651	2,048	862	903	3,971
No Consent	1,032	255		1,032		0	27	90	147	59	323	22	22	665
Small Sites	140			140		23	28	16	35	38	140	0	0	0
Total Effective Supply	12,944	3,057	1,668	11,276		667	935	939	1,072	843	4,456	976	1,040	4,804
Constrained	690			690										
Total Established Supply	13,634			11,966										

Note: the figure of 1,668 units completed by 31/03/2022 refers to the total number of completions across all sites that are currently under construction since building work started on them, which may have been over a number of previous Audit years. The figure of 818 completions in 2021/22 refers to the number of units built on these sites exclusively in the present Audit year.

MAIN SCHEDULE

Site Ref.	Site Name	Developer (or Owner)	Area (ha)	Density (units/ha)	Brf/Grf	Status	Planning Consent		UC Date	Total Units	Houses	Flats	Affd. Units	Complete by 03/22	Remaining at 04/22	Programmed Completions								
							Type	Date								22/23	23/24	24/25	25/26	26/27	Total 22/27	27/28	28/29	Post 2029
Midlothian West HMA																								
Loanhead																								
h54(III)	Ashgrove Phase 3	Dandara Homes	4.2	21.9	G	UC	MSC	Nov-18	Apr-19	92	92	0	0	39	53	25	20	8	0	0	53	0	0	0
2018LH1	Former Paradykes Primary School	Barratt Homes	2.8	30.7	B	UC	MSC	Nov-18	Aug-19	86	70	16	21	81	5	5	0	0	0	0	5	0	0	0
Small sites										11					11	3	3	3	2	0	11	0	0	0
Totals for Loanhead										189	162	16	21	120	69	33	23	11	2	0	69	0	0	0
Roslin/Bilston																								
Hs18	Roslin Institute	Taylor Wimpey	16.6	18.3	B	UC	MSC	Jul-19	Jan-21	304	272	32	76	29	275	55	30	30	55	30	200	30	30	15
Hs19(AreaA)	Roslin Expansion Area A	David Wilson Homes & CALA	11.7	18.2	G	UC	MSC	Jan-21	Nov-21	213	185	28	53	0	213	30	70	70	37	6	213	0	0	0
Hs19(AreaB)	Roslin Expansion Area B	David Wilson Homes	3.6	14.2	G	UC	DPP	Jul-19	Oct-19	51	43	8	13	50	1	1	0	0	0	0	1	0	0	0
Hs16(AreaA)*	Seafield Road Area A	Taylor Wimpey	8.7	22.0	G	UC	DPP	Sep-18	Aug-19	191	155	36	48	116	75	15	40	20	0	0	75	0	0	0
Hs16(AreaB)*	Seafield Road Area B	Taylor Wimpey	2.6	11.9	G	UC	DPP	Apr-21	Feb-22	31	31	0	8	6	25	20	5	0	0	0	25	0	0	0
Hs16(AreaC)*	Seafield Road Area C	Taylor Wimpey	12.9	16.6	G	MC	PPP	Aug-21		214	N/A	N/A	54	0	214	0	0	0	20	40	60	40	40	74
h55(AreaA)	Seafield Moor Road Area A	Barratt Homes	9.9	19.2	G	UC	MSC	Jun-19	Jan-20	190	155	35	47	115	75	30	30	15	0	0	75	0	0	0
h55(Rem)	Seafield Moor Road Remainder	(University of Edinburgh) / Barratt Homes	6.6	13.6	G	C	PPP	Feb-17		90	N/A	N/A	23	0	90	0	0	0	0	0	0	15	30	45
Small sites										6					6	3	2	0	0	1	6	0	0	0
Totals for Roslin/Bilston										1,290	841	139	322	316	974	154	177	135	112	77	655	85	100	134
Penicuik																								
h58(AreaA1)	Belwood CALA (at NW Penicuik)	CALA	6.4	11.7	G	UC	DPP	Sep-18	Mar-19	75	75	0	0	62	13	13	0	0	0	0	13	0	0	0
h58(AreaA2)	Belwood Avant (at NW Penicuik)	Avant Homes	5.6	15.5	G	UC	DPP	Sep-18	Mar-19	87	87	0	0	63	24	24	0	0	0	0	24	0	0	0
h58(AreasB1&B2)	Nursery West & North (at NW Penicuik)	Avant Homes	7.2	10.8	G	C	DPP	Sep-18		78	78	0	0	0	78	0	15	30	30	3	78	0	0	0
h58(AreaB3)	Nursery East (at NW Penicuik)	Dunedin Canmore	2.6	21.9	G	UC	DPP	Sep-18	Aug-21	57	13	44	57	0	57	57	0	0	0	0	57	0	0	0
h58(AreasC&D)	Mauricewood & Mauricewood North (at NW Penicuik)	CALA	7.9	13.9	G	UC	DPP	Sep-18	Dec-21	110	110	0	0	0	110	22	30	30	28	0	110	0	0	0
h58(AreaE)	Deanburn (at NW Penicuik)	Bellway Homes	6.9	13.2	G	UC	DPP	Oct-19	Nov-19	91	91	0	0	45	46	25	21	0	0	0	46	0	0	0
h58(AreaF)	Rullion Road (at NW Penicuik)	Midlothian Council	6.2	11.0	G	C	DPP	Sep-18		68	16	52	68	0	68	0	0	34	34	0	68	0	0	0
h25(AreaA)	Greenlaw and Adjacent Land Area A	Taylor Wimpey	4.9	18.8	G	UC	DPP	Jan-16	Apr-17	92	68	24	24	88	4	0	0	0	0	0	0	0	0	4
h25(AreaC)	Greenlaw and Adjacent Land Area C	Taylor Wimpey	5.6	14.8	G	UC	DPP	Feb-20	Nov-20	83	71	12	0	42	41	41	0	0	0	0	41	0	0	0
h25(AreaD)	Greenlaw and Adjacent Land Area D	Taylor Wimpey	11.8	18.7	G	MC	DPP	Jan-22		221	221	0	2	0	221	0	20	40	40	40	140	40	40	1
2020PK1	Windsor Square	Ark Housing Association	0.2	60.0	B	C	DPP	Jun-21		12	0	12	12	0	12	0	12	0	0	0	12	0	0	0
2021PK1	Loganbank Lodge	Mrs Audrey McNeil	0.3	20.0	G	C	PPP	Jun-21		6	6	0	0	0	6	0	0	0	2	2	4	2	0	0
2022PK1	Kentigern Mall	Sheet Anchor Evolve (London) Ltd.	0.1	70.0	B	C	DPP	Mar-22		7	0	7	0	0	7	0	3	4	0	0	7	0	0	0
Small sites										18					18	1	3	2	5	7	18	0	0	0
Totals for Penicuik										1,005	836	151	163	300	705	183	104	140	139	52	618	42	40	5
Villages and rural remainder (Midlothian West HMA)																								
Hs20	Auchendinny	Stewart Milne Homes & Avant Homes	21.9	18.0	G	C	DPP	Apr-21		395	323	72	98	0	395	0	20	50	50	50	170	50	50	125
AHs1	Rosslynlee, near Penicuik	Oakridge Group	25.9	14.7	B	UC	Part PPP, Part DPP	Dec-19	Aug-20	381	355	26	0	2	379	2	0	6	37	43	88	59	83	149
Small sites										27					27	1	4	2	9	11	27	0	0	0
Totals for villages and rural remainder (Midlothian West HMA)										803	678	98	98	2	801	3	24	58	96	104	285	109	133	274
Totals for Midlothian West HMA																								
Midlothian East HMA																								
Bonnyrigg/Lasswade																								
Hs10(AreaA)	Dalhousie Mains Area A	Walker Group / Springfield	2.3	12.2	G	UC	DPP	Dec-17	Dec-18	28	28	0	0	26	2	0	0	0	0	0	0	0	2	0
Hs10(AreaB)	Dalhousie Mains Area B	Walker Group / Springfield	3.4	22.9	G	UC	MSC	Apr-19	Feb-20	78	78	0	0	55	23	23	0	0	0	0	23	0	0	0
Hs10(AreaC)	Dalhousie Mains Area C	Walker Group / Springfield	5.1	20.2	G	C	MSC	Oct-21		103	103	0	0	0	103	0	0	12	25	25	62	25	16	0
Hs10(AreaD)	Dalhousie Mains Area D	Walker Group / Springfield	1.3	53.8	G	UC	MSC	Oct-19	Mar-21	70	34	36	70	0	70	0	70	0	0	0	70	0	0	0
Hs11(AreaA)	Dalhousie South Area A	Walker Group / Springfield	12.2	13.0	G	C	DPP	Apr-20		158	154	4	12	0	158	0	0	0	15	30	45	30	30	53
Hs11(AreaB)	Dalhousie South Area B	Walker Group / Springfield	1.8	40.6	G	C	PPP	Apr-20		73	N/A	N/A	73	0	73	0	0	0	0	20	20	40	13	0
Hs11(AreaC)	Dalhousie South Area C	Bellway Homes	4.8	19.6	G	UC	DPP	Oct-21	Nov-21	94	94	0	0	0	94	10	30	30	24	0	94	0	0	0
Hs12*	Hopefield Farm 2	Taylor Wimpey	32.3	17.0	G	MC	PPP	Apr-21		550	N/A	N/A	138	0	550	0	0	0	20	40	60	40	40	410
243	Former garage, Elm Row	Lasswade Townhouse Development Company	0.2	35.0	B	UC	FUL	May-05	Jan-10	7	7	0	0	2	5	0	0	1	2	2	5	0	0	0
2020BL1	Lasswade High Street	Dimension Homes Ltd.	0.6	13.3	B	UC	DPP	Jan-20	Sep-20	8	8	0	0	5	3	3	0	0	0	0	3	0	0	0
2021BL1	Burnbrae Road	Midlothian Council	0.5	40.0	G	C	DPP	Jan-21		20	4	16	20	0	20	0	20	0	0	0	20	0	0	0
2021BL2	Waverley Terrace	Waverley Developments Scotland Ltd.	0.1	50.0	B	C	PPP	May-21		5	5	0	1	0	5	0	0	0	0	0	0	1	2	2
2021BL3	Moorfoot Place	Midlothian Council	0.9	51.1	B	C	DPP	Oct-21		46	0	46	46	0	46	0	0	46	0	0	46	0	0	0
2021BL4	Cockpen Terrace	Mears Group	0.5	32.0	B	UC	DPP	Apr-21	Mar-22	16	10	6	16	0	16	0	16	0	0	0	16	0	0	0
Small sites										5					5	2	1	1	1	0	5	0	0	0
Totals for Bonnyrigg/Lasswade										1,261	525	108	376	88	1,173	38	137	90	87	117	469	136	103	465
Dalkeith																								
Hs2	Larkfield West	Dandara Homes	4.8	18.3	G	UC	MSC	May-19	Oct-19	88	88	0	0	23	65	25	20	20	0	0	65	0	0	0

MAIN SCHEDULE

Site Ref.	Site Name	Developer (or Owner)	Area (ha)	Density (units/ha)	Brf/Grf	Status	Planning Consent		UC Date	Total Units	Houses	Flats	Affd. Units	Complete by 03/22	Remaining at 04/22	Programmed Completions								
							Type	Date								22/23	23/24	24/25	25/26	26/27	Total 22/27	27/28	28/29	Post 2029
Hs3	Larkfield South West	Dandara Homes	2.8	17.9	G	C	MSC	May-19		50	34	16	34	0	50	0	0	0	25	25	50	0	0	0
Hs5	Thornycroft North	(Buccleuch Estates)	1.1	13.6	B	NC	None			15	N/A	N/A	0	0	15	0	15	0	0	0	15	0	0	0
h46	Cowden Cleugh	Bellway Homes	8.8	12.4	G	UC	MSC	Jun-19	Dec-19	109	101	8	27	59	50	25	25	0	0	0	50	0	0	0
h12	Former Dalkeith High School	Midlothian Council	3.3	27.9	B	UC	DPP	Mar-21	Jun-21	92	40	52	92	0	92	0	92	0	0	0	92	0	0	0
2018DK2	Wester Cowden Farm	LAR Housing Trust	1.8	13.9	B	C	PPP	Feb-18		25	N/A	N/A	3	0	25	0	0	0	0	0	0	7	10	8
2021DK1	Buccleuch Street	Midlothian Council	0.1	100.0	B	UC	DPP	Jan-21	Mar-22	10	0	10	10	0	10	0	10	0	0	0	10	0	0	0
Small sites										20					20	3	5	1	8	3	20	0	0	0
Totals for Dalkeith										409	263	86	166	82	327	53	167	21	33	28	302	7	10	8
Gorebridge																								
Hs7*	Redheugh West (Phase 2)	(Old Road Securities Plc)	24.4	8.2	G	NC	None			200	N/A	N/A	50	0	200	0	0	0	0	0	0	0	0	200
h50(1A)	Redheugh / Prestonholm new community (Phase 1A)	(Old Road Securities Plc) / Barratt Homes	7.6	17.8	G	C	PPP	Nov-17		135	N/A	N/A	34	0	135	0	0	0	35	70	105	30	0	0
h50(Rem)	Redheugh / Prestonholm new community remainder	(Old Road Securities Plc) / Barratt Homes	28.0	20.2	G	C	PPP	Nov-17		565	N/A	N/A	141	0	565	0	0	0	0	0	0	0	25	540
h24	Newbyres	Persimmon Homes	4.8	15.8	G	NC	None			76	N/A	N/A	19	0	76	0	0	30	46	0	76	0	0	0
h36(AreaA)	North Gorebridge Area A	Persimmon Homes	6.7	26.3	G	UC	FUL	Aug-11	Jun-19	176	170	6	0	115	61	35	26	0	0	0	61	0	0	0
h40	Vogrie Road	Balfour Beatty Homes	6.9	13.5	G	UC	DPP	Dec-11	Feb-12	93	93	0	5	77	16	0	2	4	4	3	13	3	0	0
h51	Robertson's Bank	(Carlsson Properties Ltd)	2.7	20.4	B	NC	None			55	N/A	N/A	14	0	55	0	0	0	0	0	0	7	7	41
2022GB1	Newbyres Crescent	Cruden Homes	1.8	41.7	B	C	DPP	Mar-22		75	29	46	75	0	75	0	0	75	0	0	75	0	0	0
Small sites										6					6	1	2	0	1	2	6	0	0	0
Totals for Gorebridge										1,381	292	52	338	192	1,189	36	30	109	86	75	336	40	32	781
Mayfield/Newtongrange																								
h48	Bryans	Cruden Homes	2.8	25.7	B	C	DPP	Mar-19		72	28	44	72	0	72	0	0	37	35	0	72	0	0	0
h41	North Mayfield	Gladman Developments	8.5	20.0	G	C	PPP	Apr-21		170	N/A	N/A	43	0	170	0	0	0	15	30	45	30	30	65
h38(Rem)	South Mayfield Remainder	Springfield	40.9	10.7	G	NC	None			439	N/A	N/A	110	0	439	0	0	0	0	0	0	0	15	424
h49	Dykeneuk	Springfield	8.0	6.3	G	NC	None			50	N/A	N/A	13	0	50	0	0	25	25	0	50	0	0	0
h34(Rem)	East Newtongrange Remainder	Springfield	13.1	4.6	G	NC	None			60	N/A	N/A	15	0	60	0	0	0	15	30	45	15	0	0
h35	Lingerwood	Springfield	8.9	15.4	G	NC	None			137	N/A	N/A	34	0	137	0	12	35	61	29	137	0	0	0
h37	Cockpen	Miller Homes	10.5	13.4	G	UC	MSC	Sep-16	Mar-17	141	141	0	0	123	18	18	0	0	0	0	18	0	0	0
2018MN3	Land South West of Newbattle Community High School	Cruden Homes	2.7	29.3	B	UC	DPP	Jan-19	Dec-20	79	29	50	79	0	79	0	79	0	0	0	79	0	0	0
2022MN1	Former Newbattle High School (Phase 1)	Midlothian Council	4.7	19.1	B	C	DPP	Mar-22		90	50	40	90	0	90	0	0	45	45	0	90	0	0	0
Small sites										5					5	2	2	0	1	0	5	0	0	0
Totals for Mayfield/Newtongrange										1,243	248	134	456	123	1,120	20	93	142	197	89	541	45	45	489
Shawfair Area																								
Hs0*	Cauldoats	Paladin Ventures Ltd	19.0	18.4	G	C	PPP	Jul-19		350	N/A	N/A	88	0	350	0	0	0	0	0	0	25	50	275
Hs1*	Newton Farm	CALA	38.7	16.1	G	MC	DPP	Jan-19		622	500	122	155	0	622	0	0	45	90	90	225	90	90	217
Hs1 SC	Newton Farm, Safeguarded Capacity	Holder Planning / Wellington Farms Ltd.	21.1	17.1	G	MC	PPP	Mar-22		360	N/A	N/A	90	0	360	0	0	0	0	0	0	0	0	360
h43(A)	Shawfair (Block A)	Shawfair LLP	1.9	35.8	G	C	OUT	Aug-14		68	N/A	N/A	14	0	68	0	0	0	0	15	15	35	18	0
h43(B)	Shawfair (Block B)	Shawfair LLP	12.2	30.0	G	C	OUT	Aug-14		366	N/A	N/A	73	0	366	0	0	0	0	0	0	30	30	306
h43(C)	Shawfair (Block C)	Shawfair LLP	4.6	39.8	G	C	OUT	Aug-14		183	N/A	N/A	37	0	183	0	0	0	0	0	0	0	0	183
h43(E)	Shawfair (Block E)	Shawfair LLP	3.4	54.7	G	C	OUT	Aug-14		186	N/A	N/A	37	0	186	0	0	0	0	15	15	35	35	101
h43(F)	Shawfair (Block F)	Shawfair LLP	3.5	81.7	G	C	OUT	Aug-14		286	N/A	N/A	57	0	286	0	0	0	0	15	15	35	35	201
h43(G)	Shawfair (Block G)	Shawfair LLP	1.1	60.9	G	C	OUT	Aug-14		67	N/A	N/A	13	0	67	0	0	0	0	0	0	40	27	0
h43(H)	Shawfair (Block H)	Shawfair LLP	1.1	71.8	G	C	OUT	Aug-14		79	N/A	N/A	16	0	79	0	0	0	0	0	0	0	15	64
h43(I)	Shawfair (Block I)	Shawfair LLP	5.0	28.8	G	C	OUT	Aug-14		144	N/A	N/A	29	0	144	0	0	0	0	0	0	0	15	129
h43(K)	Shawfair (Block K)	Shawfair LLP	6.2	50.3	G	C	OUT	Aug-14		312	N/A	N/A	62	0	312	0	0	0	0	0	0	40	40	232
h43(L)	Shawfair (Block L)	Shawfair LLP	3.3	70.9	G	C	OUT	Aug-14		234	N/A	N/A	47	0	234	0	0	0	0	0	0	15	40	179
h43(O)	Shawfair (Block O)	Dandara Homes	2.6	31.9	G	UC	MSC	Mar-19	Jan-20	83	65	18	18	27	56	30	26	0	0	0	56	0	0	0
h43(P)	Shawfair (Block P)	Shawfair LLP	8.5	28.7	G	C	OUT	Aug-14		244	N/A	N/A	49	0	244	0	0	5	40	40	85	30	30	99
h43(R1&R2)	Shawfair (Blocks R1 & R2)	Barratt Homes	5.6	30.0	G	C	OUT	Aug-14		168	N/A	N/A	34	0	168	0	15	36	36	36	123	36	9	0
h43(S4&S5)	Shawfair (Blocks S4 & S5)	Shawfair LLP	3.3	33.0	G	C	OUT	Aug-14		109	N/A	N/A	22	0	109	0	0	0	0	0	0	0	15	94
h43(T2)	Shawfair (Block T2)	Mactaggart and Mickel	10.6	22.9	G	C	MSC	Mar-19		243	219	24	48	0	243	0	15	35	35	35	120	35	35	53
h43(W1)	Shawfair (Block Woolmet 1)	Shawfair LLP	7.0	19.9	G	C	OUT	Aug-14		139	N/A	N/A	28	0	139	0	0	0	0	0	0	15	30	94
h43(W2)	Shawfair (Block Woolmet 2)	Shawfair LLP	2.5	28.0	G	C	OUT	Aug-14		70	N/A	N/A	14	0	70	0	0	0	0	0	0	15	30	25

MAIN SCHEDULE

Site Ref.	Site Name	Developer (or Owner)	Area (ha)	Density (units/ha)	Brf/Grf	Status	Planning Consent		UC Date	Total Units	Houses	Flats	Affd. Units	Complete by 03/22	Remaining at 04/22	Programmed Completions								
							Type	Date								22/23	23/24	24/25	25/26	26/27	Total 22/27	27/28	28/29	Post 2029
h44	North Danderhall	Stewart Milne Homes	6.5	22.0	G	UC	MSC	Oct-20	Jun-21	143	123	20	28	2	141	30	40	30	30	11	141	0	0	0
h44(AA2&AA3)	North Danderhall (Blocks AA2 & AA3)	Shawfair LLP	6.8	24.9	G	C	OUT	Aug-14		169	N/A	N/A	34	0	169	0	0	15	30	30	75	30	30	34
h45(C&D)	South Danderhall (Plots C & D)	Bellway Homes	8.8	26.7	G	UC	MSC	Jun-17	Oct-17	235	211	24	47	200	35	35	0	0	0	0	35	0	0	0
	Small sites									10					10	0	1	4	4	1	10	0	0	0
Totals for Shawfair Area										4,870	1,118	208	1,040	229	4,641	95	97	170	265	288	915	506	574	2,646
Rosewell																								
Hs14	Rosewell North	David Wilson Homes	6.6	15.2	G	C	DPP	Jan-21		100	92	8	25	0	100	0	29	36	35	0	100	0	0	0
h52&h22	Gorton Loan & Rosewell Mains	Avant Homes	14.2	20.4	G	UC	DPP	Dec-15	May-16	290	290	0	40	207	83	42	41	0	0	0	83	0	0	0
	Small sites									5					5	0	0	1	0	4	5	0	0	0
Totals for Rosewell										395	382	8	65	207	188	42	70	37	35	4	188	0	0	0
Villages and rural remainder (Midlothian East HMA)																								
h59	Crichton Road, Pathhead	Muir Homes	2.4	19.2	G	C	DPP	Jan-22		46	42	4	12	0	46	0	6	24	16	0	46	0	0	0
2018VR2	Lawfield Farm, near Dalkeith	WS Dunsire & Sons Ltd	0.8	10.0	B	UC	DPP	Apr-16	Dec-16	8	8	0	0	6	2	1	1	0	0	0	2	0	0	0
2018VR4	Former Cousland Primary School, Cousland	Almond Branch Developments	0.4	15.0	B	UC	DPP	Mar-18	Oct-18	6	6	0	0	3	3	2	1	0	0	0	3	0	0	0
2021VR1	Newbattle Home Farm	Mr James Eccles	0.8	13.8	B	C	DPP	Jan-21		11	11	0	0	0	11	0	0	0	0	0	0	6	3	2
	Small sites									27					27	7	5	2	4	9	27	0	0	0
Totals for villages and rural remainder (Midlothian East HMA)										98	67	4	12	9	89	10	13	26	20	9	78	6	3	2
Totals for Midlothian East HMA										9,657	2,895	600	2,453	930	8,727	294	607	595	723	610	2,829	740	767	4,391
Totals for Midlothian										12,944	5,412	1,004	3,057	1,668	11,276	667	935	939	1,072	843	4,456	976	1,040	4,804

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

COMPLETIONS

Site Ref.	Site Name	Total Units	Aff'd. Units	Completions				Remaining at 04/22	Site Completed in 21/22?
				To 03/21	In 21/22	In Total to 03/22	Aff'd. Only In 21/22		
Midlothian West HMA									
Loanhead									
h54(III)	Ashgrove Phase 3	92	0	14	25	39	0	53	
279	Former Loanhead Hospital	9	0	8	1	9	0	0	Yes
2018LH1	Former Paradykes Primary School	86	21	40	41	81	0	5	
	Completions on small sites				2				
Total completions for Loanhead					69		0		
Roslin/Bilston									
Hs18	Roslin Institute	304	76	1	28	29	0	275	
Hs19(AreaB)	Roslin Expansion Area B	51	13	14	36	50	13	1	
Hs16(AreaA)	Seafield Road Area A	191	48	36	80	116	25	75	
Hs16(AreaB)	Seafield Road Area B	31	8	0	6	6	0	25	
h55(AreaA)	Seafield Moor Road Area A	190	47	17	98	115	47	75	
2019RB1	Castlelaw Terrace	8	8	0	8	8	8	0	Yes
	Completions on small sites				1				
Total completions for Roslin/Bilston					257		93		
Penicuik									
h58(AreaA1)	Belwood CALA (at NW Penicuik)	75	0	35	27	62	0	13	
h58(AreaA2)	Belwood Avant (at NW Penicuik)	87	0	31	32	63	0	24	
h58(AreaE)	Deanburn (at NW Penicuik)	91	0	8	37	45	0	46	
h25(AreaC)	Greenlaw and Adjacent Land Area C	83	0	0	42	42	0	41	
	Completions on small sites				0				
Total completions for Penicuik					138		0		
Villages and rural remainder (Midlothian West HMA)									
AHs1	Rosslynlee, near Penicuik	381	0	0	2	2	0	379	
	Completions on small sites				1				
Total completions for villages and rural remainder (Midlothian West HMA)					3		0		
Total completions for Midlothian West HMA					467		93		
Midlothian East HMA									
Bonnyrigg/Lasswade									
Hs10(AreaB)	Dalhousie Mains Area B	78	0	18	37	55	0	23	
2020BL1	Lasswade High Street	8	0	0	5	5	0	3	
	Completions on small sites				2				
Total completions for Bonnyrigg/Lasswade					44		0		
Dalkeith									
Hs2	Larkfield West	88	0	13	10	23	0	65	
h46	Cowden Cleugh	109	27	13	46	59	21	50	
	Completions on small sites				0				
Total completions for Dalkeith					56		21		
Gorebridge									
h36(AreaA)	North Gorebridge Area A	176	0	70	45	115	0	61	

COMPLETIONS

Site Ref.	Site Name	Total Units	Aff'd. Units	Completions				Remaining at 04/22	Site Completed in 21/22?
				To 03/21	In 21/22	In Total to 03/22	Aff'd. Only In 21/22		
	Completions on small sites				0				
	Total completions for Gorebridge				45		0		
	Mayfield/Newtongrange								
h37	Cockpen	141	0	92	31	123	0	18	
2018MN1	Former Mayfield Inn	20	20	0	20	20	20	0	Yes
	Completions on small sites				3				
	Total completions for Mayfield/Newtongrange				54		20		
	Shawfair Area								
h43(O)	Shawfair (Block O)	83	18	1	26	27	0	56	
h43(S1-S3,T1&R3)	Shawfair (Blocks S1 - S3, T1 & R3)	170	32	166	4	170	0	0	Yes
h44	North Danderhall	143	28	0	2	2	0	141	
h45(C&D)	South Danderhall (Plots C & D)	235	47	131	69	200	38	35	
	Completions on small sites				0				
	Total completions for Shawfair Area				101		38		
	Rosewell								
h52&h22	Gorton Loan & Rosewell Mains	290	40	173	34	207	0	83	
	Completions on small sites				0				
	Total completions for Rosewell				34		0		
	Villages and rural remainder (Midlothian East HMA)								
2018VR4	Former Cousland Primary School, Cousland	6	0	1	2	3	0	3	
2019VR1	Crichton Drive, Pathhead	10	10	0	10	10	10	0	Yes
	Completions on small sites				5				
	Total completions for villages and rural remainder (Midlothian East HMA)				17		10		
	Total completions for Midlothian East HMA				351		89		
	Total for Midlothian				818		182		

CONSTRAINED SITES

Site Ref.	Site Name	Settlement	Area (ha)	Total Units	Comments
MLDP Additional Housing Development Opportunities*					
AHs2	Burghlee	Loanhead	10.5	175	<ul style="list-style-type: none"> No application since 06/00181/OUT, which was withdrawn. Site constraints are due to access and landscaping.
AHs3	Belwood Crescent	Penicuik	1.6	25	No application.
AHs4	Pomathorn Mill, by Penicuik	Villages/rural (west)	3.3	50	<ul style="list-style-type: none"> No application. Site constraints are due to access and the prominence of the site.
AHs5	Wellington School, by Howgate	Villages/rural (west)	6.8	50 - 60^	<ul style="list-style-type: none"> Site constraints are due to access; potential to incorporate adjacent land (site RD2 - Wellington) to assist in overcoming these. Application 20/00144/DPP from Lochay Homes is for 46 units. It was deferred from the November 2021 Planning Committee but went to the January 2022 meeting. In the intervening period, the applicant appealed due to non-determination. The Committee would like the application to be refused on appeal, contrary to recommendation.
Other Sites					
Hs17	Pentland Plants	Roslin/Bilston	3.5	75	Site is currently non-effective. A garden centre business operates from it and received consent to extend their premises in early 2022.
2018BL1	51B High Street	Bonnyrigg/Lasswade	0.3	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. A new application submitted in March 2021 (21/00241/DPP) seeks to extend this again. The consent under 15/01006/DPP was extended under the Coronavirus (Scotland) Act 2020 and is still active. There has been no physical activity on this site, and businesses continue to actively use it.
2018GB2	Former Arniston Gas Works	Gorebridge	1.2	10	<ul style="list-style-type: none"> 15/00335/PPP was granted in April 2018 at the Local Review Body. Consent is still active due to the Coronavirus (Scotland) Act 2020 extensions. Site was marked as constrained in HLA21 following no activity since consent. However, a new application for 10 houses was submitted in 2021 (21/00764/PPP). The site will be moved back into the Main Schedule if this is approved.
282	25 Newbattle Road	Mayfield/Newtongrange	0.4	8	11/00131/DPP was granted in 2013. Work started under building warrant 16/00349/BDESD and a notification of commencement of the development was submitted. However, no activity on site since means it was marked as stalled for HLA19.
2018MN2	Bryans Road & Morris Road Junction	Mayfield/Newtongrange	0.3	16	<ul style="list-style-type: none"> 16/00809/DPP was approved at appeal in June 2018. It superseded 16/00207/DPP. It is still active due to extensions under the Coronavirus (Scotland) Act 2020. No activity in relation to this site since planning consent was granted, other than it being advertised for sale.
h70	The Grounds of Whitehill House	Rosewell	36.0	94	<ul style="list-style-type: none"> This entry is linked with site h69 in the row below. Application 09/00370/FUL and building warrant 12/00443/BWERD. The building warrant is for 10 units which were completed at Cluster D. It was originally for 8 plots but was amended to add 2 more. Further development stalled following their completion.
h69	Whitehill House	Rosewell	0.2	26	<ul style="list-style-type: none"> This entry is linked with site h70 in the row above. Application 09/00374/DPP. Building warrants are 12/00277/BWALCO for 18 units (expired) and 15/00175/BDCOMD for 8 units. The latter is valid and work relating to it started in 2018 but has yielded no completions.
2018VR5	Former Howgate Restaurant	Villages/rural (west)	0.5	7	<ul style="list-style-type: none"> Has consent under 18/00148/DPP where two units will be conversions from the restaurant building and five units will be new builds. Application 20/00274/LA was approved to modify the S75 so that the infrastructure payment is delayed, in order to increase the site's commercial viability. Building warrant 20/00466/BNCO7 is for preparatory works on the two restaurant conversion units, which were completed in spring 2021. This means that the consent has been implemented and will not expire.

2018RW1	Land East of Gorton Loan	Rosewell	0.3	14	<ul style="list-style-type: none"> • Application 20/00590/MSC for this site was for 11 units but was withdrawn in March 2022 after the applicant pulled out. The Case Officer advised that the site has some constraints and it may be difficult to get the all the units conditioned under 14/00471/PPP on it. That application did not specify a number of units, but the site could take a maximum of 14 and the S75 agreement was prepared on this basis. • The original PPP consent remains valid due to extensions associated with the Coronavirus (Scotland) Act.
2018VR1	Fordel	Villages/rural (east)	3.2	60	<ul style="list-style-type: none"> • PPP consent here for 60 units. • There were originally plans for 78 units across the site in three phases, as shown on the phasing plan included with application 18/00344/MSC. 18/00343/MSC and 18/00344/MSC covered the first two and were for 28 and 16 flats respectively. 19/00691/MSC repositioned some blocks covered by 18/00343/MSC but did not change the overall numbers. • 21/00189/MSC proposes a new phasing schedule. It would involve the LAR Housing Trust developing 24 units as part of a new phase 1. Phase 2 would consist of 34 units at the north of the site. The final residential phase would see 20 units built as the affordable housing portion. • The site was marked as constrained for HLA 2022 as it hasn't delivered any units since MSC consent in November 2018, has drainage issues, complications with ownership and the delivery of affordable housing. This was the approach agreed with Homes for Scotland when reviewing HLA 2021. • Applications for the site are 13/00780/PPP, 18/00343/MSC, 18/00344/MSC, 19/00691/MSC, 21/00189/MSC (pending).
2019DK1	Glenesk House	Dalkeith	1.3	30	<ul style="list-style-type: none"> • Development by Viewpoint Housing Association for 30 extra care flats. Has consent under 18/00586/DPP and 18/00596/BDERMD. The former was approved in March 2019 and would have expired were it not for Coronavirus (Scotland) Act extensions. • A visit in June 2021 confirmed that the buildings previously on site have been demolished. Another visit in May 2022 confirmed that no further work had taken place. • This site is no longer listed in the SHIP report.
2019SA1	Cauldcoats Steading	Shawfair Area	1.2	12	<ul style="list-style-type: none"> • Received consent in November 2019 under 16/00306/DPP which is for the conversion of the existing steading buildings to form 7 houses and building 5 new houses. • Demolition work has still to take place on site and there are no building warrant applications for that or the new units. Given this and the time since the consent was issued, this site was moved to the Constrained Sites for HLA 2022.
2021SA1	Former Cockatoo Restaurant	Shawfair Area	0.5	10	Site visit in May 2022 showed that the restaurant building was still in place and there had been no site preparation activity. Given this and that there is no building warrant application, completions are some time off yet so the site was moved to the Constrained Sites worksheet for HLA2022.
Total				690	

* 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.

^Figure uses the mid-point of the number of units for site AHs5

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 Ref.	Site Name	Settlement	Area (ha)	Total Units	Aff'd. Units	Comments
Hs16 SC	Seafield Road, Safeguarded Capacity	Roslin/Bilston	11.5	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 2029, therefore Hs16 SC is unlikely to be released/required until this time.
Hs12 SC	Hopefield Farm 2, Safeguarded Capacity	Bonnyrigg/Lasswade	23.5	450	113	<ul style="list-style-type: none"> Application 20/00151/PPP 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. The proposal is for around 1,000 units across the two sites. The Committee Report (presented to the meeting of April 2021) notes that around 550 units could come forward for Hs12 and 450 for Hs12 SC. The affordable portion has been calculated on this basis (25% of 450 units). The phasing plan submitted with the application involves moving between Hs12 and Hs12 SC during construction, rather than building out the former before the release of the latter. Clarification over this is required as a condition of consent and will come forward with a subsequent MSC application. When updated phasing is received, Hs12 SC may be moved into the Main Schedule of the Audit.
Hs7 SC	Redheugh West (Phase 2), Safeguarded Capacity	Gorebridge	17.4	400	100	<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 not start until well after the last programming year in the Audit's Main Schedule (post 2029).
Hs0 SC	Cauldcoats, Safeguarded Capacity	Shawfair Area	10.5	200	50	<ul style="list-style-type: none"> Application 14/00910/PPP is consented for this site and proposes development on both Hs0 and Hs0 SC. The consent for this application specified that it applies only for phase one (Hs0) and this will mean that the safeguarded portion would be phase two of the development. The applicant also applied to increase the number of units consented from 350 to 430 (20/00312/S42). This has been consented since the end of the Audit year and a further detailed application has been lodged (22/00604/MSC).
Total				1,250	313	

SITE NOTES

Site Ref.	Site Name	Developer (or Owner)	Land Supply Source	New Site for HLA 22?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
Midlothian West HMA							
Loanhead							
h54(III)	Ashgrove Phase 3	Dandara Homes	MLP 2008		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 - 79 units, 21/00226/BDERMD - 44 units	<ul style="list-style-type: none"> Building warrant 18/00296/BDERMD is for plots 1 to 7 and 87 to 92. These are the units nearest Mayburn Terrace at the west of the site. 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. Programming is based on observations from a site visit in May 2022 and details from Dandara's website on plots sold and available.
279	Former Loanhead Hospital	Eskgrove Homes	Windfall		11/00730/DPP, 14/00131/DPP	13/00340/BDERMD - 9 units	Site completed in the current audit year and will not appear in HLA 2023.
2018LH1	Former Paradykes Primary School	Barratt Homes	Windfall		15/00712/PPP, 18/00060/MSC	18/00175/BDERMD - 86 units	A site visit in May 2022 showed that all the units were complete. The site will be marked as such when the remaining completions certificates are received.
Small sites							<ul style="list-style-type: none"> 11 units across seven sites. Three units are under construction, three units have a building warrant granted but are not under construction, three units have a building warrant application pending and two units have no building warrant application.
Loanhead							
Roslin/Bilston							
Hs18	Roslin Institute	Taylor Wimpey	MLDP		13/00877/PPP, 18/00499/MSC, 20/00011/MSC, 20/00196/MSC, 20/00581/MSC (pending)	19/00318/BDERMD - 304 units.	<ul style="list-style-type: none"> Application 20/00011/MSC refers to conditions from the PPP consent regarding drainage systems, 20/00196/MSC refers to play areas and ground investigations while 20/00581/MSC refers to art. A site visit in May 2022 showed that the first area of affordable housing, comprising 38 units, was well underway and likely to be delivered in 2022/23. This explains the high expected number of completions that year. Likewise, based on progress so far and the site phasing plan, the second phase of affordable housing is marked for delivery in 2025/26, thus higher expected completions that year too.
Hs19(AreaA)	Roslin Expansion Area A	David Wilson Homes & CALA	MLDP		18/00535/PPP, 20/00146/MSC	20/00507/BDERMD - 53 units, 20/00518/BDERMD - 50 units, 20/00519/BDERMD - 110 units	<ul style="list-style-type: none"> This site involves 213 units across the following phases, which often run simultaneously: <ul style="list-style-type: none"> CALA phase 1 - 35 units covered by 20/00518/BDERMD; CALA phase 2 - 15 units covered by 20/00518/BDERMD; David Wilson Homes phase 1 - 35 units covered by 20/00519/BDERMD; David Wilson Homes phase 2 - 43 units covered by 20/00519/BDERMD; David Wilson Homes phase 3 - 32 units covered by 20/00519/BDERMD; David Wilson affordable housing phase - 53 units covered by 20/00507/BDERMD. A site visit in May 2022 found that work had commenced by both David Wilson Homes and CALA on their first phases. Programming is based on two builders being on site, their past completions rates from immediately adjacent sites at h57 and Hs19(AreaB) and the simultaneous delivery of the affordable units as is specified in the phasing plan provided as part of 20/00146/MSC.
Hs19(AreaB)	Roslin Expansion Area B	David Wilson Homes	MLDP		18/00703/DPP	19/00086/BDERMD - 51 units	The one remaining unit is the show home. When its completion certificate is submitted, this site will be listed as finished.
Hs16(AreaA)*	Seafield Road Area A	Taylor Wimpey	MLDP		17/00968/DPP	18/00267/BDERMD - 191 units	<ul style="list-style-type: none"> This is the western portion of Hs16. A site visit in May 2022 observed that most building work on this development was taking place at Hs16(AreaB). Therefore, completions are slightly lower for 2022/23 until that nears its conclusion, then they ramp up again on Hs16(AreaA), particularly with two blocks of affordable flats to be delivered there.
Hs16(AreaB)*	Seafield Road Area B	Taylor Wimpey	MLDP		19/01019/DPP	20/00052/BDERMD - 31 units	Programming is based on observations of progress seen during a site visit in May 2022.
Hs16(AreaC)*	Seafield Road Area C	Taylor Wimpey	MLDP		19/01039/PPP	21/00084/BDERMD (pending) - 78 units	<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 follows on from the completion of earlier phases of the wider Hs16 Taylor Wimpey development.
h55(AreaA)	Seafield Moor Road Area A	Barratt Homes	MLP 2008		12/00814/PPP, 19/00321/MSC	18/00338/BDERMD - 35 units, 18/00341/BDERMD - 155 units	<ul style="list-style-type: none"> This is the southern half of h55. The PPP application covers it all. Flooding considerations on the northern portion may delay or prevent its development.
h55(Rem)	Seafield Moor Road Remainder	(University of Edinburgh) / Barratt Homes	MLP 2008		12/00814/PPP, 17/00428/MSC (pending)		<ul style="list-style-type: none"> This is what is left of the whole h55 site after excluding the development on h55(AreaA), at the southern portion of it. The pending MSC application is from Barratt, but flooding considerations meant that they have taken forward an application on h55(AreaA). Programming reflects that construction will take place there first and uncertainty from the flooding issue. 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 in the Main Schedule is taken from 40% of the mid-point of the PPP unit number (225 * 0.4 = 90). The PPP consent is still valid since it covers the whole of h55 and work has begun on h55(AreaA).

SITE NOTES

Site Ref.	Site Name	Developer (or Owner)	Land Supply Source	New Site for HLA 22?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
2019RB1	Castlelaw Terrace	Mears Group	Windfall		18/00685/DPP	18/00571/BDERMD - 8 units	<ul style="list-style-type: none"> • SHIP site. • Site completed in the current audit year and will not appear in HLA 2023.
Small sites							<ul style="list-style-type: none"> • Six units across five sites. • Three units are under construction, two units have a building warrant granted but are not under construction and one has PPP consent only.
Roslin/Bilston							
Penicuik							
h58(AreaA1)	Belwood CALA (at NW Penicuik)	CALA	MLP 2008		17/00068/DPP	18/00039/BDERMD - 75 units	<ul style="list-style-type: none"> • Phase 1 of h58. • A site visit in June 2022 confirmed this will be finished in 2022/23.
h58(AreaA2)	Belwood Avant (at NW Penicuik)	Avant Homes	MLP 2008		17/00068/DPP, 18/00847/DPP	18/00099/BDCOMD - 87 units	<ul style="list-style-type: none"> • 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. • From a site visit in June 2022 and extrapolating past completions at this site, it is highly likely to be finished in 2022/23.
h58(AreasB1&B2)	Nursery West & North (at NW Penicuik)	Avant Homes	MLP 2008		17/00068/DPP, 22/00253/DPP (pending)	21/00601/BDERMD - 42 units	<ul style="list-style-type: none"> • A visit in June 2022 found that site preparation works had started here. • Programmed completions follow on from the conclusion of Avant's 1st phase of the wider site (h58AreaA2). • Application 22/00253/DPP seeks to change the house types and plot numbers but not the number of units on site.
h58(AreaB3)	Nursery East (at NW Penicuik)	Dunedin Canmore	MLP 2008		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. • A site visit in June 2022 confirmed work was well underway with units likely to be delivered by the end of 2022/23. The is in line with the Council's SHIP report.
h58(AreasC&D)	Mauricewood & Mauricewood North (at NW Penicuik)	CALA	MLP 2008		17/00068/DPP	18/00134/BDERMD - 107 units	<ul style="list-style-type: none"> • Originally labelled plots 1 - 110, but now numbered 76 - 185 as this area follows on from h58(AreaA1) which was CALA's phase 1 that has 75 units. • A site visit in June 2022 found that work on around 15 plots was underway with the CALA website confirming that many of these are reserved, available or sold. Programming is based on these observations, past trends from CALA's phase 1 of this site and completions following on from the conclusion of it.
h58(AreaE)	Deanburn (at NW Penicuik)	Bellway Homes	MLP 2003		17/00068/DPP, 19/00727/DPP	19/00241/BDERMD - 91 units	
h58(AreaF)	Rullion Road (at NW Penicuik)	Midlothian Council	MLP 2008		17/00068/DPP		<ul style="list-style-type: none"> • SHIP site. • This is the second (and last) affordable phase of h58.
h25(AreaA)	Greenlaw and Adjacent Land Area A	Taylor Wimpey	MLP 2003		12/00745/DPP	10/00543/BWERD - 92 units	All the units on this area of h25 are complete apart from the showhomes. These are programmed to be occupied when the whole of site h25 is completed.
h25(AreaC)	Greenlaw and Adjacent Land Area C	Taylor Wimpey	MLP 2003		19/00256/DPP, 19/00263/DPP	19/00280/BDERMD - 83 units	Site visit in June 2022 found that progress was considerably more advanced than building warrant records suggest - there were only around 20 units remaining to be built. Given this, and that 42 completions were made on this site in 2021/22, it is highly that this site will be complete in 2022/23.
h25(AreaD)	Greenlaw and Adjacent Land Area D	Taylor Wimpey	MLP 2003		21/00466/DPP, 22/00320/DPP	21/00067/BDERMD (pending) - 233 units	<ul style="list-style-type: none"> • Application 21/00466/DPP was minded to consent at the January 2022 Planning Committee and has been consented since the end of the Audit year. Prior to this, this part of the site was covered by application 12/00745/DPP which proposed 214 units there. • Application 22/00320/DPP is for a single unit at plot 601 that has been accounted for already in 21/00466/DPP. It therefore does not change the numbers on site. • Programming follows on from the completion of other portions of h25 and is based on delivery rates by Taylor Wimpey at previous phases of this development. • A site visit in June 2022 found that site preparation works had started here.
2020PK1	Windsor Square	Ark Housing Association	Windfall		19/00510/DPP		<ul style="list-style-type: none"> • SHIP site. Programmed completions follow the timescale set out in the Council's SHIP report. • A visit in June 2022 found that the site had been cleared and was ready for development.
2021PK1	Loganbank Lodge	Mrs Audrey McNeil	Windfall	Yes	19/00837/PPP		This site was marketed by Rettie in early 2022.
2022PK1	Kentigern Mall	Sheet Anchor Evolve (London) Ltd.	Windfall	Yes	21/00335/DPP		
Small sites							<ul style="list-style-type: none"> • 18 units across eight sites. • One unit is under construction, three units have a building warrant granted but are not under construction, two units have a building warrant application pending, five units have no building warrant application and seven units have an outstanding planning application.
Penicuik							
Villages and rural remainder (Midlothian West HMA)							

SITE NOTES

Site Ref.	Site Name	Developer (or Owner)	Land Supply Source	New Site for HLA 22?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
Hs20	Auchendinny	Stewart Milne Homes & Avant Homes	MLDP		20/00089/DPP, 22/00577/PAC		<ul style="list-style-type: none"> • 395 units across 8 phases. • Stewart Milne and Avant will build two and three phases of private housing respectively while the remaining three will comprise affordable housing. Building work will generally move north to south. • Completions are somewhat high from 2024/25 onwards due to the anticipated delivery of the phases of affordable housing as specified in the Council's SHIP report.
AHs1	Rosslynlee, near Penicuik	Oakridge Group	MLDP		17/00980/PPP, 17/01001/DPP, 18/00061/LBC, 22/00161/LBC, 22/00160/DPP (pending)	19/00380/BDAEX - 2 units, 21/00073/BDCOSD - 1 unit	<ul style="list-style-type: none"> • Site is split into four areas: North Park, South Park, Rosslyn Grange and the Village Core. • Application 17/00980/PPP is for up to 280 new build units - 166 at North Park and 114 at South Park. Application 17/01001/DPP includes 72 units at Rosslyn Grange, which comprises 63 conversions from the hospital itself and 9 new builds. It also includes 29 units at the Village Core, which comprises 21 new builds and 8 conversions. • Half of the North Park area was marketed for sale in 2021 and went under offer. • Details on the split between houses and flats is available in 17/01001/DPP. It consists of 26 flats and 46 houses (37 of which are conversions of the old hospital building). • A site visit in May 2022 confirmed the first completions on site, at 3 and 4 Firth Road, with further building work at 1 & 2 Firth Road underway. These units are what the existing building warrants refer to. • Past applications (16/00716/DPP and 16/00720/LBC) are superseded, but 22/00161/LBC refers to work on 3 & 4 Firth Road and is an amendment to 16/00720/LBC. 22/00160/DPP amends these plans and has been approved since the end of the Audit year.
Small sites							<ul style="list-style-type: none"> • 27 units across 22 sites. • One unit is under construction, four units have a building warrant granted but are not under construction, two units have a building warrant application pending, nine units have no building warrant application and 11 units have an outstanding 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	MLDP		16/00712/PPP, 16/00855/DPP, 18/00333/DPP	17/00437/BDERMD - 27 units	<ul style="list-style-type: none"> • This site is a small portion in the south of the wider Hs10 allocation (see rows below). • The final remaining plots are the show home (plot 19) and plot 28, which isn't included in the building warrant. Given this, these completions are expected at the end of the works on Hs10, as Walker are retaining the same show home for all phases.
Hs10(AreaB)	Dalhousie Mains Area B	Walker Group / Springfield	MLDP		16/00712/PPP, 18/00539/MSC	19/00141/BDERMD - 78 units	<ul style="list-style-type: none"> • This is the second phase of Hs10. • A site visit in June 2022 showed that this phase is likely to be completed in 2022/23. All the remaining units were well underway.
Hs10(AreaC)	Dalhousie Mains Area C	Walker Group / Springfield	MLDP		16/00712/PPP, 18/00399/MSC, 18/00538/MSC, 21/00056/MSC	21/00530/BDERMD - 103 units	<ul style="list-style-type: none"> • 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. • A site visit in June 2022 found that groundworks had started but completions were some time away yet. Therefore, programming follows on from completions elsewhere on other areas of Hs10 and expected completions per year are based on units delivered to date there.
Hs10(AreaD)	Dalhousie Mains Area D	Walker Group / Springfield	MLDP		16/00712/PPP, 19/00685/MSC	19/00468/BDERMD - 70 units, 21/00705/BDCOMD - 56 units	<ul style="list-style-type: none"> • This is the affordable housing portion of Hs10. • Programming follows that of the SHIP report. A site visit in June 2022 confirms that the delivery of all 70 units in 2023/24 is realistic. Most units were well underway at that point, with some nearing completion.
Hs11(AreaA)	Dalhousie South Area A	Walker Group / Springfield	MLDP		18/00740/DPP, 21/00816/DPP, 21/00860/DPP		<ul style="list-style-type: none"> • Programming is based on Walker/Springfield completing more phases of their nearby development at Hs10 before moving to this. • A site visit in June 2022 confirmed that site preparation works had started.
Hs11(AreaB)	Dalhousie South Area B	Walker Group / Springfield	MLDP		18/00743/PPP, 22/00026/MSC (pending)		<ul style="list-style-type: none"> • This will contain most of the affordable units for Hs11, with a few other such units being found on Hs11(AreaA).
Hs11(AreaC)	Dalhousie South Area C	Bellway Homes	MLDP		21/00227/DPP, 21/00228/DPP, 21/00230/DPP	21/00286/BDERMD - 94 units	<ul style="list-style-type: none"> • Originally owned by Walker/Springfield but sold to Bellway. • There are no affordable units being developed on this part of Hs11 as Walker/Springfield are building all of these units for the entirety Hs11 across their portions of this development. • A site visit in June 2022 found that work had started, with foundations laid for around a dozen plots, some of which were more advanced.
Hs12*	Hopefield Farm 2	Taylor Wimpey	MLDP		20/00151/PPP (pending)		<ul style="list-style-type: none"> • Application 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. • Application proposes around 1,000 units across both Hs12 and Hs12 SC. It was minded to be consented at the April 2021 Planning Committee. See the Safeguarded Sites worksheet for more.

SITE NOTES

Site Ref.	Site Name	Developer (or Owner)	Land Supply Source	New Site for HLA 22?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
243	Former garage, Elm Row	Lasswade Townhouse Development Company	Windfall		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. Work on discharging the conditions associated with it proceeded in 2022.
2020BL1	Lasswade High Street	Dimension Homes Ltd.	Windfall		18/00382/DPP, 21/00773/DPP (pending)	19/00212/BDERMD - 8 units	<ul style="list-style-type: none"> Application 21/00773/DPP proposes minor layout amendments, but does not change unit numbers. Past completions and a site visit in May 2022 show that it is realistic for the remaining three units to be finished in 2022/23.
2021BL1	Burnbrae Road	Midlothian Council	Windfall		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. Site visit in May 2022 showed that construction had started. Programming is based on this and expected completions from the latest SHIP report.
2021BL2	Waverley Terrace	Waverley Developments Scotland Ltd.	Windfall	Yes	19/00912/PPP		
2021BL3	Moorfoot Place	Midlothian Council	Windfall	Yes	21/00552/DPP	21/00664/BNER5 (pending) - 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). Site visit in May 2022 showed that demolition works had been completed. Programming follows the SHIP report. The delivery of 46 units in a single year is achievable as they are all contained within a single block of extra care housing.
2021BL4	Cockpen Terrace	Mears Group	Windfall	Yes	19/01029/DPP	20/00373/BDERMD - 16 units	<ul style="list-style-type: none"> SHIP site. Site visit in May 2022 showed that construction had started. Programming is based on this and expected completions from the latest SHIP report.
Small sites							<ul style="list-style-type: none"> Five units across five sites. Two units are under construction, one unit has a building warrant granted but is not under construction, one unit has a building warrant application pending and one unit has no building warrant application.
Bonnyrigg/Lasswade							
Dalkeith							
Hs2	Larkfield West	Dandara Homes	MLDP		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"> 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 will see 88 units being built on Hs2. It does not amend Hs3. Programming is based on observations from a site visit in June 2022, with completions in 2022/23 expected to be higher than they have been in the past due to several rows of terraced homes being under construction.
Hs3	Larkfield South West	Dandara Homes	MLDP		14/00420/PPP, 19/00010/MSC, 22/00091/MSC (pending)	19/00427/BDERMD - 50 units	<ul style="list-style-type: none"> Hs2 and Hs3 are one overall phased development by Dandara. 22/00091/MSC proposes a revised layout for Hs3 with 69 units rather than the 50 consented under 19/00010/MSC at present. 39 would be affordable. A site visit in June 2022 found that works on site preparation and access had started, completions are some time off, with the delivery of Hs2 prioritised at present.
Hs5	Thornbank North	(Buccleuch Estates)	MLDP		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 Main Schedule 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.
h46	Cowden Cleugh	Bellway Homes	MLP 2008		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"> 109 units being built across four phases. 18/00548/BDERMD is for the market units and 20/00101/BDERMD is for the affordable units. Site visit in June 2022 found that the affordable units had been finished. It was also observed that work had progressed further than building warrant records suggested. Given this, completion in two years as indicated in the programming is realistic.
h12	Former Dalkeith High School	Midlothian Council	Pre-2003 MLP		19/01016/DPP, 19/01024/DPP	19/00528/BDERMD - 44 units, 19/00535/BDERMD - 48 units	<ul style="list-style-type: none"> SHIP site. Known in SHIP documents as "Newmills Road". Application 19/01016/DPP is for 44 units and 19/01024/DPP is for 48 extra care units. A site visit in June 2022 found that work was underway or well underway on around 20 units with construction of the block of 40 unit extra care flats also having started. Programming is based on these observations and the Council's SHIP report.

SITE NOTES

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2018DK2	Wester Cowden Farm	LAR Housing Trust	Windfall		16/00359/PPP, 20/00468/MSC (pending), 20/00653/MSC (pending), 21/00083/MSC (pending)	21/00524/BDERMD (pending) - 25 units	<ul style="list-style-type: none"> 16/00359/PPP is for a maximum of 25 units. Application 18/00759/S42 sought to modify its conditions to allow more, but was refused. Application 20/00468/MSC is for 25 units and deals with the main conditions of the original PPP consent such as layout and phasing. Application 20/00653/MSC relates to conditions such as tree planting and broadband provision. Application 21/00083/MSC relates to conditions such as art, archaeology and possible contamination. Discussions on these matters are continuing. A visit in June 2022 confirmed that the site had been cleared. Projected completions follow those outlined in the phasing plan that accompanies application 20/00468/MSC.
2021DK1	Buccleuch Street	Midlothian Council	Windfall		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 the design. Building warrant 20/00532/BDERMD has 12 plots in it, but 2 of these are for the retail units. A visit in May 2022 showed that site clearing had finished and that work on the foundations of the new units and the conversion of the existing buildings had started. Programming is based on these observations and the Council's SHIP report.
Small sites							<ul style="list-style-type: none"> 20 units across 10 sites. Three units are under construction, five units have a building warrant granted but are not under construction, one unit has a building warrant application pending, eight units have no building warrant application and three units have an outstanding planning application.
Dalkeith							
Gorebridge							
Hs7*	Redheugh West (Phase 2)	(Old Road Securities Plc)	MLDP		21/00374/PPP (pending)		<ul style="list-style-type: none"> Dependent on the bridge over the Borders Rail line being constructed to enable access from h50 to the east. Application 21/00374/PPP was submitted in May 2021. It does not specify a number of units.
h50(1A)	Redheugh / Prestonholm new community (Phase 1A)	(Old Road Securities Plc) / Barratt Homes	MLP 2008		15/00045/PPP		<ul style="list-style-type: none"> The whole of h50 is covered by 15/00045/PPP, and this portion - the area between the rail line and the A7 - will be developed first. It coming forward likely depends on a new rail bridge being put in as the developer may not want to pursue this part of h50 alone. Application 21/00374/PPP for Hs7 was submitted in May 2021. It requires access from h50 and refers to a future detailed application for it. Given this, it indicates that the developer is sufficiently confident in the access issue being resolved to pursue the site.
h50(Rem)	Redheugh / Prestonholm new community remainder	(Old Road Securities Plc) / Barratt Homes	MLP 2008		15/00045/PPP		<ul style="list-style-type: none"> This is the portion of h50 that is dependent on the bridge being constructed over the Borders Rail line, therefore the programming is later than h50(1A). It will be developed in two phases. The first is 300 units off the Cockpen Road and second is the remainder of the site, consisting of around 265 units. See notes in rows above for sites Hs7 and h50(1A).
h24	Newbyres	Persimmon Homes	MLP 2003		22/00066/DPP (pending)		<ul style="list-style-type: none"> New application submitted in February 2022 for 97 units. Programming follows on from the completion of Persimmon's existing development in Gorebridge at site h36.
h36(AreaA)	North Gorebridge Area A	Persimmon Homes	MLP 2003		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"> 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. Programming is based on past completions on this site over three years and observations from a site visit in June 2022.

SITE NOTES

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h40	Vogrie Road	Balfour Beatty Homes	MLP 2003		11/00104/DPP, 11/00105/DPP, 11/00107/DPP, 17/00824/DPP	10/00558/BWERD - 79 units, 10/00558/BWERD/E - 14 units, 10/00558/BWERD/F (pending) - 2 units	<ul style="list-style-type: none"> Site formerly developed by Mansell Homes, who are now part of Balfour Beatty. There were originally three phases that totalled 90 units: <ul style="list-style-type: none"> o 11/00104/DPP for 39 houses in phase 1; o 11/00105/DPP for 40 houses in phase 2, and; o 11/00107/DPP for 11 houses in phase 3. 17/00824/DPP later superseded those plans for phase 3 and replaced the original layout of 11 homes with 14 homes to increase the site capacity to 93. Building warrant 10/00558/BWERD refers to the original 90 units and 10/00558/BWERD/E refers to the amendments made by 17/00824/DPP where the 11 previous phase 3 units were replaced with 14 new homes at plots 165 to 178. 10/00558/BWERD/F now proposes deleting plots 165 to 178 from this warrant. BW 10/00558/BWERD is listed as having 90 plots in its title, but it only has 79 - 11 plots at 65 to 75 are missing as these are the ones that would have been replaced by the 14 from 17/00824/DPP. These 14 new units are at plots 165 to 178. Phase 3 is being progressed by the developer who are seeking to discharge the conditions associated with 17/00824/DPP.
h51	Robertson's Bank	(Carlsson Properties Ltd)	MLP 2008		20/00899/DPP (pending)		Application is for 14 units, compared to the MLDP capacity of 55. Numbers in the Main Schedule will be revised accordingly if this proposal is consented.
2022GB1	Newbyres Crescent	Cruden Homes	Windfall	Yes	18/00099/DPP		<ul style="list-style-type: none"> SHIP site. Programming follows that listed in the Council's most recent SHIP report.
Small sites							<ul style="list-style-type: none"> Six units across five sites. One unit is under construction, two units have a building warrant granted but are not under construction, one unit has no building warrant application and two units have an outstanding planning application or PPP consent only.
Gorebridge							
Mayfield/Newtongrange							
h48	Bryans	Cruden Homes	MLP 2008		19/00042/DPP	19/00201/BDERMD - 72 units	<ul style="list-style-type: none"> SHIP site. Known in SHIP documents as "Conifer Road". Scottish Water capacity issues prevented a start here but a visit in May 2022 observed that site clearing had started and a contractor's compound was in place. Programming is based on this and the Council's SHIP report.
h41	North Mayfield	Gladman Developments	MLP 2003		19/00981/PPP, 22/00460/MSC (pending)		Application 19/00981/PPP proposes up to 170 units. 22/00460/MSC was submitted after the end of the Audit year and proposes 156 units.
h38(Rem)	South Mayfield Remainder	Springfield	MLP 2003		22/00027/PPP (pending)		<ul style="list-style-type: none"> Various factors have hindered this site's development: noise from the nearby industrial estate, ground conditions and the need for new roads into it from Mayfield. Application received in January 2022 which covers all of h38(Rem), h49, h34(Rem) and h35. The Planning Statement with it specifies that "the site can accommodate up to 1,000 homes however the exact number of homes will be identified in the subsequent Approval of Matters Specified in Conditions". Springfield anticipate around 920 units in total.
h49	Dykeneuk	Springfield	MLP 2008		22/00027/PPP (pending)		<ul style="list-style-type: none"> Application received in January 2022 which covers all of h38(Rem), h49, h34(Rem) and h35. The Planning Statement with it specifies that "the site can accommodate up to 1,000 homes however the exact number of homes will be identified in the subsequent Approval of Matters Specified in Conditions". Springfield anticipate around 920 units in total. 22/00027/PPP proposes 100 units on this site with 25 built each year from 24/25 to 27/28. Programming and the site capacity will be revised accordingly if consented.
h34(Rem)	East Newtongrange Remainder	Springfield	MLP 2003		22/00027/PPP (pending)		<ul style="list-style-type: none"> Application received in January 2022 which covers all of h38(Rem), h49, h34(Rem) and h35. The Planning Statement with it specifies that "the site can accommodate up to 1,000 homes however the exact number of homes will be identified in the subsequent Approval of Matters Specified in Conditions". Springfield anticipate around 920 units in total. 22/00027/PPP proposes 250 units on this site: 15 completions in 25/26, 30 in 26/27, 30 in 27/28, 30 in 28/29, 145 in post 2029. Programming and the site capacity will be revised accordingly if consented.
h35	Lingerwood	Springfield	MLP 2003		22/00027/PPP (pending)		<ul style="list-style-type: none"> Application received in January 2022 which covers all of h38(Rem), h49, h34(Rem) and h35. The Planning Statement with it specifies that "the site can accommodate up to 1,000 homes however the exact number of homes will be identified in the subsequent Approval of Matters Specified in Conditions". Springfield anticipate around 920 units in total.
h37	Cockpen	Miller Homes	MLP 2003		09/00056/OUT, 15/00968/MSC, 16/00601/MSC, 18/00704/DPP, 19/00824/DPP, 21/00608/DPP, 21/00806/DPP (pending)	15/00442/BDERMD - 136 units, 21/00379/BDERMD - 5 units	<ul style="list-style-type: none"> Application 21/00806/DPP is for 10 additional units on land not allocated as part of h37, but the units would be an extension of the existing development. These would have taken the total site capacity to 151 if consented, but the application was refused at the Local Review Body since the end of the Audit year. A site visit in June 2022 found that completion of the original planned development in 2022/23 was highly likely.
2018MN1	Former Mayfield Inn	Whiteadder Ltd	Windfall		17/00170/DPP	18/00041/BDERMD - 20 units	<ul style="list-style-type: none"> SHIP site. Known in SHIP documents as "Limekilns Inn". Site completed in the current audit year and will not appear in HLA 2023.

SITE NOTES

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2018MN3	Land South West of Newbattle Community High School	Cruden Homes	Windfall		18/00308/DPP	18/00394/BDERMD - 79 units	<ul style="list-style-type: none"> SHIP site. Known in SHIP documents as "Morris Road". A site visit in May 2022 showed that work was well underway, with around 2/3rds of the units at or nearing completion. Given where building work was taking place it is likely that this site will be released as one, rather than in phases. This is supported by the programming in the Council's latest SHIP report and expected completions in this Audit are based on these factors.
2022MN1	Former Newbattle High School (Phase 1)	Midlothian Council	Windfall	Yes	21/00877/DPP	22/00134/BDERMD (pending)	<ul style="list-style-type: none"> SHIP site. This is phase 1 of a larger development. Phase 2 falls under application 21/00876/PPP (which is pending) and the two are shown combined in the site plans for 21/00877/DPP. Phase 1 are plots 1 to 90 and phase 2 are plots 91 to 120.
Small sites							<ul style="list-style-type: none"> Five units across three sites. Two units are under construction, two units have a building warrant granted but are not under construction and one unit has no building warrant application.
Mayfield/Newtongrange							
Shawfair Area							
Hs0*	Cauldcoats	Paladin Ventures Ltd	MLDP		14/00910/PPP, 22/00604/MSC (pending)		<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 it to 430 has been approved since the end of the Audit year (20/00312/S42). A dispute about the power line that crosses the site was resolved in early 2021, resulting in an agreement about a route for a new diverted line. An application to modify the legal agreement associated with application 14/00910/PPP is still outstanding. 22/00604/MSC was received after the end of the Audit year and proposes 376 units built by Miller with 94 affordable (25%).
Hs1*	Newton Farm	CALA	MLDP		17/00408/DPP (pending), 17/00409/DPP (pending)		This development includes 506 units at Newton Farm (17/00408/DPP) and 116 at Wellington Farm (17/00409/DPP). These applications were recommended for approval at the January 2019 Planning Committee, subject to a legal agreement being concluded.
Hs1 SC	Newton Farm, Safeguarded Capacity	Holder Planning / Wellington Farms Ltd.	MLDP		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.
h43	Shawfair	Shawfair LLP	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).
h43(A)	Shawfair (Block A)	Shawfair LLP	SLP		02/00660/OUT		
h43(B)	Shawfair (Block B)	Shawfair LLP	SLP		02/00660/OUT		
h43(C)	Shawfair (Block C)	Shawfair LLP	SLP		02/00660/OUT		
h43(E)	Shawfair (Block E)	Shawfair LLP	SLP		02/00660/OUT		
h43(F)	Shawfair (Block F)	Shawfair LLP	SLP		02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years, therefore development here is unlikely before 2024.
h43(G)	Shawfair (Block G)	Shawfair LLP	SLP		02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years, therefore development here is unlikely before 2024.
h43(H)	Shawfair (Block H)	Shawfair LLP	SLP		02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years, therefore development here is unlikely before 2024.
h43(I)	Shawfair (Block I)	Shawfair LLP	SLP		02/00660/OUT		Application 18/00155/DPP was approved here in October 2018. It is for the storage of soil for five years, therefore development here is unlikely before 2024.
h43(K)	Shawfair (Block K)	Shawfair LLP	SLP		02/00660/OUT		
h43(L)	Shawfair (Block L)	Shawfair LLP	SLP		02/00660/OUT		

SITE NOTES

Site Ref.	Site Name	Developer (or Owner)	Land Supply Source	New Site for HLA 22?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
h43(O)	Shawfair (Block O)	Dandara Homes	SLP		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"> Application 21/00340/MSC added another 7 units to increase the site capacity to 83. 21/00224/BDERMD is the building warrant associated with this amendment. The original plots covered by 18/00520/MSC are at 6 to 51 while the new plots are 1 to 5 and 52 to 83. 19/00378/BDERMD may have these plots removed from it. A site visit in May 2022 observed that the two blocks of flats are under construction, therefore programming is slightly higher for 22/23.
h43(P)	Shawfair (Block P)	Shawfair LLP	SLP		02/00660/OUT		There is developer interest in this site and it is possible that this will result in its development one year sooner than currently programmed.
h43(R1&R2)	Shawfair (Blocks R1 & R2)	Barratt Homes	SLP		02/00660/OUT, 19/00894/MSC (pending)	19/00602/BDERMD (pending) - 110 units, 19/00607/BDERMD (pending) - 20 units, 19/00612/BDERMD (pending) - 33 units	<ul style="list-style-type: none"> Application 19/00894/MSC proposes 163 units, which is composed of 130 units on R1 and 33 units on R2. This may be revised down to 162. <ul style="list-style-type: none"> The units on R1 are covered by building warrants 19/00602/BDERMD and 19/00607/BDERMD. The units on R2 are covered by building warrant 19/00612/BDERMD. Part of this proposal depends on a new road being built to link Millerhill with Shawfair Station to the north. This has been consented (application 19/00992/MSC) and the Shawfair Phasing Plan schedules it for delivery in the same phase as the residential units.
h43(S1-S3,T1&R3)	Shawfair (Blocks S1 - S3, T1 & R3)	Mactaggart and Mickel	SLP		02/00660/OUT, 04/00417/FUL, 16/00140/DPP, 19/00457/DPP	07/00285/BWERD - 155 units, 14/00476/BDERMD - 15 units,	<ul style="list-style-type: none"> Site completed in the current audit year and will not appear in HLA 2023. Site was formerly named h43(S), but was renamed to correspond with the 2022 Shawfair Phasing Plan.
h43(S4&S5)	Shawfair (Blocks S4 & S5)	Shawfair LLP	SLP		02/00660/OUT, 21/00835/MSC (pending)	21/00122/BDERMD (pending) - 17 units	21/00835/MSC is a pending application from Mactaggart and Mickel for 14 units on a small western part of block S5.
h43(T2)	Shawfair (Block T2)	Mactaggart & Mickel	SLP		02/00660/OUT, 17/00858/MSC, 19/00246/MSC, 20/00444/MSC (pending)	18/00278/BDERMD (pending) - 195 units	<ul style="list-style-type: none"> 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 proposes to add 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. A site visit in May 2022 observed that ground investigations work had begun here.
h43(W1)	Shawfair (Block Woolmet 1)	Shawfair LLP	SLP		02/00660/OUT		<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 2022 Shawfair Phasing Plan gives a combined capacity for h43(W1) and h43(W2) as 209 units. h43(W1) covers about 2/3rds of the area of the two combined. The site capacity in the Main Schedule has been calculated on this basis.
h43(W2)	Shawfair (Block Woolmet 2)	Shawfair LLP	SLP		02/00660/OUT		<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 2022 Shawfair Phasing Plan gives a combined capacity for h43(W1) and h43(W2) as 209 units. h43(W1) covers about 1/3rd of the area of the two combined. The site capacity in the Main Schedule has been calculated on this basis.
h44	North Danderhall	Stewart Milne Homes	SLP		02/00660/OUT, 19/00568/MSC, 20/00868/MSC, 22/00441/MSC (pending)	20/00563/BDERMD - 115 units	<ul style="list-style-type: none"> The 2022 Shawfair Phasing Plan labels this site AA1. Development is for 143 units. This compares to a site allocation of 190, though this development 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. It does not cover the affordable housing area. Building warrant 20/00563/BDERMD covers this area. 22/00441/MSC was submitted after the end of the Audit year and seeks to amend the affordable house types. It would not change overall site numbers. Programming is based on completions so far, progress observed during a site visit in May 2022 and sales information from the Stewart Milne Homes website. The uptick in completions for 2023/24 is due to the expectation of the affordable units being delivered then.
h44(AA2&AA3)	North Danderhall (Blocks AA2 & AA3)	Shawfair LLP	SLP	Yes	02/00660/OUT, 22/00387/MSC (pending)		<ul style="list-style-type: none"> This is north and east of site h44 and was consented under 21/00936/MSC to ensure that there is sufficient housing land to accommodate the original 3,990 units indicated in the Shawfair Masterplan. It is marked as a Shawfair Local Plan site as it is based on amending the Shawfair Masterplan. The Design Statement specifies these blocks can contain 138 - 241 units. The 2022 Shawfair Phasing Plan specifies 169 units across the two. Application 22/00387/MSC from Bellway for 140 units across these sites was received after the end of the Audit year.

SITE NOTES

Site Ref.	Site Name	Developer (or Owner)	Land Supply Source	New Site for HLA 22?	Planning Application Reference(s)	Building Warrant Reference(s)	Comments
h45(C&D)	South Danderhall (Plots C & D)	Bellway Homes	SLP		02/00660/OUT, 16/00673/MSC	17/00073/BDERMD - 188 units, 19/00389/BDERMD - 47 units	<ul style="list-style-type: none"> Building warrant 17/00073/BDERMD is for the market units. 19/00389/BDERMD is for the affordable ones. There were 35 units remaining at this development on 31/03/2022. Given that Bellway have built at least this number on each of the four years they have been active here, site completion is expected in 2022/23. A site visit in May 2022 confirms this is realistic.
Small sites							<ul style="list-style-type: none"> 10 units across five sites. One unit has a building warrant granted but is not under construction, four units have a building warrant application pending, four units have no building warrant application and one unit has PPP consent only.
Shawfair Area							
Rosewell							
Hs14	Rosewell North	David Wilson Homes	MLDP		18/00403/DPP, 21/00732/DPP	21/00469/BDERMD - 75 units, 21/00578/BDERMD (pending) - 25 units	<ul style="list-style-type: none"> 21/00732/DPP amends the site layout and unit types. It was minded to be consented at the March 2022 Planning Committee. A site visit in May 2022 found that groundworks on site had started.
h52&h22	Gorton Loan & Rosewell Mains	Avant Homes	MLP 2008 & Pre-2003 MLP		14/00518/DPP	14/00371/BDERMD - 25 units, 15/00412/BDERMD - 225 units, 16/00177/BDERMD - 40 units	<p>Completions certificates indicate that there are 83 units remaining on this site, however a site visit in May 2022 showed that there were around 70 to 75 left. Given that completions on this site have averaged 40 per year since 2017/18, it is likely that these can be built in two years.</p>
Small sites							<ul style="list-style-type: none"> Five units across three sites. One unit has a building warrant application pending and four units have a pending planning application.
Rosewell							
Villages and rural remainder (Midlothian East HMA)							
h59	Crichton Road, Pathhead	Muir Homes	MLP 2008		20/00538/DPP, 22/00454/DPP (pending)	19/00436/BDERMD - 46 units	<ul style="list-style-type: none"> Site visit in May 2022 confirms work has yet to commence here, therefore completions are some time off yet. 22/00454/DPP was submitted after the end of the Audit year and seeks to revise the layout to 43 units with 11 affordable.
2018VR2	Lawfield Farm, near Dalkeith	WS Dunsire & Sons Ltd	Windfall		15/00376/DPP, 16/00579/DPP, 17/00547/DPP, 17/00878/DPP, 18/00629/DPP, 21/00026/DPP, 21/00511/DPP, 22/00259/DPP	16/00082/BDCOSD - 1 unit, 16/00239/BDERMD - 2 units, 16/00472/BDERMD - 3 units, 19/00532/BDERMD - 2 units	
2018VR4	Former Cousland Primary School, Cousland	Almond Branch Developments	Windfall		17/00996/DPP, 17/00945/DPP	18/00120/BDERMD - 4 units, 18/00053/BDESD - 1 unit, 21/00080/BDESD - 1 unit	
2019VR1	Crichton Drive, Pathhead	Midlothian Council	Windfall		18/00977/DPP	19/00398/BDERMD - 10 units	<ul style="list-style-type: none"> SHIP site. Site completed in the current audit year and will not appear in HLA 2023.
2021VR1	Newbattle Home Farm	Mr James Eccles	Windfall		19/00756/DPP		<ul style="list-style-type: none"> Comprises 2 conversions from existing farm buildings and 9 new houses. Site programming is based on the fact that there is no building warrant application, that the majority of the buildings on the site need to be demolished and also the layout of the future development - it assumes the completion of the row of 6 terraced units nearer to the site access point before the 5 detached homes. This site was sold, subject to the conclusion of the missives, in summer 2021.
Small sites							<ul style="list-style-type: none"> 27 units across 18 sites. Seven units are under construction, five units have a building warrant granted but are not under construction, two units have a building warrant application pending, four units have no building warrant application and nine units have an outstanding planning application or PPP consent only.
Villages and rural remainder (Midlothian East HMA)							

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

PENDING LARGE WINDFALL APPLICATIONS

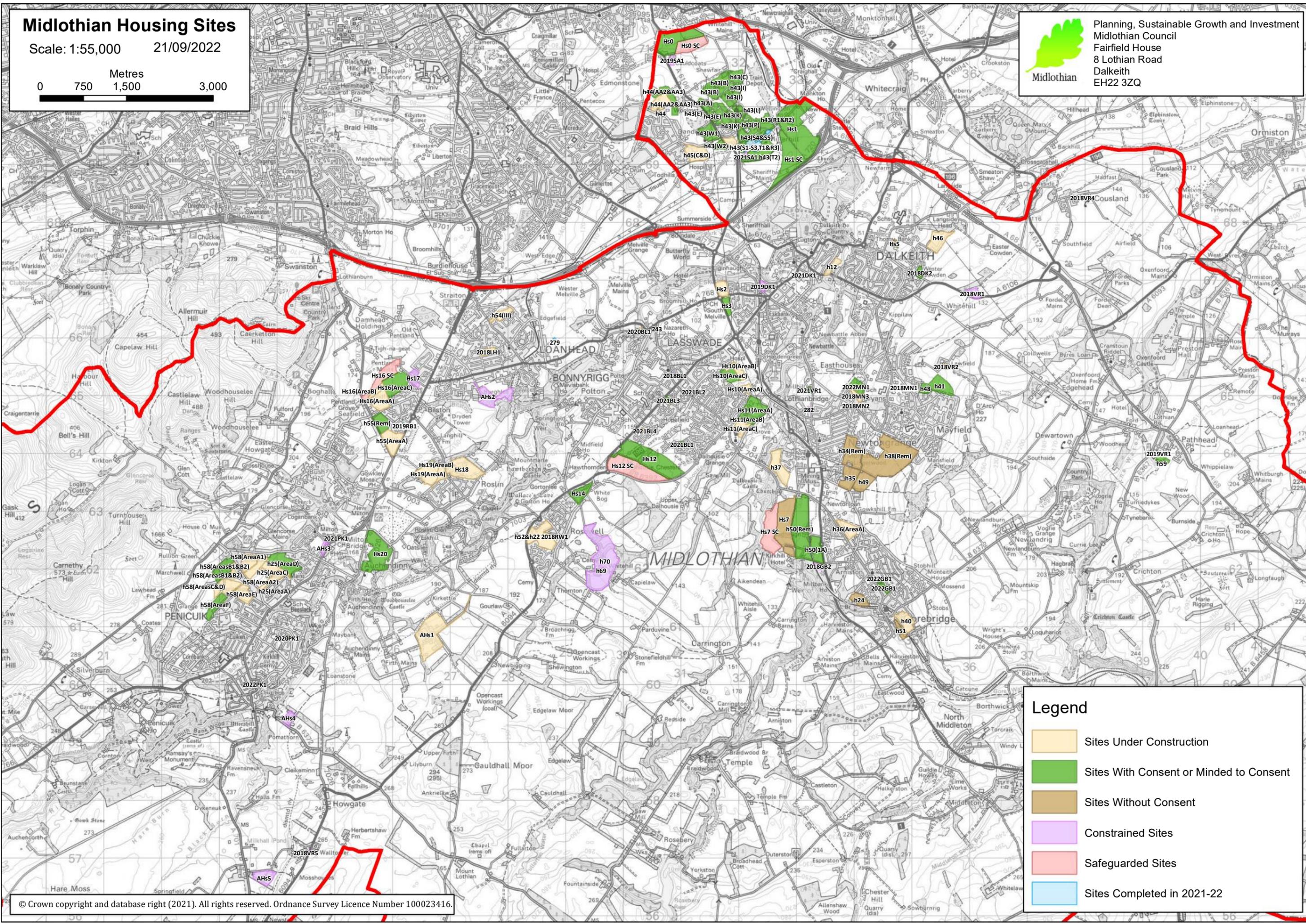
Planning Application Reference(s)	Status	Application Description	Address	Settlement	Number of Units	Comments
Midlothian West HMA						
None						
Midlothian East HMA						
11/00793/DPP	Pending	Erection of 6 dwellinghouses and formation of access road	Land at former Gorebridge Sawmills, Millstone Brow, near Gorebridge	Villages/rural (east)	6	Stalled site/legacy application that is unlikely to be progressed.
15/00703/DPP	Pending	Erection of 5 dwellinghouses; formation of access and associated works	Land 25m west of junction with Lugton Brae, Old Dalkeith Road	Dalkeith	5	Site was minded to be consented at the LRB of March 2016 but stalled at the legal agreement stage.
20/00349/DPP	Pending	Erection of 5 dwellinghouses; formation of access road, car parking and associated works	Kippielaw Hatchery	Dalkeith	5	<ul style="list-style-type: none"> • Same site as application 18/00910/DPP, which was withdrawn. • Has been consented since the end of the Audit year and will be in the Main Schedule next year.
21/00252/PPP	Pending	Application for planning permission in principle for residential development and associated works.	Land at Stobs Farm, Lady Brae	Gorebridge	308	<ul style="list-style-type: none"> • The Design and Access Statement that accompanies this application mentions that the site has a capacity for 308 units. • Hallam Land Management are one of the applicants. • Applicant appealed against non-determination and the case is with the DPEA. A report went to the March 2022 Planning Committee outlining the Council's position. • Site had consent before but was left to expire (13/00676/DPP). • Current application is pending a decision by the LRB.
21/00571/PPP	Pending	Application for planning permission in principle for residential development and associated works	Land 100m south of Newlandburn House	Villages/rural (east)	10	
21/00746/DPP	Pending	Erection of 6 dwellinghouses; formation of access road and car parking and associated works.	Land east of Glenarch Lodge	Dalkeith	6	
21/00701/PPP	Pending	Application for planning permission in principle for residential development and associated works.	Newtongrange Parish Church	Mayfield/Newtongrange	7	The original plans were for seven units on this site, but this was revised to five, according to the latest Design & Access Statement.
21/00876/PPP	Pending	Application for planning permission in principle for residential development.	Former Newbattle High School	Mayfield/Newtongrange	30	Council SHIP site linked with application 21/00877/DPP (site 2022MN1 in the Main Schedule) and the two are shown combined on site plans. They show phase 1 at plots 1 to 90 and phase two (this application) at plots 91 to 120.
21/00939/DPP	Pending	Erection of 20 flats (8 assisted living flats and 12 retirement flats), office space, bin store and substation, formation of access and car parking and associated works	Land at 81 - 83 High Street	Bonnyrigg/Lasswade	20	<ul style="list-style-type: none"> • Erection of 20 flats (8 assisted living flats and 12 retirement flats), office space, bin store and substation, formation of access and car parking and associated works. • Building warrant 22/00223/BDERMD.
21/00764/PPP	Pending	Application for Planning Permission in Principle for erection of 10 dwellinghouses and associated works	Former Arniston Gas Works	Gorebridge	10	This site is currently also in the Constrained Sites worksheet as site 2018GB2 as a (stalled) consent is still active. That entry will be removed if this is consented.
Totals for Midlothian					407	

Midlothian Housing Sites

Scale: 1:55,000 21/09/2022



Planning, Sustainable Growth and Investment
Midlothian Council
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8 Lothian Road
Dalkeith
EH22 3ZQ



Legend

- Sites Under Construction
- Sites With Consent or Minded to Consent
- Sites Without Consent
- Constrained Sites
- Safeguarded Sites
- Sites Completed in 2021-22

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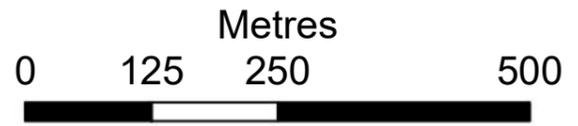
ਅਸੀਂ ਮੰਗ ਕਰਨ ਤੇ ਪੁਸ਼ੀ ਨਾਲ ਅਨੁਵਾਦ ਅਤੇ ਜਾਣਕਾਰੀ ਤੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਪੁਕਾਸ਼ਤ ਪ੍ਰਦਾਨ ਕਰਾਂਗੇ, ਜਿਨ੍ਹਾਂ ਵਿੱਚ ਬਰੇਲ, ਟੇਪ ਜਾਂ ਵੱਡੀ ਛਪਾਈ ਸ਼ਾਮਲ ਹਨ।

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

اگر آپ چاہیں تو ہم خوشی سے آپ کو ترجمہ فراہم کر سکتے ہیں اور معلومات اور دستاویزات دیگر شکلوں میں مثلاً بریل (تاجیہ افراد کے لیے) اور بڑے ہونے حروف کی کھمبائی) میں، ٹیپ پر یا بڑے حروف کی کھمبائی میں فراہم کر سکتے ہیں۔

Bilston Housing Sites

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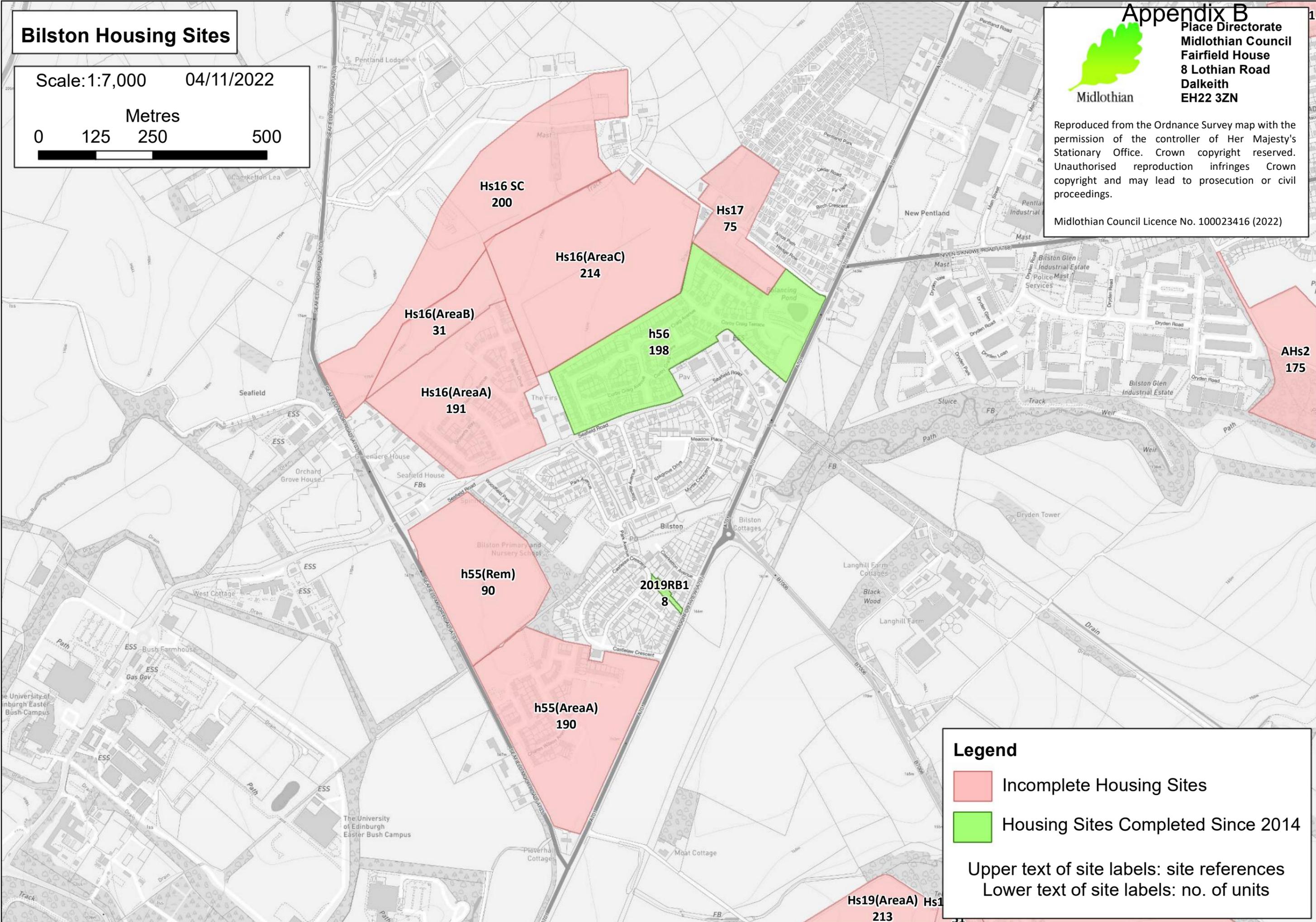


Appendix B

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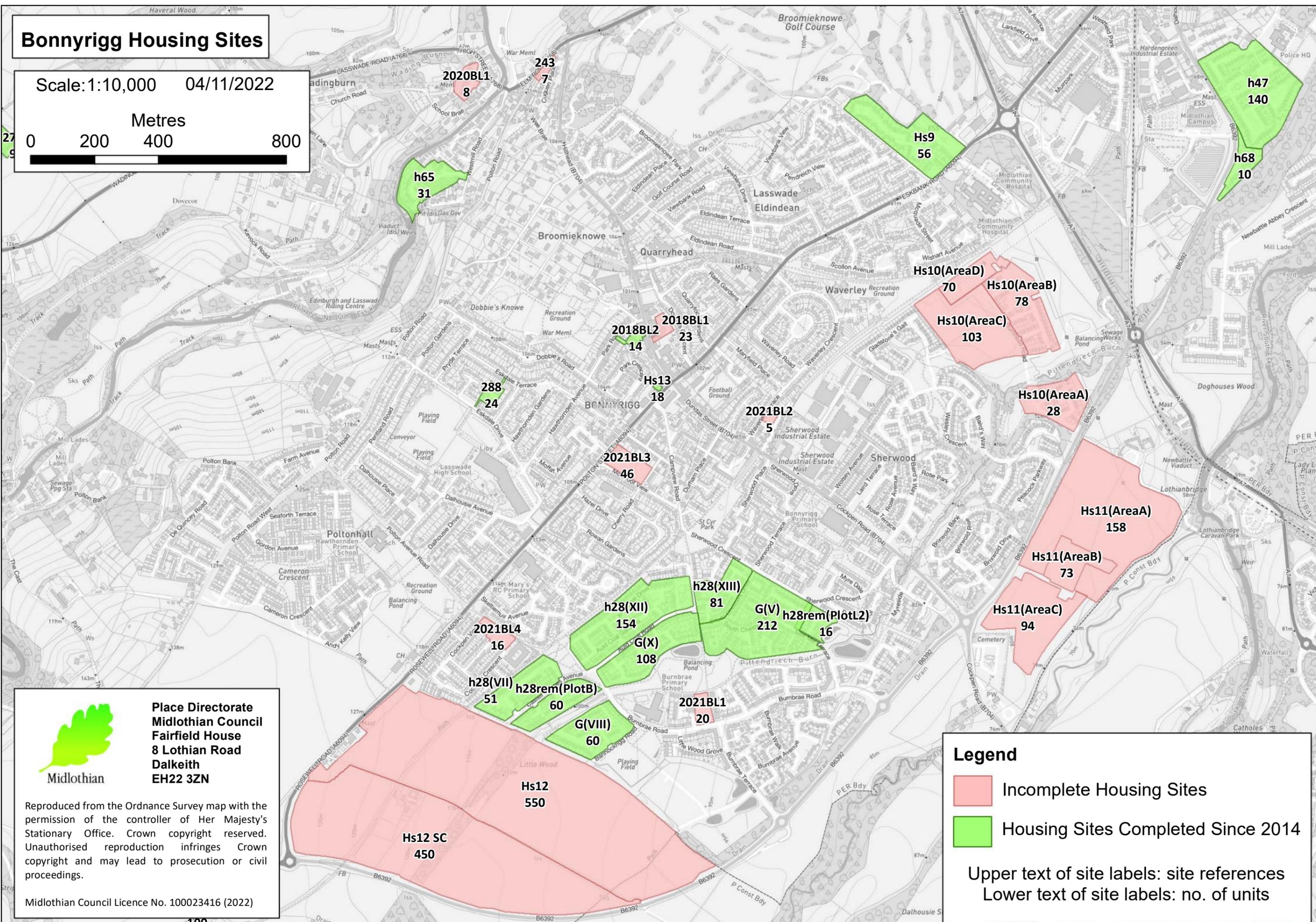
Upper text of site labels: site references
Lower text of site labels: no. of units

Bonnyrigg Housing Sites

Scale: 1:10,000 04/11/2022

Metres

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Dalkeith Housing Sites

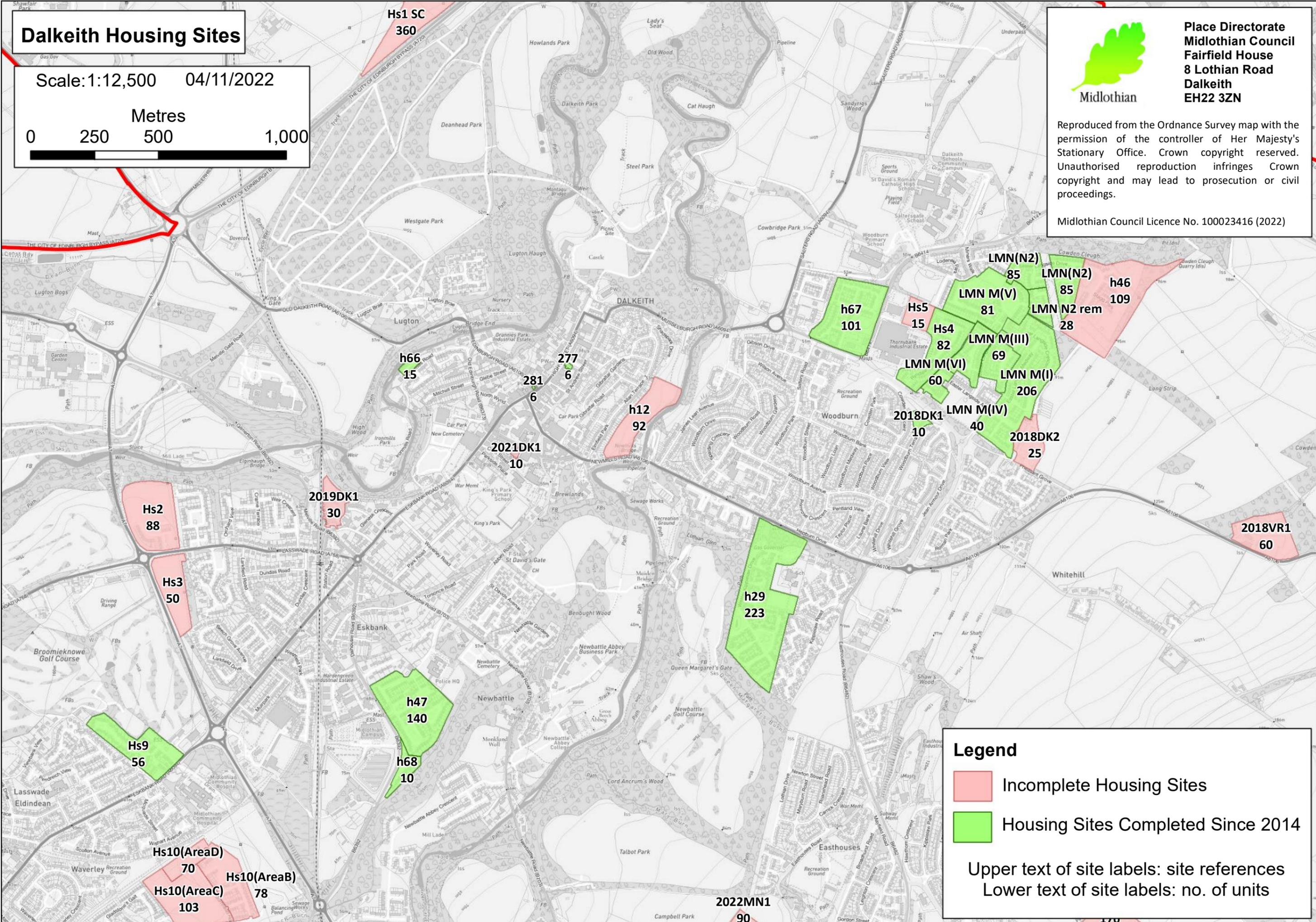
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Gorebridge Housing Sites

Scale: 1:12,500 04/11/2022

Metres

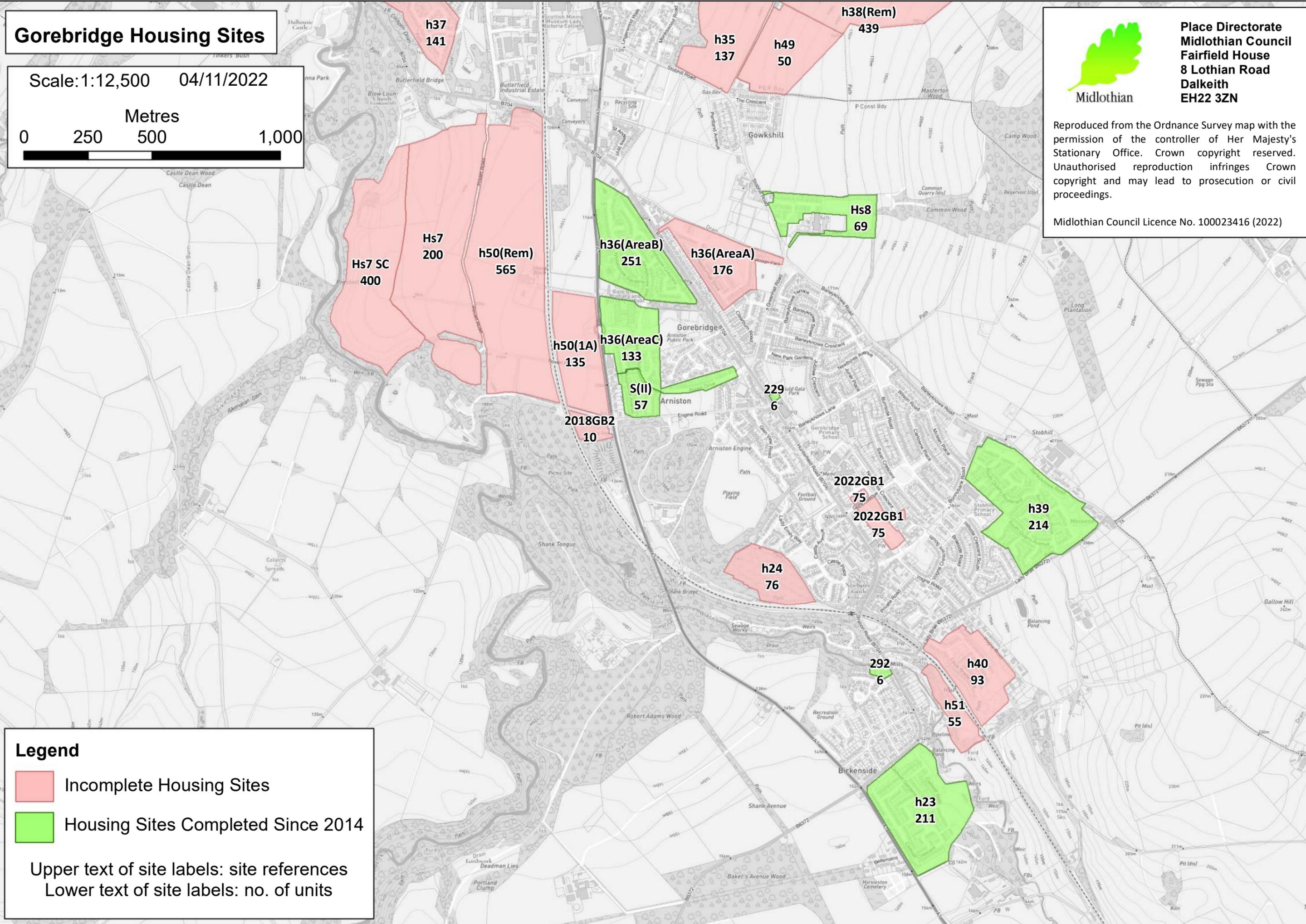
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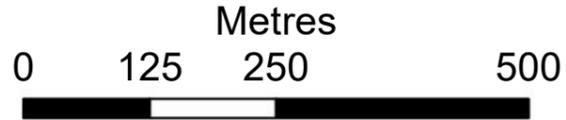
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Loanhead Housing Sites

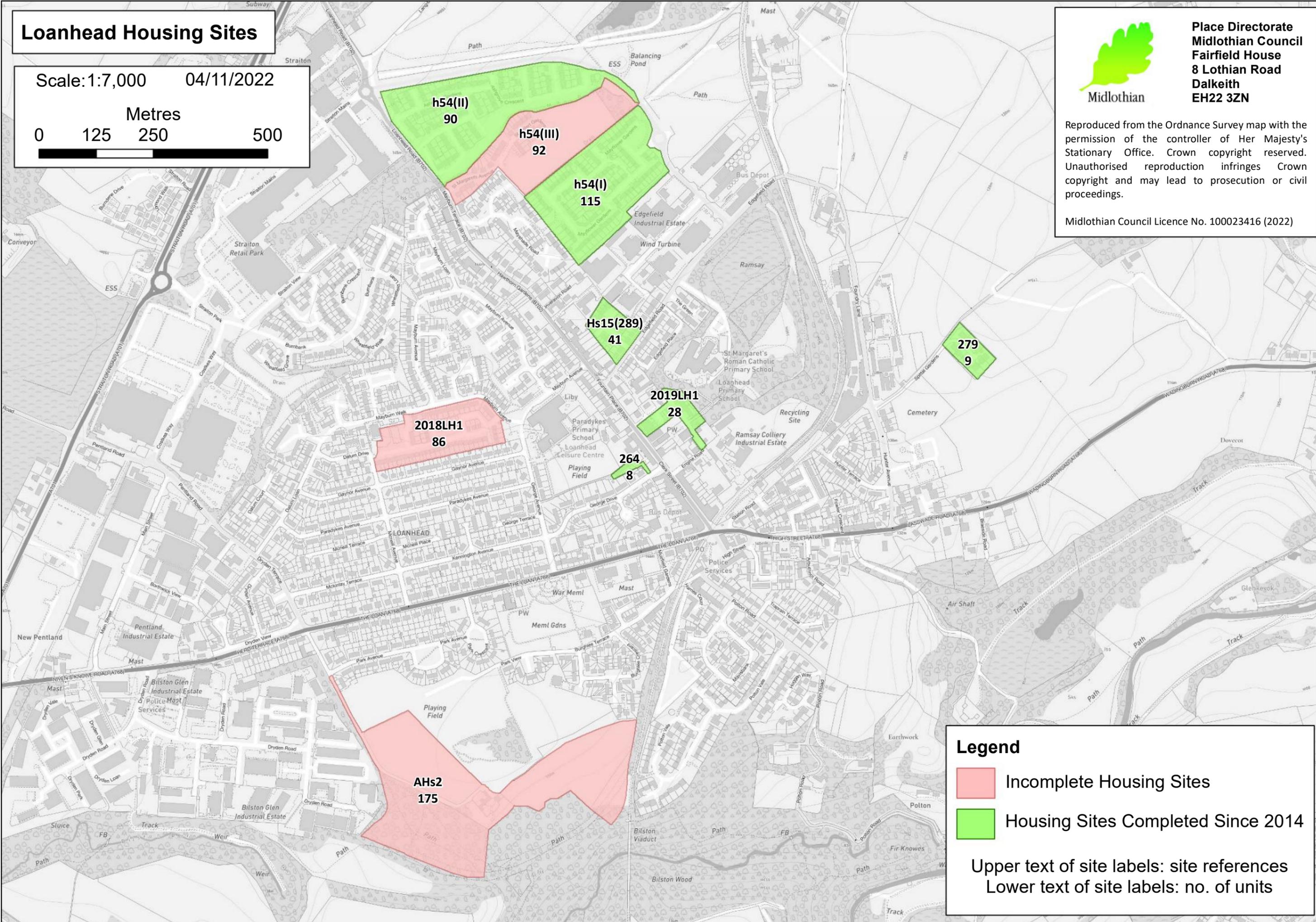
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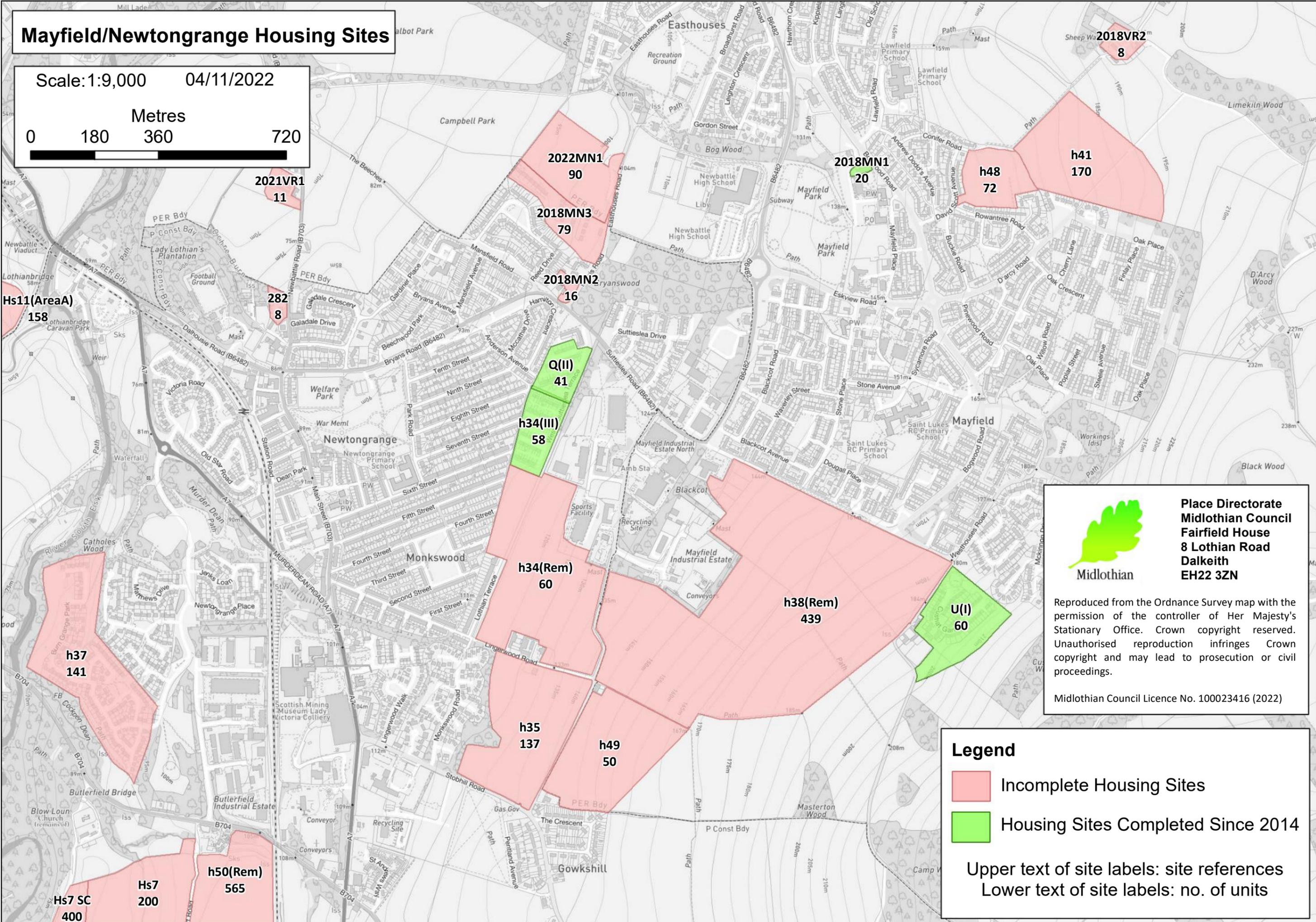
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Lower text of site labels: no. of units

Mayfield/Newtongrange Housing Sites

Scale: 1:9,000 04/11/2022

Metres

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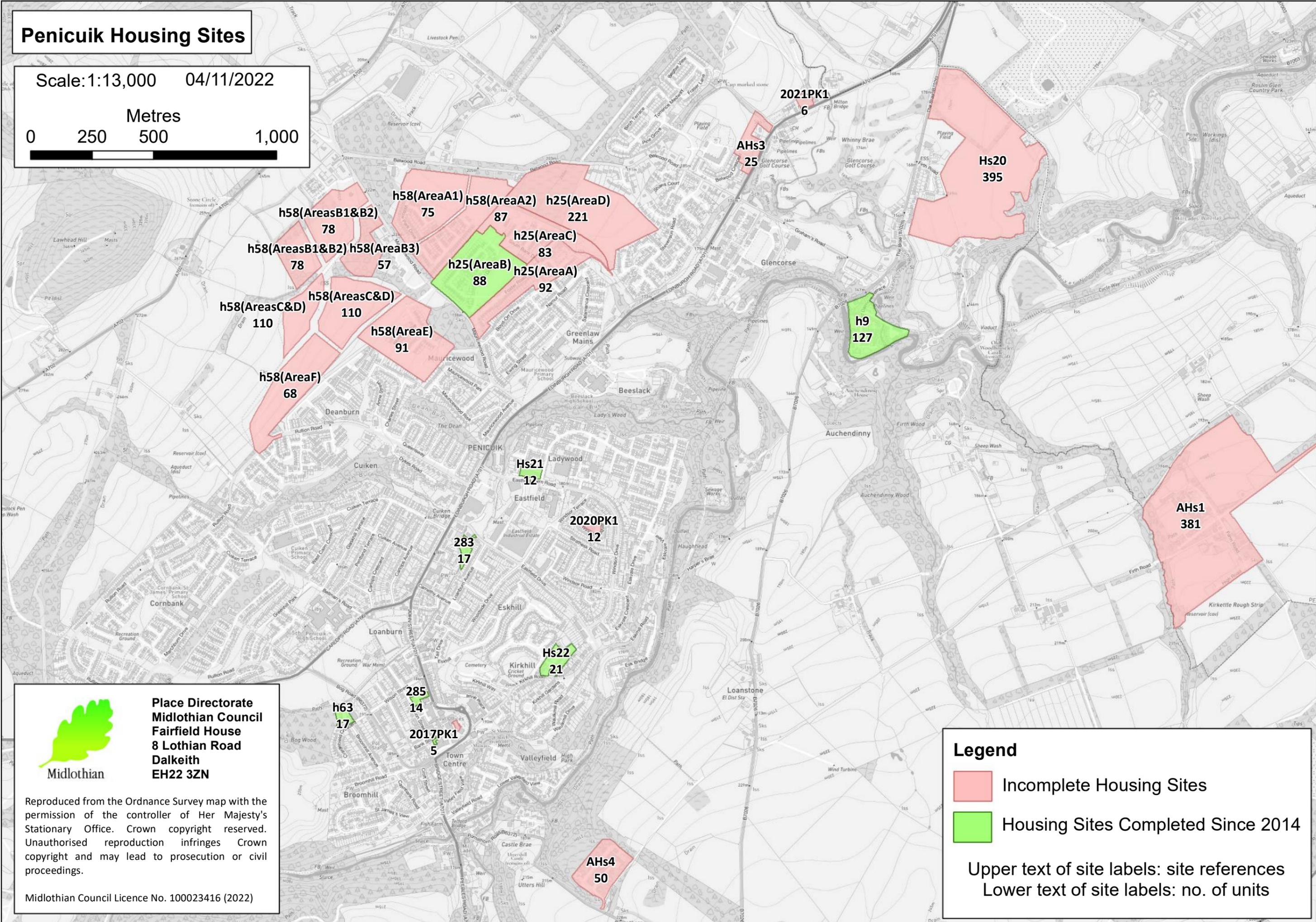
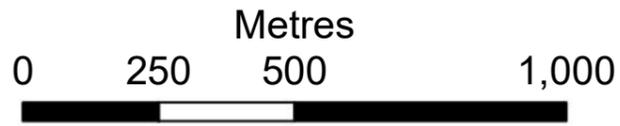
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Upper text of site labels: site references
 Lower text of site labels: no. of units

Penicuik Housing Sites

Scale: 1:13,000 04/11/2022



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Lower text of site labels: no. of units

Rosewell Housing Sites

Scale: 1:7,500 04/11/2022

Metres

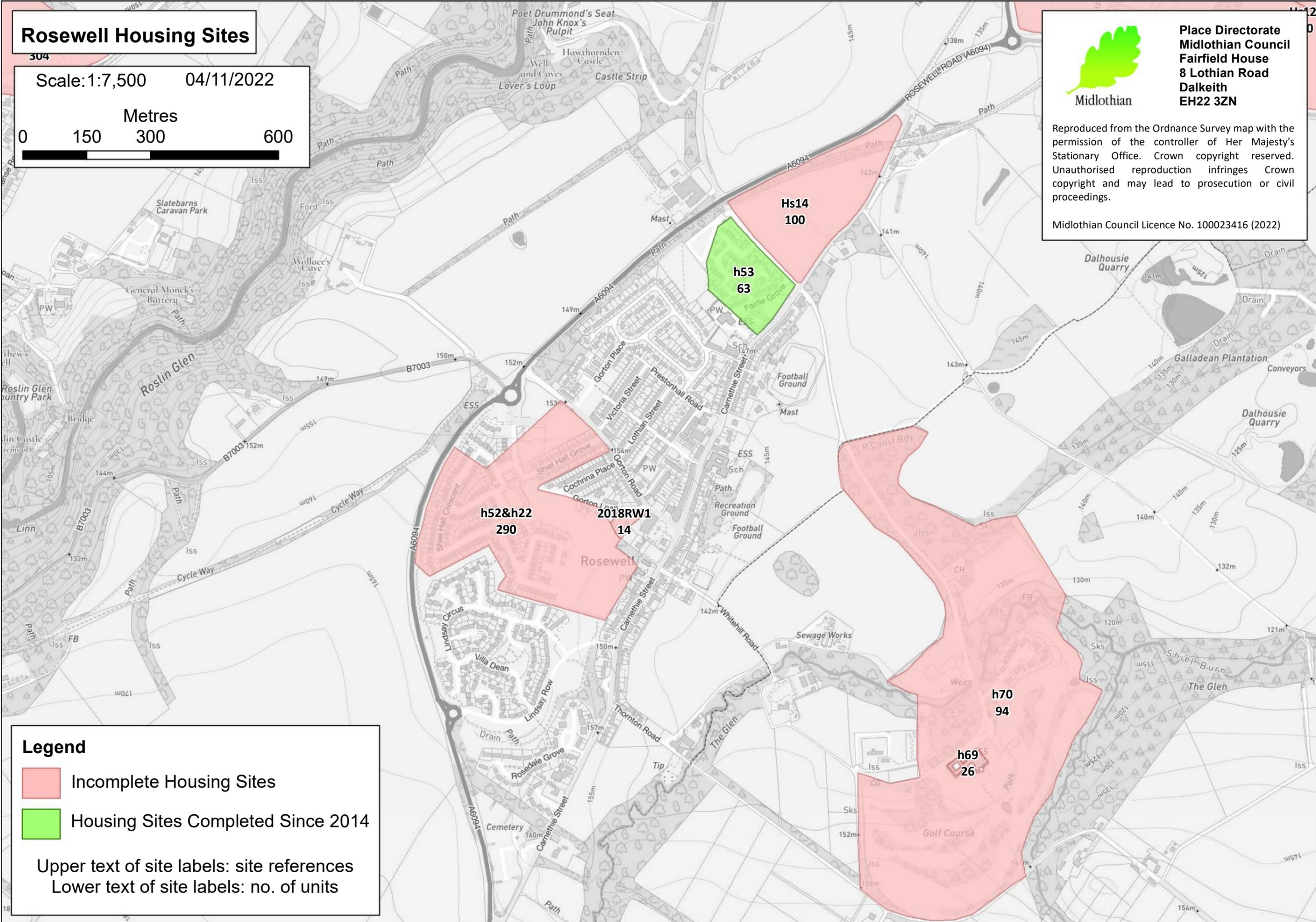
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Upper text of site labels: site references
Lower text of site labels: no. of units

Hs14
100

h53
63

h52&h22
290

2018RW1
14

h70
94

h69
26

Roslin Housing Sites

Scale: 1:4,000 04/11/2022

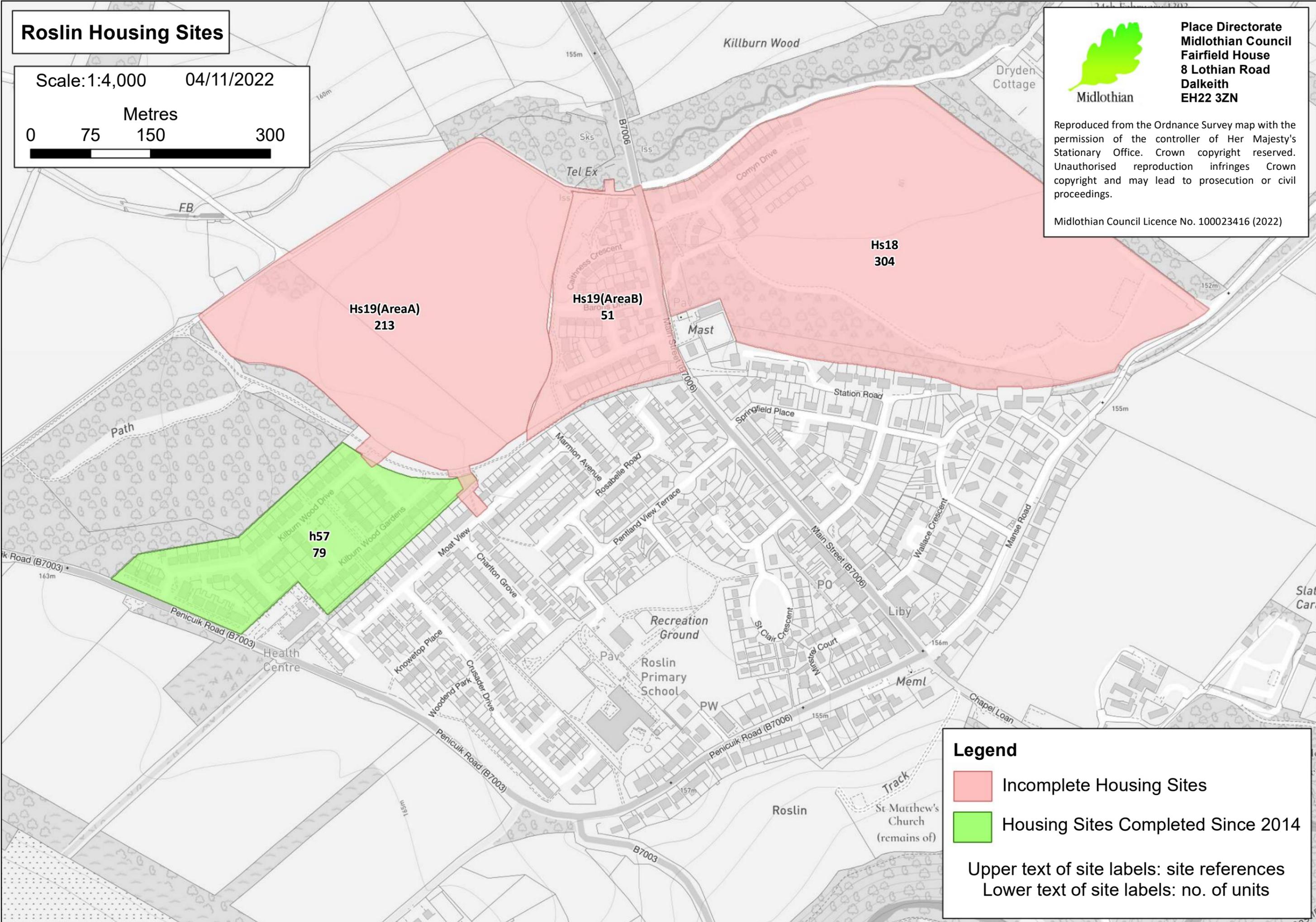
Metres

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- Housing Sites Completed Since 2014

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

Shawfair Housing Sites

Scale: 1:13,500 04/11/2022

Metres

0 250 500 1,000

Hs0
350

Hs0 SC
200

2019SA1
12

h44(AA2&AA3)
169

h44 h44(AA2&AA3)
143 169

h43(C)
183

h43(B)
366

h43(I)
144

h43(B)
366

h43(I)
144

h43(I)
144

h43(A)
68

h43(F)
286

h43(F)
286

h43(G)
67

h43(E)
186

h43(F)
286

h43(L)
234

h43(E)
186

h43(K)
312

h43(L)
234

h43(W1)
139

h43(K)
312

h43(L)
234

h43(P)
244

h43(R1&R2)
168

Hs1
622

h45(B)
116

h43(W2)
70

h43(O)
83

h43(S4&S5)
109

h43(S4&S5)
109

h43(R1&R2)
168

h45(C&D)
235

h43(S1-S3,T1&R3)
170

h43(T2)
243

2021SA1
10

Hs1 SC
360



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Legend

- Incomplete Housing Sites
- Housing Sites Completed Since 2014

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

Shawfair Housing Sites

Scale: 1:6,000 04/11/2022

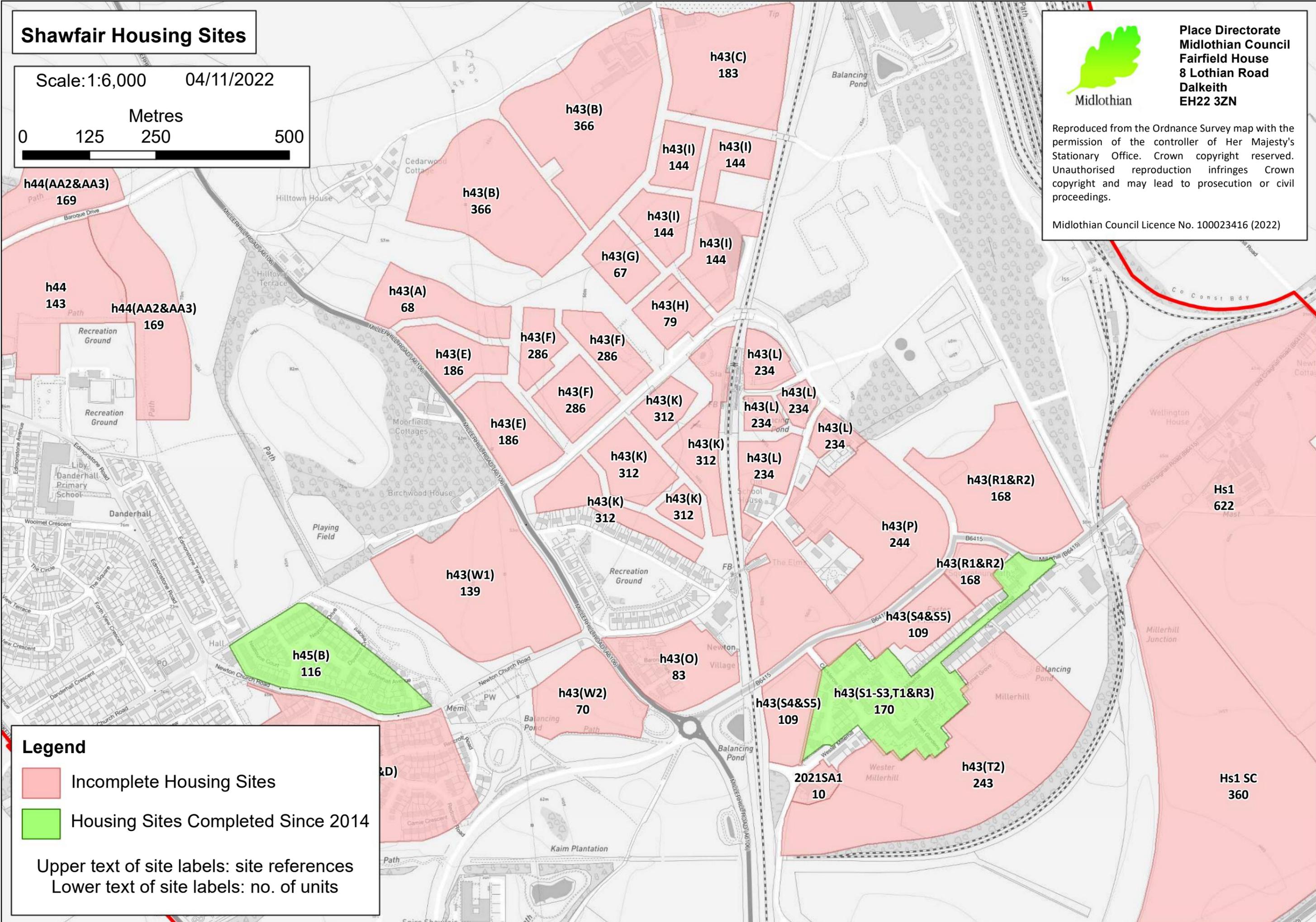
Metres



Place Directorate
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3ZN

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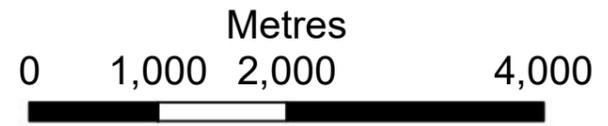
Legend

- Incomplete Housing Sites
- Housing Sites Completed Since 2014

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

Midlothian Housing Sites

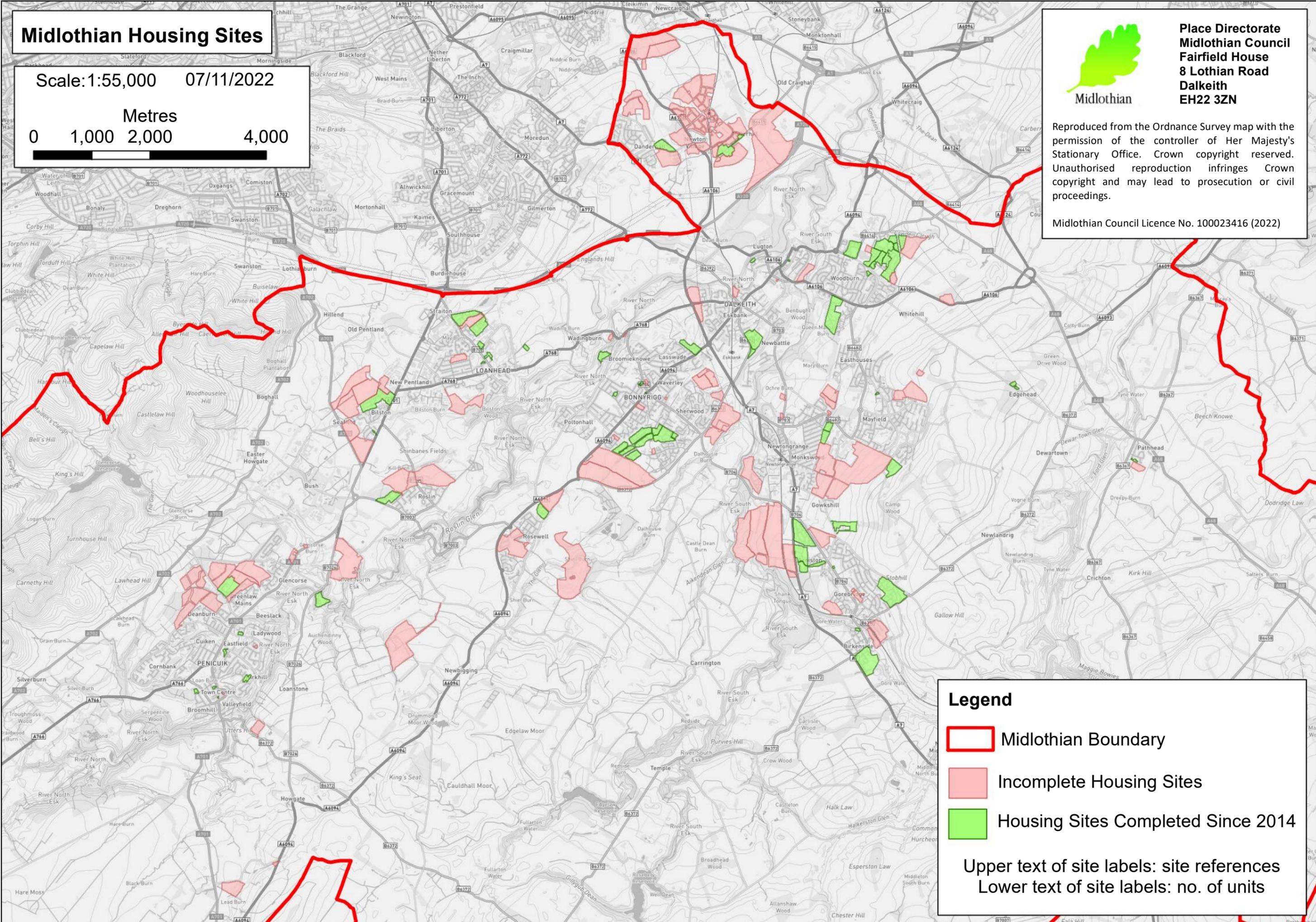
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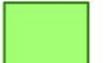
Place Directorate
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Legend

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

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