

## LASSWADE ROAD, ESKBANK, DALKEITH, MIDLOTHIAN



A Reporter for the Scottish Government has recently granted planning permission for the development of around 120 new homes on land at Lasswade Road, Eskbank in Midlothian, to the south-east of Edinburgh.

Gladman promoted this site through the local development plan process and was successful in having the site allocated in the Proposed LDP for residential development. An application was made in 2014 to develop the site in order to ensure effective and early delivery of the Council's house-building aims set out in its' Proposed LDP. The Council declined to determine the application and an appeal was submitted to the Scottish Government.

The Reporter for the Scottish Government acknowledged the effectiveness and appropriateness of the site, that the scheme was compatible with the character of the surrounding area and that the overarching requirement of national and regional policy for a five-year supply of effective housing-land was one of the major determining factors. As Gladman had already demonstrated the appropriateness of the site through the successful promotion of the site into the Proposed LDP, the way was clear for the Reporter to allow the appeal without undermining the strategy of the Proposed LDP.

A section 75 agreement has secured developer contributions in respect of education, transport infrastructure and affordable housing. The site was sold to Dandara, development to commence early 2018.



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June 2014

Application submitted.

December 2014

Publication of Proposed LDP showing site allocated for residential development following Gladman Scotlands' earlier promotion of the site.

Agreement to extend the deadline for determination of the application pending progress on the LDP.

Late 2014 – early 2015

Lengthy discussions over further extensions to the deadline for determination of the application and the ability of the Council to properly determine the application whilst progressing on the Proposed LDP.

August 2015

Appeal against non-determination submitted.

December 2015

Appeal decision – minded to grant subject to conclusion of a legal agreement. The appeal was determined swiftly, with limited further information requests and no hearing session required, showing the clarity and quality of the case made by Gladman Scotland.

May 2016

Legal agreement concluded and planning permission issued.

Summer 2016

Site marketed.

Early 2018

Development commenced.

Total timescale from application submission to grant of planning permission  
23 Months.