

Pomathorn, Penicuik

Proposed Residential Development



Welcome

Welcome to our public exhibition with regards to the proposed residential development of circa. 60 new homes, with associated infrastructure and landscaping at Pomathorn Mill, Penicuik. The formal pre-application consultation process commenced with the submission of a Proposal of Application Notice to Midlothian Council on 31st July 2025 (portal reference: 25/00416/PAC). This community consultation event & exhibition forms part of the statutory consultation process, prior to the submission of a formal detailed planning application forthcoming in Winter 2025. A second consultation event is planned for the 2nd October 2025.

We encourage the local community and other stakeholders to view our emerging proposals prior to the submission of an application to Mid Lothian Council. We would be delighted to receive your questions, feedback and comments at the event today.

About CALA Homes

CALA Homes has a heritage stretching back to 1875 and has been a premium national housebuilder for over 40 years. CALA developments can be found in prime locations throughout Scotland, the South East of England and the Midlands.

- We take our inspiration from the character and materials of the local areas in which we build and create developments that complement their surroundings. The quality of our design and our attention to detail is evident in all our developments.
- CALA were awarded the HBF 5 star customer service rating again in 2025 with our customers stating they would recommend CALA to a friend.
- We have a long and successful history of building homes and communities in Scotland and more importantly within Midlothian and Penicuik.



The Site

Pomathorn Mill is located on the outskirts of Penicuik to the south, accessed via Pomathorn Road. Originally part of the town's thriving papermaking industry, the former mill played a crucial role in Penicuik's economic development. The site is now identified in the Midlothian Local Development Plan (MLDP) as a potential housing opportunity. This recognition underscores the site's importance and its potential to contribute to the town's future growth.

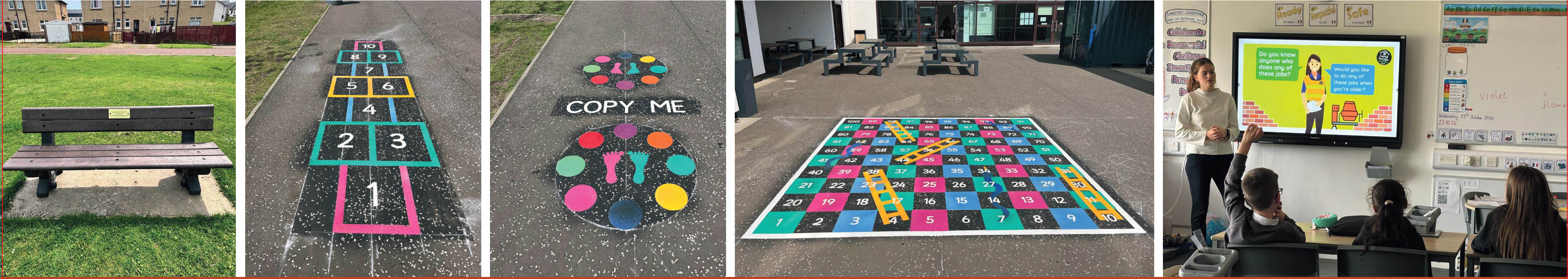
The location provides convenient access to the town centre and the surrounding countryside, blending urban and rural living. The town offers a range of established facilities, including several primary schools, such as Cuiken and Cornbank St James, as well as Penicuik High School. The town also boasts a variety of leisure amenities, including the Penicuik Leisure Centre, parks, and walking trails that highlight the area's natural beauty. The strategic location of Penicuik provides easy access to Edinburgh, making it an attractive option for those who work in the city but prefer a quieter, more rural lifestyle. The town is well-connected by road, with the A701 providing a direct route to the capital and the surrounding area, as well as southwards travel to the Scottish Borders.

CALA's Community Pledge

- Cala have sponsored the following local groups in Penicuik:
- May 2025 – Penicuik Athletic Boards- sponsored since 2021 and due to sponsor them again this year (2025)
 - May 2025 - Penicuik Harriers- £1,350 for their race and medals
 - March 2024 – Cuiken Primary School. A garden donation of £628.79 was gifted to the school. This was for a builder's yard as well as soft play bricks.

- Cala have also sponsored the following local groups in wider Midlothian:
- Cala have an active community pledge for our Craighall Village development. This pledge will run for the duration of the development in two phases until 2032. We are working/ have worked with the following local groups/ charities:
- Community Gala Day Donation (Danderhall)- £1,000 per annum to help with setting up costs for the community event
 - Community Café run out of the Millerhill Community Building by volunteers- Cala have funded donations towards appliances including microwave and grill and fridge freezer
 - Newton Village Park- benches donated to the local park for the whole community to benefit
 - Men's Shed- through donations
 - Danderhall Miners Women's Football Club- Cala have helped fund their kits and are acting as a sponsor
 - Danderhall Primary School- we have helped fund their playground upgrades and are currently running educational programs such as land to life and stay safe stay away whereby we visit local schools to introduce Cala and discuss all things construction and house building
 - Danderhall and District Community Council- Cala have donated towards their community Christmas Gala
 - Edinburgh College (Midlothian Campus) Site Visit- Edinburgh College pupils have had the chance to visit our site, The Monktons to be given a tour from our construction team
 - The Base Youth Club- Cala have made donations towards their summer event including sponsoring the food and colour dash at the event
 - 10 local businesses have been represented within our Lowther showhome at The Monktons to support independent local businesses to boost local support. This initiative is known as Showhome of Support.

Images / Newton Village Park benches - 2025 / Danderhall PS Playground Upgrades - 2025 / Land to Life, Danderhall PS - 2024



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Planning Context

The Site is identified in the Midlothian Local Development Plan 2017 (MLDP 2017) as “STRAT 4 – AHS4”, an ‘Additional Housing Development Opportunity’. The site extends to approximately 3.36 hectares.

The prospective detailed planning application will demonstrate how the proposal meets the requirements of NPF4, the Midlothian LDP and associated design guidance.

National Planning Framework 4 / The National Planning Framework 4 (NPF4) aims to deliver on the United Nations Sustainable Development Goals and Scotland's national outcomes. It places a strong emphasis on community involvement in planning, ensuring that development decisions are made in the long-term interest of the country. The framework also supports the National Strategy for Economic Transformation and community wealth building. By adhering to the guidelines set forth in NPF4, the proposed development at Pomathorn Mill, Penicuik, aims to contribute positively to the community, ensuring that growth is managed in a sustainable and beneficial manner.

Local Development Plan (LDP) / The Midlothian Council Local Development Plan (LDP), adopted on 29 November 2019, is a statutory document that serves as a blueprint for all future development and land use within the region. It plays a pivotal role in driving changes and fostering improvements, shaping both the environment and the economy of Midlothian. The LDP provides clear and comprehensive guidance on what types of development are permissible and where they can be located. The redevelopment of the Pomathorn Mill site aligns with the LDP's objectives, ensuring that the project supports the region's strategic goals and enhances the quality of life for its residents.

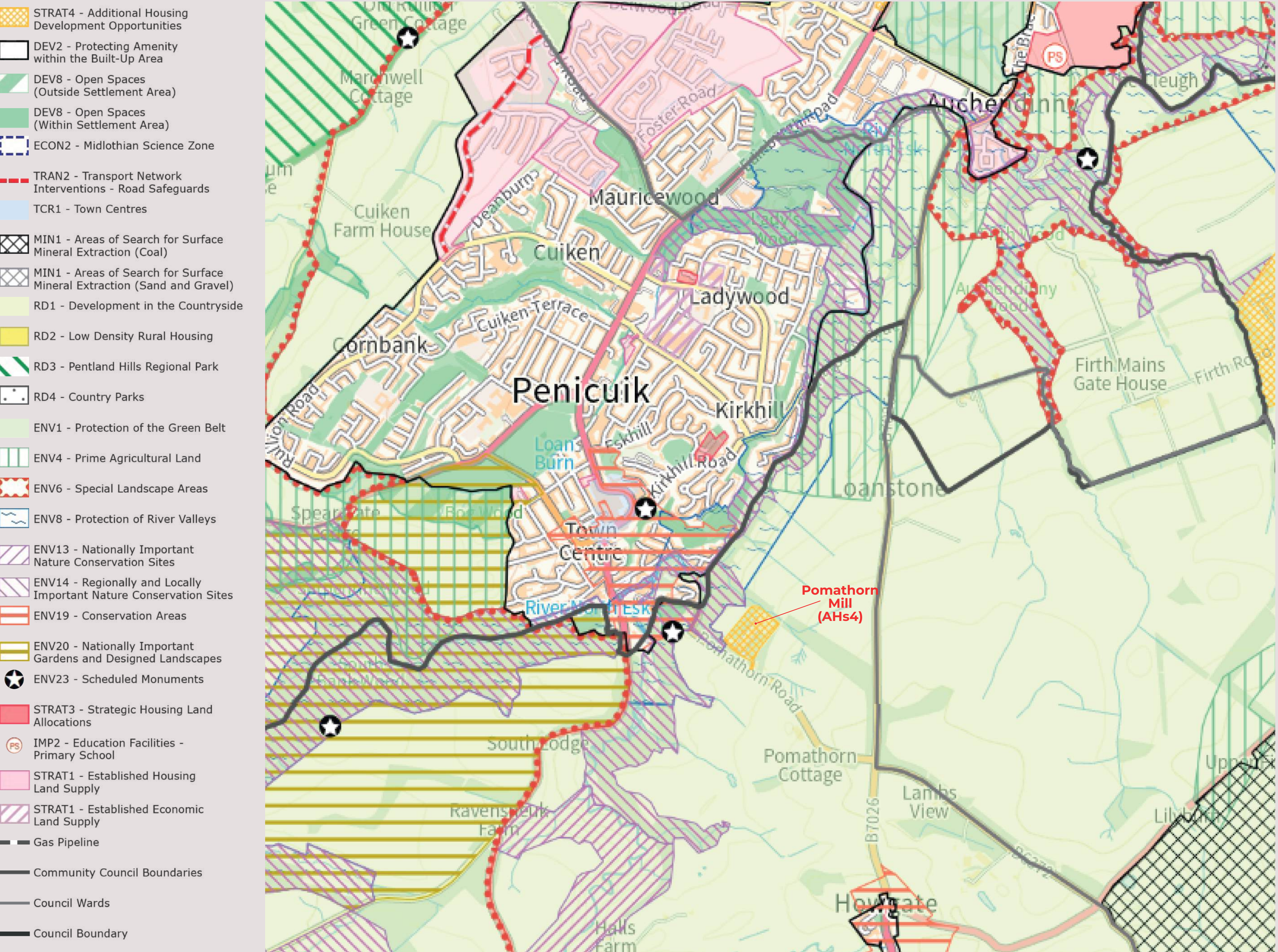


Image / Midlothian Local Development Plan Map



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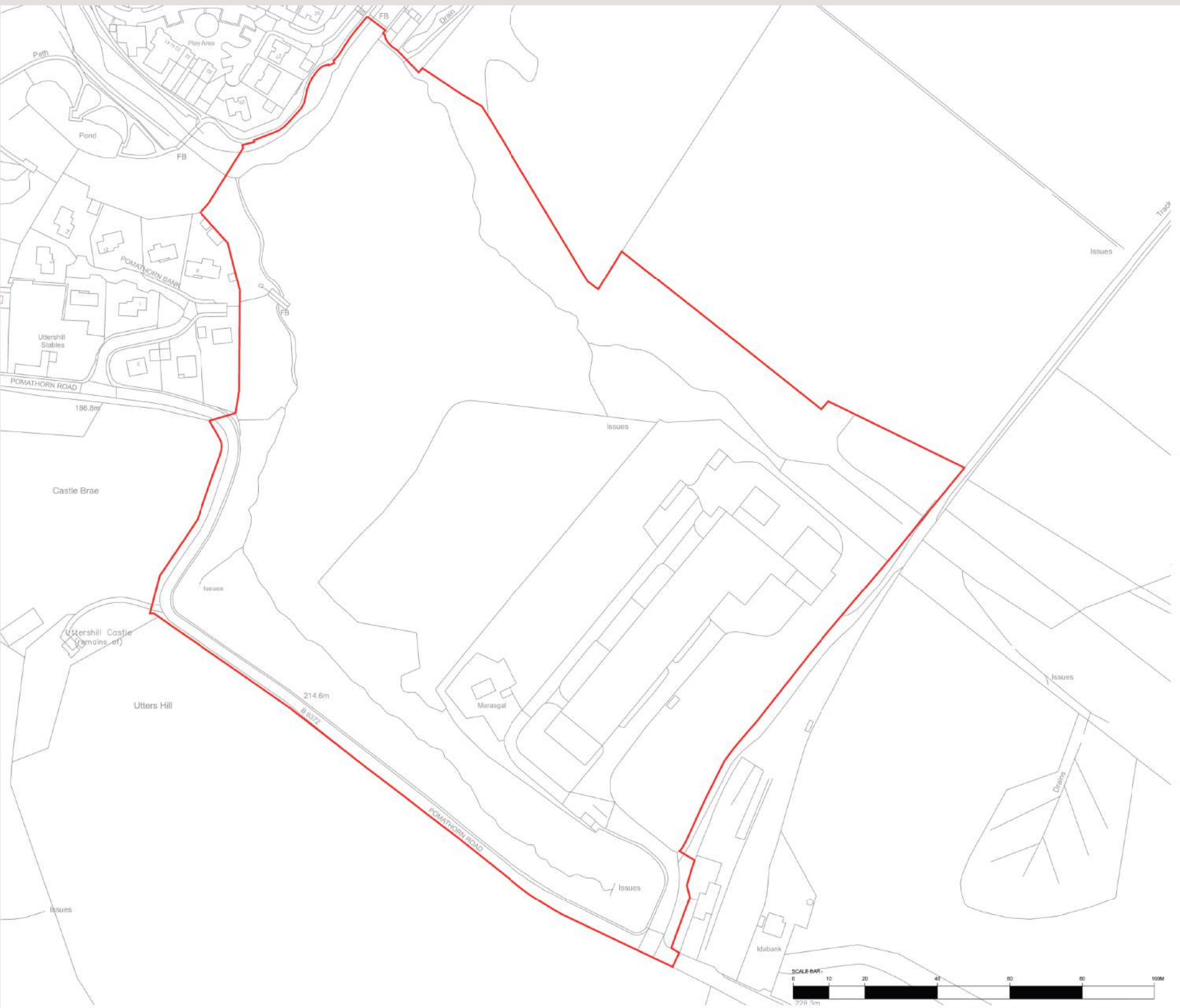


Image / PAN Application Boundary

Site Considerations

Access / The site benefits from naturally protected access from Pomathorn Road / B6372, providing suitable vehicular entry to the development. There is also an opportunity to enhance the site entrance as part of the proposals.

Outlook / The site enjoys outward views over the Penicuik Conservation Area, with the Pentland Hills Regional Park providing a scenic backdrop beyond.

Ecology / An ecological assessment will be carried out to evaluate the site's biodiversity. Measures will be implemented to protect and enhance local wildlife habitats, ensuring the development supports ecological sustainability. This will be supported by a Biodiversity Enhancement Plan, along with detailed landscape proposals that connects and promotes biodiversity within and outwith the site.

Sustainability / The proposed development will incorporate SuDS to manage surface water runoff effectively, particularly following the removal of the existing industrial building. The implementation of SuDS will also contribute to enhanced site biodiversity.

Topography / The centre of the site is largely flat, owing to the existing concrete slab from its former industrial use. There is a gentle slope descending to the northwest.

Services / The site benefits from existing utility connections, including water, electricity, and sewage infrastructure, as a legacy of its industrial past. These services will be upgraded as necessary for the new development.



Image / Constraints & Opportunities



Image / View of Entrance from south approach on B6372



Image / View of Entrance from north approach on B6372



Image / View of internal approach to site

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Proposed Development Layout



Proposed Development

The proposal for the site is for circa 60 new homes, along with associated infrastructure, open space and landscaping. The proposal seeks to contribute towards the housing need in the area, providing a positive contribution to the built environment and settlement of Penicuik. The site layout plan for the proposed residential development features a variety of house types, offering a diverse range of dwellings to cater to different family requirements.

Key design features and considerations are as follows:

Establishing Boundaries / The site is bounded by mature trees and with a small number of neighbouring residential dwellings to the south-east. The layout follows the natural and established boundaries of the site, incorporating new community green spaces and enhancement planting.

Access and Parking / The primary vehicular and pedestrian access point to the site is from the main road (as existing), which loops through the development. Sufficient parking to ensure easy access to all dwellings is provided, accommodating residents' vehicles and additional on-street visitor parking.

Thoughtful Design / Ensure the design and layout of the houses create an attractive and pleasant living environment. There is plenty of opportunity for views out to the protective treeline enclosing the site and visual and physical connectivity onto new public amenity spaces. The use of red brick will be utilised within the Areas of Increased Quality (AIQ), to reflect the existing material palette of the former Mill building.

Variety of Housing Types / Introduce a range of quality house types to ensure the site's longevity and cater to diverse community needs. Arranged and orientated to take advantage of the various opportunities on all aspects of the site. 25% affordable housing is located at the north-east of the site in accordance with Midlothian Council policy.

Enhance Biodiversity / Promote biodiversity through tree and pollinator planting and the creation of green spaces, all of which is supported by Cala's urban wildlife strategy. The implementation of Sustainable Urban Drainage Systems (SUDs) to accord with Council requirements.

Passive Security / Community greens, SUDs basin & widened site entrance designed to benefit from passive surveillance, with clear sightlines from bounding dwellings and seamless integration into the masterplan.

