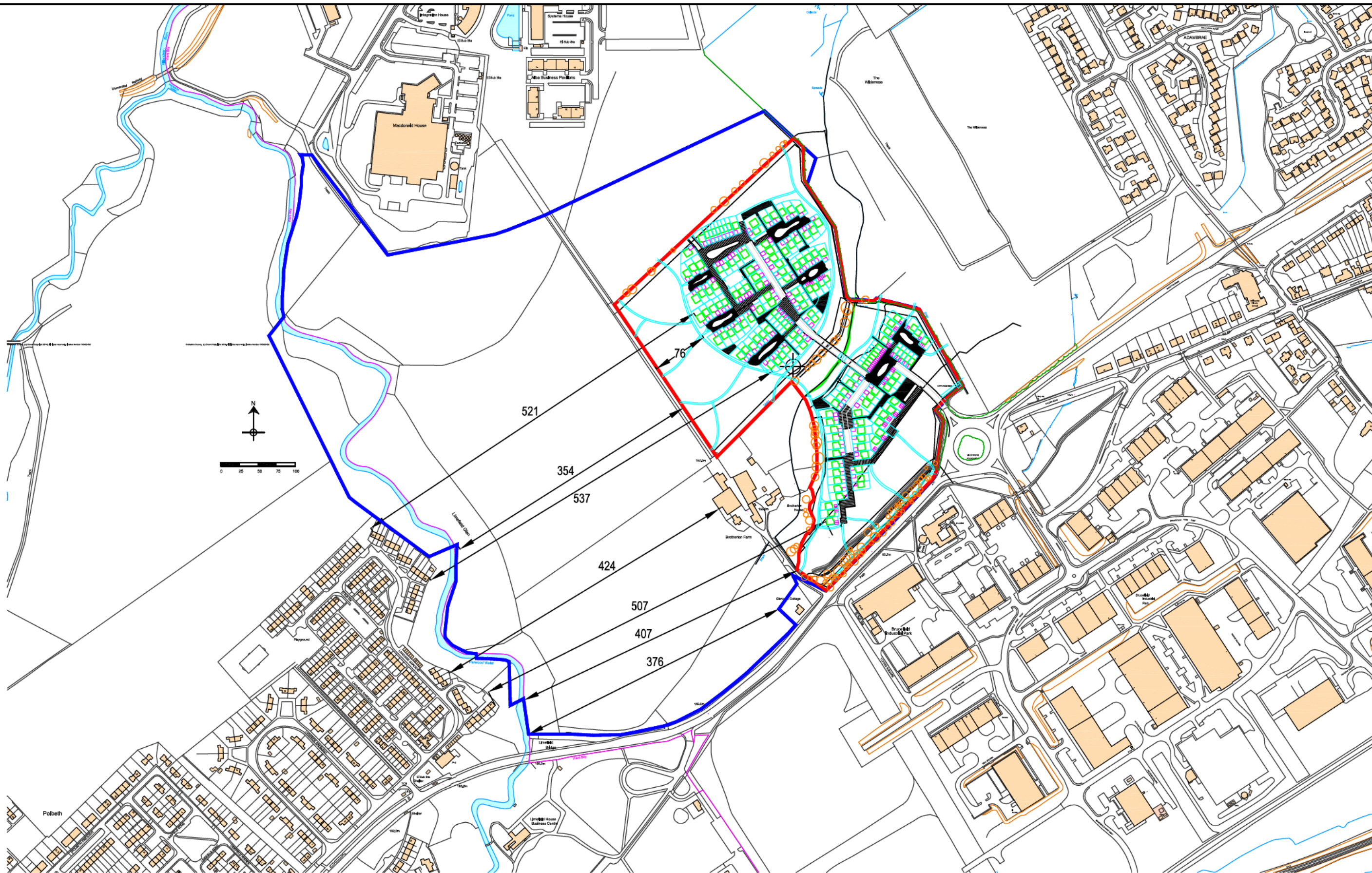


Land at Brotherton Farm Livingston



Appendix F

Key Distances between Livingston and Polbeth




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Rev	Date	By	Revision notes
A	18.06	AC	Updated Masterplan used
Status			Preliminary

Project	Brotherton Farm, Livingston
Title	Key Distances between Livingston and Polbeth

Drawn by	AC	Issue date	09.06.15
Scale(s)	1:500 @A3		
Drawing No	S013-WL04.003		

Land at Brotherton Farm Livingston



Appendix G Site Delivery Timeline

Land at Brotherton Farm Livingston



Appendix H Five Year Housing Land Supply Analysis



West Lothian Council 5 year effective housing land supply variance

Plan period	HLA year	Generosity	Supply years	%	Shortfall years
09-19	2012	not applied	2.4	47.2	-2.6
09-19	2012	10% (min)	2.1	42.4	-2.9
09-19	2013	not applied	2.3	45.2	-2.7
09-19	2013	10% (min)	2.0	40.4	-3.0
09-19	2014	not applied	2.7	53.2	-2.3
09-19	2014	10% (min)	2.4	47.2	-2.6

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Description		Figure	Calculation
Total housing requirement <i>Source: SESplan SG, HLA 2012</i> <i>Period: 2009 - 2019</i>	(a)	11,420	
Length of plan	(b)	10	
Annual housing requirement	(c)	1142	$= a \div b$
Completed plan years	(d)	3	
Total housing completions in plan period	(e)	1,302	
Net residual housing requirement	(f)	10,118	$= a - e$
Years remaining	(g)	7	$= b - d$
Net revised annual completion rate	(h)	1,445	$= f \div g$
5 year requirement adjusted against delivery	(i)	7227	$= h \times 5$
Effective housing land supply	(j)	3418	
Number of years supply	(k)	2.36	$= j \div h$
Percentage of 5 year requirement	(l)	47%	

09-19 Period, 2012 HLA, no generosity allowance

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Description		Figure	Calculation
Base housing requirement <i>Source: SESplan SG Housing Land, HLA 2012</i> <i>Period: 2009 - 2019</i>	(a)	11,420	
Total housing requirement <i>(includes minimum flexibility allowance of 10% - SPP)</i>	(b)	12562	$= a + 10\%$
Length of plan	(c)	10	
Annual housing requirement	(d)	1256	$= b \div c$
Completed plan years	(e)	3	
Total housing completions in plan period	(f)	1,302	
Net residual housing requirement	(g)	11,260	$= b - f$
Years remaining	(h)	7	$= c - e$
Net revised annual completion rate	(i)	1,609	$= g \div h$
5 year requirement adjusted against delivery	(j)	8043	$= i \times 5$
Effective housing land supply	(k)	3418	
Number of years supply	(l)	2.12	$= j \div k$
Percentage of 5 year requirement	(m)	42%	

09-19 Period, 2012 HLA, 10% generosity allowance

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Description		Figure	Calculation
Total housing requirement <i>Source: SESplan SG, HLA 2013</i> <i>Period: 2009 - 2019</i>	(a)	11,420	
Length of plan	(b)	10	
Annual housing requirement	(c)	1142	$= a \div b$
Completed plan years	(d)	4	
Total housing completions in plan period	(e)	1,813	
Net residual housing requirement	(f)	9,607	$= a - e$
Years remaining	(g)	6	$= b - d$
Net revised annual completion rate	(h)	1,601	$= f \div g$
5 year requirement adjusted against delivery	(i)	8006	$= h \times 5$
Effective housing land supply	(j)	3625	
Number of years supply	(k)	2.26	$= j \div h$
Percentage of 5 year requirement	(l)	45%	

09-19 Period, 2013 HLA, no generosity allowance

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Description		Figure	Calculation
Base housing requirement <i>Source: SESplan SG Housing Land, HLA 2013</i> <i>Period: 2009 - 2019</i>	(a)	11,420	
Total housing requirement <i>(includes minimum flexibility allowance of 10% - SPP)</i>	(b)	12562	$= a + 10\%$
Length of plan	(c)	10	
Annual housing requirement	(d)	1256	$= b \div c$
Completed plan years	(e)	4	
Total housing completions in plan period	(f)	1,813	
Net residual housing requirement	(g)	10,749	$= b - f$
Years remaining	(h)	6	$= c - e$
Net revised annual completion rate	(i)	1,792	$= g \div h$
5 year requirement adjusted against delivery	(j)	8958	$= i \times 5$
Effective housing land supply	(k)	3625	
Number of years supply	(l)	2.02	$= j \div k$
Percentage of 5 year requirement	(m)	40%	

09-19 Period, 2013 HLA, 10% generosity allowance

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Description		Figure	Calculation
Total housing requirement <i>Source: SESplan SG, HLA 2014</i> <i>Period: 2009 - 2019</i>	(a)	11,420	
Length of plan	(b)	10	
Annual housing requirement	(c)	1142	$= a \div b$
Completed plan years	(d)	5	
Total housing completions in plan period	(e)	2,428	
Net residual housing requirement	(f)	8,992	$= a - e$
Years remaining	(g)	5	$= b - d$
Net revised annual completion rate	(h)	1,798	$= f \div g$
5 year requirement adjusted against delivery	(i)	8992	$= h \times 5$
Effective housing land supply	(j)	4791	
Number of years supply	(k)	2.66	$= j \div h$
Percentage of 5 year requirement	(l)	53%	

09-19 Period, 2014 HLA, no generosity allowance

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Description		Figure	Calculation
Base housing requirement <i>Source: SESplan SG Housing Land, HLA 2014</i> <i>Period: 2009 - 2019</i>	(a)	11,420	
Total housing requirement <i>(includes minimum flexibility allowance of 10% - SPP)</i>	(b)	12562	$= a + 10\%$
Length of plan	(c)	10	
Annual housing requirement	(d)	1256	$= b \div c$
Completed plan years	(e)	5	
Total housing completions in plan period	(f)	2,428	
Net residual housing requirement	(g)	10,134	$= b - f$
Years remaining	(h)	5	$= c - e$
Net revised annual completion rate	(i)	2,027	$= g \div h$
5 year requirement adjusted against delivery	(j)	10134	$= i \times 5$
Effective housing land supply	(k)	4799	
Number of years supply	(l)	2.37	$= j \div k$
Percentage of 5 year requirement	(m)	47%	

09-19 Period, 2014 HLA, 10% generosity allowance

Land at Brotherton Farm Livingston



Appendix I

Projected Housing Land Analysis





Projected Housing Land Analysis – Appendix I

West Lothian Council’s education response dated 13th November 2014 includes their prediction of the number of houses expected to be constructed between 2014 and 2030, over two phases 2014-2022 and 2023-2030.

Gladman has compared all the housing sites provided by WLC as a result of a Freedom of Information (FOI) request (received 5th June 2015) together with their proposed phasing against the figures provided by the Council in their November education response as well as against the latest, approved Housing Land Audit (HLA) of 2014, including and excluding all identified constrained sites.

The table below summarises the projected number of houses expected to be built within the St Margaret’s Academy and James Young High secondary school catchments. The data behind the table is provided in separate spread sheets (attached) which detail each site and predicted phasing and output. The attached spread sheets also include those provided by the Council received through the FOI request in June. The data sheets identify constrained sites as per the HLA 2014 across all of the catchment schools in red.

All sites within the Council’s housing forecasts (both adjusted and unadjusted completions) have been updated taking on board the current development phasing on each site as per the Council’s latest approved 2014 Housing Land Audit, the latter of which has been approved by Homes for Scotland and the development industry. A copy of the HLA 2014 is attached as appendix PP1.

Table 1 below outlines the discrepancy in the houses that are predicted to be constructed between 2014 – 2023 and 2023-2030 for the four catchment schools and compares the highest predicted numbers provided by the Council and those within the HLA 2014 (including constrained sites). When excluding those sites identified as constrained within the HLA 2014, the predicted number of houses anticipated to be constructed within the catchment schools all fall significantly with the exception of Bankton Primary in 2014-2022 where there is no disputing the one new home.

Table 1: Projected Housing land Analysis

Data Source	Bankton Primary		St Ninian's Primary		James Young High		St Margaret's Academy	
	'14-'22 inc.	'23-'30 inc.	'14-'22 inc.	'23-'30 inc.	'14-'22 inc.	'23-'30 inc.	'14-'22 inc.	'23-'30 inc.
WLC 13.11.14 (educ resp)	1	30	140	297	250	154	4,885	6,297
WLC FOI housing tables	1	25	140	304	203	202	3,699	5,873
Difference in WLC produced figures	-	5	-	7	47	48	1,186	424
GDL 2014 HLA (*1)	1	25	83	304	203	202	3,400	5,152
GDL 2014 HLA (*2)	1	10	71	10	203	48	3,039	2,988
Difference between highest WLC figures and GDL 2014 HLA	-	5	57	-	47	-	1,485	1,145

(*1) These figures reflect the WLC FOI sites which all sit within the latest approved 2014 HLA and includes those that are constrained (i.e. the established supply).

(*2) Excludes sites identified as constrained in the 2014 HLA.

A summary for each school catchment is provided below.

Bankton Primary

There is very little planned housing for the Bankton primary school catchment (1 home up until 2022) and 10 homes in 2029/2030. There is one constrained site at Dedridge East R2 (15 units) (2009 local plan site with expired consent).

All four scenarios above demonstrates there will be minimal pressure from new housing on the school and there is very little discrepancy between projected housing outcomes.

St Ninian's Primary

The Council figures for the first phase, 2014 – 2022 are higher than the GDL HLA 2014 figures by 57 homes when including constrained sites and by 69 homes when excluding constrained sites. The Alderstone Road site has been completed.

The James Young High School

The data provided by the Council in their education response and the tables of sites used by the Council for forecasting education requirements (received through FOI request and attached) differ by 47 and 48 homes respectively over the two periods, with the FOI tables anticipating more homes than the education response from 2023 onwards. Within this catchment, 6 out of a total of 13 sites are constrained. The attached data and HLA 2014 shows very limited new homes expected to be built across the James Young High School catchment up to 2030 with the bulk of 110 homes expected at St Ninian's Primary and Centre Interchange, both Council owned, currently constrained, being 2009 local plan sites. There is no guarantee when or if either of these sites will be delivered.

St Margaret's Academy

For St Margaret's Academy the total number of effective homes predicted to be built out between 2014 and 2030 inclusive, is 6,027 calculating all sites, using the latest approved HLA 2014 identified phasing but excluding all constrained sites. Within the St Margaret's Academy catchment, 31 out of a total of 121 housing sites are constrained. These 31 constrained sites account for over 2,900 of the forecasted new homes. There is no certainty that these sites will



come forward and if they do, when. Many are owned by the Council and remain sites that have been long allocated.

The Council's education consultation response of 13th November, suggests 11,182 new homes will be constructed in the St Margaret's catchment up to 2030. This figure significantly over estimates the likely number of new homes during this period. Taking the HLA 2014 sites, this predicts 8,552 new homes over this period, a drop of 2,630 over the Council's consultation figure. In our opinion, the Council's consultation figure is very optimistic in light of the number of constrained, legacy sites that lie within this figure, which remain undeveloped having been allocated prior to 2009.

There is a discrepancy between the HLA 2014 (including constrained sites) and the figures provided by the Council in both their November consultation response and FOI housing land tables. In all cases the consultation response figures are highest, being 1,610 homes above (between 2014 and 2030) the housing tables provided through FOI requested from the Council and which we understand underpins their education forecasting. Split between the two periods this amounts to an over-estimate for St Margaret's S Academy of 1,186 homes between 2014 and 2022 inclusive and of 424 homes between 2023 and 2030 inclusive.

Bankton

	Sitename	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Adjusted Housing Programme		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	5	20	5	0	0	0	0	0	0	0	0	0	0	0	0
Adjusted excluding constrained sites		0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0	0	0	0	0	0	0	0	0	0	
	1. Dedridge East R2																	15													
	2. Dedridge East R1 / Quentin Rise																5	5	5												
	3. Land Adjacent to 31 Templar Rise			1																											

Bellsquarry

	Sitename	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Adjusted Housing Programme		6	1	2	25	25	24	24	24	12	12	41	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Adjusted excluding constrained sites		6	1	2	25	25	24	24	24	12	12	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	4. Murieston South R1											10																			
	5. Bellsquarry 16											5	5																		
	6. Land adjacent to 36 Newpark Road			1																											
	7. Balmoral Gardens South		1	1	1	1																									
	8. Brucefield Industrial (Limefields)				24	24	24	24	24	12	12	26																			
	9. 36-40 Calder Road Gap Site	6																													

Dedridge

	Sitename	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Adjusted Housing Programme		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0	0	0	0	0	0	0	0	0	0	0	0	
Adjusted excluding constrained sites		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10. St Ninian's Primary (North)																	30													
	11. Centre Interchange																	80													

Williamston

	Sitename	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Adjusted Housing Programme		0	24	24	11	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Adjusted excluding constrained sites		0	24	24	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12. Murieston South 8												9																		
	13. Murieston South 6A		24	24	11																										

KEY

Red sites indicate constrained sites as set out in the 2014 HLA

All phasing shown is as per the HLA 2014

Adjusted housing programme figures exclude constrained sites within the 2014 HLA

