

SESplan area Urban Capacity Study

August 2009

INTRODUCTION

Scottish Planning Policy 3: Planning for Homes sets out the Scottish Government's policy on the identification of housing requirements, the provision of land for housing and the delivery of homes through the planning system. Planning authorities should promote the efficient use of land and buildings which means directing the majority of new development towards sites within existing settlements to make effective use of existing infrastructure and service capacity. Planning authorities are encouraged to make an assessment of the opportunities for further housing development within existing settlements, focussing on previously developed land and conversions of existing buildings, or a review of existing land allocations for uses other than housing, where appropriate.

SPP3 states that where possible, the private sector should be involved in the preparation of these urban capacity studies and authorities should seek to make them as transparent as possible. Sites identified in urban capacity studies as having potential for residential development may be included within the housing land audit as part of the established supply.

This document summarises the findings of the urban capacity study carried out for the SESplan area with the aim of providing quantitative housing windfall values to assist in the formation and justification of future SDP Housing Policy.

METHODOLOGY

Beyond encouraging planning authorities to carry out an urban capacity study, SPP3 gives little guidance on how this should be done and provides no detail on what should be included in the study. In England however, there is much more detailed guidance given on carrying out an UCS in 'Tapping the Potential'. Given the lack of detailed guidance in Scotland, it was decided to carry out the SESplan survey using the methodology and key principles of 'Tapping the Potential'.

Sources of housing land

Tapping the potential lists 11 categories of potential land, and using these for guidance it was decided to use the following revised categories in carrying out the SESplan study:

1) Vacant and derelict land and buildings.

This includes previously developed land and is identified through the Scottish Vacant and Derelict Land Survey (SVDLS)

2) Redevelopment of public car parks

3) Increasing density on land allocated for housing in local plans or identified in the annual housing land audit.

4) Conversion/Redevelopment of Commercial and Industrial land and buildings.

This includes industrial/commercial units that may be currently in use in areas that are not protected through local plan policy. Potential sites for consideration may include those with a known interest for housing development (e.g. buildings for which planning applications for housing have been made).

5) Other vacant land.

'White land' - Only land within the urban area should be considered, as identified by Local Plan settlement boundaries.

6) *Sub-division or change of use to housing*

The potential contribution of this source of land could not practically be considered on a site by site basis and so an annual contribution was estimated based upon recent trends. In some authorities, this source of land was not thought to be significant and has not been included.

Survey

Initially, sites were identified using a combination of local knowledge, planning history and an examination of OS maps and digital photography. Each potential site was surveyed as to its viability according to:

- Local and strategic plan policy
- Current use
- Any other preferred use for the site
- Current planning status – any applications pending
- Perceived viability of site
- Likely availability
- Likely programming
- Infrastructure constraints
- Ownership constraints
- Physical constraints
- Access constraints

Sites which were assessed as unsuitable were removed.

Density assumptions were made by each authority in line with local policy and design principals and these figures applied to the site area to arrive at the potential yield for each site.

Discounting

Following the survey and production of draft schedules, discounting rates were applied to the potential yield to arrive at a more realistic estimate of housing delivery. It was hoped that the discounting process could be carried out with the assistance of the private house building industry via consultation with Homes for Scotland. However, due to tight timescales, the reduction of staff numbers at many building companies and some negative views regarding the methodology, Homes for Scotland declined the offer to take part. In the absence of any input from private sector partners, discounting rates from 'tapping the potential' were used. A judgement was made for each site as to the likelihood of development over the next 7 years and the potential housing yield was discounted according to the following rates.

Table 1. Discount rates

	High rate	Low rate
Vacant and derelict land and buildings	85%	65%
Redevelopment of public car parks	85%	70%
Intensification of LP/HLA sites	85%	70%
Conversion/redevelopment of commercial land and buildings	85%	70%
Other vacant land not previously developed	40%	30%

Land which was felt could not be developed within the next 7 years is included in the gross potential but has been discounted to zero.

RESULTS

The results of the SESplan area urban capacity study are summarised in tables 2 and 3 below. In total, 627 potential sites were identified covering a gross area of nearly 10 square kilometres. Following discounting, it is estimated that this could yield over **8,200** new dwellings over 7 years - an annual average of **1,300** units per annum.

Table 2. Urban Housing Capacity: SESplan area

	No of Sites	Gross Area	Gross Units	Discounted	Annual average
City of Edinburgh	65	155	4,490	2,351	426
East Lothian	13	4	151	76	28
Fife	66	86	2,334	1,507	215
Midlothian	43	26	671	381	84
Scottish Borders	282	445	5,167	2,817	402
West Lothian	158	231	4,979	1,095	186
SDP Area	627	947	17,792	8,227	1,342

Of the 8,200 unit capacity across the SESplan area, 2,900 are sourced from Vacant and derelict land, 2,900 as land currently in use as commercial/industrial buildings, and 2,000 units from intensification of local plan allocations.

36% (2,800 units) of the discounted capacity is within Scottish Borders council area, 30% (2,350) is in Edinburgh and 19% (1,500) is within Fife. West Lothian accounts for 14% of the total, Midlothian 5% and East Lothian 1%.

Table 3. Urban capacity by land type

	City of Edinburgh	East Lothian	Fife	Midlothian	Scottish Borders	West Lothian	TOTAL
Vacant and derelict land and buildings	306	22	1,507	93	683	303	2,914
Intensification of LP sites	0	0	0	0	1,451	560	2,011
Car Parks	0	6	0	0	6	4	16
Conversion/ Redevelopment of non-residential land	2,045	0	0	194	589	28	2,856
Vacant land not previously developed	0	48	0	94	88	193	423
Allocated in plan for non-residential use	0	0	0	0	0	7	7
Total	2,351	76	1,507	381	2,817	1,095	8,227
Annual Average	336	11	215	54	402	156	1,175
Annual contribution of conversion / sub-division	90	17	0	30	0	30	167
Annual total	426	28	215	84	402	186	1,342

A summary table for each local authority area is given below. The figures for Fife only relate to that part of the local authority that is within the SESplan area. Schedules for the individual sites are attached as appendix 1.

City of Edinburgh	Units at high rate		Units at low rate		Discount to zero	Total
	Gross	Discounted	Gross	Discounted		
Vacant and derelict land and buildings	225	191	177	115	888	306
Intensification of LP sites	0	0	0	0		0
Car Parks	0	0	0	0	32	0
Non-residential Conversions / Redevelopment	1,248	1061	1,406	984	480	2,045
Vacant land not previously developed	0	0	0	0	34	0
Total						2,351
Annual average						336
Annual contribution from small scale conversion/sub-division						90
Annual total						426

East Lothian	Units at high rate		Units at low rate		Discount to zero	Total
	Gross	Discounted	Gross	Discounted		
Vacant and derelict land and buildings	25	22				22
Intensification of LP sites						
Car Parks	7	6				6
Non-residential Conversions / Redevelopment						
Vacant land not previously developed	119	48				48
Total						76
Annual average						11
Annual contribution from small scale conversion/sub-division						17
Annual total						28

Fife	Units at high rate		Units at low rate		Discount to zero	Total
	Gross	Discounted	Gross	Discounted		
Vacant and derelict land and buildings	1,337	1,139	563	368	434	1,507
Intensification of LP sites						
Car Parks						
Non-residential Conversions / Redevelopment						
Vacant land not previously developed						
Total						1,507
Annual average						215
Annual contribution from small scale conversion/sub-division						
Annual total						215

Midlothian	Units at high rate		Units at low rate		Discount to zero	Total
	Gross	Discounted	Gross	Discounted		
Vacant and derelict land and buildings	92	78	22	15		93
Intensification of LP sites						
Car Parks						
Non-residential Conversions / Redevelopment	139	120	107	74	44	194
Vacant land not previously developed	146	59	116	35	5	94
Total						381
Annual average						54
Annual contribution from small scale conversion/sub-division						30
Annual total						84

Scottish Borders	Units at high rate		Units at low rate		Discount to zero	Total
	Gross	Discounted	Gross	Discounted		
Vacant and derelict land and buildings	570	485	304	198	506	683
Intensification of LP sites	1,599	1,359	131	92	0	1,451
Car Parks	0	0	9	6	45	6
Non-residential Conversions / Redevelopment	0	0	841	589	482	589
Vacant land not previously developed	22	9	262	79	396	88
Total						2,817
Annual average						402
Annual contribution from small scale conversion/sub-division						
Annual total						402

West Lothian	Units at high rate		Units at low rate		Discount to zero	Total
	Gross	Discounted	Gross	Discounted		
Vacant and derelict land and buildings	316	267	56	36		303
Intensification of LP sites	275	233	468	327		560
Car Parks	0	0	5	4		4
Non-residential Conversions / Redevelopment	20	17	15	11		28
Vacant land not previously developed	227	90	340	103		193
Allocated in Plan for non-residential use	0	0	10	7		7
Total					3,247	1,095
Annual average						156
Annual contribution from small scale conversion/sub-division						30
Annual total						186

Appendix 1. Site Schedules

City of Edinburgh Council

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
COE0005	EDINBURGH	130 MCDONALD ROAD	Conv	0.41	M	51	36
COE0006	EDINBURGH	9 ST PETER'S PLACE	Conv	0.15	L	5	0
COE0007	EDINBURGH	1 FORD'S ROAD	Conv	0.66	L	24	0
COE0009	EDINBURGH	25 TELFORD DRIVE - APPEAL AGAINST NON- DETERMINATION (DISMISSED))	Vac/Der	0.12	S	8	7
COE0010	EDINBURGH	69 MARIONVILLE ROAD	Conv	0.79	L	100	0
COE0011	EDINBURGH	2-8 WEST BOWLING GREEN STREET	Conv	0.5	L	51	0
COE0013	EDINBURGH	78 ALBION ROAD	Conv	0.44	L	55	0
COE0014	EDINBURGH	40-50 LONGSTONE ROAD	Conv	0.15	S	9	8
COE0015	EDINBURGH	116 COLLINTON ROAD	Conv	0.4	M	16	11
COE0016	EDINBURGH	8 HILLSIDE CRESCENT	Conv	0.14	S	28	24
COE0017	EDINBURGH	37-39 LANARK ROAD	Conv	0.16	M	20	14
COE0019	EDINBURGH	STEADS PLACE/JANE STREET DEVELOPMENT BRIEF AREA	Conv	71	M	117	82
COE0020	EDINBURGH	111-113 CONSTITUTION STREET	Conv	0.13	S	12	10
COE0021	EDINBURGH	2 WESTFIELD AVENUE	Conv	1.44	S	193	163
COE0022	EDINBURGH	45 STEVENSON ROAD	Conv	2.21	M	88	62
COE0023	EDINBURGH	70 DINMONT DRIVE	Conv	0.11	L	15	0
COE0024	EDINBURGH	14 DUNEDIN STREET	Conv	0.12	S	17	14
COE0025	EDINBURGH	11 WEST HARBOUR ROAD	Conv	1.17	S	114	97
COE0026	EDINBURGH	LAND BETWEEN HOLYROOD ROAD, ST MARY'S STREET AND CANONGATE	Conv	5.65	S	128	109
COE0027	EDINBURGH	1 HOUSE'O'HILL ROAD	Conv	0.24	L	24	0
COE0028	EDINBURGH	1-11 DALGETTY ROAD	Conv	0.29	L	27	0
COE0029	EDINBURGH	GORGIE ROAD	Conv	0.65	M	63	43
COE0031	EDINBURGH	29 POLWARTH TERRACE	Conv	0.34	S	11	9
COE0032	EDINBURGH	TYNECASTLE STADIUM, GORGIE ROAD	Conv	1.12	M	8	6
COE0033	EDINBURGH	45 MAIDENCRAIG GARDENS	Conv	0.44	S	19	16
COE0034	EDINBURGH	7 REDHALL HOUSE DRIVE	Conv	1.05	S	6	5
COE0035	EDINBURGH	33 ELLERSLY ROAD	Conv	1.4	M	61	42
COE0036	EDINBURGH	ST JAMES CENTRE	Conv	5.24	S	250	213
COE0037	EDINBURGH	LAND ADJACENT TO 33 ORCHARD BRAE AVENUE	Conv	0.67	S	77	65
COE0038	EDINBURGH	47 MARCHMONT CRESCENT	Conv	0.01	S	15	13
COE0039	EDINBURGH	40 - 50 STANLEY PLACE	Conv	0.18	M	20	14
COE0040	EDINBURGH	ST NICHOLAS SCHOOL, GORGIE	Conv	0.58	S	95	81
COE0041	EDINBURGH	44 STANLEY PLACE	Conv	0.28	M	20	14

City of Edinburgh Council

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
COE0044	JUNIPER GREEN, EDINBURGH	50 BABERTON AVENUE	Conv	0.52	S	30	26
COE0049	EDINBURGH	527 QUEENSFERRY ROAD	Conv	0.46	S	80	68
COE0052	EDINBURGH	511 CALDER ROAD	Conv	0.11	L	7	0
COE0053	KIRKLISTON, EDINBURGH	15 MAIN STREET	Conv	0.15	S	12	10
COE0054	EDINBURGH	1-5 BUGHTLIN MARKET	Conv	1.81	S	68	58
COE0056	EDINBURGH	8 GYLEMUIR ROAD	Conv	0.26	S	9	8
COE0057	EDINBURGH	2A THORBURN ROAD	Conv	0.41	S	7	6
COE0058	EDINBURGH	LAND ADJACENT 11 OXGANGS DRIVE	Conv	0.74	S	68	58
COE0059	EDINBURGH	41 HOWDEN HALL ROAD	Conv	2.64	M	94	66
COE0060	EDINBURGH	4 MAGDALENE AVENUE	Conv	0.14	L	18	0
COE0061	EDINBURGH	1 BLACKCHAPEL ROAD	Vac/Der	2.08	L	70	0
COE0062	EDINBURGH	171 &173 DUDDINGSTON PARK SOUTH NIDDRIE MILL PRIMARY SCHOOL, 267 NIDDRIE MAINS ROAD	Conv	4.58	M	193	135
COE0063	EDINBURGH	Site 100 Metres West Of 17 - 21 Portobello High Street (Including 3 Portobello High Street , 2 - 6 + 13 - 23 Baileyfield Road)	Conv	0.88	M	55	39
COE0064	EDINBURGH	1-19 KEIR STREET	Conv	3.15	M	600	420
COE0065	EDINBURGH	HARVESTERS WAY, WESTER HAILES	CAR	0.16	L	32	0
COE0070	EDINBURGH	LAND AT COWGATE (FIRE SITE)	Vac/Der	3.46	S	176	150
COE0073	EDINBURGH	SOUTH COLLEGE STREET	Vac/Der	0.31	M	28	18
COE0075	EDINBURGH	SITE AT NIDDRIE MAINS ROAD	Vac/Der	0.19	L	17	0
COE0078	EDINBURGH	CONSTITUTION STREET	Vac/Der	1.2	M	60	39
COE0080	EDINBURGH	FIRHILL SERVICES	Vac/Der	0.33	L	24	0
COE0081	EDINBURGH	LAND CLERMISTON ROAD NORTH	Vac/Der	0.22	M	28	18
COE0089	EDINBURGH	Leith Walk	Vac/Der	0.2	S	1	1
COE0090	EDINBURGH	LAND ON GLASGOW ROAD/NORTH GYLE GROVE	Vac/Der	0.13	L	32	0
COE0092	EDINBURGH	7 BARNTON AVENUE WEST	Vac/Der	0.18	L	7	0
COE0093	EDINBURGH	ROSEBURN TERRACE	Vac/Der	0.43	S	4	3
COE0094	EDINBURGH	B&Q WAREHOUSE, INGLIS GREEN ROAD	Vac	0.51	L	34	0
COE0095	EDINBURGH	HUNTER'S TRYST, OXGANGS GREEN	Vac/Der	1.09	L	106	0
COE0096	EDINBURGH	GOODS CORNER, LIBERTON ROAD	Vac/Der	1.23	M	61	40
COE0097	EDINBURGH	37-43 CRAIGMILLAR PARK	Vac/Der	0.18	L	2	0
COE0098	EDINBURGH	SALAMANDER STREET, LEITH	Vac/Der	0.35	S	36	30
COE0099	EDINBURGH	ST. MARGARETS HOUSE	Vac/Der	6.43	L	630	0
COE0100	EDINBURGH		Conv	22.4	L	154	0

East Lothian

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
	North Berwick	Loch Bridge Road	Vac	0.14	High	12	5
	Tranent	2-8 New Row	Vac	0.25	High	12	5
	Tranent	Balfour Square	Vac	0.29	High	14	6
	Musselburgh	Goosegreen Stables	Vac	0.3	High	20	8
	Haddington	Victoria Park	Vac	0.61	High	10	4
	Whitecraig	Whitecraig Avenue	Vac	0.88	High	28	11
	Musselburgh	5-9 Links Avenue	Vac	0.096	High	12	5
	Prestonpans	Middleshot Square	Vac	0.25	High	8	3
	Tranent	Elphinstone Road	Vac	0.12	High	3	1
	Wallyford	31-33 Salters Road	Vac/der	0.08	High	2	2
	Tranent	Coal Neuk Court	Vac/der	0.088	High	2	2
	Musselburgh	Balcarres Road	Vac/der	0.704	High	21	18
	Haddington	Land Adjacent To 10 Brown Street	Car		High	7	6

Fife

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
SP001	Ballingry	Former Garages	Vac/Der	0.2	High	5	4
SP002	Buckhaven	Factory Road / Victoria Road	Vac/Der	0.2	Low	6	4
SP003	Buckhaven	Vacant Land	Vac/Der	3	High	38	32
SP004	Burntisland	Greenmount Hotel	Vac/Der	0.8	High	10	9
SP005	Burntisland	Grange Distillery	Vac/Der	1.8	High	49	42
SP006	Burntisland	Burntisland Docks	Vac/Der	2.2	Zero	60	0
SP007	Burntisland	Former Railway Station Building	Vac/Der	0.5	Zero	25	0
SP008	Cardenden	Former Garage, Woodend Rd	Vac/Der	0.2	High	5	4
SP009	Cowdenbeath	Adjacent to Gas Works	Vac/Der	0.2	High	5	4
SP010	Cowdenbeath	Land At Woodend Business Centre	Vac/Der	1.7	High	45	38
SP011	Cowdenbeath	High Street	Vac/Der	0.5	Low	25	16
SP012	Cowdenbeath	Former Depot	Vac/Der	0.3	High	15	13
SP013	Cowdenbeath	Union Street	Vac/Der	0.6	Low	12	8
SP015	Cowdenbeath	Derelict Land, Thistle IE	Vac/Der	0.5	High	17	14
SP016	Crossgates	Builders Yard by Primary Sch	Vac/Der	0.7	High	10	9
SP017	Crossgates	Rear of Hillview Crescent	Vac/Der	0.2	High	5	4
SP018	Dalgety Bay	Marconi's	Vac/Der	1.4	Zero	30	0
SP019	Dunfermline	Derelict Land Nr Garage	Vac/Der	0.2	High	10	8
SP020	Dunfermline	William Street	Vac/Der	0.1	Low	4	3
SP021	Dunfermline	Former Mfi Store	Vac/Der	0.6	Zero	15	0
SP022	Dunfermline	Former Esso Garage	Vac/Der	1	Zero	26	0
SP023	Dunfermline	Linburn Road	Vac/Der	0.5	High	15	13
SP024	Dunfermline	Sth Of Q Margaret Hosp	Vac/Der	3.3	Low	100	65
SP025	Dunfermline	Adjacent To Asda	Vac/Der	1	Low	30	19
SP026	Dunfermline	Elgin Street Industrial Estate	Vac/Der	1.1	Zero	22	0
SP027	Dunfermline	Barley Sheaf Public House	Vac/Der	0.4	Low	10	6
SP028	Dunfermline	Pittencrieff Street	Vac/Der	0.2	High	10	9
SP029	Dysart	Railway Sidings	Vac/Der	0.6	Zero	12	0
SP030	Dysart	Frances Colliery	Vac/Der	0.9	Zero	20	0
SP031	Glenrothes	Astro Soccer Complex	Vac/Der	0.8	High	35	30
SP032	Glenrothes	Cadham Road	Vac/Der	3.5	Zero	75	0
SP033	Inverkeithing	Church Street	Vac/Der	0.2	Low	6	4
SP034	Inverkeithing	Backlands	Vac/Der	2.2	Low	70	46
SP035	Kinglassie	Former Poultry Farm	Vac/Der	2.7	Low	40	26
SP036	Kirkcaldy	Nairn Street	Vac/Der	5.1	High	200	170
SP037	Kirkcaldy	Victoria Road	Vac/Der	0.7	High	100	85

Fife

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
SP038	Kirkcaldy	Park Road/Lawson St	Vac/Der	0.3	High	10	9
SP039	Kirkcaldy	Plumb Centre 2, Overton Rd	Vac/Der	0.1	High	10	9
SP040	Kirkcaldy	Former Works	Vac/Der	0.6	High	35	30
SP041	Kirkcaldy	Former Bus Depot	Vac/Der	1.1	Low	35	23
SP042	Kirkcaldy	Northlea Service Station	Vac/Der	0.2	High	5	4
SP043	Kirkcaldy	Smeaton Place	Vac/Der	0.5	High	18	15
SP044	Kirkcaldy	Katherine Street	Vac/Der	0.2	High	6	5
SP045	Kirkcaldy	Former Coal Depot	Vac/Der	0.7	High	25	21
SP046	Leslie	Prinlaws Mill	Vac/Der	3	Low	50	33
SP047	Leven	Mountfleurie Industrial Estate	Vac/Der	1.5	Low	40	27
SP048	Leven	Vacant Site	Vac/Der	0.3	High	10	9
SP049	Leven	Vacant Site	Vac/Der	0.1	High	4	3
SP050	Leven	Site Adjacent To Ex Tip	Vac/Der	0.6	High	10	9
SP051	Lochgelly	Former Fab-Tech Site	Vac/Der	0.5	Low	14	9
SP052	Lochgelly	South Of Francis Street	Vac/Der	0.1	Low	4	3
SP053	Markinch	Derelict Site	Vac/Der	0.3	Low	5	3
SP054	Methil	Rear Bayview Park, Kirkland Rd	Vac/Der	0.9	High	30	26
SP055	Methil	Former Kirkland Works	Vac/Der	5.4	High	220	187
SP056	Methil	Area Behind Football Ground	Vac/Der	2.6	Low	77	50
SP057	Methil	Former Factory	Vac/Der	0.9	High	22	19
SP058	Methil	Land Rear Of Parish Church	Vac/Der	0.5	High	8	7
SP059	Methil	Former Central Farmers	Vac/Der	2.6	High	66	56
SP060	Methil	Former Power Station	Vac/Der	4.4	High	175	149
SP061	Oakley	Sligo Street/Sir George Bruce	Vac/Der	0.7	Zero	24	0
SP062	Oakley	Oakley Pavillion (Excl Bowling Green)	Vac/Der	0.2	High	6	5
SP063	Rosyth	Dunfermline BP	Vac/Der	6	Zero	100	0
SP064	Thornton	Orebank Terrace/Strathore Road	Vac/Der	8.4	High	100	85
SP065	Thornton	Station Road 3	Vac/Der	1.6	Low	35	23
SP066	Thornton	23 Main Street	Vac/Der	0.1	High	3	3
SP067	Thornton	Land South Of Strathore Road	Vac/Der	1	Zero	25	0

Midlothian Midlothian

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
BG12	Bonnyrigg / Lasswade	Behind school Green (SVDLS) site	Vac/Der	0.39	High	10	8
BG26	Bonnyrigg / Lasswade	Westmill Road (SVDLS) Site	Vac/Der	0.32	High	8	7
BG27	Bonnyrigg / Lasswade	Staiside Inr	Vac/Der	0.18	High	5	4
BG28	Bonnyrigg / Lasswade	Cockpen Terrace (SVDLS site)	Vac/Der	0.37	High	9	8
BG30	Bonnyrigg / Lasswade	Rear of 51 High Street	Vac/Der	0.15	High	4	3
BI01	Bilston	Seafield Road Telephone Exchange	Conv	0.22	Low	3	2
BI02	Bilston	Meadow Place Garage	Conv	0.35	Low	9	6
BI03	Bilston	Land South Of Myrtle Crescen	Vacant	0.48	Low	5	1
BI05	Bilston	Land to the south of recreation ground	Vacant	0.69	Low	14	4
DH02	Dalkeith	Winkle site	Vacant	0.87	High	17	7
DH09	Dalkeith	Lugton	Vacant	0.19	Low	2	1
DL01	Danderhall	Edmonstone Road (north side)	Vacant	0.14	Low	2	1
DL03	Danderhall	The Maulsford Inn, Old Dalkeith Road	Conv	0.23	Low	5	4
DL04	Danderhall	Old Dalkeith Road	Conv	0.34	Low	9	6
GE01	Gorebridge	Greenhall Centre	Conv	1.93	High	48	41
GE03	Gorebridge	Hunterfield Road by Scotmic	Vac/Der	0.09	High	6	5
GE09	Gorebridge	Engine Road South	Vac/Der	0.77	Low	15	10
GE18	Gorebridge	Bonnybank Road	Vac/Der	0.13	Low	1	1
LD02	Loanhead	Straiton Business Park	Vacant	1.5	Low	30	9
LD09	Loanhead	former St Margaret's RC Primary School	Vac/Der	0.88	High	22	19
LD14	Loanhead	former Loanhead Primary School	Vac/Der	0.77	High	19	16
LD15	Loanhead	Loanhead Steading	Conv	0.53	High	8	7
LD18	Loanhead	Bowling Club, Social Club and derelict land at The Loanhead	Conv	0.4	High	10	9
LD22	Loanhead	Rear of Park Avenue	Vacant	0.47	Low	50	15
LD25	Loanhead	Burghlee Farm	Vacant	6.26	High	125	50
LD32	Loanhead	Loanhead Hospital	Conv	0.47	High	12	10
MD11	Mayfield	Newbattle Lodge	Conv	0.72	High	6	5
MD19	Mayfield	St Luke's RC Church, Stone Place	Conv	0.37	Low	32	22
NE01	Newtongrange	Newbattle Road (i)	Conv	1.02	Low	26	18
NE02	Newtongrange	Newbattle Road (ii)	Conv	0.57	Low	14	10
NE04	Newtongrange	Dalhousie Rd/ Newbattle Rc	Conv	1.15	High	29	25
NE06	Newtongrange	Dalhousie Road (i)	Conv	0.12	High	3	3
NE07	Newtongrange	Dalhousie Road (ii)	Conv	0.27	High	7	6
PD01	Pathhead	Land adjacent to Tynewater PS (Crichton Avenue)	Vac/Der	0.3	Low	6	4
PD02	Pathhead	Pathhead Primary School	Conv	0.22	High	4	3
PK07	Penicuik	Loganbank Lodge	Vacant	0.3	High	4	2
PK14	Penicuik	The Stables, Mauricewood Road	Conv	0.29	High	3	3
PK37	Penicuik	Pentland House	Conv	0.34	Low	9	6

Midlothian Midlothian

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
PK43	Penicuik	Craigiebiel Crescen	Vac/Der	0.45	High	9	8
RL03	Rosewell	Ferguson Park (to NE of)	Vacant	0.42	Low	8	2
RL07	Rosewell	Whitehill Road	Vacant	0.26	Low	5	2
RN05	Roslin	Roslin Miners' Bowling Green and Clubhouse buildin	Conv	0.35	High	9	8

Scottish Borders

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
GALA039	Galashiels	Netherdale Car Park		0.6		12	
KELS030	Kelso	East Bowmont Street Car Park		0.1		3	
KELS032	Kelso	Picnic Area car park		0.1		2	
SELK021	Selkirk	Weavers Court, Dunsdale Road car park		0.5		11	
SELK027	Selkirk	West Port car park		0.3		6	
DUNS013	Duns	Newtown Street car park		0.1		2	
KELS012	Kelso	The Knowes car park		0.3		7	
KELS018	Kelso	Henderson's Car Park		0.1		2	
EARL005	Earlston	Mill Road Employment Site		1.9		40	
EARL006	Earlston	Station Road Employment Site		2.4		50	
EARL007	Earlston	Turford Park		1.5		31	
HAWI038	Hawick	Gala Law employment land		1.1		22	
JEDB012	Jedburgh	Wildcat Wood		5.4		113	
KELS034	Kelso	Electricity sub station		0.2		5	
LAUD001	Lauder	Lauder Employment Site		3.6		76	
SELK019	Selkirk	Former Ettrick Park Football Ground		1.6		34	
TWEE004	Tweedbank	Tweedbank Ind Estate - south east		1.4		29	
TWEE005	Tweedbank	Tweedbank Ind. Estate - east		0.5		11	
TWEE006	Newtown St Boswells	Tweedbank Ind. Estate - west I		0.4		9	
TWEE007	Tweedbank	Tweedbank Ind Estate - west II		0.3		6	
GALA015	Galashiels	Galafoot		2.7		56	
JEDB016	Jedburgh	Briary Bank		0.2		4	
SELK005	Selkirk	Land at Ettrickhaugh Road		0.7		14	
LAUD003	Lauder	Allanbank School Site		2.2		45	
DUNS014	Duns	Land at Duns Parish Church		0.3		7	
JEDB005	Jedburgh	Garden Ground of Brockhirst		0.3		7	
JEDB013	Jedburgh	Land at Stone Hill		1.4		30	
JEDB014	Jedburgh	Land at end of Priors Road		0.2		4	
JEDB018	Jedburgh	The Burn, Lanton Road		0.9		18	
JEDB019	Jedburgh	Hartrigge Park		7.1		149	
KELS011	Kelso	Kelso Bridge site		2.0		42	
KELS016	Kelso	Pinnaclehill IE		1.3		27	
KELS021	Kelso	Bridgend Park		1.4		30	
STBO004	St Boswells	Main Street I		0.4		9	
STBO005	St Boswells	Main Street II		0.5		10	
HAWI026	Hawick	Scottish Borders Council Depot		0.3		6	
JEDB017	Jedburgh	Jewellers Wynd		0.4		8	

Scottish Borders

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
KELS023	Kelso	Spylaw Road		0.4		8	
KELS024	Kelso	Depot, Spylaw Road		0.2		4	
GALA018	Galashiels	Wood Street		0.7		16	
GALA020	Galashiels	Former Railway line		1.8		37	
GALA021	Galashiels	Land Adjacent ot Wheatlands Mill Lodge		0.1		3	
GALA026	Galashiels	Huddersfield Street		0.2		5	
GALA027	Galashiels	Langhaugh Industrial Estate		0.2		4	
GALA029	Galashiels	Dale Street		0.3		7	
GALA030	Galashiels	Adjacent to Howden		0.1		2	
GALA031	Galashiels	Refuse Tip		0.2		4	
GALA033	Galashiels	Galafoot2		0.2		4	
GALA034	Galashiels	Old Refuse Tip		1.1		24	
GALA044	Galashiels	Netherdale south		0.4		9	
GALA046	Galashiels	Strathmoy		0.4		8	
GALA052	Galashiels	Stirling Street		0.7		15	
HAWI014	Hawick	Gas Works		0.7		15	
HAWI015	Hawick	Land west Of Weensland Mill		0.4		8	
HAWI016	Hawick	Weensland Mill		0.5		10	
HAWI019	Hawick	Land south of Reversible Systems Ltd		2.4		51	
HAWI020	Hawick	Land west of Longhorn Hardware		0.3		6	
HAWI021	Hawick	Site adjacent to Jackson Jupp Ltd		0.2		5	
HAWI022	Hawick	Land at SBC Depot		0.4		7	
HAWI023	Hawick	Hawick Abbatoir		1.3		27	
HAWI024	Hawick	Land to rear of H&J Coal		0.1		2	
JEDB001	Jedburgh	Back of Shell Garage		0.2		4	
JEDB003	Jedburgh	Back of Jedburgh Fire Station		0.3		7	
LAUD006	Lauder	Refuse Tip		1.4		29	
NEWT008	Newtown St Boswells	Waverley Place		0.3		7	
SELK004	Selkirk	Philiphaugh Mill, Ettrickhaugh Road		1.4		30	
SELK013	Selkirk	Land west of Travis Perkins		0.8		17	
SELK014	Selkirk	Gap site north of Shepherds Mill		0.2		4	
SELK015	Selkirk	Land west of Whinefield Mill		0.6		14	
SELK016	Selkirk	Land at Ettrick Riverside		1.1		24	
SELK017	Selkirk	Land west of Sewage Works		1.2		25	
SELK018	Selkirk	Ettrick Mill Business Park		2.3		48	
SELK034	Selkirk	Land on Rodgers Road		0.1		2	
JEDB015	Jedburgh	Land at Bonjedward Hill		0.6		12	
JEDB021	Jedburgh	Site at Burn Wynd		0.1		1	

Scottish Borders

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
SELK023	Selkirk	Manorhill Road		0.5		9	
GALA043	Galashiels	Easter Langlee Farm		3.9		83	
PEEB007	Peebles	Elliots Park		0.3		7	
DUNS017	Duns	Unit 2, Clockmill		0.2		4	
HAWI027	Hawick	Former Glenmac Factory		0.2		3	
HAWI028	Hawick	Teviotdale Windows & Doors Ltd		0.3		6	
KELS010	Kelso	Abbotsford Grove Allotments		1.0		21	
EARL008	Earlston	School site		5.0		106	
EYEM011	Eyemouth	Former Eyemouth High School		6.8		143	
GALA040	Galashiels	Vacant building at Kirk Brae		0.0		1	
GALA041	Galashiels	Above shops, Channel Street		0.0		1	
HAWI042	Hawick	St Margarets & Wilton South Church		0.0		1	
NEWT006	Newtown	Mills		0.6		12	
NEWT007	Newtown	Depot		1.3		27	
SELK035	Selkirk	Poets Corner		0.0		0	
COLD014	Coldstream	Gallowsknowe		0.2		4	
COLD015	Coldstream	S of West Lees		0.1		3	
DUNS021	Duns	25 to 27 Newtown Street		0.1		2	
EARL002	Earlston	Halcombe Fields		0.9		20	
GALA019	Galashiels	South of Buckholm Corner		0.9		19	
GALA023	Galashiels	Bylands		0.2		4	
GALA035	Galashiels	North of Abattior		0.7		15	
GALA045	Galashiels	Tweed Road		0.9		19	
GALA047	Galashiels	Huddersfield St		0.2		4	
GALA048	Galashiels	Manse St/Filter Station		0.5		11	
GALA051	Galashiels	St Aiden's		0.2		4	
HAWI001	Hawick	Hawick Cottage Hospital		1.4		29	
HAWI003	Hawick	Plant Depot & Mill, Slitrig Crescent		1.6		34	
HAWI004	Hawick	Former Hoggs Mill		0.1		3	
HAWI008	Hawick	Land behind Borders College		0.2		3	
HAWI009	Hawick	Knitwear Factory		0.5		11	
HAWI010	Hawick	Wilton Mill		0.2		5	
HAWI011	Hawick	32 Commercial Road		0.3		6	
HAWI017	Hawick	Factory, Fairhurst Drive		0.4		8	
HAWI018	Hawick	Land at Fairhurst Drive		0.2		3	
HAWI045	Hawick	Burnfoot Roadhouse		0.2		5	
JEDB027	Jedburgh	Howden Drive South		0.2		5	
JEDB028	Jedburgh	31 High St		0.0		1	

Scottish Borders

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
JEDB029	Jedburgh	Post Office		0.0		0	
KELS013	Kelso	Station Road		0.6		12	
SELK008	Selkirk	Land on Kilncroft/Mill Street		0.1		3	
SELK009	Selkirk	St Marys Parish Church, Etrick Terrace		0.1		3	
SELK010	Selkirk	Land on Chapel Street		0.1		3	
SELK026	Selkirk	Land on Chapel Street II		0.1		3	
SELK030	Selkirk	Land at West Port Car Park		0.0		1	
SELK039	Selkirk	Queens Head Inn		0.1		2	
PEEB006	Peebles	Violet Bank - Allocated School Site		5.0		66	
INNE008	Innerleithen	Gap site on High Street		0.1		-2	
JEDB020	Jedburgh	Land on Queen Street		0.3		-3	
CHIR001	Chirside	Cheviot Avenue		1.7		7	
CHIR006	Chirside	Erskine Road		0.7		1	
COLD004	Coldstream	Guards Road		0.3		0	
COLD005	Coldstream	West Paddock		4.8		40	
DUNS008	Duns	Bridgend 2		2.9		3	
DUNS009	Duns	Berrywell		0.2		-56	
DUNS010	Duns	Berrywell East		3.5		9	
DUNS011	Duns	Todlaw Road		2.5		3	
DUNS022	Duns	Langton Edge W		1.7		28	
DUNS023	Duns	Langton Edge E		2.4		38	
EARL003	Earlston	Earlston Glebe		2.6		29	
EARL009	Earlston	Mill Road Housing Allocation		1.9		20	
EYEM001	Eyemouth	Acredale Farm Cottages		5.7		34	
EYEM002	Eyemouth	Gunsgreenhill Site A		2.4		5	
EYEM013	Eyemouth	Barefoots		1.3		7	
EYEM017	Eyemouth	Gillsland		2.2		23	
GALA001	Galashiels	Ryehaugh		4.2		78	
GALA003	Galashiels	Buckholm Corner		4.5		34	
GALA004	Galashiels	Buckholm North		8.6		0	
GALA006	Galashiels	Mossilee		2.1		-16	
GALA007	Galashiels	Forest Hill		2.6		5	
GALA008	Galashiels	Balmoral Avenue		0.5		1	
GALA012	Galashiels	Crotchetknowe		12.7		192	
GALA013	Galashiels	South Crotchetknowe		1.5		17	
GALA014	Galashiels	Easter Langlee		21.3		147	
GALA037	Galashiels	Balnakiel Phase 2		1.2		18	
GALA050	Galashiels	Ellwyn Terrace		1.2		-12	

Scottish Borders

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
HAWI030	Hawick	Leaburn 2		1.6		-6	
HAWI031	Hawick	Crumhaughill		2.4		31	
HAWI033	Hawick	Summerfield 1		1.7		-25	
HAWI034	Hawick	Summerfield 2		2.6		15	
HAWI035	Hawick	Stirches 2		2.0		1	
HAWI036	Hawick	Gala Law/Guthrie Road		6.8		52	
HAWI037	Hawick	Galabrae		1.9		24	
HAWI039	Hawick	Gala Law land Safeguarding		4.3		-10	
INNE010	Innerleithen	Kirklands Lower		2.0		21	
INNE011	Innerleithen	Kirklands Upper		3.2		33	
JEDB006	Jedburgh	Sharplaw Road		0.5		-32	
JEDB008	Jedburgh	Howden Drive		4.2		8	
JEDB009	Jedburgh	Lochend		3.1		22	
JEDB010	Jedburgh	Oxnam Road		5.0		38	
JEDB011	Jedburgh	Annefield		1.9		1	
JEDB025	Jedburgh	Wildcat Cleugh		1.7		30	
KELS001	Kelso	Queens House		1.6		9	
KELS003	Kelso	Broomlands East		5.9		45	
KELS004	Kelso	Broomlands North		5.9		44	
KELS005	Kelso	Rosebank 2		1.4		9	
KELS007	Kelso	Wallacenick 2		6.1		-29	
KELS008	Kelso	Wallacenick 3		4.4		-57	
LAUD004	Lauder	Wyndhead II		1.2		-6	
MELR001	Melrose	Dingleton Hospital		11.9		135	
MELR002	Melrose	The Croft		2.5		27	
NEWT002	Newtown	Melrose Road		4.2		21	
NEWT003	Newtown	Sergeants Park II		2.0		12	
PEEB003	Peebles	Whitehaugh		9.9		102	
PEEB004	Peebles	Glen Crescent/ Bonnington Road		8.2		127	
SELK001	Selkirk	Linglie Road		2.2		17	
SELK002	Selkirk	Linglie Road II		0.3		-3	
SELK029	Selkirk	Linglie Road/Bridge Street		0.6		4	
SELK036	Selkirk	Hillside Terrace		1.0		-3	
TWEE003	Tweedbank	Killie Holes		0.9		-2	
WEST001	West Linton	School Brae		0.4		-1	
WEST003	West Linton	Robinsland		2.3		2	
EYEM008	Eyemouth	Gunsgreenhill Housing Site B		8.0		58	
EYEM009	Eyemouth	Gunsgreenhill Housing Site C		4.7		29	

Scottish Borders

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
EYEM010	Eyemouth	Gunsgreenhill Mixed Use		6.3		32	
NEWT001	Newtown	Auction Mart		9.0		39	
COLD006	Coldstream	Duns Road		0.6		5	
COLD007	Coldstream	Lees Farm Mill		1.1		12	
GALA049	Galashiels	Borders College		2.1		23	
DUNS001	Duns	Clockmills Hatchery		0.9		12	
EYEM014	Eyemouth	Eyemouth Mill		0.1		-6	
JEDB004	Jedburgh	Site at Builders Yard, Exchange Street		0.2		0	
DUNS012	Duns	Berwickshire High School		6.5		87	
GALA002	Galashiels	Plumtreehall Brae		1.8		22	
KELS028	Kelso	Derelict Bus Depot		0.2		0	
PEEB010	Peebles	SBC Depot Site, Dovecote Road/ George St		1.0		0	
PEEB011	Peebles	Workshops, Dovecot Road		0.3		0	
PEEB012	Peebles	Techauto Site		0.4		-27	
COLD002	Coldstream	Former Refuse Tip		0.3		3	
COLD003	Coldstream	Trafalgar House		0.5		5	
GALA025	Galashiels	Site of former Burns Building		0.1		-13	
GALA036	Galashiels	Adjacent to Buccleuch Printers		2.8		39	
GALA053	Galashiels	Windyknowe Road		0.2		0	
INNE012	Innerleithen	Peebles Road		0.4		-11	
KELS031	Kelso	8 East Bowmont St		0.0		-6	
LAUD007	Lauder	Burnmill		0.2		-6	
NEWT009	Newtown St Boswells	Bow Butts		0.2		2	
NEWT010	Newtown St Boswells	Balgownie		0.9		15	
SELK003	Selkirk	Philiphaugh Farm Steading		1.8		5	
GALA038	Galashiels	Ladhope Vale Car Park		0.1		3	
SELK028	Selkirk	Scotts Place car park		0.1		3	
KELS027	Kelso	Somerfield Car Park		0.2		3	
CHIR005	Chirside	Land adjacent to Ambulance Station		0.6		13	
COLD010	Coldstream	Land on Hill View		0.3		7	
COLD012	Coldstream	Hillview Industrial Estate 1		0.1		3	
COLD013	Coldstream	Hillview Industrial Estate 2		0.2		5	
DUNS018	Duns	Peelrig Farm		3.6		76	
DUNS024	Duns	Cheeklaw 13		0.3		6	
DUNS025	Duns	Cheeklaw 10		0.1		1	
DUNS026	Duns	Cheeklaw 3		0.6		12	
EYEM007	Eyemouth	Hawk's Nest		2.3		48	
EYEM018	Eyemouth	Eyemouth Industrial Estate 2		0.8		16	

Scottish Borders

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
INNE009	Innerleithen	Traquair Road		2.0		41	
KELS035	Kelso	Pinnacle Hill Extension		5.6		117	
PEEB005	Peebles	Southpark Employment Site		9.0		190	
PEEB008	Peebles	Cavalry Park		6.3		132	
WEST005	West Linton	Deanfoot Road Employment		0.7		14	
EYEM016	Eyemouth	Gunsgreenhill Employment		6.3		132	
EYEM005	Eyemouth	Acredale Industrial Estate 5		1.3		28	
WEST002	West Linton	Deanfoot Road School Site		2.1		44	
CHIR002	Chirside	Land on Windram Road		0.2		4	
CHIR004	Chirside	Land on Crosshill		0.5		10	
COLD008	Coldstream	Land beside Wester Park		0.4		9	
COLD011	Coldstream	Home Park		2.9		61	
DUNS004	Duns	West of Cheeklaw Industrial estate		1.2		24	
DUNS007	Duns	Springfield Drive		0.7		15	
DUNS015	Duns	Teindhill Green		0.2		5	
EYEM012	Eyemouth	Seafield		0.2		3	
KELS026	Kelso	South Knowes		0.1		2	
SELK024	Selkirk	Land to west of Linglie Road		3.3		70	
STBO001	St Boswells	Orchard Park		0.3		7	
STBO003	St Boswells	Site near Braehead House		0.4		8	
GALA011	Galashiels	Grange		0.9		18	
GALA016	Galashiels	Heriot-Watt halls of residence		3.2		68	
KELS025	Kelso	Mayfield Garden Centre		1.3		27	
CHIR011	Chirside	Berwick Road 3		0.9		18	
KELS022	Kelso	Keltek		2.0		43	
GALA010	Galashiels	Roxburgh Street		0.8		18	
HAWI040	Hawick	Old Swimming Baths		0.1		2	
HAWI041	Hawick	Victoria Steam Laundry		0.2		4	
JEDB022	Jedburgh	Land on Edinburgh Road		0.3		6	
KELS029	Kelso	Former Trinity North Church of Scotland		0.2		3	
KELS033	Kelso	Telephone Exchange		0.1		3	
PEEB013	Peebles	Site North East of North Street		0.2		5	
WEST006	West Linton	Builders Yard, Deanfoot Road		0.1		1	
DUNS005	Duns	North of Pearsons Coal Yard		1.7		35	
COLD001	Coldstream	Land at Hirsell Golf Course		0.2		4	
DUNS006	Duns	Land at site 1, station road industrial estate		0.4		8	
DUNS016	Duns	Site adj to Farne Salmon		0.3		5	
EYEM003	Eyemouth	Acredale Industrial Estate 3		0.4		9	

Scottish Borders

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
EYEM004	Eyemouth	Acredale Industrial Estate 4		1.3		27	
EYEM006	Eyemouth	Gas Holder station, Paxton Terrace		0.1		3	
HAWI005	Hawick	Disused Railway Land		0.5		11	
HAWI006	Hawick	Ladylaw Mill		0.3		7	
HAWI007	Hawick	Teviotdale Harriers Club, Bath Street		0.2		3	
HAWI012	Hawick	Land on Mansfield Road		0.2		4	
HAWI013	Hawick	Mansfield Gardens		0.3		6	
HAWI044	Hawick	Site at Victoria Road		0.2		3	
HAWI046	Hawick	Garage at Commercial Road		0.4		8	
INNE003	Innerleithen	Land adjacent to Station House		0.5		11	
INNE004	Innerleithen	Land south east of Unit 2 Waverley Mill		0.8		17	
INNE005	Innerleithen	Former Gas Works		0.1		3	
JEDB002	Jedburgh	Riverside Mill		0.2		4	
JEDB026	Jedburgh	Builders Yard		1.0		21	
PEEB001	Peebles	Adjacent South Park		0.2		4	
SELK037	Selkirk	Sentry Site		0.8		16	
SELK038	Selkirk	Station Road Site		0.5		10	

West Lothian

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
ADW 1	ADDIEWELL	Church Street (North)	Vac/Der	0.2	Low	9	6
ADW 2	ADDIEWELL	Blackburn Road (Former Church)	Vac/Der	0.2	High	9	7
ADW 3	ADDIEWELL	Depot, Station Road (South)		2.4	Zero	70	0
ADW 4	ADDIEWELL	Depot, Station Road (North)		1.8	Zero	45	0
ADW 5	ADDIEWELL	Meadowhead Crescent (North)	Vac	3.2	Low	60	18
ADW 6	ADDIEWELL	Loganlea Place	Intens	0.1	High	3	2
ARM 1	ARMADALE	Drove Road Park	Vac	2.6	Low	80	24
ARM 10	ARMADALE	Armadale Stadium	Intens	3.3	High	80	68
ARM 11	ARMADALE	South Street (Social Club)		0.2	Zero	5	0
ARM 12	ARMADALE	South Street (Bowling Club)		0.3	Zero	8	0
ARM 13	ARMADALE	Marches Drive / Ferrier Crescent (Garage Court)	Intens	0.4	High	20	17
ARM 14	ARMADALE	McNeil Crescent (Garage Court)	Intens	0.3	Low	6	4
ARM 2	ARMADALE	North Street (Former Gas Holder)		2.1	Zero	60	0
ARM 3	ARMADALE	McNeil Crescent (Former Telephone Exchange)	Vac/Der	0.2	Low	5	3
ARM 4	ARMADALE	East Main Street		0.2	Zero	5	0
ARM 5	ARMADALE	North Street	Vac/Der	0.0	Low	4	3
ARM 6	ARMADALE	Mill Road		0.5	Zero	10	0
ARM 7	ARMADALE	Birkdale Park	Vac	0.5	Low	15	5
ARM 8	ARMADALE	Wotherspoon Crescent	Vac	0.8	High	15	6
ARM 9	ARMADALE	Wood Park, South Street	Vac/Der	0.1	Low	6	4
BATH 1	BATHGATE	Land adjacent to Primary Care Centre	Vac/Der	0.3	High	10	8
BATH 10	BATHGATE	St David's House		0.4	Zero	16	0
BATH 11	BATHGATE	Council Depot, Waverley Street	Intens	0.3	Low	10	7
BATH 12	BATHGATE	Glasgow Road (Adult Learning Centre)	Intens	0.1	Low	6	4
BATH 13	BATHGATE	Wallace Road		1.5	Zero	50	0
BATH 14	BATHGATE	Philip Avenue, Boghall	Intens	0.1	Low	4	3
BATH 15	BATHGATE	Marina Road, Boghall	Intens	0.2	Low	6	4
BATH 16	BATHGATE	Balbardie Crescent		0.2	Zero	4	0
BATH 17	BATHGATE	Dundas Street	Intens	0.1	Low	5	3
BATH 18	BATHGATE	Charles Crescent, Boghall	Intens	0.1	Low	4	3
BATH 19	BATHGATE	Bathgate Foundry		0.8	Zero	25	0
BATH 2	BATHGATE	Glasgow Road (Showground site)		1.2	Zero	45	0
BATH 3	BATHGATE	Whitburn Road (Former Abbatoir)	Vac/Der	2.0	High	60	51
BATH 4	BATHGATE	Torphican Road (East)	Vac	0.5	Low	15	4
BATH 5	BATHGATE	Whitburn Road		0.7	Zero	10	0
BATH 6	BATHGATE	Mid Street (Former Swimming Pool)	Intens	0.2	High	10	8
BATH 7	BATHGATE	Guildiehaugh Depot	Intens	3.7	Low	50	35
BATH 8	BATHGATE	Recreation Ground, Guildiehaugh	Vac	0.8	Low	15	4
BATH 9	BATHGATE	Land adjacent to Quintiles	Vac	1.9	Low	50	15

West Lothian

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
BLA 1	BLACKBURN	32 East Main Street		0.2	Zero	1	0
BLA 10	BLACKBURN	Ash Grove / Elm Grove	Vac/Der	1.0	High	15	13
BLA 11	BLACKBURN	Beechwood Road	Intens	0.1	Low	4	3
BLA 12	BLACKBURN	Beechwood Road (2)	Intens	0.3	Low	8	5
BLA 13	BLACKBURN	Catherine Terrace	Intens	0.2	Low	4	3
BLA 14	BLACKBURN	Mosside Road	Intens	0.1	Low	4	3
BLA 15	BLACKBURN	Hopefield Road	Intens	0.1	Low	5	3
BLA 16	BLACKBURN	Almondvale Gardens (Former Adult Training Centre	Intens	0.4	Low	12	8
BLA 2	BLACKBURN	West Main Street (South)	Vac	0.1	High	4	1
BLA 3	BLACKBURN	West Main Street	Vac	1.0	High	30	12
BLA 4	BLACKBURN	Redhouse Place	Vac	0.3	Low	10	3
BLA 5	BLACKBURN	Council Yard		0.6	Zero	15	0
BLA 6	BLACKBURN	Community Centre	Intens	0.9	High	20	17
BLA 7	BLACKBURN	Health Centre	Intens	0.3	High	8	7
BLA 8	BLACKBURN	West of Health Centre	Vac	0.4	High	10	4
BLA 9	BLACKBURN	Connolly House	Intens	0.5	High	10	8
BLR 1	BLACKRIDGE	Station Road	Vac	0.3	Low	4	1
BLR 2	BLACKRIDGE	Bedlormie Drive		0.4	Zero	10	0
BRO 1	BROXBURN	Stewartfield Road (Garage Court)	Intens	0.2	Low	4	3
BRO 2	BROXBURN	Paterson Court (Garage Court)	Intens	0.2	Low	8	6
BRO 3	BROXBURN	West Main Street (Former Broxburn Primary School)	Conv	0.4	High	20	17
BRO 4	BROXBURN	Bridge Place	Intens	0.3	High	10	9
BRO 5	BROXBURN	Hillview Avenue	Vac	0.6	High	15	6
BRO 6	BROXBURN	Church Street Depot	Intens	0.4	Low	10	7
BRO 7	BROXBURN	Buchan Park		0.6	Zero	30	0
BRO 8	BROXBURN	Long Byres (Bowling Club)		0.3	Zero	20	0
BRO 9	BROXBURN	East Main Street (Grampian Foods)		7.5	Zero	200	0
ECA 1	EAST CALDER	Main Street		0.1	Zero	5	0
EWH 1	EAST WHITBURN	Bathgate Road		0.1	Zero	8	0
EWH 2	EAST WHITBURN	Bathgate Road		0.2	Zero	8	0
EWH 3	EAST WHITBURN	Torbane Drive	Vac	0.2	Low	6	2
FAU 1	FAULDHUSE	Willow Brae	Vac	0.6	Low	18	5
FAU 11	FAULDHUSE	Main Street South side (Former Cinema)	Vac/Der	0.9	High	20	17
FAU 12	FAULDHUSE	Eastfield (North)	Intens	1.2	High	30	25
FAU 13	FAULDHUSE	Victoria Cricket Ground		1.2	Zero	40	0
FAU 3	FAULDHUSE	Fallas Place north	Vac	0.1	Low	3	1
FAU 4	FAULDHUSE	Eldrick Avenue (Formet Bowling Club)	Intens	0.5	Low	14	10
FAU 5	FAULDHUSE	Harthill Road (Former Pigeon Loft site)	Intens	0.5	Low	15	10
FAU 6	FAULDHUSE	Park View (West) (Former Garage Court)	Intens	0.2	Low	5	3

West Lothian

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
FAU 7	FAULDHOUSE	Quarry Road (Southeast)(Garage Court)	Intens	0.2	Low	5	3
FAU 8	FAULDHOUSE	CIS office	Intens	0.6	High	8	7
LIN 1	LINLITHGOW	High Street (Victoria Halls)		0.1	Zero	20	0
LIN 10	LINLITHGOW	Falkirk Road (Sawmill Site)	Vac/Der	0.7	High	20	17
LIN 11	LINLITHGOW	Clarendon House & Walled Garden	Intens	0.6	High	6	5
LIN 12	LINLITHGOW	Barkhill Road (ATC Hall)		0.1	Zero	3	0
LIN 13	LINLITHGOW	Riverside Court (Mackinnon Scout Hall)		0.2	Zero	5	0
LIN 14	LINLITHGOW	Moray Drive (Garage Court)	Intens	0.2	Low	8	6
LIN 2	LINLITHGOW	High Street (Former Post Office)		0.1	Zero	5	0
LIN 3	LINLITHGOW	Edinburgh Road (Bonded Warehouse)	Intens	0.8	Low	50	35
LIN 4	LINLITHGOW	Edinburgh Road (Former Candleworks)	Vac/Der	0.7	High	65	55
LIN 5	LINLITHGOW	89 - 91 High Street (County Buildings)		0.4	Zero	20	0
LIN 6	LINLITHGOW	High Street (Sheriff Court / Court Square)	Conv	0.6	Low	15	11
LIN 7	LINLITHGOW	Boghall (East)		3.3	Zero	30	0
LIN 8	LINLITHGOW	Land at Mill Road Industrial Estate (West)		0.6	Zero	6	0
LIN 9	LINLITHGOW	Mill Road	Vac	1.5	High	30	12
LIV 1	LIVINGSTON	Almondvale Central	Vac	0.7	Low	20	6
LIV 10	LIVINGSTON	Linhouse		75.7	Zero	1300	0
LIV 11	LIVINGSTON	Barclay Way		0.2	Zero	8	0
LIV 12	LIVINGSTON	Deans South	Vac/Der	0.3	Low	5	3
LIV 13	LIVINGSTON	Eagle Brae (Council Depot)	Intens	0.9	Low	20	14
LIV 14	LIVINGSTON	St Columbas, Sydney Street	Vac	0.2	Low	5	2
LIV 15	LIVINGSTON	Carron Walk (Former Garage)	Vac/Der	0.7	Low	20	13
LIV 16	LIVINGSTON	West Lothian House		0.8	Zero	50	0
LIV 17	LIVINGSTON	Almondvale Boulevard (Land adjacent to Bubbles Pool)		0.6	Zero	20	0
LIV 18	LIVINGSTON	Bankton House		0.9	Zero	5	0
LIV 19	LIVINGSTON	Murieston Valley		0.5	Zero	5	0
LIV 2	LIVINGSTON	Almondvale (East)	Vac	0.5	Low	15	5
LIV 20	LIVINGSTON	Murieston West Road		0.2	Zero	5	0
LIV 21	LIVINGSTON	St Paul's Church, Cousland Road	Vac	0.2	Low	5	2
LIV 22	LIVINGSTON	Maple Grove (Car park)	Car	0.2	Low	5	4
LIV 23	LIVINGSTON	Crofthead Community Centre	Intens	1.0	Low	35	25
LIV 24	LIVINGSTON	James Young High School		0.7	Zero	50	0
LIV 25	LIVINGSTON	Lennox House		0.2	Zero	8	0
LIV 26	LIVINGSTON	Lammermuir House	Intens	1.3	Low	60	42
LIV 27	LIVINGSTON	Shiel House	Intens	0.2	Low	8	6
LIV 28	LIVINGSTON	Carmondean House		0.2	Zero	8	0
LIV 29	LIVINGSTON	Cheviot House	Intens	0.2	Low	10	7
LIV 3	LIVINGSTON	Brucefield Park (West)		2.2	Zero	30	0

West Lothian

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
LIV 30	LIVINGSTON	Deans House	Intens	0.2	Low	8	6
LIV 31	LIVINGSTON	Almondvale Roundabout (South West)		0.5	Zero	30	0
LIV 32	LIVINGSTON	Alderstone Road (West)	Vac	2.0	High	60	24
LIV 33	LIVINGSTON	Deans Community High School		2.5	Zero	50	0
LIV 34	LIVINGSTON	Almondvale South	Vac	1.6	High	60	24
LIV 4	LIVINGSTON	Brucefield (North)	AIP	0.8	Low	10	7
LIV 5	LIVINGSTON	Appleton Parkway (1)		5.6	Zero	150	0
LIV 6	LIVINGSTON	Appleton Parkway (2)		12.9	Zero	200	0
LIV 7	LIVINGSTON	Appleton Parkway (3)		5.8	Zero	150	0
LIV 8	LIVINGSTON	Appleton Parkway (4)		7.6	Zero	100	0
LIV 9	LIVINGSTON	Houstoun Road (North)		5.8	Zero	150	0
LON 1	LONGRIDGE	School Place(North)(Redev Commercial Centre)	Vac/Der	0.3	High	10	8
LON 2	LONGRIDGE	School Road (Former Garage)	Vac/Der	0.1	Low	4	2
POL 1	POLBETH	Land off A71 (East)		0.2	Zero	7	0
POL 2	POLBETH	land off A71 (South)		0.6	Zero	18	0
POL 3	POLBETH	Former Limefield Tennis Courts	Vac/Der	0.2	High	4	3
POL 4	POLBETH	Land at Chapelton Gardens		1.2	Zero	30	0
PUM 1	PUMPHERSTON	Pumpherstons Primary School	Intens	0.4	High	10	9
PUM 2	PUMPHERSTON	Letham Park		0.1	Zero	2	0
SEA 1	SEAFIELD	Land off Redhouse Road (Former Ritchies Yard)	Vac/Der	1.2	High	60	51
SEA 2	SEAFIELD	Redhouse Road		0.4	Zero	10	0
STO 1	STONEBURN	Dick Place	Intens	0.2	Low	4	3
UPH 1	UPHALL	Wyndford Avenue/Crossgreen Place (Garage Courts)	Intens	0.5	Low	6	4
UPS 1	UPHALL STATION	Nettlehill Drive	Vac	0.2	High	3	1
WCA 1	WEST CALDER	Burngrange Court (North)	Vac	0.2	Low	6	2
WCA 2	WEST CALDER	Burngrange Park (West)	Intens	1.0	High	30	25
WCA 3	WEST CALDER	Burngrange Farm		1.0	Zero	15	0
WCA 4	WEST CALDER	Burngrange Court	Vac	0.5	Low	10	3
WCA 5	WEST CALDER	Freeport	Vac/Der	14.0	High	30	25
WEF 1	WESTFIELD	South Logie Nursery	Intens	1.5	High	30	26
WHT 1	WHITBURN	Manse Road		0.2	Zero	7	0
WHT 2	WHITBURN	Former Grampian Foods site	Intens	1.2	Low	60	42
WHT 3	WHITBURN	Blaeberryhill		0.4	Zero	10	0
WHT 4	WHITBURN	Gateside Road	Intens	0.1	Low	2	1
WHT 5	WHITBURN	Woodmuir Road	Intens	0.1	Low	4	3
WHT 6	WHITBURN	Brucefield Church (Land to the south)	Intens	0.3	Low	4	3
WIN 1	WINCHBURGH	Site of Former Beatlie School / Winchburgh Day Centre	Vac/Der	0.6	High	10	9
WIN 2	WINCHBURGH	Former Janitor's House at Beatlie School	Vac/Der	0.2	High	3	3
WIN 3	WINCHBURGH	Station Road	Vac	0.2	Low	3	1

West Lothian

Reference	Settlement	Site Name	Source	Area ha	Discount rate	Units	
						Gross	Discounted
WIN 4	WINCHBURGH	Station Road (Former Telephone Exchange)	Vac/Der	0.2	Low	3	2
WIN 5	WINCHBURGH	Main Street (Playing Field)		1.7	Zero	50	0