



# WEST LOTHIAN HOUSING LAND AUDIT 2021

West Lothian Council  
Development Planning & Environment



## Introduction

Housing Land Audit 2021 (HLA 2021) provides a comprehensive and factual assessment of the current housing land supply within the administrative boundaries of West Lothian Council at 31st March 2021.

The audit is an important source of information for the monitoring of the adopted West Lothian Local Development Plan. (LDP 1) at the audit date.

HLA 2021 seeks to programme future dwelling completions from this supply during the audit period between 2021 up to 2026. It also gives an indication of the likely completions for the two years following the audit period – i.e. between 2026 and 2028 – together with the amount of dwellings expected beyond this period.

The audit has been prepared in line with Scottish Planning Policy 2014 (SPP) and Scottish Government guidance contained within Planning Advice Note (PAN) 2/2010: Affordable Housing and Housing Land Audits (August 2010), which sets out the criteria for the inclusion of sites in the audit, and gives guidance on determining the status of these sites.

## General principles

Sites included within the audit are housing sites under construction, sites with planning permission for housing, sites in the adopted West Lothian Local Development Plan and where appropriate, other buildings and land with agreed potential for residential development. All new housing development, redevelopment, conversions and subdivisions are included in the audit, but refurbishment of existing housing stock is excluded.

The audit provides an estimate of future completions from these sources of housing supply over the next five years as well as in to the longer term. The audit comprises a schedule showing housing sites consisting of five or more units; smaller sites are shown as an aggregation and are not shown individually.

Separate tables indicate dwelling completions on a site by site basis as well as sites which are constrained and sites which have been removed.

The future completion rates shown in the audit represent completions expected from the established land supply. There are also a number of other sources of land that will provide additional completions that are not accounted for in this audit, for example from constrained sites and from future windfall sites not yet identified.

## Status of Audit

The estimates of programmed completions are prepared by the council and are subject to consultation with Homes for Scotland, house builders and other public agencies. Specifically, HLA 2021 has been formally agreed with Homes for Scotland.

## Content of Housing Site Schedules

Sites with a capacity of five or more dwellings contain the following details.

SITE REF	A unique HLA site reference number.
SETTLEMENT	The name of the town/village in which the site is located or is nearest to.
SITE NAME and ADDRESS	A street name or, where appropriate, a site marketing name.
DEVELOPER/OWNER	The name of the developer or owner if known.
AREA	An approximation of the site area expressed in hectares.
Brf/Grf	An indication whether a development site is brownfield or greenfield.
SOURCE	Identifies sites that originated from the 'Base Supply' (BS) of the now superseded Edinburgh & Lothians Structure Plan, or the West Lothian Local Plan (LP). Sites identified in the Local Development Plan are identified as 'LDP' and 'Windfall' sites are identified by 'W'.
LATEST CONSENT	An indication whether a development site benefits from any planning consent and the nature and date of such a consent. FULL - site has full planning consent for housing OUTLINE - site has outline consent MSC - matters specified in conditions ARM - approval of reserved matters LDP - site is allocated in the adopted LDP
U/C	Identifies sites where development is under construction.
TOTAL DWELLINGS	The total number of dwellings approved or allocated on the site. Note: This may be an estimate for some sites, especially those with outline or no consent.
HOUSES / FLATS	The split between the number of houses and flats where known.
TOTAL AFFORDABLE UNITS	An indication of how many units in a development are 'affordable' homes, or, whether a contribution has been made in lieu of provision. Note: Some larger sites may have made provision for affordable housing at the outline planning stage and this may not be reflected subsequently as parcels of land are brought forward for development.
COMPLETIONS	The number of dwellings completed (as of 31 March 2021).
REMAINING	The number of dwellings still to be built (as of 31 March 2021).
EXPECTED COMPLETIONS	An estimate of annual completions commencing 1st April 2021 for the five-year period 21/22 to 25/26. These columns are followed by a summary column 21/26 and a longer term estimation of completions in column Post 2028.