

Planning and Economic Development  
Development Planning  
West Lothian Council  
County Buildings  
High Street  
Linlithgow  
EH49 7EZ

**By Email Only**

16<sup>th</sup> October 2014

Dear Sirs,

**Main Issues Report: West Lothian Local Development Plan  
Representations in respect of land at Dykeside Farm, Bathgate (EOI-0126)**

Gladman, in partnership with the landowners (the Orr family); wish to promote the above site for allocation in the forthcoming LDP to deliver a substantial number of new homes (up to 1000 units), including all associated infrastructure and ability to accommodate a new primary school.

Previously represented at the Call for Sites stage of LDP preparation in 2011 (reference EOI-0126), the site boundary has been amended in this submission to reflect an evolving design concept, as illustrated in the accompanying Masterplan.

By way of context to the promotion of this site, West Lothian Council's 2020 Vision Consultation document was prepared in 2001 in parallel to the draft Edinburgh & Lothians Structure Plan requirement for the Council to deliver 7000 units by 2015. That Vision document set out a number of development options for the new Local Plan. Commentary relating to Bathgate suggested that the Local Plan should consider *"the most obvious direction for Bathgate to grow in the longer term is north west (between the Balmuir and Torphichen roads) and safeguarding this corridor from piecemeal development."*

The subsequent West Lothian Local Plan Inquiry (2007-8) assessed a number of options for the expansion of Bathgate, however the preferred strategy of land to the north, i.e. Dykeside Farm, was not formally submitted for consideration at that time as it was a working farm. The 2020 Vision strategy confirming the north of the town as the logical direction for long term growth can now be delivered.

Summarising the key points in favour of the proposal, we would comment that:

- Bathgate is a key settlement within the Strategic Development Area (SDA); recognised as accessible and well placed for investment and growth, yet the LDP proposes no new significant housing land allocations in the town in the period to 2024.

- Land at Dykeside Farm sits to the north of the town, outwith any existing landscape protection designations, and is seen as the logical direction for the town to expand, a position acknowledged by WLC in their 2020 Vision document (2001) *“the most obvious direction for Bathgate to grow in the longer term is north west (between the Balmuir and Torphichen roads) and safeguarding this corridor from piecemeal development.”*
- West Lothian Council does not currently have a five-year supply of effective housing land, and the MIR preferred strategy of over provision of housing land in the LDP does not go far enough to address this. Close attention must be paid to the housing growth strategy moving forward, the content of preferred sites therein, and the statutory requirement to have a five-year effective housing land supply at all times.
- This proposal is for an economically viable stand-alone development, delivering all requisite infrastructure on a developer funded basis, meeting key concerns of West Lothian Council.

It is the intention of Gladman to actively promote this site, thoroughly demonstrating effectiveness and delivery within the LDP timescale. We would ask you to note that a Proposal of Application Note has been submitted (October 2014), as well as a formal request for a Scoping Opinion under the Environmental Impact Assessment (Scotland) Regulations 2011.

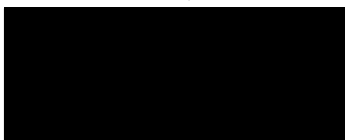
In order to further aid your consideration of this development option, we enclose:

- MIR Questionnaire
- Indicative Masterplan Framework
- Planning and Delivery Statement
- Landscape and Visual Appraisal

Land at Dykeside Farm provides an attractive, accessible and effective option for the planned growth of Bathgate during the LDP period, funded by the development industry. We would urge West Lothian Council to fully consider this proposal and include the site as a housing allocation in the LDP.

Gladman would wish to discuss this proposal in more detail with Council officers, in advance of the forthcoming planning application, and preparation of the LDP Proposed Plan.

Yours faithfully,



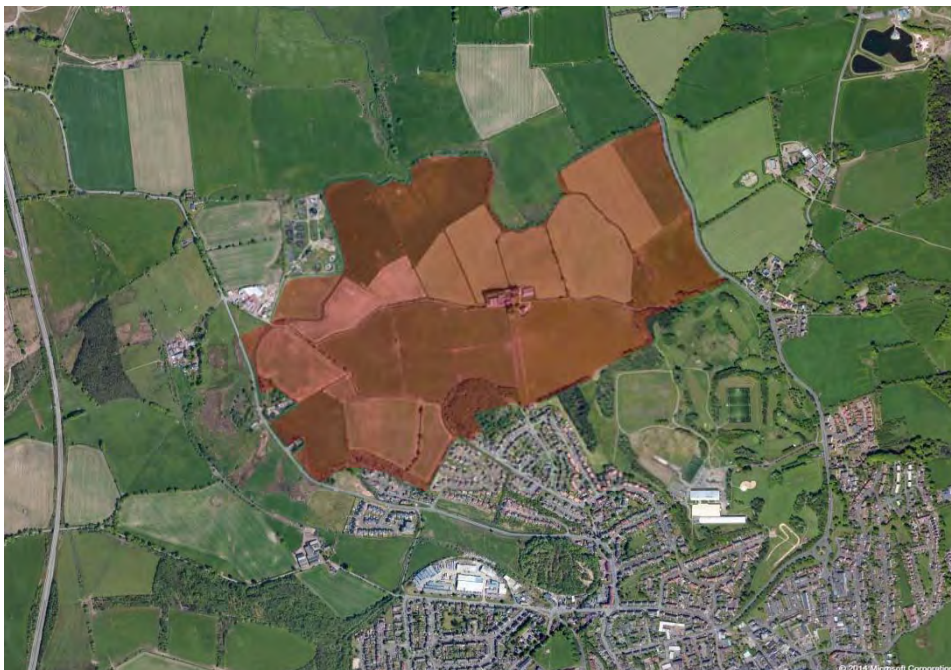
For

**Gladman Developments Ltd.**

[planningscotland@gladman.co.uk](mailto:planningscotland@gladman.co.uk)



## **PLANNING AND DELIVERY STATEMENT**



### **PROPOSED HOUSING ALLOCATION ON LAND AT DYKESIDE FARM, BATHGATE**

**WEST LoTHIAN COUNCIL LOCAL DEVELOPMENT PLAN  
MAIN ISSUES REPORT CONSULTATION**

**OCTOBER 2014**

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## **1 Introduction**

- 1.1 This statement forms part of a submission to the West Lothian Council Local Development Plan Main Issues Report (MIR) by Gladman Developments Ltd (Gladman) in support of a proposed residential development of up to 1000 homes on land at Dykeside Farm, Bathgate. A location plan is included in Appendix A.
- 1.2 The site was submitted for consideration during the Council's pre-MIR call for sites in early 2011. Since this time, Gladman has obtained control of the site and is acting on behalf of the owner (the Orr family) to promote the land for development. There is no relevant planning history to the site and no previous local plan promotion. Meetings to discuss the site have been held with officers at the Council in planning and transport.
- 1.3 This proposal responds directly to the identified shortfall for new housing within West Lothian up to 2019 and beyond (refer to Section 7 and representations on housing growth).

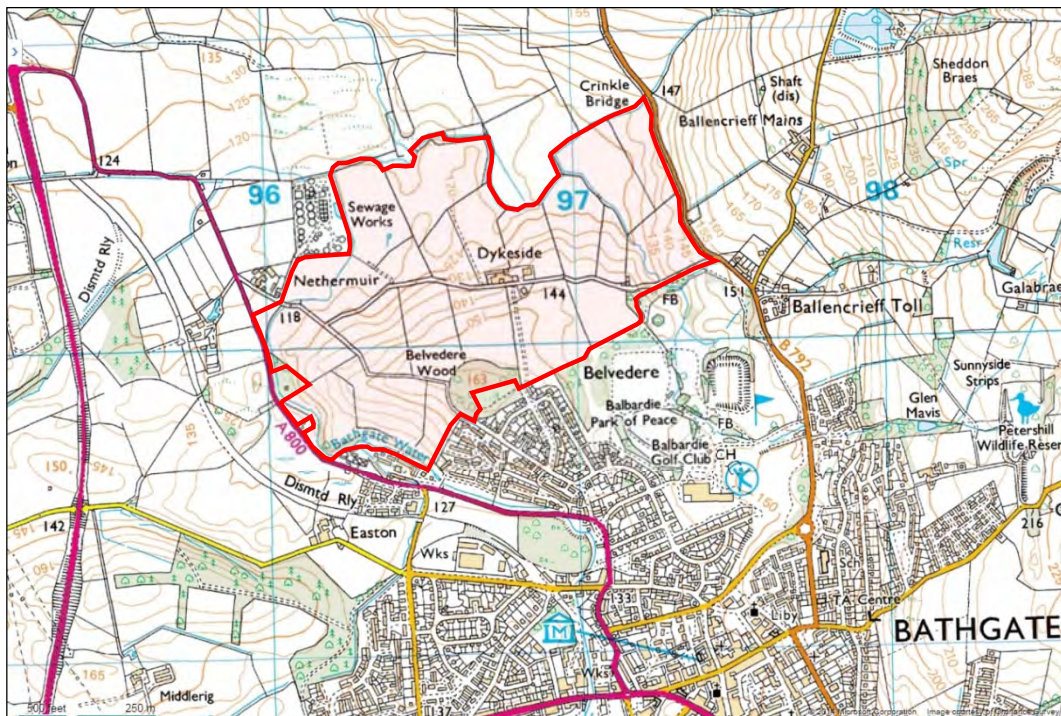
## **2 Gladman track record**

- 2.1 Gladman is one of today's market leaders in the promotion of strategic housing land. The Company's residential sites will enable the next generation to settle in homes they can afford, in the sustainable communities where they want to live.
- 2.2 In the past 5 years, Gladman has secured planning permission for over 3,500 dwellings and is actively promoting over 150 sites across the country.
- 2.3 Gladman has an excellent relationship with the house building industry. Sites are discussed with house builders before and during the planning process. Planning is progressed thoroughly and expeditiously, no land banking ever takes place.
- 2.4 Land is promoted for housing only in areas where the house builders want to build and people want to live. All site conditions are thoroughly assessed prior to selling the land which leads to clear parameters for selling and buying and for 'oven ready' sites to be offered which enables development to start quickly.
- 2.5 A housing sites delivery record is presented in Appendix B which demonstrates the Company's recent track record. Based on 10 recent examples, the table shows the time taken for the house builder to start on site from the point Gladman secured in principle/outline planning permission. Taking an average from the 10 developments, house building has commenced on site within 14 months of securing the initial in principle/outline planning permission.
- 2.6 Gladman's track record demonstrates the willingness and ability to bring forward land that is effective for housing in the short term.

### 3 Site description

3.1 The site is situated to the north of Bathgate immediately adjacent to the settlement boundary. Bathgate is located off the M8 motorway in West Lothian approximately 7km west of Livingston. Bathgate is the second largest town in West Lothian in terms of population size and is a popular place for families to live due to the healthy provision of local facilities and services and its strategic location.

3.2 *Site location map*



3.3 The total site area comprises approximately 95 hectares. The site is primarily greenfield agricultural land with the exception of the associated farm building in the centre of the site. The site is bounded by Crinkle Burn to the north, the B792 to the east, Balbardie Park, Belvedere Wood and the Belvedere housing area to the south and the A800 to the west.

3.4 An unnamed farm road runs through the site connecting the B792 with the A800. The site is split into numerous fields by hedgerows, wire fencing and stone walling in some areas.

3.5 The supporting landscape and visual appraisal (LVA) provides a detailed description of the site in a landscape context and assesses the landscape capacity for development.

## 4 Development proposal

4.1 This proposal is for a residential development of up to 1000 dwellings, plus all associated infrastructure, including the ability to accommodate a new primary school on site. The indicative masterplan framework in Appendix C demonstrates how a high quality residential development could be delivered on the site.

4.2 The key features of the development proposal can be summarised as follows:

- High quality housing with 25% affordable integrated within the scheme and a mix of house types and sizes.
- A desirable area in a sustainable location where people want to live and close to local facilities and public transport thereby reducing the need to travel by car.
- Provision of community facilities to serve the development and a site for a new primary school.
- Pedestrian and cycle links to connect into the existing network of foot and cycle paths.
- Sensitive development incorporating a high level of open space and retaining key areas of green space to mitigate visual impact.
- Placemaking/ designing streets design ethos with shared surfaces, new structure landscaping and the retention of existing trees/ boundaries/ dry stone wall on site to create attractive informal public open spaces and street scenes.
- Retention and enhancement of natural habitats around the existing woodland/tree areas and through the introduction of SUDS ponds.

4.3 It is the intention of Gladman to actively promote this site, thoroughly demonstrating effectiveness and delivery within the LDP timescale. A proposal of application notice (PoAN) has been submitted (October 2014), as well as a formal request for a scoping opinion under the Environmental Impact Assessment (Scotland) Regulations 2011.

## 5 Site assessment

5.1 The site was previously represented at the pre-MIR call for sites stage of LDP preparation in 2011 (reference EOI-0126). The site boundary has been amended in this submission to reflect an evolving design concept, as illustrated in the accompanying masterplan framework (Appendix C).

5.2 The Council's response to the initial site submission is summarised in the Expression of Interest Report which determines the site to be 'not preferred'. Gladman's response to the Council's site assessment is included in Appendix D.

5.3 Gladman has also prepared a revised site assessment table for the site as per the methodology outlined in the SEA: Environmental Report. The revised site assessment is included in Appendix E.

5.4 Gladman has confirmed with West Lothian Council that an Environmental Impact Assessment (EIA) will be required as part of any application for planning. The scoping report is ready to be submitted to the Council, with a summary of the work done to date on all matters as follows:



**Archaeology**

- 5.5 An initial overview of the site records two sites of cultural heritage interest, being two unroofed buildings of a former farmstead and four cottages. No surface trace survives. There are no scheduled monuments in the vicinity of the site. A desk based assessment will be conducted as part of the proposed EIA scoping, and any continuing work established following appropriate dialogue.

**Geology and Soils**

- 5.6 Initial desk based investigations have highlighted the following:
- 5.7 Soils, are classified as Class 3.1 and 3.2 on the 1986 Macaulay Land Capability for Agriculture data. However, based on aerial photographs and observations on site, it is also noted that there have been many changes to the area over the years. The site is subjected to wetness limitations, which limit the agricultural potential of the site. Based on site observations and changes since 1986, it is reasonable to conclude that most of the proposed development area actually more closely resembles class 3.2 as opposed to 3.1. Further testing will be undertaken as agreed with the Council to verify this statement.
- 5.8 The superficial deposits on the site comprise a mixture of glacial tills and alluvial deposits comprising clay, silts, sands and gravels, with drift thickness varying between 5 and 15m.
- 5.9 In terms of mining, Brick Clay is recorded below the site, along with clay pits. The site also lies within a Coal Authority "mining report required" area, however there are no recorded mine entries, no recorded shallow coal workings and no probable shallow coal workings shown within the site area. From the initial investigation, there appears no economic prospect of mining coal on site, and very low probability of any unrecorded workings.

**Ecology**

- 5.10 A phase 1 habitat survey was carried out in April 2013. It is anticipated that this will be repeated in 2015 prior to any application for planning permission in principle, however this phase 1 has helped to inform the further surveys, with recommendations for Badger, Otter, Water Vole, Bat and Breeding Bird Surveys.
- 5.11 Bat surveys have already been undertaken which identified pipistrelle bats commuting and foraging around the farm buildings and a small bat roost was found within one of the farm out-buildings. As this building will not be lost as part of the demolition no license will be required. If there is a requirement to fell any trees as part of the development this would be undertaken from late August to late October.

**Noise**

- 5.12 To inform the preparation of the indicative masterplan framework, a series of preliminary noise measurements were undertaken on site. These indicated that there is the potential impact on future residents from traffic noise. The EIA scoping report describes in more detail the approach which will be taken to evaluating the potential impact and predicting the significance of the effects.

**Air Quality**

- 5.13 The air quality assessment will be undertaken to a scope as agreed with the Council as part of the EIA.

**Flood Risk Assessment**

- 5.14 It is noted that SEPA flood maps indicate a risk of flooding within corridors of both the Crinkle Burn and Couston Water. As part of the EIA a flood risk assessment will be undertaken, including cross section analysis and hydraulic modelling. For the purpose of developing the initial masterplan framework a significant stand-off from these watercourses was maintained. SUDS will be incorporated into the development to ensure runoff from the site is attenuated to greenfield rates, and therefore ensuring that the risk of flooding downstream is not increased as a result of the development.

**Transportation**

- 5.15 A transportation assessment (TA) has been completed as part of the initial assessment of the site. Throughout the process the Council's Highways Department have been consulted and therefore the scope of the works, the method of assessment and results are all agreed. This has illustrated that one area would require improvement as part of the development, being the signalisation of the Marjoribank Street to Torphichen Street junctions. A proposal, attached in Appendix F is seen as a deliverable solution, which would meet the Council's standards. Access points to the site with junction configurations and sight lines which comply with standards can be established to provide two connection points to the local road network.
- 5.16 It is noted that the site falls outwith the catchment area defined for contributions to the A801 dualling (A801 SPG). However it is also recognised that had the site been under consideration for planning for residential dwellings, then it would have been included in the catchment. The TA notes the trip generation, and there is a defined figure per vehicle trip, thus the contribution to the dualling can be calculated.
- 5.17 It is anticipated that talks with local bus operators may be able to introduce an extension to the existing Bathgate bus loop service through the site.

**Utilities**

- 5.18 Investigations carried out by Gladman as part of the site assessment have confirmed that gas and electricity can be brought to the site at reasonable cost considering the scale of development.
- 5.19 A pre-development enquiry to Scottish Water has confirmed that a DIA will be required on the foul sewer network. It also notes that the WWTW may not have the available capacity at present to accommodate the development, however a programme would be agreed between the developer and Scottish Water who would be responsible for growth funding this Part 4 Asset.
- 5.20 The pre-development enquiry also confirms that a water impact assessment would be required. Gladman has commissioned consultants to undertake these assessments and the work is now underway.

## 6 Planning policy context

6.1 National planning policy recognises that increased house building is key to achieving economic growth and ensuring a sustainable future for Scotland. National Planning Framework 3 (NPF3) paragraph 2.18 states that *“there will be a need to ensure a generous supply of housing land in sustainable places where people want to live, providing enough homes and supporting economic growth.”*

6.2 NPF3 calls for short term actions to achieve these long term aims stating that *“In the coming years, [the Scottish Government] wants to see a significant increase in house building to ensure housing requirements are met across the country”.*

6.3 NPF3 goes on to promote a partnership approach to overcome constraints that restrict the housing land supply:

*“In some of [Scotland’s] city regions, infrastructure capacity constraints are limiting the delivery of new housing and other development. [The Scottish Government] expect to see more concerted efforts – involving planning authorities, developers, government agencies and infrastructure providers – to remove these constraints”.* (Paragraph 2.19)

6.4 Scottish Planning Policy sets out how planning can help address the challenges facing the housing sector by providing a positive and flexible approach to development. The principal policy mechanisms to ensure this are to: have a generous housing land supply; allocate effective sites; and allocate a range of sites. The allocations chosen to meet the housing requirement should be effective or expected to become effective within the plan period. In the case of LDPs the plan period is 5 years. The effectiveness of a site will be determined against the requirements in PAN 2/2010.

6.5 Paragraph 119 emphasises the need for local planning authorities (LPAs) to allocate a range of sites that they are confident can be brought forward for development within the plan period and that will enable the housing supply target to be met. The focus on range highlights that the housing land supply should not only be plentiful and considered effective but also diverse. A range of sites provides flexibility and security from external factors and ensures choice, and essentially delivery, in the market.

## 7 West Lothian housing shortfall

7.1 The Housing Background Paper to the Main Issues Report (August 2014), shows at Figure 28 that, based on the 2012 Housing Land Audit (HLA), the Council does not have a five-year effective supply of housing land and explicitly states that the Council is only meeting 47% of its five-year requirement. We would reiterate that, as shown in Appendix G of this statement, even when based on the 2013 HLA, there is still a significant shortfall to be addressed, which we calculate at around 45% of the five year target being met, at best.

- 7.2 As set out in Appendix G, in order to meet the 5 year housing land requirement at all times, West Lothian are required to deliver (in addition to programmed completions) between 4,370 and 5,323 units by 2018/19. West Lothian Council is of the view their established housing land supply and/or Proposed LDP allocations could deal with this shortfall.
- 7.3 However, the Council continue to rely on committed sites that have historically failed to deliver housing units on the ground. The 2013 HLA provides a list of the constrained sites within the established housing land supply. There is a total of 8,063 units upon constrained sites and the reasons for constraint are varied. It cannot be expected that all of these sites will become effective in the short term. Even if half of the constrained sites, which is unlikely, became effective and delivered units on the ground in the next 5 years this would still not fully meet West Lothian Council's 5 year requirement.
- 7.4 Sites which have consent, albeit have other constraints, total 1,321 units. Of those which are allocated, yet do not yet have consent and have no other constraints listed in HLA 2013 total 2,206 units. This excludes those sites allocated as later phases of Core Development Areas. This amounts to 3,527 units, and can be broadly described as the 'most deliverable' sites on the constrained sites list. If all were delivered by 2018/19 there would still remain an 853-1,806 unit shortfall. It is extremely unlikely all of these sites would deliver units on the ground in the next 5 years. Overall, this theoretical exercise demonstrates the lack of deliverability of the established supply and how it cannot be relied upon to deliver housing completions in the short term.
- 7.5 SESPlan Supplementary Guidance Housing land (SG) confirms the housing land requirement for West Lothian as 11,420 homes for 2009-2019, and 6590 homes from 2019-2024, plus an additional requirement for a further 2130 units. The Housing Background Paper to the Main Issues Report (June 2014) states a provision of 47% of the total housing land requirement, and as such a shortfall is not disputed by the Council.
- 7.6 SPP and SESplan requires that a 5 year effective housing supply is maintained at all times, and as such SESPlan Policy 7 becomes relevant and the Planning Authority are expected to take immediate steps to address the housing land shortfall by releasing additional sites in order to ensure a 5 year effective housing land supply is maintained at all times.
- 7.7 Bathgate is a key settlement within the Strategic Development Area (SDA); recognised as accessible and well placed for investment and growth, yet the LDP proposes no new significant housing land allocations in the town in the period to 2024. With this considered and in the face of a significant housing shortfall, Gladman encourage the Council to reconsider allocating Dykeside Farm for residential development.

## **8 Effective housing land supply**

- 8.1 The measure of effective housing land is set out in the Scottish Government's Planning Advice Note (PAN) 2/2010: Affordable Housing and Housing Land Audits. To assess a site as being effective, it must be demonstrated that within five years the site can be developed for housing (i.e. residential units can be completed and available for occupation) and will be free of constraints when considered against seven specific conditions.
- 8.2 Appendix H provides an assessment of the proposal site against the effective land supply criteria presented in PAN 2/2010 and demonstrates that the site would contribute to the effective housing land supply for West Lothian Council.
- 8.3 To illustrate this further, a site delivery timetable is included in Appendix I with representative timescales from submission of an application for planning permission in principle to completion of the development. The timetable demonstrates that the development could be built out over 10 years, starting on site in 2016/17 and delivering 200 units before 2019. This would make a valuable contribution to the Council's effective housing land supply and help address the shortfall in housing and particularly affordable homes, in the short term.
- 8.4 A number of the timescales utilised within the site delivery timetable have been over estimated to account for any unforeseen delays. Based on the high completion rates at Wester Inch village in Bathgate that was built out in recessionary conditions, it is also reasonable to expect that the chosen house builder(s) could achieve a build out rate in excess of 100 dwellings per annum which would bring forward the completion date.

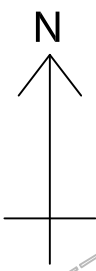
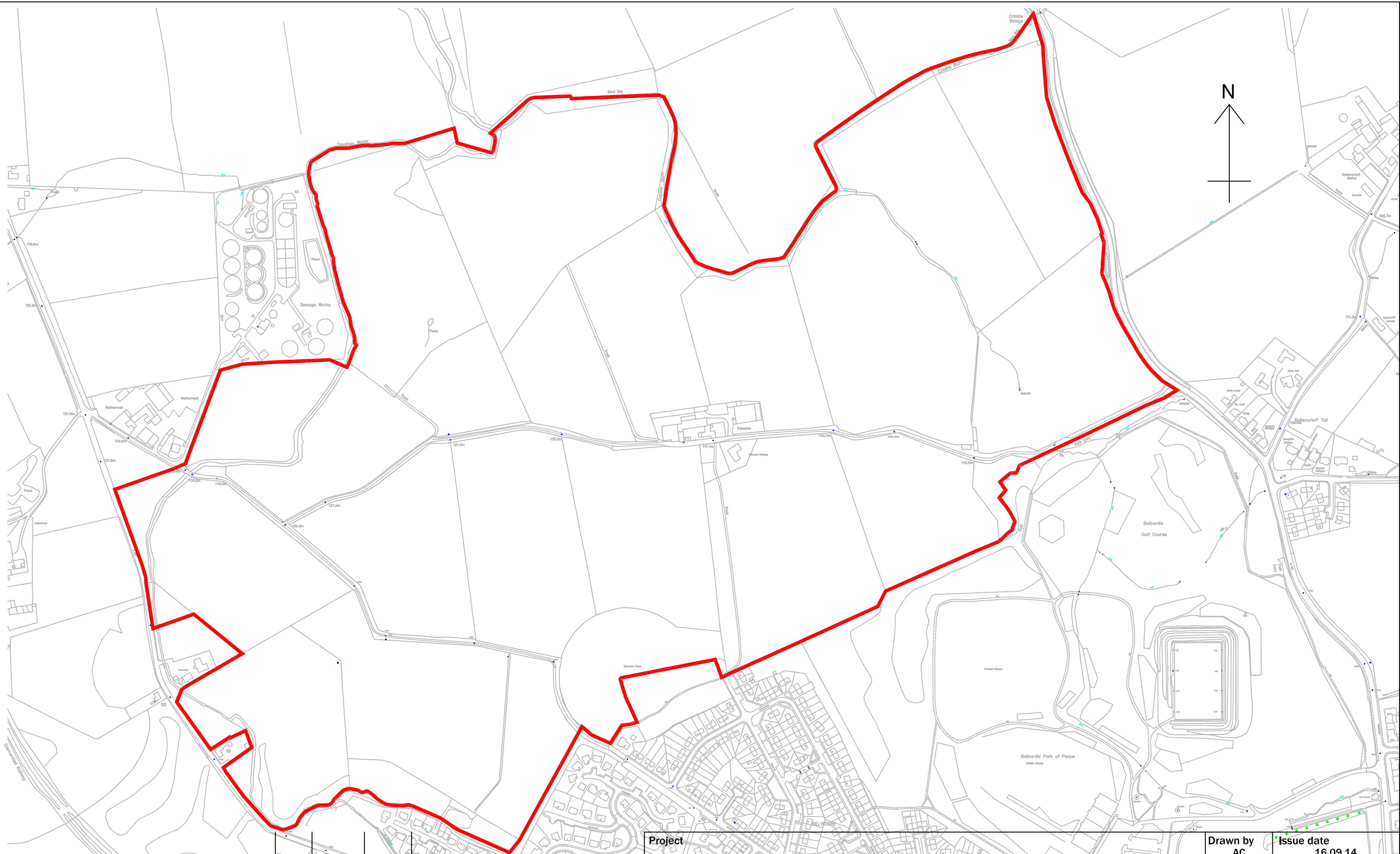
## **9 Housing demand and marketability**

- 9.1 As discussed in section 7 and set out in the housing land supply assessment in Appendix G, the Council is failing to maintain a five year supply of effective housing land. In order to address this in the short term, the supply of housing land must be market driven; building houses in locations where people want to live. The Council must follow the guidance of national planning policy and work in partnership with developers to ensure a continuing supply of effective land and to deliver housing.
- 9.2 The proposal includes a 25% affordable housing provision. Delivering affordable housing will become increasingly difficult given the constraints on public finances and significant reductions in subsidy levels from the Scottish Government which affects the ability of the Council and its partners to fund new build housing. Consequently the only meaningful way that affordable housing will be delivered is via sites such as the development proposals at Dykeside Farm where sufficient land values will be generated to allow affordable housing from the proceeds of land sales.

## **10 Conclusion**

- 10.1 West Lothian Council is failing to maintain an effective five year housing land supply, as required by national planning policy and the Council must therefore act to bring forward additional housing sites in sustainable locations that are deliverable in the short term.
- 10.2 Gladman has a proven track record of bringing forward land that is effective in delivering housing expeditiously. It has been demonstrated that the proposed development site is free from insurmountable constraints, is in a location where there is high demand for housing and meets the tests set on in PAN 2/2010.
- 10.3 Bathgate is a key settlement within the West Lothian SDA; recognised as accessible and well placed for investment and growth, yet the LDP proposes no new significant housing land allocations in the town in the period to 2024. Land at Dykeside Farm provides an attractive, accessible and effective option for the planned growth of Bathgate during the LDP period. This proposal is for an economically viable stand-alone development, delivering all requisite infrastructure on a developer funded basis, meeting key concerns of West Lothian Council.
- 10.4 We would urge West Lothian Council to fully consider this proposal and include the site as a housing allocation in the forthcoming LDP. The indicative masterplan framework in Appendix C and supporting LVA demonstrate how a high quality residential development is capable of being delivered in this sustainable location without causing harm to the wider landscape.

**APPENDIX A – Site location plan**




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*	*	*	*
Rev	Date	By	Revision notes
<b>PAN</b>			
<b>Status</b>			

<b>Project</b>	<b>Dykeside Farm, Bathgate</b>
<b>Title</b>	<b>Site Location Plan</b>

<b>Drawn by</b> AC	<b>Issue date</b> 16.09.14
<b>Scale(s)</b> 1:5000@A3	
<b>Drawing No</b> S005-WL03.004	



## APPENDIX B – Gladman housing sites delivery record

SITE ADDRESS	NUMBER OF DWELLINGS	AFFORDABLE PERCENTAGE	OUTLINE/IN PRINCIPLE PLANNING APPLICATION DETERMINATION DATE	COMMITTEE OR APPEAL DECISION	DATE LAND SOLD	PURCHASER	RESERVED MATTERS/ MATTERS SPECIFIED BY CONDITION DETERMINATION DATE	COMMENCEMENT OF DEVELOPMENT	TIMESCALE FROM INITIAL PLANNING PERMISSION TO SITE START
North Dean Avenue Keighley West Yorks	190	15% (28NO)	12 May 2010	Committee	May 2011	Barratt Homes	May 2011 (submitted in December 2010)	June 2011	13 months
Golden Nook Farm Cuddington Cheshire	150	30% (45NO)	20 Feb 2012	Committee	July 2012	Bovis Homes	August 2012	September 2012 (road & demolition works)	7 months
Henthorn Road Clitheroe Lancashire	270	30% (81NO)	26 March 2012	Committee	December 2012	Barratt Homes & Taylor Wimpey	March 2013	March 2013	12 months
Wigan Road Clayton le Woods Lancashire	300	30% (90NO)	21 July 2011	Committee	December 2012	David Wilson Homes/ Taylor Wimpey	March 2013	May 2013	22 months
Loachbrook Farm Congleton Cheshire	200	30% (60NO)	20 March 2013 (date of High Court Challenge)	High Court Approval	November 2013	Bovis Homes	14 June 2013	November 2013	8 months
Byefield Road Woodford Halse, Daventry	200	30% (60NO)	15 February 2013	Committee	October 2013 (conditional exchange of contracts)	Taylor Wimpey	July 2014	Expected Autumn 2014	21 months
Warmingham Lane Middlewich Cheshire	194	30% (58NO)	9 January 2013	Committee	June 2014	Morris Homes	March 2014	June 2014	17 months
Hannay Road Steventon Oxfordshire	50	40% (20NO)	23 April 2013	Committee	July 2013	David Wilson Homes	May 2014	May 2014	13 months
Queens Drive Nantwich Cheshire	270	30% (81NO)	1 March 2013	Committee	September 2014	Barratt Homes & Bovis Homes	July 2014	September 2014 (programmed start)	18 months
Eliburn Livingston West Lothian	87	15% (13NO)	3 March 2014	Committee	Early 2014 (sale agreed when s.75 signed)	Barratt Homes	June 2014	August 2014	5 months

**APPENDIX C – Indicative masterplan framework**



- SITE BOUNDARY
- EXISTING WOODLAND
- PROPOSED WOODLAND
- PROPOSED SPINE ROAD WITH GRASS VERGE / CYCLE PATH AND AVEUE PLANTING
- PROPOSED PUBLIC OPEN SPACE
- POTENTIAL FUTURE DEVELOPMENT SITE
- INDICATIVE HOUSING LAYOUT FOR POTENTIAL FIRST PHASE OF DEVELOPMENT - CIRCA 200 UNITS

AREAS OUTLINED IN BLUE:-

PARCEL A - 2.923 ACRES	APPROX 29 UNITS
PARCEL B - 2.192 ACRES	APPROX 22 UNITS
PARCEL C - 4.895 ACRES	APPROX 49 UNITS
PARCEL D - 5.496 ACRES	APPROX 55 UNITS
PARCEL E - 2.994 ACRES	APPROX 30 UNITS
PARCEL F - 8.413 ACRES	APPROX 84 UNITS
PARCEL G - 3.985 ACRES	APPROX 37 UNITS
PARCEL H - 8.182 ACRES	APPROX 82 UNITS
PARCEL J - 12.276 ACRES	APPROX 123 UNITS
PARCEL K - 6.656 ACRES	APPROX 67 UNITS
PARCEL L - 2.336 ACRES	POTENTIAL COMMERCIAL
PARCEL M - 6.251 ACRES	APPROX 63 UNITS
PARCEL N - 10.577 ACRES	APPROX 106 UNITS
PARCEL P - 4.896 ACRES	POTENTIAL SCHOOL
PARCEL Q - 2.142 ACRES	APPROX 21 UNITS
PARCEL R - 4.226 ACRES	APPROX 42 UNITS
PARCEL S - 4.825 ACRES	APPROX 48 UNITS
PARCEL T - 6.322 ACRES	APPROX 63 UNITS
PARCEL U - 1.921 ACRES	APPROX 19 UNITS
	APPROX 656 UNITS

- BASED ON 10 UNITS PER ACRE
- LINE OF EXISTING HIGH OVERHEAD CABLES
  - AREAS AT RISK OF FLOODING FROM RIVERS
  - AREA OF EXISTING TOPOGRAPHY THAT ARE 1:10 OR LESS
  - POTENTIAL SCHOOL SITE
  - POTENTIAL COMMERCIAL ZONE

- F 01.10.14 TRIMMED PARCELS E & F. OMITTED PLOT U. REALIGNED MAIN ACCESS ROAD AT PARCELS A/B/C. UPDATED SITE BOUNDARY AND UPDATED PARCEL AREAS/UNIT NUMBERS.
- E 31.07.14 BOUNDARY AMENDED
- D 12.12.13 MASTERPLAN UPDATED
- C 02.12.13 MASTERPLAN UPDATED
- B 09.08.13 INDICATIVE UNIT NUMBERS PROVIDED
- A 24.07.13 SHEET SIZE ADJUSTED TO A0



GLADMAN  
PROPOSED DEVELOPMENT  
DYKESIDE FARM, BATHGATE

MASTERPLAN FRAMEWORK

SCALE	1:2500 @ A0	DO NOT SCALE FROM THIS DRAWING
DATE	10.07.13	THIS DRAWING IS COPYRIGHT ©
DRAWN BY	KCFR	ANY DEVIATIONS TO BE REPORTED TO EMA.
	13030(SK)001 F	
STATUS	DISCUSSION	REVISION
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## APPENDIX D – Response to MIR site assessment

Main Issues Report site assessment	
Council conclusions	Gladman response
<i>Residential and ancillary uses, 500-800 units (site area 62ha)</i>	Gladman is promoting the site for up to 1000 units and the site area now totals approximately 95ha.
<i>Development of the site is not in accordance with the council's preferred development strategy which supports development within the core development areas and other strategic locations. There are other more suitable sites available for development.</i>	<p>This statement conflicts with the spatial strategy of the Strategic Development Plan (SESplan) and the Council's assessment of Bathgate elsewhere in the Main Issues Report.</p> <p>West Lothian is identified as a SDA in the approved SESplan. Bathgate is a key settlement within the SDA, and as recognised on pg. 142 of the Council's Housing Background Paper, "the availability of infrastructure, strategic location and existing facilities makes [Bathgate] an attractive option for development".</p> <p>Despite this, no new major housing sites are proposed for allocation in Bathgate in the Main Issues Report. Considering the above and in the face of a significant housing shortfall, Gladman encourage the Council to reconsider allocating Dykeside Farm for residential development.</p>
<i>Development would constitute an intrusive physical expansion of Bathgate, well beyond the limit of development which is already provided for in the adopted West Lothian Local Plan. It would also be visually and environmentally intrusive.</i>	Land at Dykeside Farm sits on the northern side of the town, outwith any landscape protection designations, and is therefore the logical direction for the town to expand, a position acknowledged by WLC in their 2020 Vision document (2001) "the most obvious direction for Bathgate to grow in the longer term is north west (between the Balmuir and Torphichen roads) and safeguarding this corridor from piecemeal development."
<i>The site also lies within the Bathgate Hills Area of Great Landscape Value (AGLV) and is also within a candidate Special Landscape Area (cSLA).</i>	This statement is incorrect. The site <u>does not</u> lie within the AGLV. Part of the site lies within a cSLA. However, the supporting LVA demonstrates that the principal characteristics of the cSLA would not be undermined if these areas of the site were excluded from the cSLA.
<i>There is insufficient infrastructure available to support development of this site.</i>	The proposal is for an economically viable stand-alone development, delivering all requisite infrastructure on a developer funded basis, meeting key concerns of West Lothian Council.
<i>The site is remote from main facilities and as such is not considered as a sustainable location for development.</i>	<p>The site lies directly adjacent to the existing settlement boundary and there are number of access points that could be utilised to create permeability between the development and the surrounding area.</p> <p>The scale of the development proposal will create an opportunity for additional facilities to be incorporated into the development to serve future residents and the local area.</p>
<i>Development would result in a substantial loss of prime quality agricultural land.</i>	<p>West Lothian benefits from substantial areas of prime quality agricultural land around its towns and villages and therefore the growth of settlements to provide additional housing land to meet demand will inevitably involve building on some areas of prime land.</p> <p>Soils at Dykeside Farm are classified as Class 3.1 and 3.2 on the 1986 Macaulay Land Capability for Agriculture data. However, based on site observations and changes since 1986, it is reasonable to conclude that most of the proposed development area actually more closely resembles class 3.2 as opposed to 3.1. Further soil testing will be undertaken prior to the submission of a planning application.</p>

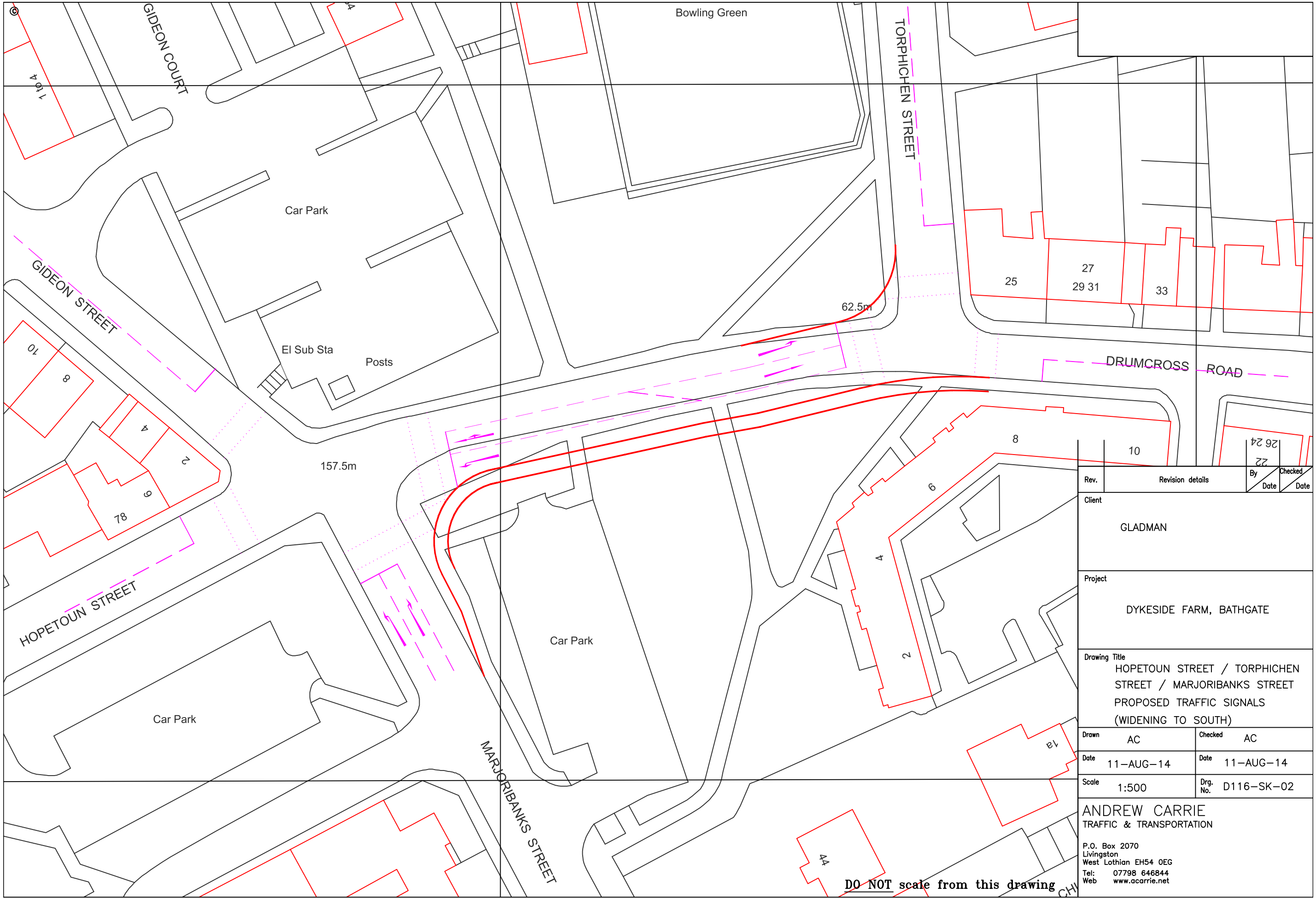
## APPENDIX E – Revised SEA housing site assessment

Proposed use – Residential and ancillary uses (62ha 95ha) WLLP reference – Countryside WLLDP reference – EOI-0126	
CONDITION & SETTING	General comments
Present use	Greenfield, farm buildings in centre of site of traditional and modern construction.
Slop and Shape	Irregular shaped site which undulates throughout
Altitude and Exposure	Exposed site sits lower than surroundings with open views westwards over Bathgate and beyond. Ground rises up towards Torphichen Road
Un-neighbourly/non-conforming uses	Sewage works outwith site at northwest corner
Relationship to Townscape	Part of site on settlement edge (south west edge) – <i>Balbardie Park is safeguarded open space and falls within the settlement boundary. The site is therefore directly adjacent to the settlement edge.</i>
Landscape Fit – Intervisibility	Site sits at lower level from Torphichen Road which screens the site from view, views more open when looking into site from the west, north and south.
Landscape Fit - Skyline	<i>Development would likely be visually prominent – A LVA has been carried which concludes that although the proposal will result in change to the landscape and to the visual environment, with appropriate standards of modern streetlighting, detailed design of placemaking, and attention to the sensitive integration of new road junctions onto existing roads, the development proposal has the potential to create new residential neighbourhoods within a strong landscape framework that establishes a robust edge to the settlement, defined along the line of the Couston and Bathgate Burns. Effective separation of Bathgate from Torphichen would be maintained, and the setting of the latter village not compromised.</i>
Defined Boundary	On all sides formed by a mix of fences, woodland paths and stone dykes – <i>and watercourses.</i>
On Site Constraints	Sewage works outwith site at northwest corner. Gas Feeder No.10 pipeline across northern part of site – 250 metre pipeline consultation zone; UKT pipeline.
Ground Conditions/ Natural Features	Belvedere Wood at southern boundary, trees along remainder of southern boundary.
Trees	Belvedere Wood listed in Open Space Strategy as natural/semi natural greenspace - woodland
Protected Species (biodiversity)	None apparent but likely to exist
Green Network (CSGN)	N/A
Access/ Parking/ Roads	Core Path Plan route 20 runs east to west alongside by Dykeside and north south to Belvedere Wood. – <i>Suitable access can be taken from the B792 and A800.</i>
Watercourse within vicinity (potential flood risk)	Drainage channels across site north/south and east/west. River corridor through the site is on SEPA flood maps. South east corner of site is within a waste water drainage hotspot (Ballencrieff).
Other	School catchments - Torphichen, St Mary's, Bathgate, St Kentigern's Archaeology points – Barns Farmstead Old clay pit (Dykeside Farm) to west of site Phase 1 Habitat Survey 1993 site to west – grassland Planning history – OPP for house south at Oakwood Cottage, granted March 1994 (0073/P/94), erection of a house (505/95) granted August 1995; OPP refused at Dykeside for demolition of shed and erection of house November 95 (1065/P/95) – <i>a proposal of application notice was submitted in October 2014.</i>
<b>Conclusion/Summary: Site potential and impact on the community and/or settlement.</b>	<i>Attractive rural landscape undulating throughout and providing open views across to the west and north in particular. Development likely to be highly visually intrusive, remote from main facilities. Potential access issues onto Torphichen Road. – Land at Dykeside Farm sits on the northern side of the town, outwith any landscape protection designations, and is therefore the logical direction for the town to expand. The site lies directly adjacent to the existing settlement boundary and there are number of access points that could be utilised to create permeability between the development and the surrounding area.</i>

### Does the proposal / Allocation.....

SEA Topic	Air		Biodiversity		Climate Factors		Cultural Heritage				Landscape & Townscape		Material Assets		Population & Health		Soil		Water				
	Avoid AQMA areas/ avoid exacerbating air quality of AQMAs/ avoid areas which could become AQMAs?	Have good proximity to jobs/ services (enabling access within walking distance)?	Have good access to existing or proposed public transport?	Avoid adverse effect on integrity of designated international nature conservation sites?	Avoid causing significant effect on designated national/ regional/ local biodiversity sites & ancient woodland/ geodiversity sites?	Avoid adverse direct impact on species/ habitats/ or makes a positive contribution to the emerging green network?	Occupy a relatively efficient location in terms of energy consumption?	Occupy a location at risk of increased flooding or instability due to climate change?	Avoid adverse (or create positive) effects on listed buildings and/ or its setting?	Avoid adverse (or create positive) impact on scheduled monuments and /or its setting?	Avoid adverse (or create positive) impact on locally important archaeological sites?	Avoid adverse (or create positive) effects on a Gardens & Designed Landscape?	Avoid adverse effects (or create positive) on Conservation Areas &/or other areas of architectural, historic or townscape interest?	Avoid AGLVs / Areas of Special Landscape Control/ Areas of Special Control	Avoid conspicuous locations that require extensive landscape treatment / structural planting?	Avoid loss of/ adverse effects on public open space/ improve open space provision (quantity/ quality)?	Avoid loss of land important to avoidance of coalescence/ preservation of settlement identity?	Safeguard mineral resources from sterilisation (within Areas of Search)?	Minimise use of Greenfield land?	Avoid co-location of sensitive development with industrial facilities/ economic allocations?	Avoid loss of prime quality agricultural land and peatland?	Maintain status of baseline water bodies?	Minimise flood risk (on site or elsewhere)?
<b>Assessment</b>																							
Dykeside Farm, Bathgate (EOI-0126)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	/	X	✓	✓	✓	✓	✓

**APPENDIX F – Signalised junction proposed design**



Rev.	Revision details	By	Checked
		Date	Date
		22	26
		24	24

Client  
GLADMAN

Project  
DYKESIDE FARM, BATHGATE

Drawing Title  
HOPETOUN STREET / TORPHICHEN STREET / MARJORIBANKS STREET  
PROPOSED TRAFFIC SIGNALS  
(WIDENING TO SOUTH)

Drawn AC      Checked AC  
Date 11-AUG-14      Date 11-AUG-14  
Scale 1:500      Drg. No. D116-SK-02

ANDREW CARRIE  
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**DO NOT scale from this drawing**

**APPENDIX G – West Lothian housing land supply assessment**





### West Lothian Council 5 year effective housing land supply variance

Plan period	HLA year	Generosity	Supply years	%	Shortfall years
09-24	2012	not applied	2.5	49.0	-2.6
09-19	2012	not applied	2.4	47.2	-2.6
09-24	2012	10% (min)	2.2	44.4	-2.8
09-19	2012	10% (min)	2.1	42.4	-2.9
09-24	2013	not applied	2.5	49.2	-2.5
09-19	2013	not applied	2.3	45.2	-2.7
09-24	2013	10% (min)	2.2	44.4	-2.8
09-19	2013	10% (min)	2.0	40.4	-3.0

Housing Paper Fig 28

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Description		Figure	Calculation
Total housing requirement <i>Source: SESplan SG, HLA 2012</i> <i>Period: 2009 - 2024</i>	(a)	18,010	
Length of plan	(b)	15	
Annual housing requirement	(c)	1201	$= a \div b$
Completed plan years	(d)	3	
Total housing completions in plan period	(e)	1,302	
Net residual housing requirement	(f)	16,708	$= a - e$
Years remaining	(g)	12	$= b - d$
Net revised annual completion rate	(h)	1,392	$= f \div g$
5 year requirement adjusted against delivery	(i)	6962	$= h \times 5$
Effective housing land supply	(j)	3418	
<b>Number of years supply</b>	(k)	<b>2.45</b>	$= j \div h$
<b>Percentage of 5 year requirement</b>	(l)	<b>49%</b>	

**09-24 Period, 2012 HLA, no generosity allowance**

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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	
<b>Number of years supply</b>	(k)	<b>2.36</b>	$= j \div h$
<b>Percentage of 5 year requirement</b>	(l)	<b>47%</b>	

**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 - 2024</i>	(a)	18,010	
<b>Total housing requirement</b> <i>(includes minimum flexibility allowance of 10% - SPP)</i>	(b)	<b>19811</b>	$= a + 10\%$
Length of plan	(c)	15	
Annual housing requirement	(d)	1321	$= b \div c$
Completed plan years	(e)	3	
Total housing completions in plan period	(f)	1,302	
Net residual housing requirement	(g)	18,509	$= b - f$
Years remaining	(h)	12	$= c - e$
Net revised annual completion rate	(i)	1,542	$= g \div h$
5 year requirement adjusted against delivery	(j)	7712	$= i \times 5$
Effective housing land supply	(k)	3418	
<b>Number of years supply</b>	(l)	<b>2.22</b>	$= j \div k$
<b>Percentage of 5 year requirement</b>	(m)	<b>44%</b>	

**09-24 Period, 2012 HLA, 10% 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	
<b>Total housing requirement</b> <i>(includes minimum flexibility allowance of 10% - SPP)</i>	(b)	<b>12562</b>	$= a + 10\%$
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	
<b>Number of years supply</b>	(l)	<b>2.12</b>	$= j \div k$
<b>Percentage of 5 year requirement</b>	(m)	<b>42%</b>	

**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 - 2024</i>	(a)	18,010	
Length of plan	(b)	15	
Annual housing requirement	(c)	1201	$= a \div b$
Completed plan years	(d)	4	
Total housing completions in plan period	(e)	1,813	
Net residual housing requirement	(f)	16,197	$= a - e$
Years remaining	(g)	11	$= b - d$
Net revised annual completion rate	(h)	1,472	$= f \div g$
5 year requirement adjusted against delivery	(i)	7362	$= h \times 5$
Effective housing land supply	(j)	3625	
<b>Number of years supply</b>	(k)	<b>2.46</b>	$= j \div h$
<b>Percentage of 5 year requirement</b>	(l)	<b>49%</b>	

**09-24 Period, 2013 HLA, no 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	
<b>Number of years supply</b>	(k)	<b>2.26</b>	$= j \div h$
<b>Percentage of 5 year requirement</b>	(l)	<b>45%</b>	

**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 - 2024</i>	(a)	18,010	
<b>Total housing requirement</b> <i>(includes minimum flexibility allowance of 10% - SPP)</i>	(b)	<b>19811</b>	$= a + 10\%$
Length of plan	(c)	15	
Annual housing requirement	(d)	1321	$= b \div c$
Completed plan years	(e)	4	
Total housing completions in plan period	(f)	1,813	
Net residual housing requirement	(g)	17,998	$= b - f$
Years remaining	(h)	11	$= c - e$
Net revised annual completion rate	(i)	1,636	$= g \div h$
5 year requirement adjusted against delivery	(j)	8181	$= i \times 5$
Effective housing land supply	(k)	3625	
<b>Number of years supply</b>	(l)	<b>2.22</b>	$= j \div k$
<b>Percentage of 5 year requirement</b>	(m)	<b>44%</b>	

**09-24 Period, 2013 HLA, 10% 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	
<b>Total housing requirement</b> <i>(includes minimum flexibility allowance of 10% - Draft SPP)</i>	(b)	<b>12562</b>	$= a + 10\%$
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	
<b>Number of years supply</b>	(l)	<b>2.02</b>	$= j \div k$
<b>Percentage of 5 year requirement</b>	(m)	<b>40%</b>	

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

## APPENDIX H – PAN 2/2010 Effective land supply assessment

SCOTTISH GOVERNMENT PLANNING ADVICE NOTE 2/2010	
Effective Land Supply Criteria	Compliance
<p><b>OWNERSHIP:</b> <i>The site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a program of land disposal.</i></p>	<p><b>Yes</b> - The land is within the ownership of a party that would be in a position to release the site for development on securing a relevant planning permission.</p>
<p><b>PHYSICAL:</b> <i>The site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a solid commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.</i></p>	<p><b>Yes</b> – The site is free from physical constraints that would preclude development and can be accessed from the B792 and A800. A preliminary development framework has been prepared demonstrating how a housing site could feasibly be delivered.</p>
<p><b>CONTAMINATION:</b> <i>Previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing.</i></p>	<p><b>Yes</b> – There are no known contamination issues which would mean this site is undevelopable.</p>
<p><b>DEFICIT FUNDING:</b> <i>Any public funding required to make residential development economically viable is committed by the public bodies concerned.</i></p>	<p><b>Yes</b> - No public funding would be required to make the residential development economically viable.</p>
<p><b>MARKETABILITY:</b> <i>The site, or a relevant part of it, can be developed in the period under consideration.</i></p>	<p><b>Yes</b> - There is known demand to build additional housing in West Lothian and in particular this area.</p>
<p><b>INFRASTRUCTURE:</b> <i>The site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development.</i></p>	<p><b>Yes</b> - There are no known infrastructure requirements which would mean this site is undevelopable. Required infrastructure can be provided realistically by the developer.</p>
<p><b>LAND USE:</b> <i>Housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.</i></p>	<p><b>Yes</b> - The sustainability and marketability of the site make it a realistic and logical site for housing.</p>

**APPENDIX I – Representative site delivery timetable**

Task	Duration (months)	2015				2016				2017	2018	2019	2020-24	2025+
		Q1 - 2015	Q2 - 2015	Q3 - 2015	Q4 - 2015	Q1 - 2016	Q2 - 2016	Q3 - 2016	Q4 - 2016					
PPP application submitted and determined	4-6		█	█	█									
Section 75 agreement negotiated and signed	1-3					█								
Site marketed and land sold to house builder(s)	3-6					█	█							
RCC application submitted and determined	6-12					█	█	█						
Site investigation, utilities and drainage approval	6-12					█	█	█						
MSC application submitted and determined	3-6								█					
50 units completed (cumulative total 50/1000)	12								█					
50 units completed (cumulative total 100/1000)	12									█				
100 units completed (cumulative total 200/1000)	12										█			
600 units completed (cumulative total 800/1000)	60											█	█	█
200 units completed (cumulative total 1000 - complete)	18-24													█

PPP application submitted early 2015

House building begins on site early 2017

200 units constructed pre-2019

Development complete within 10 years