

SG

supplementary
GUIDANCE



Planning and Education

2019



West Lothian
Council

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INTRODUCTION

1. The West Lothian Local Development Plan (LDP) outlines a development strategy that supports sustainable planned growth across West Lothian. Although the development strategy will have many positive effects by providing new homes, jobs and economic development, it is recognised new development will have an impact on infrastructure such as schools. Such impacts require to be mitigated.
2. Development cannot be supported unless the necessary services, infrastructure and facilities are in place, or can be provided to accommodate them. Residential development proposals will therefore be assessed with regard to their impact on the capacity of the education estate to accommodate the pupils generated by the development (on an individual and cumulative basis).
3. In order to deliver the planned growth set out in the LDP, new schools and improvements to existing education facilities in West Lothian are required and must be delivered alongside development.
4. The Planning system allows mitigation to be sought from applicants towards delivering infrastructure capacity solutions where the need for this arises as a result of their development.
5. This Supplementary Guidance (SG) sets out the council's education infrastructure requirement that identifies the new schools and improvements to education infrastructure required in order to deliver the planned growth set out in the LDP. The SG also sets out the mechanics for collecting developer contributions so that the required infrastructure can be delivered timeously.
6. Supplementary Guidance (SG) forms part of the LDP and, once adopted, will be a statutory document in the determination of planning applications. All previous Supplementary Planning Guidance (SPG's) with regard to education contributions are superseded by this SG.

POLICY CONTEXT AND LEGAL BASIS

7. Section 75 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 allows planning authorities to secure developer contributions through the use of planning obligations to overcome obstacles to the granting of planning permission. Developer contributions may also be secured by means of a Section 69 Agreement under the Local Government (Scotland) Act 1973.

8. This SG has been developed in the context of the following policy and government advice:

- Scottish Planning Policy 2014
- Circular 3/2012 Planning Obligations and Good Neighbour Agreements (2012)
- Strategic Development Plan for South East Scotland (SDP) (2013)
- West Lothian Local Development Plan (LDP) (2018)

Scottish Planning Policy (SPP) 2014

9. SPP requires SGs to indicate how new infrastructure or services are to be delivered and phased, and how and by whom any developer contributions will be made.

Circular 3/2012 Planning Obligations and Good Neighbour Agreements (2012)

10. Contributions secured through a planning obligation (Section 75 agreement or other legal agreement as necessary) will be consistent with the five tests set out in Circular 3/2012. These are as follows:

- Necessary to make a proposal acceptable in planning terms (overcome a barrier to the approval of planning permission);
- Serve a planning purpose and where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;

- Be related to the proposed development either as a direct consequence of it or arising from the cumulative impact of development in an area (there must be a clear direct link between development and the infrastructure to be provided);
- Must fairly and reasonably relate in scale and kind to the proposed development (provide or contribute to the provision of infrastructure that would not be necessary were it not for the development, on a proportionate pro-rata basis as appropriate, but not to resolve existing deficiencies);
- Be reasonable in all other respects.

Strategic Development Plan for South East Scotland (SDP) (2013)

11. Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The SDP and the LDP form part of the 'development plan' that planning applications in West Lothian are assessed against.

12. 'Policy 9: Infrastructure' of the SDP sets out that Local Development Plans will:

- (a) safeguard land to accommodate the necessary infrastructure required to deliver the Strategic Development Plan as set out on Figure 2 and in the accompanying Action Programme:*
- (b) provide policy guidance that will require sufficient infrastructure to be available, or its provision to be committed, before development can proceed. Particular emphasis is to be placed on delivery of the strategic infrastructure requirements that are set out in Figure 2 and in the Action Programme; and*
- (c) pursue the delivery of infrastructure through developer contributions, funding from infrastructure providers or other appropriate means, including the promotion of alternative delivery mechanisms. Particular emphasis is to be placed on delivery of the strategic infrastructure requirements that are set out in Figure 2 and in the Action Programme'.*

13. Figure 2 of the SDP Action Programme outlines requirements for secondary and primary education facilities in West Lothian.



West Lothian Local Development Plan

14. Policy INF 1: 'Infrastructure Provision and Developer Obligations' of the West Lothian LDP sets the policy context for the preparation of this SG. The policy is as follows;

15. *'The council will seek developer obligations in accordance with Scottish Government Circular 3/2012 ('Planning Obligations and Good Neighbour Agreements'), as interpreted by emerging case law and amended by subsequent amendments and legislation, to mitigate the development's individual or cumulative impacts upon infrastructure, including cross-boundary impacts. Any such obligations will be concluded prior to the issue of planning permission.*

16. *Where appropriate developer obligations have been secured, planning permission will normally be granted. In all cases, the council will consider the economic viability of proposals alongside options of phasing or staging payments from developers.*

17. *Development will not be permitted to commence unless:*

- a. funding (including any contributions from developer obligations) for necessary infrastructure is fully committed and that infrastructure is capable of being delivered; or
- b. phasing to manage demand on infrastructure has been agreed; or
- c. in advance of all necessary infrastructure requirements being fully addressed, sufficient infrastructure is available in the interim to accommodate the development.

18. *Only where infrastructure constraints, identified by the council in conjunction with relevant authorities, cannot be overcome, will there be a presumption against development.*

19. *Infrastructure requirements are identified in Appendix Two and further details will be provided in subsequent supplementary guidance and the Action Programme. Any related planning obligations will require to meet the policy and legal tests set out above. Proposed sites for new infrastructure are listed in Chapter 6.'*

WEST LoTHIAN EDUCATION INFRASTRUCTURE REQUIREMENT

20. West Lothian Council currently provides an education service through 9 non-denominational Secondary schools, 2 denominational secondary schools, 51 non-denominational Primary schools, 16 denominational Primary schools, 57 nurseries and 7 special schools.

21. The West Lothian education infrastructure requirement has been derived from a cumulative assessment of the additional education infrastructure required to accommodate pupils from the new homes supported by the LDP. It considers the impact of new housing on existing primary and secondary schools, taking into account existing school capacities and school roll projections.

22. The school capacities, school roll projections and the methodology for the calculation of school roll projections used is contained in the 2018 School Roll Forecasts.

23. The assumed housing output has been based on the draft Housing Land Audit 2018.

24. The Pupil Product Ratio that has been applied is as follows:

Type of School	Pupil Product Ratio
Primary School	0.35 pupils per residential unit
Secondary School	0.18 pupils per residential unit

25. These figures have been developed based on trends of average numbers of pupils generated by new housing developments in West Lothian.

26. Throughout the period covered by the LDP (2014 – 2024) there is potential for planning applications to be submitted for sites other than those considered as part of the current education infrastructure requirement. In such circumstances the proposed education infrastructure interventions may require review to ensure that appropriate education contributions are also secured from these developments.

Education Infrastructure Interventions

27. The assessment of the education estate as part of the LDP plan preparation process has identified that proposed new housing and mixed use developments will create capacity issues on the school estate for denominational and non-denominational provision both at Secondary and Primary school level which will require to be mitigated.

28. The school estate in West Lothian is already operated at a high level of efficiency and so there may not be as much space available for new pupils produced by development as in other Scottish local authorities. Any proposed infrastructure interventions will also be assessed to ensure the revenue consequences for West Lothian Council are manageable and ensure there is not any oversupply of infrastructure, thus ensuring best value for both the council and the development industry.

29. In order to accommodate the additional demand on the school estate of a proposed development a number of mitigation methods have and will continue to be considered. These include:

- Financial contribution to reconfigure existing schools;
- Planning conditions to control the phasing of development;
- School catchment review;
- Financial contribution to school extensions (classroom or other facility);
- Financial contributions towards the provision of new schools;
- New on-site school provision.

30. In determining the appropriate solution in order to accommodate new housing developments, consideration was given to utilising and reconfiguring the existing education infrastructure in the first instance and this principle will continue if it is deemed necessary to revise the education infrastructure requirement. If this cannot be achieved, the next consideration would be a school extension. However, given the scale and location of proposed housing developments, in some areas the only realistic option is the provision of a new school.



31. Where new primary schools are required to be built, the council's preferred option is to make provision for schools of 16 or 24 class organisations (two or three full streams) with the associated provision of suitable nursery capacity to make the most efficient use of capacity.

32. The establishment of any proposed new school (both the intended site and the catchment area) would be subject to a statutory consultation at an appropriate time and could only be implemented following that process, if approved by the council as an education authority.

33. In terms of school catchment reviews and establishing new school catchment boundaries consideration will be given to the location of school buildings, existing school flows, geographical boundaries, public transport links and walking distances to schools.

34. Additional education infrastructure to mitigate the impact of pupils from new development should:

- Be efficient in terms of class organisation, management and operation;
- Deliver a good learning environment with appropriate supporting facilities (gym, dining hall, outdoor space, general purpose space, sports facilities);
- Be adaptable to ensure that the school can respond to future changes in its catchment population;
- Be accessible and well located to serve the catchment population.

Costings

35. Each infrastructure intervention has been divided into a number of individual projects. Depending on what stage the project is at, the project costings are based on one of the following:

1. Outturn costs for delivered projects;
2. Emerging bid costs for projects currently in procurement;
3. Estimated costs based on detailed design solutions prepared by the council's Construction Services team, verified by a Quantity Surveyor;
4. Scottish Futures Trust (SFT) metric based on floor space estimates for future projects that do not yet have a detailed design solution.

Delivery of Education Infrastructure

36. The council's current LDP Action Programme outlines the timescales for the delivery of the education infrastructure interventions. Education infrastructure capacity will be delivered at a time that is appropriate to ensure that new pupils can be accommodated within their school catchment schools. The council reserves the right to adjust the timing of the education delivery programme to take account of relevant circumstances.

Contribution Rates

37. Table 1 provides a summary of the contribution rates by school catchment. Table 2 provides a description of the agreed or preferred education infrastructure intervention; the actual or estimated costings and the assumed housing output used to calculate the developer contribution rate.

38. While it is recognised the development industry and investors have a preference for certainty, the contribution rate table set out in Table 1 is indicative. This is due to the changing nature of how development can have an impact on the school estate. For instance, school roll projections are regularly updated; it is possible that new Scottish Government legislation may alter a school's ability to accommodate new housing developments by altering the capacity of a school through changing class sizes or another type of change. The council has no control over future house completion rates and the timing of developer contribution payments. Furthermore it is not possible to pre-determine the result of proposed school catchment area reviews, which have their own statutory consultation procedure to follow. In such circumstances, the council may have to revise the education infrastructure requirement.

39. Table 1 also sets out details of schools in West Lothian where there is currently no requirement for developer contributions towards school extension – it should be noted, however, that this situation may change over the lifetime of the LDP.

Exemptions

40. Developer contributions will not be sought from the following types of development:

- Purpose built housing for students;
- Properties containing 2 habitable rooms or less;
- Sheltered housing / retirement complexes;
- Replacement housing (proposals to demolish and rebuild a property);
- Non-permanent structures.

Contributions to education by size of house

41. The council's modelling of school rolls is based on the pupil product ratio, which is based on past trends of the average number of pupils generated by new build housing developments.

42. However, in recognition that a two bedroom (three habitable room) property is likely to have less of an impact on the education infrastructure compared to a three to five bedroom property, *a reduction of 20% will be applicable to units containing three habitable rooms* (a habitable room is defined as any enclosed room intended for human occupation, except a kitchen, bathroom, utility, hall and stairs). This will also help to achieve wider planning objectives such as encouraging the development of brownfield land, regeneration and meeting a variety of housing needs.

Calculation of exemptions, discounts and windfall in contribution rates

43. Contribution rates will be calculated based on those sites identified in the LDP. Windfall sites that come forward in addition to those sites identified in the LDP may generate additional funds. Exempt properties, for reasons set out in 3.3.1 and smaller properties as set out in 3.3.2, will lead to a reduction in funds generated. These mechanisms can broadly be expected to cancel each other out. Should a significant volume of windfall sites, or a significant volume of exempt or discounted properties come forward to contribute to a particular intervention then the contribution rates may be adjusted in future.

44. If there are surplus funds once the projects have been completed, these will be repaid, on a pro-rata basis, to those parties who made the contributions towards the project. S75 legal agreements can make provision for the repayment of unused contributions.

How the contributions will apply

45. West Lothian Council will seek financial contributions or an obligation from developers when new housing is proposed in the catchment areas of existing schools which cumulatively have inadequate or no capacity for additional pupils likely to be generated by the proposal.

46. The capacity of the education estate to accommodate the pupils generated by residential development proposals is assessed on four different levels:

1. Denominational Primary School
2. Non-denominational Primary School
3. Denominational Secondary School
4. Non-denominational Secondary School

47. Table 1 contains a 'Contribution Rate Table'. This outlines the contribution that is required for each catchment area for denominational and non-denominational primary and secondary schools. The appropriate catchment area for developments can be found by consulting catchment area maps found on the [council's website](#).

48. In most cases, the solution is for each school catchment area, however there are instances where the identified intervention serves to solve capacity problems across several catchment areas, for example Denominational Secondary school interventions and the construction of new Winchburgh Non-denominational Secondary school creates capacity at Linlithgow Academy and Broxburn Academy, thus allowing development in these areas to proceed.

49. All residential planning applications will require consultation with the council's Senior Education Planning Officer who will assess the cumulative impact of housing proposals on the school estate and will determine whether a contribution towards funding of additional school capacity and school commissioning costs is required.

50. If appropriate education infrastructure actions are identified in the LDP, current Action Programme or contained within this SG, then the contribution required will be based on the contribution rate contained in Tables 1 and 2.

51. If the education infrastructure actions identified in this SG are not sufficient to accommodate an increase in the cumulative number of new pupils expected in that area as a result of the development (e.g. windfall sites, housing sites considered under LDP Policy EMP 1 and HOU 2) then the council will revise the identified infrastructure interventions. Additional infrastructure interventions may arise over the LDP plan period which may result in a requirement to review and amend this SG.

52. Where a development proposal is likely to give rise to an impact on education infrastructure which cannot be appropriately mitigated in line with the council's cumulative approach, it should be noted that planning permission may be refused.

53. If the pupils from a new development cannot be accommodated until education infrastructure intervention has been completed, planning conditions may be used to restrict the phasing of the development.

54. West Lothian Council has proactively invested in the school estate by forward funding new school infrastructure using the Local Infrastructure Fund and council capital funding. The council will require costs of forward funded infrastructure to be recouped and the established contribution rates will be applicable.

55. For proposals which lie within the catchment area for Balerno High School, which is operated by the City of Edinburgh Council, Development Management will consult with the City of Edinburgh Council to assess the impact development may have on the non-denominational secondary sector.



LEGAL AGREEMENTS AND USE OF MONIES

56. Once an education contribution is agreed a Section 75 agreement will normally be required. In cases where relatively small sums of money are involved, it may be possible to avoid formal legal agreement and instead the council can collect contributions through a Section 69 agreement prior to planning permission being granted.

57. Wherever possible, the council will allow developers to make phased payments.

Management of developer contributions

58. The council actively monitors developer contributions and the delivery of education infrastructure.

59. All infrastructure will be procured and delivered by West Lothian Council using standard procurement methodology.

60. Some infrastructure interventions are based on established rates for extensions and new builds at Scottish Futures Trust (SFT) metric rate. As each specific project is taken forward through the design and delivery phases and transfer of land it is recognised that the actual cost of each project could vary from the estimates currently provided. If surplus funds are left over once the projects have been completed, these will be repaid, on a pro-rata basis, to those parties who made the contributions towards the project. S75 legal agreements can make provision for the repayment of unused contributions.

PLANNING & EDUCATION SG - TABLE 1 - CONTRIBUTION TABLE BY CATCHMENT AREA

Green indicates an education intervention defined and fully costed in the SG
Orange indicates other required education interventions
White indicates no education intervention currently proposed

Refer to Table 2 for detailed infrastructure costs of each Contribution

Non-denominational Secondary

School name	Contribution required?	Rate	Indexation	Notes
Armadale Academy	ND Secondary - Armadale	£2,064	Unindexed	Extension complete.
Bathgate Academy	Possible extension or catchment review			Capacity to be reviewed and catchment review options examined.
Broxburn Academy	ND Secondary – Winchburgh	£5,760	Unindexed	Only applies to developments that benefit from the new Winchburgh school.
Deans Community High School	Possible extension			Not currently required but under review if circumstances change as set out in the SG.
Inveralmond Community High School	Not currently proposed			
Linlithgow Academy	ND Secondary – Winchburgh	£5,760	Unindexed	Applies to all developments in current Linlithgow Academy catchment.
The James Young High School	Not currently proposed			
West Calder High School	ND Secondary – West Livingston, Mossend and Calderwood CDA	£6,585	RICS Q4 2017	Only applies to developments within the Calderwood, Mossend and West Livingston CDA and linked sites.
Whitburn Academy	Possible extension			Not required to deliver majority of current LDP sites. May be needed to allow extra 900 unit allocation at H-WH 3 Polkemmet Remainder to proceed.

Denominational Secondary

School name	Contribution required?	Rate	Indexation	Notes
St Kentigern's Academy	Denominational Secondary	£2,559	Unindexed	
St Margaret's Academy	Denominational Secondary	£2,559	Unindexed	

Green indicates an education intervention defined and fully costed in the SG

Orange indicates other required education interventions

White indicates no education intervention currently proposed

Non-Denominational Primary

School name	Contribution required?	Rate	Indexation	Notes
Addiewell Primary	Not currently proposed			
Armadale Primary	ND primary - Armadale wide	£5,331	RICS Q4 2017	
Eastertoun Primary	ND primary - Armadale wide	£5,331	RICS Q4 2017	
Southdale Primary	ND primary - Armadale wide	£5,331	RICS Q4 2017	
Balbardie Primary	ND primary - Bathgate wide	£1,080	Unindexed	Complete - Majority funded by WLC, developer proportion nearly fully collected
Boghall Primary	ND primary - Bathgate wide	£1,080	Unindexed	Complete - Majority funded by WLC, developer proportion nearly fully collected
Simpson Primary	ND primary - Bathgate wide	£1,080	Unindexed	Complete - Majority funded by WLC, developer proportion nearly fully collected
Windyknowe Primary	ND primary - Bathgate wide	£1,080	Unindexed	Complete - Majority funded by WLC, developer proportion nearly fully collected
Bankton Primary	Not currently proposed			
Bellsquarry Primary	Not currently proposed			
Blackburn Primary	Not currently proposed			
Blackridge Primary	Possible extension			Only required to deliver site H-BL4 Craiginn Terrace. Subject to negotiation with developers of that site.
Bridgend Primary	Not currently proposed			
Broxburn Primary	Possible new school at Albyn			Subject to negotiation with East Broxburn CDA Developers.
Carmondean Primary	Not currently proposed			
Croftmalloch Primary	Possible extension			Subject to negotiations with developer of H-WH 3 Polkemmet Remainder.
Deans Primary	Not currently proposed			
Dechmont Infant	New Bangour School proposed			Subject to negotiations with developers of H-DE 1 Bangour Village Hospital and H-DE 2 Main Street, Dechmont.
Dedridge Primary	Not currently proposed			

School name	Contribution required?	Rate	Indexation	Notes
East Calder Primary	ND Primary - East Calder	£309	Unindexed	Extension complete. In addition Calderwood requires an entirely new primary school.
Falla Hill Primary	Not currently proposed			
Greenrigg Primary	Not currently proposed			
Harrismuir Primary	Not currently proposed			
Kirkhill Primary	Possible extension			Subject to development of detailed plans for East Broxburn CDA.
Kirknewton Primary	Possible extension			Phasing conditions may be possible instead of extension.
Knightsridge Primary	Not currently proposed			
Letham Primary	Not currently proposed			
Linlithgow Primary	Not currently proposed			
Linlithgow Bridge Primary	Not currently proposed			
Livingston Village Primary	Possible extension(s)			Subject to negotiations with developer of H-LV 15 Kirkton Business Centre and any windfall sites within the catchment area.
Longridge Primary	Not currently proposed			
Low Port Primary	Not currently proposed			
Meldrum Primary	Not currently proposed			
Mid Calder Primary	Not currently proposed			
Murrayfield Primary	Not currently proposed			
Parkhead Primary	ND primary - Parkhead	£1,023	RICS Q3 2011	In addition H-LV 13 Gavieside Farm requires an entirely new primary school.
Peel Primary	Not currently proposed			
Polkemmet Primary	Possible extension or new school			Subject to negotiations with developer of H-WH 3 Polkemmet Remainder.
Pumpherstons and Uphall Station Community Primary	Proposed extension(s)			Subject to negotiations with developer of H-PU 1 Drumshoreland and H-PU 4 Beechwood Grove Park.
Riverside Primary	Not currently proposed			
Seafeld Primary	New Gavieside school proposed			Subject to negotiations with developer of H-LV 13 Gavieside Farm.

School name	Contribution required?	Rate	Indexation	Notes
Springfield Primary	Possible extension			Not currently required. May be required if windfall sites come forward.
Stoneyburn Primary	Not currently proposed			
Toronto Primary	Not currently proposed			
Torphichen Primary	Not currently proposed			
Uphall Primary	Not currently proposed			
Westfield Primary	Possible extension or new school			Subject to negotiations with developer of H-WF 1 Logie Brae.
Whitdale Primary	Not currently proposed			
Williamston Primary	Not currently proposed			
Winchburgh Primary	Holy Family new school, Additional new ND Primary School(s)			Subject to negotiations with Winchburgh developer(s).
Woodmuir	Possible extension			May be required in future. To be kept under review.

Denominational Primary

School name	Contribution required?	Rate	Indexation	Notes
Holy Family Primary	Holy Family new school and future extension(s)			Subject to negotiations with Winchburgh developer(s).
Howden St Andrew's Primary	Not currently proposed			
Our Lady of Lourdes Primary	Not currently proposed			
Our Lady's Primary	Not currently proposed			
St Anthony's Primary	Denominational primary - St Anthony's	£1,691	RICS Q4 2017	
St Columba's Primary	Not currently proposed			
St John Ogilvie Primary	Possible extension			Not currently required. May be required if windfall sites come forward.
St John The Baptist Primary	Not currently proposed			
St Joseph's (Linlithgow) Primary	Not currently proposed			
St Joseph's (Whitburn) Primary	Possible extension			Subject to negotiations with developer of H-WH 3 Polkemmet Remainder.
St Mary's (Bathgate) Primary	Not currently proposed			
St Mary's (Polbeth) Primary	Denominational Primary - St Mary's (Polbeth)	£1,152	RICS Q4 2017	
St Nicholas' Primary	Denominational Primary - St Nicholas'	£1,153	Unindexed	Extension complete.
St Ninian's Primary	Not currently proposed			
St Paul's Primary	Denominational Primary - St Paul's	£2,100	RICS Q4 2017	
St Thomas' Primary	Not currently proposed			

PLANNING & EDUCATION SG - TABLE 2 - INTERVENTION DETAILS

2019 LDP Policy - Denominational Secondary	
Sector	Denominational Secondary
Project (s)	New Winchburgh Denominational Secondary
Policy	SG 2019
Standard Contribution Rate	£2,559
Indexation	Unindexed
Indicative Project Cost (1)	£31,300,000
Project description (1)	Winchburgh Denominational Secondary 660
Outturn project cost (1)	n/a
Notes on costs (1)	Emerging procurement exercise
Project completion (1)	n/a
Indicative Project Cost (2)	£11,000,000
Project description (2)	Winchburgh Denominational Secondary 660 - 1100
Outturn project cost (2)	n/a
Notes on costs (2)	SFT Metric estimate
Project completion (2)	n/a

The Contribution rate has been calculated based on delivery of the initial 660 phase including borrowing costs to deliver a forward funded Winchburgh Secondary School.

An adjustment will be required once the project moves to future phases.

2019 LDP Policy - ND Secondary - Armadale

Sector	Non Denominational Secondary
Project (s)	Armadale Academy extension to 1,210 capacity
Policy	SG 2019
Standard Contribution Rate	£2,064
Indexation	Unindexed
Overall Indicative Cost	£5,519,909
Indicative Project Cost (1)	£5,519,909
Project description (1)	Armadale Academy rebuilt as 1210 school (Previous capacity 990) - net increase of 220 places
Outturn project cost (1)	£5,519,909
Notes on costs (1)	Outturn cost. Based on £30,359,903 outturn cost for 1210 school pro rata.
Project completion (1)	Yes - August 2009
Total contributing units	2675
Overall cost	£5,519,909.00

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-AM 1	Muirfield, North Street,	10
H-AM 5	Colinshiel (Site A)	135
H-AM 6	Colinshiel (Site B)	135
H-AM 12	Standhill (North)	300
H-AM 17	Drove Road	26
H-BL 3	Westcraigs Road (south of railway line)	7
H-BL 4	Craiginn Terrace	210
H-BL 5	Woodhill Road	30
H-BL 6	Land south of Craiginn Terrace	10
H-BA 1	Balmuir Road (former Woodthorpe Garden Centre)	11
H-BA 7	Little Boghead (Site 2)	20
H-BA 15	Windyknowe/Glasgow Road, (West)	46
H-BA 23	Wester Inch	50
H-BA 27	Whitburn Road (former abbatoir)	100
H-BA 30	Standhill Farm	85

2019 LDP Policy - ND Secondary West Livingston, Mossend and Calderwood CDA

Sector	Non Denominational Secondary
Project (s)	new East Calder Secondary School - various sizes
Policy	SG 2019
Standard Contribution Rate	£7,447
Indexation	Unindexed
Overall Indicative Cost	£42,300,000
Indicative Project Cost (1)	£31,300,000
Project description (1)	East Calder Secondary School 660
Outturn project cost (1)	n/a
Notes on costs (1)	Comparison to emerging Winchburgh costs
Project completion (1)	n/a
Indicative Project Cost (2)	£11,000,000
Project description (2)	East Calder Secondary School 660 - 1100
Outturn project cost (2)	n/a
Notes on costs (2)	SFT Metric estimate
Project completion (2)	n/a
Total contributing units	5680
Overall cost	£42,300,000.00

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-EC 5	Raw Holdings West, (Remainder) south	100
H-EC 5	Raw Holdings West, (Remainder) north	50
H-EC 10	Langton Road	120
H-LV 13	Gavieside Farm	1,900
H-WC 4 and 2	Mossend Diamond	60
H-WC 1	Cleugh Brae (CDA)	120
H-WC 4	Mossend (Remainder) (Site Y)	157

2019 LDP Policy - ND Secondary – Winchburgh

Sector	Non Denominational Secondary	
Project (s)	Winchburgh Secondary School	
Policy	SG 2019	
Standard Contribution Rate	£5,760	
Indexation	Unindexed	
Overall Indicative Cost		£42,300,000
Indicative Project Cost (1)		£26,800,000
Project description (1)	Winchburgh Secondary School 660	
Outturn project cost (1)	n/a	
Notes on costs (1)	Emerging procurement exercise	
Project completion (1)	n/a	
Indicative Project Cost (2)		£11,000,000
Project description (2)	Winchburgh Secondary School 660 - 1100	
Outturn project cost (2)	n/a	
Notes on costs (2)	SFT Metric estimate	
Project completion (2)	n/a	
Indicative Project Cost (3)		£4,500,000
Project description (3)	Winchburgh Secondary School 1100 - 1210	
Outturn project cost (3)		n/a
Notes on costs (3)	SFT Metric estimate	
Project completion (3)	n/a	

The Contribution rate has been calculated based on delivery of the initial 660 phase including borrowing costs to deliver a forward funded Winchburgh Secondary School.

An adjustment will be required once the project moves to future phases.

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-BD 1	Willowdean (Site A)	40
H-BD 2	Willowdean (Site B)	90
H-BD 3	Willowdean (Bridgend Golf Course)	40
H-BD 4	Auldhill	5
H-BD 5	Bridgend Farm	30
H-LL 3	Boghall East	50
H-LL 4	Land East of Manse Road	25
H-LL 5	Falkirk Road (land at BSW Timber)	18
H-LL 11	Wilcoxholm Farm/Pilgrims Hill	200
H-LL 12	Preston Farm	60
H-LL 13	Kettlestoun Mains	210
H-WB 1	Castle Road	10
H-WB 2	Winchburgh Primary School, Dunn Place	20
H-WB 14	Main Street (former Beatlie School & Winchburgh Day Centre)	11
H-WB 15	Glendevon (regeneration site)	27
H-WB 18	Site adjoining Niddry Mains House	30
H-WB various	Winchburgh CDA sites	3300
H-BU 1	Greendykes Road	50
H-BU 4	Albyn	100
H-BU 5	Candleworks	100
H-BU 8	Greendykes Road (West)	590
H-BU 9	Greendykes Road (East)	135
H-BU 10	West Wood	825
H-DE 1	Bangour Village Hospital *	TBC
H-DE 1	Main Street	120

2019 LDP Policy - ND primary - Armadale wide

Sector	Non Denominational Primary	
Project (s)	Armadale Primary undercroft, Southdale Phases 1A, 1B and 2, Eastertoun extension.	
Policy	SG 2019	
Standard Contribution Rate	£5,331	
Indexation	RICS Q4 2017	
Overall Indicative Cost		£15,476,692
Indicative Project Cost (1)		£760,000
Project description (1)	Armadale Primary School undercroft extension	
Outturn project cost (1)		£760,000
Notes on costs (1)		
Project completion (1)	Yes - August 2013	
Indicative Project Cost (2)		£7,200,000
Project description (2)	Southdale School Phase 1A	
Outturn project cost (2)		£7,200,000
Notes on costs (2)	Outturn cost. Ten classroom school first phase, 2 classrooms shell only	
Project completion (2)	Yes - August 2016	
Indicative Project Cost (3)		£160,000
Project description (3)	Southdale School Phase 1B	
Outturn project cost (3)	n/a	
Notes on costs (3)	Current Construction cost. Fit out of final Phase 1A classrooms	
Project completion (3)	Yes - August 2018	
Indicative Project Cost (4)		£3,800,000
Project description (4)	Southdale School Phase 2 - extension to 16 class organisation	
Outturn project cost (4)	n/a	
Notes on costs (4)	SFT Metric estimate	
Project completion (4)	n/a	
Total contributing units	2236	
Overall cost	£11,920,000	

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-AM 1	Muirfield, North Street,	10
H-AM 5	Colinshiel (Site A)	135
H-AM 6	Colinshiel (Site B)	135
H-AM 12	Standhill (North)	300
H-AM 17	Drove Road	26

2019 LDP Policy - ND Primary - East Calder

Sector	Non Denominational Primary
Project (s)	East Calder Nursery expansion freeing space in school for extension to full 2 stream 462 capacity
Policy	SG 2019
Standard Contribution Rate	£309
Indexation	Unindexed
Overall Indicative Cost	£300,000
Indicative Project Cost (1)	£300,000
Project description (1)	East Calder Nursery expansion freeing space in school
Outturn project cost (1)	£300,000
Notes on costs (1)	Outturn cost. Net cost to council after Scottish Government Early Years funding
Project completion (1)	Yes - December 2016
Notes on units	Raw Holdings / Wilkieston - excludes Calderwood as new school proposed
Total contributing units	1087
Overall cost	£300,000.00
Future contributing units	970

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-EC 1	Millbank Depot	22
H-EC 3	Broompark Farm	50
H-EC 5(a)	Raw Holdings West	300
H-EC 5(b)	Raw Holdings West	253
H-EC 5	Raw Holdings West, (Remainder) south	100
H-EC 5	Raw Holdings West, (Remainder) north	50
H-EC 10	Langton Road	120
H-WI 1	Linburn (site A)	50
H-WI 2	East Coxydene Farm	25

2019 LDP Policy - ND Primary - Parkhead

Sector	Non Denominational Primary	
Project (s)	Parkhead extension to full 2 stream 462 capacity	
Policy	SG 2019	
Standard Contribution Rate	£1,023	
Indexation	RICS Q3 2011	
Overall Indicative Cost		£832,000
Indicative Project Cost (1)		£832,000
Project description (1)	Parkhead extension to 462 capacity	
Outturn project cost (1)	n/a	
Notes on costs (1)	Estimated cost based on 2011 detailed design	
Project completion (1)	No	
Notes on units	Excludes Gavieside Farm as new school proposed	
Total contributing units	813	
Overall cost	£832,000.00	

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-WC 4 and 2	Mossend diamond	60
H-WC 1	Cleugh Brae (CDA)	120
H-WC 4	Mossend (Remainder) (Site Y)	157
H-WC 5	Burngrange (west of West Calder cemetery)	5
H-WC 6	Hartwood Road West	25
H-PB 1	Site of former West Calder High School, Limefield	120

2019 LDP Policy - Denominational primary - St Anthony's

Sector	Denominational Primary	
Project (s)	St Anthony's extension Phase 1 and 2	
Policy	SG 2019	
Standard Contribution Rate	£1,691	
Indexation	RICS Q4 2017	
Overall Indicative Cost		£5,150,000
Indicative Project Cost (1)		£3,500,000
Project description (1)	St Anthony's extension Phase 1 (273 - 10 class capacity)	
Outturn project cost (1)		£3,500,000
Notes on costs (1)	Outturn cost	
Project completion (1)	Yes - August 2016	
Indicative Project Cost (2)		£1,650,000
Project description (2)	St Anthony's extension Phase 2 (462 - 16 class capacity)	
Outturn project cost (2)	n/a	
Notes on costs (2)	Estimated cost based on detailed design. Six classroom extension on two floors.	
Project completion (2)	n/a	
Total contributing units	3046	
Overall cost	£5,150,000.00	

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-AM 1	Muirfield, North Street,	10
H-AM 5	Colinshiel (Site A)	135
H-AM 6	Colinshiel (Site B)	135
H-AM 12	Standhill (North)	300
H-AM 15	Lower Bathville	400
H-AM 17	Drove Road	26
H-AM 19	Tarrareoch Farm	320
H-BL 3	Westcraigs Road (south of railway line)	7
H-BL 4	Craiginn Terrace	210
H-BL 5	Woodhill Road	30
H-BL 6	Land south of Craiginn Terrace	10

2019 LDP Policy - Denominational primary - St Mary's (Polbeth)

Sector	Denominational Primary	
Project (s)	St Mary's (Polbeth) extension to 12 class, 360 capacity	
Policy	SG 2019	
Standard Contribution Rate	£1,152	
Indexation	RICS Q4 2017	
Overall Indicative Cost		£2,750,000
Indicative Project Cost (1)		£2,750,000
Project description (1)	St Mary's (Polbeth) extension - 360 capacity	
Outturn project cost (1)	n/a	
Notes on costs (1)	SFT Metric estimate	
Project completion (1)	n/a	
Total contributing units	2,387	
Overall cost	£2,750,000	

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-LV 13	Gavieside Farm	1,900
H-WC 4 and 2	Mossend diamond	60
H-WC 1	Cleugh Brae (CDA)	120
H-WC 4	Mossend (Remainder) (Site Y)	157
H-WC 5	Burngrange (west of West Calder cemetery)	5
H-WC 6	Hartwood Road West	25
H-PB 1	Site of former West Calder High School, Limefield	120

2019 LDP Policy - Denominational primary - St Nicholas'

Sector	Denominational Primary	
Project (s)	St Nicholas's extension	
Policy	SG 2019	
Standard Contribution Rate	£1,153	
Indexation	Unindexed	
Overall Indicative Cost		£2,052,000
Indicative Project Cost (1)		£2,052,000
Project description (1)	St Nicholas's extension (462 capacity)	
Outturn project cost (1)		£2,052,000
Notes on costs (1)	Outturn cost	
Project completion (1)	Yes - August 2016	
Total contributing units	1779	
Overall cost	£2,052,000.00	

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-BU 5	Candleworks	100
H-BU 2	Holmes North (Site B)	20
H-BU 6	Holmes North (Site A)	15
H-BU 11	Church Street Depot	6
H-DE 1	Bangour Village Hospital	550
H-DE 2	Main Street	120
H-PU 1	Drumshoreland/Kirkforthar (Remainder) - Site B	228
H-PU 4	Beechwood Grove Park	60

2019 LDP Policy - Denominational primary - St Paul's

Sector	Denominational Primary	
Project (s)	St Paul's extension,	
Policy	SG 2019	
Standard Contribution Rate	£2,100	
Indexation	RICS Q4 2017	
Overall Indicative Cost		£7,150,000
Indicative Project Cost (1)		£2,650,000
Project description (1)	St Paul's extension - 231 capacity	
Outturn project cost (1)	n/a	
Notes on costs (1)	Estimated cost based on detailed design	
Project completion (1)	n/a	
Indicative Project Cost (2)		£2,750,000
Project description (2)	St Paul's extension - 360 capacity	
Outturn project cost (2)	n/a	
Notes on costs (2)	SFT Metric estimate	
Project completion (2)	n/a	
Indicative Project Cost (3)		£1,750,000
Project description (3)	St Paul's extension - 462 capacity	
Outturn project cost (3)	n/a	
Notes on costs (3)	SFT Metric estimate	
Project completion (3)	n/a	
Total contributing units	3,405	
Overall cost	£7,150,000.00	

List of future contributing sites:

LDP Reference	Site Name	Number of Units
H-PU 2	Drumshoreland Road frontage	25
H-PU 3	Uphall Station Road (former school)	14
H-KN 2	Station Road (East)	90
H-KN 4	Station Road (South) (extension)	30
H-WI 1	Linburn (site A)	50
H-EC 1	Millbank Depot	22
H-EC 3	Broompark Farm	50
H-EC 5	Raw Holdings West, (Remainder) south	100
H-EC 5	Raw Holdings West, (Remainder) north	50
H-EC 10	Langton Road	120

