



Delivering infrastructure in West Lothian

West Lothian Local Development Plan: background paper



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1 Introduction

1.1 This infrastructure background paper has been prepared to supplement the *Main Issues Report* (MIR) for the *West Lothian Local Development Plan* (LDP) and informs some of the key issues which have been identified in the MIR. Topic areas covered in this paper are:

- Infrastructure delivery and funding
- Education provision
- Water and drainage
- Electricity and gas supply
- Health provision
- Information Communications Technology (ICT)

1.2 The availability of infrastructure is crucial to supporting the delivery of development. In providing infrastructure to support development close partnership working is required with relevant agencies namely the development industry, national and local government and the infrastructure providers themselves. The development strategy taken forward in the LDP will be informed by the availability of infrastructure as well as future investment plans for provision. The context within which infrastructure requirements are identified is provided by the *Strategic Development Plan* (SDP), specifically policies 8, 9 and 10 and the Action Programme which supports the SDP.

1.3 Delivery of the *West Lothian Local Development Plan* (LDP) will require significant investment in infrastructure regardless of which development strategy emerges in the proposed LDP. Whilst there has been some progress in bringing infrastructure forward to support current development proposals further investment and commitment on the part of the public and private sectors will be required, however, to deliver the level of development proposed over the plan period and beyond. Partnership working with the key infrastructure providers is crucial to delivery as is securing appropriate levels of funding.

1.4 Key infrastructure requirements relate to transport (road and rail), education, and water and drainage. Also to be considered are – energy (electricity and gas supply), provision of public services (notably health) and information and communications technology (ICT) infrastructure.

1.5 The absence of infrastructure capacity and lack of investment will, inevitably, impact on the delivery of development proposals. To address this, there is a need to consider mechanisms to bring forward delivery of key infrastructure projects to allow implementation of proposals within the development plan; to link to the investment programmes of infrastructure providers e.g. Scottish Water, Transport Scotland; and developer contributions to help secure delivery.



2 Infrastructure delivery

2.1 There will continue to be an increasing expectation and requirement that developers fund services and infrastructure. Other mechanisms which can assist infrastructure delivery include the preparation of Supplementary Guidance; lobbying the Scottish Government for a Community Infrastructure Fund or equivalent, and forward funding of developments by the council itself e.g. forward funding of schools with investment to be re-couped from developers as the property market recovers and stabilises. Initiatives being explored include the *Scottish Government Infrastructure Loan Fund* and *Scottish Futures Trust*.

2.2 In 2009 the council established the *West Lothian Local Infrastructure Fund* in order that it could help forward fund key infrastructure requirements to support development delivery and implementation of the *West Lothian Local Plan*. It is proposed that this is retained to help implement the LDP. The *West Lothian Local Infrastructure Fund* (LIF) allows the council to recover costs from developers in order that the fund can be replenished and enable further projects to be funded as implementation of the development plan progresses. Key projects relate to the funding of school extensions and act as a kick-start to house building. Projects so far taken forward through the LIF include the replacement Armadale Academy and extensions at St. Margaret's Academy, Bathgate Academy and Linlithgow Academy; cemetery provision and the replacement of Armadale library. There is also support for a new primary school in Armadale.



3 Funding of infrastructure

3.1 The *Housing Supply Task Force* was established by Scottish Government in 2007. The remit of the group was to *"Identify and tackle impediments to increasing the supply of housing across all tenures - all with a view to ensuring that people across Scotland have the opportunity to access suitable housing that meets their needs and demands."* The Task Force also considered the problem of advance funding for infrastructure and published its final report in May 2010 which concluded that there is a pressing need to consider the case for the use of alternative means to fund infrastructure associated with new housing, particularly for larger and more complex developments. It calls upon the Scottish Government to consider with local authorities, developers and other stakeholders, appropriate options for new models of financing infrastructure provision to accelerate the construction of housing and other development. It also calls for all parties to investigate existing models of infrastructure delivery co-ordination within the UK to support development plan action programmes.

3.2 The *Housing Supply Task Force* has evolved into the *Housing Policy Advisory Group (HPAG), Homes for the 21st Century* which was published in February 2011. The main role of HPAG is to focus on developing a partnership approach to delivering the strategy.

3.3 More could be achieved to fund infrastructure investment and to support economic growth through Tax Incremental Financing (TIF) initiatives. The current TIF model tends to favour commercial development, but this does little to encourage house building. This is unfortunate since it is perhaps the key economic driver and the sector currently most in need of support. There may, however, be an opportunity to address this when fiscal changes take effect in 2015 and the Scottish Government assumes additional tax powers. In particular, it could creatively use Stamp Duty Land Tax raised in Scotland to help fund borrowing and to help forward fund the infrastructure that is needed to facilitate development.

3.4 Section 75 Obligations (previously Section 75 agreements) under the Town and Country Planning (Scotland) Act 1997, are an established and valuable mechanism for securing planning matters, including payment of developer contributions arising from a development proposal. The processing of such Obligations are sometimes complex and will nearly always be a time consuming exercise, but that does not mean that nothing can be done to help expedite the process still further. Further guidance is found in *Circular 3/2012: Planning Obligations and Good Neighbour Agreements*, published in December 2012.

3.5 In West Lothian, there are two key initiatives which stand out above all others and which have been progressed by the council in response to the lack of growth brought about by the economic downturn. The council has established a Local Infrastructure Fund (LIF) to assist in development delivery. The prudential framework for local authority capital investment, introduced in the Local Government for Scotland Act 2003, allows authorities to borrow to invest in capital works and assets so long as the cost of borrowing is affordable and in line with principles set out in a professional Prudential Code. Given economic uncertainties however, the West Lothian LIF was established without the need for further borrowing. Spending allocations from within the LIF are determined by the council's Council Executive.



3.6 The principles of the fund are as follows:

- initial capital is made available to establish a fund;
- key infrastructure projects which remove constraints to development are implemented utilising the fund;
- the costs of these projects are recovered from developers over time;
- the income received is used to replenish the fund; and
- further projects are delivered as the fund is replenished with the cost of these further projects being recovered to again replenish the fund.

3.7 Funding has been achieved by diverting allocations away from other school projects as the works planned there were to be phased over a longer period of time.

3.8 The responsibility for providing infrastructure and services to support the major development allocations will be borne, in most part, by the development if funding from other sources cannot be secured. The use of planning obligations including Section 75 Agreements under the terms of the Town and Country Planning (Scotland) Act 1997 and Section 69 of the Local Government (Scotland) Act 1973 will provide the main means of securing services and infrastructure.

3.9 The second initiative progressed by the council is the *Housing Recovery Action Plan* which arose from Housing Recovery Conferences which the council held in 2011 and 2012. The purpose of the conferences was to consider measures to increase the rate of house building in West Lothian. Action plans following each conference were drawn up with the most recent Action Plan 2 approved by Council Executive which includes some 65 actions. These include marketing council land for housing development and bringing forward a range of proposals to address infrastructure constraints and deliver infrastructure in a more cost effective way, for example school extensions.

4 Education provision

4.1 West Lothian's school estate is proactively managed by the council to assist in the delivery of the development plan strategy. The council has developed systems to manage local, live, demographic population and school population information, including pupil admission systems using tailor made database and spreadsheet solutions - there is no national guidance setting out methodology and data requirements for school roll forecasts.

4.2 In the absence of increased funding from the Scottish Government the onus of securing education provision to serve new development falls to developers. The council is, however, committed to working in partnership with developers, including securing contributions to funding through the West Lothian LIF where the additional provision also addresses existing capacity problems.

4.3 Increasingly tight controls on local authority spending and the continuous need for schools renewal and improvement, when set against the need to serve a growing population in West Lothian, predicted to be above the national average, presents very real problems of ensuring satisfactory education provision.

4.4 It is generally recognised that a minimum of 5,000 houses represents the critical mass needed to support a new non-denominational secondary school. The development strategy which emerges for West Lothian will require the provision of new schools and/or school extensions to accommodate the levels of households anticipated over the plan period.

4.5 There are currently capacity issues at existing schools both at primary and secondary school level. These have been addressed in part by new provision, extension to existing schools and catchment reviews. Further catchment reviews will likely be required and in some instances this will help to ensure that there is an initial pupil population for the new schools. In other cases, new school provision will be phased so that overcapacity is not being provided.

4.6 Developer contributions towards school provision will continue to be required in order to remove constraints on new housing development. The alternative would be to refuse planning permission for all further house building in West Lothian, an option which is neither sustainable or viable. A strategic review of school provision to include West Calder High School, Whitburn Academy, Livingston secondary schools and the proposed new secondary school at Calderwood, East Calder is envisaged by 2018.

5 School Roll Forecasts

5.1 The 2012 base school forecasts were approved by the council's Education Executive on 18 March 2014. These are used to inform future revenue and capital plans, pupil placement decisions, education planning and development plan consultations and assist in the forward planning of revenue and capital investment in West Lothian. The current base forecast covers a time range from school session 2012-2013 with forecast school rolls from 2013-2014 through to 2023-2024. The updated forecasts and methodology are used in association with Supplementary Planning Guidance on Planning for Education.

5.2 Whilst the trend in primary school rolls has been generally downward in the last decade, recent indicators suggest that this may be reversing, irrespective of economic conditions. Tracking pupil cohorts from birth to P1 entry indicates sustained growth in the short term and P1 intakes of a higher level than in previous years, in fact, the highest since 1981. It is likely that primary school rolls will increase and remain above the 2013 roll total of 14,888 pupils for the next 4 years for demographic reasons alone. Recent evidence suggests that if the downward trend in new house building continues to reverse, as anticipated in the school roll forecast, pupil numbers may continue to increase. Alternatively, if house building declines this may result in falling school rolls. There is also evidence that the recent emphasis in the housing market on family housing is influencing demographic growth even though the number of actual completions has been relatively low.



5.3 Irrespective of the substantial, but delayed residential development in West Lothian, the total school aged population is not likely to decrease in West Lothian, but is much more likely to be sustained or grow over the next five years. It is also likely that local hot spots on school capacity will remain as there appears to be no change in the underlying population structure. A recovery in the housing market will be the key as to whether there is ongoing stability or growth, or whether gradual school roll decline becomes more prevalent feeding into future primary school enrolments. The unprecedented scale of decline in house completions since 2008 has moderated previous primary and secondary school roll forecasts. However, it does appear that the low point in primary school roll trend has passed. The expected increase in house completions, as borne out in the 2013 Housing Land Audit, will therefore lead to further pre-school roll increases and in due course, secondary school rolls.

5.4 To ensure the best use of existing school capacity, and achieve appropriate levels of occupancy, quality school provision and to respond to ongoing demographic change that may not be associated with the development plan, the council continuously monitors school rolls and planning permission for residential development. This subsequently informs requirements for school catchment reviews, to support development plan housing proposals and requirements for extensions to existing schools and new build.

5.5 To this end the *West Lothian Local Plan* identifies new schools and extensions to existing schools which are necessary to support the level of growth identified in the local plan and acknowledges that school catchment arrangements may need to be amended. These are supported by Supplementary Planning Guidance (SPG) which set out the policy context within which planning applications must be considered and explains the general approach which is to be taken when considering education capacity issues, information requirements, the methodology for producing school roll projections and as a consequence, the nature of potential solutions, including school consultations. Further requirements are likely to emerge once the LDP plan strategy is progressed to *Proposed Plan* stage.

5.6 The council's Education Executive at its meeting on 9 October 2012 agreed to a programme of school catchment reviews affecting the following areas: Bathgate, Broxburn, Greenrigg and Whitburn, Linlithgow, Central Livingston (now complete), Pumpherston and Uphall Station, the Calders and Winchburgh.

5.7 The Executive also recognised that further catchment reviews would also be required to be brought forward on an annual basis to facilitate development within West Lothian.

5.8 The school consultations proposed would potentially cover a range of issues including catchment boundary review, primary school to secondary school transfer arrangements, the location of new schools and/or a mix of all these issues. Each review requires a formal consultation to be undertaken the duration of which is governed by the requirements of the Education (Consultation) (Scotland) Act 2010.

5.9 At 9 October 2012, the situation with regard to school consultations and proposed extensions was as follows:

Armadale

SPG has been drafted for primary school and secondary school provision.

Bathgate

Consultation on primary school arrangements in Bathgate completed in March 2012. However, further consultation is required, particularly in relation to the large development site at Easton Road (HBg29).

Progress has also been made with school extension and improvement works at Boghall, Simpson and St Mary's Primary School. Works at Balbardie Primary School will shortly commence. Draft SPG are in preparation.

Broxburn

CDA development is making limited progress, being restricted by the current shortage and distribution of available primary school places. School accommodation feasibility studies have been undertaken for all the primary schools in the area which will establish potential extension options. The council has already agreed to forward fund the extension of St Nicholas Primary School to assist. However, more detailed research is necessary to determine the best use of all emerging school capacity and an optimum, affordable mix of school provision that would facilitate and encourage new development. Draft SPG have been prepared

Greenrigg/Whitburn

There is a need to revise non-denominational school boundaries in response to development commencing at Heartlands, Whitburn. Heartlands is almost entirely within the catchment area of Greenrigg Primary School. However, primary schools in Whitburn are within walking distance of the Heartlands development while Greenrigg Primary School is not. These catchment boundaries

have not been amended since the early 1970's and do not relate well to current built-up areas. There is, currently, significant school capacity available and it is essential that as much of this capacity as possible is utilised to support development prior to investing in additional primary school provision.

Linlithgow

There have been and continue to be school catchment population pressures within Linlithgow, e.g. Low Port Primary School is expected to operate at capacity whilst Springfield Primary School remains under capacity. The focus of a school consultation would be to rebalance primary school catchment areas within Linlithgow.

Capacity at Linlithgow Academy is allocated to development proposed within the West Lothian Local Plan and therefore remains a constraint to further development. It is not possible to support medium or large scale development in Linlithgow based on current forecasts until such time as development at Winchburgh has progressed to the extent that a new non-denominational secondary school is committed and is underway as part of the Winchburgh Core Development Area.



East of West Lothian

Supplementary Planning Guidance for development in the catchment areas of St. Paul's, East Calder, St. Nicholas, Broxburn and HowdenSt. Andrews, Livingston has been in place since the West Lothian Local Plan was adopted. This has recently been updated. Development of the core development area at Calderwood, East Calder has commenced and discussions are ongoing in Broxburn and Pumpherston. These schools also include the major development potential at the former Bangour Village Hospital. School consultation would inform catchment area amendments and the timing and necessity of additional school provision.

Livingston and Almond Valley Core Development Area

A number of planning applications have been supported for part of this major core development area including applications at Almondell and Raw Holdings, East Calder and Mossend, West Calder and, as development progresses, it will be necessary to consider school consultation on education requirements, catchment boundary changes, changes to primary to secondary school transfer arrangements and new school locations (primary and secondary). The CDA also includes sites at Cleugh Brae, West Calder and Gavieside, Livingston.

Winchburgh

As development at Winchburgh progresses it will be necessary to undertake a range of school consultations.

The proposed extension at the Holy Family and Winchburgh Primary Schools and those completed at Linlithgow Academy and St Margaret's Academy, Livingston provide additional capacity (there is also approved potential to further extend St Margaret's Academy). Assuming ongoing residential development in this CDA the extensions provide a period of two to three years during which it will be necessary to undertake school consultations on the nature of new school provision, its location and catchment arrangements. The consultations would be comprehensive and could include additional pre-school, primary school and secondary school provision.

32. In addition to the above, school extensions and new school building programmes have commenced and/or been completed supported by school catchment reviews and developer contributions. This includes a replacement primary school in Breich which opened in 2013. The council will need to continue to plan for ongoing demographic change and asset management irrespective of new residential development. A strategic view on secondary school capacity issues is set out in Table 1.

TABLE 1 WEST LOTHIAN SECONDARY SCHOOLS CAPACITY

SECONDARY SCHOOL	ISSUE	OPTIONS
Armadale Academy	Capacity constraint	Very limited opportunity to further extend the school. Any potential extension may only accommodate existing planned development.
Bathgate Academy	Capacity constraint	Very limited opportunity to futher extend the school. Any potential extension may only accommodate existing planned development and existing allocations in the WLLP. There are severe site issues at Bathgate Academy.
Broxburn Academy	Capacity constraint	Constraint applies until a new secondary school is built at Winchburgh. Very limited opportunity to futher extend the school. There may be some scope to consider future catchment secondary school arrangements as part of the Winchburgh consultation.
Deans Community High School, Livingston	Limited capacity available	Limited opportunity to futher extend the school. There may be some scope to consider future catchment secondary school arrangements as part of a wider Livingston consultation.
Inveralmond Community High School, Livingston	Limited capacity available	Very limited opportunity to futher extend the school. There may be some scope to consider future catchment secondary school arrangements as part of a wider Livingston consultation.
James Young High School, Livingston	Limited capacity available	Limited opportunity to futher extend the school. There may be some scope to consider future secondary school arrangements as above.
Linlithgow Academy	Capacity constraint	Constraint applies until a new secondary school is built at Winchburgh.
St Kentigern's Academy, Blackburn	Capacity constraint	Constraint applies until a new secondary school is built at Winchburgh and school consultation undertaken.
St Margaret's Academy, Livingston	Capacity constraint	Constraint applies until a new secondary school is built at Winchburgh and school consultation undertaken. Approved extension option.
West Calder High School	Capacity constraint	Limited opportunity to further extend the school. Wider context needs to consider secondary school requirements of East Calder (Calderwood). There may be some scope to consider future catchment secondary school arrangements as part of a wider secondary school consultation.
Whitburn Academy	Capacity constraint	Very limited opportunity to futher extend the school. There may be some scope to consider future catchment secondary school arrangements as part of a wider secondary school consultation.



6 Water and drainage

6.1 Scottish Water is required to prioritise the delivery of its investment plan to deliver new 'strategic' capacity in support of new housing development and the domestic requirements of commercial and industrial developments, up to specified limits and in accordance with NPF2 and development plans.

6.2 West Lothian is served by three different water treatment works (WTw) – Balmore (west of Kirkintilloch), Pateshill (south West Lothian), Marchbank (south of Balerno) and a number of waste water treatment works (WWTw).

6.3 Scottish Water is funded to provide growth upgrades at WWTw when required to accommodate domestic developments. Therefore limited capacity at a works should not be seen as an insurmountable barrier to development, and should not prevent a site from being included in the local plan. To initiate funding Scottish Water will require evidence from the developer that the five growth criteria (see page 18 for details of these) have been met. For non-domestic developments Scottish Water are only funded to provide growth for the domestic element of the non-domestic premises. Therefore when growth is required for a non-domestic purpose it will work with the developer who will be required to contribute to the upgrade.

6.4 Capacity issues will require to be addressed to support inward investment (new developments and proposals for change of use of existing buildings), largely for employment related activities in the west of Livingston. In conjunction with SEPA, a comprehensive review of the wastewater assets within the River Almond catchment (River Almond Catchment Study) is currently ongoing and will inform improvements required to the Livingston works.

6.5 The catchment study of the sewer network and works, known as a drainage area study (DAS), for the River Almond catchment is being funded through Scottish Water's Q&S (Quality and Standards) 3b investment programme, which runs between 2010 and 2015. River modelling and DAS have been completed with outcomes indicating that Scottish Water Assets are impacting on water quality in the River Almond. The modelling used has allowed for identification of treatment levels required which will allow water quality objectives to be met. Scottish Water has advised that the level of treatment that would be required is not sustainably available and could be looking at removing final effluent discharges from WWTw impacting on the River Almond and transferring these to the Firth of Forth which will have knock on effects in terms of the level of flow within the river systems.

6.6 Scottish Water's Investment programme currently does not envisage improvements to treatment capacity/quality in the Almond catchment area until 2015 – 2020. Scoping reports for modelling to input to the Study are awaiting sign off by Scottish Water/SEPA. No further modelling is currently proposed.

6.7 An update on each of the waste water treatment works within West Lothian together with a summary on a settlement by settlement level is given below. Whilst Scottish Water is funded to facilitate growth for residential development and the domestic component of new commercial/business development, developers must meet the costs of any additional strategic treatment capacity that may be required to deal with industrial or trade effluent associated with any commercial/business development. At a settlement level it may be that some sites within a settlement will not require any offsite works comprising water main or sewer extensions while others might. Similarly due to capacity, a smaller site may be able to proceed while a larger site may require Scottish Water to look at growth funding.



Armadale WWTW

The treatment of wastewater in Armadale is served by the Armadale WWTw which currently has sufficient capacity for the developments proposed in the *West Lothian Local Plan*, primarily the Armadale Core Development Area. There are some network issues in the catchment area and impact assessments will be required for the developments.

Armadale is served by the Balmore WTW which currently has sufficient capacity. There are some local network issues which will require to be addressed by developers in order to support proposed development.

Bathgate WWTW

Capacity exists at Bathgate WWTw.

Blackburn (PFI) WWTW

This PFI owned treatment works is currently performing in line with its environmental consent with no major issues.

Bridgend WWTW

The WWTw has limited capacity.

East Calder (PFI) WWTW

The East Calder works are operated and maintained by Stirling Water. There has been recent investment of £2.6 million towards treatment facilities to improve treatment of waste water. The catchment area for the treatment plant includes Livingston, and a number of villages along the A71 including East Calder, Kirknewton, Mid Calder and West Calder and outlying areas in the west of West Lothian such as Breich and Longridge. The plant capacity was based on projected growth as set out in the *West Lothian Local Plan* and there is no current restriction on development. The East Calder works also form part of the River Almond Catchment Study outlined above. Only if this study indicates that the WWTw requires upgrading for water quality improvements will there be a further need for investment at the East Calder plant.

Linlithgow WWTW

Capacity exists at Linlithgow WWTw.

Livingston WWTW

Most of Livingston drains to East Calder WWTw however, a small portion to the west drains to Livingston WWTw at Kirkton Campus, which is currently at capacity. The Livingston works was originally designed to accommodate industrial effluent, not domestic waste. Currently Livingston WWTw is not being promoted for growth by Scottish Water however, Scottish Water has an agreement in place which states that it will accommodate any domestic developments in the area which are in the current local plan. Should new residential development be promoted Scottish Water has advised that it would review its position and re-visit the need for growth at the treatment works. Regardless, Scottish Water has also advised that concerns regarding capacity should not prevent a site being included in the emerging development plan strategy as they will work with the developer to find a solution. Scottish Water's expectation is that developers/end-users will fund any expansion at Livingston WWTw.

Discussions with Scottish Water and SEPA have raised the expectation that a solution to the problem at Livingston WWTw may be achieved through modification of the infrastructure between the industrial estates served by the Livingston works and the works itself. The cost is expected to be relatively modest (in the order of tens of thousands of pounds), rather than more significant costs previously quoted. However, Scottish Water would not fund such works and would also expect initial feasibility and design work to be funded by the end user. This solution would support new development within major industrial areas and facilitates current planned growth.

Scottish Water advises that the Livingston works previously took flow from the electronics industry and as such had a very low biological content a situation which would inevitably alter with residential development.

Newbridge WWTW

Broxburn, Dechmont, Broxburn and Uphall are served by the Newbridge (PFI) WWTw where there are capacity issues. However, capacity should be sufficient to support the growth proposed for the 'West Edinburgh' area as well as sites identified in the *West Lothian Local Plan*.

Torphichen WWTW

The treatment works has limited capacity. Improvements are proposed to water quality but this investment will make no allowance for growth in and around the village of Tophichen.

Westfield WWTW

An upgrade to the treatment works commenced in 2010 to provide for anticipated levels of growth in the *West Lothian Local Plan* to meet the developer's programme of development.

Whitburn (PFI) WWTW

This PFI owned treatment works is currently performing in line with its environmental consent with no major issues. Some work has already been undertaken to support the long-term delivery of the Heartlands, Whitburn strategic housing site located nearby.

Winchburgh WWTW

In so far as the treatment of wastewater is concerned, Scottish Water has agreed to accept growth up to the existing planning consent levels associated primarily with the Winchburgh Core Development Area as an interim measure. Further investment to support growth will be required in the longer-term. In terms of water Winchburgh is served by Pateshill WTw where there is currently capacity available.

**TABLE 2: SCOTTISH WATER INFRASTRUCTURE
-SUMMARY BY SETTLEMENT**

SETTLEMENT	WWTW	CAPACITY	WTW	CAPACITY	DEVELOPMENT CAPACITY	INVESTMENT REQUIREMENTS
ARMADALE	Blackburn	Limited	Balmore	Y	Limited	Water main and sewer extension
	Armadale	Capacity		Y	Y	N/A
ADDIEWELL & LOGANLEA	East Calder	Insufficient	Pateshill	Y	N	Water main and sewer extension
BATHGATE	Bathgate	Capacity	Balmore	Y	Y	N/A
	Blackburn	Limited	Pateshill	Y	Limited	
BLACKBURN	Blackburn	Limited	Balmore	Y	Limited	
BLACKRIDGE	Blackridge	Capacity	Balmore	Y	Y	N/A
BREICH	East Calder	Insufficient	Pateshill	Y	N	Water main and sewer extension
BRIDGEND	Bridgend	Capacity	Balmore	Y	Y	N/A
BROXBURN	Newbridge	Limited	Balmore	Y	Limited	Water main and sewer extension
			Marchbank	Y		
DECHMONT	Newbridge	Limited	Pateshill	Y	Limited	Water main and sewer extension
EAST CALDER	East Calder	Insufficient	Marchbank	Y	N	Water main and sewer extension
EAST WHITBURN	Blackburn	Limited	Pateshill	Y	Limited	
ECCLES MACHAN	Newbridge	Limited	Balmore	Y	Limited	Water main and sewer extension
FAULDHOUSE	Fauldhouse	limited	Pateshill	Y	Y	N/A
GREENRIGG	Whitburn	limited	Pateshill	Y		
KIRKNEWTON	East Calder	Insufficient	Marchbank	Y	N	Water main and sewer extension
LINLITHGOW/						
LINLITHGOW BRIDGE	Linlithgow	Capacity	Balmore	Y	Y	N/A
LIVINGSTON	East Calder	Insufficient	Pateshill	Y	N	Water main and sewer extension
	Livingston	Insufficient	Marchbank	Y	N	Water main and sewer extension
			Balmore	Y		
LONGRIDGE	East Calder	Insufficient	Pateshill	Y	N	Water main and sewer extension
MID CALDER	East Calder	Insufficient	Marchbank	Y	N	Water main and sewer extension
NEWTON	Newton septic tank	Insufficient	Balmore	Y	N	
PHILPSTOUN	Philpstoun	Limited	Balmore	Y	Limited	
	Newton Septic Tank	Limited	Balmore	Y		
POLBETH	Livingston	Insufficient	Pateshill	Y	N	
PUMPERSTON	East Calder	Insufficient	Marchbank	Y	N	Water main and sewer extension
SEAFIELD	Blackburn	Insufficient	Balmore	Y	N	
STONEYBURN	East Calder	Insufficient	Pateshill	Y	N	Water main and sewer extension



SETTLEMENT	WWTW	CAPACITY	WTW	CAPACITY	DEVELOPMENT CAPACITY	INVESTMENT REQUIREMENTS
THREEMILETOWN	Burnside Septic Tank	Insufficient	Pateshill	Y	N	
	Threemiletown Septic Tank	Insufficient	Balmore	Y		
TORPHICEN	Torphichen	Limited	Pateshill	Y	Limited	
UPHALL	Newbridge	Insufficient	Marchbank	Y	N	
UPHALL STATION	East Calder	Insufficient	Marchbank	Y	N	Water main and sewer extension
WEST CALDER	East Calder	Insufficient	Pateshill	Y	N	Water main and sewer extension
	Livingston	Insufficient	Balmore	Y		
WESTFIELD	Westfield	Capacity	Pateshill	Y	Y	N/A
	Philpstoun	Limited	Balmore	Y	Limited	
WHITBURN	Whitburn	Limited	Pateshill	Y	Limited	Water main and sewer extension
WILKIESTON	Linburn	Insufficient	Marchbank	Y	N	Water main and sewer extension
	Camps Septic Tank	Insufficient	Marchbank	Y		
WINCHBURGH	Winchburgh	Capacity	Pateshill	Y	Y	N/A



7 Waste Drainage 'Hotspots'

7.1 Waste Water Drainage 'Hotspots' have been identified at Bridgend, east of East Calder, east of Linlithgow, Newton and west of Winchburgh. 'Hotspots' are concentrations of localised flooding (e.g. street or neighbourhood scale) which most likely have a single or linked cause. The area influencing the hot spot, that covers the main sources and pathways of surface water to the hot spot, is called a 'drainage area'. Development in these areas requires consultation with SEPA even for single house developments.

7.2 Across West Lothian, *drainage impact assessments* (DIA) may be required to assess the impact of proposed development on the existing water and waste water network as well as identifying any mitigation measures that may be required to support development.

7.3 In summary, Scottish Water is funded to provide upgrades of Part 4 assets (water and waste water treatment works) to accommodate domestic growth when the developer can demonstrate that they meet the five growth criteria:

1. The development is supported by the local plan and has full planning permission. If the capacity in the Scottish Water system is the only reason preventing a development gaining full planning permission then planning permission in principle would be acceptable.
2. The developer can confirm land ownership or control of a development site through a solicitor's letter.
3. The developer can confirm plans are in place to mitigate any network constraints that will be created by the development through a Minute of Agreement with Scottish Water or alternatively a letter showing commitment to mitigate network impact through Part 3 investment (water and sewer pipe work).
4. The developer confirms any time remaining on current planning permissions with the local planning authority.
5. The developer can demonstrate reasonable proposals in terms of the development's annual build rate.

7.4 As part of this the developer may require to upgrade Part 3 assets (water and sewer pipe work). However, Scottish Water would not expect developers to fund any upgrades required to accommodate domestic growth. Scottish Water are funded for part 4 growth. If upgrades are required on part 3 assets to accommodate domestic or non-domestic growth this will be funded by the developer. The developer can recoup some of this cost as part of the RCC agreement.

7.5 The Water Environment/Strategic Flood Risk Assessment background paper provides further information on the water environment.



8 Health provision, public health and well-being

8.1 The responsibility for health care provision in the Lothians falls to NHS Lothian - comprising Lothian NHS Board, University Hospitals Division and Community Health Partnerships – which provides a comprehensive range of primary, community-based and acute hospital services.

8.2 In addition to providing high quality health and social care provision, the council and NHS Lothian are committed to ensuring that our natural and built environments enhance health and well-being. This means high quality housing, neighbourhoods that enable physical activity and active travel, offer good services and facilities and well maintained greenspace and play areas.

8.3 Multi agency working is evident through the West Lothian Community Health and Care Partnership and centres such as the Strathbrock Partnership Centre and the Fauldhouse Partnership Centre. However, a number of challenges are faced – an expanding population, an ageing population, an ageing stock of health centres and changes to health policy. St John's Hospital, Livingston provides a range of services.

8.4 NHS Lothian has implemented a three tier model of facilities:

Tier 1 Stand alone Health Centres in villages where council services are located in other settlements or have recently been upgraded or where population is less than 10,000. Priorities for investment will be based on the condition of the existing facility and the expected population variations.

Tier 2 Partnership centres which provide a combined council and health facility for areas where there is logical co-location of services and/or where population is between 11-50,000; and

Tier 3 Multi-Agency Treatment Centres (MATC).



8.5 Multi agency treatment centres will be larger centres than the Partnership Centres, typically forming the hub for outreach acute services. As well as serving the local population for core primary and social care services as above, these centres would provide outreach acute services, minor surgery, rehabilitation and health promotion services for populations of 50,000+ by grouping neighbourhoods around them and delivering services to defined groups of patients from practices in neighbouring health and partnership centres.

8.6 Health Centre locations within West Lothian are at Bathgate, Blackridge, Livingston, Stoneyburn and West Calder. Partnership Centres exist at Armadale and Fauldhouse, and are proposed at Blackburn, East Calder Linlithgow, Livingston and Winchburgh. Multi agency treatment centres are located at Bathgate, Broxburn (Strathbrock) and Whitburn. Plans are also well underway to create a Partnership Centre in Blackburn and Winchburgh.

8.7 The Templar day hospital unit at St John's hospital provides comprehensive day hospital care to patients over 65 requiring multidisciplinary input. However, the utilisation of this facility is constrained by transportation arrangements for patients. There may be an opportunity to link primary and community care services with this facility, to increase the numbers of sessions and transport support and boost the intensity of assessment, treatment and rehabilitation as an alternative to admission, tying into older people most at risk of multiple hospital admissions and complemented by intensive support at home.

8.8 Continuing care and palliative care services are provided at Tippethill House, north of Whitburn and St Michael's Hospital in Linlithgow.

8.9 There are a number of factors to be taken into account when contemplating future investment in the health estate such as areas of anticipated significant population growth and areas of multiple deprivation which includes parts of Bathgate, Blackridge, Breich, Fauldhouse, Livingston, Stoneyburn and Whitburn. In addition, refurbishment will be required to some existing facilities.

8.10 In the future it may be possible to group communities together in terms of multi agency treatment centres around those currently existing at Bathgate, Broxburn , Livingston and Whitburn as each includes areas of relative deprivation, are located near areas of population growth, have key existing facilities with transport linkages and infrastructure which makes an economical base for services. Strathbrock (Broxburn) and Bathgate are already well established partnership and health centres and would need minor additional work to accommodate an increased level of outreach outpatient services.

8.11 Average life expectancy in West Lothian is lower than other parts of the Lothians and within West Lothian there is a gradient from least affluent to most affluent in terms of health. Commitments in the council's Single Outcome Agreement (SOA) and commitments to regeneration and mixed use developments through the council's Local Regeneration Plans and the Core Development Areas identified in the *West Lothian Local Plan* are indicative of the importance of reducing the inequalities.

8.12 As one of the fastest growing areas in Scotland, resources require to be distributed to secure adequate health care provision. The most relevant level of provision to the development strategy is at the primary care level with extended or new health centres. NHS Lothian recognises that additional provision will be needed to satisfy increasing demand and serve proposed major new core development areas and strategic locations such as Heartlands, Whitburn. Continued liaison with the healthcare providers, planning authorities and developers is therefore seen as essential to identify sites and opportunities for joint initiatives to improve the health care estate.

9 Electricity and gas

9.1 There are no known significant constraints affecting electricity supply in West Lothian. There may be constraints to gas supply in part of the north west of West Lothian due to previous mining and ground conditions.

9.2 Scottish Power advises however, that prospective users of industrial property are advised that, without investment in a sub-station, there is no capacity. Scottish Power has a policy whereby the first developer would normally have to pay for a sub-station with follow-on developers only having to pay a connection fee. Under normal circumstances there are no significant constraints to adding development sites to the network, other than the issue of cost.



10 Information communications technology (ICT)

Superfast Broadband

10.1 Scotland's Digital Future – a Strategy for Scotland 2011 sets out how Scotland will achieve its digital ambition. The Scottish Government agenda is to deliver Superfast Broadband to all by 2020 with significant progress being made by 2015. High speed broadband access will be crucial to building a modern knowledge based economy in addition to allowing the development of wider customer access to digital public services.

10.2 With an anticipated 99.3% Superfast Broadband availability it is anticipated that West Lothian will have the highest level of Superfast Broadband coverage in Scotland, and one of the highest in the UK. It is expected that survey work in West Lothian will commence in January 2016 and be complete by December 2016 with delivery commencing in July 2016 and complete by June 2017. Although the infrastructure upgrade is to be delivered by BT Openreach it will be subject to the same commercial agreements and OFCOM supervision as existing BT Openreach infrastructure so high speed broadband will be available from multiple suppliers in most locations in West Lothian.

10.3 It is anticipated that all towns and villages in the area will be able to receive Superfast Broadband either as part of the commercial delivery of Superfast Broadband which is still ongoing in West Lothian, or as part of the Scottish Government's *Step Change initiative*. A phased roll out is anticipated commencing with delivery from July - December 2016 and broadly covering the

settlements of Blackridge, Breich, East Whitburn, Fauldhouse, Greenrigg, Longridge, Westfield, Stoneyburn, Torphichen, and Wilkieston as well as parts of Armadale, Bathgate and Whitburn. Thereafter delivery is anticipated in January - June 2017 to cover Addiewell, Blackburn, Bridgend, Broxburn, Dechmont, Ecclesmachan, Linlithgow, Livingston, Newton, Philpstoun, Polbeth, Uphall, Uphall Station, West Calder and Winchburgh, as well as parts of Armadale, Bathgate and Whitburn.

10.4 East Calder, Kirknewton, Mid Calder, Pumpherston and Seafield are broadly covered by the commercial rollout plans. All areas not covered by the superfast rollout will primarily be in remote rural areas of West Lothian, although where these areas currently have extremely poor or no Broadband coverage, the rollout should deliver at least an improvement to 2Mbps basic broadband.

10.5 West Lothian Council, working in partnership with Scottish Government and BT Openreach, will ensure that Superfast Broadband is delivered to more than 95% of premises in West Lothian by 2017.

10.6 To achieve targets locally, significant additional public sector investment will be required. It is anticipated that Scottish Government funding will be available to support this investment however, it is estimated that to deliver broadband to 99.30% of residents by 2017, West Lothian Council will be required to provide a contribution of £2.5 million towards the overall projected cost of £5 million. The proposed capital programme includes a budget for this purpose in 2013/14 and 2014/15, and this will require confirmation funding from Scottish Government.