



West Lothian Retail Capacity Study

Appendices to Main Report

On behalf of **West Lothian Council**

Project Ref: 332612309 | Rev: - | Date: March 2025

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For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved

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Spreadsheet 1 - Livingston Town Centre (incl. Almondvale South Retail Park) Diversity of Uses

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	UK Average %	Index (UK=100)	Floorspace (sq.m)	% of Total	UK Average %	Index (UK=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	7	2.31%	2.09%	111	1,940	1.20%	1.15%	104
G1B	Butchers	0	0.00%	0.63%	0	0	0.00%	0.35%	0
G1C	Greengrocers & fishmongers	0	0.00%	0.51%	0	0	0.00%	1.13%	0
G1D	Grocery and frozen foods	8	2.64%	2.93%	90	35,160	21.74%	13.07%	166
G1E	Off-licences and home brew	0	0.00%	0.45%	0	0	0.00%	0.28%	0
G1F	CTN & convenience	3	0.99%	3.68%	27	190	0.12%	3.11%	4
	TOTAL	18	5.94%	10.29%	58	37,290	23.05%	19.09%	121
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	11	3.63%	1.20%	303	2,640	1.63%	0.98%	167
G2B	Men's & boys' wear	7	2.31%	0.58%	398	1,580	0.98%	0.44%	222
G2C	Women's, girls, children's clothing	16	5.28%	1.57%	336	2,530	1.56%	1.24%	126
G2D	Mixed and general clothing	34	11.22%	3.72%	302	24,330	15.04%	6.18%	243
G2E	Furniture, carpets & textiles	12	3.96%	2.69%	147	7,250	4.48%	3.08%	146
G2F	Booksellers, arts/crafts, stationers/copy bureaux	12	3.96%	3.00%	132	3,670	2.27%	2.45%	93
G2G	Electrical, home entertainment, telephones and video	11	3.63%	2.98%	122	2,680	1.66%	1.86%	89
G2H	DIY, hardware & household goods	9	2.97%	2.22%	134	8,930	5.52%	4.37%	126
G2I	Gifts, china, glass and leather goods	9	2.97%	1.58%	188	1,750	1.08%	0.84%	129
G2J	Cars, motorcycles & motor accessories	1	0.33%	0.98%	34	830	0.51%	1.63%	31
G2K	Chemists, toiletries & opticians	20	6.60%	3.73%	177	3,500	2.16%	3.85%	56
G2L	Variety, department & catalogue showrooms	7	2.31%	0.42%	550	15,870	9.81%	3.44%	285
G2M	Florists and gardens	0	0.00%	0.65%	0	0	0.00%	0.32%	0
G2N	Sports, toys, cycles and hobbies	23	7.59%	1.68%	452	9,710	6.00%	2.17%	277
G2O	Jewellers, clocks & repair	10	3.30%	1.65%	200	1,140	0.70%	0.83%	85
G2P	Charity shops, pets and other comparison	2	0.66%	4.32%	15	2,160	1.34%	3.38%	40
	TOTAL	184	60.73%	32.97%	184	88,570	54.76%	37.06%	148
<i>Number (and %) of Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	37	12.21%	19.17%	64	7,460	4.61%	13.97%	33
G3B	Hairdressers, beauty parlours & health centres	14	4.62%	13.74%	34	2,070	1.28%	6.86%	19
G3C	Laundries & drycleaners	0	0.00%	0.68%	0	0	0.00%	0.31%	0
G3D	Travel agents	3	0.99%	0.72%	138	550	0.34%	0.48%	71
G3E	Banks & financial services	9	2.97%	2.22%	134	1,610	1.00%	2.39%	42
G3F	Building societies	1	0.33%	0.42%	79	140	0.09%	0.36%	24
G3G	Estate agents & auctioneers	2	0.66%	3.21%	21	190	0.12%	1.85%	6
	TOTAL	66	21.78%	40.16%	54	12,020	7.43%	26.22%	28
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	0	0.00%	0.96%	0	0	0.00%	0.63%	0
G4B	Vacant units	35	11.55%	15.59%	74	23,870	14.76%	16.99%	87
	TOTAL	35	11.55%	16.55%	70	23,870	14.76%	17.62%	84
	GRAND TOTAL	303	100%	100%		161,750	100%	100%	

Source: Experian GOAD (updated by Stantec January 2025). UK average: August 2024.

Spreadsheet 2 - Armadale Town Centre Diversity of Uses

Goad Code	Operator Type	No. of Units			
		No. of units	% of Total	UK Average %	Index (UK=100)
<i>Number (and %) of Convenience Goods Outlets</i>					
G1A	Bakers	1	1.92%	2.09%	92
G1B	Butchers	2	3.85%	0.63%	611
G1C	Greengrocers & fishmongers	0	0.00%	0.51%	0
G1D	Grocery and frozen foods	1	1.92%	2.93%	66
G1E	Off-licences and home brew	0	0.00%	0.45%	0
G1F	CTN & convenience	1	1.92%	3.68%	52
	TOTAL	5	9.62%	10.29%	93
<i>Number (and %) of Comparison Goods Outlets</i>					
G2A	Footwear & repair	0	0.00%	1.20%	0
G2B	Men's & boys' wear	0	0.00%	0.58%	0
G2C	Women's, girls, children's clothing	0	0.00%	1.57%	0
G2D	Mixed and general clothing	0	0.00%	3.72%	0
G2E	Furniture, carpets & textiles	2	3.85%	2.69%	143
G2F	Booksellers, arts/crafts, stationers/copy bureaux	1	1.92%	3.00%	64
G2G	Electrical, home entertainment, telephones and video	0	0.00%	2.98%	0
G2H	DIY, hardware & household goods	0	0.00%	2.22%	0
G2I	Gifts, china, glass and leather goods	0	0.00%	1.58%	0
G2J	Cars, motorcycles & motor accessories	0	0.00%	0.98%	0
G2K	Chemists, toiletries & opticians	4	7.69%	3.73%	206
G2L	Variety, department & catalogue showrooms	0	0.00%	0.42%	0
G2M	Florists and gardens	0	0.00%	0.65%	0
G2N	Sports, toys, cycles and hobbies	1	1.92%	1.68%	114
G2O	Jewellers, clocks & repair	0	0.00%	1.65%	0
G2P	Charity shops, pets and other comparison	1	1.92%	4.32%	45
	TOTAL	9	17.31%	32.97%	52
<i>Number (and %) of Service Uses</i>					
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	18	34.62%	19.17%	181
G3B	Hairdressers, beauty parlours & health centres	11	21.15%	13.74%	154
G3C	Laundries & drycleaners	0	0.00%	0.68%	0
G3D	Travel agents	0	0.00%	0.72%	0
G3E	Banks & financial services	0	0.00%	2.22%	0
G3F	Building societies	0	0.00%	0.42%	0
G3G	Estate agents & auctioneers	1	1.92%	3.21%	60
	TOTAL	30	57.69%	40.16%	144
<i>Number (and %) of Miscellaneous Uses</i>					
G4A	Employment, careers, Post Offices and information	0	0.00%	0.96%	0
G4B	Vacant units	8	15.38%	15.59%	99
	TOTAL	8	15.38%	16.55%	93
	GRAND TOTAL	52	100%	100%	

Source: Experian GOAD (updated by Stantec January 2025). UK average: August 2024.

Spreadsheet 3 - Bathgate Town Centre Diversity of Uses

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	UK Average %	Index (UK=100)	Floorspace (sq.m)	% of Total	UK Average %	Index (UK=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	2	1.14%	2.09%	55	220	0.65%	1.15%	57
G1B	Butchers	2	1.14%	0.63%	181	110	0.33%	0.35%	93
G1C	Greengrocers & fishmongers	1	0.57%	0.51%	112	40	0.12%	1.13%	11
G1D	Grocery and frozen foods	4	2.29%	2.93%	78	5,360	15.91%	13.07%	122
G1E	Off-licences and home brew	0	0.00%	0.45%	0	0	0.00%	0.28%	0
G1F	CTN & convenience	8	4.57%	3.68%	124	1,000	2.97%	3.11%	95
	TOTAL	17	9.71%	10.29%	94	6,730	19.98%	19.09%	105
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	0	0.00%	1.20%	0	0	0.00%	0.98%	0
G2B	Men's & boys' wear	1	0.57%	0.58%	99	130	0.39%	0.44%	88
G2C	Women's, girls, children's clothing	3	1.71%	1.57%	109	810	2.40%	1.24%	194
G2D	Mixed and general clothing	0	0.00%	3.72%	0	0	0.00%	6.18%	0
G2E	Furniture, carpets & textiles	6	3.43%	2.69%	127	2,290	6.80%	3.08%	221
G2F	Booksellers, arts/crafts, stationers/copy bureaux	4	2.29%	3.00%	76	490	1.45%	2.45%	59
G2G	Electrical, home entertainment, telephones and video	3	1.71%	2.98%	58	170	0.50%	1.86%	27
G2H	DIY, hardware & household goods	6	3.43%	2.22%	154	5,860	17.39%	4.37%	398
G2I	Gifts, china, glass and leather goods	0	0.00%	1.58%	0	0	0.00%	0.84%	0
G2J	Cars, motorcycles & motor accessories	1	0.57%	0.98%	58	180	0.53%	1.63%	33
G2K	Chemists, toiletries & opticians	8	4.57%	3.73%	123	1,130	3.35%	3.85%	87
G2L	Variety, department & catalogue showrooms	2	1.14%	0.42%	272	860	2.55%	3.44%	74
G2M	Florists and gardens	0	0.00%	0.65%	0	0	0.00%	0.32%	0
G2N	Sports, toys, cycles and hobbies	1	0.57%	1.68%	34	320	0.95%	2.17%	44
G2O	Jewellers, clocks & repair	0	0.00%	1.65%	0	0	0.00%	0.83%	0
G2P	Charity shops, pets and other comparison	7	4.00%	4.32%	93	1,130	3.35%	3.38%	99
	TOTAL	42	24.00%	32.97%	73	13,370	39.69%	37.06%	107
<i>Number (and %) of Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	35	20.00%	19.17%	104	4,160	12.35%	13.97%	88
G3B	Hairdressers, beauty parlours & health centres	44	25.14%	13.74%	183	4,090	12.14%	6.86%	177
G3C	Laundries & drycleaners	2	1.14%	0.68%	168	200	0.59%	0.31%	191
G3D	Travel agents	0	0.00%	0.72%	0	0	0.00%	0.48%	0
G3E	Banks & financial services	4	2.29%	2.22%	103	640	1.90%	2.39%	79
G3F	Building societies	0	0.00%	0.42%	0	0	0.00%	0.36%	0
G3G	Estate agents & auctioneers	9	5.14%	3.21%	160	520	1.54%	1.85%	83
	TOTAL	94	53.71%	40.16%	134	9,610	28.52%	26.22%	109
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	1	0.57%	0.96%	60	150	0.45%	0.63%	71
G4B	Vacant units	21	12.00%	15.59%	77	3,830	11.37%	16.99%	67
	TOTAL	22	12.57%	16.55%	76	3,980	11.81%	17.62%	67
	GRAND TOTAL	175	100%	100%		33,690	100%	100%	

Source: Experian GOAD (updated by Stantec January 2025). UK average: August 2024.

Spreadsheet 4 - Broxburn Town Centre Diversity of Uses

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	UK Average %	Index (UK=100)	Floorspace (sq.m)	% of Total	UK Average %	Index (UK=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	1	1.19%	2.09%	57	40	0.33%	1.15%	29
G1B	Butchers	1	1.19%	0.63%	189	40	0.33%	0.35%	95
G1C	Greengrocers & fishmongers	1	1.19%	0.51%	233	120	1.00%	1.13%	89
G1D	Grocery and frozen foods	1	1.19%	2.93%	41	1,140	9.51%	13.07%	73
G1E	Off-licences and home brew	0	0.00%	0.45%	0	0	0.00%	0.28%	0
G1F	CTN & convenience	4	4.76%	3.68%	129	340	2.84%	3.11%	91
	TOTAL	8	9.52%	10.29%	93	1,680	14.01%	19.09%	73
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	1	1.19%	1.20%	99	50	0.42%	0.98%	43
G2B	Men's & boys' wear	0	0.00%	0.58%	0	0	0.00%	0.44%	0
G2C	Women's, girls, children's clothing	0	0.00%	1.57%	0	0	0.00%	1.24%	0
G2D	Mixed and general clothing	1	1.19%	3.72%	32	40	0.33%	6.18%	5
G2E	Furniture, carpets & textiles	1	1.19%	2.69%	44	60	0.50%	3.08%	16
G2F	Booksellers, arts/crafts, stationers/copy bureaux	1	1.19%	3.00%	40	180	1.50%	2.45%	61
G2G	Electrical, home entertainment, telephones and video	2	2.38%	2.98%	80	100	0.83%	1.86%	45
G2H	DIY, hardware & household goods	5	5.95%	2.22%	268	2,610	21.77%	4.37%	498
G2I	Gifts, china, glass and leather goods	1	1.19%	1.58%	75	40	0.33%	0.84%	40
G2J	Cars, motorcycles & motor accessories	1	1.19%	0.98%	121	170	1.42%	1.63%	87
G2K	Chemists, toiletries & opticians	4	4.76%	3.73%	128	470	3.92%	3.85%	102
G2L	Variety, department & catalogue showrooms	0	0.00%	0.42%	0	0	0.00%	3.44%	0
G2M	Florists and gardens	0	0.00%	0.65%	0	0	0.00%	0.32%	0
G2N	Sports, toys, cycles and hobbies	1	1.19%	1.68%	71	70	0.58%	2.17%	27
G2O	Jewellers, clocks & repair	3	3.57%	1.65%	216	180	1.50%	0.83%	181
G2P	Charity shops, pets and other comparison	4	4.76%	4.32%	110	1,620	13.51%	3.38%	400
	TOTAL	25	29.76%	32.97%	90	5,590	46.62%	37.06%	126
<i>Number (and %) of Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	15	17.86%	19.17%	93	1,950	16.26%	13.97%	116
G3B	Hairdressers, beauty parlours & health centres	26	30.95%	13.74%	225	1,580	13.18%	6.86%	192
G3C	Laundries & drycleaners	0	0.00%	0.68%	0	0	0.00%	0.31%	0
G3D	Travel agents	0	0.00%	0.72%	0	0	0.00%	0.48%	0
G3E	Banks & financial services	1	1.19%	2.22%	54	50	0.42%	2.39%	17
G3F	Building societies	0	0.00%	0.42%	0	0	0.00%	0.36%	0
G3G	Estate agents & auctioneers	1	1.19%	3.21%	37	80	0.67%	1.85%	36
	TOTAL	43	51.19%	40.16%	127	3,660	30.53%	26.22%	116
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	1	1.19%	0.96%	124	250	2.09%	0.63%	331
G4B	Vacant units	7	8.33%	15.59%	53	810	6.76%	16.99%	40
	TOTAL	8	9.52%	16.55%	58	1,060	8.84%	17.62%	50
	GRAND TOTAL	84	100%	100%		11,990	100%	100%	

Source: Experian GOAD (updated by Stantec January 2025). UK average: August 2024.

Spreadsheet 5 - Uphall Town Centre Diversity of Uses

Goad Code	Operator Type	No. of Units			
		No. of units	% of Total	UK Average %	Index (UK=100)
<i>Number (and %) of Convenience Goods Outlets</i>					
G1A	Bakers	0	0.00%	2.09%	0
G1B	Butchers	1	4.55%	0.63%	722
G1C	Greengrocers & fishmongers	0	0.00%	0.51%	0
G1D	Grocery and frozen foods	1	4.55%	2.93%	155
G1E	Off-licences and home brew	0	0.00%	0.45%	0
G1F	CTN & convenience	1	4.55%	3.68%	124
	TOTAL	3	13.64%	10.29%	133
<i>Number (and %) of Comparison Goods Outlets</i>					
G2A	Footwear & repair	0	0.00%	1.20%	0
G2B	Men's & boys' wear	0	0.00%	0.58%	0
G2C	Women's, girls, children's clothing	0	0.00%	1.57%	0
G2D	Mixed and general clothing	0	0.00%	3.72%	0
G2E	Furniture, carpets & textiles	2	9.09%	2.69%	338
G2F	Booksellers, arts/crafts, stationers/copy bureaux	0	0.00%	3.00%	0
G2G	Electrical, home entertainment, telephones and video	0	0.00%	2.98%	0
G2H	DIY, hardware & household goods	0	0.00%	2.22%	0
G2I	Gifts, china, glass and leather goods	0	0.00%	1.58%	0
G2J	Cars, motorcycles & motor accessories	0	0.00%	0.98%	0
G2K	Chemists, toiletries & opticians	1	4.55%	3.73%	122
G2L	Variety, department & catalogue showrooms	0	0.00%	0.42%	0
G2M	Florists and gardens	0	0.00%	0.65%	0
G2N	Sports, toys, cycles and hobbies	0	0.00%	1.68%	0
G2O	Jewellers, clocks & repair	0	0.00%	1.65%	0
G2P	Charity shops, pets and other comparison	0	0.00%	4.32%	0
	TOTAL	3	13.64%	32.97%	41
<i>Number (and %) of Service Uses</i>					
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	5	22.73%	19.17%	119
G3B	Hairdressers, beauty parlours & health centres	7	31.82%	13.74%	232
G3C	Laundries & drycleaners	0	0.00%	0.68%	0
G3D	Travel agents	0	0.00%	0.72%	0
G3E	Banks & financial services	0	0.00%	2.22%	0
G3F	Building societies	0	0.00%	0.42%	0
G3G	Estate agents & auctioneers	0	0.00%	3.21%	0
	TOTAL	12	54.55%	40.16%	136
<i>Number (and %) of Miscellaneous Uses</i>					
G4A	Employment, careers, Post Offices and information	1	4.55%	0.96%	473
G4B	Vacant units	3	13.64%	15.59%	87
	TOTAL	4	18.18%	16.55%	110
	GRAND TOTAL	22	100%	100%	

Source: Experian GOAD (updated by Stantec January 2025). UK average: August 2024.

Spreadsheet 6 - Linlithgow Town Centre Diversity of Uses

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	UK Average %	Index (UK=100)	Floorspace (sq.m)	% of Total	UK Average %	Index (UK=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	4	3.57%	2.09%	171	370	2.94%	1.15%	255
G1B	Butchers	1	0.89%	0.63%	142	60	0.48%	0.35%	136
G1C	Greengrocers & fishmongers	1	0.89%	0.51%	175	50	0.40%	1.13%	35
G1D	Grocery and frozen foods	2	1.79%	2.93%	61	2,440	19.37%	13.07%	148
G1E	Off-licences and home brew	2	1.79%	0.45%	397	140	1.11%	0.28%	397
G1F	CTN & convenience	2	1.79%	3.68%	49	200	1.59%	3.11%	51
	TOTAL	12	10.71%	10.29%	104	3,260	25.87%	19.09%	136
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	2	1.79%	1.20%	149	130	1.03%	0.98%	105
G2B	Men's & boys' wear	0	0.00%	0.58%	0	0	0.00%	0.44%	0
G2C	Women's, girls, children's clothing	3	2.68%	1.57%	171	270	2.14%	1.24%	173
G2D	Mixed and general clothing	3	2.68%	3.72%	72	160	1.27%	6.18%	21
G2E	Furniture, carpets & textiles	3	2.68%	2.69%	100	180	1.43%	3.08%	46
G2F	Booksellers, arts/crafts, stationers/copy bureaux	4	3.57%	3.00%	119	300	2.38%	2.45%	97
G2G	Electrical, home entertainment, telephones and video	3	2.68%	2.98%	90	270	2.14%	1.86%	115
G2H	DIY, hardware & household goods	2	1.79%	2.22%	80	260	2.06%	4.37%	47
G2I	Gifts, china, glass and leather goods	3	2.68%	1.58%	170	270	2.14%	0.84%	255
G2J	Cars, motorcycles & motor accessories	2	1.79%	0.98%	182	220	1.75%	1.63%	107
G2K	Chemists, toiletries & opticians	5	4.46%	3.73%	120	570	4.52%	3.85%	118
G2L	Variety, department & catalogue showrooms	0	0.00%	0.42%	0	0	0.00%	3.44%	0
G2M	Florists and gardens	1	0.89%	0.65%	137	70	0.56%	0.32%	174
G2N	Sports, toys, cycles and hobbies	2	1.79%	1.68%	106	120	0.95%	2.17%	44
G2O	Jewellers, clocks & repair	1	0.89%	1.65%	54	110	0.87%	0.83%	105
G2P	Charity shops, pets and other comparison	7	6.25%	4.32%	145	800	6.35%	3.38%	188
	TOTAL	41	36.61%	32.97%	111	3,730	29.60%	37.06%	80
<i>Number (and %) of Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	22	19.64%	19.17%	102	2,190	17.38%	13.97%	124
G3B	Hairdressers, beauty parlours & health centres	23	20.54%	13.74%	149	1,580	12.54%	6.86%	183
G3C	Laundries & drycleaners	1	0.89%	0.68%	131	80	0.63%	0.31%	205
G3D	Travel agents	1	0.89%	0.72%	124	80	0.63%	0.48%	132
G3E	Banks & financial services	1	0.89%	2.22%	40	220	1.75%	2.39%	73
G3F	Building societies	0	0.00%	0.42%	0	0	0.00%	0.36%	0
G3G	Estate agents & auctioneers	4	3.57%	3.21%	111	540	4.29%	1.85%	232
	TOTAL	52	46.43%	40.16%	116	4,690	37.22%	26.22%	142
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	1	0.89%	0.96%	93	100	0.79%	0.63%	126
G4B	Vacant units	6	5.36%	15.59%	34	820	6.51%	16.99%	38
	TOTAL	7	6.25%	16.55%	38	920	7.30%	17.62%	41
	GRAND TOTAL	112	100%	100%		12,600	100%	100%	

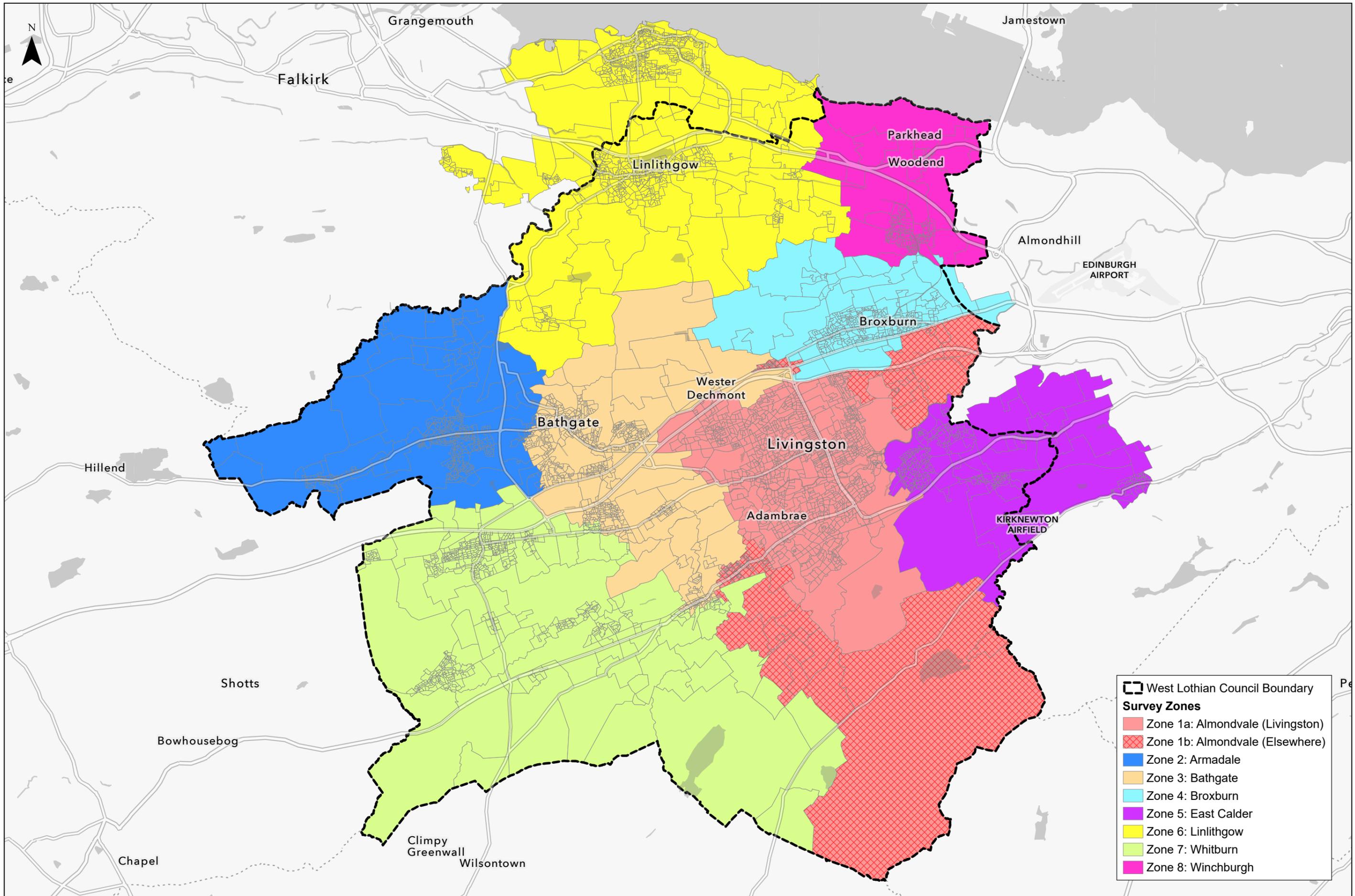
Source: Experian GOAD (updated by Stantec January 2025). UK average: August 2024.

Spreadsheet 7 - Whitburn Town Centre Diversity of Uses

Goad Code	Operator Type	No. of Units				Floorspace			
		No. of units	% of Total	UK Average %	Index (UK=100)	Floorspace (sq.m)	% of Total	UK Average %	Index (UK=100)
<i>Number (and %) of Convenience Goods Outlets</i>									
G1A	Bakers	3	3.09%	2.09%	148	200	1.83%	1.15%	160
G1B	Butchers	2	2.06%	0.63%	327	260	2.39%	0.35%	682
G1C	Greengrocers & fishmongers	0	0.00%	0.51%	0	0	0.00%	1.13%	0
G1D	Grocery and frozen foods	2	2.06%	2.93%	70	570	5.23%	13.07%	40
G1E	Off-licences and home brew	0	0.00%	0.45%	0	0	0.00%	0.28%	0
G1F	CTN & convenience	12	12.37%	3.68%	336	1,920	17.61%	3.11%	566
	TOTAL	19	19.59%	10.29%	190	2,950	27.06%	19.09%	142
<i>Number (and %) of Comparison Goods Outlets</i>									
G2A	Footwear & repair	0	0.00%	1.20%	0	0	0.00%	0.98%	0
G2B	Men's & boys' wear	0	0.00%	0.58%	0	0	0.00%	0.44%	0
G2C	Women's, girls, children's clothing	1	1.03%	1.57%	66	60	0.55%	1.24%	44
G2D	Mixed and general clothing	1	1.03%	3.72%	28	90	0.83%	6.18%	13
G2E	Furniture, carpets & textiles	1	1.03%	2.69%	38	330	3.03%	3.08%	98
G2F	Booksellers, arts/crafts, stationers/copy bureaux	2	2.06%	3.00%	69	290	2.66%	2.45%	109
G2G	Electrical, home entertainment, telephones and video	2	2.06%	2.98%	69	60	0.55%	1.86%	30
G2H	DIY, hardware & household goods	1	1.03%	2.22%	46	320	2.94%	4.37%	67
G2I	Gifts, china, glass and leather goods	0	0.00%	1.58%	0	0	0.00%	0.84%	0
G2J	Cars, motorcycles & motor accessories	2	2.06%	0.98%	210	280	2.57%	1.63%	158
G2K	Chemists, toiletries & opticians	5	5.15%	3.73%	138	660	6.06%	3.85%	157
G2L	Variety, department & catalogue showrooms	0	0.00%	0.42%	0	0	0.00%	3.44%	0
G2M	Florists and gardens	1	1.03%	0.65%	159	60	0.55%	0.32%	172
G2N	Sports, toys, cycles and hobbies	0	0.00%	1.68%	0	0	0.00%	2.17%	0
G2O	Jewellers, clocks & repair	0	0.00%	1.65%	0	0	0.00%	0.83%	0
G2P	Charity shops, pets and other comparison	2	2.06%	4.32%	48	160	1.47%	3.38%	43
	TOTAL	18	18.56%	32.97%	56	2,310	21.19%	37.06%	57
<i>Number (and %) of Service Uses</i>									
G3A	Restaurants, cafes, coffee bars, fast food & take-aways	25	25.77%	19.17%	134	2,780	25.50%	13.97%	183
G3B	Hairdressers, beauty parlours & health centres	21	21.65%	13.74%	158	1,790	16.42%	6.86%	239
G3C	Laundries & drycleaners	0	0.00%	0.68%	0	0	0.00%	0.31%	0
G3D	Travel agents	0	0.00%	0.72%	0	0	0.00%	0.48%	0
G3E	Banks & financial services	0	0.00%	2.22%	0	0	0.00%	2.39%	0
G3F	Building societies	0	0.00%	0.42%	0	0	0.00%	0.36%	0
G3G	Estate agents & auctioneers	2	2.06%	3.21%	64	160	1.47%	1.85%	79
	TOTAL	48	49.48%	40.16%	123	4,730	43.39%	26.22%	166
<i>Number (and %) of Miscellaneous Uses</i>									
G4A	Employment, careers, Post Offices and information	1	1.03%	0.96%	107	30	0.28%	0.63%	44
G4B	Vacant units	11	11.34%	15.59%	73	880	8.07%	16.99%	48
	TOTAL	12	12.37%	16.55%	75	910	8.35%	17.62%	47
	GRAND TOTAL	97	100%	100%		10,900	100%	100%	

Source: Experian GOAD (updated by Stantec January 2025). UK average: August 2024.

Appendix B Study Area Plan



West Lothian Council Boundary

Survey Zones

- Zone 1a: Almondvale (Livingston)
- Zone 1b: Almondvale (Elsewhere)
- Zone 2: Armadale
- Zone 3: Bathgate
- Zone 4: Broxburn
- Zone 5: East Calder
- Zone 6: Linlithgow
- Zone 7: Whitburn
- Zone 8: Winchburgh



WEST LOTHIAN RETAIL CAPACITY STUDY
 Study Area and Constituent Survey Zones

0 5 10 km

Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS
 Contains Ordnance Survey data © Crown copyright and database right [2024]

1:110,000 @ A3	Date: 23/01/2025
Drawn: TB	Checked: MB
Figure: 01	Rev: A

Appendix C Household Survey Questionnaire

Job No. 009A25

West Lothian Household Survey

Good morning / afternoon / evening, I am from NEMS market research and we are conducting a short survey in your area for West Lothian Council about shopping and leisure activities. Do you have time to answer some questions? It will take about five-to-six minutes.

QA Are you the main, or joint main shopper in your household?

Yes

No - Ask if main / joint main shopper is available. If not - close.

PC Could you please provide your post code?

RECORD POSTCODE

READ OUT: "We now have a few questions about where you do food shopping. In answering these questions the location may be a store, a town, village or city, a specific road or area, or it could be the internet."

Q01 Where did your household last undertake its main food shopping?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

#CONV	Food Shopping List	GO TO Q02
502	Internet / delivered (Established supermarket retailer e.g. Tesco, Asda, Sainsbury's)	GO TO Q01A
503	Internet / delivered (Other retailer e.g. Ocado, Hello Fresh, Gousto, Amazon)	GO TO Q01A
504	Internet / Click and Collect	GO TO Q01A
505	(Don't know / can't remember)	GO TO CLOSE
506	(Don't do this type of shopping)	GO TO CLOSE

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q01:

Q01A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
Y (Don't know / can't remember)
Z (Refused)

Q02 Where did you do a main food shop the time before that (was it the same, or different, and if so, please specify)?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

#CONV	Food Shopping List	GO TO Q03
502	Internet / delivered (Established supermarket retailer e.g. Tesco, Asda, Sainsbury's)	GO TO Q02A
503	Internet / delivered (Other e.g. Ocado, Hello Fresh, Gousto, Amazon)	GO TO Q02A
504	Internet / Click and Collect	GO TO Q02A
505	(Don't know / can't remember)	GO TO Q04
508	(Same place as before)	GO TO Q03

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q02:

Q02A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN) GO TO Q04
Y (Don't know / can't remember) GO TO Q04
Z (Refused) GO TO Q04

NOT THOSE WHO SAID 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q01:

Q03 How did you last travel to (STORE / LOCATION MENTIONED AT Q01) when main food shopping?
DO NOT PROMPT. ONE ANSWER ONLY.

1 Car / van - driver
2 Car / van - passenger
3 Bus
4 Motorcycle, scooter or moped
5 Bicycle
6 Disabled vehicle (e.g. mobility scooter)
7 Taxi
8 Train
9 Walk
A Other (PLEASE WRITE IN)
B (Don't know / can't remember)

Q04 Thinking more generally, how much does your household spend on average on main food shopping in a week?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
Y (Don't know / varies)
Z (Refused)

Q05 And still thinking more generally, how often does your household do a main food shop?
DO NOT READ OUT. ONE ANSWER ONLY.

- 1 7 times a week
- 2 5 - 6 times a week
- 3 3 - 4 times a week
- 4 Twice a week
- 5 Once a week
- 6 Once every two weeks
- 7 Once every three weeks
- 8 Once a month
- 9 Less often
- A (Don't know / varies)

NOT THOSE WHO SAID 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q01:

Q06 When your household undertook its main food shopping at (STORE / LOCATION MENTIONED AT Q01), did it visit any other shops, services, or leisure facilities on the same shopping trip, i.e. did you do any other activities?
DO NOT READ OUT. CAN BE MULTICODED.

- 1 Yes - **NON-FOOD** shopping
- 2 Yes - other **FOOD** shopping
- 3 Yes - visiting the market
- 4 Yes - visiting the Post Office
- 5 Yes - visiting financial service such as bank / building society etc.
- 6 Yes - visiting health service such as doctor, dentist, hospital
- 7 Yes - other service (e.g. hairdresser, travel agent, laundrette, estate agent, recycling, etc.)
- 8 Yes - leisure activity (e.g. leisure centre, gym, cinema, park, etc)
- 9 Yes - buying fuel
- A Yes - travelling to / from school / college / university
- B Yes - travelling to / from work
- C Yes - going for a walk / walking the dog
- D Yes - visiting church / place of worship
- E Yes - visiting family / friends
- F Yes - visiting library
- G Yes - visiting pubs / bars / cafés / restaurants
- H Yes - window shopping / browsing
- I Yes - Other (PLEASE WRITE IN)
- J No
- K (Don't know / can't remember)

Q07 Where did your household last undertake its 'top-up' food shopping? (i.e. smaller/ 'basket' shopping purchases which are not part of your main food and groceries shop)
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

- | | | |
|-------|---|------------|
| #CONV | Food Shopping List | GO TO Q08 |
| 502 | Internet / delivered (Established supermarket retailer e.g. Tesco, Asda, Sainsbury's) | GO TO Q07A |
| 503 | Internet / delivered (Other e.g. Ocado, Hello Fresh, Gousto, Amazon) | GO TO Q07A |
| 504 | Internet / Click and Collect | GO TO Q07A |
| 505 | (Don't know / can't remember) | GO TO Q09 |
| 506 | (Don't do this type of shopping) | GO TO Q09 |

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q07:

Q07A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

- X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
- Y (Don't know / can't remember)
- Z (Refused)

NOT THOSE THAT SAID '(DON'T DO THIS TYPE OF SHOPPING)' OR '(DON'T KNOW / CAN'T REMEMBER)' AT Q07

Q08 And still thinking more generally, how often does your household do a top-up food shop?
DO NOT READ OUT. ONE ANSWER ONLY.

- 1 7 times a week
- 2 5 - 6 times a week
- 3 3 - 4 times a week
- 4 Twice a week
- 5 Once a week
- 6 Once every two weeks
- 7 Once every three weeks
- 8 Once a month
- 9 Less often
- A (Don't know / varies)

Q09 Where did your household last spend money on food and groceries in small shops, i.e. NOT supermarkets - for example, butchers, greengrocers, bakers, market, corner shops etc.?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE OR LOCATION IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION.

- | | | |
|--------|----------------------------------|-----------|
| #SMALL | Small Shops List | GO TO Q10 |
| 505 | (Don't know / can't remember) | GO TO Q12 |
| 506 | (Don't do this type of shopping) | GO TO Q12 |

NOT THOSE THAT SAID '(DON'T DO THIS TYPE OF SHOPPING)' OR '(DON'T KNOW / CAN'T REMEMBER)' AT Q09

Q10 Approximately how much money does your household spend PER WEEK on food and groceries in these small shops?

PLEASE WRITE IN TO THE NEAREST £

- X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
- Y (Don't know / varies)
- Z (Refused)

NOT THOSE THAT SAID '(DON'T DO THIS TYPE OF SHOPPING)' OR '(DON'T KNOW / CAN'T REMEMBER)' AT Q09

Q11 And still thinking more generally, how often does your household spend money on food and groceries in small shops?
DO NOT READ OUT. ONE ANSWER ONLY.

- 1 7 times a week
- 2 5 - 6 times a week
- 3 3 - 4 times a week
- 4 Twice a week
- 5 Once a week
- 6 Once every two weeks
- 7 Once every three weeks
- 8 Once a month
- 9 Less often
- A (Don't know / varies)

READ OUT: "We now have a few questions about where you undertake non-food shopping. In answering these questions the location may be a town centre, a retail park, a free standing store, or it could be facilities such as the internet, TV shopping or catalogue."

Q12 Where did you or a member of your household last make a purchase of clothes, shoes or other fashion items?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

- | | | |
|-------|---|------------------|
| #COMP | Non Food List | GO TO Q13 |
| 502 | Internet / delivered to home / workplace | GO TO Q12A |
| 503 | Internet / delivered to secure locker / pick-up | GO TO Q12A |
| 504 | Internet / Click and Collect | GO TO Q12A |
| 505 | (Don't know / can't remember) | GO TO Q14 |
| 506 | (Don't do this type of shopping) | GO TO Q14 |

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q12:

Q12A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

- X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
- Y (Don't know / can't remember)
- Z (Refused)

NOT THOSE THAT SAID '(DON'T DO THIS TYPE OF SHOPPING)' OR '(DON'T KNOW / CAN'T REMEMBER)' AT Q12

Q13 How often does your household shop at (STORE / LOCATION MENTIONED AT Q12) for clothes or shoes shopping?
DO NOT READ OUT. ONE ANSWER ONLY.

- 1 7 times a week
- 2 5 - 6 times a week
- 3 3 - 4 times a week
- 4 Twice a week
- 5 Once a week
- 6 Once every two weeks
- 7 Once every three weeks
- 8 Once a month
- 9 Once every two months
- A 3 or 4 times a year
- B Twice a year
- C Once a year
- D Less often
- E (Don't know / varies)

Q14 Where did you or a member of your household last make a purchase of furniture, furnishings, carpets or floor coverings, or household textiles?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

- | | | |
|-------|---|------------|
| #COMP | Non Food List | GO TO Q15 |
| 502 | Internet / delivered to home / workplace | GO TO Q14A |
| 503 | Internet / delivered to secure locker / pick-up | GO TO Q14A |
| 504 | Internet / Click and Collect | GO TO Q14A |
| 505 | (Don't know / can't remember) | GO TO Q15 |
| 506 | (Don't do this type of shopping) | GO TO Q15 |

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q14:

Q14A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
Y (Don't know / can't remember)
Z (Refused)

Q15 Where did you or a member of your household last make a purchase of DIY goods, decorating supplies or products for the garden?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

#COMP	Non Food List	GO TO Q16
502	Internet / delivered to home / workplace	GO TO Q15A
503	Internet / delivered to secure locker / pick-up	GO TO Q15A
504	Internet / Click and Collect	GO TO Q15A
505	(Don't know / can't remember)	GO TO Q16
506	(Don't do this type of shopping)	GO TO Q16

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q15:

Q15A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
Y (Don't know / can't remember)
Z (Refused)

Q16 Where did you or a member of your household last make a purchase of domestic appliances, such as washing machines, fridges, cookers, kettles or toasters?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

#COMP	Non Food List	GO TO Q17
502	Internet / delivered to home / workplace	GO TO Q16A
503	Internet / delivered to secure locker / pick-up	GO TO Q16A
504	Internet / Click and Collect	GO TO Q16A
505	(Don't know / can't remember)	GO TO Q17
506	(Don't do this type of shopping)	GO TO Q17

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q16:

Q16A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
Y (Don't know / can't remember)
Z (Refused)

Q17 Where did you or a member of your household last make a purchase of a television, audio equipment, photographic equipment, a mobile phone or tablet, or computer equipment?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

#COMP	Non Food List	GO TO Q18
502	Internet / delivered to home / workplace	GO TO Q17A
503	Internet / delivered to secure locker / pick-up	GO TO Q17A
504	Internet / Click and Collect	GO TO Q17A
505	(Don't know / can't remember)	GO TO Q18
506	(Don't do this type of shopping)	GO TO Q18

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q17:

Q17A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
Y (Don't know / can't remember)
Z (Refused)

Q18 Where did you or a member of your household last make a purchase of general recreation items such as toys and games, pets and pets products, books or stationery, sports equipment, bicycles or musical instruments?
DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

#COMP	Non Food List	GO TO Q19
502	Internet / delivered to home / workplace	GO TO Q18A
503	Internet / delivered to secure locker / pick-up	GO TO Q18A
504	Internet / Click and Collect	GO TO Q18A
505	(Don't know / can't remember)	GO TO Q19
506	(Don't do this type of shopping)	GO TO Q19

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q18:

Q18A How much did you spend on that occasion?
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
Y (Don't know / can't remember)
Z (Refused)

Q19 Where did you or a member of your household last make a purchase of other non-food items including chemist, health & beauty goods, jewellery and watches, china, tableware and household utensils and other personal items such as travel goods?

DO NOT PROMPT. ONE ANSWER ONLY. IF THE STORE, LOCATION OR MARKET IS NOT ON LIST - PROBE FOR FULL ADDRESS DETAILS AND USE THE OTHER BOX TO RECORD THE INFORMATION. IF THEY SAY INTERNET OR DELIVERED PROBE FOR THE TYPE FROM THE THREE OPTIONS BELOW.

#COMP	Non Food List	GO TO Q20
502	Internet / delivered to home / workplace	GO TO Q19A
503	Internet / delivered to secure locker / pick-up	GO TO Q19A
504	Internet / Click and Collect	GO TO Q19A
505	(Don't know / can't remember)	GO TO Q20
506	(Don't do this type of shopping)	GO TO Q20

IF 'INTERNET / DELIVERY / CLICK & COLLECT' AT Q19:

Q19A How much did you spend on that occasion?

DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST £

X	PLEASE RECORD AMOUNT SPENT £ (PLEASE WRITE IN)
Y	(Don't know / can't remember)
Z	(Refused)

READ OUT: "I would now like to ask you some questions about your views on Livingston Town Centre as a place for shopping, leisure activities, and using other services."

Q20 Have you visited Livingston Town Centre during the past year / 12 months? This includes The Centre Livingston, Livingston Designer Outlet Centre and all nearby retail parks EXCEPT Almondvale South Retail Park where Sainsbury's & B&Q is

ONE ANSWER ONLY

1	Yes	GO TO Q21
2	No	GO TO GEN

ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20

Q21 What time of day do you normally visit Livingston Town Centre?

DO NOT PROMPT. ONE ANSWER ONLY.

1	6am to 12 noon (Morning)
2	After 12 noon to 3pm (Early afternoon)
3	After 3pm to 7pm (Late afternoon)
4	After 7pm to 2am (Evening)
5	(Don't know / varies)

ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20

Q22 How often do you usually visit Livingston Town Centre?

DO NOT READ OUT. ONE ANSWER ONLY.

1	7 times a week
2	5 - 6 times a week
3	3 - 4 times a week
4	Twice a week
5	Once a week
6	Once every two weeks
7	Once every three weeks
8	Once a month
9	Once every two months
A	3 or 4 times a year
B	Twice a year
C	Once a year
D	Less often
E	(Don't know / varies)

ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20

Q23 When you visit Livingston Town Centre, what do you usually come to do?

DO NOT PROMPT. CAN BE MULTICODED

1	NON-FOOD shopping
2	FOOD shopping
3	Visiting services such as banks and other financial institutions
4	Leisure activity
5	Visiting café / pub / restaurant
6	Visiting other service such as hairdressers, beautician, laundrette etc
7	Travelling to / from work
8	Travelling to / from school / college / university
9	Getting petrol
A	Visiting family / friends
B	Visiting health service such as doctor, dentist, hospital
C	Other activity (PLEASE WRITE IN)
D	(Don't know / no pattern)

- ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20**
- Q24** **How do you usually travel to Livingston Town Centre?**
DO NOT READ OUT. ONE ANSWER ONLY.
- 1 Car / van - driver
2 Car / van - passenger
3 Bus
4 Motorcycle, scooter or moped
5 Bicycle
6 Disabled vehicle (e.g. mobility scooter)
7 Taxi
8 Train
9 Walk
A Other (PLEASE WRITE IN)
B (Don't know / varies)
- ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20**
- Q25** **Can you briefly describe your experience of your journey to Livingston Town Centre and then to your final destination? For example any positive and negative experiences, impressions or feelings?**
RECORD VERBATIM RESPONSE
- 1 VERBATIM CAPTURE
- ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20**
- Q26** **How long do you usually spend in Livingston Town Centre when visiting?**
DO NOT PROMPT. PLEASE WRITE IN TO THE NEAREST MINUTE
- X Amount of time spent in the town centre to nearest whole minute (PLEASE WRITE IN)
Y (Don't know / can't remember)
Z (Refused)
- ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20**
- Q27** **What do you like most about Livingston Town Centre?**
DO NOT READ OUT. ONE ANSWER ONLY.
- #LIKE #Like List
- ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20**
- Q28** **What do you like least about Livingston Town Centre?**
DO NOT READ OUT. ONE ANSWER ONLY.
- #DISLIKE #Dislike List
- ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20**
- Q29** **Are there any measures or changes that would encourage you to visit Livingston Town Centre more often and/or stay in the Town Centre for longer?**
DO NOT PROMPT. CODE FIRST 3 MENTIONS
- #IMPROVE #Improvements List
- ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20**
- Q30** **What specific measures should be put in place to make Livingston Town Centre feel more safe?**
DO NOT PROMPT. CODE FIRST 3 MENTIONS
- 001 24-hour security personnel on site
002 Curfew orders in place for the town centre
003 More CCTV
004 More lighting
005 More police patrols
006 Stop intimidating groups hanging about
Others
500 Other (PLEASE WRITE IN)
505 (Don't know)
509 (Nothing)

ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20

Q31 What would you like to see in Livingston Town Centre in the future?
READ OUT. CAN BE MULTICODED

- 1 More shops / retail provision
- 2 More places to eat / drink / socialise
- 3 More homes / housing
- 4 Less vacant units
- 5 Improved streets / public realm
- 6 Places to go in the evening
- 7 Activities and events (e.g. festivals, street markets, etc)
- 8 More leisure facilities
- 9 Regeneration of the town centre
- A None of the above
- B (Don't know)

ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20

Q32 In as few words as possible, what would you say Livingston Town Centre does best? e.g. Livingston Town's best kept secret or assets.
DO NOT PROMPT. RECORD VERBATIM RESPONSES

- 1 VERBATIM CAPTURE

ASKED TO THOSE WHO HAVE VISITED LIVINGSTON TOWN AT Q20

Q33 What is the single best thing that Livingston Town Centre offers visitors?
DO NOT PROMPT. RECORD VERBATIM RESPONSE

- 1 VERBATIM CAPTURE

GEN Gender of respondent:
DO NOT READ OUT. CODE FROM OBSERVATION

- 1 Male
- 2 Female

AGE Could I ask, how old are you?
ONE ANSWER ONLY. DO NOT READ OUT.

- 1 18 to 24
- 2 25 to 34
- 3 35 to 44
- 4 45 to 54
- 5 55 to 64
- 6 65 +
- 7 (Refused)

Thank & Close

Appendix D Comparison Retail Capacity Spreadsheets

Spreadsheet 1 - Population Projections

Year	Zone 1a	Zone 1b	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	All Zones Total
2025	69,966	35,225	52,120	59,984	26,371	26,704	54,919	83,544	38,418	447,251
2030	71,774	36,002	53,212	61,486	26,998	27,255	55,789	85,187	39,233	456,936
2035	73,141	36,732	54,104	62,891	27,542	27,754	56,595	86,452	39,966	465,177
2040	74,588	37,204	55,036	64,077	27,927	28,111	57,201	87,576	40,568	472,288
2043	75,435	37,464	55,493	64,742	28,142	28,253	57,505	88,173	40,815	476,022
Numeric change										
2025-2043	5,469	2,239	3,373	4,758	1,771	1,549	2,586	4,629	2,397	28,771
Percentage change (%)										
2025-2030	2.58%	2.21%	2.10%	2.50%	2.38%	2.06%	1.58%	1.97%	2.12%	2.17%
2030-2035	1.90%	2.03%	1.68%	2.29%	2.01%	1.83%	1.44%	1.48%	1.87%	1.80%
2035-2040	1.98%	1.28%	1.72%	1.89%	1.40%	1.29%	1.07%	1.30%	1.51%	1.53%
2040-2043	1.14%	0.70%	0.83%	1.04%	0.77%	0.51%	0.53%	0.68%	0.61%	0.79%
Total 2025-2043	7.8%	6.4%	6.5%	7.9%	6.7%	5.8%	4.7%	5.5%	6.2%	6.4%

Notes

1. Population data is derived from Experian Micromarketer App Library and based on ONS data.

Spreadsheet 2 - Comparison Goods Expenditure Per Capita (£)

Year	Zone 1a	Zone 1b	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
2025	4,180	4,202	4,026	4,142	4,303	4,677	4,604	4,025	4,622
2030	4,720	4,745	4,546	4,677	4,859	5,282	5,199	4,545	5,219
2035	5,408	5,437	5,209	5,358	5,568	6,052	5,957	5,208	5,980
2040	6,161	6,194	5,934	6,104	6,342	6,894	6,786	5,933	6,812
2043	6,654	6,689	6,409	6,593	6,850	7,446	7,329	6,408	7,357

Notes

1. The 2023-based per capita comparison expenditure data were sourced from Experian Micromarketer App Library.
2. The 2023-based per capita comparison expenditure data were rolled forward to the base year (2025) and forecast years using the forecasts contained within Experian Retail Planner Briefing Note 22 Figure 7 (March 2025)

All monetary values are held constant at 2023 prices

Spreadsheet 3 - Total Comparison Goods Expenditure and Expenditure Growth (£m)

Year	Zone 1a	Zone 1b	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	All Zones Total
Total expenditure in 2025	292.47	148.03	209.85	248.43	113.48	124.91	252.87	336.30	177.56	1,903.90
Adjusted SFT Market Share	28.6%	23.5%	23.3%	32.0%	28.7%	27.6%	30.0%	40.2%	20.5%	30.1%
Spending on SFT	83.79	34.81	49.00	79.47	32.56	34.50	75.91	135.14	36.44	572.35
Total expenditure excluding SFT in 2025	208.68	113.22	160.85	168.96	80.92	90.40	176.96	201.16	141.13	1,342.28
Total expenditure in 2030	338.78	170.83	241.92	287.54	131.19	143.95	290.05	387.21	204.75	2,196.21
Adjusted SFT Market Share	30.8%	25.3%	25.1%	34.4%	30.8%	29.7%	32.3%	43.2%	22.1%	32.3%
Spending on SFT	104.30	43.17	60.70	98.85	40.45	42.73	93.58	167.22	45.15	709.54
Total expenditure excluding SFT in 2030	234.48	127.66	181.22	188.69	90.73	101.22	196.47	219.99	159.60	1,500.05
Total expenditure in 2035	395.57	199.71	281.84	337.00	153.35	167.96	337.15	450.26	238.99	2,561.85
Adjusted SFT Market Share	32.8%	26.9%	26.7%	36.6%	32.9%	31.6%	34.4%	46.0%	23.5%	34.4%
Spending on SFT	129.78	53.78	75.36	123.46	50.39	53.13	115.91	207.21	56.17	881.99
Total expenditure excluding SFT in 2035	265.79	145.93	206.48	213.54	102.96	114.83	221.24	243.05	182.83	1,696.65
Total expenditure in 2040	459.54	230.43	326.59	391.14	177.13	193.80	388.18	519.59	276.35	2,962.74
Adjusted SFT Market Share	34.8%	28.6%	28.4%	38.9%	34.9%	33.6%	36.5%	48.9%	24.9%	36.5%
Spending on SFT	160.05	65.88	92.71	152.12	61.79	65.08	141.68	253.84	68.95	1,082.84
Total expenditure excluding SFT in 2040	299.48	164.55	233.89	239.02	115.34	128.71	246.50	265.75	207.41	1,900.64
Total expenditure in 2043	501.96	250.61	355.67	426.83	192.78	210.37	421.48	565.00	300.29	3,224.98
Adjusted SFT Market Share	35.5%	29.2%	29.0%	39.7%	35.6%	34.3%	37.2%	49.9%	25.5%	37.3%
Spending on SFT	178.41	73.12	103.03	169.41	68.63	72.10	156.99	281.70	76.46	1,202.88
Total expenditure excluding SFT in 2043	323.54	177.49	252.63	257.42	124.15	138.27	264.49	283.31	223.83	2,045.13
Growth in total expenditure 2025-2030	46.31	22.81	32.07	39.11	17.70	19.04	37.18	50.90	27.19	292.32
Growth in total expenditure 2030-2035	56.80	28.88	39.93	49.46	22.16	24.01	47.10	63.05	34.24	365.63
Growth in total expenditure 2035-2040	63.96	30.71	44.75	54.14	23.78	25.83	51.03	69.33	37.36	400.89
Growth in total expenditure 2040-2043	42.42	20.18	29.07	35.69	15.65	16.57	33.30	45.42	23.94	262.24
<i>Growth in total expenditure 2025-2043</i>	209.49	102.59	145.82	178.40	79.30	85.46	168.61	228.70	122.73	1,321.08

Notes

1. The figures in the above table are the product of multiplying the data presented in Spreadsheet 1 (population) by Spreadsheet 2 (per capita comparison goods expenditure) and are in millions of pounds (£m).
 2. The total expenditure includes a proportion of expenditure on Special Forms of Trading (SFT) (e.g. internet shopping). The proportion of expenditure on SFT in 2025 is derived from the telephone survey of households. For each of the forecast years, we have applied the rate of growth in adjusted SFT market shares implied by Experian's forecasts as outlined in Retail Planner Briefing Note 22 (March 2025) (Figure 5).
 3. Adjusted SFT Market Share takes into account SFT sales that use traditional retail floorspace, such as Click and Collect.
- All monetary values are held constant at 2023 prices.

Spreadsheet 4 - Comparison Goods Spending Patterns in 2025 as a Percentage across the Study Area Zones

Destination	Zone 1a %	Zone 1b %	Zone 2 %	Zone 3 %	Zone 4 %	Zone 5 %	Zone 6 %	Zone 7 %	Zone 8 %
INSIDE STUDY AREA									
Zone 1a									
Almondvale South Retail Park, Livingston, EH54 6XG (Sainsbury's, B&Q, The Range & more)	6.4%	6.2%	3.0%	0.6%	3.6%	7.3%	2.7%	2.1%	2.6%
Asda Supercentre, Almondvale Centre, Livingston, EH54 6NB	10.4%	0.1%	0.1%	3.2%	2.7%	3.9%	0.3%	8.7%	0.3%
B&M (with Garden Centre), Almondvale Business Park, Livingston, EH54 6GA	3.1%	4.0%	0.0%	0.1%	0.0%	0.0%	0.0%	2.3%	0.0%
B&Q, Almondvale South Retail Park, Livingston, EH54 6GH	2.8%	1.7%	1.0%	1.0%	0.7%	2.6%	0.0%	2.7%	2.3%
Currys, Almondvale Retail Park, Livingston, EH54 6RQ	10.9%	17.2%	12.3%	7.5%	13.0%	18.5%	0.0%	12.6%	11.0%
Dunelm, Almondvale Business Park, Livingston, EH54 6GA	1.4%	2.8%	0.2%	1.1%	1.0%	2.0%	0.3%	1.0%	3.3%
Livingston TOWN Centre (includes The Centre Livingston, Livingston Designer Outlet Centre and all nearby retail parks EXCEPT Almondvale South Retail P	36.3%	40.9%	27.8%	25.6%	35.5%	27.8%	6.5%	34.7%	26.2%
M&S Department Store (NOT Outlet), The Centre, Almondvale Avenue, Livingston, EH54 6HR	1.5%	0.0%	0.6%	2.2%	2.7%	3.1%	0.8%	0.4%	0.3%
Morrisons Superstore, Almondvale Road, Livingston, EH54 6GB	1.7%	3.6%	0.0%	0.0%	0.3%	1.5%	0.1%	0.5%	0.0%
Sainsbury's Superstore, Almondvale Retail Park, Livingston, EH54 6RQ	3.5%	2.4%	0.1%	0.3%	1.4%	3.0%	0.0%	0.4%	2.6%
TK Maxx, Almondvale West Retail Park, Livingston, EH54 6RQ	0.7%	1.3%	0.2%	2.2%	0.0%	0.0%	0.3%	2.8%	0.0%
Other, Zone 1a	7.6%	3.7%	1.4%	2.3%	2.8%	3.7%	0.9%	3.2%	1.4%
Total Zone 1a	86.3%	84.1%	46.6%	46.2%	63.7%	73.2%	11.8%	71.4%	50.0%
Zone 1b									
Polbeth Village Centre	0.0%	2.9%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Zone 1b	0.0%	2.9%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2									
Armadale Town Centre	0.0%	0.0%	4.5%	0.0%	0.0%	0.0%	0.3%	0.2%	0.0%
Other, Zone 2	0.0%	0.0%	1.6%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Zone 2	0.0%	0.0%	6.1%	0.6%	0.0%	0.0%	0.3%	0.2%	0.0%
Zone 3									
B&M (with Garden Centre), Bathgate Retail Park, Bathgate, EH48 1HH	0.1%	0.0%	1.1%	15.0%	0.2%	0.0%	0.1%	5.4%	8.1%
Bathgate Retail Park, Whitburn Road, Bathgate, EH48 1HE (B&M, Argos & Farmfoods)	0.3%	0.1%	5.0%	4.1%	0.0%	0.0%	0.3%	1.3%	2.3%
Bathgate Town Centre	0.2%	0.0%	6.0%	10.7%	0.2%	1.1%	0.3%	3.0%	0.4%
Tesco Superstore, Blackburn Road, Bathgate, EH48 2ES	1.8%	0.3%	6.3%	3.9%	1.9%	0.0%	0.4%	1.6%	1.0%
Other, Zone 3	0.3%	2.1%	3.6%	6.9%	0.1%	0.0%	0.1%	4.6%	0.2%
Total Zone 3	2.7%	2.5%	21.9%	40.7%	2.4%	1.1%	1.3%	15.8%	11.9%
Zone 4									
B&M, Greendykes Road, Broxburn, EH52 5BS	0.4%	0.0%	0.0%	0.1%	3.4%	0.0%	0.0%	0.0%	2.3%
Broxburn Town Centre	0.1%	2.9%	0.0%	0.0%	9.7%	1.8%	0.1%	0.0%	1.7%
Dobbies Garden Centre, Houstoun Mains, Livingston, EH52 6PA	0.1%	0.8%	1.1%	0.2%	1.7%	0.5%	0.9%	0.1%	3.1%
Other, Zone 4	0.4%	0.7%	0.2%	0.0%	5.0%	0.0%	0.0%	0.0%	2.0%
Total Zone 4	1.0%	4.4%	1.2%	0.3%	19.8%	2.4%	0.9%	0.1%	9.1%
Zone 5									
East Calder Village Centre	0.0%	0.0%	0.0%	0.0%	0.0%	3.7%	0.0%	0.0%	0.0%
Other, Zone 5	0.1%	0.0%	0.5%	0.0%	0.2%	1.9%	0.0%	0.0%	0.0%
Total Zone 5	0.1%	0.0%	0.5%	0.0%	0.2%	5.6%	0.0%	0.0%	0.0%
Zone 6									
B&M (with Garden Centre), Stockbridge Retail Park, Linlithgow, EH49 7AS	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	6.7%	0.3%	5.0%
Linlithgow Town Centre	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	4.5%	0.0%	1.5%
Sainsbury's Superstore, Gallowsknowe, Falkirk Road, Linlithgow, EH49 7PE	0.0%	0.0%	1.0%	0.3%	0.0%	0.0%	2.9%	0.0%	0.4%
Stockbridge Retail Park, Linlithgow, EH49 7AS (B&M, Pets at Home & M&S Foodhall)	0.0%	0.0%	0.5%	0.6%	0.0%	0.0%	9.0%	0.0%	1.9%
Tesco Superstore, Links Road, Bo'ness, EH51 9AN	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	0.0%
Tesco Superstore, Regent Centre, Linlithgow, EH49 7HU	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	6.9%	0.0%	0.0%
Other, Zone 6	0.0%	0.0%	0.0%	0.1%	0.3%	1.6%	6.2%	0.0%	5.5%
Total Zone 6	0.0%	0.0%	1.5%	1.4%	0.5%	1.6%	39.5%	0.3%	9.3%
Zone 7									
Other, Zone 7	0.1%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	2.5%	0.0%
Total Zone 7	0.1%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	2.5%	0.0%
Zone 8									
Winchburgh Village Centre	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	6.7%
Other, Zone 8	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%
Total Zone 8	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.1%	0.0%	6.8%
TOTAL INSIDE STUDY AREA	90.2%	93.9%	78.0%	89.5%	86.8%	84.0%	53.9%	90.4%	87.1%
Edinburgh									
Craigleith Retail Park, Edinburgh, EH4 2LN (Homebase, Pets at Home, TK Maxx & more)	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	2.8%	0.5%	0.0%
Edinburgh City Centre	4.2%	2.2%	2.9%	3.6%	4.0%	6.7%	6.4%	0.3%	3.6%
Gyle Shopping Centre, Gyle Avenue, Edinburgh, EH12 9JY	0.7%	0.4%	0.0%	0.1%	2.9%	3.7%	2.3%	0.1%	3.9%
Hermiston Gait Retail Park, Edinburgh, EH11 4DF (B&Q, TK Maxx, Carpetright & more)	0.3%	0.0%	2.9%	1.0%	2.3%	0.6%	0.6%	0.1%	1.1%
Other, Edinburgh	1.3%	0.0%	0.0%	0.4%	0.7%	0.8%	0.1%	0.1%	0.2%
Total Edinburgh	6.6%	2.6%	5.9%	5.0%	10.0%	12.0%	12.2%	1.2%	8.8%
Falkirk									
Central Retail Park, Falkirk, FK1 1LW (Currys, Argos, Dunelm & more)	0.7%	0.0%	3.6%	2.3%	0.8%	0.5%	19.7%	0.2%	0.5%
Falkirk Town Centre	0.0%	0.0%	2.2%	0.6%	0.0%	0.0%	1.9%	0.1%	0.8%
Other, Falkirk	0.6%	0.1%	0.5%	0.2%	0.0%	0.0%	2.5%	0.0%	0.1%
Total Falkirk	1.3%	0.1%	6.3%	3.1%	0.8%	0.5%	24.1%	0.2%	1.3%
Glasgow									
Glasgow City Centre	0.2%	0.0%	1.1%	0.0%	0.0%	1.1%	1.6%	2.6%	0.2%
Glasgow Fort Shopping Centre, Junction 10, M8, Glasgow, G34 9DL	0.0%	1.1%	1.0%	0.1%	0.0%	0.0%	0.0%	2.0%	0.0%
Other, Glasgow	0.1%	0.6%	0.4%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%
Total Glasgow	0.3%	1.7%	2.5%	0.1%	0.0%	1.1%	1.6%	5.1%	0.2%
Grangemouth									
Asda Superstore, Dock Road, Grangemouth, FK3 8TY	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	0.0%	0.0%
Other, Grangemouth	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.5%	0.0%	0.0%
Total Grangemouth	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	3.1%	0.0%	0.0%
Other Outside Study Area									
Other, Outside Study Area	1.6%	1.7%	7.3%	2.2%	2.4%	2.4%	5.1%	3.1%	2.7%
Total Other Outside Study Area	1.6%	1.7%	7.3%	2.2%	2.4%	2.4%	5.1%	3.1%	2.7%
TOTAL OUTSIDE STUDY AREA	9.7%	6.1%	22.0%	10.5%	13.2%	16.0%	46.1%	9.6%	12.9%
TOTAL	100.0%								

Notes

1. The comparison goods spending patterns are derived from the telephone household survey undertaken in January - February 2025

Spreadsheet 5 - Comparison Goods Spending Patterns in 2025 across the Study Area Zones

Destination	Zone 1a	Zone 1b	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total	All Zones Market Share
	208.7 £m	113.2 £m	160.9 £m	169.0 £m	80.9 £m	90.4 £m	177.0 £m	201.2 £m	141.1 £m	1342.3 £m	%
INSIDE STUDY AREA											
Zone 1a											
Almondvale South Retail Park, Livingston, EH54 6XG (Sainsbury's, B&Q, The Range & more)	13.3	7.0	4.7	0.9	2.9	6.6	4.7	4.2	3.7	48.0	3.6%
Asda Supercentre, Almondvale Centre, Livingston, EH54 6NB	21.6	0.2	0.2	5.4	2.2	3.5	0.4	17.5	0.4	51.4	3.8%
B&M (with Garden Centre), Almondvale Business Park, Livingston, EH54 6GA	5.4	4.6	0.0	0.2	0.0	0.0	0.0	4.6	0.0	15.8	1.2%
B&Q, Almondvale South Retail Park, Livingston, EH54 6GH	5.9	2.0	1.6	1.7	0.5	2.3	0.0	5.5	3.3	22.9	1.7%
Currys, Almondvale Retail Park, Livingston, EH54 6RQ	22.8	19.5	19.7	12.7	10.5	16.7	0.0	25.4	15.5	143.0	10.7%
Dunelm, Almondvale Business Park, Livingston, EH54 6GA	3.0	3.2	0.4	1.9	0.8	1.8	0.5	1.9	4.6	18.2	1.4%
Livingston TOWN Centre (includes The Centre Livingston, Livingston Designer Outlet Centre and all nearby retail parks EXCEPT Almondvale South Retail P	75.8	46.3	44.7	43.3	28.7	25.1	11.5	69.8	36.9	382.1	28.5%
M&S Department Store (NOT Outlet), The Centre, Almondvale Avenue, Livingston, EH54 6HR	3.1	0.0	0.9	3.7	2.2	2.8	1.4	0.7	0.4	15.2	1.1%
Morrisons Superstore, Almondvale Road, Livingston, EH54 6GB	3.6	4.1	0.0	0.1	0.3	1.3	0.1	0.9	0.0	10.4	0.8%
Sainsbury's Superstore, Almondvale Retail Park, Livingston, EH54 6RQ	7.2	2.7	0.2	0.6	1.1	2.7	0.0	0.9	3.6	19.1	1.4%
TK Maxx, Almondvale West Retail Park, Livingston, EH54 6RQ	1.5	1.5	0.3	3.8	0.0	0.0	0.5	5.6	0.0	13.2	1.0%
Other, Zone 1a	15.9	4.2	2.3	3.8	2.3	3.3	1.7	6.5	1.9	41.8	3.1%
Total Zone 1a	180.1	95.2	75.0	78.1	51.5	66.2	20.8	143.6	70.5	781.1	58.2%
Zone 1b											
Polbeth Village Centre	0.0	3.2	0.0	0.5	0.0	0.0	0.0	0.0	0.0	3.8	0.3%
Total Zone 1b	0.0	3.2	0.0	0.5	0.0	0.0	0.0	0.0	0.0	3.8	0.3%
Zone 2											
Armadale Town Centre	0.0	0.0	7.2	0.0	0.0	0.0	0.5	0.3	0.0	8.0	0.6%
Other, Zone 2	0.0	0.0	2.5	1.0	0.0	0.0	0.0	0.1	0.0	3.6	0.3%
Total Zone 2	0.0	0.0	9.8	1.0	0.0	0.0	0.5	0.4	0.0	11.6	0.9%
Zone 3											
B&M (with Garden Centre), Bathgate Retail Park, Bathgate, EH48 1HH	0.2	0.0	1.7	25.3	0.2	0.0	0.2	10.8	11.4	49.7	3.7%
Bathgate Retail Park, Whitburn Road, Bathgate, EH48 1HE (B&M, Argos & Farmfoods)	0.6	0.2	8.0	6.9	0.0	0.0	0.6	2.5	3.3	22.1	1.7%
Bathgate Town Centre	0.5	0.9	9.7	18.2	0.2	1.0	0.6	6.1	0.5	36.7	2.7%
Tesco Superstore, Blackburn Road, Bathgate, EH48 2ES	3.8	0.3	10.1	6.6	1.5	0.0	0.8	3.1	1.4	27.6	2.1%
Other, Zone 3	0.7	2.3	5.7	11.7	0.1	0.0	0.1	9.3	0.3	30.3	2.3%
Total Zone 3	5.7	2.8	35.3	68.7	2.0	1.0	2.2	31.9	16.8	166.5	12.4%
Zone 4											
B&M, Greendykes Road, Broxburn, EH52 5BS	0.9	0.0	0.0	0.1	2.8	0.0	0.0	0.0	3.3	7.1	0.5%
Broxburn Town Centre	0.1	3.3	0.0	0.0	7.8	1.7	0.1	0.0	2.3	15.4	1.1%
Dobbies Garden Centre, Houstoun Mains, Livingston, EH52 6PA	0.3	0.9	1.7	0.4	1.4	0.4	1.5	0.2	4.3	11.2	0.8%
Other, Zone 4	0.8	0.8	0.3	0.0	4.0	0.0	0.0	0.0	2.8	8.7	0.6%
Total Zone 4	2.1	5.0	2.0	0.5	16.1	2.1	1.6	0.2	12.8	42.4	3.2%
Zone 5											
East Calder Village Centre	0.1	0.0	0.0	0.0	0.0	3.3	0.0	0.0	0.0	3.4	0.3%
Other, Zone 5	0.2	0.0	0.7	0.0	0.1	1.8	0.0	0.0	0.0	2.9	0.2%
Total Zone 5	0.3	0.0	0.7	0.0	0.1	5.1	0.0	0.0	0.0	6.2	0.5%
Zone 6											
B&M (with Garden Centre), Stockbridge Retail Park, Linlithgow, EH49 7AS	0.0	0.0	0.0	0.1	0.1	0.0	11.8	0.7	7.0	19.7	1.5%
Linlithgow Town Centre	0.0	0.0	0.0	0.4	0.0	0.0	7.9	0.0	2.2	10.5	0.8%
Sainsbury's Superstore, Gallowsknowe, Falkirk Road, Linlithgow, EH49 7PE	0.0	0.0	1.6	0.4	0.0	0.0	5.1	0.0	0.6	7.8	0.6%
Stockbridge Retail Park, Linlithgow, EH49 7AS (B&M, Pets at Home & M&S Foodhall)	0.0	0.0	0.9	1.0	0.0	0.0	16.0	0.0	2.7	20.6	1.5%
Tesco Superstore, Links Road, Boness, EH51 9AN	0.0	0.0	0.0	0.0	0.0	0.0	5.9	0.0	0.0	5.9	0.4%
Tesco Superstore, Regent Centre, Linlithgow, EH49 7HU	0.0	0.0	0.0	0.1	0.1	0.0	12.2	0.0	0.0	12.4	0.9%
Other, Zone 6	0.0	0.0	0.0	0.2	0.2	1.5	11.0	0.0	0.7	13.6	1.0%
Total Zone 6	0.0	0.0	2.5	2.3	0.4	1.5	70.0	0.7	13.1	90.4	6.7%
Zone 7											
Other, Zone 7	0.1	0.0	0.2	0.1	0.0	0.0	0.0	5.0	0.0	5.5	0.4%
Total Zone 7	0.1	0.0	0.2	0.1	0.0	0.0	0.0	5.0	0.0	5.5	0.4%
Zone 8											
Winchburgh Village Centre	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	9.5	9.6	0.7%
Other, Zone 8	0.0	0.1	0.1	0.0	0.1	0.0	0.2	0.0	9.6	10.0	0.7%
Total Zone 8	0.0	0.1	0.1	0.0	0.1	0.0	0.2	0.0	9.6	10.0	0.7%
TOTAL INSIDE STUDY AREA	188.3	106.3	125.5	151.3	70.2	75.9	95.3	181.8	122.9	1117.5	83.3%
Edinburgh											
Craigleith Retail Park, Edinburgh, EH4 2UN (Homebase, Pets at Home, TK Maxx & more)	0.0	0.0	0.0	0.0	0.1	0.1	5.0	1.1	0.0	6.3	0.5%
Edinburgh City Centre	8.8	2.4	4.7	6.0	3.2	6.1	11.3	0.6	5.1	48.3	3.6%
Gyle Shopping Centre, Gyle Avenue, Edinburgh, EH12 9JY	1.6	0.5	0.0	0.2	2.3	3.4	4.0	0.2	5.6	17.8	1.3%
Hermiston Gair Retail Park, Edinburgh, EH11 4DF (B&Q, TK Maxx, Carpetright & more)	0.7	0.0	4.7	1.7	1.8	0.5	1.1	0.3	1.5	12.4	0.9%
Other, Edinburgh	2.7	0.0	0.0	0.6	0.6	0.7	0.2	0.2	0.3	5.2	0.4%
Total Edinburgh	13.7	2.9	9.4	8.5	8.1	10.8	21.7	2.4	12.4	89.9	6.7%
Falkirk											
Central Retail Park, Falkirk, FK1 1LW (Currys, Argos, Dunelm & more)	1.4	0.0	5.8	3.9	0.6	0.5	34.8	0.3	0.7	48.0	3.6%
Falkirk Town Centre	0.0	0.0	3.5	1.0	0.0	0.0	3.4	0.1	1.1	9.1	0.7%
Other, Falkirk	1.3	0.1	0.8	0.4	0.0	0.0	4.4	0.0	0.1	7.0	0.5%
Total Falkirk	2.7	0.1	10.1	5.3	0.6	0.5	42.6	0.5	1.9	64.2	4.8%
Glasgow											
Glasgow City Centre	0.5	0.0	1.8	0.0	0.0	1.0	2.8	5.2	0.3	11.5	0.9%
Glasgow Fort Shopping Centre, Junction 10, M8, Glasgow, G34 9DL	0.0	1.3	1.7	0.1	0.0	0.0	0.0	4.1	0.0	7.1	0.5%
Other, Glasgow	0.1	0.7	0.6	0.0	0.0	0.0	0.0	1.0	0.0	2.3	0.2%
Total Glasgow	0.6	1.9	4.1	0.1	0.0	1.0	2.8	10.2	0.3	20.9	1.6%
Grangemouth											
Asda Superstore, Dock Road, Grangemouth, FK3 8TY	0.0	0.0	0.0	0.0	0.0	0.0	4.7	0.0	0.0	4.7	0.3%
Other, Grangemouth	0.0	0.0	0.0	0.0	0.1	0.0	0.8	0.0	0.0	0.9	0.1%
Total Grangemouth	0.0	0.0	0.0	0.0	0.1	0.0	5.5	0.0	0.0	5.5	0.4%
Other Outside Study Area											
Other, Outside Study Area	3.3	2.0	11.8	3.7	2.0	2.2	9.1	6.3	3.7	44.0	3.3%
Total Other Outside Study Area	3.3	2.0	11.8	3.7	2.0	2.2	9.1	6.3	3.7	44.0	3.3%
TOTAL OUTSIDE STUDY AREA	20.3	6.9	35.4	17.7	10.7	14.5	81.6	19.3	18.2	224.6	16.7%
TOTAL	208.6	113.2	160.8	168.9	80.9	90.4	176.9	201.1	141.1	1342.0	100.0%

Notes

- The spending patterns are calculated by multiplying the total comparison goods expenditure in 2025 (Spreadsheet 3) by the market share (Spreadsheet 4). The figures in the 'Total' column are the sum of the expenditure attracted to each centre / store from each zone.
- The 'All Zones Market Share' is calculated by dividing the total expenditure retained by each centre / store by the total expenditure in the study area.

Spreadsheet 6 - Comparison Retail Commitments

Application Proposal	Planning Application Ref. No.	Year of Opening	Comparison Retail Floorspace (sq. m)	Sales Area Floorspace (sq. m)	Sales Density in Opening Year (£ / sq. m)	Turnover from Study Area in Opening Year (£m)
Demolition of car show room and erection of a 2,076 sq.m store with canopy, amended access, car parking, landscaping and other associated works (as amendment to 0593/FUL/23) (Lidl at Almond Road, Livingston)	0586/FUL/24	2026	267	187	11,000	1.4
Approval of matters specified in conditions of planning permission 1012/P/05 for the erection of a 2,025 sq.m retail foodstore and associated car parking, EV charging, landscaping and pedestrian access points (amendments to permission 1066/MSC/22) (Sainsbury's at Duntarvie Castle Road, Winchburgh)	0475/MSC/23	2025	270	189	11,000	1.5
Erection of a 2,409 sq.m retail unit with outdoor garden centre, servicing areas, car parking, pedestrian footpaths, access and landscaping (Homes Bargains at Heartlands Terrace, Whitburn)	0810/FUL/23	2025	2180	1,526	11,000	11.7
Erection of a supermarket with servicing areas, car parking, footpaths, access, landscaping and ancillary works (Tesco Superstore at Heartlands Terrace, Whitburn)	0564/FUL/24	2026	568	397	11,000	3.1
Sub-total	-		3,285	2,299	-	17.7

Notes

1. Retail floorspace area is taken from planning application material.
2. Sales density - we calculated the average comparison retail sales density for Livingston Town Centre and tempered the figure slightly based on professional judgement.

Spreadsheet 7 - Summary of Capacity for Comparison Goods Retail Floorspace (Constant Retention Rate)

	2025	2030	2035	2040	2043	Change between 2025-2043
Total Population and Expenditure						
A. Total study area population (persons)	447,251	456,936	465,177	472,288	476,022	28,771
B. Total comparison goods expenditure (excluding SFT) (£m)	1,342.3	1,500.0	1,696.6	1,900.6	2,045.1	702.9
Retained Expenditure						
C. Comparison goods expenditure retained in study area (%)	83.3%	83.3%	83.3%	83.3%	83.3%	
D. Comparison goods expenditure retained in study area (£m)	1117.7	1249.1	1412.8	1582.6	1702.9	585.2
Inflow						
E. Inflow to study area at 10% (£m)	111.8	124.9	141.3	158.3	170.3	58.5
F. Growth in Inflow (£m)	0.0	13.1	16.4	17.0	12.0	12.0
Total Turnover in Study Area						
G. Baseline comparison goods turnover of stores in study area (£m)	1229.4	1229.4	1229.4	1229.4	1229.4	
Initial Surplus						
H. Growth in retained comparison goods expenditure (£m)	0.0	32.7	199.7	370.2	485.5	485.5
Claims on Expenditure						
I. Sales density growth in existing stores (£m)	0.0	95.0	197.4	307.6	426.4	426.4
J. Turnover from commitments	17.7	19.1	20.5	22.1	23.8	6.1
K. Total claims on expenditure (£m)	17.7	114.1	217.9	329.8	450.3	432.6
L. Residual expenditure (£m)	-17.7	-81.3	-18.3	40.4	35.2	
Comparison Retail Floorspace Requirements⁽⁸⁾						
M. Assumed sales density (£/sq.m)	11,000	11,850	12,766	13,753	14,815	3,815
N. Floorspace requirement (sales area floorspace sq.m)	-1,609	-6,865	-1,430	2,935	2,378	3,987
O. Floorspace requirement (gross sq.m)	-2,299	-9,807	-2,042	4,194	3,396	5,696

Notes

- Total population of the study area taken from Spreadsheet 1. Total comparison goods expenditure (excluding SFT) taken from Spreadsheet 3.
- Retained expenditure - proportion of all comparison goods expenditure spent at retail facilities within the study area, taken from Spreadsheet 5. This is held constant throughout the assessment period.
- Inflow - additional comparison goods expenditure drawn to retail facilities within the study area from residents outside the study area. Assumed to be 10% of retained expenditure in the study area.
- Total comparison goods turnover of stores within study area in the base year taken from Spreadsheet 5.
- Initial surplus - total growth in retained comparison goods expenditure before claims on expenditure.
- Claims on expenditure - the turnover of commitments for new comparison retail floorspace in the study area taken from Spreadsheet 6. An allowance for growth in the turnover of both existing stores and committed comparison retail floorspace based on the assumption that sales densities will grow by an average of 1.5% per annum throughout the study period.
- Residual expenditure - the product of deducting claims on expenditure from the initial surplus.
- Comparison retail floorspace requirements calculated by converting the residual expenditure using a sales density estimate of £ 11000 / sq.m in 2025 , which has been grown by an average of 1.5% per annum throughout the study period.
- 70 % net to gross ratio assumed.
- All monetary figures are rounded to one decimal place and all floorspace figures are rounded to the nearest square metre.

All monetary values are held constant at 2023 prices.

Appendix E Convenience Retail Capacity Spreadsheets

Spreadsheet 1 - Population Projections

Year	Zone 1a	Zone 1b	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	All Zones Total
2025	69,966	35,225	52,120	59,984	26,371	26,704	54,919	83,544	38,418	447,251
2030	71,774	36,002	53,212	61,486	26,998	27,255	55,789	85,187	39,233	456,936
2035	73,141	36,732	54,104	62,891	27,542	27,754	56,595	86,452	39,966	465,177
2040	74,588	37,204	55,036	64,077	27,927	28,111	57,201	87,576	40,568	472,288
2043	75,435	37,464	55,493	64,742	28,142	28,253	57,505	88,173	40,815	476,022
Numeric change										
2025-2043	5,469	2,239	3,373	4,758	1,771	1,549	2,586	4,629	2,397	28,771
Percentage change (%)										
2025-2030	2.58%	2.21%	2.10%	2.50%	2.38%	2.06%	1.58%	1.97%	2.12%	2.17%
2030-2035	1.90%	2.03%	1.68%	2.29%	2.01%	1.83%	1.44%	1.48%	1.87%	1.80%
2035-2040	1.98%	1.28%	1.72%	1.89%	1.40%	1.29%	1.07%	1.30%	1.51%	1.53%
2040-2043	1.14%	0.70%	0.83%	1.04%	0.77%	0.51%	0.53%	0.68%	0.61%	0.79%
Total 2025-2043	7.8%	6.4%	6.5%	7.9%	6.7%	5.8%	4.7%	5.5%	6.2%	6.4%

Notes

1. Population data is derived from Experian Micromarketer App Library and based on ONS data.

Spreadsheet 2 - Convenience Goods Expenditure Per Capita (£)

Year	Zone 1a	Zone 1b	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
2025	2,981	2,992	2,925	2,981	3,039	3,139	3,164	2,983	3,117
2030	2,963	2,975	2,908	2,963	3,021	3,120	3,145	2,965	3,099
2035	2,954	2,966	2,899	2,954	3,012	3,111	3,136	2,956	3,089
2040	2,954	2,966	2,899	2,954	3,012	3,111	3,136	2,956	3,089
2043	2,954	2,966	2,899	2,954	3,012	3,111	3,136	2,956	3,089

Notes

1. The 2023-based per capita convenience expenditure data were sourced from Experian Micromarketer App Library.
2. The 2023-based per capita convenience expenditure data were rolled forward to the base year (2025) and forecast years using the forecasts contained within Experian Retail Planner Briefing Note 22 (March 2025) Figure 7

All monetary values are held constant at 2023 prices

Spreadsheet 3 - Total Convenience Goods Expenditure and Expenditure Growth (£m)

Year	Zone 1a	Zone 1b	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	All Zones Total
Total expenditure in 2025	208.56	105.41	152.47	178.79	80.15	83.82	173.76	249.17	119.76	1351.89
Adjusted SFT Market share	0.1%	0.2%	0.1%	0.0%	0.1%	0.4%	0.1%	0.0%	0.5%	0.1%
Spending on SFT	0.22	0.19	0.13	0.00	0.07	0.34	0.10	0.00	0.64	1.40
Total expenditure excluding SFT in 2025	208.34	105.21	152.35	178.79	80.08	83.48	173.66	249.17	119.11	1350.21
Total expenditure in 2030	212.67	107.09	154.74	182.17	81.56	85.04	175.45	252.55	121.57	1372.84
Adjusted SFT Market share	0.9%	1.0%	0.9%	0.8%	0.9%	1.2%	0.9%	0.8%	1.3%	0.9%
Spending on SFT	1.92	1.05	1.37	1.46	0.72	1.02	1.50	2.02	1.63	12.40
Total expenditure excluding SFT in 2030	210.75	106.03	153.37	180.72	80.84	84.01	173.95	250.53	119.94	1360.15
Total expenditure in 2035	216.07	108.93	156.86	185.78	82.96	86.33	177.45	255.53	123.47	1393.39
Adjusted SFT Market share	1.5%	1.6%	1.5%	1.4%	1.5%	1.8%	1.5%	1.4%	1.9%	1.5%
Spending on SFT	3.25	1.73	2.33	2.60	1.23	1.56	2.58	3.58	2.39	20.95
Total expenditure excluding SFT in 2035	212.82	107.21	154.53	183.18	81.72	84.78	174.87	251.96	121.07	1372.14
Total expenditure in 2040	220.35	110.33	159.56	189.28	84.12	87.44	179.35	258.86	125.33	1414.62
Adjusted SFT Market share	2.2%	2.3%	2.2%	2.1%	2.2%	2.5%	2.2%	2.1%	2.6%	2.2%
Spending on SFT	4.86	2.52	3.48	3.97	1.84	2.19	3.87	5.44	3.31	31.17
Total expenditure excluding SFT in 2040	215.49	107.81	156.08	185.31	82.28	85.26	175.49	253.42	122.02	1383.15
Total expenditure in 2043	222.85	111.10	160.88	191.25	84.77	87.89	180.31	260.62	126.09	1425.75
* SFT Market share	2.5%	2.5%	2.4%	2.4%	2.4%	2.8%	2.4%	2.4%	2.9%	2.5%
Spending on SFT	5.49	2.82	3.93	4.51	2.07	2.43	4.35	6.15	3.65	35.10
Total expenditure excluding SFT in 2043	217.36	108.28	156.96	186.74	82.69	85.46	175.96	254.48	122.44	1390.36
Growth in total expenditure 2025 - 2030	4.11	1.68	2.26	3.38	1.41	1.22	1.70	3.38	1.81	20.95
Growth in total expenditure 2030 - 2035	3.40	1.84	2.12	3.60	1.39	1.30	2.00	2.98	1.90	20.55
Growth in total expenditure 2035 - 2040	4.27	1.40	2.70	3.50	1.16	1.11	1.90	3.32	1.86	21.23
Growth in total expenditure 2040 - 2043	2.50	0.77	1.32	1.96	0.65	0.44	0.95	1.76	0.76	11.13
<i>Growth in total expenditure 2025-2043</i>	14.29	5.70	8.41	12.45	4.62	4.07	6.55	11.45	6.33	73.86

Notes

1. The figures in the above table are the product of multiplying the data presented in Spreadsheet 1 (population) by Spreadsheet 2 (per capita convenience goods expenditure) and are in millions of pounds (£m).
2. The total expenditure includes a proportion of expenditure on Special Forms of Trading (SFT) (e.g. internet shopping). The proportion of expenditure on SFT in 2025 is derived from the telephone survey of households. For each of the forecast years, we have applied the rate of growth in adjusted SFT market shares implied by Experian's forecasts as outlined in Retail Planner Briefing Note 22 (March 2025) (Figure 5).
3. Adjusted SFT Market Share takes into account SFT sales that use traditional retail floorspace, such as Click and Collect.
4. SFT growth rates were calculated using Experian's SFT market share forecast percentage points growth added to the SFT market share deducted from the household survey.
5. All monetary values are held constant at 2023 prices.

Spreadsheet 4 - Convenience Goods Spending Patterns in 2025 as a Percentage across the Study Area Zones

Destination	Zone 1a %	Zone 1b %	Zone 2 %	Zone 3 %	Zone 4 %	Zone 5 %	Zone 6 %	Zone 7 %	Zone 8 %
INSIDE STUDY AREA									
Zone 1a									
Aldi, Almondvale Road, Livingston, EH54 6HP	7.5%	1.4%	0.8%	2.7%	2.0%	11.0%	0.0%	0.7%	0.0%
Aldi, Houstoun Park, Livingston, EH54 5FQ	4.0%	1.7%	0.3%	0.0%	0.3%	3.4%	0.0%	0.1%	0.0%
Asda Supercentre, Almondvale Centre, Livingston, EH54 6NB	21.3%	24.8%	1.0%	6.5%	10.9%	9.4%	0.6%	8.3%	1.4%
Farmfoods, Ladywell Well Road, Hawk Brae, Livingston, EH54 6TW	3.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Lidl, Alderstone Road, Livingston, EH54 7DN	7.3%	0.5%	0.3%	0.0%	0.0%	1.1%	0.0%	1.3%	0.0%
Local / small shops, Livingston TOWN Centre	8.2%	3.5%	0.0%	0.4%	0.0%	0.0%	0.0%	1.1%	0.2%
Local / small shops, Mid Calder Village Centre	0.1%	0.0%	0.0%	0.0%	0.0%	3.2%	0.0%	0.0%	0.0%
Morrisons Superstore, Almondvale Road, Livingston, EH54 6GB	12.2%	18.5%	0.0%	2.0%	3.7%	11.5%	0.0%	5.2%	0.3%
Morrisons Superstore, Carondean Centre, Livingston, EH54 8PT	5.6%	0.0%	0.1%	0.0%	1.3%	0.4%	0.0%	0.8%	0.0%
Sainsbury's Superstore, Almondvale Retail Park, Livingston, EH54 6RQ	9.3%	10.3%	0.7%	0.8%	2.7%	12.8%	0.1%	3.6%	2.3%
Other, Zone 1a	15.0%	5.1%	0.1%	0.8%	3.2%	2.1%	0.0%	2.4%	0.2%
Total Zone 1a	94.0%	65.6%	3.2%	13.1%	24.2%	55.0%	0.7%	23.5%	4.4%
Zone 1b									
Co-op (Scotmid), Polbeth Road, Polbeth, West Calder, EH55 8SR	0.0%	5.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other, Zone 1b	0.0%	3.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Zone 1b	0.0%	8.8%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2									
Asda Supermarket, Station Road, Armadale, EH48 2JS	0.0%	0.0%	14.6%	0.0%	0.0%	0.0%	0.0%	3.2%	0.0%
Co-op (Scotmid), West Main Street, Armadale, EH48 3QA	0.0%	0.0%	7.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Local / small shops, Armadale Town Centre	0.0%	0.0%	7.9%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%
Other, Zone 2	0.0%	0.0%	5.3%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Zone 2	0.0%	0.0%	35.0%	0.5%	0.0%	0.0%	0.3%	3.2%	0.0%
Zone 3									
Aldi, Gardners Lane, Bathgate, EH48 1TP	0.0%	0.2%	10.3%	13.7%	0.0%	0.0%	0.2%	2.6%	0.0%
Iceland, Whitburn Road, Bathgate, EH48 2RA	0.0%	0.0%	0.0%	5.3%	0.0%	0.0%	0.0%	1.5%	0.0%
Lidl, Whitburn Road, Bathgate, EH48 1HE	0.2%	0.0%	4.4%	10.3%	0.0%	0.0%	0.0%	0.4%	0.0%
Local / small shops, Bathgate Town Centre	0.1%	2.2%	2.3%	9.8%	0.1%	0.0%	0.1%	3.9%	0.0%
Local / small shops, West Calder Village Centre	0.0%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%
Morrisons Superstore, Linkston Way, Bathgate, EH48 2SS	0.0%	0.2%	13.1%	16.4%	0.2%	0.0%	0.6%	5.7%	0.0%
Tesco Superstore, Blackburn Road, Bathgate, EH48 2ES	1.1%	2.2%	16.5%	13.4%	5.0%	0.0%	2.2%	9.2%	0.9%
Other, Zone 3	0.5%	1.0%	0.9%	12.1%	0.0%	0.0%	0.0%	2.7%	0.2%
Total Zone 3	2.0%	9.8%	47.5%	81.0%	5.3%	0.0%	3.2%	27.0%	1.1%
Zone 4									
Aldi, Greendykes Road, Broxburn, EH52 6GG	0.3%	0.2%	0.0%	0.0%	14.6%	0.0%	0.2%	0.7%	13.6%
Co-op (Scotmid), 63 East Main Street, Uphall, Broxburn, EH52 5HZ	0.0%	0.6%	0.0%	0.0%	6.6%	0.0%	0.0%	0.0%	3.3%
Local / small shops, Broxburn Town Centre	0.7%	2.3%	0.0%	0.4%	6.1%	0.0%	0.0%	0.0%	0.0%
Local / small shops, Uphall Village Centre	0.0%	0.7%	0.0%	0.0%	6.4%	0.3%	0.0%	0.1%	0.0%
Lidl, East Mains Street, Broxburn, EH52 5AW	0.0%	0.5%	0.0%	0.0%	19.6%	0.0%	0.0%	0.0%	3.1%
Tesco Express, West Main Street, Broxburn, EH52 5LL	0.0%	3.9%	0.0%	0.0%	4.7%	0.6%	0.0%	0.0%	0.0%
Other, Zone 4	1.1%	1.1%	0.0%	0.0%	8.4%	4.1%	0.0%	0.0%	0.3%
Total Zone 4	2.1%	9.3%	0.0%	0.4%	66.5%	4.9%	0.2%	0.8%	20.3%
Zone 5									
Co-op (Scotmid), Main Street, East Calder, EH53 0EW	0.1%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%
Co-op (Scotmid), Redcraig Road, East Calder, EH53 0QJ	0.2%	0.0%	0.0%	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%
Premier (Festival Stores), Main Street, Kirknewton, EH27 8AA	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	0.0%	0.0%	0.0%
Tesco Express, Main Street, East Calder, EH53 0EJ	0.1%	0.0%	0.0%	0.0%	0.0%	3.6%	0.0%	0.0%	0.0%
Other, Zone 5	0.0%	0.2%	0.0%	0.0%	0.0%	3.1%	0.0%	0.0%	0.0%
Total Zone 5	0.3%	0.2%	0.0%	0.0%	0.0%	18.5%	0.0%	0.0%	0.0%
Zone 6									
Aldi, Falkirk Road, Linlithgow, EH49 7PH	0.0%	0.0%	1.1%	0.1%	0.0%	0.0%	12.8%	0.0%	4.4%
Lidl, Links Road, Bo'ness, EH51 9AW	0.0%	0.0%	0.0%	0.4%	0.0%	0.8%	6.1%	0.0%	0.0%
Local / small shops, Bo'ness Town Centre	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	4.2%	0.0%	0.0%
Local / small shops, Linlithgow Town Centre	0.8%	0.0%	0.0%	0.1%	0.0%	2.4%	7.5%	0.0%	1.4%
M&S Foodhall, Stockbridge Retail Park, Falkirk Road, Linlithgow, EH49 7AS	0.0%	0.0%	0.6%	0.1%	0.0%	0.0%	5.4%	0.5%	0.3%
Morrisons Daily, High Street, Linlithgow, EH49 7ES	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.4%	0.0%	0.0%
Sainsbury's Superstore, Gallowsknowe, Falkirk Road, Linlithgow, EH49 7PE	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	9.6%	0.1%	0.3%
Tesco Superstore, Links Road, Bo'ness, EH51 9AN	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	14.4%	0.0%	0.0%
Tesco Superstore, Regent Centre, Linlithgow, EH49 7HU	0.0%	0.0%	0.0%	0.5%	0.5%	0.0%	11.1%	0.0%	0.3%
Other, Zone 6	0.0%	0.0%	0.6%	0.7%	0.0%	1.2%	6.3%	0.0%	0.0%
Total Zone 6	0.8%	0.0%	2.3%	3.8%	0.6%	4.4%	80.7%	0.5%	6.7%
Zone 7									
Aldi, Longridge Road, Whitburn, EH47 8HB	0.0%	0.0%	4.0%	0.2%	0.0%	0.0%	0.2%	15.3%	0.0%
Iceland, West Main Street, Whitburn, EH47 0QU	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	3.2%	0.0%
Lidl, Longridge Road, Whitburn, EH47 8HB	0.0%	0.0%	0.6%	0.1%	0.0%	0.0%	0.0%	7.7%	0.0%
Local / small shops, Whitburn Town Centre	0.0%	0.0%	0.4%	0.3%	0.0%	0.0%	0.0%	3.0%	0.0%
Other, Zone 7	0.1%	1.6%	0.1%	0.0%	0.0%	0.0%	0.0%	6.7%	0.0%
Total, Zone 7	0.1%	1.6%	5.2%	0.5%	0.0%	0.0%	1.0%	36.0%	0.0%
Zone 8									
Other, Zone 8	0.0%	0.0%	0.0%	0.0%	0.3%	0.3%	0.1%	0.0%	54.9%
Total, Zone 8	0.0%	0.0%	0.0%	0.0%	0.3%	0.3%	0.1%	0.0%	54.9%
TOTAL INSIDE STUDY AREA	99.3%	95.4%	93.2%	99.8%	96.8%	83.1%	86.2%	90.9%	87.4%
Edinburgh									
Tesco Extra, Meadow Place Road, Corstorphine, Edinburgh, EH12 7UQ	0.1%	3.9%	0.0%	0.0%	0.0%	1.7%	0.0%	0.1%	0.0%
Tesco Superstore, Cultins Road, Hermiston Gait, Edinburgh, EH11 4DG	0.0%	0.0%	0.0%	0.0%	1.4%	6.3%	0.0%	0.0%	0.3%
Other, Edinburgh	0.5%	0.0%	0.0%	0.2%	1.5%	3.9%	1.2%	0.9%	2.5%
Total Edinburgh	0.6%	3.9%	0.0%	0.2%	2.9%	11.9%	1.2%	1.0%	2.8%
Grangemouth									
Asda Superstore, Dock Road, Grangemouth, FK3 8TY	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	4.7%	0.0%	0.0%
Other, Grangemouth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	0.0%
Total Grangemouth	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	5.7%	0.0%	0.0%
Wishaw									
Asda Superstore, Morningside Road, Newmains, Wishaw, ML2 9AS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	0.0%
Other, Wishaw	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Total Wishaw	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	0.0%
Other									
Other, Outside Study Area	0.1%	0.5%	6.8%	0.0%	0.0%	5.0%	6.9%	3.8%	9.8%

<i>Total Other</i>	0.1%	0.5%	6.8%	0.0%	0.0%	5.0%	6.9%	3.8%	9.8%
TOTAL OUTSIDE STUDY AREA	0.7%	4.6%	6.8%	0.2%	3.2%	16.9%	13.8%	9.1%	12.6%
TOTAL	100.0%								

Notes

1. The convenience goods spending patterns are derived from the telephone household survey undertaken in January - February 2025

Spreadsheet 5 - Convenience Goods Spending Patterns in 2025 across the Study Area Zones

Destination	Zone 1a	Zone 1b	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total	All Zones Market Share
	208.3 £m	105.2 £m	152.3 £m	178.8 £m	80.1 £m	83.5 £m	173.7 £m	249.2 £m	119.1 £m	1350.2 £m	%
INSIDE STUDY AREA											
Zone 1a											
Aldi, Almondvale Road, Livingston, EH54 6HP	15.7	1.4	1.2	4.8	1.6	9.2	0.0	1.8	0.0	35.7	2.6%
Aldi, Houstoun Park, Livingston, EH54 5FQ	8.4	1.7	0.5	0.0	0.2	2.8	0.0	0.2	0.0	13.9	1.0%
Asda Supercentre, Almondvale Centre, Livingston, EH54 6NB	44.3	26.1	1.5	11.7	8.7	7.9	1.0	20.7	1.7	123.4	9.1%
Farmfoods, Ladywell Well Road, Hawk Brae, Livingston, EH54 6TW	7.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.2	0.5%
Lidl, Alderstone Road, Livingston, EH54 7DN	15.2	0.5	0.4	0.0	0.0	0.9	0.0	3.1	0.0	20.1	1.5%
Local / small shops, Livingston TOWN Centre	17.1	3.7	0.0	0.6	0.0	0.0	0.0	2.8	0.2	24.4	1.8%
Local / small shops, Mid Calder Village Centre	0.2	0.0	0.0	0.0	0.0	2.7	0.0	0.0	0.0	2.9	0.2%
Morrisons Superstore, Almondvale Road, Livingston, EH54 6GB	25.5	19.5	0.0	3.5	3.0	9.6	0.0	12.9	0.4	74.4	5.5%
Morrisons Superstore, Carmondean Centre, Livingston, EH54 8PT	11.7	0.0	0.1	0.0	1.1	0.3	0.0	2.1	0.0	15.3	1.1%
Sainsbury's Superstore, Almondvale Retail Park, Livingston, EH54 6RQ	19.5	10.8	1.1	1.4	2.1	10.7	0.2	8.9	2.8	57.4	4.3%
Other, Zone 1a	31.3	5.3	0.1	1.4	2.6	1.8	0.0	6.0	0.2	48.7	3.6%
Total Zone 1a	195.9	69.1	4.9	23.5	19.3	45.9	1.1	58.6	5.3	423.5	31.4%
Zone 1b											
Co-op (Scotmid), Polbeth Road, Polbeth, West Calder, EH55 8SR	0.0	6.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.1	0.5%
Other, Zone 1b	0.0	3.2	0.0	0.9	0.0	0.0	0.0	0.0	0.0	4.1	0.3%
Total Zone 1b	0.0	9.3	0.0	0.9	0.0	0.0	0.0	0.0	0.0	10.2	0.8%
Zone 2											
Asda Supermarket, Station Road, Armadale, EH48 2JS	0.0	0.0	22.2	0.0	0.0	0.0	0.0	7.9	0.0	30.1	2.2%
Co-op (Scotmid), 63 East Main Street, Armadale, EH48 3QA	0.0	0.0	11.0	0.0	0.0	0.0	0.0	0.0	0.0	11.0	0.8%
Local / small shops, Armadale Town Centre	0.0	0.0	12.1	0.0	0.0	0.0	0.5	0.0	0.0	12.6	0.9%
Other, Zone 2	0.0	0.0	8.1	0.9	0.0	0.0	0.0	0.0	0.0	9.0	0.7%
Total Zone 2	0.0	0.0	53.4	0.9	0.0	0.0	0.5	7.9	0.0	62.7	4.6%
Zone 3											
Aldi, Gardners Lane, Bathgate, EH48 1TP	0.0	0.2	15.6	24.5	0.0	0.0	0.4	6.4	0.0	47.2	3.5%
Iceland, Whitburn Road, Bathgate, EH48 2RA	0.0	0.0	0.0	9.4	0.0	0.0	0.0	3.8	0.0	13.2	1.0%
Lidl, Whitburn Road, Bathgate, EH48 1HE	0.5	0.0	6.7	18.4	0.0	0.0	0.0	1.0	0.0	26.7	2.0%
Local / small shops, Bathgate Town Centre	0.2	2.4	3.4	17.5	0.1	0.0	0.3	9.7	0.0	33.6	2.5%
Local / small shops, West Calder Village Centre	0.0	4.1	0.0	0.0	0.0	0.0	0.0	2.6	0.0	6.7	0.5%
Morrisons Superstore, Linkston Way, Bathgate, EH48 2SS	0.0	0.2	20.0	29.3	0.1	0.0	1.1	14.1	0.0	64.8	4.8%
Tesco Superstore, Blackburn Road, Bathgate, EH48 2ES	2.2	2.3	25.1	23.9	4.0	0.0	3.8	22.8	1.1	85.4	6.3%
Other, Zone 3	1.1	1.1	1.4	21.7	0.0	0.0	0.0	6.7	0.2	32.2	2.4%
Total Zone 3	4.1	10.3	72.3	144.8	4.3	0.0	5.6	67.2	1.3	309.8	22.9%
Zone 4											
Aldi, Greendykes Road, Broxburn, EH52 6GG	0.6	0.2	0.0	0.0	11.7	0.0	0.3	1.8	16.2	30.8	2.3%
Co-op (Scotmid), 63 East Main Street, Uphall, Broxburn, EH52 5HZ	0.0	0.6	0.0	0.0	5.3	0.0	0.0	0.0	3.9	9.9	0.7%
Local / small shops, Broxburn Town Centre	1.6	2.4	0.0	0.7	4.9	0.0	0.0	0.0	0.0	9.6	0.7%
Local / small shops, Uphall Village Centre	0.0	0.8	0.0	0.0	5.1	0.2	0.0	0.2	0.0	6.3	0.5%
Lidl, East Mains Street, Broxburn, EH52 5AW	0.0	0.5	0.0	0.0	15.7	0.0	0.0	0.0	3.7	19.9	1.5%
Tesco Express, West Main Street, Broxburn, EH52 5LL	0.0	4.1	0.0	0.0	3.8	0.5	0.0	0.0	0.0	8.4	0.6%
Other, Zone 4	2.2	1.1	0.0	0.0	6.7	3.4	0.0	0.0	0.4	13.8	1.0%
Total Zone 4	4.4	9.8	0.0	0.7	53.2	4.1	0.3	1.9	24.2	98.7	7.3%
Zone 5											
Co-op (Scotmid), Main Street, East Calder, EH53 0EW	0.1	0.0	0.0	0.0	0.0	2.5	0.0	0.0	0.0	2.6	0.2%
Co-op (Scotmid), Redcraig Road, East Calder, EH53 0OJ	0.5	0.0	0.0	0.0	0.0	4.7	0.0	0.0	0.0	5.2	0.4%
Premier (Festival Stores), Main Street, Kirknewton, EH27 8AA	0.0	0.0	0.0	0.0	0.0	2.6	0.0	0.0	0.0	2.6	0.2%
Tesco Express, Main Street, East Calder, EH53 0EJ	0.1	0.0	0.0	0.0	0.0	3.0	0.0	0.0	0.0	3.1	0.2%
Other, Zone 5	0.0	0.3	0.0	0.0	0.0	2.6	0.0	0.0	0.0	2.9	0.2%
Total Zone 5	0.7	0.3	0.0	0.0	0.0	15.4	0.0	0.0	0.0	16.4	1.2%
Zone 6											
Aldi, Falkirk Road, Linlithgow, EH49 7PH	0.0	0.0	1.7	0.2	0.0	0.0	22.2	0.0	5.2	29.3	2.2%
Lidl, Links Road, Bo'ness, EH51 9AW	0.0	0.0	0.0	0.7	0.0	0.0	10.6	0.0	0.0	12.0	0.9%
Local / small shops, Bo'ness Town Centre	0.0	0.0	0.0	0.0	0.1	0.0	7.3	0.0	0.0	7.4	0.5%
Local / small shops, Linlithgow Town Centre	1.8	0.0	0.0	0.1	0.0	2.0	13.0	0.0	1.7	18.5	1.4%
M&S Foodhall, Stockbridge Retail Park, Falkirk Road, Linlithgow, EH49 7AS	0.0	0.0	0.9	0.2	0.0	0.0	9.4	1.1	0.4	12.0	0.9%
Morrisons Daily, High Street, Linlithgow, EH49 7ES	0.0	0.0	0.0	0.0	0.0	0.0	5.8	0.0	0.0	5.8	0.4%
Sainsbury's Superstore, Gallowknowe, Falkirk Road, Linlithgow, EH49 7PE	0.0	0.0	0.0	3.4	0.0	0.0	16.7	0.2	0.4	20.7	1.5%
Tesco Superstore, Links Road, Bo'ness, EH51 9AN	0.0	0.0	0.0	0.2	0.0	0.0	25.0	0.0	0.0	25.2	1.9%
Tesco Superstore, Regent Centre, Linlithgow, EH49 7HU	0.0	0.0	0.0	0.9	0.4	0.0	19.2	0.0	0.4	20.8	1.5%
Other, Zone 6	0.0	0.0	1.0	1.2	0.0	1.0	11.0	0.0	0.0	14.1	1.0%
Total Zone 6	1.8	0.0	3.6	6.8	0.5	3.7	140.1	1.4	8.0	165.6	12.3%
Zone 7											
Aldi, Longridge Road, Whitburn, EH47 8HB	0.0	0.0	6.1	0.3	0.0	0.0	0.3	38.0	0.0	44.7	3.3%
Iceland, West Main Street, Whitburn, EH47 0QU	0.0	0.0	0.0	0.0	0.0	0.0	1.5	8.0	0.0	9.5	0.7%
Lidl, Longridge Road, Whitburn, EH47 8HB	0.0	0.0	1.0	0.2	0.0	0.0	0.0	19.2	0.0	20.3	1.5%
Local / small shops, Whitburn Town Centre	0.0	0.0	0.7	0.5	0.0	0.0	0.0	7.6	0.0	8.7	0.6%
Other, Zone 7	0.2	1.7	0.2	0.0	0.0	0.0	0.0	16.8	0.0	18.8	1.4%
Total Zone 7	0.2	1.7	7.9	0.9	0.0	0.0	1.7	89.6	0.0	102.1	7.6%
Zone 8											
Other, Zone 8	0.0	0.0	0.0	0.0	0.2	0.2	0.3	0.0	65.3	66.1	4.9%
Total, Zone 8	0.0	0.0	0.0	0.0	0.2	0.2	0.3	0.0	65.3	66.1	4.9%
TOTAL INSIDE STUDY AREA	206.9	100.4	142.1	178.5	77.5	69.4	149.7	226.5	104.1	1255.0	93.0%
Edinburgh											
Tesco Extra, Meadow Place Road, Corstorphine, Edinburgh, EH12 7UQ	0.2	4.1	0.0	0.0	0.0	1.4	0.0	0.2	0.0	5.9	0.4%
Tesco Superstore, Cultins Road, Hermiston Gait, Edinburgh, EH11 4DG	0.0	0.0	0.0	0.0	1.1	5.3	0.0	0.0	0.4	6.8	0.5%
Other, Edinburgh	1.1	0.0	0.0	0.3	1.2	3.2	2.1	2.3	3.0	13.2	1.0%
Total Edinburgh	1.3	4.1	0.0	0.3	2.3	9.9	2.1	2.5	3.4	25.9	1.9%
Grangemouth											
Asda Superstore, Dock Road, Grangemouth, FK3 8TY	0.0	0.0	0.0	0.0	0.2	0.0	8.1	0.0	0.0	8.3	0.6%
Other, Grangemouth	0.0	0.0	0.0	0.0	0.0	0.0	1.8	0.0	0.0	1.8	0.1%
Total Grangemouth	0.0	0.0	0.0	0.0	0.2	0.0	9.9	0.0	0.0	10.2	0.8%
Wishaw											
Asda Superstore, Morningside Road, Newmains, Wishaw, ML2 9AS	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.4	0.0	10.4	0.8%
Other, Wishaw	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.5	0.0%
Total Wishaw	0.0	0.3	0.0	0.0	0.0	0.0	0.0	10.6	0.0	10.8	0.8%
Other											
Other, Outside Study Area	0.2	0.5	10.3	0.0	0.0	4.2	12.0	9.6	11.6	48.3	3.6%
Total Other	0.2	0.5	10.3	0.0	0.0	4.2	12.0	9.6	11.6	48.3	3.6%

TOTAL OUTSIDE STUDY AREA	1.4	4.9	10.3	0.3	2.6	14.1	24.0	22.6	15.0	95.2	7.0%
TOTAL	208.3	105.2	152.3	178.8	80.1	83.5	173.7	249.2	119.1	1350.2	100.0%

Notes

1. The spending patterns are calculated by multiplying the total convenience goods expenditure in 2025 (spreadsheet 3) by the market share (spreadsheet 4). The figures in the 'Total' column are the sum of the expenditure attracted to each centre / store from each zone.
2. The 'All Zones Market Share' is calculated by dividing the total expenditure retained by each centre / store by the total expenditure in the study area.

Spreadsheet 6 - Convenience Retail Commitments

Application Proposal	Planning Application Ref. No.	Year of Opening	Gross Convenience Retail Floorspace (sq. m)	Sales Area Floorspace (sq. m)	Sales Density in Opening Year (£ / sq. m)	Turnover from Study Area in Opening Year (£m)
Demolition of car show room and erection of a 2,076sqm store with canopy, amended access, car parking, landscaping and other associated works (as amendment to 0593/FUL/23) (Lidl at Almond Road, Livingston)	0586/FUL/24	2026	1068	694	12,500	0.9
Approval of matters specified in conditions of planning permission 1012/P/05 for the erection of a 2,025sqm retail foodstore and associated car parking, EV charging, landscaping and pedestrian access points (amendments to permission 1066/MSC/22) (Sainsbury's at Duntarvie Castle Road, Winchburgh)	0475/MSC/23	2025	1,082	703	12,500	0.9
Erection of a 2409 sq.m retail unit with outdoor garden centre, servicing areas, car parking, pedestrian footpaths, access and landscaping (Homes Bargains at Heartlands Terrace, Whitburn)	0810/FUL/23	2025	365	238	12,500	0.3
Erection of a supermarket with servicing areas, car parking, footpaths, access, landscaping and ancillary works (Tesco Superstore at Heartlands Terrace, Whitburn)	0564/FUL/24	2026	2270	1,476	12,500	1.8
Sub-total		-	4785	3111	-	3.9

Notes

1. Retail floorspace area was taken from planning application material.
2. Sales density - this figure is the average convenience retail sales density for the 10 major grocery retailers (Global Data, December 2024).
3. Net floorspace calculated at a 65% figure of gross floorspace.
4. Base Year (2025) sales density figures were applied to the sales density in Opening Year.

Spreadsheet 7 - Summary of Capacity for Convenience Goods Retail Floorspace (Constant Retention Rate)

	2025	2030	2035	2040	2043	Change between 2025-2043
Total Population and Expenditure						
A. Total study area population (persons)	447,251	456,936	465,177	472,288	476,022	28,771
B. Total convenience goods expenditure (excluding SFT) (£m)	1350.2	1360.1	1372.1	1383.1	1390.4	40.1
Retained Expenditure						
C. Convenience goods expenditure retained in study area (%)	93.0%	93.0%	93.0%	93.0%	93.0%	0.0
D. Convenience goods expenditure retained in study area (£m)	1255.0	1264.3	1275.4	1285.7	1292.4	37.3
Inflow						
E. Inflow to study area at 10% (£m)	125.5	126.4	127.5	128.6	129.2	3.7
F. Growth in Inflow (£m)	0.0	0.9	1.1	1.0	0.7	0.7
Total Turnover in Study Area						
G. Baseline convenience goods turnover of stores in study area (£m)	1380.5	1380.5	1380.5	1380.5	1380.5	0.0
Initial Surplus						
H. Growth in retained convenience goods expenditure (£m)	0.0	10.2	22.4	33.7	41.1	41.1
Claims on Expenditure						
I. Sales density growth in existing stores (£m)	0.0	0.0	0.0	0.0	0.0	0.0
J. Turnover from commitments	0.0	3.9	3.9	3.9	3.9	3.9
K. Total claims on expenditure (£m)	0.0	3.9	3.9	3.9	3.9	3.9
L. Residual expenditure (£m)	0.0	6.3	18.5	29.8	37.2	
Convenience Retail Floorspace Requirements ⁽⁸⁾						
M. Assumed sales density (£/sq.m)	12,500	12,500	12,500	12,500	12,500	0
N. Floorspace requirement (sales area floorspace sq.m)	0	502	1,483	2,383	2,973	2,973
O. Floorspace requirement (gross sq.m)	0	772	2,282	3,667	4,574	4,574

Notes

- Total population of the study area taken from Spreadsheet 1. Total convenience expenditure (excluding SFT) taken from Spreadsheet 3.
- Retained expenditure - proportion of all convenience goods expenditure spent at retail facilities within the study area, taken from Spreadsheet 5. This is held constant throughout the assessment period.
- Inflow - additional convenience goods expenditure drawn to retail facilities within the study area from residents outside the study area. Assumed to be 10% of retained expenditure in the study area.
- Total convenience goods turnover of stores within study area in the base year taken from Spreadsheet 5.
- Initial surplus - total growth in retained convenience goods expenditure before claims on expenditure.
- Claims on expenditure - the turnover of commitments for new convenience retail floorspace in the study area taken from Spreadsheet 6. No allowance is made for improving sales efficiency in existing stores due to very low / negative forecasts of sales density growth.
- Convenience retail floorspace requirements calculated by converting the residual expenditure using a sales density estimate of £ 12500 / sq.m in 2025.
- 65 % net to gross ratio assumed.
- All monetary figures are rounded to one decimal place and all floorspace figures are rounded to the nearest square metre.